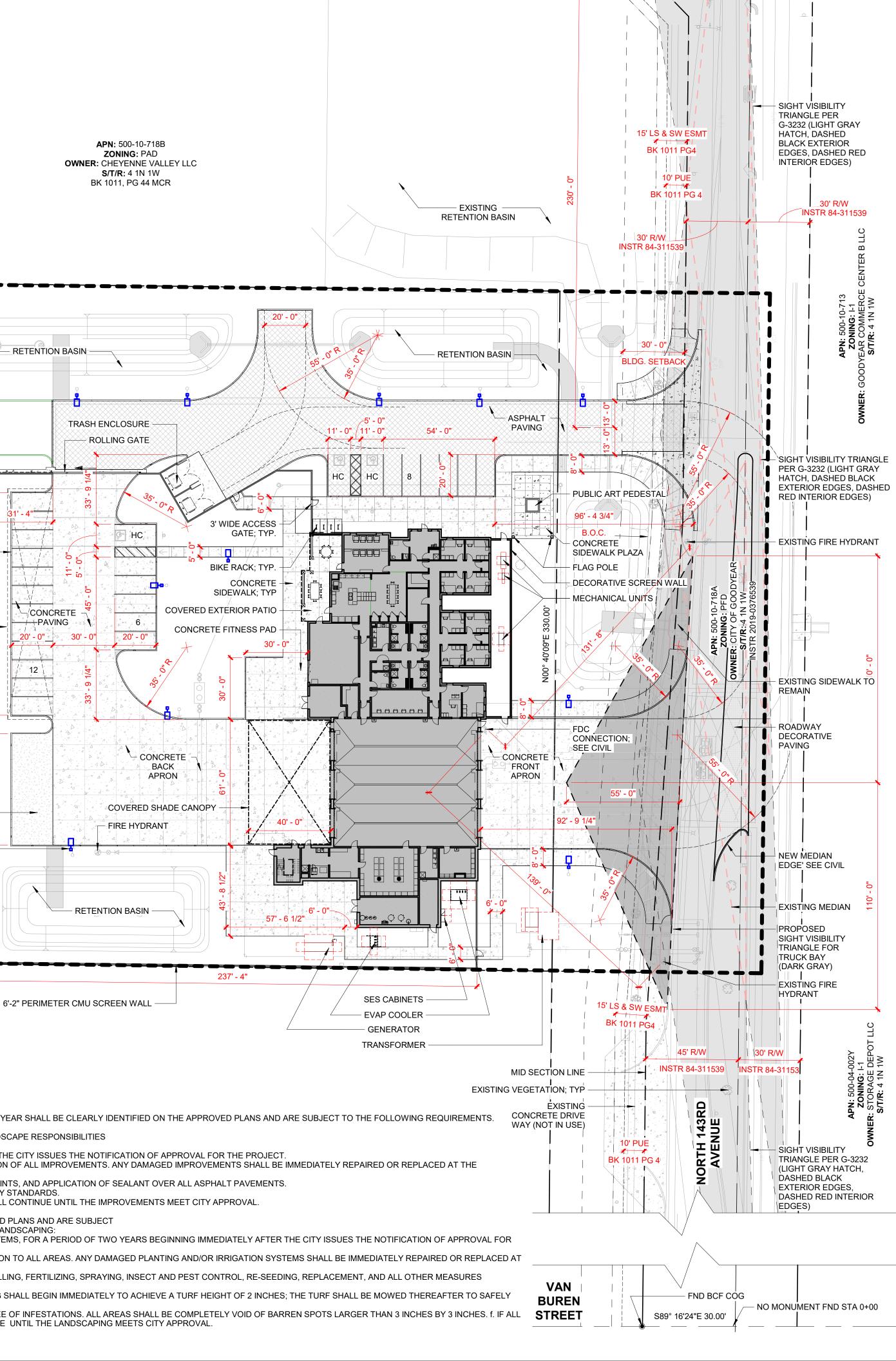
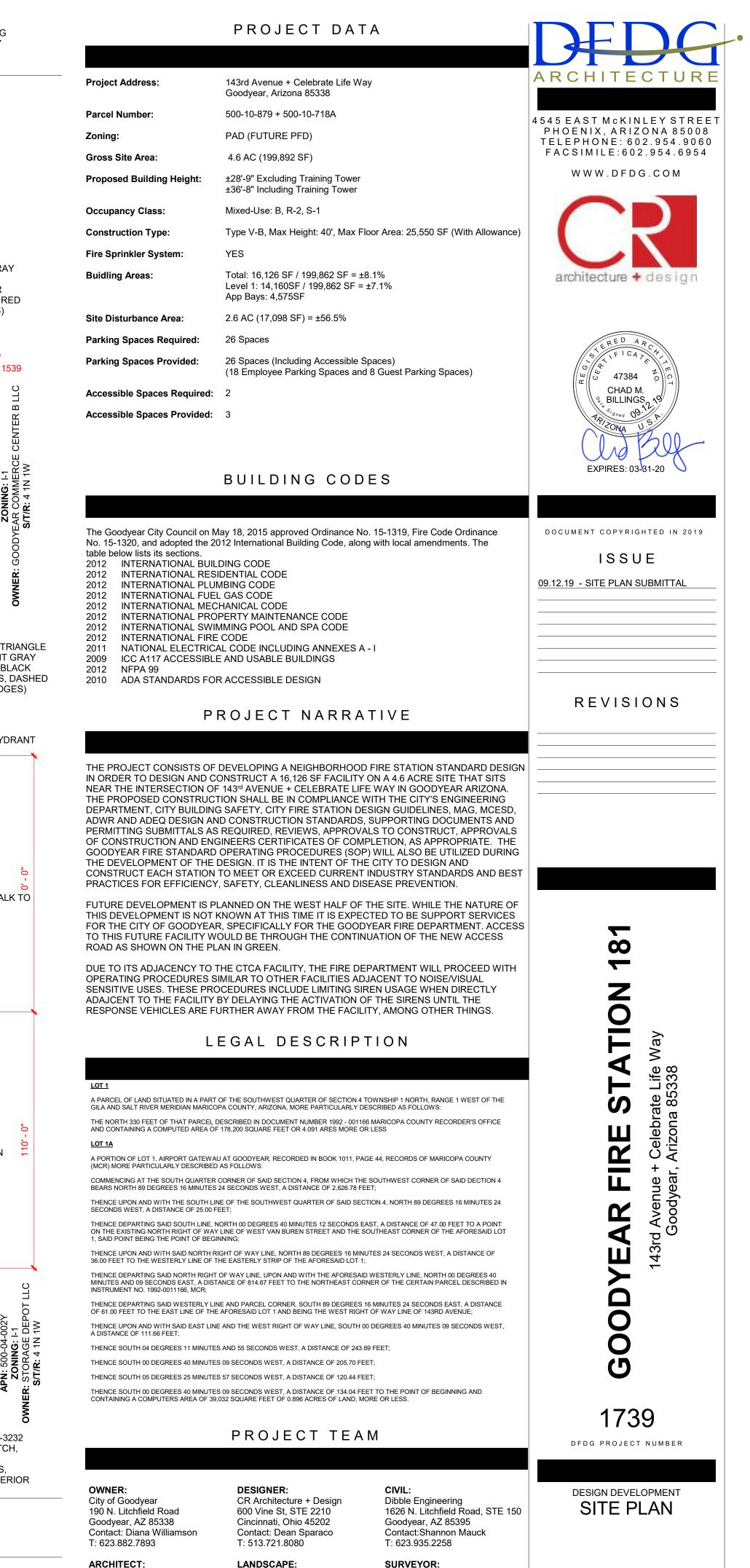


