
SARIVAL LOGISTICS

Planned Area Development Narrative

SWC of Sarival Avenue & Peoria Avenue



ZON25-06

4th Submittal: November 12, 2025

PLANNING DIVISION
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EXHIBITS

1. Aerial and Vicinity Map
2. Conceptual Landscape Site Plan
3. Architectural Details Exhibit
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I. INTRODUCTION

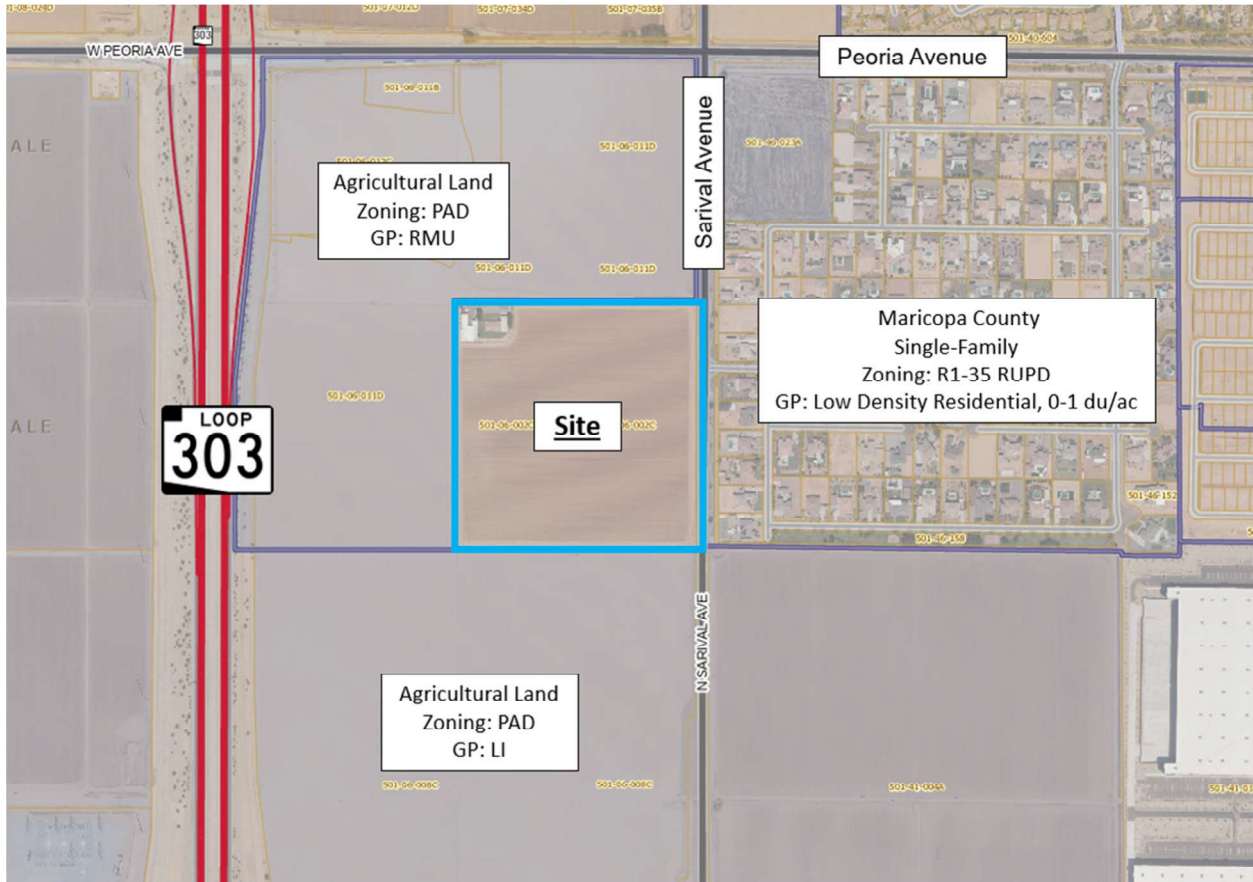
The purpose of this request is to seek rezone an approximate 39-acre parcel located south of the southwest corner of Peoria Avenue and Sarival Avenue (the “Site”). The Site is presently in the jurisdiction of Maricopa County; however, an application to annex the Site into the City of Glendale (the “City”) has already been filed. As shown below and in Exhibit 1, the Site consists of a single parcel, identified as Maricopa County Assessor Parcel Number 501-06-002C. This rezoning will facilitate the development of an industrial employment park consistent with surrounding land use trends and the City's vision for this employment corridor.



A. SITE AND SURROUNDING CONTEXT

The Site is ideally situated just east of Loop 303 and is presently zoned Rural-43. The Site is within the planning area for the City of Glendale’s Envision Glendale 2040 General Plan (the “General Plan”), which designates the Site as Regional Mixed Use (“RMU”). Historically, the Site has been used for agricultural purposes, and a residential structure remains on the northwest corner of the parcel.

As shown below, the Site is bounded on the north, south, and west by properties within the City of Glendale (the “City”). To the north and west of the Site is vacant agricultural land zoned PAD with a General Plan designation of RMU. The Site is bounded on the south by vacant agricultural land zoned PAD with a General Plan designation of Light Industrial. To the east of the Site, across Sarival Avenue is a single-family subdivision within Maricopa County zoned R1-35 RUPD. The City’s General Plan designates the area as Low Density Residential, 0-1 du/ac.



B. GENERAL PLAN CONFORMANCE

The General Plan is a long-range planning policy document that guides future development in the City by establishing goals for land use, public services, infrastructure, and resource management. The General Plan aims to advance policies that preserve the City’s unique character, while planning for future change.

The Site is designated as Regional Mixed Use (“RMU”) on the General Plan. The mixed use designations are designed to encourage innovative urban and suburban environments along major corridors. The RMU designation envisages large-scale, intense uses in compact urban areas that provide complimentary commercial and employment cores along the Loop 303 corridor.

The Sarival Logistics PAD advances the goals and policies of the General Plan and the RMU designation, as detailed below:

Goal LU-5: Glendale implements a cohesive land approach throughout the Municipal Planning Area.

Policy LU-5.3: The City shall pursue a better balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving quality of life.

Response: The Site is located along the Loop 303 corridor and serves as the gateway to the City. Adjacent jurisdictions including the City of Surprise to the north and Maricopa County to the east and west of the Site are characterized by single-family subdivisions. The proposed uses on the Site will provide highly skilled employment opportunities to the adjacent residential developments and will serve to activate the surrounding Glendale uses to encourage redevelopment of appropriate residential housing.

Goal GA-1: *Glendale's Growth Areas have well-paying, high quality jobs.*

Policy GA-1.3: The City shall assign higher priorities to projects that foster City employment and revenue objectives.



Response: As shown to the left, the Site is located within the Loop 303 Corridor Growth Area, which is generally located west of Luke Air Force Base and provides a connection between the I-10 and I-17 freeways. The Growth Area envisages shopping and employment centers as the primary uses in the area, with low density residential uses supporting these primary uses. The Sarival Logistics PAD is designed to provide a high-quality employment center through flexible development and design standards that will attract high-end users. The proposed uses will provide highly skilled employment opportunities to the existing

residential communities in the surrounding context and will foster economic growth along the Loop 303 corridor.

Goal GA-5: *Each Growth Area has a unique identity.*

Policy GA-5.2: The City shall identify Growth Area edges and incorporate context-appropriate transitions between these edges and adjacent neighborhoods, minimizing impacts of higher-intensity development.

Response: The proposed development is ideally situated between the Loop 303 freeway and the existing single-family community to the east. The structures will serve to buffer

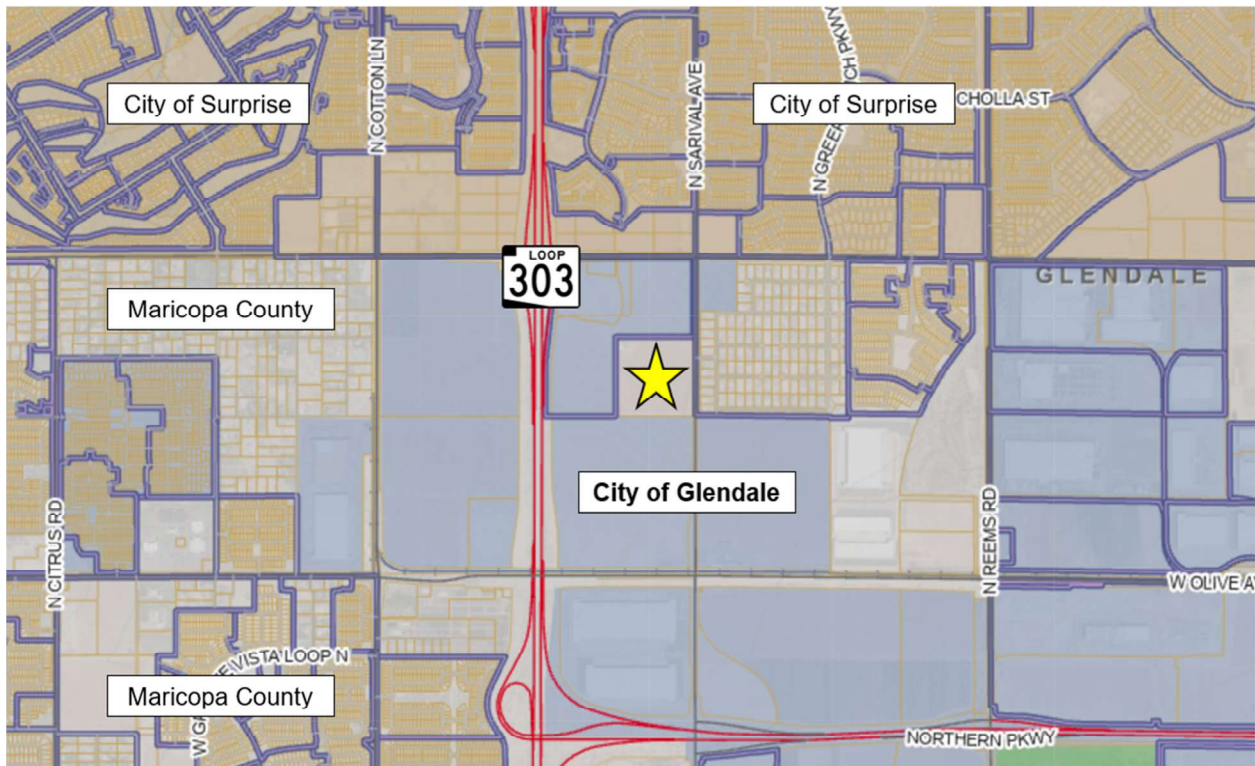
the adjacent neighborhoods from the noise and light produced by the Loop 303. Additionally, the Sarival Logistics PAD has been thoughtfully designed with development standards to protect and buffer the existing residential to the east. Buildings will be setback a minimum of 90 feet from the property line to be preserved through building setbacks and landscape buffers.

