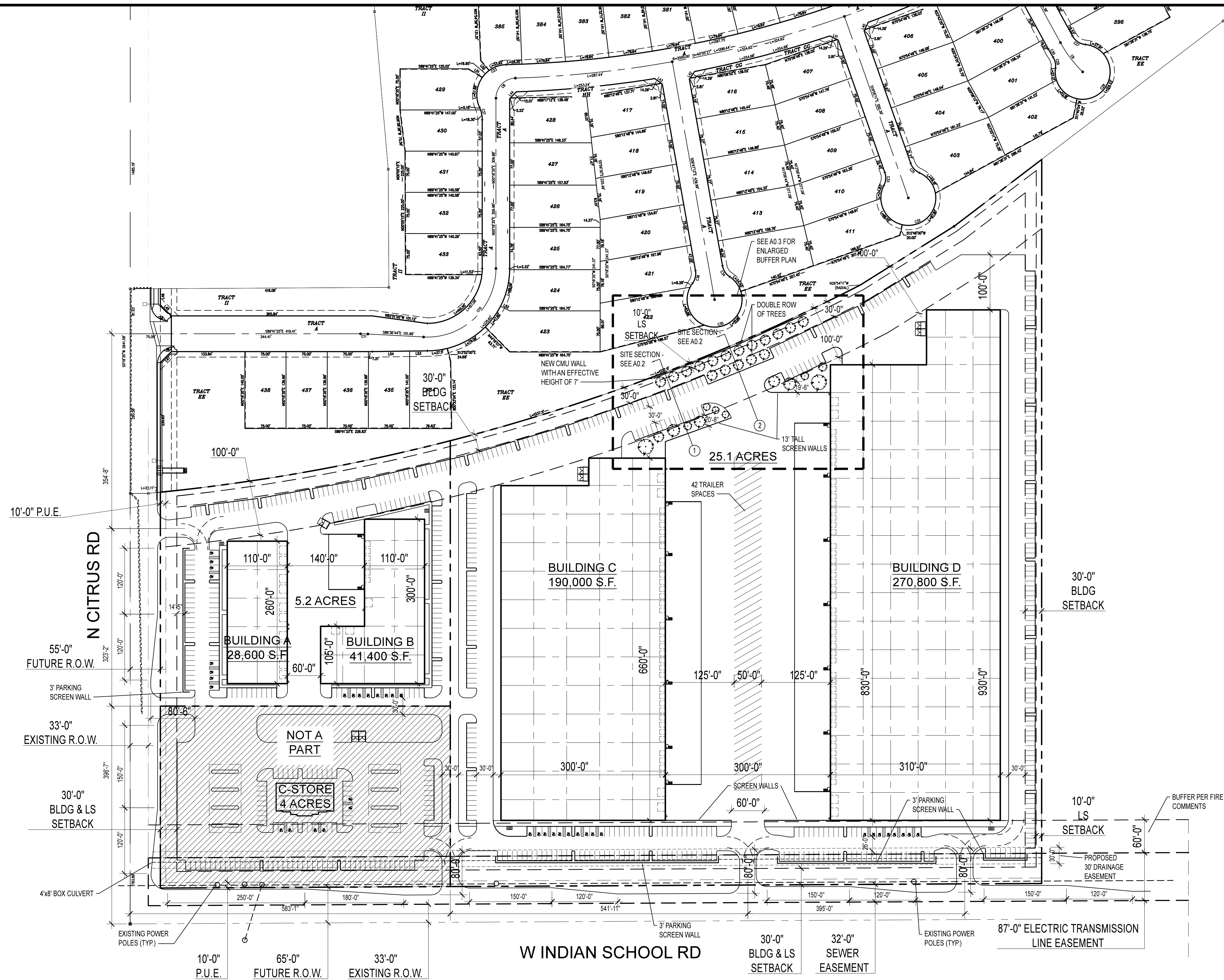




PRELIMINARY SITE PLAN

SCALE: 1" = 100'-0"

