

1 PARTIAL SITE PLAN - PHASE I
SCALE: 1" = 60'-0"

PROJECT INFO:
SCOPE:
 PHASE 1: INSTALLATION OF A TEMPORARY SALES OFFICE WHICH WILL BE USED FOR THE SELLING OF RECREATIONAL VEHICLES WHILE THE MAIN BUILDING IS UNDER CONSTRUCTION.
 PHASE 2: CONSTRUCTION OF A NEW BUILDING USED FOR THE SALES AND SERVICE OF RECREATIONAL VEHICLES.

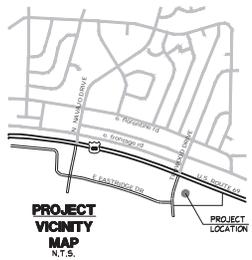
OWNER: LITTLE DEALER LITTLE PRICES RV DEALERSHIP
CONTACT - PAUL BRUNOFORTE
 2038 N. COUNTRY CLUB
 MESA AZ, 85201
 PH. 480 834-9581
 CELL 602 499-6581

ARCHITECT: STROH ARCHITECTURE
 1323 SOUTH SCENIC HEIGHTS DRIVE
 PRESCOTT AZ 86303
 PH. 928 771-0548

SITE: PARCELS #103-05-009Y, #103-05-009X
 2757 N. TRUWOOD DRIVE
 PRESCOTT VALLEY, AZ

BUILDING:
 MAXIMUM BUILDING HEIGHT AT EAVE - 30'-11"
 FIRST FLOOR AREA - 16,626 S.F.
 COVERED CANOPY - 3,240 S.F.
 TOTAL AREA UNDER ROOF - 19,866 S.F.

SITE:
 TOTAL AREA - 10.91 ACRES (475,239 S.F.)
 PARKING AREA INCLUDING ADJACENT PAVED SURFACES ON SITE - 98,822 S.F.
 NON-PAVED (PERMEABLE) AREA - 356,000 S.F.



LEGAL DESCRIPTION:

REEL E1
 PARCEL E1 OF EASTRIDGE, PHASE II, BEING A PORTION OF PARCEL E OF EASTRIDGE, PHASE II, AS LAID OUT AND SHOWN ON A PLAT DATED 01-08-2004 AND RECORDED AMONG THE OFFICIAL RECORDS OF YAVAPAI COUNTY, ARIZONA, IN BOOK #8 OF MAPS AND PLATS AT PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 24, T14N, R14W, G488M WHICH BEARS SOUTH 00 58'20" EAST, 245.56 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24;
 THENCE NORTH 00 58'20" WEST, (BASED ON BEARINGS) 1108.37 FEET ALONG THE EAST LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SAID PARCEL E OF EASTRIDGE, PHASE II;
 THENCE NORTH 04 54'52" WEST, 581.56 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL E TO A POINT;
 THENCE NORTH 21 54'41" EAST, 367.41 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL E;
 THENCE SOUTH 66 04'46" EAST, 442.68 FEET ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 69 TO THE NORTHEAST CORNER OF SAID PARCEL E AND THE EAST LINE OF SAID SECTION 24;
 THENCE SOUTH 00 58'20" EAST, 179.33 FEET ALONG THE EAST LINES OF SAID SECTION 24 TO THE POINT OF BEGINNING.
 CONTAINING 3.003 ACRES (130,028.65 SQUARE FEET) OF LAND, MORE OR LESS.

PARCEL E2
 EXHIBIT 14
 PARCEL E, EASTRIDGE PHASE II AT PRESCOTT VALLEY, ACCORDING TO THE PLAT OF RECORD, RECORDED IN BOOK #8 OF MAPS, PAGE 48, RECORDS OF YAVAPAI COUNTY, ARIZONA, EXCEPTING THEREFROM THE FOLLOWING: A PORTION OF PARCEL E PARCEL E, EASTRIDGE PHASE II AT PRESCOTT VALLEY, ACCORDING TO THE PLAT OF RECORD RECORDED IN BOOK #8 OF MAPS, PAGE 48, RECORDS OF YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN WHICH BEARS SOUTH 0058'20" EAST, 245.56 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24;
 THENCE NORTH 0058'20" WEST, (BASED ON BEARINGS) 1108.37 FEET ALONG THE EAST LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SAID PARCEL E OF

PARKING REQUIREMENTS:

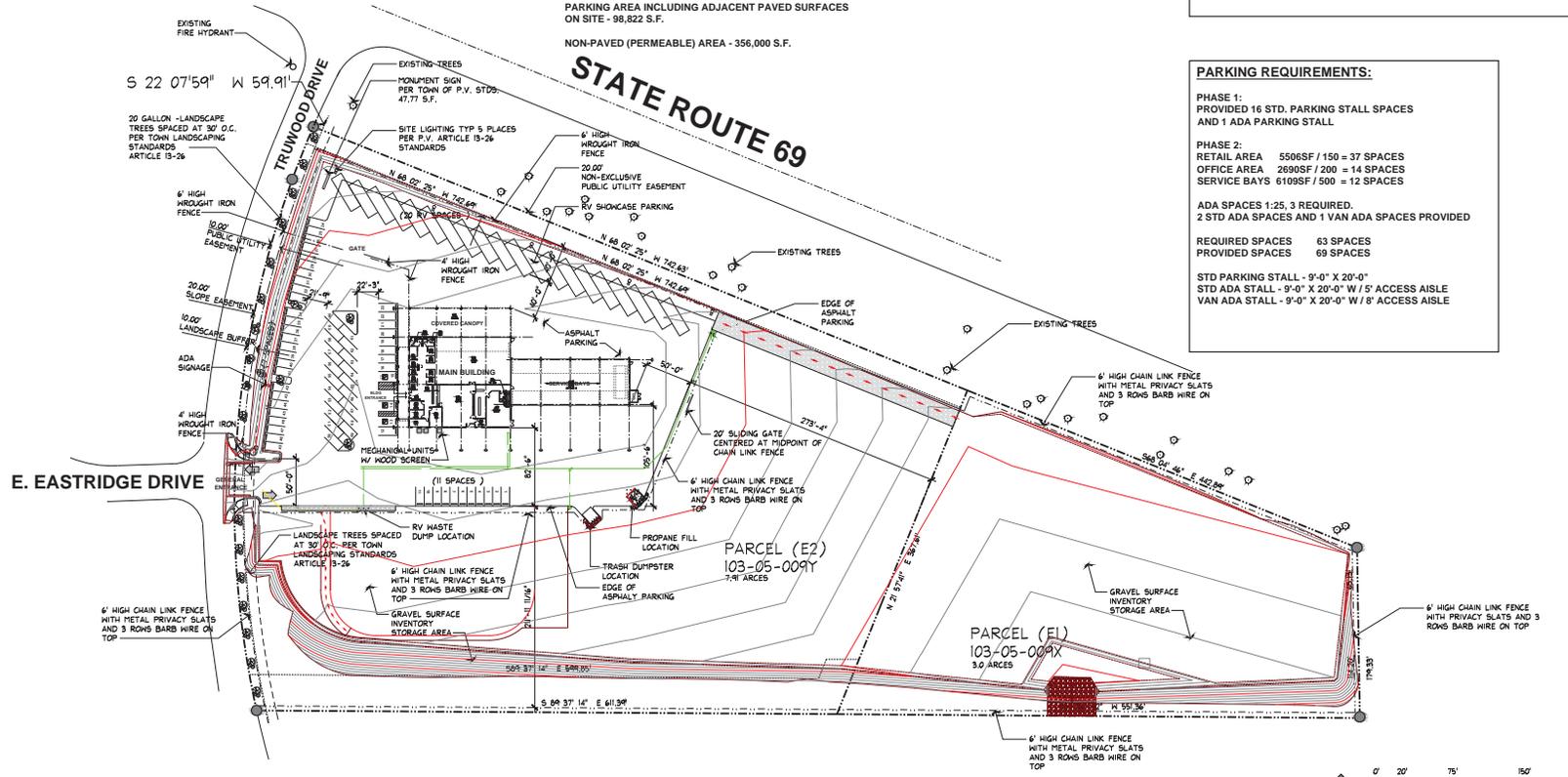
PHASE 1:
 PROVIDED 16 STD. PARKING STALL SPACES
 AND 1 ADA PARKING STALL

PHASE 2:
 RETAIL AREA 5508SF / 150 = 37 SPACES
 OFFICE AREA 2690SF / 200 = 14 SPACES
 SERVICE BAYS 6109SF / 500 = 12 SPACES

ADA SPACES 1.25, 3 REQUIRED.
 2 STD ADA SPACES AND 1 VAN ADA SPACES PROVIDED

REQUIRED SPACES 63 SPACES
 PROVIDED SPACES 69 SPACES

STD PARKING STALL - 9'-0" X 20'-0"
 STD ADA STALL - 9'-0" X 20'-0" W / 5' ACCESS AISLE
 VAN ADA STALL - 9'-0" X 20'-0" W / 8' ACCESS AISLE



2 SITE PLAN - PHASE II
SCALE: 1" = 60'-0"



STROH ARCHITECTURE, INC.
 1323 South Scenic Heights Drive
 Prescott, AZ 86303
 (928) 771-0548

**FINAL DEVELOPMENT PLAN FOR
 LITTLE DEALER
 LITTLE PRICES
 PRESCOTT VALLEY, ARIZONA**

**FINAL
 SITE DEVELOPMENT PLAN
 SD1.1**
 DRAWN BY: P.M.
 CHECKED BY: D.M.
 DATE: 05/14/18
 JOB NO.: 19095