A variety of plantings native to the Arizona desert will be utilized in landscape buffers to create a seamless transition from the proposed development to the existing residential to the east. Truck courts have been carefully planned on the interior of the structures to minimize visibility from public rights of way. Trash enclosures will be screened from public view.

Goal UD-1: *Glendale supports visual identities and transitions between districts and neighborhoods to provide guidance for residents and visitors throughout Glendale.*

Policy UD-1.4: The City shall designate major entryways as gateways into the City, as well as neighborhoods and districts.

Response: As shown below, the Site is located at the north boundary of the City and adjacent to the Loop 303 Corridor, a major transportation hub. Once annexed, the Site will serve as a gateway into the City from the City of Surprise to the north and from Maricopa County to the west. The proposed high-quality employment-oriented development will serve as a landmark amongst the surrounding agricultural land and will prompt residents and visitors travelling on the Loop 303 that they are entering City limits.



Goal ED-1: *Glendale has a diversified economy.*

Policy ED-1.1: The City should attract and retain a variety of industries that will provide employment opportunities for residents with a wide range of skill and educational levels

Response: At this time, users have not been identified for the Site. The Site’s unique location adjacent to transportation infrastructure will attract a variety of future users offering a diverse range of skilled employment opportunities. The flexibility provided through the Sarival Logistics PAD ensures compatibility with the operations of a large swath of users across various sectors.

Goal ED-2: *Promote locations that are appropriate for future commercial, office and industrial development.*

Policy ED-2.3: The City should continue to maximize freeway, major arterial, and transit service access as opportunities for employment sites.

Response: As stated previously, the Site is situated along the Loop 303 freeway, a major transportation corridor. The Site’s ideal location adjacent to major transportation infrastructure will attract high-end users that will provide highly skilled jobs and contribute to the City’s economic prosperity.

C. PERMITTED USES

The following uses are permitted uses within the Sarival Logistics PAD. These land use definitions are similar to those defined in Section 35.8.003 of the UDC.

Specific Use Type	P= Permitted Use C= Conditional Use X= Prohibited	
	PAD	Supplemental Use Regulation
PUBLIC/SEMI- PUBLIC USE CATEGORY		
Business or Trade School	P	
Cemetery or Mausoleum	X	
Child Care, Center	X	
Community Playfields and Parks	X	
Conference or Convention Center	X	
Fleet Storage Yard	P	
Funeral Home or Crematorium	X	
Golf Course	X	
Government Offices and Civic Buildings	X	
Place of Worship	X	
Prison	X	

Private Schools, Colleges, and Universities; without Dormitories	X	
Private Schools, Colleges, and Universities; with Dormitories	X	
Social Club or Lodge	X	
Social Service Facility	X	
Utility Facility and Service Yard, Major	X	
Utility Facility, Minor	P	
Wireless Facility (Including Tower and Supporting Facilities)	X	
GENERAL COMMERCIAL AND PROFESSIONAL OFFICE USE CATEGORY		
Adult Business	X	
Animal Supply and Feed Store	X	
Animal Pet Day Care Facility	X	
Automotive, Commercial Parking Lot	X	
Automotive, Parking structures	X	
Automotive and Recreational Vehicle Rentals	X	
Automotive and Recreational Vehicle Sales	X	
Automotive Refueling Station	X	
Automotive Repair and Service, Major	P	<p>1.Outdoor repair areas shall be paved with concrete, asphalt, pavers, or gravel as approved by the Transportation Department.</p> <p>2.Service bays shall be oriented away from public view and shall be no closer than one hundred fifty (150) feet from a residential property.</p> <p>3.Vehicle and equipment storage shall be within a building or fully screened within a solid, permanent enclosure.</p> <p>4.Outdoor service or repair of vehicles shall be prohibited except in areas fully screened from public view and no closer than one hundred fifty (150) feet from a residential property.</p> <p>5.Accessory uses may include assembly and repair buildings, machine shops, paint facilities, fueling and supply facilities, parking areas, and</p>

		incidental retail sales associated with the principal uses.
Automotive Repair and Service, Minor	P	1.All services shall be conducted within an enclosed building. 2.Service bays shall be oriented away from public view and shall be no closer than one hundred fifty (150) feet from a residential property.
Coffee Shop, Café or Bakery	X	
Commercial Entertainment, Outdoor	X	
Drive-Through	X	
Financial Institution	X	
Health and Fitness Centers	P	1.Use includes both indoor and outdoor activities. 2.Outdoor activities shall be no closer than one hundred fifty (150) feet from a residential use.
Hotels and Motels	X	
Hotels, Resort	X	
Laundry, Commercial	X	
Medical, Offices and Clinics	X	
Marijuana Designated Caregiver Cultivation Location	X	
Marijuana Dispensary	X	
Marijuana Dispensary Offsite Cultivation Location	X	
Marijuana Manufacturing Facility	X	

Microbrewery, Craft Distillery or Tasting Room	X	
Office, Business or Professional	P	
Personal Services	X	
Restaurant	X	
Recreation, Indoor	C	1.Indoor Recreational facilities larger than four thousand (4,000) square feet of gross floor area shall require a Conditional Use Permit
Recreation, Outdoor	C	
Shooting Range, Indoor	C	
Veterinary Clinic	X	
Veterinary Hospital, Emergency	X	
INDUSTRIAL USE CATEGORY		
Animal Kennel/Animal Shelter	X	
Animal Training, Outdoor	X	
Automotive Wrecking and Salvage Yards	X	
Broadcast Studios	X	
Broadcast Towers	X	
Building Material Sales	P	
Commercial Aviation Business	P	1.Crew sleeping quarters and rest facilities may be conditionally permitted as an accessory use only to a commercial aviation business and can only be located in a terminal or hanger. 2.Crew sleeping quarters and rest facilities for pilots and/or crew personnel that support an aircraft's operation. The quarters may provide any of the following amenities: bunks or beds, bathrooms with shower facilities, a kitchenette and a small lounge area. The quarters shall not be used as long-term housing or rented out to the general public. Only personnel that are part of the aircraft operations can utilize the quarters.
Data Center	C	
Distribution Center, Indoor	P	
Distribution Yard, Outdoor	P	
Heavy Equipment Sales and Rental	P	
Helistops or Heliports	X	
Manufacturing and Assembly, Minor	P	1.Outdoor storage shall occur on paved surfaces and be screened from public rights-of-

		way by a solid wall or fence of no less than eight (8) feet in height.
Manufacturing and Assembly, Major	P	<p>1.Outdoor activity shall be no closer than three hundred (300) feet from any residential use.</p> <p>2.Outdoor activity and storage shall be screened from public rights-of-way by a solid wall or fence of no less than eight (8) feet in height.</p> <p>3.Retail sale of merchandise shall be prohibited.</p> <p>4.Vehicle, equipment, and material storage shall occur on improved dustproof surfaces.</p> <p>5.Manufacturing of flammable, hazardous, or explosive materials such as pyrotechnics, rubber products, and chemicals or allied products shall require a conditional use permit.</p>
Nursery, Retail	P	
Product Processing	P	<p>1.Use shall be located on a property that is no closer than five hundred (500) feet from any residential use or 250 feet from any retail commercial use.</p> <p>2.Rendering or refining of fats and oils or dyeing and finishing of textile products shall require a Conditional Use Permit.</p>
Recycling Center	P	
Research Laboratory	P	
Resource Extraction and Processing	X	
Storage, Recreational Vehicles	P	<p>1.Excludes services such as mechanical maintenance, washing, and detailing.</p> <p>2.Outdoor recreational vehicle storage facilities shall be screened from the view of adjacent streets by a solid wall or fence of no less than eight (8) feet in height and landscaping.</p>

Storage, Self-service	P	<p>1.All storage shall be within an enclosed building, except that boats, trailers and motor vehicles may be placed in outdoor storage areas which are separate from the buildings and screened from the view of adjacent streets by a solid wall or fence of no less than eight (8) feet in height and landscaping.</p> <p>2.Outside storage shall not exceed ten percent (10%) of the gross site area and shall not count towards meeting parking requirements.</p> <p>3.All storage warehouse facilities are to be used for storage purposes only.</p>
Towing Business, with Impound Yard	P	
Travel Plaza/Truck Stop	X	
Waste Facility, Landfill	X	
Waste Facility, Transfer Station	X	
Wholesale, Warehouse	P	

D. DEVELOPMENT STANDARDS

The following Sarival Logistics PAD standards will apply.

PROPOSED DEVELOPMENT STANDARDS							
Lot Dimensions		Minimum Setback				Building Height, maximum (feet) [2]	Common Open Space, minimum (% of net lot area)
Net Lot Area, minimum (sf)	Net Lot Area, maximum (sf)	Front (feet)	Side	Street Side	Rear		
6,000 sf	N/A	25	15 [1].	25	15 [1]	56	10

Notes.

1. Building setbacks shall be fifteen (15) feet when adjacent to non-residential uses, sixty (60) feet when adjacent to residential uses.
2. If adjacent to a non-residential use, a building may exceed the maximum height with a Conditional Use Permit. At no point shall any portion of the building project above a line sloping inward and upward at a forty-five-degree angle from the required setback line. All uses and buildings shall comply with applicable FAA and military airspace requirements.

E. LANDSCAPING STANDARDS

The landscape design will reflect and reinforce the architectural character and overall aesthetic of the Site. All plant materials will be selected from the City’s approved low-water-use plant palette to promote sustainability. Along street frontages, landscaping will create an attractive and welcoming edge, while perimeter plantings will establish clear Site boundaries and contribute to a cohesive transition with neighboring properties.

Key areas such as building entries will be highlighted and a diverse mix of trees, shrubs, and groundcovers will be used to create a visually appealing, appropriately scaled landscape that enhances the site's appearance and integrates well with its surroundings.

Detailed planting plans, including species, quantities, and proposed locations are included as Exhibit 2.

The following Sarival Logistics PAD landscape standards will apply.

