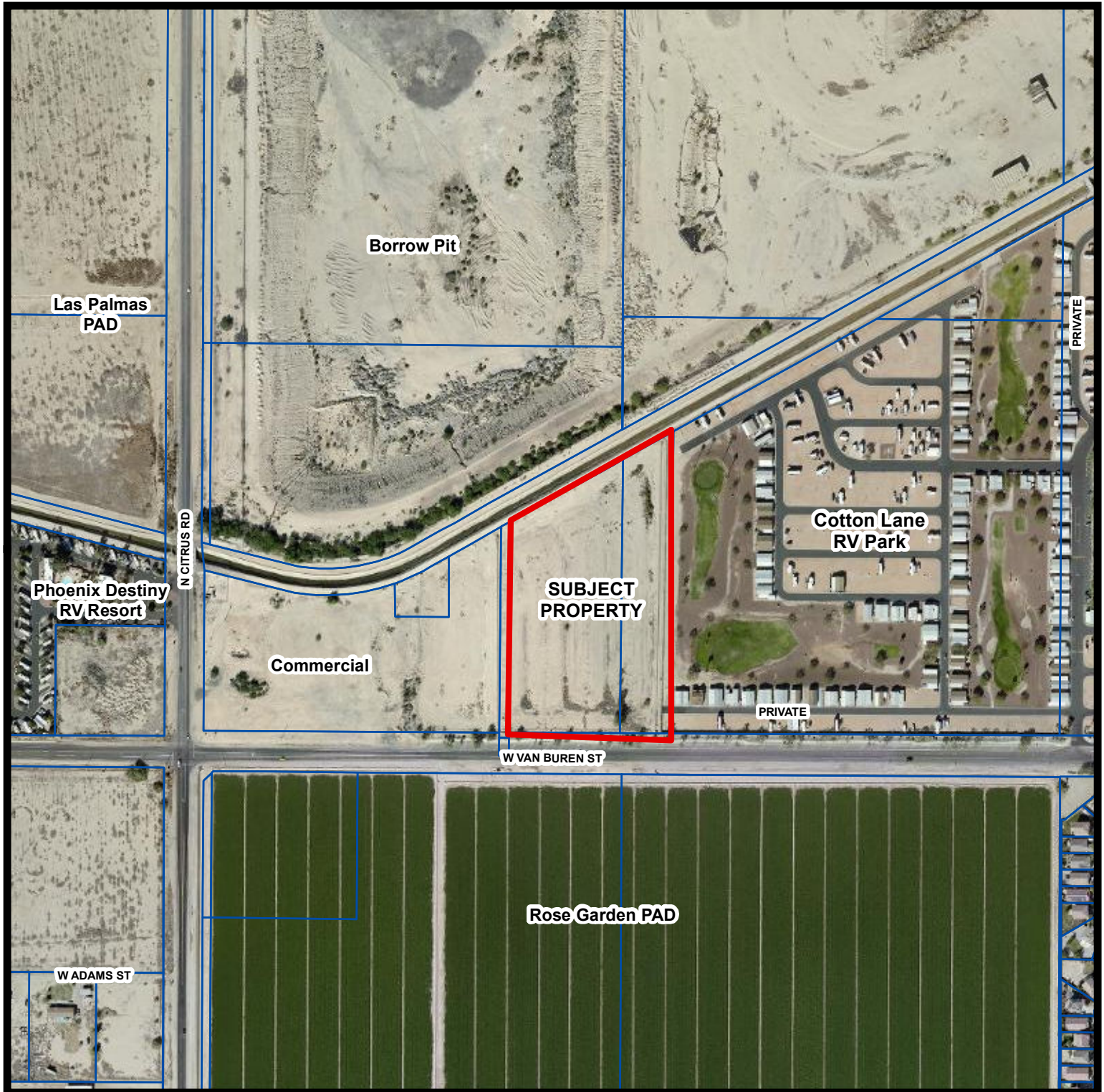
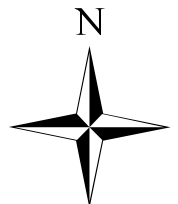
