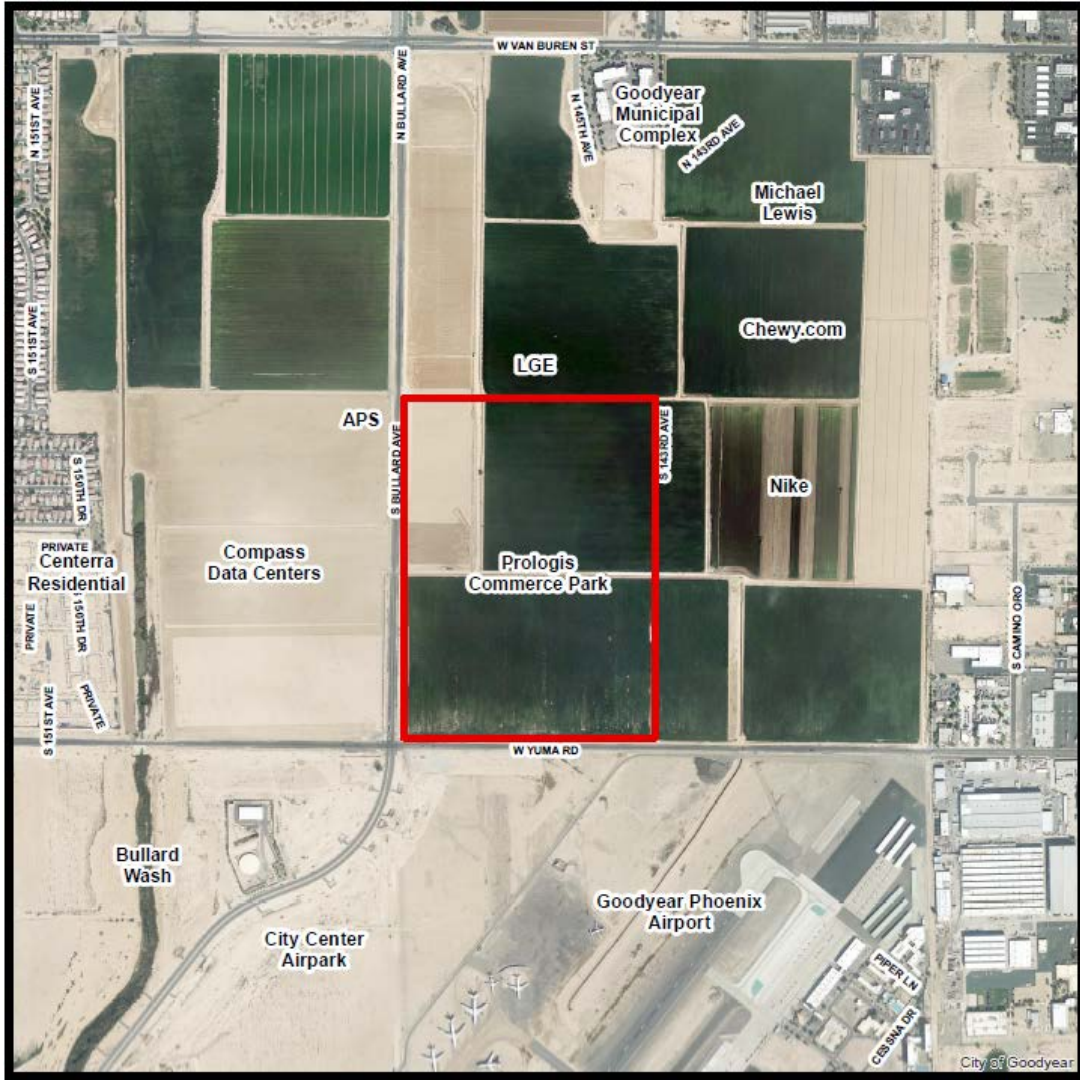


# Prologis Commerce Park Preliminary Plat

CITY COUNCIL  
SEPTEMBER 23, 2019

18-500-00009

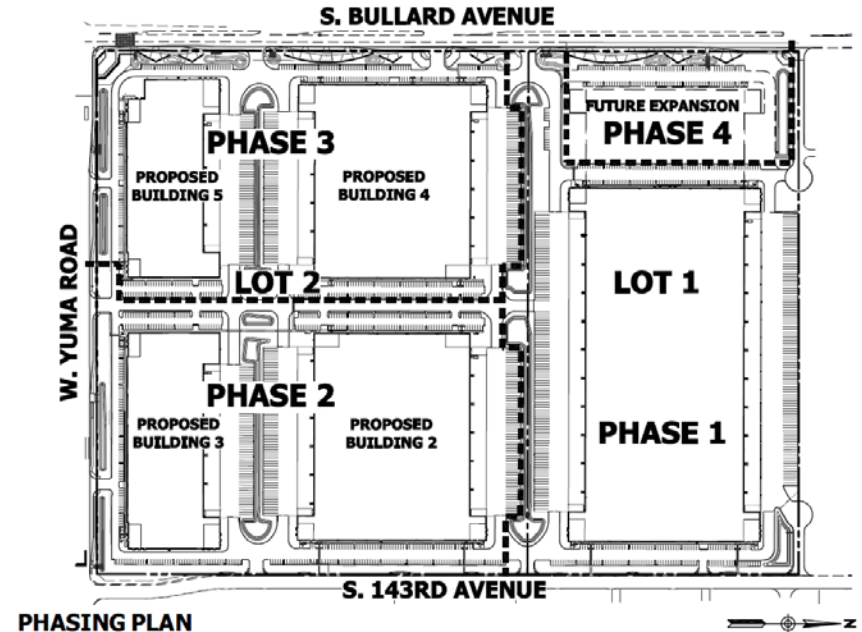


# Background



## PROLOGIS PRELIMINARY PLAT

- Zoned I-1 (Light Industrial) – 2018