<p>Landscape Areas</p>	<p>Building Base (For Permitted Non-Residential Uses): An average 5-foot-wide landscape area shall be required between the principal building and nearest parking area and/or drive aisle for 50% of the principal building front elevation and 25% of each side elevation. Rear elevations are exempt from this requirement.</p> <p>Street Frontage: A landscape area along the street frontage of any building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required) shall be required as follows:</p> <p><i>Arterial Roads</i>—Minimum twenty (20) foot wide*</p> <p><i>Collector Roads</i>—Minimum fifteen (15) foot wide*</p> <p><i>Local Streets</i>—Minimum ten (10) foot wide*</p> <p>*For reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.</p> <p>Use Buffer: A minimum fifteen (15) foot wide landscape buffer shall be required along property lines of permitted non-residential uses when contiguous with, or separated by an alley, from any residential development (except multi-family, live/work, for rent community, mixed-use residential) or undeveloped parcel in a residential zoning district. This buffer shall be increased to twenty-five (25) feet where any loading docks and service drives abut residential zoning districts.</p>
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	<p>Parking area: A minimum of 1 landscape island every 10 spaces shall be required; each island shall be no less than 8 feet wide (inside, curb-to-curb dimension) for the length of the adjacent parking space(s).</p> <p>A minimum of 1 landscape median for every two hundred (200) parking spaces shall be required. Landscape medians shall extend the length of the parking area and shall be a minimum eight (8) feet wide (inside, curb-to-curb dimension) and provide one, ADA compliant pedestrian sidewalk or crossing that leads to the principal building entrance or on-site primary pedestrian circulation system.</p>
Planting Specifications	<p>All landscape areas:</p> <ul style="list-style-type: none"> • A minimum of one tree and five shrubs (or groundcover subject to A. Landscape Material) per 600 square feet of landscape area. • No trees shall be permitted within a Public Utility Easement (PUE) <p>Use Buffers:</p> <ul style="list-style-type: none"> • A minimum of one screening tree per 25 linear feet of required buffer area <p>Street Frontage:</p> <ul style="list-style-type: none"> • A minimum of one tree and five shrubs (or groundcover subject to Table A. Landscape Material) per 30 linear feet of street frontage. • This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area. Trees shall not be placed between the curb/gutter and a detached sidewalk. • Within the street right-of-way, no trees are to be planted within 25' of a street light pole. • Trees and shrubs may be clustered to improve visibility of signage and store fronts and should be placed in a manner that provides shade for pedestrians. • Reverse street frontage. All developments that back or side onto a street and which have a six-foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property one tree and three shrubs for every thirty (30) feet of such reverse street frontage. • Groundcover placed within sight visibility triangle areas should adhere to the "Drought Tolerant Groundcover Selection for COG ROW Sight Triangle Areas". <p>Parking Areas:</p> <ul style="list-style-type: none"> • A minimum of one tree and two shrubs per single landscape island

	<ul style="list-style-type: none"> • A minimum of two trees and four shrubs per double landscape island • A minimum of one tree and three shrubs per 30 linear feet of landscape median
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A. Landscape Material

Trees: Unless otherwise specified herein, all required trees shall be twenty-four (24) inch box or larger size. All shrubs shall be a minimum of five (5) gallon in size. All twenty-four-inch box and larger trees shall be a minimum of ten (10) feet in height, six (6) feet in spread and two-inch trunk caliper at the ground level. Upon approval of the director, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty percent (30%) of the required shrubs in any particular landscaped area. Thorny varieties are discouraged; however, when used, they should be located away from parking and pedestrian areas. A variance may be granted by the Transportation Director or their designee for the size requirements of trees to be utilized within the City rights-of-way with justification.

All Mexican Fan Palms (*Washingtonia Robusta*) and California Fan Palms (*Washingtonia Filifera*) shall have a minimum five-foot trunk height measured from the base of the trunk to the base of the fronds when located within the public right-of-way or within fifty (50) feet of the street property line.

Shrubs: 5-gallon minimum. Thorny varieties are encouraged to be located away from pedestrian, active recreation and parking areas.

Vegetative Groundcover: 1-gallon minimum. Upon approval of the Development Services Department, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty percent (30%) of the required shrubs in any particular landscaped area.

Gravel: Minimum size: ¾-inch screened or any other size of gravel, decomposed granite (DG) or aggregate upon approval of the Development Services Department. Minimum depth: 2"

Water Intensive Landscaped Areas: The amount of water-intensive landscaped area in new non-residential facilities, other than schools, parks, cemeteries or golf courses shall be limited to no more than twenty percent (20%) of the landscaped area in excess of ten thousand (10,000) square feet for facilities other than hotels and motels, and to no more than twenty percent (20%) of the landscaped area in excess of twenty thousand (20,000) square feet for hotels and motels. This requirement is waived if the new non-residential facility applies water which is one hundred percent (100%) effluent to the landscaped area.

All turf-related facilities that apply water from any source, including effluent, to a water-intensive landscaped area of ten (10) acres or more are subject to the water conservation requirements of the management plan in effect for the Phoenix Active Management Area administered by the Arizona Department of Water Resources.

Natural turf shall be prohibited in the right-of-way. With Development Services approval, synthetic turf may be permitted as an accent material.

Xeriscape Option: Submitted under a registered Landscape Architect's seal, an alternative xeriscape landscape plan may be submitted for developments of 15 acres or greater. Such plans may provide alternative plant palettes, gravel types and sizes, and may substitute trees at a ratio of two 2" caliper trees for a 4" caliper tree, except in parking landscape islands or use buffer areas. Additionally, mature saguaro cacti may be substituted for trees at a ratio of two 2" caliper trees per saguaro. Similarly, ocotillos may be substituted for 5-gallon shrubs at a ratio of three shrubs per ocotillo; however, ocotillos shall not be located in parking or pedestrian areas. Such plans, including a xeriscape maintenance plan, shall be reviewed and approved administratively.

F. PARKING STANDARDS

All uses within this PAD shall comply with the parking requirements established in this Sarival Logistics PAD, as follows:

- A. One (1) space per 2,000 square feet of non-office building area,**
- B. One (1) space per 350 square feet of office building area, and**

Based on these standards, assuming a combination of office and non-office building area the minimum required parking for Building 1 is 122 spaces, Building 2 is 199 spaces and Building 3 is 209 spaces.

II. DESIGN GUIDELINES

The architecture of large-scale industrial buildings SHALL balance functionality with visual appeal, especially given the significant building mass typically involved. Because the future tenant is currently unknown, the building design will maintain a flexible aesthetic that can adapt to either a specific tenant's brand or remain neutral to attract a wide variety of users.

To break up the massing and enhance visual interest, a strategic use of color and form will be applied. The color palette will include a mix of warm and cool neutral tones that complement the natural desert surroundings, along with accent colors to create diversity in the design. The primary building material will consist of articulated, painted concrete panels, potentially complemented by accent materials that provide variation in texture and depth. Glass will be used in designated office areas and as clerestory windows along the front and sides of the building.

Parapets will be extended above the roofline to effectively screen rooftop mechanical equipment from public view from Sarival Avenue. Service areas such as docks and outdoor storage will be enclosed with an 8-foot masonry wall designed to complement the main building. A 4-foot screen wall will also be provided to shield parking areas along public frontages. All roof drainage will be directed through internal piping. Architectural elevations illustrate the proposed materials, colors, and overall design intent. Specific architectural details, including final materials, color selections, and façade treatments, will be submitted with the future Design See Exhibit3.

All trash, rubbish or garbage shall be managed via roll-off dumpsters located within the enclosed truck court. The dumpsters will be secured in a fixed location and surrounded by painted bollards to ensure protection and containment. The truck court is adeptly designed to screen trash enclosures from public view.

Both major and minor amendments to the PAD zoning are processed administratively by City staff. Minor amendments typically involve limited changes, such as adjustments to setbacks, landscaping, or building configurations and can be approved through a streamlined internal review. Major amendments, while still reviewed administratively, require more detailed evaluation and justification due to their potential impact on land use, density, or circulation. In both cases, applicants must submit appropriate documentation outlining the proposed changes and demonstrating consistency with the overall intent of the PAD.

III. INFRASTRUCTURE PLAN

A. UTILITIES

Water

Water will be provided to the Site by EPCOR. An off-Site water main extension from the existing 12' water main in Sarival will be completed in accordance with EPCOR and City requirements.

Sewer

Sewer service for the Site will be provided by EPCOR. A sewer extension is currently underway from Sarival Avenue and Olive Avenue to serve the Site. The extent on the sewer line extension will be coordinated with EPCOR.

Irrigation

There are several existing Maricopa Water District (MWD) facilities on Site, and a private open irrigation ditch and underground irrigation pipe along Peoria Avenue and an open irrigation ditch along Sarival Avenue. If at the time of development an open irrigation channel is required to remain, it shall be piped.

Stormwater

Stormwater retention will be accommodated through a combination of above-ground and underground facilities, designed in accordance with City standards and requirements.

Power

APS will provide power service to the Site.

Infrastructure Plan as shown Exhibit 4.

B. GRADING & DRAINAGE

The Site's grading and drainage will be designed to retain the 100-year, 2-hour storm event, in compliance with the City's drainage design guidelines. Stormwater will be managed through a combination of internal roof drains or downspouts and overland flow across parking and truck dock areas, directing runoff to catch basins or curb openings. From there, water will flow into a mix of surface and/or underground retention areas.

C. SITE ACCESS

A minimum of three full-movement access points will be provided along Sarival Avenue to serve as primary access to the Site. To reduce noise emissions from trucks entering and exiting the site, each access point was thoughtfully placed adjacent to each structure's truck court, ensuring a direct route of ingress and egress. To increase safety, right-in deceleration lanes will be provided for each access point, subject to final traffic study.

IV. PROPOSED STREET IMPROVEMENTS

Offsite improvements will occur along Sarival Avenue. Sarival will be widened to accommodate full half-street improvements, including curb, gutter, sidewalk, streetlights if necessary and landscape buffers per City standards. Three (3) proposed driveways along the Sarival Avenue will serve the project Site. A 55-foot half-street right-of-way will be dedicated on Sarival Avenue and will be expanded to a 65-foot half-street right-of-way where turn lanes are required. The street section will conform to Arterial Section A-1. Any improvements will be annexed by the City of Glendale.

V. SIGNAGE PLAN

Building Signage

- Each business is allowed 1.75 square feet of signage per 1 linear foot of business frontage, or a minimum of 50 square feet, whichever is greater.

Maximum Signage Caps (based on business square footage):

- Up to 40,000 SF building area: Maximum 200 SF of signage
- 40,000 SF – 80,000 SF building area: Maximum 350 SF of signage
- Over 80,000 SF building area: Maximum 500 SF of signage

Freestanding Monument Signage Standards

Number of Signs Permitted

- One (1) freestanding monument sign shall be permitted for each two hundred (200) linear feet of street frontage.
- Properties with less than two hundred (200) linear feet of street frontage shall be limited to one (1) freestanding monument sign.

Maximum Height

- Freestanding monument signs along Sarival Avenue shall not exceed a maximum height of ten (10) feet.

Maximum Sign Area

- The maximum sign area for any freestanding monument sign shall be eighty (80) square feet.

Monument Base

- The base shall have an aggregate width of at least fifty percent (50%) of the width of the sign.

