

# MAJESTIC 303

BENCHMARK ID: G372  
ELEVATION: 1065.23 FEET (NAVD OF 1988) - BRASS CAP FLUSH - INDIAN SCHOOL @ LOOP 303  
BENCHMARK ID: G374  
ELEVATION: 1065.25 FEET (NAVD OF 1988)-BRASS CAP IN HAND HOLE - INDIAN SCHOOL @ COTTON LN

Legal Description:  
"Full Legal Description is available in submitted document 004 Legal Description"

A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF GOODYEAR, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, FOR THE SEWER LIFT STATION PURPOSES BY SPECIAL WARRANTY DEED RECORDED ON JULY 20, 2020 AS INSTRUMENT NO. 2200649292.  
APN: 502-31-009H

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. 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.  
b. 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.  
c. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS. 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.

## ABBREVIATIONS:

|                       |                                  |                              |                                                                            |                 |                                       |                           |                                                  |
|-----------------------|----------------------------------|------------------------------|----------------------------------------------------------------------------|-----------------|---------------------------------------|---------------------------|--------------------------------------------------|
| ADJ. ALLOW. ALT.      | ADJACENT ALLOWABLE ALTERNATE     | ELECT. EQ. EXIST.            | ELECTRICAL EQUAL EXISTING                                                  | MAX. MIN. MISC. | MAXIMUM MINIMUM MISCELLANEOUS         | SHT. SIM. SPEC. STD. STR. | SHEET SIMILAR SPECIFICATIONS STANDARD STRUCTURAL |
| BLDG.                 | BUILDING                         | F.F. F.G. FH. FLR. F.S. FTG. | FINISH FLOOR FINISH GRADE FIRE HYDRANT FINISH FLOOR FINISH SURFACE FOOTING | N.T.S. PP       | NOT TO SCALE PROPERTY LINE POWER POLE | TYP. U.N.O. W/O YD.       | TYPICAL UNLESS NOTED OTHERWISE WITH WITHOUT YARD |
| CLR. COL. CONC. CONT. | CLEAR COLUMN CONCRETE CONTINUOUS | DIA. DIM. DWG.               | DIAMETER DIMENSION DRAWING                                                 | R REQ. REV.     | RADIUS REQUIRED REVISED OR REVISION   |                           |                                                  |

## LEGEND:

|  |                                                                                               |
|--|-----------------------------------------------------------------------------------------------|
|  | Property Line                                                                                 |
|  | Sight Visibility Triangle                                                                     |
|  | Accessible Path Of Travel.                                                                    |
|  | 20' Wide Min. Fire Access Lane With 38' CL Radius, 28' Inside Radius and a 48' Outside Radius |
|  | Double Trash Enclosure Per City of Goodyear Standard Detail G-3164-1                          |
|  | Fire Hydrant                                                                                  |
|  | 1 Double Bike Locker (2 Bikes)                                                                |



VICINITY MAP

APN - 502-31-009C  
Recording Number - 19980611014  
Recording Book and Page - N/A  
Subdivision Name - N/A  
Zoning - R1-6

See Civil Engineering Page 3 For Distance To Section Monuments

Project Information:  
• Case number Number : 21-30000007  
Submitted By:  
• Majestic Realty Co.  
• Phone (480) 977-2700  
• Fax (480) 977-2717  
• 2555 E. Camelback Road (Suite 210)  
• Phoenix, Arizona 85016  
• Address: Goodyear, Arizona  
• Proposed Use: Office / Warehouse  
• Construction Type: III B  
• Building Equipped With ESFR Fire Sprinklers  
• Existing Zoning: I-1  
• Proposed Building Height = 50'-0" Top of Wall.  
• Accessor Parcel Numbers 502-31-009H  
• Legal Description:  
"Full Legal Description is available in submitted document 004 Legal Description"

A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF GOODYEAR, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, FOR THE SEWER LIFT STATION PURPOSES BY SPECIAL WARRANTY DEED RECORDED ON JULY 20, 2020 AS INSTRUMENT NO. 2200649292.  
Description of Work:  
Site Plan Review, 2 new Office/Warehouse Buildings, On-site storm water retention, curb cuts, water & sewer work, and fire sprinklers

## Industrial District Standards

| Districts                 | I-1    | I-1 (TEN303 PAD) | Proposed Standards |
|---------------------------|--------|------------------|--------------------|
| Minimum Site Area         | 1 Acre | 1 Acre           | 1 Acre             |
| Lot Width                 | 150'   | 150'             | 150'               |
| Lot Depth                 | 200'   | 200'             | 200'               |
| Maximum Building Coverage | 50%    | 50%              | 50%                |
| Maximum Height            | 50'*** | 40'              | 50'***             |
| Minimum Setbacks:         |        |                  |                    |
| Front                     | 30'    | 30'              | 30'                |
| Side                      | 30'    | 20'              | 20'                |
| Rear                      | 20'    | 20'              | 20'                |
| Street Side               | 30'    | 30'              | 30'                |

\*Thirty (30) feet per side; provided further that a ten (10) foot area adjacent to the property line be landscaped and maintained.

