

PROJECT DATA:

PROJECT DESCRIPTION: NEW R&L CARRIERS DISTRIBUTION FACILITY INCLUDING ADMINISTRATION OFFICE, DOCK FACILITY, MAINTENANCE BUILDING, AND FUEL CANOPY AT LOT-1 UNDER THIS PHASE-1 WILL BE INCLUDED THE OFFSITE WORK FOR LOT-2.

PROJECT NAME: "R&L CARRIER"

PROJECT ADDRESS:
2125 SOUTH 41ST AVE (LOT -1 THIS PROJECT)
2375 SOUTH 41ST AVE (LOT-2 FUTURE PHASE - NOT A PART)

APN:
LOT-1: APN 105-15-024 (THIS PROJECT) PHASE-1 (954,537 SQ.FT. 21.9132 ACRES)
LOT-2: APN 105-15-025 (FUTURE PHASE - NOT A PART) (655,659 SQ.FT. 15.0519 ACRES)

EXISTING ZONING: A-1 (LIGHT INDUSTRIAL)

RELATED CASE NUMBERS FOR REFERENCE: ZONING: Z-218-62

NET AREA: 954,537 SQ.FT. 21.9 ACRES

GROSS AREA: 961,212 SQ.FT. 22.0 ACRES

MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET

BUILDING HEIGHT PROVIDED: 35 FEET

BUILDING TYPE: TERMINAL BUILDING V-B
MAINTENANCE BUILDING II-B
FUEL CANOPY II-B

LOT COVERAGE: 90,312 S.F. /954,537 S.F. = 9.5%

TOTAL GROSS BUILDING AREA: 90,312 S.F.

OFFICE/DOCK FACILITY: 77,300 S.F. (INCLUDING 5,000 S.F. OFFICE)

MAINTENANCE BLDG: 9,916 S.F.
FUEL CANOPY: 2,880 S.F.
EQUIPMENT ROOM: 216 S.F.

PARKING :
PARKING REQUIRED: OFFICE 5,000 S.F./300= 16.6 P.S. (1/300 = OFFICE)
1 SPACE PER 1.5 = 80 P.S.
WAREHOUSE OR PRODUCTION WORKERS. IF THE FACILITY RUNS MORE THAN ONE SHIFT A DAY, EMPLOYEE COUNT WILL BE BASED ON THE TWO LARGEST SHIFTS
2 LOADING SPACES 10'x30'

TOTAL PARKING REQUIRED: 97 P.S. (INCLUDING 4 ACCESSIBLE P.S.)
2 LOADING SPACES 10'x30'

TOTAL PARKING PROVIDED: 131 P.S. (INCLUDING 5 ACCESSIBLE P.S.)
2 LOADING SPACES 10'x30'

STANDARD PARKING DIMENSIONS 9'x18'

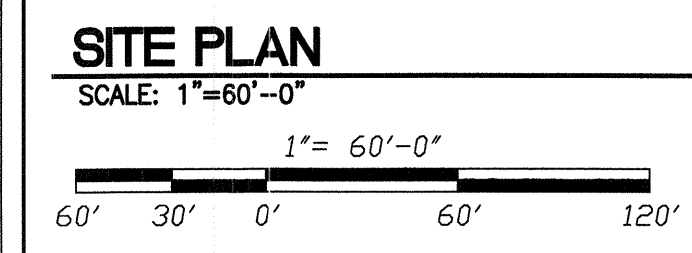
LANDSCAPE PARKING REQUIRED: 5% (1,090 S.F.)
21,816 S.F. (5%) =1,090 S.F.

LANDSCAPE PARKING PROVIDED: 25% (5,500 S.F.)

NOTE:
-SEE SHEET SP0 FOR STIPULATIONS, C.O.P. SITE NOTES, LEGAL DESCRIPTION, GENERAL NOTES, LEGEND AND TRAFFIC IMPACT STATEMENT
-SEE SHEET SD1, SD2 AND SD3 FOR SITE DETAILS

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATION ARE MADE, THE ARCHITECT WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER
DONALD ANDREWS
PRINTED NAME OF COPYRIGHT OWNER



APPROVAL STAMPS

FINAL SITE PLAN APPROVED
City of Phoenix Development Services Department
06-3313
15.OCT.14
Date
Team Leader (or designee)
This approval is subject to all conditions of Preliminary Site Plan Approval.
SHEET 2 of 3

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLIANCE AGREEMENT TO MAKE PAYMENTS WITHIN FORTY-FIVE (45) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

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No.	DATE:	REVISION:

"R&L CARRIERS"
2125 AND 2375 SOUTH 41ST AVENUE
PHOENIX, ARIZONA

SITE PLAN

ADG Job No: **A2614**
Sheet No: **SP1**

Date: 10/06/14
Drawn: RP
Checked: D.A.A.

KVA# 06-3313 ZONING MAP: E-6
QS#7-19 SDEV #: 1400109
PRJM# 1403279