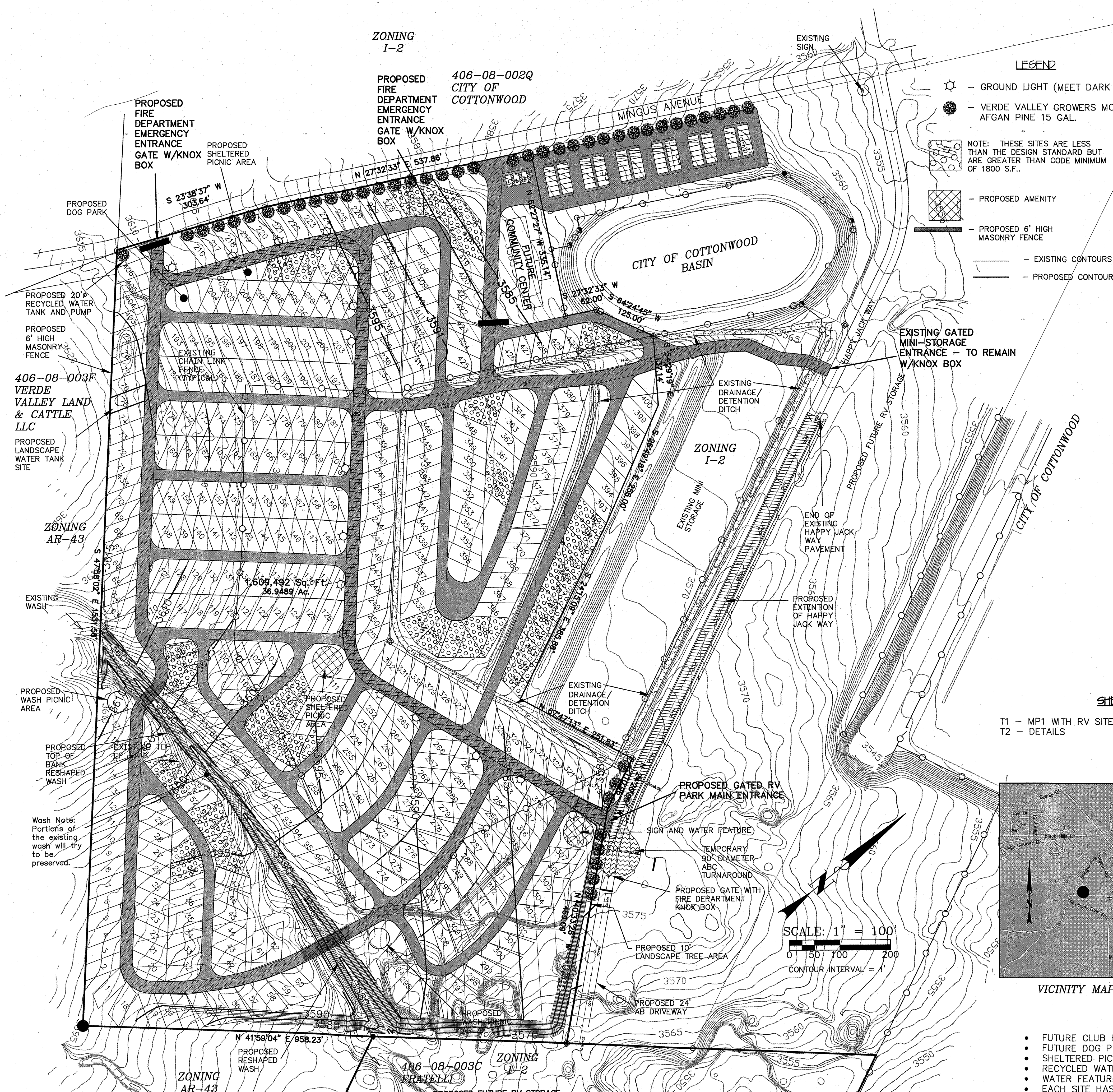


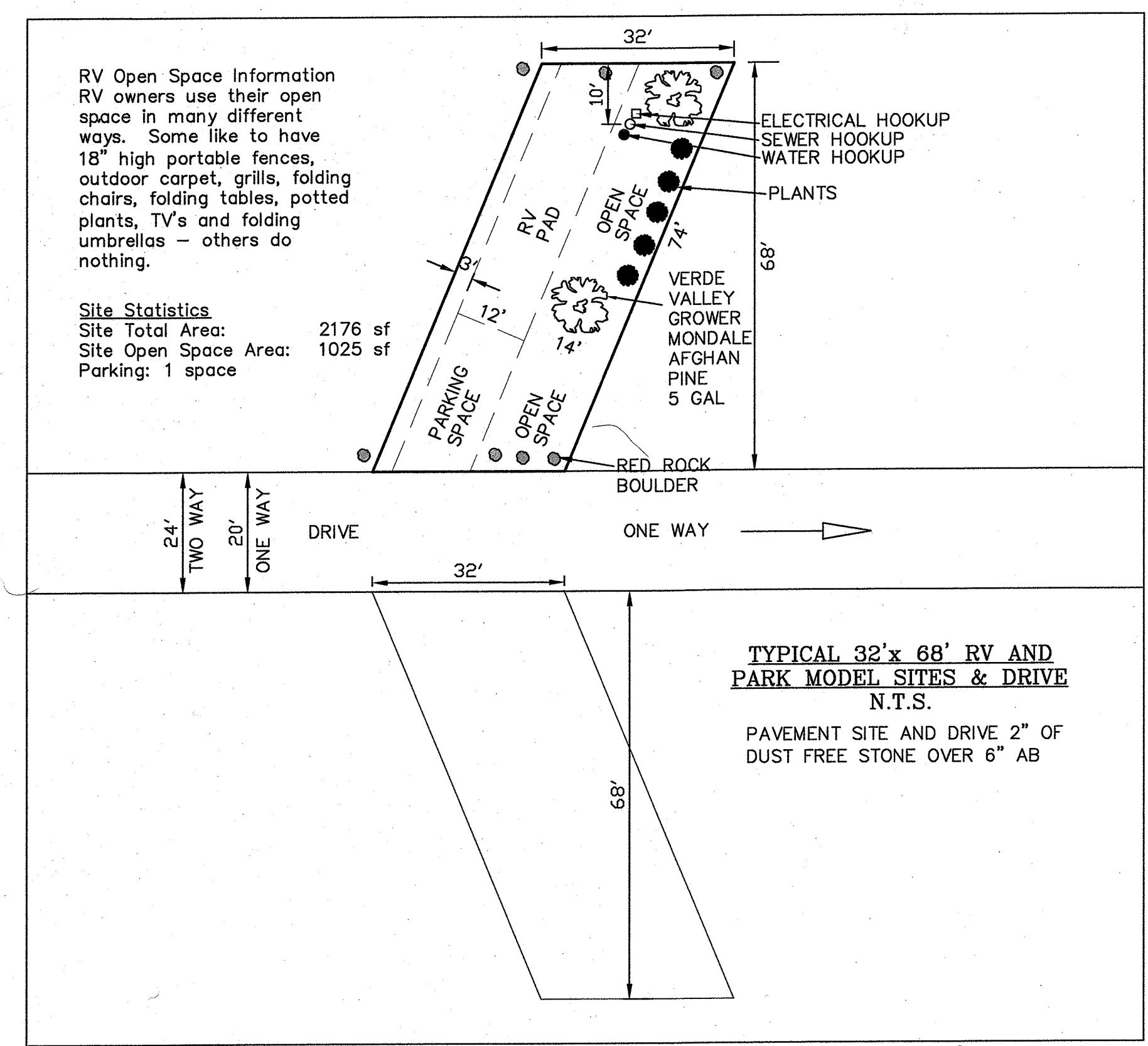
**AIRPORT COTTONWOOD SPRINGS RV
500 PROSPECTIVE SITES 433 THIS PLAN
RECREATIONAL
VEHICLE PARK**
Site, Light & Landscape Master Plan
LOCATED IN SECTION 4, T. 15 N., R. 3 E.,
& SECTION 33, T. 16 N., R. 3 E.,
GSRB&M, YAVAPAI COUNTY, ARIZONA
COTTONWOOD, AZ
A PORTION OF APN: 406-08-002N

BY: LARRY CEPEK P.E. LICENSED CIVIL ENGINEER
SCALE: 1" = 100' AZ NO. 29.415
DATE: FEBRUARY 6, 2022
Site
Light & Landscape
Master Plan
HAPPY JACK WAY
SHEET T1 1/2



- LEGEND**
- ☉ - GROUND LIGHT (MEET DARK SKY RULES)
 - - VERDE VALLEY GROWERS MONDALE AFGAN PINE 15 GAL.
 - ▨ - PROPOSED AMENITY
 - 6" - PROPOSED 6' HIGH MASONRY FENCE
 - - EXISTING CONTOURS
 - - PROPOSED CONTOURS

NOTE: THESE SITES ARE LESS THAN THE DESIGN STANDARD BUT ARE GREATER THAN CODE MINIMUM OF 1800 S.F..