- Site plan for industrial buildings – 2019

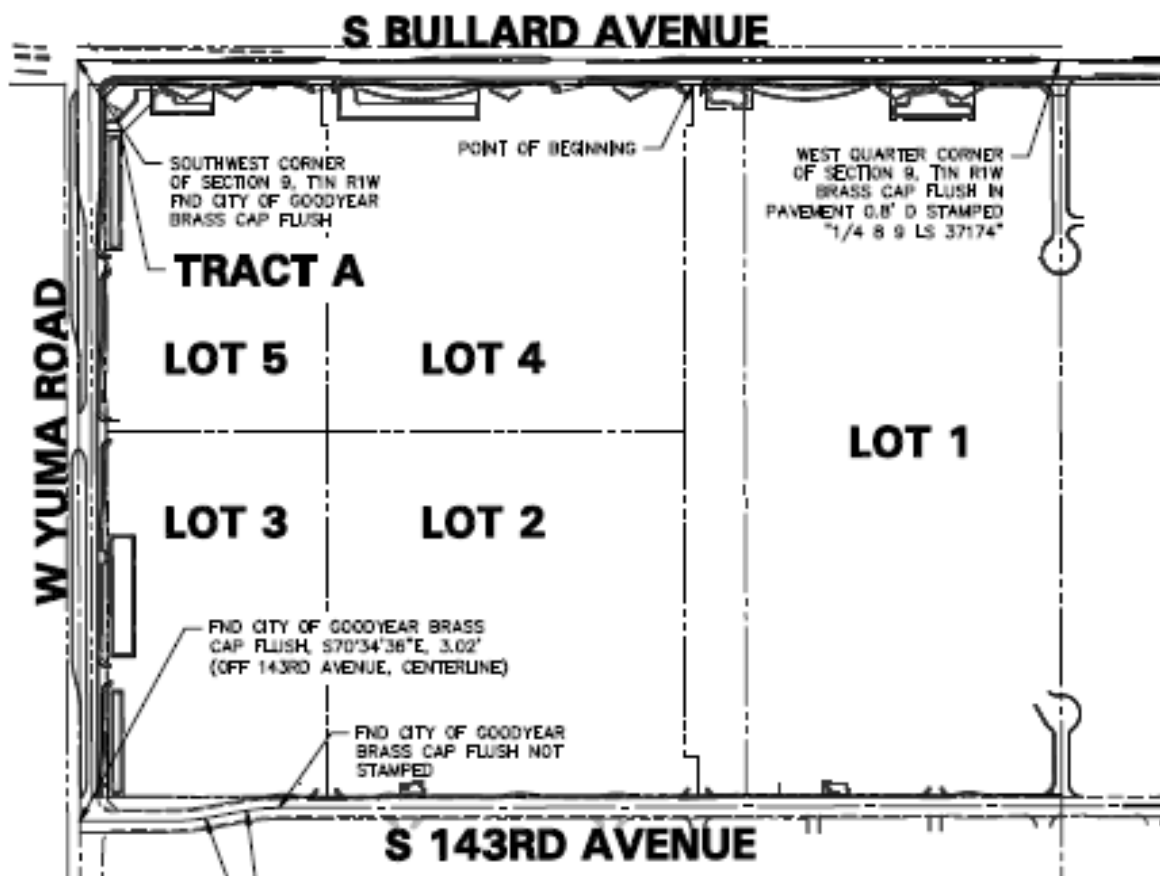


# Request



## PROLOGIS PRELIMINARY PLAT

- Subdivide 112 acres into 5 industrial lots and 1 tract
- Facilitate industrial development on property
- Tract for landscape entry feature by city