VI. PHASING

The overall Site is planned to be subdivided into three (3) separate parcels to accommodate a phased development and provide flexibility for future ownership. The subdivision will be processed in accordance with the City's subdivision regulations and will ensure that each parcel has appropriate access, utility service, and complies with applicable development standards.

VII. PAD CRITERIA

The purpose of a PAD is to “encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the City” through unique and urban design that provides a benefit to the City. Unified Development Code, City of Glendale § 35.2.901.A. This purpose is furthered by the below criteria, which is exemplified by the Sarival Logistics PAD:

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

Response: The Site’s location along key transportation corridors, such as the Loop 303 freeway, will attract high-end users to the Site, contributing to the City’s and the Site’s long-term economic prosperity.

2. Encourage residential development to provide a mixture of housing types and designs.

Response: The proposed PAD will support the existing residential development in the surrounding context by providing employment opportunities and infrastructure improvements; however, the Site is not planned for residential uses at this time.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

Response: The proposed PAD transforms an underutilized piece of agricultural land into high-quality employment center that will attract high-end users offering a wide range of highly skilled employment opportunities.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

Response: As previously stated, the Site is presently being utilized as agricultural land and is surrounded largely by agricultural land and residential developments. The Sarival PAD will respect the character of the Site and its surrounding context by establishing design standards that protect the surrounding context. To respect the rich environment in which the Site is located and further its transition to the surrounding context, the design incorporates plantings native to the Arizona desert in landscape buffers. Further, truck courts have been carefully planned on the interior of the structures to minimize visibility from public rights of way. Trash enclosures will be screened from public view.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize the impact on existing or future adjacent development.

Response: The proposed development is situated between the Loop 303 freeway to the west and the existing single-family community to the east. The proposed structures will buffer the adjacent neighborhoods from the noise and light produced by Loop 303. Utility and infrastructure improvements have been thoughtfully planned to accommodate the proposed use. Carefully planned development standards for the Site, such as large building setbacks and landscape buffers, will ensure the development remains respectful to the existing neighborhood to the east.

6. Encourage development that is consistent with the policies and guidelines established in any specific plan and the General Plan.

Response: The Sarival Logistics PAD furthers the goals and policies of the General Plan and the Loop 303 Corridor Growth Area, as detailed further above.

VIII. PROPOSAL

The purpose of the Sarival Logistics PAD is to govern the development of the Site through established policies and regulatory standards related to land use, intensity, public infrastructure, and signage.

The PAD has been designed to accommodate development through planning that is sensitive to the surrounding context and which furthers the Loop 303 as a major transportation corridor. The intent is to promote a development plan and standards that are tailored to the unique constraints and opportunities of the Site that are not possible utilizing conventional zoning district standards. The PAD will promote permitted uses consistent with current industrial needs and regional trends, while ensuring compatibility with adjacent land uses through thoughtful development standards.

IX. CONCLUSION

The proposed PAD will allow for a high-quality industrial and employment-oriented development that furthers goals and objectives of the City of Glendale. The development is compatible and complementary to the existing and planned land uses in the surrounding area and furthers the Loop 303 as a major transportation corridor. This proposed development will only add to the quality growth seen in the surrounding area and throughout the City of Glendale.

EXHIBITS

1. Aerial and Vicinity Map



2. Conceptual Landscape Site Plan



PROJECT INFORMATION

PROJECT NAME: SARVAL LOGISTICS
PROJECT ADDRESS: SOUTH OF PEORIA AVENUE, WEST OF SARVAL AVENUE
OWNER: DUNN REALTY, 101 S. SARVAL AVE, WADDELL AZ 85381
ARCHITECT: DLR GROUP, 101 S. SARVAL AVE, WADDELL AZ 85381
ASSISTANT ARCHITECT: DLR GROUP, 101 S. SARVAL AVE, WADDELL AZ 85381
DESIGNER: DLR GROUP, 101 S. SARVAL AVE, WADDELL AZ 85381
DATE: 04.10.2025
CONTACT: BIL HERBES

APPROXIMATE PARCEL NUMBERS:
 1. 17,173 S.F. (0.39 ACRES)
 2. 27,296 S.F. (0.62 ACRES)
 3. 20,200 S.F. (0.46 ACRES)
 4. 11,189 S.F. (0.26 ACRES)
TOTAL: 76,868 S.F. (1.75 ACRES)

PROPOSED BUILDING AREA:
 BUILDING 1: 147,197 S.F.
 BUILDING 2: 254,860 S.F.
 BUILDING 3: 275,986 S.F.
TOTAL: 678,043 S.F. (15.56 ACRES)

LANDSCAPE BUILDING SETBACK:
 25' MIN. (147,197 S.F. @ 1.75 ACRES)
 30' MIN. (254,860 S.F. @ 5.85 ACRES)
 30' MIN. (275,986 S.F. @ 6.34 ACRES)
TOTAL: 84' MIN. (147,197 S.F. @ 1.75 ACRES)

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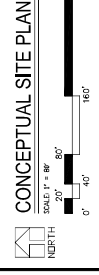
LANDSCAPE BUILDING SETBACK:
 25' MIN. (147,197 S.F. @ 1.75 ACRES)
 30' MIN. (254,860 S.F. @ 5.85 ACRES)
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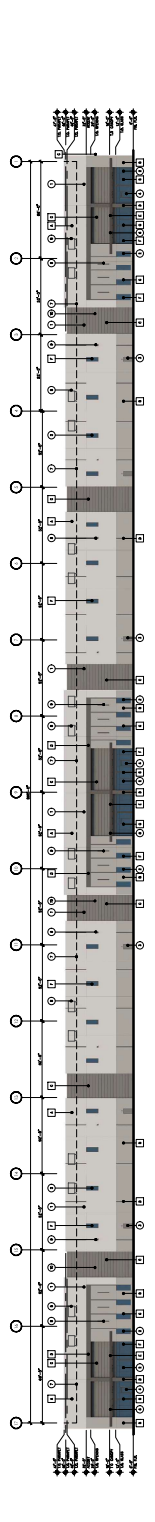
LANDSCAPE BUILDING SETBACK:
 25' MIN. (147,197 S.F. @ 1.75 ACRES)
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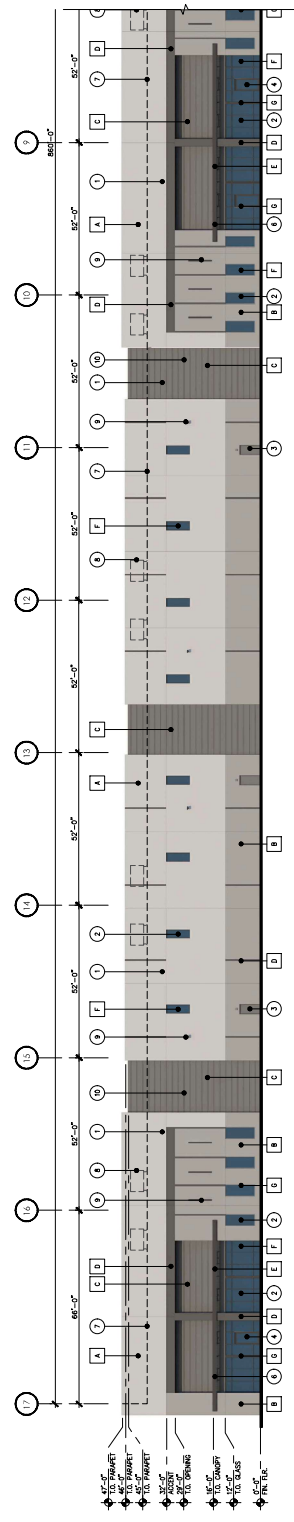
LANDSCAPE BUILDING SETBACK:
 25' MIN. (147,197 S.F. @ 1.75 ACRES)
 30' MIN. (254,860 S.F. @ 5.85 ACRES)
 30' MIN. (275,986 S.F. @ 6.34 ACRES)
TOTAL: 84' MIN. (147,197 S.F. @ 1.75 ACRES)



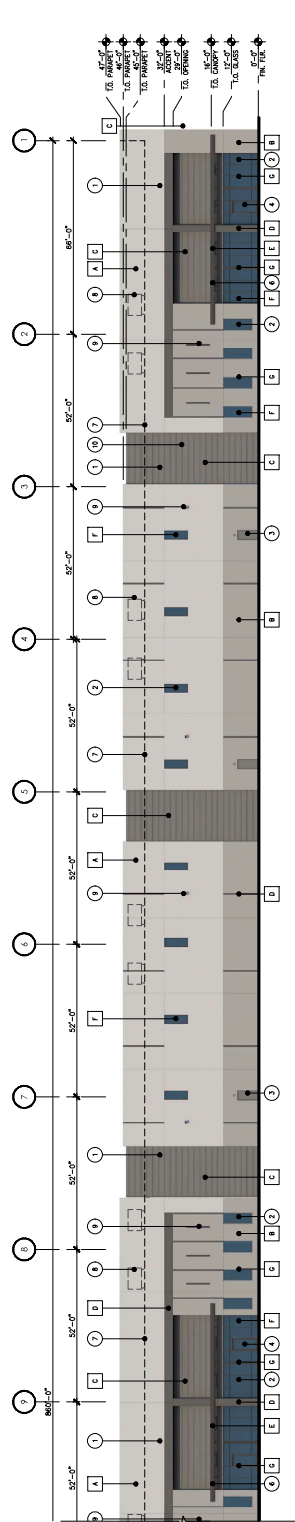
3. Architectural Details Exhibit



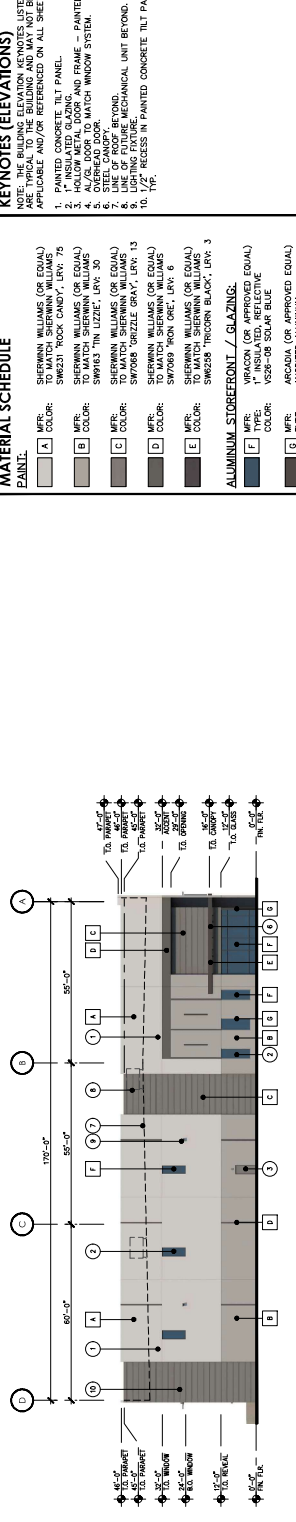
BUILDING 1 - NORTH ELEVATION (OVERALL)
 SCALE: 1"=40'-0"