S89° 16'24"W 587.48' <u>+−</u> + -**APN:** 500-10-880 **ZONING: PAD OWNER:** ARIZONA DEPARTMENT OF TRANSPORTATION S/T/R: 4 1N 1W INSTR 1992-0011166 ∖ Site Plar SITE PLAN GENERAL NOTES 1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY 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: 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 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 Ε. 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: 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, SPRAYING, 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

STABILIZED

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.





51 W 3rd Street, STE 450 Tempe, Arizona 85281 Contact: Jerry Moar T: 480.967.1343

Logan Simpson

Dick & Fritsche Design Group

4545 E. McKinley Street

Phoenix, Arizona 85008

Contact: Chad Billings

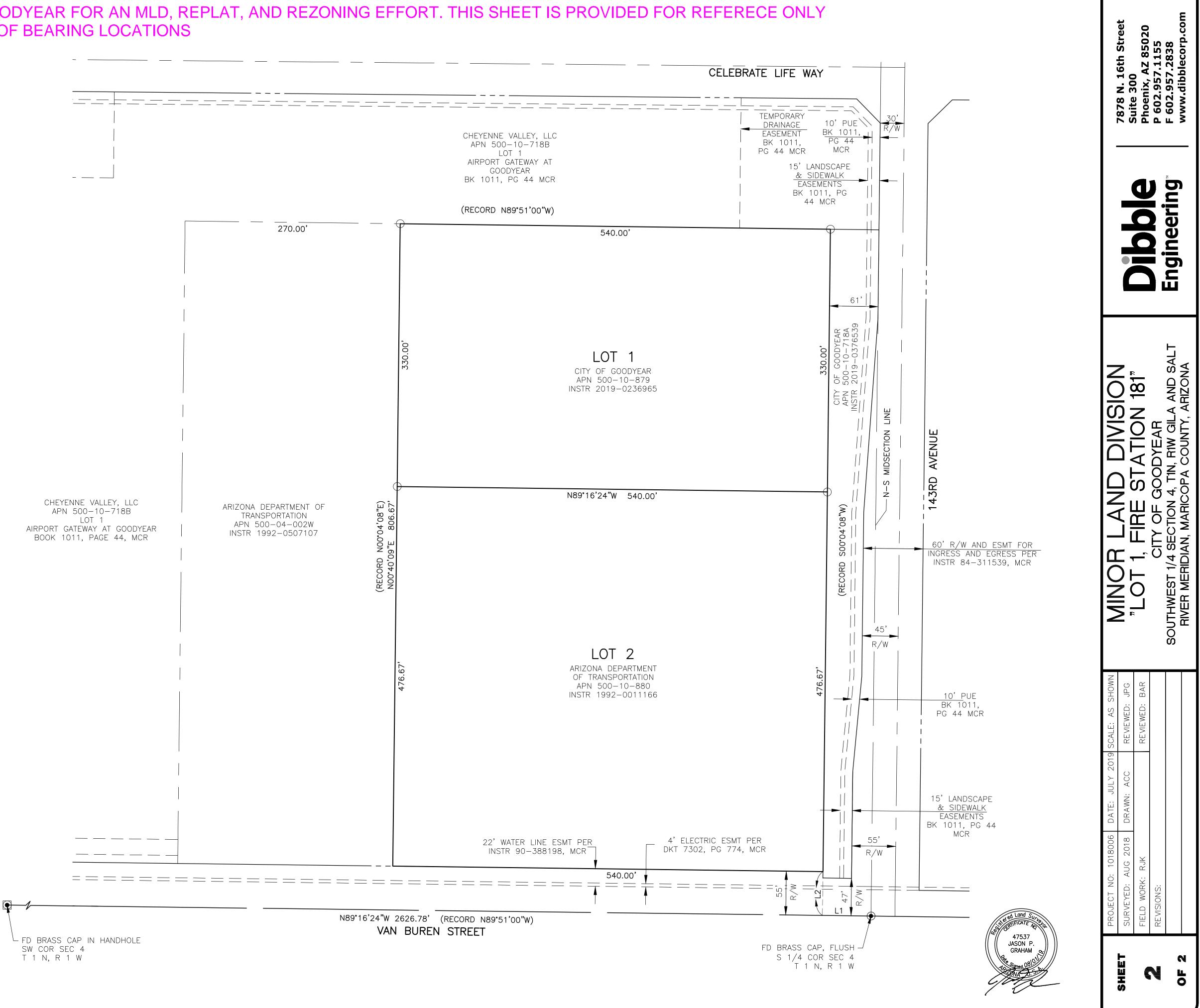
T: 602-954-9060

SURVEYOR: **Dibble Engineering** 1626 N. Litchfield Road, STE 150 Goodyear, AZ 85395 Contact:Shannon Mauck T: 623.935.2258

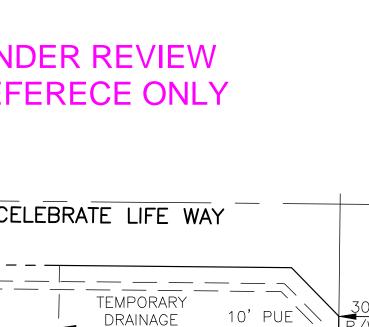
PLOT DATE:9/12/2019 2:13:01 PM SHEET NUMBE