PROJECT INFORMATION

PROJECT NAME: CITRUS AND INDIAN SCHOOL
PROJECT ADDRESS: N.E.C. OF N. CITRUS RD & W. INDIAN SCHOOL RD
GOODYEAR, AZ
PROPERTY OWNER: SOUTHWEST NEXT NEC INDIAN SCHOOL & CITRUS, LLC
11811 N TATUM BLVD STE 1051
PHOENIX, AZ 85028
CITRUS LAND INC.
11811 N TATUM BLVD STE 1051
PHOENIX, AZ 85028
ARCHITECT: DALKE DESIGN GROUP, LLC
2039 E. RICE DRIVE
TEMPE, AZ 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS: 502-31-009D, 502-31-010A, 502-31-010G
CURRENT ZONING: C-2
PROPOSED ZONING: I-1
NET SITE AREA: 30.33 ACRES (1,321,296 S.F.)
GROSS SITE AREA: 32.43 ACRES (1,412,595 S.F.)
LANDSCAPE AREA: 205,259 (15.7%)
BUILDING AREA: 530,800 S.F. TOTAL (GROSS)
LOT COVERAGE: 40.2% (MAX 50%)

STORIES: ONE
OCCUPANCY: B, S-1
CONSTRUCTION TYPE: TBD

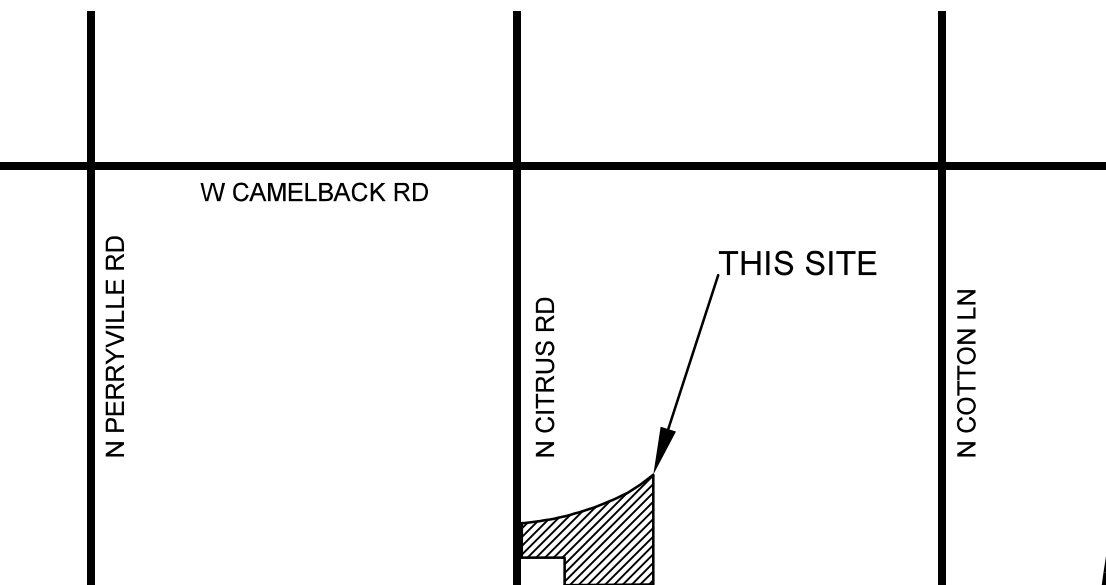
REQUIRED PARKING:
USE: AREA: RATIO: SPACES:
OFFICE +/- 60,000 S.F. 1/300 200 SP.
WAREHOUSE (1ST 10K PER BLDG) 40,000 S.F. 1/1000 40 SP.
WAREHOUSE (REMAINING) 430,800 S.F. 1/5000 87 SP.

TOTAL REQUIRED: 327 SP.

PROVIDED PARKING:
TOTAL REGULAR SPACES: 555 SPACES
TOTAL ACCESSIBLE SPACES: 34 SPACES
TOTAL PROVIDED: 588 SPACES

BIKE PARKING REQ. (1 PER 10 REQUIRED): 33 BICYCLE SPACES
BIKE PARKING PROVIDED: 36 BICYCLE SPACES

VICINITY MAP



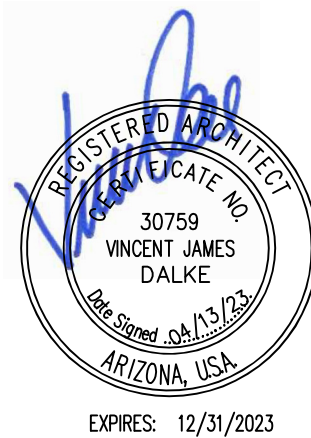
2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CITRUS AND INDIAN SCHOOL

GOODYEAR, AZ

NUMBER REVISION DATE

SEAL



SHEET TITLE

PRELIMINARY SITE PLAN

ISSUE DATE 04/13/23

DRAWN

CHECKED BY VJD

PROJECT NUMBER

DRAWING NO.

A0.1

REV