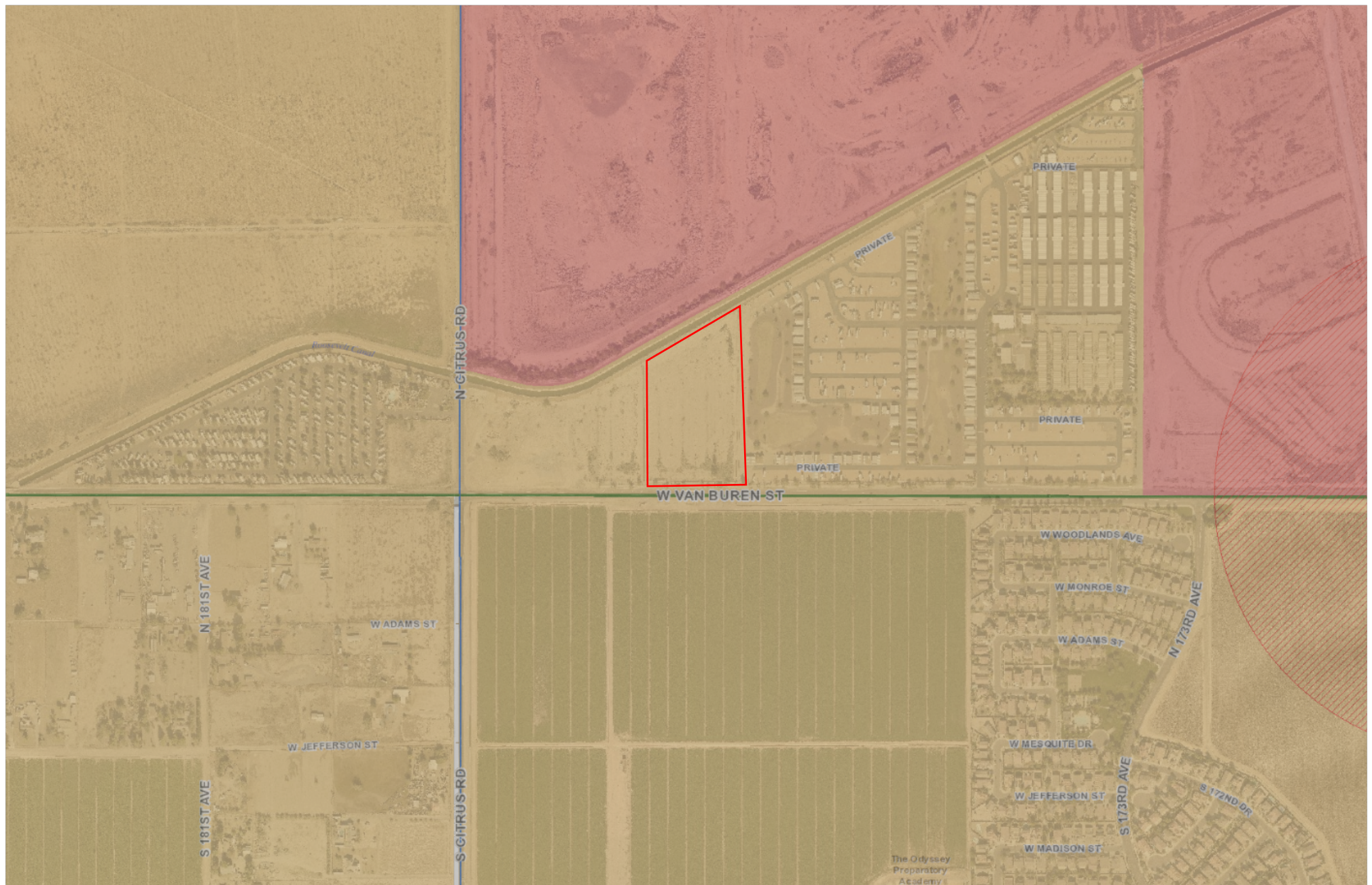