	NOTE: THE TWO PR BY THE CITY OF GO TO CLARIFY POINT	
0'	30' 60' 120'	·
	SCALE: 1"=60'	
	LINE DATA TABLE	
LINE	BEARING DISTANCE	
L1	N89°16'24"W 61.05'	
	N00°43'06"E 55.00'	
	N00°43'06"E 55.00' FOUND MONUMENT AS NOTED	
EGEND		
EGEND	Found monument as noted	
EGEND	Found monument as noted set 1/2" Rebar W/RLS 47537 Cap	
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE	
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE	
EGEND © 0 R/W	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY	
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS	
EGEND © © R/W MCR INSTR	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS INSTRUMENT NO	
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS INSTRUMENT NO DOCKET	
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS INSTRUMENT NO DOCKET BOOK	CHEYENNE VALLEY, LL APN 500-10-718B
EGEND © © R/W MCR INSTR DKT BK PG	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS INSTRUMENT NO DOCKET BOOK PAGE	APN 500-10-718B LOT 1 AIRPORT GATEWAY AT GOO
EGEND	FOUND MONUMENT AS NOTED SET 1/2" REBAR W/RLS 47537 CAP SECTION LINE MID-SECTION LINE CENTERLINE EASEMENT LINE RIGHT OF WAY MARICOPA COUNTY RECORDS INSTRUMENT NO DOCKET BOOK	APN 500-10-718B LOT 1