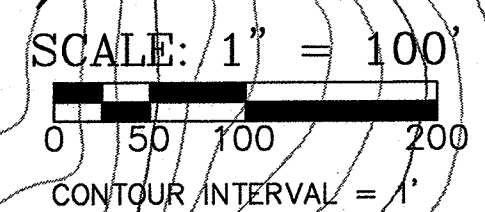
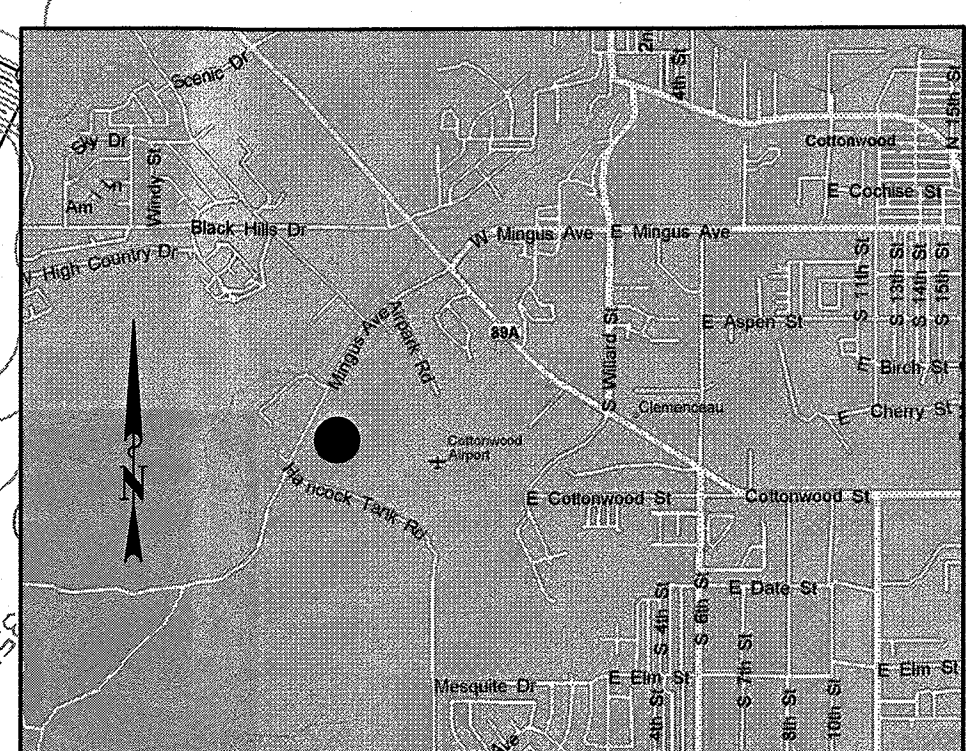
RV Open Space Information
RV owners use their open space in many different ways. Some like to have 18" high portable fences, outdoor carpet, grills, folding chairs, folding tables, potted plants, TVs and folding umbrellas - others do nothing.

Site Statistics
Site Total Area: 2176 sf
Site Open Space Area: 1025 sf
Parking: 1 space

TYPICAL 32'x 68' RV AND PARK MODEL SITES & DRIVE N.T.S.
PAVEMENT SITE AND DRIVE 2" OF DUST FREE STONE OVER 6" AB

SHEET INDEX

- T1 - MP1 WITH RV SITE #75 HIGHLIGHTED
- T2 - DETAILS



FEATURES

- FUTURE CLUB HOUSE
- FUTURE DOG PARK
- SHELTERED PICNIC AREAS
- RECYCLED WATER USED FOR LANDSCAPE
- WATER FEATURE
- EACH SITE HAS 1 OR MORE TREES

PROJECT INFORMATION

ZONING I-2	Minimum Required	
Building Setbacks	Required	
Front Yard (Happy Jack Way)	20'	
Side Yard	0'	
Side Yard at Street	10'	
Rear Yard	5'	
Project Requirements	Required	Actual
RV Park Size	3 acres	36.95 acres
Typical for Cottonwood Springs		
Typical RV Park Space Area	1,800 sf	2176 sf
Typical RV Park Space Width	30 ft	32'
Typical Spacing Between RV Pads	10 ft	20'
Usable Open Space	800 sf	1025 sf

Typical Access Requirements

Two Way Drives & Fire Lane	24' required minimum	
One Way Drives	20'	
Main Entrance	Happy Jack Way	
Secondary Fire Department Entrance	Mingus Avenue and Happy Jack Way	

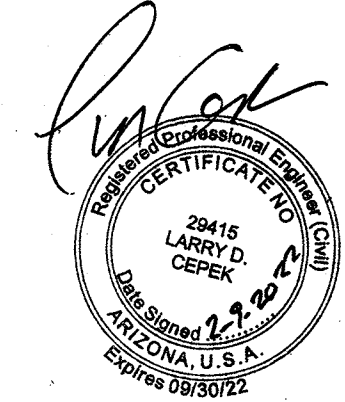
NOTE: Actual number of sites will be determined by field conditions.

Screening 6' wall provided at adjacent residential lots See plan for location.

Parking Spaces
1 for each RV Site
75 for Community Center

ELECTRONIC COPIES OF FINAL DOCUMENT;
SEALED ORIGINAL DOCUMENT IS WITH
LARRY D. CEPEK, 29.415

EXPIRES 09/30/2022



NOTE: HAPPY JACK WAY WILL BE COMPLETED UP TO THE TEMPORARY CUL-DE-SAC.