**Aerial Photo
Cotton Lane RV Rezoning
Case No. 17-200-00001**



**Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 1.18.18**



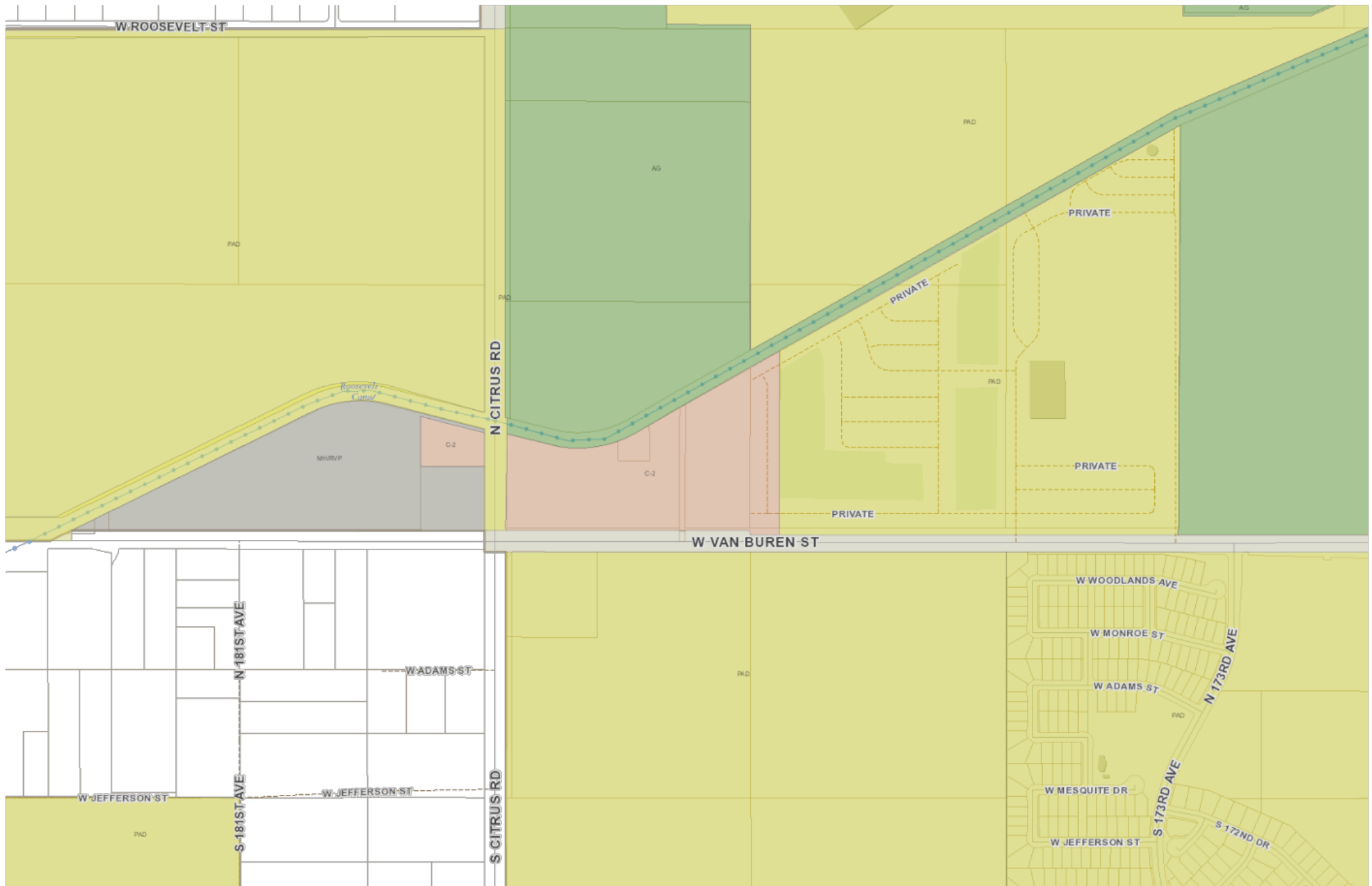


City of Goodyear Web Map

4/18/2017

112° 26' 02.234" 33° 27' 21.672" Scale 1:5,706

The City of Goodyear does not
Guarantee the information contained
In this map to be an accurate
Representation of actual existing
Conditions

