

CHAPTER 8

SITE DEVELOPMENT

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8.1 PROJECT DEVELOPMENT

8.1.1 SITE PLANS

Any construction work that will require a permit from the City Engineering Department shall provide information to the City in the form of a Site Plan or Preliminary Plat, unless otherwise approved by the City Engineer. Information regarding preliminary plats can be found in Chapter 9 of this manual.

A development Site Plan shall show all engineering-related information for all existing and proposed infrastructure improvements within and adjacent to the site. At a minimum, the following items should be shown on a Site Plan if applicable: potable water infrastructure, sewer infrastructure, reclaimed water infrastructure, drainage infrastructure and features, traffic infrastructure and related improvements, refuse collection areas, landscaping, and other information required by the City to evaluate the proposed development.

Overall requirements for the submittal of Site Plans are set forth in the City's Zoning Ordinance; however, the Engineering-related items reviewed as a part of a Site Plan submittal are identified in this chapter. Other sections of the City Code should also be referenced for information regarding Site Plan development.

A. General Requirements

1. Site Plans shall generally provide information similar to that required of preliminary plats in Chapter 9 of this manual. This includes but is not limited to existing background information, design reports, plan sheet information, etc., unless otherwise not required by the City Engineering Department.
2. The following additional requirements apply to the preparation of site plans. Some of the requirements may be waived if it is demonstrated that the requirements are not appropriate because of the size or nature of the development:
 - a. For site plans with multiple, separate pads, show pad dimensions and provide pad identification labels.
 - b. All site plan drawings and associated reports that provide information related to the Engineering review of the development shall be sealed and signed by a Registered Engineer licensed to practice in the State of Arizona.

B. Dedications and Abandonments by Separate Instrument

Dedication or abandonment of public rights-of-way or easements that will be recorded by means of an instrument other than those identified in Chapter 9 of this manual shall be processed using the City's "Application for Dedication or Abandonment". Copies of this document can be found

on the City Engineering Department website or by contacting the Engineering Department.

C. Site Plan Notes

The following notes shall be shown on all approved site plans:

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
 - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:

- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

8.1.2 REFUSE COLLECTION

A. Collection Services

The City requires that all refuse shall be collected and disposed of by the City. If the City cannot provide the service, a private contractor may be issued a permit to provide this service. For information on schedules and collection fees, contact Utility Services in the Environmental Services division at 623-882-7887.

B. Refuse Enclosure – Construction

All service and construction of enclosures will be in accordance with Maricopa County Health codes, MAG Standards, this manual, and the City's Standard Details.

C. Refuse Enclosure – Requirements

All developments shall provide areas for refuse containers per the following guidelines:

1. Single Family Subdivisions

Refuse shall be placed at the curb in approved containers provided by the individual users or the City. Developers shall contact Utility Services in the Environmental Services division at 623-932-3010 to find out which type of collection system is being used in their particular area. Arrangements will be made for distribution of rules and regulations to new residents.

2. Multi-Family Developments

- a. Multi-family developments will be required to contract with the City's refuse and recycle Contractor. Containers shall be provided as directed by the City's Contractor.
- b. The Developer shall construct a concrete pad for the required container(s); pad dimensions are determined by the number of containers: the concrete pad shall be 10 feet wide by 10 feet deep by 6 inches thick for a single container, 13 feet wide by 10 feet deep by 6 inches thick for a double container station, or 19 feet wide by 10 feet deep by 6 inches thick for a triple container station. Measurements are all inside dimensions. See City Standard Details.
- c. The container station shall be located immediately adjacent to an interior driveway or private street improved to City standards. The City will not be responsible for repairing any pavement damage incurred during normal collection activities. The concrete pad elevation shall match the adjacent pavement and shall be sloped to provide positive drainage. See City Standard Details.
- d. All multiple container stations shall be located on the same side of the driveway, or private street so that the collection truck may be routed through the site in one direction only. Collection shall be from the right side of the truck.
- e. The driveway or private street along which the container station is located shall provide access through the site or provide a turnaround with a 45-foot (minimum) turning radius if it is a dead end.
- f. Container stations shall be free of all obstructions (adjacent to and above) for a distance of 20 feet.

- g. Container stations shall be enclosed and gated. It shall be the Owner's responsibility to ensure that the gates are open when the City's collection truck arrives, or the collection will not be made. See City Standard Details.

3. Commercial/Industrial Developments

- a. Refuse and recycle containers shall be provided by the Developer. The size of the container and frequency of collection required will be determined by the City on an individual basis determined by the amount of refuse generated. Compactors should be installed whenever practicable.
- b. The 2- and 3-cubic yard container stations shall be located and constructed per the guidelines in the previous section covering multi-family developments.
- c. Restaurants

The size of the concrete pad will be increased to 19 feet wide by 12 feet deep by 6 inches thick if other items such as grease cans, soft drink cylinders, or plastic trays will be placed inside enclosures with refuse containers.