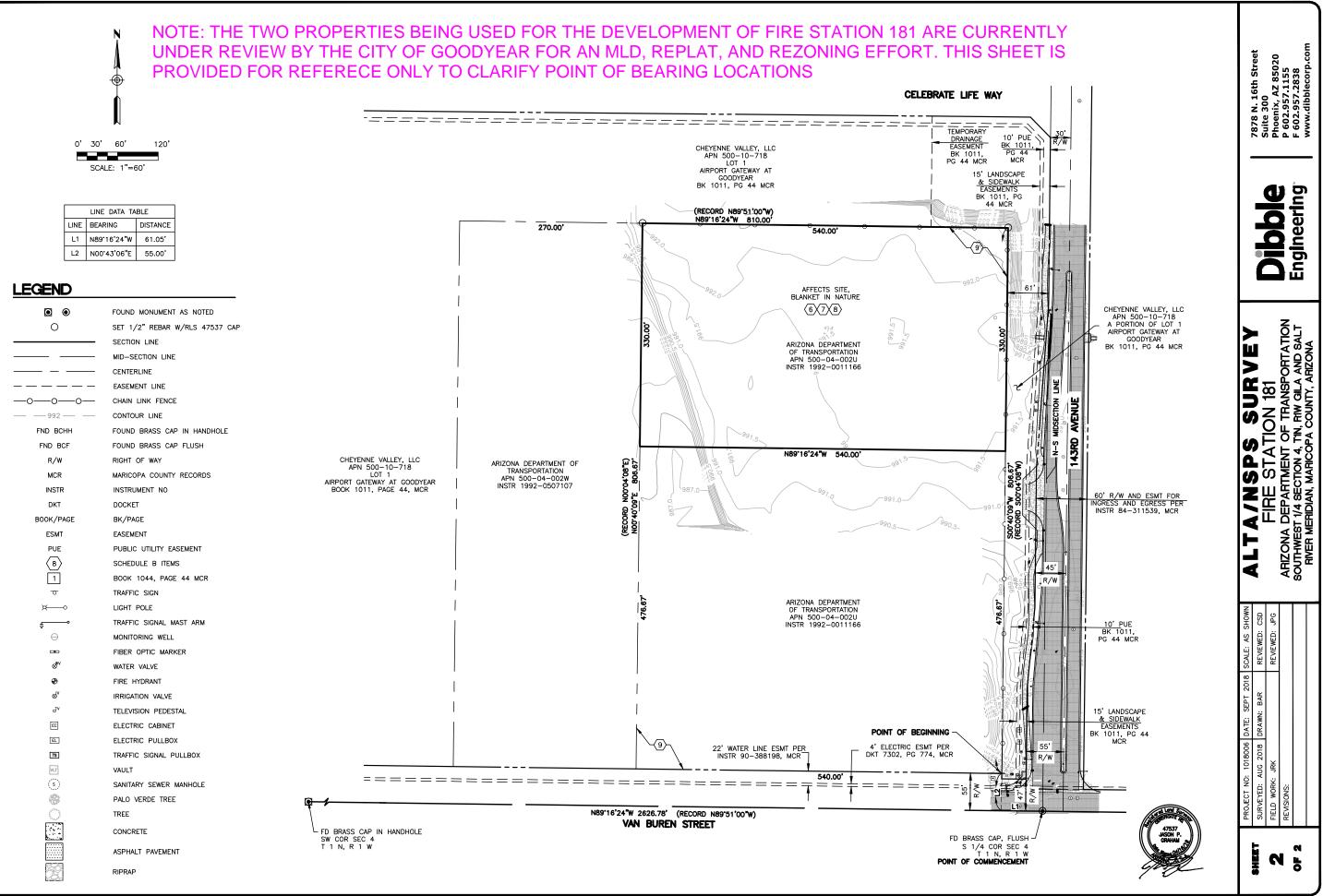


G USED FOR THE DEVELOPMENT OF FIRE STATION 181 ARE CURRENTLY UNDER REVIEW



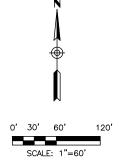
PROVIDED FOR REFERECE ONLY TO CLARIFY POINT OF BEARING LOCATIONS





NOTE: THE TWO PROPERTIES BEING USED FOR THE DEVELOPMENT OF FIRE STATION 181 ARE CURRENTLY UNDER REVIEW BY THE CITY OF GOODYEAR FOR AN MLD, REPLAT, AND REZONING EFFORT. THIS SHEET IS PROVIDED FOR REFERECE ONLY TO CLARIFY POINT OF BEARING LOCATIONS

		CELEBRATE LIFE WAY
GEND		CHEYENNE VALLEY, LLC APN 500-10-718
•	FOUND MONUMENT AS NOTED	LOT I AIRPORT GATEWAY AT AT AIRPORT GOODYEAR
0	SET 1/2" REBAR W/RLS 47537 CAP	GOODYEAR BK 1011, PG 44 MCR & SIDEWALK EASEMENTS
	SECTION LINE	
	MID-SECTION LINE	
	CENTERLINE	
	EASEMENT LINE	
	CHAIN LINK FENCE	OF TRANSPORTATION APN 500-04-002U
<u> </u>	CONTOUR LINE	INSTR 1992-0011166
FND BCHH	FOUND BRASS CAP IN HANDHOLE	
FND BCF	FOUND BRASS CAP FLUSH	
R/W	RIGHT OF WAY	CHEYENNE VALLEY, LLC
MCR	MARICOPA COUNTY RECORDS	A PORTION OF LOT 1 AIRPORT GATEWAY AT
INSTR	INSTRUMENT NO	GOODYEAR BK 1011, PG 44 MCR
DKT	DOCKET	