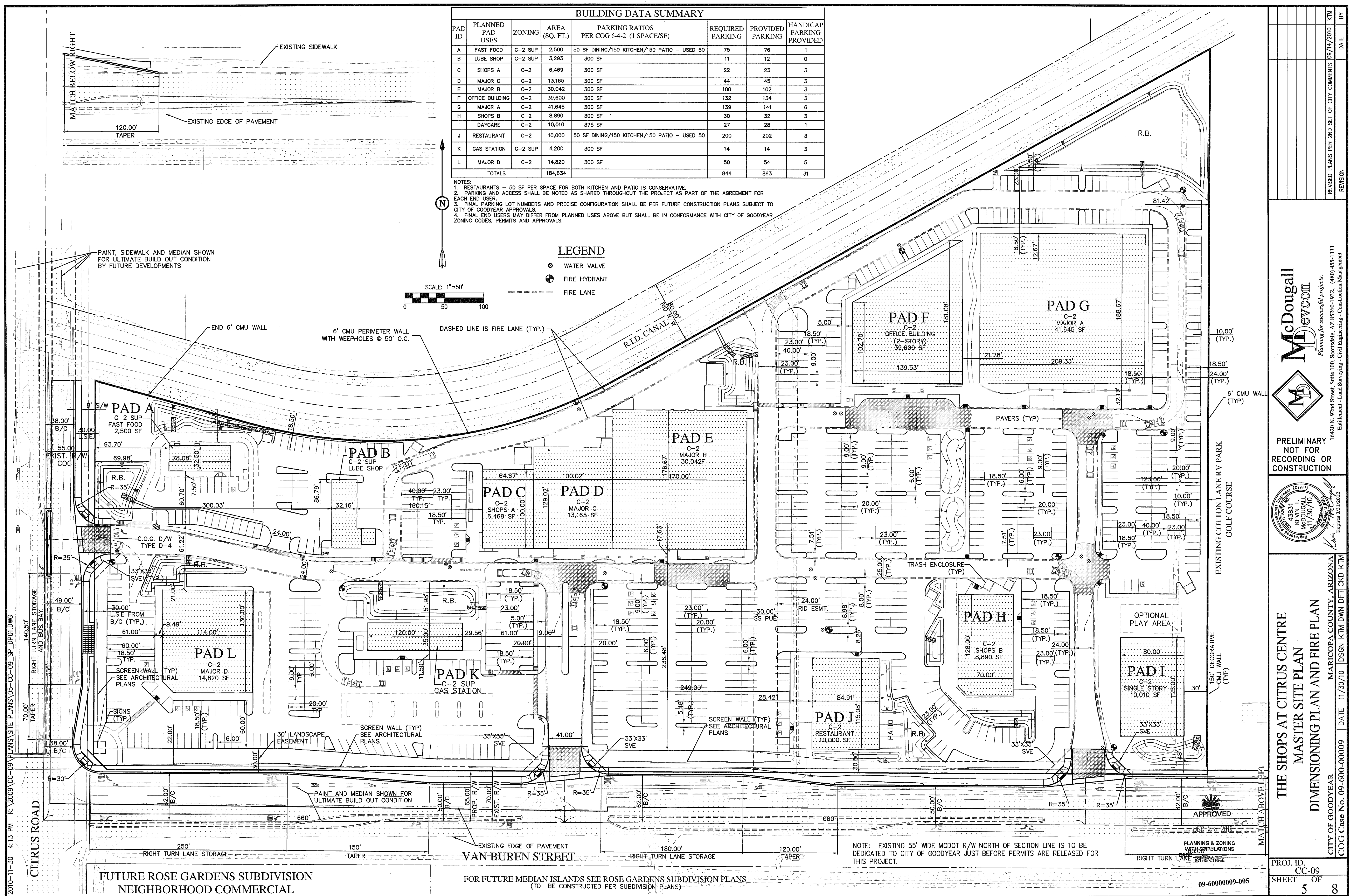


City of Goodyear Web Map

112° 25' 58.245" 33° 27' 22.788" Scale 1:5,706

The City of Goodyear does not
Guarantee the information contained
In this map to be an accurate
Representation of actual existing
Conditions

4/18/2017

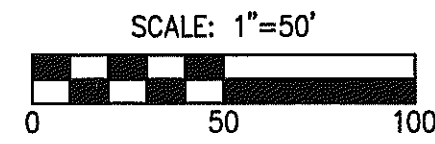


BUILDING DATA SUMMARY							
PAD ID	PLANNED PAD USES	ZONING	AREA (SQ. FT.)	PARKING RATIOS PER COG 6-4-2 (1 SPACE/SF)	REQUIRED PARKING	PROVIDED PARKING	HANDICAP PARKING PROVIDED
A	FAST FOOD	C-2 SUP	2,500	50 SF DINING/150 KITCHEN/150 PATIO - USED 50	75	76	1
B	LUBE SHOP	C-2 SUP	3,293	300 SF	11	12	0
C	SHOPS A	C-2	6,469	300 SF	22	23	3
D	MAJOR C	C-2	13,165	300 SF	44	45	3
E	MAJOR B	C-2	30,042	300 SF	100	102	3
F	OFFICE BUILDING	C-2	39,600	300 SF	132	134	3
G	MAJOR A	C-2	41,645	300 SF	139	141	6
