CITY OF TOLLESON

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MEMORANDUM

To: Mayor and Council

CC: Reyes Medrano, City Manager

Date: April 15, 2025

From: Chris Hamilton, City Engineer

Subject: Site Plan Approval Stipulations – Echo Suites (91st Ave. & McDowell Rd)

Following are my recommended stipulations for site plan approval for this project:

1. The Developer shall provide final site improvement plans, inclusive of grading/drainage/paving, parking lot lighting, utility, perimeter screening and landscaping plans, to the satisfaction of the City Engineer, prior to the issuance of the first building permit. The Developer shall also provide a current geotechnical report to include recommendations for site preparation, for on and off site pavement design and building design parameters.

2. The Developer shall provide a final drainage report for City review and approval prior to the issuance of the first building permit. Stormwater runoff for the 100-year, 6-hour rainfall from the site and from the half-street frontage on all abutting streets shall be stored on-site. Retention basin design shall conform to City requirements. On-site storm drains may be sized for the 100-year peak runoff as long as an overland flow route is provided for the 100-year peak flow to reach the retention basin(s).

3. Sufficient drywells shall be provided to dry up the retention basin(s) within 36 hours; all drywells shall be Maxwell Plus type as manufactured by Torrent Resources Company or approved equal.

4. The Developer shall prepare and submit, for approval by the City Engineer, a maintenance plan for the long-term operation and maintenance of the underground retention facilities that are being proposed by the developer. The maintenance plan shall be consistent with the criteria provided by the City as part of the site plan review/approval process and shall

provide for annual inspections and condition assessment reports to the City's Building Department.

5. Building sprinkler systems, where required, and any on-site private fire lines shall be designed and installed to the satisfaction of the City Engineer and Fire Department; fire hydrants shall be spaced at not greater than 300-foot intervals in accordance with IFC 2018, Appendix C.

6. All on-site water lines, fire lines, and sanitary sewer lines shall be privately owned and maintained. All connections to the public water system shall be protected with backflow devices installed to City standards and details; water meters shall be located within public rights-of- way. Backflow devices shall be painted to match the building color. FDC are to be remote from the structure per Tolleson Code.

7. Perimeter screen walls shall be constructed in conformance with the City Zoning Code (chain link fencing is not allowed); all parking areas shall be screened from street view by a minimum three-foot-high berm or wall as measured from the highest finished grade of the adjoining parking area.

8. All access gates shall comply with City Fire Department requirements and existing secondary access gates shall be equipped with "Knox" locks conforming to City Fire Department requirements.

9. Landscape maintenance shall include pruning, trimming, and watering of live plant material and the removal and replacement of dead plant material within thirty (30) days of notification by the city. Trees shall conform to the American National Standards Institute (ANSI) A-300 "Standard for Tree Care Operations" and shall follow all tree care best management practices (BMPs) published by the International Society of Arboriculture, as amended.

10. Screening and signage shall be in conformance with the City Code.

11. Driveway approaches shall conform to a modified City of Avondale Standard Detail No. A1251-1 with return radii equal to 25 feet or more to the extent possible, and concrete to be Class A, 10-inch thickness with fiber mesh.

12. Developer shall obtain Flood Plain use permit from MCFCD prior to the beginning of site improvement work.