BUILDING 1 - NORTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 1 - NORTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 1 - EAST ELEVATION
 SCALE: 1"=30'-0"

MATERIAL SCHEDULE

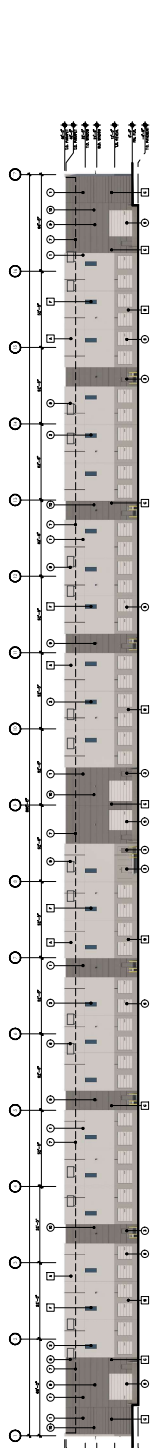
PANEL	MFR	COLOR
A	SHERWIN WILLIAMS (OR EQUAL)	SW631 'ROCK CANDY', LRV: 75
B	SHERWIN WILLIAMS (OR EQUAL)	SW631 'ROCK CANDY', LRV: 75
C	SHERWIN WILLIAMS (OR EQUAL)	SW631 'ROCK CANDY', LRV: 75
D	SHERWIN WILLIAMS (OR EQUAL)	SW631 'ROCK CANDY', LRV: 75
E	SHERWIN WILLIAMS (OR EQUAL)	SW631 'ROCK CANDY', LRV: 75
F	ALUMINUM STOREFRONT / GLAZING	WIPACON (OR APPROVED EQUAL)
G	ALUMINUM STOREFRONT / GLAZING	WIPACON (OR APPROVED EQUAL)

KEYNOTES (ELEVATIONS)

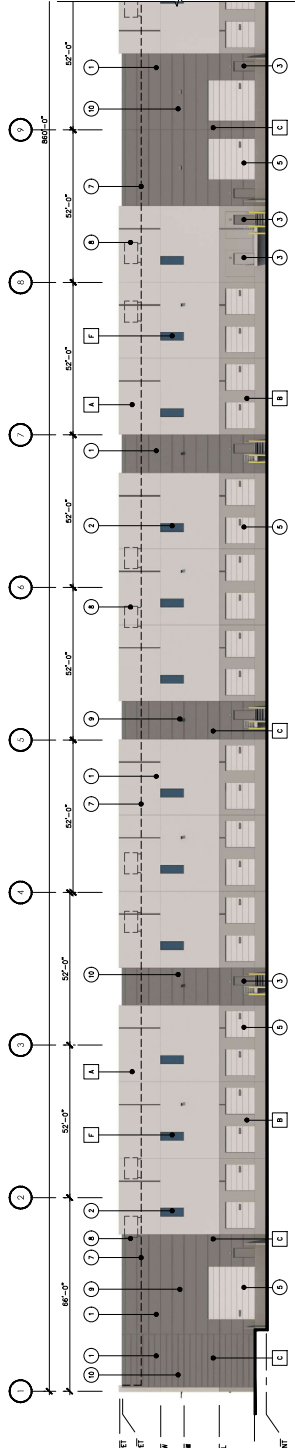
1. PAINTED CONCRETE TILT PANEL.
2. HOLLOW METAL DOOR AND FRAME - PAINTED.
3. HOLLOW METAL DOOR AND FRAME - PAINTED.
4. ALUMINUM DOOR TO MATCH WINDOW SYSTEM.
5. STEEL JOIST.
6. LINE OF FUTURE MECHANICAL UNIT BEYOND.
7. TO MATCH SHERWIN WILLIAMS (OR EQUAL).
8. TO MATCH SHERWIN WILLIAMS (OR EQUAL).
9. TO MATCH SHERWIN WILLIAMS (OR EQUAL).
10. 1/2" ACCESS IN PAINTED CONCRETE TILT PANEL - TYP.

GENERAL NOTES

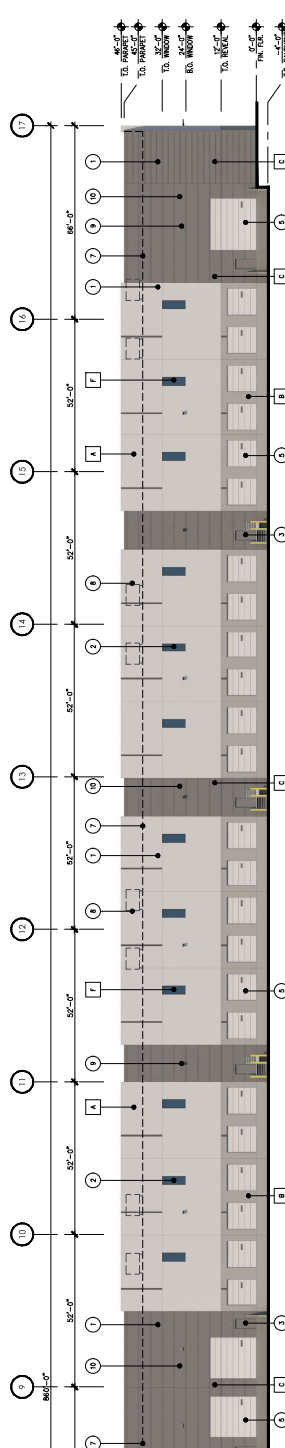
- A. ALL EXTERIOR MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE BUILDING.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE BUILDING.
- C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- D. PROVIDE SEPARATE PERMIT.
- E. PROVIDE MOCK-UP FOR ALL CONDITIONS PRIOR TO CONSTRUCTION.
- F. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE SMOOTH, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.



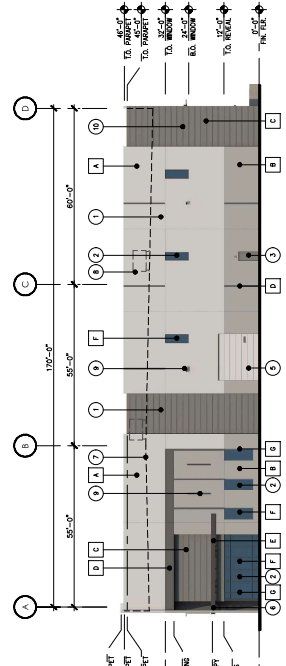
BUILDING 1 - SOUTH ELEVATION (OVERALL)
 SCALE: 1"=40'-0"



BUILDING 1 - SOUTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 1 - SOUTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 1 - WEST ELEVATION
 SCALE: 1"=30'-0"

MATERIAL SCHEDULE

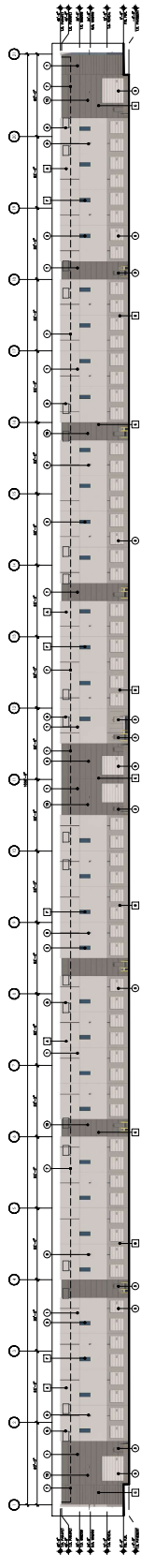
MFR:	SHERWIN WILLIAMS (OR EQUAL)
A COLOR:	SW621 'ROCK CANDY', LRV: 75
B COLOR:	SHERWIN WILLIAMS (OR EQUAL)
C COLOR:	SW634 'TIN LIZZY', LRV: 30
MFR:	SHERWIN WILLIAMS (OR EQUAL)
D COLOR:	SW708 'SPRITZ GRAY', LRV: 13
MFR:	TO MATCH SHERWIN WILLIAMS
E COLOR:	SW709 'IRON ORE', LRV: 6
MFR:	SHERWIN WILLIAMS (OR EQUAL)
F COLOR:	SW628 'TROUSN BLACK', LRV: 3
ALUMINUM STOREFRONT / GLAZING:	
MFR:	WIPACON (OR APPROVED EQUAL)
F COLOR:	VS28-08 SOLAR BLUE
MFR:	ARCADIA (OR APPROVED EQUAL)
G TYPE:	ANODIZED ALUMINUM
COLOR:	#65, #6-A, BLACK

KEYNOTES (ELEVATIONS)

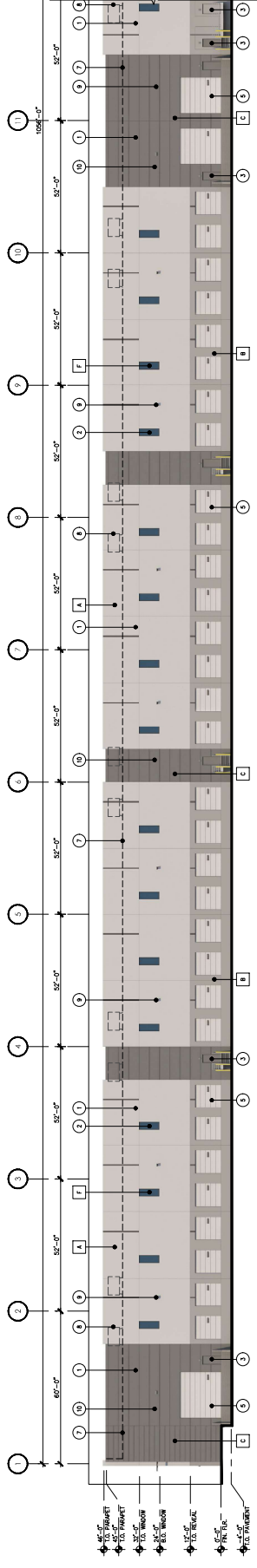
1. PAINTED CONCRETE TILT PANEL.
2. HOLLOW METAL DOOR AND FRAME - PAINTED.
3. ALUMINUM DOOR TO MATCH WINDOW SYSTEM.
4. STEEL JOISTS.
5. TO MATCH SHERWIN WILLIAMS.
6. LINE OF FUTURE MECHANICAL UNIT BEYOND.
7. TO MATCH SHERWIN WILLIAMS.
8. TO MATCH SHERWIN WILLIAMS.
9. TO MATCH SHERWIN WILLIAMS.
10. 1/2" RECESS IN PAINTED CONCRETE TILT PANEL - TYP.