H	SHOPS B	C-2	8,890	300 SF	30	32	3
I	DAYCARE	C-2	10,010	375 SF	27	28	1
J	RESTAURANT	C-2	10,000	50 SF DINING/150 KITCHEN/150 PATIO - USED 50	200	202	3
K	GAS STATION	C-2 SUP	4,200	300 SF	14	14	3
L	MAJOR D	C-2	14,820	300 SF	50	54	5
TOTALS					844	863	31

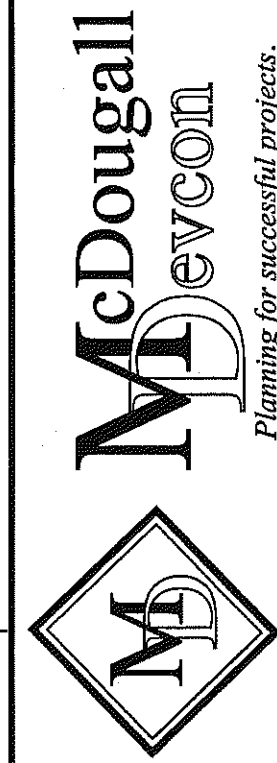
NOTES:
1. RESTAURANTS - 50 SF PER SPACE FOR BOTH KITCHEN AND PATIO IS CONSERVATIVE.
2. PARKING AND ACCESS SHALL BE NOTED AS SHARED THROUGHOUT THE PROJECT AS PART OF THE AGREEMENT FOR EACH END USER.
3. FINAL PARKING LOT NUMBERS AND PRECISE CONFIGURATION SHALL BE PER FUTURE CONSTRUCTION PLANS SUBJECT TO CITY OF GOODYEAR APPROVALS.
4. FINAL END USERS MAY DIFFER FROM PLANNED USES ABOVE BUT SHALL BE IN CONFORMANCE WITH CITY OF GOODYEAR ZONING CODES, PERMITS AND APPROVALS.