**AREA TABLE**

DESCRIPTION	AREA (NET)	USE
LOT 1	44.08 AC	PROPOSED BUILDING 1
LOT 2	21.75 AC	PROPOSED BUILDING 2
LOT 3	13.29 AC	PROPOSED BUILDING 3
LOT 4	20.64 AC	PROPOSED BUILDING 4
LOT 5	12.33 AC	PROPOSED BUILDING 5
TRACT A	0.28 AC	LANDSCAPE AREA
TOTAL	112.38 AC	

# Recommendation

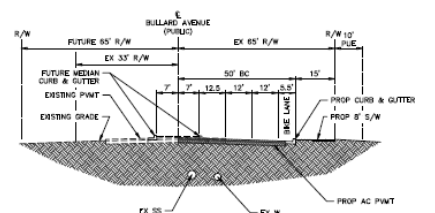
## PROLOGIS PRELIMINARY PLAT

- Findings
  - Consistent with property's zoning
  - Consistent with subdivision regulations
  - Provides for the orderly development of the area
- PZ Commission heard September 11
- No opposition
- Staff & PZC recommend approval subject to 6 stipulations

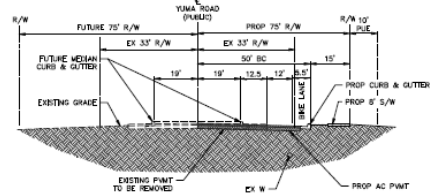


# PRELIMINARY PLAT FOR PROLOGIS COMMERCE PARK AT GOODYEAR NEC OF W YUMA RD & S BULLARD AVE GOODYEAR, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASIN AND MARIQUITA, MARICOPA COUNTY, ARIZONA



1 TYPICAL SECTION - S. BULLARD AVENUE



2 TYPICAL SECTION - W. YUMA ROAD

## EXISTING LEGEND

CENTURINE	---
RIGHT OF WAY	---
PROPERTY LINE	---
EASEMENT	---
SANITARY SEWERLINE	---
WATERLINE	---
CHAIN LINK FENCE	---
DOWN GUT/ANCHOR	---
POWER POLE	---
STREET LIGHT	---
SANITARY SEWER MANHOLE	---
WATER VALVE	---
FIRE HYDRANT	---

## ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	LBN	DAY-NIGHT AVERAGE SOUND LEVEL (AFCPOT)
AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	P	PAVEMENT
BPI	BACKFLOW PREVENTER	PUE	PUBLIC UTILITY EASEMENT
DOT	BOTTOM	R/W	RIGHT OF WAY
CS	CATCH BASIN	SS	STORM DRAIN
CF	CURB FEET	SS	SANITARY SEWER
CL	CONTINUITY	SSMH	SANITARY SEWER MANHOLE
CS	CURB DRAINING	SSMH	SANITARY SEWER MANHOLE
CSL	DAY-NIGHT SOUND LEVEL (LINE APT)	TC	TOP OF CURB
OW	DRYWELL	TC	TOP OF CURB
CMT	EASEMENT	UP	UNDERGROUND UTILITY
EX	EXISTING	VCP	VITRIFIED CLAY PIPE
E/C	FACE OF CURB	VPR	VOLUME PROVIDED
FF	FIRST FLOOR	VQ	VOLUME REQUIRED
FS	FIRST GRADE	W	WATER
PH	FIRE HYDRANT	WM	WATER METER
PL	FLOW LINE	WV	WATER VALVE
G	GUTTER		
HML	HIGH MOUNT		
HW	HIGH WATER		

## UTILITY SERVICE PROVIDERS

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
WAS	SOUTHWEST GAS CORPORATION
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK
CATV	COX COMMUNICATIONS
IRRIGATION	ROCKWELL IRRIGATION DISTRICT

## KEY MAP

## SHEET INDEX

CORNER SHEET	P1
PRELIMINARY PLAT	P2

## PHASING PLAN

THE PHASING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE AS THE PROPERTY DEVELOPS. THE PROJECT WILL BE COMPLETED IN THREE (3) PHASES.

- PHASE 1 WILL INCLUDE ALL OFFSITE IMPROVEMENTS ALONG 143RD AVENUE AND THE PORTION OF OFFSITE IMPROVEMENTS FOR YUMA ROAD ADJACENT TO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- PHASE 2 WILL INCLUDE THE PORTION OF BULLARD AVENUE ADJACENT TO LOT 1.
- PHASE 3 WILL INCLUDE THE REMAINING OFFSITE IMPROVEMENTS ALONG BULLARD AVENUE AND YUMA ROAD ADJACENT TO LOTS 4 & 5.

