

PRELIMINARY SITE PLAN
FOR
10 GOODYEAR
SEC CITRUS ROAD AND INTERSTATE 10
GOODYEAR, ARIZONA

ENGINEERING NOTES

- A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
- B. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE POINT OF OUTFALL. LOTS SHALL BE DESIGNED TO FALL TOWARDS THE STREET AT A GRADE NO LESS THAN ONE PERCENT. CITY OF GOODYEAR, ARIZONA ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL.
- C. A PERMIT IS REQUIRED FOR ANY ON-SITE GRADING.
- D. A SEPARATE PERMIT IS REQUIRED FOR ANY GRADING RELATED TO OFF-SITE CONSTRUCTION.
- E. STAKING PAD AND/OR FINISHED FLOOR ELEVATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR HIS ENGINEER. IN A CRITICAL DRAINAGE AREA (FEMA ZONES A, AO, AH, A1-A33, AND A99), CERTIFICATION OF THE FINISHED BUILDING FLOOR OR STEM WALL ELEVATION SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY VERTICAL CONSTRUCTION. IN NON-CRITICAL AREAS, THE DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATIONS OF CONSTRUCTED BUILDING PAD ELEVATIONS PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.
- F. THE CONTRACTOR SHALL COMPLY WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN PREPARED IN ACCORDANCE WITH THE CITY'S GENERAL AZPDES STORM WATER PERMIT REQUIREMENTS.
- G. THE GRADING CONTRACTOR SHALL DESIGNATE THE LOCATION FOR WASTING SPOIL MATERIALS AND OBTAIN A LETTER FROM THE OWNER GIVING PERMISSION FOR SAID DISPOSAL PRIOR TO STARTING ON-SITE CONSTRUCTION.
- H. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES RETENTION AND DETENTION AREAS, OTHER DRAINAGE FACILITIES AND CHANGES TO SURFACE GRADING AFFECTING DRAINAGE STRUCTURES, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.
- I. THE CONTRACTOR SHALL PROVIDE ALL RETENTION AND DETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASINS SIDE SLOPES SHALL NOT EXCEED 4:1 ON PRIVATE PROPERTY OR 6:1 ADJACENT TO WALKWAYS OR AREAS DESIGNATED FOR PEDESTRIAN ACCESS AND PUBLIC RIGHTS-OF-WAY. RETENTION BASIN HIGH WATER ELEVATIONS SHALL NOT EXCEED 3-FOOT DEPTH ON PRIVATE PROPERTY OR 1.5-FOOT DEPTH WITHIN 10-FEET OF PUBLIC RIGHTS-OF-WAY. RETENTION IS NOT PERMITTED WITHIN PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS.
- J. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED ER PLAN AS A RESULT OF CONFLICT WITH UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE CITY AND DESIGNER AND REQUEST MODIFICATION OF THE BASIN DESIGN.
- K. "AS-BUILT" DRAWINGS (ONE SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF MYLARS), CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY." CITY OF GOODYEAR, ARIZONA ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL.
- L. DEVELOPERS OF NEW PROJECTS SHALL PROVIDE FINANCIAL ASSURANCE IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY TO COVER THE COST TO CORRECT ANY STORM WATER DRAINAGE OR DISPOSAL PROBLEMS THAT MAY ARISE DURING THE FIRST 5 YEARS FOLLOWING THE COMPLETION OF THE INITIAL PROJECT CONSTRUCTION. DURING THE 5-YEAR PERIOD, IF DISPOSAL METHODS IN USE ARE FOUND TO BE INSUFFICIENT TO DISPOSE OF RETAINED STORM WATER WITHIN A 36-HOUR PERIOD FOLLOWING A RAIN EVENT, THE DEVELOPER'S ENGINEER SHALL SUBMIT A CORRECTIVE ACTION PLAN TO THE CITY FOR REVIEW AND APPROVAL. THE SUBMITTED INFORMATION SHALL DEMONSTRATE MEASURES THAT WILL BE IMPLEMENTED TO CORRECT DEFICIENCIES IN THE SYSTEM. THE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THESE GENERAL NOTES.
- M. PRIOR TO THE ISSUANCE OF STORM DRAIN PERMITS, STREET SUBGRADE ELEVATIONS SHALL BE GRADED TO WITHIN 0.5 FEET OF THE APPROVED PAVING PLANS; OPEN SPACES, TRACTS, AND RIGHTSOF-WAY ELEVATIONS GRADED TO WITHIN 0.3 FEET OF APPROVED GRADING PLAN ELEVATIONS; AND PADS CERTIFIED TO BE AT OR +0.1 FOOT ABOVE THE PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING PLANS.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A MEASURED BEARING OF SOUTH 00°16'59" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 638, PG. 33, M.C.R.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS BASED UPON THE CITY OF GOODYEAR BENCHMARK LIST, POINT NO. G347 WITH AN NAVD88 DATUM ELEVATION OF 996.48 BEING A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE & VAN BUREN STREET.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1670L AND MAP NUMBER 04013C 2135L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X AND ZONE AH.