GENERAL NOTES

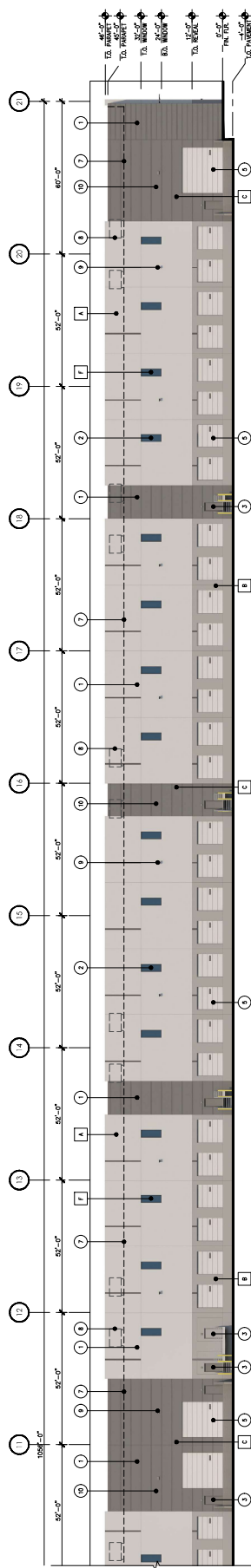
- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE FULLY SMOOTHED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE BUILDING.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE BUILDING.
- C. MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND LEVEL ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- D. SEPARATE PERMIT.
- E. PROVIDE MOCK-UP FOR ALL CONDITIONS PRIOR TO CONSTRUCTION.
- F. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE FULLY SMOOTHED WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.



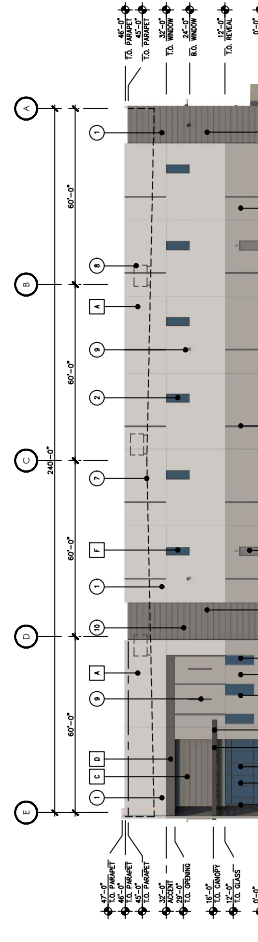
BUILDING 2 - NORTH ELEVATION (OVERALL)
SCALE: 1"=40'-0"



BUILDING 2 - NORTH ELEVATION (ENLARGED)
SCALE: 1"=40'-0"



BUILDING 2 - NORTH ELEVATION (ENLARGED)
SCALE: 1"=40'-0"



BUILDING 2 - EAST ELEVATION
SCALE: 1"=40'-0"

MATERIAL SCHEDULE

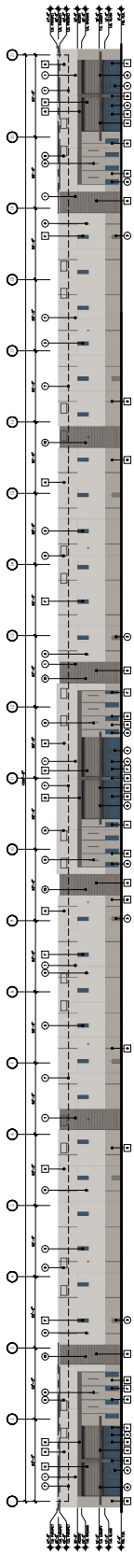
A	SHERWIN WILLIAMS (OR EQUAL) MFR: SHERWIN WILLIAMS COLOR: ROCK CANDY, LRV: 75
B	SHERWIN WILLIAMS (OR EQUAL) MFR: SHERWIN WILLIAMS COLOR: SWISS TINI LITZEE, LRV: 30
C	SHERWIN WILLIAMS (OR EQUAL) MFR: SHERWIN WILLIAMS COLOR: TO MATCH SHERWIN WILLIAMS SW908 SWIZZLE GRAY, LRV: 13
D	SHERWIN WILLIAMS (OR EQUAL) MFR: SHERWIN WILLIAMS COLOR: TO MATCH SHERWIN WILLIAMS SW909 TONG ORE, LRV: 6
E	SHERWIN WILLIAMS (OR EQUAL) MFR: SHERWIN WILLIAMS COLOR: SWISS TROUSER BLACK, LRV: 3
ALUMINUM STOREFRONT / GLAZING:	
F	VIACON (OR APPROVED EQUAL) MFR: VIACON COLOR: NS28-08 SOLAR BLUE
G	ARCADIA (OR APPROVED EQUAL) MFR: ARCADIA COLOR: #65_46-R_BLACK

KEYNOTES (ELEVATIONS)

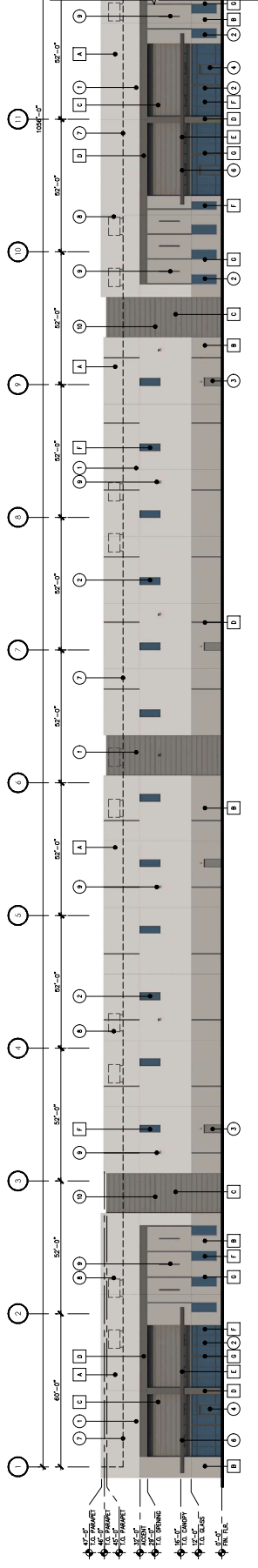
1. PAINTED CONCRETE TILT PANEL.
2. HOLLOW METAL DOOR AND FRAME - PAINTED.
3. ALUMINUM DOOR TO MATCH WINDOW SYSTEM.
4. STEEL JOISTS.
5. LINE OF FUTURE MECHANICAL UNIT BEYOND.
6. ACCESS TO FUTURE MECHANICAL UNIT BEYOND.

GENERAL NOTES

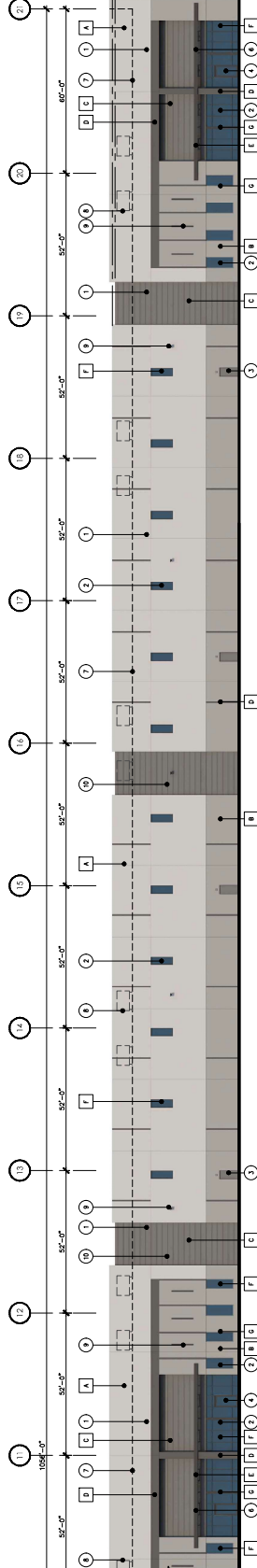
- A. FULLY SCREEDED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE ROOF.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE ROOF.
- C. MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND LEVEL ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- D. PROVIDE SEPARATE PERMIT.
- E. PROVIDE MOCK-UP FOR ALL CONDITIONS PRIOR TO CONSTRUCTION.
- F. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE FINISHED WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.



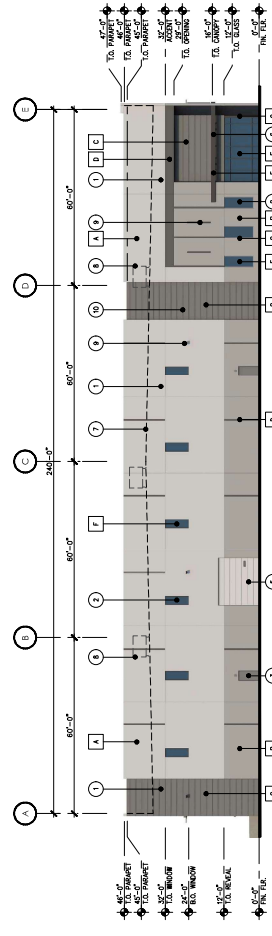
BUILDING 2 - SOUTH ELEVATION (OVERALL)
SCALE: 1"=40'-0"



BUILDING 2 - SOUTH ELEVATION (ENLARGED)
SCALE: 1"=40'-0"



BUILDING 2 - SOUTH ELEVATION (ENLARGED)
SCALE: 1"=40'-0"



BUILDING 2 - WEST ELEVATION
SCALE: 1"=30'-0"

MATERIAL SCHEDULE

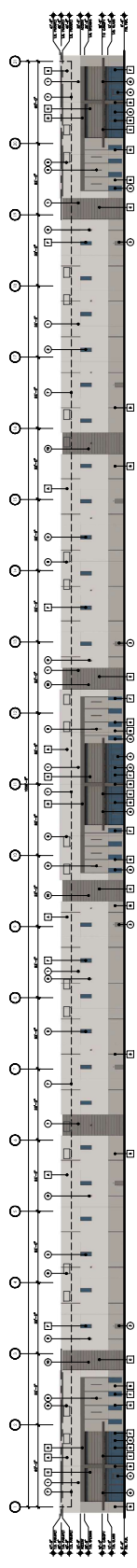
MFR:	DESCRIPTION
A	SHERWIN WILLIAMS (OR EQUAL) MFC: SW631 'ROCK CANDY', LRV: 75 COLOR: ANTI-REFLECTIVE
B	SHERWIN WILLIAMS (OR EQUAL) MFC: SW631 'ROCK CANDY', LRV: 75 COLOR: ANTI-REFLECTIVE
C	SHERWIN WILLIAMS (OR EQUAL) MFC: SW631 'ROCK CANDY', LRV: 75 COLOR: ANTI-REFLECTIVE
D	SHERWIN WILLIAMS (OR EQUAL) MFC: SW631 'ROCK CANDY', LRV: 75 COLOR: ANTI-REFLECTIVE
E	SHERWIN WILLIAMS (OR EQUAL) MFC: SW631 'ROCK CANDY', LRV: 75 COLOR: ANTI-REFLECTIVE
F	ALUMINUM STOREFRONT / GLAZING: MFR: (OR APPROVED EQUAL) COLOR: ANTI-REFLECTIVE
G	ARCADIA (OR APPROVED EQUAL) ANODIZED ALUMINUM COLOR: #65, #6-B, BLACK