LEGEND

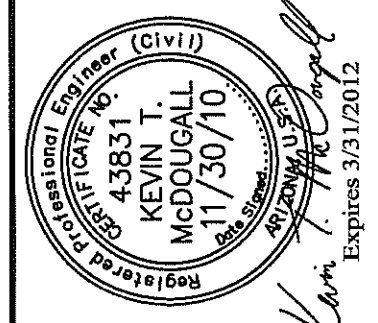
- WATER VALVE
- FIRE HYDRANT
- FIRE LANE



DASHED LINE IS FIRE LANE (TYP.)



PRELIMINARY
NOT FOR
RECORDING OR
CONSTRUCTION



THE SHOPS AT CITRUS CENTRE
MASTER SITE PLAN
DIMENSIONING PLAN AND FIRE PLAN
CITY OF GOODYEAR
COG Case No. 09-600-00009
DATE 11/30/10
DSGN KTM/DWN DFT CKD KTM
MARICOPA COUNTY, ARIZONA

1. STORM WATER DETENTION AREAS WILL
BE MAINTAINED BY PARK MANAGEMENT.
2. SEWAGE EFFLUENT WILL BE DISPOSED
ON SITE & UTILIZED WITHIN LANDSCAPED
& GOLF COURSE AREAS.
3. FIRE & POLICE -
CITY OF GOODYEAR

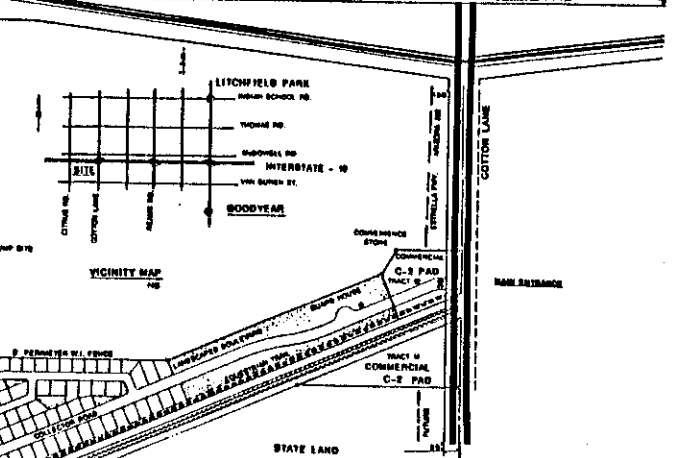
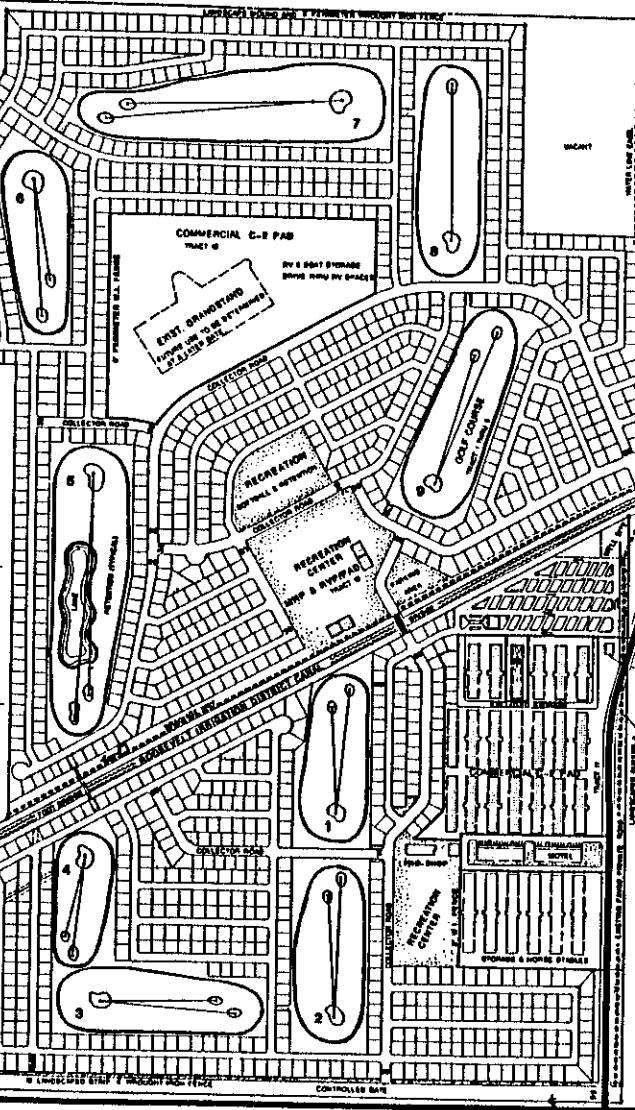
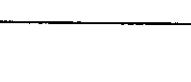
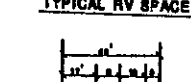
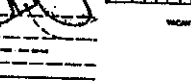
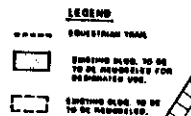
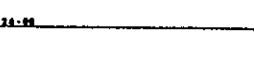
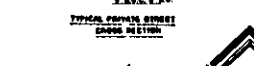
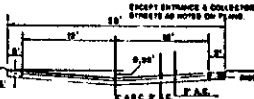
HAMINER HUBBARD
ENGINEERING INC.
5425 E. SHEA BLVD
SUITE 155
PHOENIX, ARIZONA
60478-3346