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: AH IS DEFINED AS AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE SHALLOW FLOODING (USUALLY AREAS OF PONDING) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET.

LEGAL DESCRIPTION

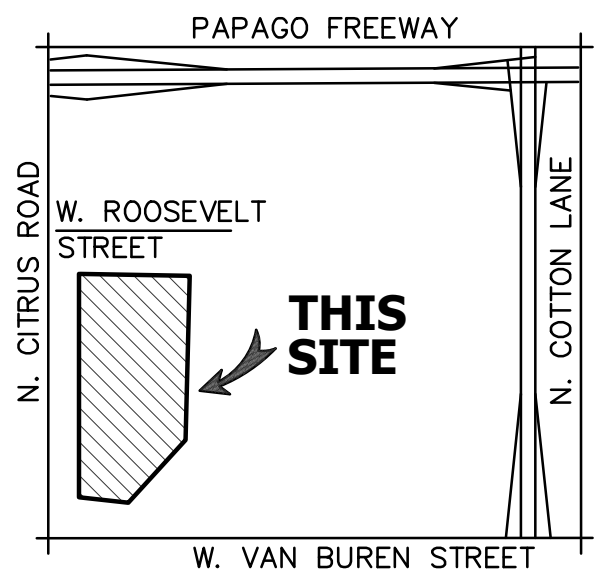
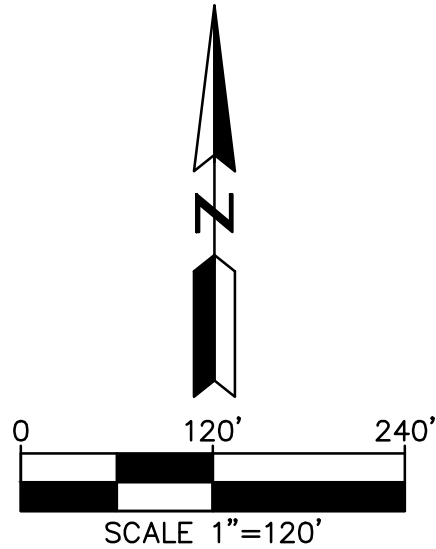
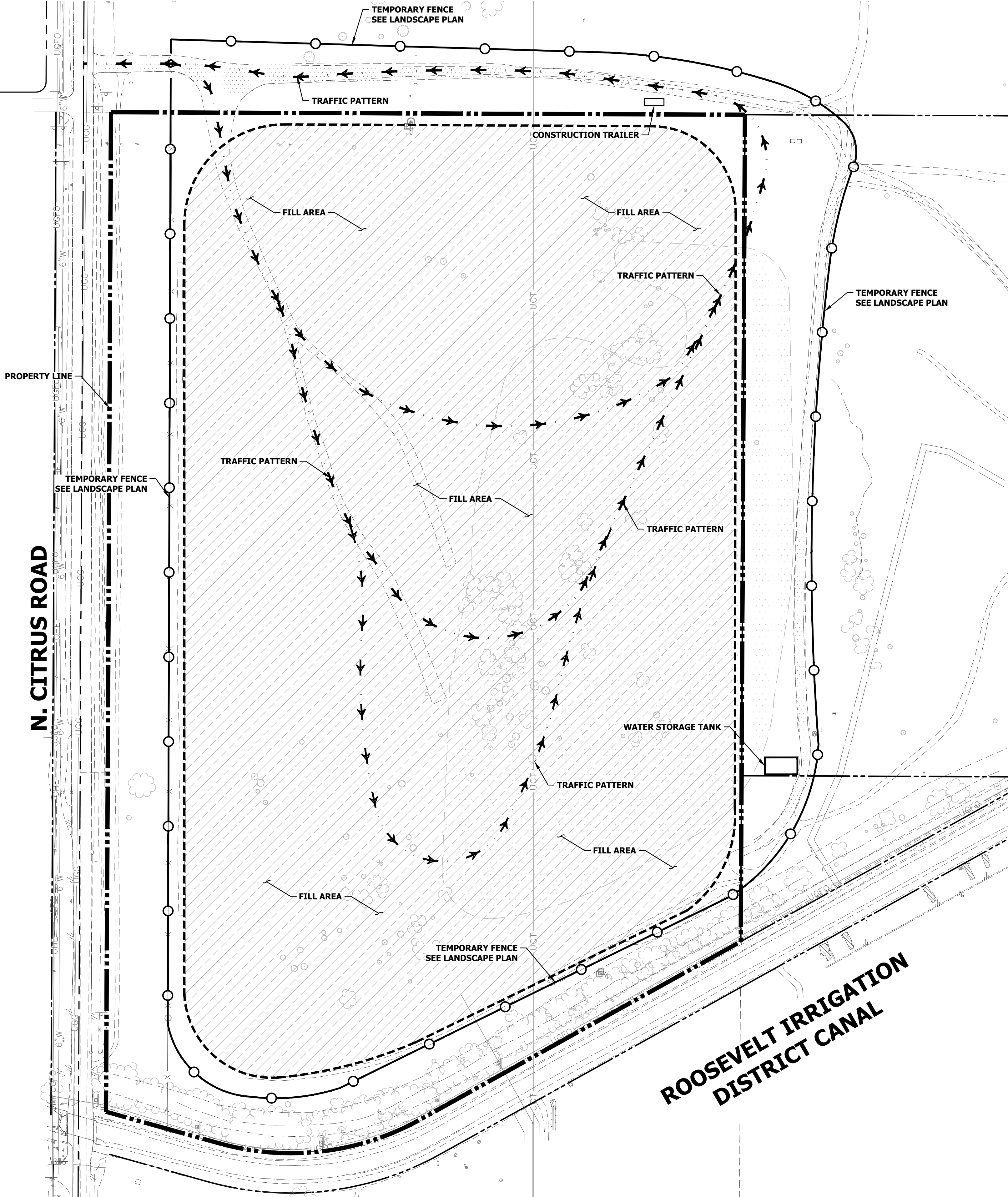
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT CANAL; EXCEPT THE EAST 1.00 FEET THEREOF; AND EXCEPT THE WEST 55 FEET THEREOF

