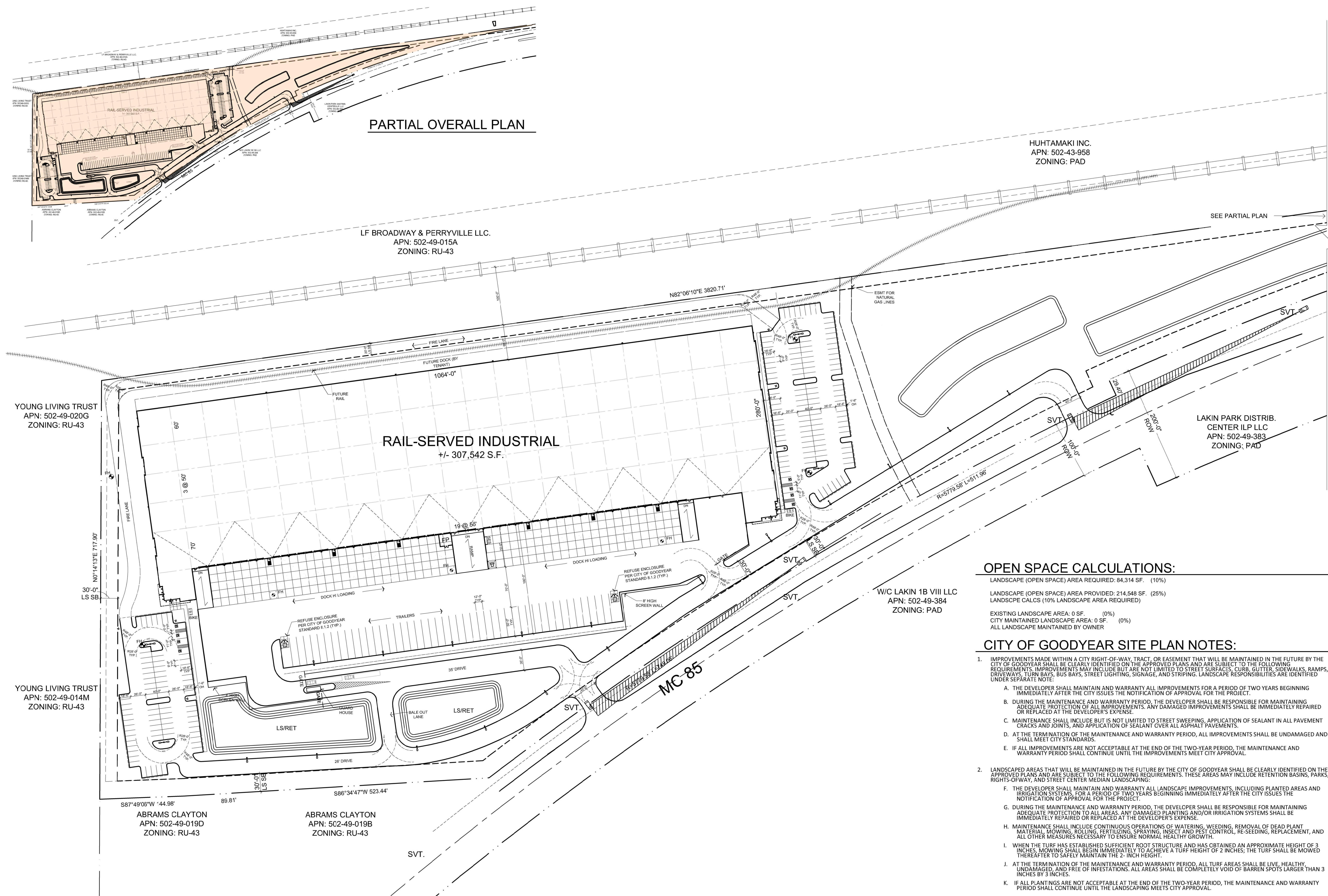
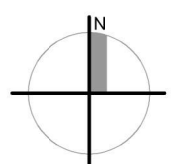
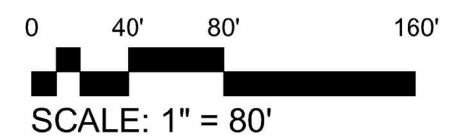