8.1.3 WASTEWATER CONTROL

A. Swimming Pool Connections

1. Upon receipt of a City Discharge Permit, swimming pool wastewater will be allowed to be pumped to the sanitary sewer system through an indirect drain. Maximum pumping rate shall not exceed 1/2 of the calculated capacity of the receiving sanitary sewer, nor 100 gpm.
2. Indirect drain connections shall be designed, located, and constructed to exclude surface or underground water from entering the sanitary sewer system.
3. The indirect drain connection shall provide an air gap, equal to twice the diameter of the wastewater discharge pipe, between the lowest opening of the wastewater discharge pipe and the flood level rim of the receiving plumbing fixture.
4. Swimming pools having a pressure or gravity sand type filter shall be allowed to connect to the sanitary sewer only through an indirect drain.
5. Swimming pools having a diatomaceous earth type filter shall be allowed to connect to the sanitary sewer through an indirect drain, only if the diatomaceous earth type filter is equipped with a diatomaceous earth separation tank on the backwash wastewater line. All diatomaceous earth or other type filter aids shall be removed from the backwash water before the backwash water may be discharged to the sanitary sewer.

B. Laundry Room Facilities

1. Laundry rooms with ten or more washing machines shall be equipped with a 350-gallon lint interceptor, Smith Pre-Cast or approved equal.
2. No wastes other than those requiring treatment or separation shall be discharged into the lint interceptor.
3. Each interceptor shall be properly vented and shall have a cleanout on the discharge pipeline.
4. For outside installations, the interceptor shall be elevated 3 inches above existing grade to exclude surface water.
5. The interceptor shall be located as to be readily and easily accessible for cleaning and inspection.

C. Commercial Developments

1. Interceptors
 - a. Grease, oil, or sand interceptors shall be provided for laundries, restaurants, service stations, auto repair shops, car washes, and other facilities when the City determines they are necessary for the proper handling of liquid wastes containing excessive amounts of sand or grease, oil, flammable wastes, or other harmful ingredients.
 - b. All interceptors shall be of a type and capacity approved by the City and shall be located as to be readily and easily accessible for cleaning and inspection.
 - c. Grease and oil interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. They shall be watertight, of substantial construction, and equipped with easily removable covers. When bolted covers are required, they shall be gas-tight and watertight.
 - d. Where installed, all grease, oil, and sand interceptors shall be maintained by and at the expense of the Owner, and shall be in continuously efficient operation at all times.

2. Cross-Connections

No person shall connect any water-operated equipment or mechanism, or any water treating chemical or substance, to the City water system if it is determined by the City that such equipment, mechanism, chemical or substance may cause pollution of the domestic water supply. Such equipment or mechanism may be permitted only when equipped with a backflow prevention device approved by the City. Written acceptance of a backflow prevention device must be received from the City Engineer or his designee.

D. Industrial Pretreatment

1. Preliminary Treatment Facilities
 - a. Preliminary treatment facilities are required where necessary or as determined by the City; any user of the City's sewer system shall provide, at their expense, such preliminary treatment as may be necessary to reduce objectionable characteristics or constituents to within the maximum limits provided for in Chapter 12 of the Goodyear City Code.
 - b. Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the City Engineer.
 - c. No construction of such facilities shall commence until approval is obtained in writing from the City Engineer or his designee. The completed facilities shall not be placed in service until they have been inspected for conformance to the Approved Plans and the final construction has been approved by the City Engineer or his designee. The approval of the plans and inspection of construction shall not relieve the Owner from complying with discharge limitations set forth in Chapter 12 of the Goodyear City Code.
 - d. The City shall also enforce federal pre-treatment requirements as set forth in the Code of Federal Regulations, Title 40, Part 403.

2. Cross-Connections

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3. Control Vaults

- a. For uses identified in Table 8.1-1, or when required by the City, the Owner of any property served by a building sewer carrying potentially harmful or other industrial wastes shall install an industrial waste control vault in the building sewer to facilitate observation, measurement, and sampling of the wastes.
- b. Such control vault, when required, shall be:
 - (1). Accessible, safely located, and constructed in accordance with plans approved by the City Engineer or his designee.
 - (2). Installed by the Owner at their expense and shall be maintained by the Owner so as to be safe and accessible at all times.

- (3). If a manhole servicing only one industrial user is available for sampling, this requirement may be met by installing a lockable watertight shutoff valve in the service line upstream of the sampling manhole.

TABLE 8.1-1: Businesses Requiring Control Vaults

Electroplating	Feedlots	Coil coating	Copper forming
Ink formulating	Grain mills	Laundries	Metal finishing
Adhesives manufacturing	Aluminum forming	Asbestos manufacturing	Battery manufacturing
Carbon black manufacturing	Ferroalloy manufacturing	Fertilizer manufacturing	Glass manufacturing
Iron and steel manufacturing	Food Processing Plants	Leather tanning and finishing	Paint formulating
Petroleum refining	Pharmaceutical manufacturing	Porcelain enameling	Printing and publishing
Textile mills	Sugar processing	Rubber manufacturing	Timber processing
Metal molding and casting (foundries)	Nonferrous metals manufacturing	Pesticide chemicals manufacturing	Plastic Manufacturing / Molding
Pulp, paper and paperboard manufacturing	Foundries (metal molding and casting)	Soap and detergent manufacturing	Steam electric power generating
Electrical / electronic components manufacturing	Tar and asphalt paving / roofing materials manufacturing	Mechanical products manufacturing	Inorganic chemicals manufacturing

8.1.4 VEHICLE PARKING

All developments shall provide for on-site vehicular parking per the current City of Goodyear Zoning Ordinance.