FIRE ACCESS NOTE

A 20-FOOT FIRE ACCESS LANE SHALL BE MAINTAINED AT ALL TIMES. THE SURFACE SHALL MEET THE CITY OF GOODYEAR STANDARD DETAILS G-3244-1 TO G-3244-3

TRAFFIC PATTERN NOTE

TRAFFIC PATTERNS WILL VARY DEPENDING ON THE SPECIFIC AREA FILLED. TRAFFIC PATTERNS WILL BE CONTROLLED BY BARRIERS, SIGNS AND HIGH VISIBILITY CONES.



VICINITY MAP

ARCHITECT

BUTLER DESIGN GROUP
5017 E. WASHINGTON STREET #107
PHOENIX, ARIZONA 85034
PHONE: (602)957-1800
CONTACT: KOREY WILKES
EMAIL: KWILKES@BUTLERDESIGNGROUP.COM

OWNER

CINTOS COMMERCE CENTER LLC/ GR + RR LLC
PO BOX: 74767
PHOENIX, AZ 85087

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

SHEET INDEX

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SITE AREA: 54.33± AC

APN#

APN# 502-38-007H, APN# 502-38-007J, AND APN# 502-38-007K

PROJECT DATA

SITE AREA:	54.33±
GENERAL PLAN LAND USE:	INDUSTRIAL
ZONING:	AG
OVERLAY DISTRICT:	N/A
*BUILDING AREA:	N/A
*LOT COVERAGE	N/A
NUMBER OF STORIES:	N/A
*CONSTRUCTION TYPE:	N/A
AUTOMATIC FIRE SPRINKLER	N/A
PROPOSED USE:	N/A
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	N/A
ACCESSIBLE PROVIDED:	N/A
LANDSCAPE REQUIRED:	N/A
LANDSCAPE PROVIDED:	N/A
NO PERMANENT STRUCTURES	

PROJECT DATA

MINIMUM PERIMETER CONSTRUCTION TRAILER SETBACK = 50 FEET.

EXISTING LEGEND

CENTERLINE	---
RIGHT OF WAY	----
PROPERTY LINE	----
EASEMENT	----
MAJOR CONTOUR	1285
MINOR CONTOUR	1283
SANITARY SEWERLINE	SS--
WATERLINE	W----
STREET LIGHT	•
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊕
SPOT ELEVATION	× 1284.92 EG
ELECTRICAL RISER	⊠
WATER METER	⊞

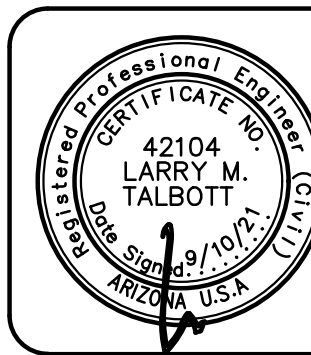
PROPOSED LEGEND

FLOW ARROW	→
FENCE	----
APPROXIMATE PIT AREA	----
TRAFFIC PATTERN LINE	----
PROPERTY LINE	----

NO.	DATE	REVISION	BY

DESIGN BY: LMT
DRAWN BY: LMT
CHECKED BY: LMT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY SITE PLAN
FOR
TROTTER GOODYEAR
SEC CITRUS ROAD AND INTERSTATE 10
GOODYEAR, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
TROTTER
GOODYEAR

HE NO.: TROT001
SCALE: 1"=120'

SHEET:
C1.0