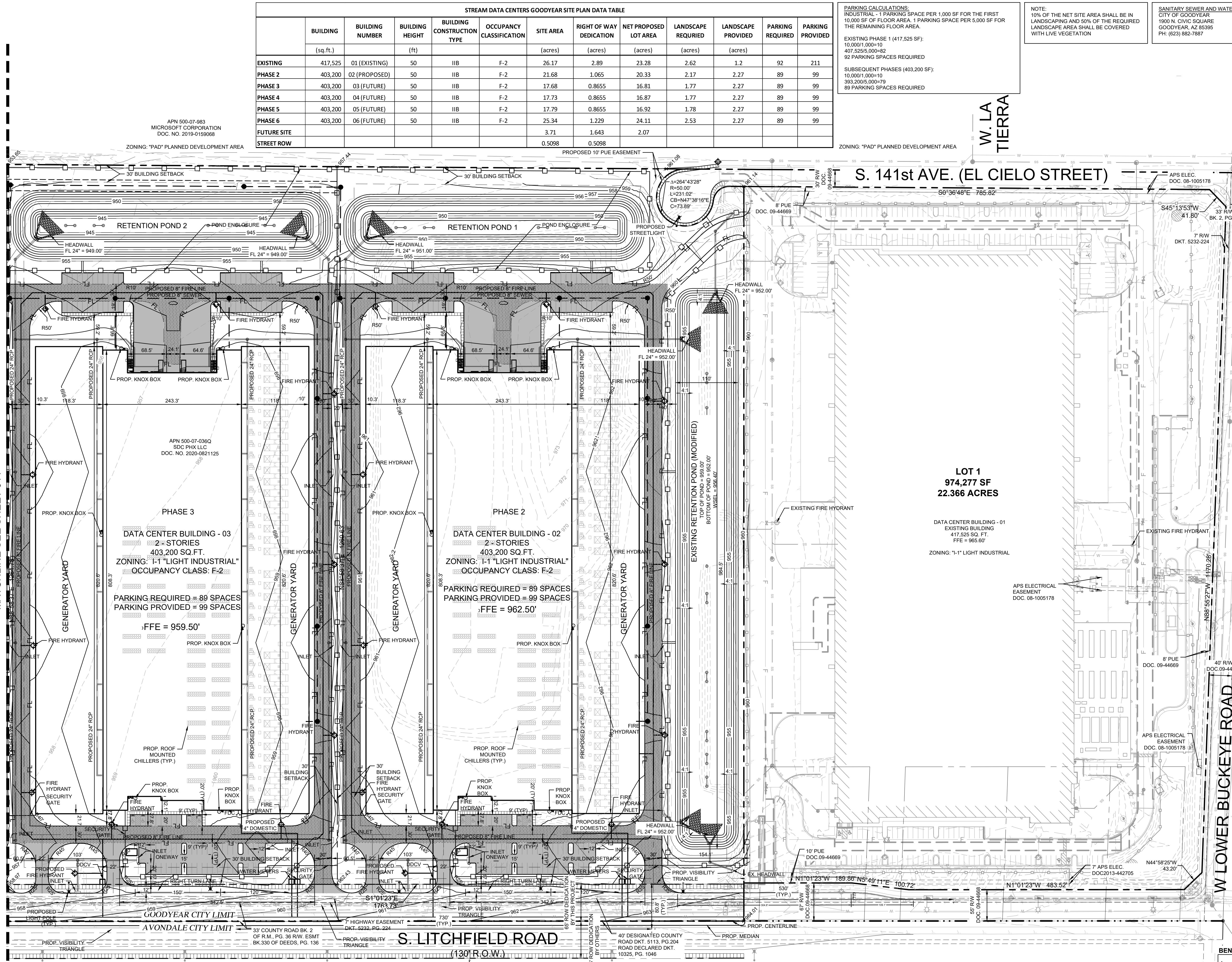


MATCHLINE SEE SHEET 011

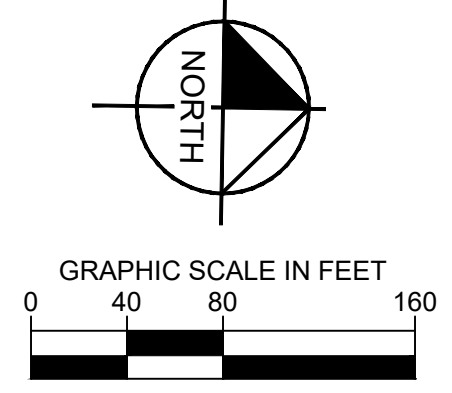


STREAM DATA CENTERS GOODYEAR SITE PLAN DATA TABLE											
BUILDING	BUILDING	BUILDING	BUILDING	OCCUPANCY	SITE AREA	RIGHT OF WAY	NET PROPOSED	LANDSCAPE	LANDSCAPE	PARKING	PARKING
(sq. ft.)	NUMBER	HEIGHT	CONSTRUCTION	CLASSIFICATION	(acres)	DEDICATION	LOT AREA	REQUIRED	PROVIDED	REQUIRED	PROVIDED
EXISTING	417,525	01 (EXISTING)	IIB	F-2	26.17	2.89	23.28	2.62	1.2	92	211
PHASE 2	403,200	02 (PROPOSED)	IIB	F-2	21.68	1.065	20.33	2.17	2.27	89	99
PHASE 3	403,200	03 (FUTURE)	IIB	F-2	17.68	0.8655	16.81	1.77	2.27	89	99
PHASE 4	403,200	04 (FUTURE)	IIB	F-2	17.73	0.8655	16.87	1.77	2.27	89	99
PHASE 5	403,200	05 (FUTURE)	IIB	F-2	17.79	0.8655	16.92	1.78	2.27	89	99
PHASE 6	403,200	06 (FUTURE)	IIB	F-2	25.34	1.229	24.11	2.53	2.27	89	99
FUTURE SITE					3.71	1.643	2.07				
STREET ROW					0.5098	0.5098					

PARKING CALCULATIONS:
INDUSTRIAL - 1 PARKING SPACE PER 1,000 SF FOR THE FIRST 10,000 SF OF FLOOR AREA. 1 PARKING SPACE PER 5,000 SF FOR THE REMAINING FLOOR AREA.
EXISTING PHASE 1 (417,525 SF):
10,000/1,000=10
407,525/5,000=82
92 PARKING SPACES REQUIRED
SUBSEQUENT PHASES (403,200 SF):
10,000/1,000=10
393,200/5,000=79
89 PARKING SPACES REQUIRED

NOTE:
10% OF THE NET SITE AREA SHALL BE IN LANDSCAPING AND 50% OF THE REQUIRED LANDSCAPE AREA SHALL BE COVERED WITH LIVE VEGETATION

SANITARY SEWER AND WATER PROVIDER
CITY OF GOODYEAR
1900 N. CIVIC SQUARE
GOODYEAR, AZ 85395
PH: (602) 882-7887



- GENERAL NOTES**
- 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 FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
 - 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.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED 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.
 - LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY 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.
 - 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.
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 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - 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.
 - ALL PARKING SPACES ARE REQUIRED TO BE 9'X20' OR 9'X18'-6" WITH A 1'-6" OVERHANG.
 - AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED AND BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SHOULD TESTING SHOW THAT AN ERRC SYSTEM IS REQUIRED, FINAL APPROVAL FOR THE CERTIFICATE OF OCCUPANCY WILL NOT BE PROVIDED UNTIL THE SYSTEM IS INSTALLED, TESTED, AND APPROVED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM.
 - FOR ALL ELECTRICALLY OPERATED GATES, SEPARATE PERMITS ARE REQUIRED. AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTIONAL) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO THAT IT CAN SEE THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDESTAL, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE, A MINIMUM OF TEN (10) FEET FROM THE GATE, AND ON THE DRIVER'S SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS. IF EXITING IS NOT AUTOMATIC, A PRE-EMPTION DEVICE AND A KEY SWITCH ARE REQUIRED ON THE INSIDE.
 - EDGES OF THE FIRE LANE ARE TO BE MARKED WITH RED PAINTING AND WHITE LETTERING "NO PARKING FIRE LANE" AND SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES.
 - LAYOUT OF GENERATOR YARDS SHOWN FOR REFERENCE. FULL BUILD OUT IS SUBJECT TO CHANGE.
 - LAYOUT OF CHILLER ARE SHOWN FOR REFERENCE. FULL BUILD OUT IS SUBJECT TO CHANGE.