MOLES INN OF AMERICA
DAVIN MOLES, PRESIDENT
7849 N. 19TH AVE.
SUITE 101
PHOENIX, ARIZONA 85021

PORTIONS OF SECTION 2, TOWNSHIP 1 NORTH
RANGE 2 WEST OF THE S. & G. R. & N.,
MARICOPA COUNTY, ARIZONA

WATER - COTTON LAKE R.V. RESORT
SEWER - COTTON LAKE RV RESORT
POWER - ARIZONA PUBLIC SERVICE CO.

GAS - SOUTHWEST GAS CO.
TELEPHONE - US WEST
CABLE TV - COTTON LAKE R.V. RESORT
WASTE DISPOSAL - COTTON LAKE RV RESORT



PLAN DATA	
EXISTING BUILDING - MUNICIPAL DISTRICT	
PROPOSED BUILDING - C-3 PAD & MOBILE HOME PARK PAD	
	ACRES
UNUSE AREA OF SITE	324.3
Less PUBLIC R/W Deductions (Calculated from Section & Section Lines)	8.3
NET AREA OF SITE	316.0
LAND USE DATA FOR RECREATIONAL VEHICLE PARK (UMP PAD & C2 PAD)	
NET AREA OF TRACT	316.0
TRACT 11 (except 1 MOBILE HOME COVER)	21.9
TRACT 12 EXISTING GRADATIONS	12.2
TRACT 13 EXISTING MOBILE HOMES, & PROPOSED RESTAURANT, HOTEL & STORAGE	11.9
TRACT 14 EXISTING COMMERCIAL	1.6
TRACT 15 COMMERCIAL (SERVICE STATION/ GARAGE, WASTE DISPOSAL PLANT & BOMB & BY STORAGE)	0.8
SUB-TOTAL	78.3
TRACT 13 (NETS, BY AREA OF BY PARK (INCLUDING 15 ACRES OF ACQUISITION)	143.2
TOTAL NUMBER OF BY SPACES	1,500
MOBILE HOMES/IT	8.00 SPACES/AC.
NET SITE DENSITY	10.00 SPACES/AC.

PRELIMINARY SITE DEVELOPMENT PLAN
PROPOSED COTTON LANE
R. V. & GOLF RESORT
GOODYEAR, ARIZONA

JEFF D. HARDIN INC.
10027 N. 27TH PLACE
PHOENIX, ARIZONA 85028
(602) 992 7802
Member American Society of Travel Agents

Robert M. Bowlsby
LANDSCAPE ARCHITECT
240 W. Osborn Road, Suite 100
Phoenix, Arizona 85013
(602) 288-4388