8.1.5 FIRE DEPARTMENT ACCESS

A. General Information

All developments shall provide access for Fire Department Vehicles and personnel per the adopted City Fire Code. The Fire Department has the right of final approval and may have additional requirements for unique situations. Requirements of the Fire Department shall supersede these standards in all instances.

The required minimum number of access points for single family and multi-family residential projects is regulated by the International Fire Code, as adopted and amended by the City of Goodyear.

B. Access Width and Turning Radius

1. A 20-foot wide (minimum) lane is required for typical Fire Department access. See City Standard Details.
2. A 26-foot wide (minimum) lane is required for Fire Department access when the building height is 30 feet or greater, measured from the point of Fire Department access to the roof level. Tilt panel or similar construction shall be measured to the top of the parapet.
3. A minimum 28-foot inside turning radius and 48-foot outside radius is required at all entrances and interior driveway intersections where access is required.
4. Ladder truck access is required for all developments except the following:
 - a. Single or multi-level mini-storage facilities when the office is located adjacent to a public street.
 - b. Storage yards when non-combustible materials are the only items stored.

C. Building Access

1. Buildings shall be located so that Fire Department apparatus may be parked within 150 feet of the farthest point on the ground floor of the building. This 150-foot dimension is measured along the route a person would follow from the truck to a given point on the building.
2. A fire sprinkler system shall be installed per Fire Code requirements. Specifications for the sprinkler system vary with the type of development. It is the Developer's responsibility to contact the Fire Department to determine the specific requirements for the development.
3. FDC shall be per the Potable Water Section - Chapter 5 of this manual.
4. Retention areas shall not be considered as part of the required access.
5. Vertical clearance shall be a minimum of 13½ feet.
6. A minimum 10-foot setback from fire lanes shall be maintained.

7. Any roadway intended for Fire Department access shall not have a grade greater than 8%.
8. At a minimum, Fire Department access roads shall be improved to the residential street cross section standard or per City Standard Details.
9. Fire lane signs shall be posted on Fire Department access roads perpendicular to the flow of traffic. Signs shall be visible from both directions and mounted 5 to 7 feet above final grade. Signs shall be installed a maximum of 100 feet apart and at any horizontal change in direction. See City Standard Details.
10. The Fire Department does not allow speed bumps or any obstructions that may impede an emergency vehicle response on a Fire Department access roadway.
11. Multi-unit occupancy buildings shall post building numbers and / or directional signage, as approved by the Fire Department, when structures are located adjacent to the fire lane. All types and styles of building numbers and directional signage shall be approved by the Fire Department.

D. Private Security Gates

Private security gates, which in the opinion of the Fire Chief and/or the Police Chief hamper the adequate responses to emergencies by Public Safety Services, shall be equipped with a Pre-Emption Device approved by the Fire Department.

1. The equipment shall be capable of fail-safe operation in case of power loss. In the event of an emergency, a means shall be provided to leave gates unlocked.
2. An approved list of devices may be obtained by contacting the City of Goodyear Fire Department.

8.1.6 RESIDENTIAL PROPERTY LINE WALLS AND FENCES

All walls constructed on residential property lines are subject to the following standards:

Except at street corners and driveways where line-of-sight requirements govern wall height, walls between single family residential lots (or between such lots and public alleyways) shall not exceed 6 feet in height. Walls on residential lots abutting non-residential zone/use shall be 6 feet minimum or higher if required by the City, and shall be constructed of such materials and shall use such methods to ensure that the wall will not constitute a hazard. The appearance of the wall shall meet the standards of the neighborhood; any substandard wall is prohibited.

All walls and fences bordering alleyways where garbage or trash is collected shall provide an indentation into the wall at least 3 feet deep by 8

feet wide, and shall have a minimum vertical clearance of 4 feet for the placement of refuse cans. Gate swings shall not encroach on the minimum area. A provision may be made to fill the cans from inside the wall, or the indentation may be the full height of the wall. The indented area shall have a concrete floor 3 inches thick, set 1 inch above grade.

Masonry walls shall have a reinforced footing of a minimum width of 25% of the wall height and a minimum depth of 8% of the wall height, and shall otherwise be reinforced as a "non-bearing masonry wall" as defined by the International Building Code as adopted.

8.1.7 LANDSCAPING

All developments shall provide for on-site and right-of-way landscaping per the City of Goodyear Zoning Ordinance and Chapter 7 of this manual.