BOOK/PAGE	BK/PAGE	
ESMT	EASEMENT	
PUE	PUBLIC UTILITY EASEMENT	
8	SCHEDULE B ITEMS	
ط [TRAFFIC SIGN	
×o	LIGHT POLE	
\$o	TRAFFIC SIGNAL MAST ARM	
\ominus	MONITORING WELL	991.0- 91.0- 991.0-
	FIBER OPTIC MARKER	8 INSTR 84–311539, MCR
ø	WATER VALVE	
Ð	FIRE HYDRANT	
ø	IRRIGATION VALVE	
u _{tv}	TELEVISION PEDESTAL	
EC	ELECTRIC CABINET	
EL	ELECTRIC PULLBOX	OF TRANSPORTATION APN 500-04-002U
TS	TRAFFIC SIGNAL PULLBOX	INSTR 1992-0011166
VLT	VAULT	
S	SANITARY SEWER MANHOLE	
ۍ ۲	PALO VERDE TREE	
÷	TREE	
	CONCRETE	
<u>* *a</u>		10' PUE (12) 15' LANDSCAPE
	ASPHALT PAVEMENT	
680	RIPRAP	الم
		22' WATER LINE ESMT PER
		INSTR 90-388198, MCR
		= = = = = = = = = = = = = = = = = = =
		N89'16'24"W 2626.78'
		VAN BUREN STREET
		\int fd brass cap in handhole fd brass cap, flush J
		SW COR SEC 4 S 1/4 COR SEC 4 T 1 N, R 1 W T 1 N, R 1 W



LINE DATA TABLE			
LINE	BEARING	DISTANCE	
L1	N89'16'24"W	25.00'	
L2	N00°40'12"E	47.00'	
L3	N89'16'24"W	36.00'	
L4	S89'16'24"E	61.00'	
L5	S00'40'09"W	111.66'	
L6	S04*11'55"W	243.69'	
L7	S00'40'09"W	205.70'	
L8	S05*25'57"W	120.42'	
L9	S00'40'09"W	134.06'	