KEYNOTES (ELEVATIONS)

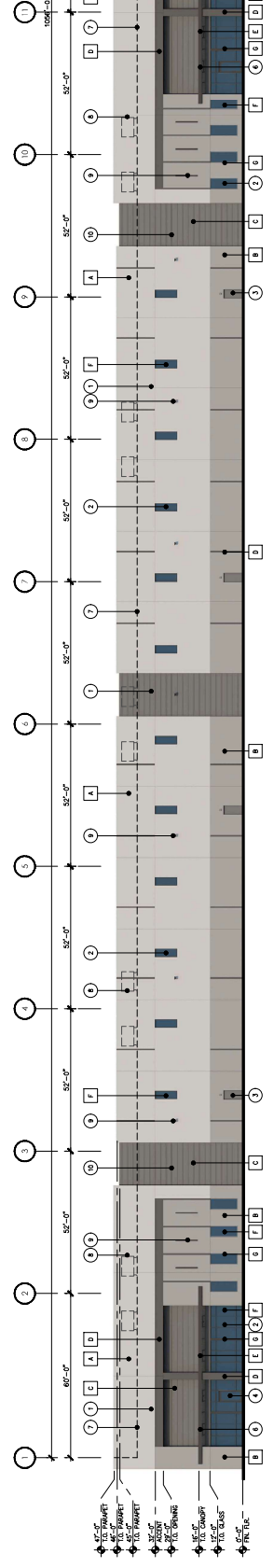
1. PAINTED CONCRETE, TILT PANEL.
2. HOLLOW METAL DOOR AND FRAME - PAINTED.
3. ALUMINUM DOOR TO MATCH WINDOW SYSTEM.
4. STEEL JOIST.
5. LINE OF FUTURE MECHANICAL UNIT BEYOND.
6. LINE OF FUTURE MECHANICAL UNIT BEYOND.
7. 10. 1/2" RECESS IN PAINTED CONCRETE TILT PANEL - TYP.

GENERAL NOTES

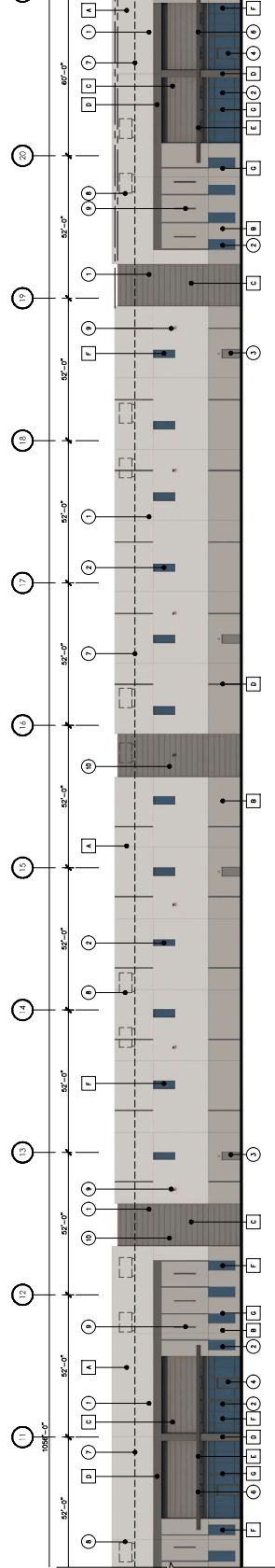
- A. MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE BUILDING.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE BUILDING.
- C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- D. PROVIDE MOCK-UP FOR ALL CONDITIONS PRIOR TO CONSTRUCTION.
- E. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE ANODIZED ALUMINUM WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.



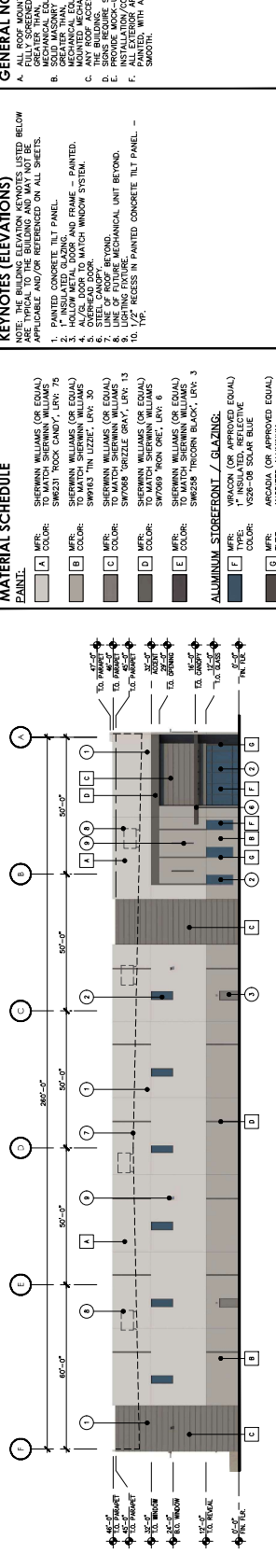
BUILDING 3 - NORTH ELEVATION (OVERALL)
 SCALE: 1"=40'-0"



BUILDING 3 - NORTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 3 - NORTH ELEVATION (ENLARGED)
 SCALE: 1"=40'-0"



BUILDING 3 - EAST ELEVATION
 SCALE: 1"=40'-0"

MATERIAL SCHEDULE

A	MFR: SHERWIN WILLIAMS (OR EQUAL)
	COLOR: SWEZI 'ROCK CANDY', LRV: 75
B	MFR: SHERWIN WILLIAMS (OR EQUAL)
	COLOR: SHERWIN 'TIN LIZZY', LRV: 30
C	MFR: SHERWIN WILLIAMS (OR EQUAL)
	COLOR: SW908 'SPRITZ GRAY', LRV: 13
D	MFR: SHERWIN WILLIAMS (OR EQUAL)
	COLOR: SW909 'IRON ORE', LRV: 6
E	MFR: SHERWIN WILLIAMS (OR EQUAL)
	COLOR: SW928 'TROUSN BLACK', LRV: 3
ALUMINUM STOREFRONT / GLAZING:	
F	MFR: WIPACON (OR APPROVED EQUAL)
	COLOR: NS28-08 SOLAR BLUE
G	MFR: ARCADIA (OR APPROVED EQUAL)
	COLOR: ANODIZED ALUMINUM #85, #6-B, BLACK

KEYNOTES (ELEVATIONS)

- KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.
1. PAINTED CONCRETE TILT PANEL.
 2. HOLLOW METAL DOOR AND FRAME - PAINTED.
 3. ALUMINUM STOREFRONT TO MATCH WINDOW SYSTEM.
 4. STEEL JOISTS.
 5. LINE OF FUTURE MECHANICAL UNIT BEYOND.
 6. LINE OF FUTURE MECHANICAL UNIT BEYOND.
 7. 10. 1/2" RECESS IN PAINTED CONCRETE TILT PANEL - TYP.

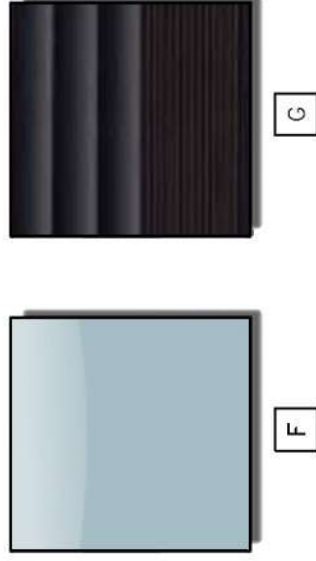
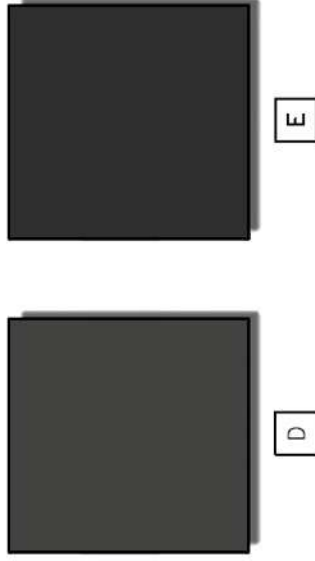
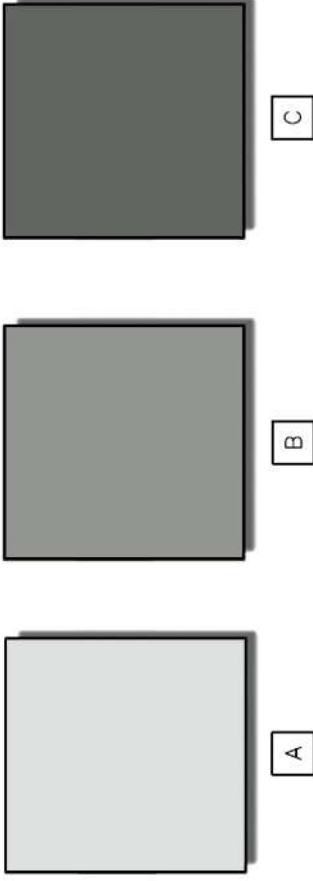
GENERAL NOTES

- A. FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE BUILDING.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE BUILDING.
- C. MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- D. PROVIDE MOCK-UP FOR ALL CONDITIONS PRIOR TO CONSTRUCTION.
- E. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE ANODIZED ALUMINUM.
- F. ALL WELDS GROUND NEAT AND VERY SMOOTH.