- BENCH MARK LIST**
- CITY OF GOODYEAR BENCHMARK NUMBER G304, A 3" M.C.H.D. BRASS CAP IN HANDHOLE AT THE INTERSECTION OF BROADWAY ROAD AND BULLARD AVENUE. ELEVATION = 923.87 (NAVD'88)
 - CITY OF GOODYEAR BENCHMARK NUMBER G310, A 3" M.C.H.D. BRASS CAP IN HANDHOLE AT THE INTERSECTION OF BULLARD AVENUE AND EL SOL. ELEVATION = 944.50 (NAVD'88)

ZONING: "A-1" GENERAL INDUSTRIAL
IP AVONDALE PROPCO LLC
APN: 500-58-004A,
500-58-004C

PROJECT No. 068213065
SHEET SIZE: 24"x36"

DATE: JANUARY 2023
SCALE: AS SHOWN
DESIGNED BY: JMT
DRAWN BY: GDD
CHECKED BY: HM

Kimley»Horn

7740 NORTH 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 335-6511 | 602-944-5500

Registered Professional Engineer
75436
JMT
TORPEY
Arizona, USA
Exp. Date 03/31/25

STREAM DATA CENTERS
2950 S. LITCHFIELD ROAD
CITY OF GOODYEAR, ARIZONA 85338
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE PLAN 01