PRELIMINARY SITE PLAN



# LOGISTICS 85

## Proposed Industrial Development

Goodyear, Arizona

### OPEN SPACE CALCULATIONS:

LANDSCAPE (OPEN SPACE) AREA REQUIRED: 84,314 SF. (10%)

LANDSCAPE (OPEN SPACE) AREA PROVIDED: 214,548 SF. (25%)

LANDSCAPE CALCS (10% LANDSCAPE AREA REQUIRED)

EXISTING LANDSCAPE AREA: 0 SF. (0%)

CITY MAINTAINED LANDSCAPE AREA: 0 SF. (0%)

ALL LANDSCAPE MAINTAINED BY OWNER

### CITY OF GOODYEAR SITE PLAN 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 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.
  - 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 TO ALL AREAS. 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 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.
- 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:
  - 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.
  - 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.
  - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRINKLING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
  - 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, UNDAMAGED, 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.

### PROJECT DATA

#### SITE & BUILDING DATA:

|                                               |                                                |
|-----------------------------------------------|------------------------------------------------|
| EXISTING ZONE:                                | PAD                                            |
| BUILDING - A.P.N.:                            | 502-49-020P                                    |
| MICK:                                         | N/A                                            |
| SECTION:                                      | 28                                             |
| TOWNSHIP:                                     | 1N                                             |
| RANGE:                                        | 2W                                             |
| PROPOSED BUILDING HEIGHT AT RIDGE (70FT MAX): | 49'-8 1/2" (55'-0" AT PARAPET)                 |
| CONSTRUCTION TYPE:                            | V-B (NON-RATED) UNLIMITED AREA                 |
| OCCUPANCY:                                    |                                                |
| NET SITE AREA:                                | 1,150,688 S.F. (26.4 AC.)                      |
| BUILDING S.F.:                                |                                                |
| TOTAL BUILDING S.F.:                          | 307,542 S.F.                                   |
| % SITE COVERAGE:                              | 26.7 %                                         |
| BUILDING HEIGHT:                              | 55 FT                                          |
| MIN. YARD SETBACK REQUIRED:                   | FRONT / SIDE: 30'; REAR: 20'; STREET SIDE: 30' |

#### PARKING DATA:

|                     |                                           |
|---------------------|-------------------------------------------|
| CAR STALL SIZE:     | 9'-0"x18'-6" W/ 1'-5" O.H. = 9'-0"x20'-0" |
| TRAILER STALL SIZE: | 12'-0"x50'-0" W/ 10'-0" O.H.              |

#### BUILDING:

|                                                |                             |
|------------------------------------------------|-----------------------------|
| (1) SP / 1,000 S.F. FOR THE FIRST 10,000 S.F.: | 10,000 S.F. / 1,000 = 10 SP |
| (1) SP / 5,000 S.F. THEREAFTER:                | 291,548 / 5000 = 58 SP      |
| (1) SP / 300 S.F. (OFFICE):                    | 5,584 / 300 = 19 SP         |
| REQUIRED SP:                                   | 87 SP                       |
| PROVIDED SP:                                   | 200 SP                      |
| ACCESSIBLE REQUIRED:                           | 7 SP                        |
| ACCESSIBLE PROVIDED:                           | 8 SP                        |
| BICYCLE PARKING REQUIRED:                      | 8 SP                        |
| BICYCLE PARKING PROVIDED:                      | 8 SP                        |

### SITE PLAN KEY NOTES

- FIRE HYDRANT: SPACED 332' O.C. MAX.
- FIRE PUMP HOUSE WITH F.D.C.
- 24 INCH TALL ADDRESS NUMBERS - FINAL LOCATION TBD
- 26 FT. WIDE FIRE LANE
- RED PAINTED CURBING AND WHITE LETTERING AT FIRE LANES
- 8' TALL MOTORIZED SLIDING GATES WITH DUAL-STROBE PREEMPTION SWITCHES AND PEDESTAL MOUNTED KNOX-BOX OVERRIDE KEY SWITCH EACH SIDE OF GATE AND F.D. ACCESS SIGNAGE ON GATE
- KNOX BOX
- 9' WIDE X 10' TALL OVERHEAD DOCK DOORS
- OPTIONAL TRAILER SPACES WITH 8' SCREENWALL
- FUTURE MONUMENT SIGNS UNDER SEPARATE PERMIT
- VISIBILITY TRIANGLE LINE
- NEW STREET LIGHT (SPACED 230' O.C.)