MATERIAL SCHEDULE

PAINT:

- A** MFR: SHERWINN WILLIAMS (OR EQUAL)
 TO MATCH SHERWINN WILLIAMS
 SW6231 'ROCK CANDY', LRV: 75
- B** MFR: SHERWINN WILLIAMS (OR EQUAL)
 TO MATCH SHERWINN WILLIAMS
 SW9163 'TIN LIZZIE', LRV: 30
- C** MFR: SHERWINN WILLIAMS (OR EQUAL)
 TO MATCH SHERWINN WILLIAMS
 SW7068 'GRIZZLE GRAY', LRV: 13
- D** MFR: SHERWINN WILLIAMS (OR EQUAL)
 TO MATCH SHERWINN WILLIAMS
 SW7069 'IRON ORE', LRV: 6
- E** MFR: SHERWINN WILLIAMS (OR EQUAL)
 TO MATCH SHERWINN WILLIAMS
 SW6258 'TRICORN BLACK', LRV: 3



ALUMINUM STOREFRONT / GLAZING:

- F** MFR: VIRACON (OR APPROVED EQUAL)
 TYPE: 1" INSULATED, REFLECTIVE
 COLOR: VS26-08 SOLAR BLUE
- G** MFR: ARCADIA (OR APPROVED EQUAL)
 TYPE: ANODIZED ALUMINUM
 COLOR: #85, AB-8, BLACK

5. Infrastructure Plan



Project No. 24159
Project Mgr. G. BROWN

Date 03/10/25
Project Eng. M. WOLF

UTILITY SERVICE EXHIBIT

SARVAL LOGISTICS

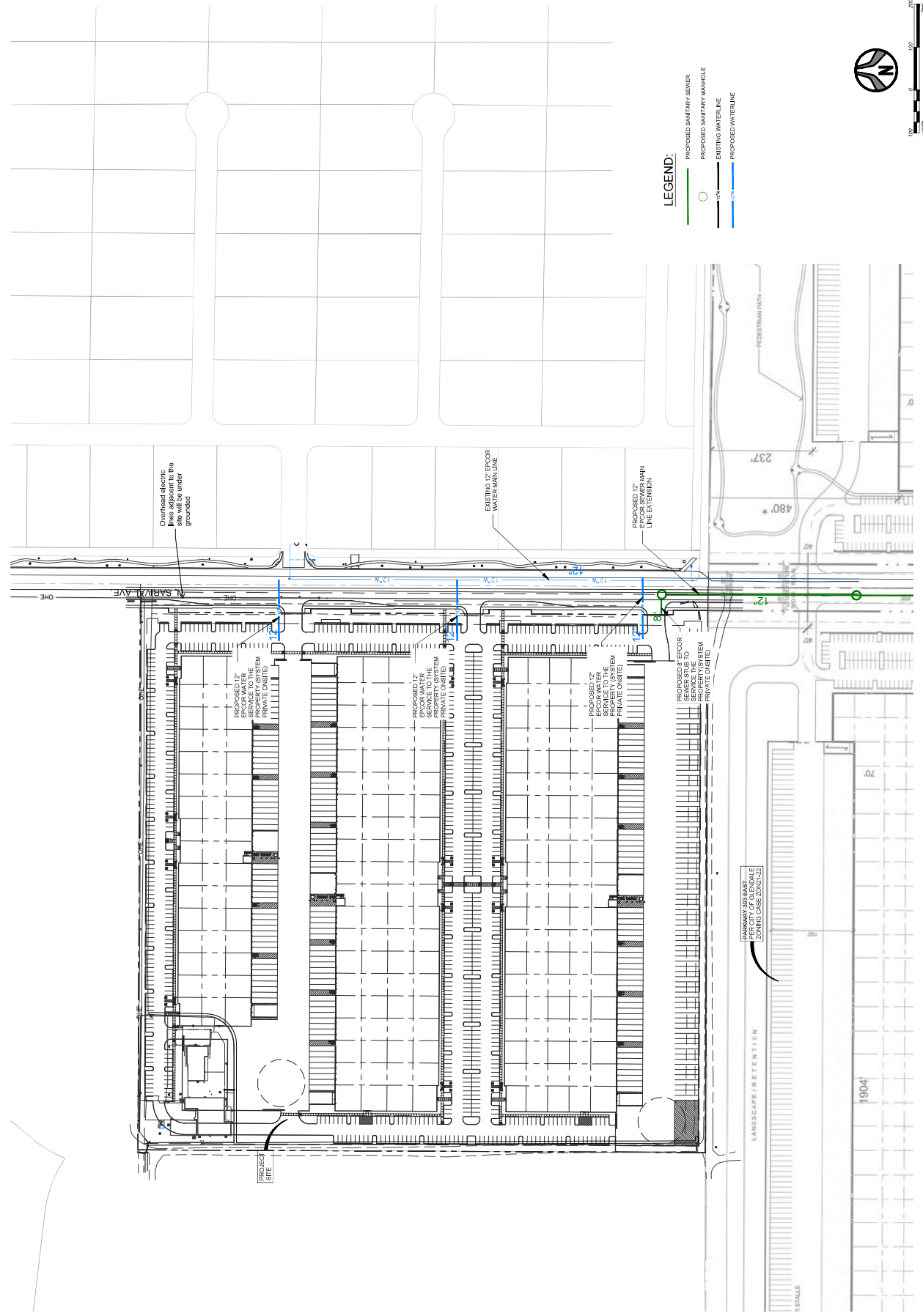
4 KNOTHOLE RD NORTH, TRACT 2 WEST OF THE OLD AND SALT RIVER TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE 6TH AND 54TH RIVERS, A KNOTHOLE RD NORTH, TRACT 2 WEST OF THE OLD AND SALT RIVERS, BAIN AND BERNARD, MARICOPA COUNTY, ARIZONA



1201 S. Alma School Rd.
Mesa, AZ 85110
Phone: 480.822.3313
www.hubbardengineering.com



- LEGEND:**
- PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MANHOLE
 - EXISTING WATERLINE
 - PROPOSED WATERLINE



PROPOSED 8\"/>

PROPOSED 12\"/>

START OF 12\"/>

Overhead electric lines adjacent to the site under ground.

LANDSCAPE RETENTION

STALLS

1904'

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PROPOSED SITE

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Project Mgr. G. BROWN

ADJACENT PARCELS MAP

SARIVAL LOGISTICS

A PORTION OF THE SARIVAL LOGISTICS TRACT, BEING 10.00 ACRES, MORE OR LESS, IN THE NORTH 1/4 SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES, BISMARCK AND HERNDON, MARICOPA COUNTY, ARIZONA

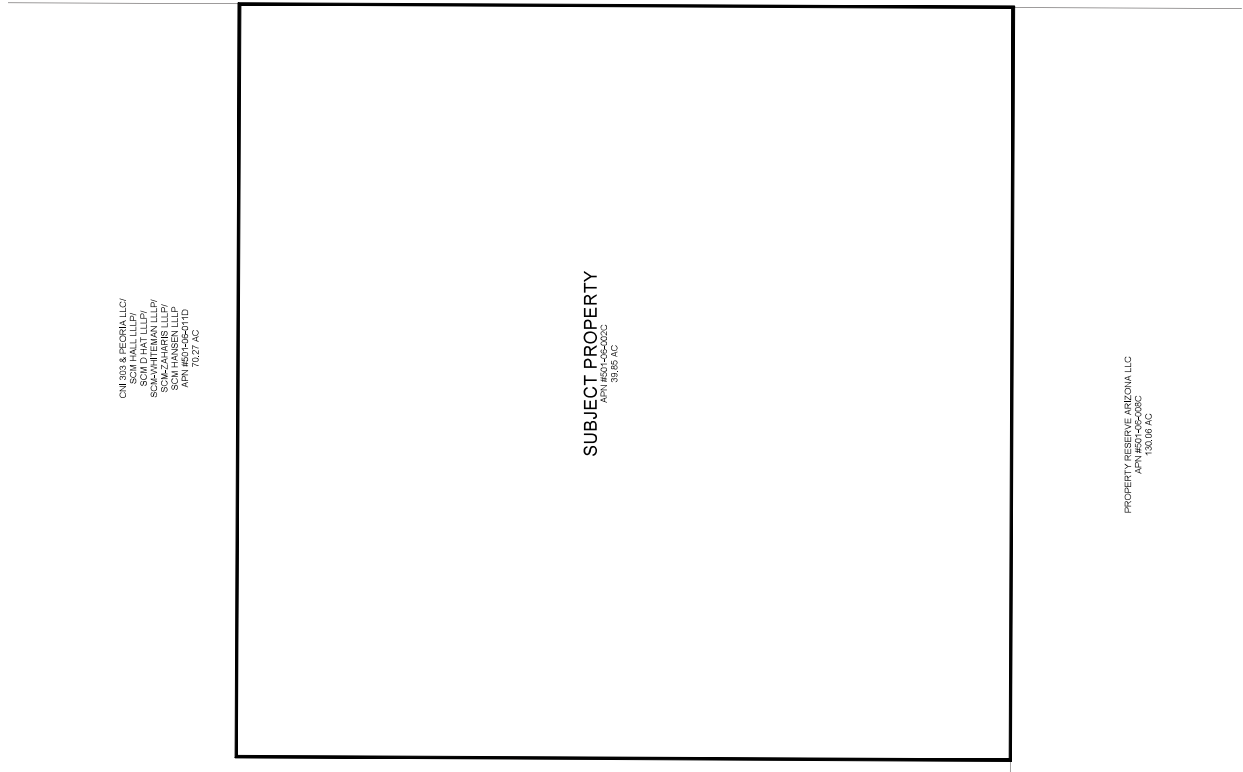


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0 100 200
Feet

OSWALD STEWART LYNN VALENTINA APN #501-44-029 0.82 AC	FETTERS JACOB ALLEN APN #501-44-028 0.82 AC	WINNIEUSH KEVIN APN #501-44-027 0.82 AC	RBAAB TRUST APN #501-44-026 0.82 AC	ESCEDERA MARCELA APN #501-44-025 0.82 AC	SAWYER ANTHONY/ APN #501-44-024 0.82 AC	TWELVE OAKS ESTATES HOME OWNERS ASSOCIATION INC APN #501-44-159 0.96 AC	SUBURBAN LAND RESERVE INC APN #501-44-024A 127.20 AC
TWELVE OAKS ESTATES HOME OWNERS ASSOCIATION INC APN #501-44-158 0.34 AC			N. SARIVAL AVE.		TWELVE OAKS ESTATES HOME OWNERS ASSOCIATION INC APN #501-44-157 0.42 AC		
MULLER TIMOTHY JAMIE APN #501-44-032 0.81 AC	IMMO CAPITAL GROUP LLC APN #501-44-031 0.83 AC	ENDSLEY GARY WAYNE/ DARREN W. ENDREWS APN #501-44-030 0.82 AC					



CNI 303 & PEORIA LLC
SCM HALL LLP
SCHWARTZHEIM LLP
SCHZAHRE LLP
APN #501-44-022
70.27 AC

SUBJECT PROPERTY
APN #501-44-023
39.85 AC

CNI 303 & PEORIA LLC
SCM HALL LLP
SCHWARTZHEIM LLP
SCHZAHRE LLP
APN #501-44-024
70.27 AC

PROPERTY RESERVE ARIZONA LLC
APN #501-44-026C
133.09 AC