## UTILITY PHASING

- PHASE 1: SEWER AND WATER TAPS FOR LOT 2 AND 3 (FROM YUMA RD & 143RD AVE)
- PHASE 2: SEWER AND WATER TAPS FOR LOT 1 (FROM 143RD AVE & BULLARD AVE)
- PHASE 3: SEWER AND WATER TAPS FROM EXISTING PHASE 1 TAPS.

## FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04010C 2165W (EFFECTIVE REVISION DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

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 THE ANNUAL CHANCE FLOOD.

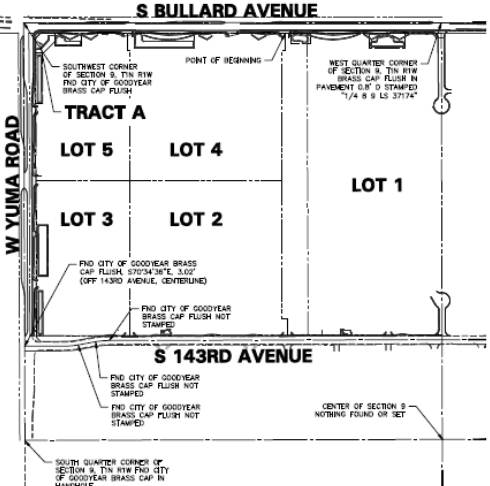
## BASIS OF BEARING

BASE OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°14'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASIN AND MARIQUITA, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NC5-10680-35, EFFECTIVE DATE MAY 18, 2018.

## BENCHMARK

BENCHMARK NO. 1 (DESCRIPTION: 3" BRASS CAP IN MANHOLE STAMPED "MARIQUITA COUNTY HIGHWAY DEPT" LOCATED AT THE INTERSECTION OF LUTHERVILLE ROAD & VAN BUREN ST. CITY OF GOODYEAR BENCHMARK POINT NO. 033A. ELEVATION=391.64 (NAVD 88 DATUM).

BENCHMARK NO. 2 (DESCRIPTION: 3" BRASS CAP IN MANHOLE STAMPED "CITY OF AVONDALE" LOCATED AT THE INTERSECTION OF VAN BUREN ST. & CENTRAL AVE. CITY OF GOODYEAR BENCHMARK POINT NO. 033A. ELEVATION=391.77 (NAVD 88 DATUM).



## VICINITY MAP

## DEVELOPER

PROLOGIS  
17777 CENTER COURT DRIVE NORTH, SUITE 100  
CENTRO, CA 90703  
PHONE: (510) 245-9237  
EMAIL: CENTER@PROLOGIS.COM  
CONTACT: JOHN GARDNER

## ENGINEER

HUNTER ENGINEERING, INC.  
10450 NORTH 74TH STREET, #500  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3885  
CONTACT: JACOB D. EARLEY

## ZONING: I-1

## AREA TABLE

DESCRIPTION	AREA (NET)	USE
LOT 1	44.08 AC	PROPOSED BUILDING 1
LOT 2	21.75 AC	PROPOSED BUILDING 2
LOT 3	13.20 AC	PROPOSED BUILDING 3
LOT 4	25.64 AC	PROPOSED BUILDING 4
LOT 5	12.33 AC	PROPOSED BUILDING 5
TRACT A	0.28 AC	LANDSCAPE AREA
TOTAL	112.38 AC	

## LEGAL DESCRIPTION

SUBDIVISION BOUNDARY:  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASIN AND MARIQUITA, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A BRASS CAP SET FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 9, BEARS SOUTH 0°10'18" EAST, A DISTANCE OF 2638.27 FEET; THENCE NORTH 89°14'47" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°14'47" EAST, A DISTANCE OF 1007.78 FEET TO A POINT ON THE WEST LINE OF THE EAST 66.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE SOUTH 0°10'18" EAST, A DISTANCE OF 2061.75 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE SOUTH 89°40'08" WEST, A DISTANCE OF 1085.50 FEET; THENCE NORTH 89°23'36" WEST, A DISTANCE OF 48.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE NORTH 0°10'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2530.22 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR PROLOGIS COMMERCE PARK AT GOODYEAR NEC OF W YUMA RD & S BULLARD AVE GOODYEAR, ARIZONA

SECTION BY: HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #500 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3885 CONTACT: JACOB D. EARLEY

SECTION BY: HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #500 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3885 CONTACT: JACOB D. EARLEY

PROJECT NAME: PROLOGIS COMMERCE PARK AT GOODYEAR NEC OF W YUMA RD & S BULLARD AVE GOODYEAR, ARIZONA

SCALE: 1"=40'

SHEET: P1