### SITE PLAN GENERAL NOTES

TRAFFIC CALMING DEVICES, SUCH AS SPEED BUMPS ARE NOT ALLOWED AT FIRELANES

EMERGENCY RESPONDER RADIO COVERAGE SYSTEM TEST TO BE PERFORMED PRIOR TO OCCUPANCY

PROJECT TO PROVIDE FIRE PUMP AND ESFR SPRINGLER SYSTEM

FUTURE TENANT IMPROVEMENT PERMITS TO INCLUDE RACKING PLANS AND STORED COMMODITIES ANALYSIS

SEWER/WATER SERVICE PROVIDER: CITY OF GOODYEAR

### SITE LEGENDS

|    |                               |     |                                  |
|----|-------------------------------|-----|----------------------------------|
| FH | FIRE HYDRANT SEE DETAIL       | --- | PROPERTY/RIGHT OF WAY (R/W) LINE |
| LP | LIGHT POLE (DOUBLE HEAD)      | --- | EASEMENT LINE AS LABELED         |
| LP | LIGHT POLE (SINGLE HEAD)      | --- | SIDEWALK EASEMENT                |
| BL | BUILDING AND LANDSCAPE LIGHTS | --- | ROAD CENTERLINE                  |
| FR | FIRE TURNING RADIUS, TYP ALL  | --- | SEWER LINE                       |
|    |                               | --- | 150' ADJACENT PROPERTY DISTANCE  |
|    |                               | --- | ELECTRICAL EASEMENT              |
|    |                               | --- | DIMENSION CENTERLINE             |

### SITE ABBREVIATIONS:

|                         |                                    |                            |
|-------------------------|------------------------------------|----------------------------|
| AC = ACRE               | F.D.C = FIRE DEPARTMENT CONNECTION | SP = SPACE                 |
| AVG. = AVERAGE          | RETENTION                          | TYP. = TYPICAL             |
| BSB = BUILDING SET BACK | O.H. = OVER HANG                   | V.T. = VISIBILITY TRIANGLE |
| B = BERM                | O.H.D. = OVERHEAD DOOR             | W/ = WITH                  |
| CONC. = CONCRETE        | MIN. = MINIMUM                     | WTR = WATER                |
| DG = DECOMPOSED GRANITE | R/W = RIGHT OF WAY                 |                            |
| DRV = DRIVE             | S.F. = SQUARE FEET                 |                            |
| D.I.D. = DRIVE IN DOOR  |                                    |                            |
| DW = DRIVE WAY          |                                    |                            |
| ESMT = EASEMENT         |                                    |                            |
| F.D. = FIRE DEPARTMENT  |                                    |                            |

### PROJECT TEAM

|                                                                                                                                                                                           |                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER AGENT / DEVELOPER:<br>BET INVESTMENTS, INC.<br>5606 E. SAN MIGUEL AVE.<br>PARADISE VALLEY, AZ 85253<br>PH: 480-602-9425<br>CONTACT: SCOTT MOORE<br>EMAIL: SMOORE@BETINVESTMENTS.COM | ARCHITECT:<br>BUTLER DESIGN GROUP<br>5013 E WASHINGTON ST. SUITE 100<br>PHOENIX, AZ 85034<br>PH: 602-967-1800<br>CONTACT: TOBY ROGERS<br>EMAIL: TROGERS@BDGGAZ.COM               |
| CIVIL:<br>HUNTER ENGINEERING<br>10450 N. 74TH ST. SUITE 200<br>SCOTTSDALE, AZ 85258<br>PH: 480-991-3985<br>CONTACT: JAKE EARLY<br>EMAIL: JEARLEY@HUNTERENGINEERINGPC.COM                  | LANDSCAPE:<br>LASKIN & ASSOCIATES, INC.<br>5013 E WASHINGTON ST. SUITE 110<br>PHOENIX, AZ 85034<br>PH: 602-840-7771<br>CONTACT: DANIEL DODSON<br>EMAIL: DANIEL@LASKINGDESIGN.COM |

### VICINITY MAP

