

Consultants:

Seal:

Seal:

Project Identification:

**SAIA MOTOR
FREIGHT LINE, LLC**

**PROPOSED
TRUCKING FREIGHT
FACILITY**

**E PECOS ROAD,
CITY OF MESA,
MARICOPA COUNTY,
ARIZONA**

No.: Date: Description:

09/17/24 REVISED PER CITY OF MESA COMMENTS
11/22/24 REVISED PER CITY OF MESA COMMENTS
04/17/25 REVISED PER CITY OF MESA COMMENTS

Sheet Title:
SITE PLAN

Project No.: 2023-0302.01

Cadd File: C3.00.dwg

Drawn By: JJS

Checked By: BJC

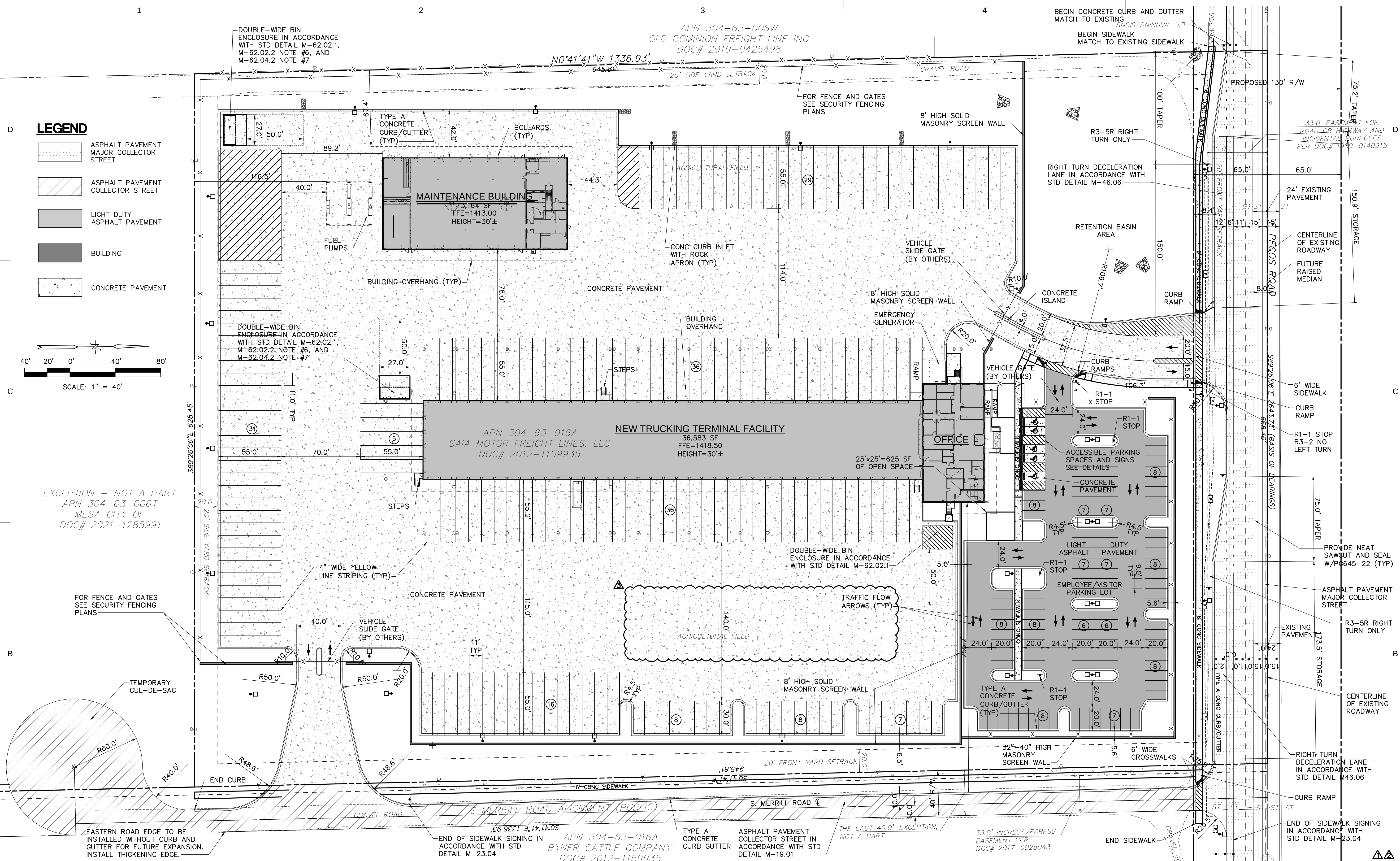
Date: 05/17/2024

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Drawing Number

C3.00

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NOTES:

- REFER TO SHEET C1.00 FOR GENERAL NOTES, LEGEND, AND SYMBOL AND ABBREVIATION SCHEDULE.
- PRIOR TO INSTALLATION OF PAVEMENT MARKINGS AND SIGNAGE, CONTRACTOR SHALL CONFIRM WITH OWNER.
- FENCE/GATE LOCATIONS SHOWN ON SITE PLAN ARE FOR COORDINATION ONLY. FOR EXACT FENCE AND GATE LOCATIONS AND DETAILS AND SUPPORTING UNDERGROUND UTILITY DETAILS, REFER TO SECURITY FENCING AND GATE DRAWINGS.
- SITE LIGHTING LOCATIONS SHOWN ON SITE PLAN IS FOR COORDINATION ONLY. FOR EXACT SITE LIGHTING LOCATIONS AND DETAILS, REFER TO ELECTRICAL SITE PLAN.
- REFER TO ARCHITECTURAL PLAN FOR GUARD POST/BOLLARD LOCATIONS AND DETAIL.

- REFER TO ARCHITECTURAL PLAN FOR STEPS, RAMP AND DOCK DETAILS.
- REFER TO ARCHITECTURAL PLANS FOR SCREEN WALL DETAILS.
- REFER TO SHEET C7.01 FOR ADA ENLARGEMENT PLAN.
- REFER TO SHEET L1.01 FOR LANDSCAPE PLAN.
- FOR ALL WORK TO BE PERFORMED IN THE E PECOS ROAD AND S MERRILL ROAD RIGHT-OF-WAYS, CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE MESA STANDARD DETAILS AND SPECIFICATIONS AND THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.

PROJECT DESCRIPTION

OWNER
SAIA MOTOR FREIGHT LINE, LLC
11465 JOHNS CREEK PARKWAY, SUITE 400
JOHNS CREEK, GA 30097

SITE ADDRESS
10335 E. PECOS ROAD
MESA, ARIZONA 85212

CURRENT ZONING
10335 E. PECOS ROAD
ZONING DISTRICT: GI - GENERAL INDUSTRIAL
OVERLAY DISTRICT: AIRFIELD (AF) & AIRCRAFT
OVERLAY DISTRICT (AOA2)

EXISTING USE
VACANT LAND

PROPOSED USE
TRUCKING TERMINAL

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT = 50 FT
HEIGHT OF PROPOSED BUILDING = ±25 FT

SETBACKS
FRONT YARD SETBACK = 20 FT (INDUSTRIAL/COMMERCIAL COLLECTOR)
CORNER SIDE SETBACK = 20 FT (INDUSTRIAL/COMMERCIAL COLLECTOR)
INTERIOR SIDE AND REAR YARD SETBACK = 0 FOR A BUILDING SETBACK*
*ADJACENT TO LI, GI, OR HI DISTRICTS.

REQUIRED NUMBER OF PARKING SPACES
GROUP INDUSTRIAL BUILDINGS AND USES = 75% AT 1 SPACE PER 500 SQUARE FEET PLUS 25% AT 1 SPACE PER 375 SQUARE FEET.

TOTAL BUILDING SQUARE FOOTAGE = 49,914 SQUARE FEET
75% = 37,435.5 SQUARE FEET
25% = 12,478.5 SQUARE FEET

37,435.5 SQUARE FEET / 500 SQUARE FEET = 75 PARKING SPACES
12,478.5 SQUARE FEET / 375 SQUARE FEET = 34 PARKING SPACES
109 PARKING SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED 108 REGULAR SPACES
5 ACCESSIBLE SPACES
23 TRUCK SPACES
136 TOTAL SPACES

OPEN SPACE REQUIREMENT
BUILDINGS 30,000 SF OR LARGER SHALL BE PROVIDED WITH COMMON OPEN SPACE AT A RATE OF ONE PERCENT (1%) PER BUILDING GROSS FLOOR AREA (GFA).

REQUIRED
49,914 SQUARE FEET X 1% = 499.14 SQUARE FEET

PROVIDED
25 FEET X 25 FEET = 625 SQUARE FEET

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**E PECOS ROAD,
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MARICOPA COUNTY,
ARIZONA**

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Sheet Title:
**E PECOS ROAD
STRIPING PLAN**

Project No.:	2023-0302.01
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Cadd File: C3.01.dwg

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