

NOTE: FUTURE LANDSCAPING SHOWN GRAY FOR DRAINING CLARITY
TCE = TEMPORARY CONSTRUCTION EASEMENT

EXISTING
MONUMENT
SIGN

REMAINING UNRESTRICTED NO
LODGE PROPERTY
(1.4+ ACRES REMAINING)

COUNTY FLOOD CTRL. DRAINAGE EASEMENT ITEM: FA034-006	PROPOSED FUTURE A.D.O.T./R.O.M. FOR LOOP 303 FREEWAY & NEW ALIGNMENT OF COTTON LN (SEE ATTACHMENT)
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*TEMPORARY CONSTRUCTION EASEMENT USED TO ASSURE CONSTRUCTION CREW OF SUFFICIENT AREA BEYOND THE LIMIT OF THE FINAL EASEMENT WIDTH OF THE NOW EXISTING DRAINAGE CULVERT FOR ADEQUATE STAGING STORAGE AND MANEUVERING AREA ON EACH SIDE OF THE CULVERT DURING CONSTRUCTION.

*** MCR. 1427-0025864 (MOST CURRENT RECORD FOUND FROM PRIOR TO GOODYEAR ANEXATION.)

HATCHING LEGEND

ONCE THIS LAND IS
ANNEXED, IT WILL
NO LONGER
BE THE MOOSE
LODGE PROPERTY

DEDICATED EASEMENT LAND FOR
DRAINAGE CULVERT BY MARICOPA
COUNTY FLOOD CONTROL DISTRICT

3268834 SF
FA034-006
MCR-2013-021157

MOOSE LODGE LAND
REMAINING FOR RELOCATION OF
BUILDING AND SUPPORT AREAS
WITHOUT CONSTRUCTION
RESTRICTIONS

49,847.53 SF
INCLUDES THE C
ZONED CELL TOWER
PROPERTY OWNED
BY OTHERS
ALL LAND WITHIN
THE ORIGINAL
MOOSE LODGE
PROPERTY NOT
HATCHED AS
INDICATED ABOVE

ALL LAND WITHIN
THE ORIGINAL
MOOSE LODGE
PROPERTY NOT
HATCHED AS
INDICATED ABOVE
TO REMAIN
AVAILABLE FOR
RELOCATION

INDICATES PAINTED STRIPING ON PAVEMENT FOR LOADING OR NO PARKING

LINE TYPE LEGEND

ITEMS

PARKING CALCULATIONS

1/75 SF ASSEMBLY AREAS	4025/75	=	54 SPACES
1/300 SF OTHER INDOOR AREA	2225/300	=	9 SPACES
TOTAL REQUIRED PARKING SPACES		=	63 SPACES

TOTAL PROPOSED PARKING SPACES	= 122 SPACES
UNRESTRICTED CONSTRUCTION AREA	= 64 SPACES
RESTRICTED CONSTRUCTION/EASEMENT	= 53 SPACES

TRAVELING REQUIREMENT

(CURRENT ALIGNMENT)

DINA STREET

ALGUMENT



PROJECT OWNER
AVONDALE ARIZONA LODGE
#2078 LOTAL MOOSE
1572 S. COTTON LANE
GOODYEAR, AZ 85386
(623) 937-4022
JOHN FOURNIER
ADMINISTRATION

ARCHITECT
ROCKWOOD ARCHITECTURE, INC.
WAYNE ROCKWOOD, R.A.
5103 E. CALLE DEL MEDIO
PHOENIX, AZ 85018
(602) 957-7855

[illegible]

Job No. : 1311

Date: 11-10-2015

 FIRST SUBMITTAL CITY COMMENTS	 SECOND SUBMITTAL CITY COMMENTS 1-15-2016
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2 SECOND SUBMITTAL
CITY COMMENTS
1-15-2016

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Case No. 14-350-00003
USE PERMIT - PROPOSED SITEPLAN
AVONDALE MOOSE FAMILY CENTER 2078
1572 S. COTTON LANE GOODYEAR, AZ 85338

Case No. 14-350-00003

22469
WAYNE M.
ROCKWOOD
Noted, signed 1/18/2016
ARIZONA, U.S.A.
EXPIRES 3/31/2016

EXPIRES 3/31/2016



**ROCKWOOD ARCHITECTURAL
INCORPORATED**
5103 E. CALLE DEL MEDIO PAX AZ 8
(602) 451-1855

Sheet

64 PROPOSED STEP PLAN

SCALE: 1" = 30'-0"

⑧ OWNER / APPLICANT

④ VICINITY MAP

Sheet: 