1ST CITY SITE PLAN SUBMITTAL
No. _____
DATE 01/06/2023

REVISIONS

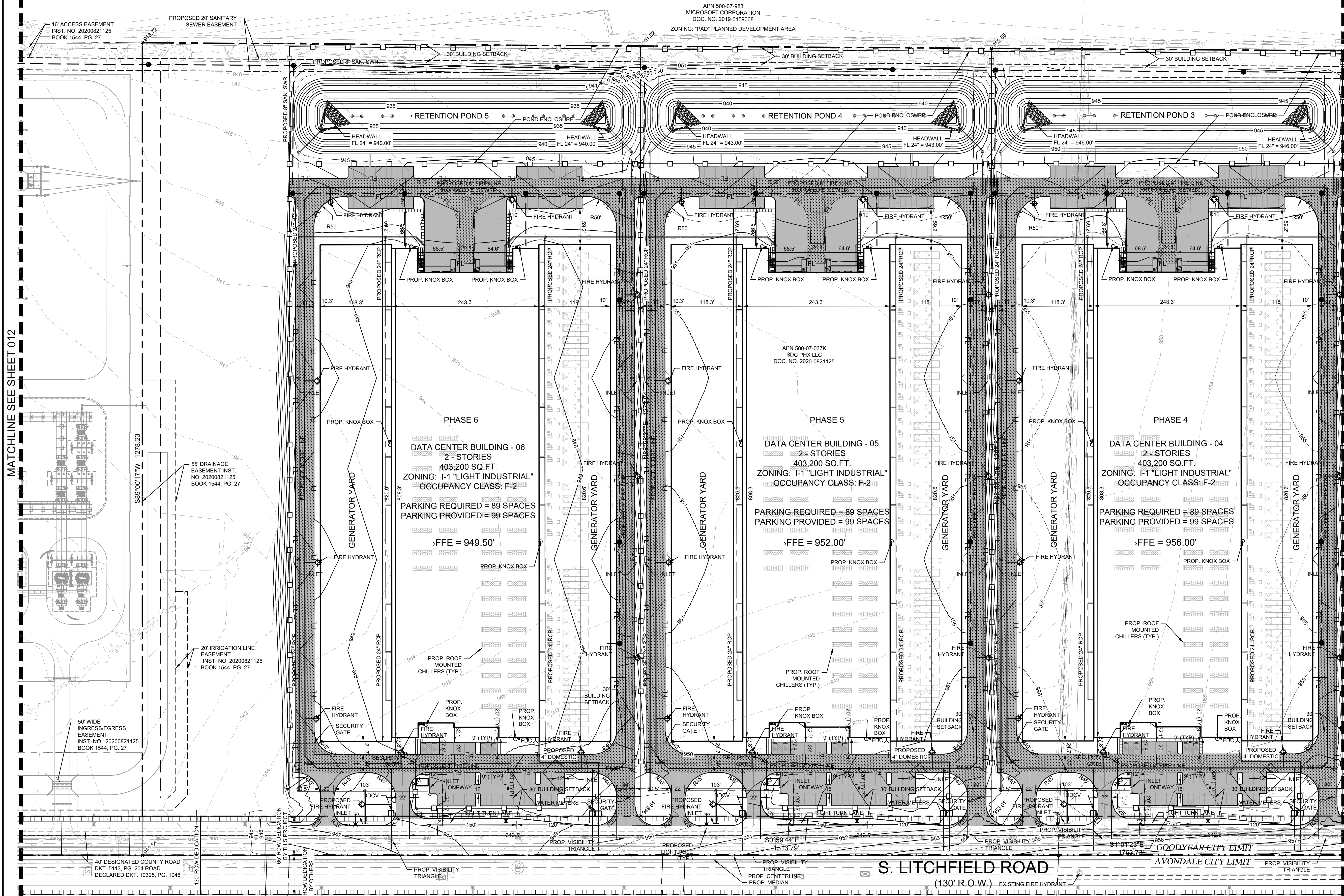
No.	DATE	BY

#: 23-60000001

SHEET NUMBER 010

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MATCHLINE SEE SHEET 012



PARKING CALCULATIONS:
INDUSTRIAL - 1 PARKING SPACE PER 1,000 SF FOR THE FIRST 10,000 SF OF FLOOR AREA, 1 PARKING SPACE PER 5,000 SF FOR THE REMAINING FLOOR AREA.
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SANITARY SEWER AND WATER PROVIDER
CITY OF GOODYEAR
1800 N. CIVIC SQUARE
GOODYEAR, AZ 85395
PH: (623) 882-7887

STREAM DATA CENTERS GOODYEAR SITE PLAN DATA TABLE												
	BUILDING	BUILDING NUMBER	BUILDING HEIGHT	BUILDING CONSTRUCTION TYPE	OCCUPANCY CLASSIFICATION	SITE AREA	RIGHT OF WAY DEDICATION	NET PROPOSED LOT AREA	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED	PARKING REQUIRED	PARKING PROVIDED
	(sq.ft.)		(ft)			(acres)	(acres)	(acres)	(acres)	(acres)		
EXISTING	417,525	01 (EXISTING)	50	IIB	F-2	26.17	2.89	23.28	2.62	1.2	92	211
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NO.	REVISIONS	DATE	BY
1	1ST CITY SITE PLAN SUBMITTAL	01/06/2023	

Kimley»Horn
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: 602-335-6511, 602-944-5500



PROJECT NO. 068213065	DATE: JANUARY 2023	SCALE: AS SHOWN	DESIGNED BY: JMT	DRAWN BY: GDD	CHECKED BY: HM
SHEET SIZE: 24"x36"					

STREAM DATA CENTERS
2950 S. LITCHFIELD ROAD
CITY OF GOODYEAR, ARIZONA 85338
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE	BY
01/06/2023	

SHEET NUMBER 011