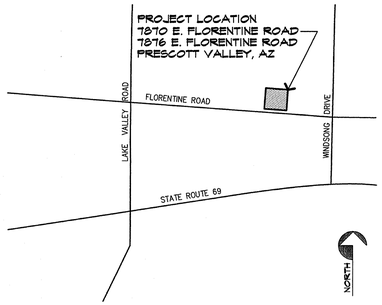
FINAL DEVELOPMENT PLAN
FOR
BENNETT / FENDERSON OFFICE PARK

7870 E. FLORENTINE ROAD & 7860 E. FLORENTINE ROAD — PRESCOTT VALLEY, ARIZONA



VICINITY MAP

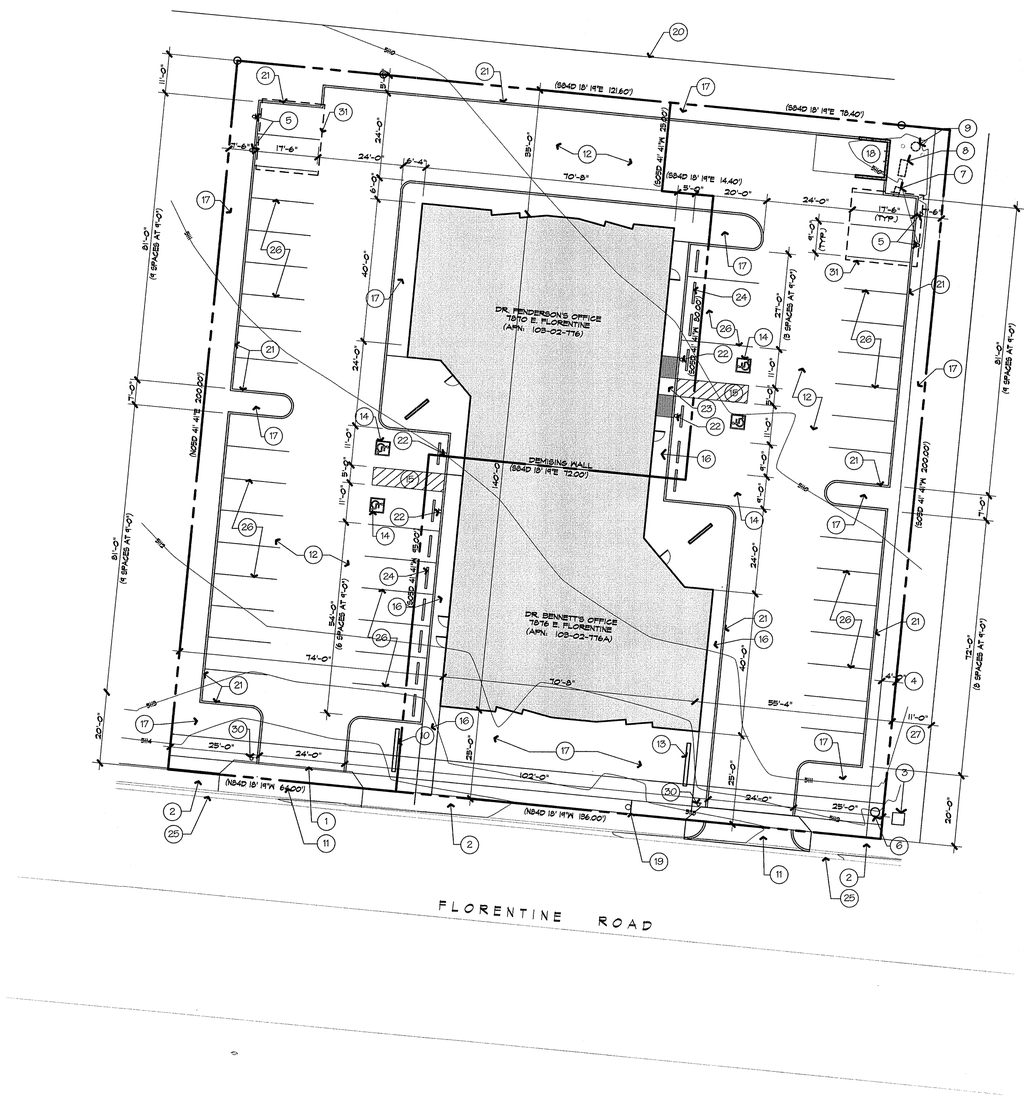
APN: 103-03-776
THE PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY , ARIZONA, BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 4567 OF OFFICIAL RECORDS AT PAGE 340, RECORDS OF YAVAPAI COUNTY, ARIZONA.