\*\*20' per side; provided further that a 10' area adjacent to the property line be landscaped and maintained.

\*\*\*The height of a building located in an I-1 district that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed building height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

## NOTES:

- See Civil For Legal Description
- See Civil For All Utilities
- See Civil Plans for Water Quality Areas.
- See Civil Plans For Description Of All Easements That Are To Remain and or Be Abandoned.
- See Civil Plans for Meets and Bounds of the Property.
- Knox gate switches required on all automatic gates. Knox locking box required at all main entries, truck gates, emergency access gates, fire pump rooms, fire sprinkler riser rooms, and other areas required by field inspector.
- Private security gates shall be equipped with a Pre-Emption Device approved by the Fire Department.
- All Parking Stalls are 9'x20' All Accessible Stalls Follow ADA Guidelines.
- There are NO covered parking stalls provided with the Shell Building.
- Rooftop Equipment Will Be Screened From View By Either Parapet Wall or Mechanical Equipment Screen.
- Fire Lanes to Be Minimum. 20' Wide With a 28' Inside Turning Radius and a 48' Outside Turning Radius. Fire Department Is Able to Use All Open Areas For Maneuvering
- Fire Hydrants In Truck Court To Be Protected With Bollards

| LINE | BEARING     | DISTANCE | RECORD DISTANCE |
|------|-------------|----------|-----------------|
| L1   | N69°08'42"W | 24.52'   |                 |
| L2   | N65°36'18"W | 63.80'   |                 |
| L3   | N19°26'27"E | 68.02'   |                 |
| L4   | N70°49'27"W | 88.92'   |                 |
| L5   | N00°00'19"E | 3.59'    |                 |
| L6   | N45°00'19"E | 28.28'   |                 |
| L7   | N89°59'41"W | 51.05'   |                 |
| L8   | N81°51'06"W | 21.18'   |                 |
| L9   | N89°59'41"W | 66.55'   |                 |
| L10  | N75°58'09"E | 12.37'   |                 |

|                   | Goodyear, Az. Parking Requirement | Per # SF | Spaces Required | Spaces Provided | Over / Under |
|-------------------|-----------------------------------|----------|-----------------|-----------------|--------------|
| Building 1        |                                   |          |                 |                 |              |
| Office            |                                   | 20,000   | 300             | 66.67           |              |
| Warehouse         |                                   | 10,000   | 1,000           | 10.00           |              |
| Warehouse Balance |                                   | 371,639  | 5,000           | 74.33           |              |
| Total             |                                   | 391,639  | 151             | 356             | 205          |

|                   | Goodyear, Az. Parking Requirement | Per # SF | Spaces Required | Spaces Provided | Over / Under |
|-------------------|-----------------------------------|----------|-----------------|-----------------|--------------|
| Building 2        |                                   |          |                 |                 |              |
| Office            |                                   | 20,000   | 300             | 66.67           |              |
| Warehouse         |                                   | 10,000   | 1,000           | 10.00           |              |
| Warehouse Balance |                                   | 440,304  | 5,000           | 88.06           |              |
| Total             |                                   | 460,304  | 165             | 306             | 141          |

|            | Site Area Net (Acres) | Building Area (SF) | Coverage (%) | Landscape Coverage Required | Landscape Coverage Provided (SF) | Landscape Coverage Provided (%) | Dock Doors Provided (9'x10') | Trailer Parking Provided (11'x53') | Car Parking Required (9'x20') | Car Parking Provided (9'x20') | Bicycle Parking Required | Bicycle Parking Provided |
|------------|-----------------------|--------------------|--------------|-----------------------------|----------------------------------|---------------------------------|------------------------------|------------------------------------|-------------------------------|-------------------------------|--------------------------|--------------------------|
| Building 1 | 29.530                | 391,639            | 30.45%       | 10%                         | 350,826                          | 27.27%                          | 78                           | 91                                 | 151                           | 356                           | 16                       | 16                       |
| Building 2 | 25.699                | 460,304            | 41.12%       | 10%                         | 145,871                          | 13.03%                          | 88                           | 114                                | 165                           | 306                           | 17                       | 18                       |
| Total      | 55.230                | 851,943            | 35.41%       | 10%                         | 496,697                          | 20.65%                          | 166                          | 205                                | 316                           | 662                           | 33                       | 34                       |

80 0 80 160  
SCALE IN FEET (1" = 80')



SUBMITTAL 04 (2022 01 20)

PREPARED BY: COMMERCE CONSTRUCTION CO. L.P. (562) 699-0453

ARCHITECTURAL SITE PLAN

SCALE:  
1" = 80'-0"

A1  
Sheet 1 of 7 Sheets

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (562) 699-0453  
License No. 723302

ARCHITECTURAL SITE PLAN  
BUILDING 1 & 2  
MAJESTIC 303  
GOODYEAR, AZ

Drawing Plot Bar  
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1" high along the physical size of drawing has changed.

DRAWN BY DATE  
JN

CCC JOB NO.  
7285

SHEET NO.