APN: 103-03-776A
THE PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY , ARIZONA, BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 4567 OF OFFICIAL RECORDS AT PAGE 340, RECORDS OF YAVAPAI COUNTY, ARIZONA.

RECORD OF SURVEY

1. EXISTING CONCRETE DRIVE APRON TO REMAIN
2. EXISTING CONCRETE SIDEWALK TO REMAIN
3. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
4. EXISTING 4'-0" WIDE PUBLIC UTILITY EASEMENT TO REMAIN REFER TO CIVIL DRAWINGS
5. "DOCTORS ONLY" PARKING SIGNAGE
6. NEW FIRE HYDRANT LOCATION - COORDINATE WITH CIVIL DRAWINGS
7. EXISTING WATER METER TO BE RELOCATED REFER TO CIVIL DRAWINGS
8. EXISTING BACKFLOW PREVENTER TO BE RELOCATED - REFER TO CIVIL DRAWINGS
9. EXISTING FIRE HYDRANT TO BE RELOCATED - REFER TO CIVIL DRAWINGS
10. NEW MONUMENT SIGN FOR 7870 E. FLORENTINE ROAD
11. NEW CONCRETE DRIVEWAY APRON - SEE CIVIL DRAWINGS
12. NEW 3" THICK ASPHALT PAVING - SEE CIVIL DRAWINGS
13. NEW MONUMENT SIGN FOR 7876 E. FLORENTINE ROAD
14. NEW ADA PARKING SYMBOL
15. 5'-0" WIDE ACCESS AISLE STRIPING
16. NEW 4" THICK CONCRETE WALKWAY
17. LANDSCAPED AREA - SEE LANDSCAPE AND IRRIGATION PLAN SEE SHEET FDP-2
18. NEW DUMPSTER ENCLOSURE
19. EXISTING TRAFFIC SIGN TO REMAIN
20. EXISTING FENCE TO REMAIN
21. NEW 6" CONCRETE CURB - SEE CIVIL DRAWINGS
22. NEW ADA PARKING SIGNAGE
23. NEW HC ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS
24. NOT USED
25. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
26. NEW PAVEMENT STRIPING AT PARKING SPACES
27. EXISTING 11'-0" WIDE PUBLIC UTILITY EASEMENT TO REMAIN REFER TO CIVIL DRAWINGS
28. NOT USED
29. NOT USED
30. NEW STOP SIGN
31. 20' x 20' COVERED PARKING CANOPY (SHOWN DASHED) "NAVAJO SHELTER" BY AMERICANA BUILDING PRODUCTS, OR EQUAL

DEVELOPMENT SITE PLAN KEYNOTES



DEVELOPMENT SITE PLAN

SCALE: 1" = 20'-0"

FDP-1	TITLE SHEET
FDP-2	LANDSCAPE PLAN
FDP-3	BUILDING EXTERIOR ELEVATIONS
C-1	COVER AND NOTES
C-2	PAVING AND GRADING PLAN
C-3	WATER AND SEWER PLAN
	RECORD OF SURVEY

INDEX TO DRAWINGS

OWNER:
DR. FRED FENDERSON
T. TERRA GEILLE HOLDINGS, LLC
P.O. BOX 4001
PRESCOTT, ARIZONA 86302
(7870 E. FLORENTINE ROAD)

DR. WAYNE BENNETT
1350 TERRACE VIEW DRIVE
PRESCOTT, ARIZONA 86301
(7876 E. FLORENTINE ROAD)

ARCHITECT:
MICHAEL TAYLOR ARCHITECTS, INC.
118 S. PLEASANT STREET
PRESCOTT, ARIZONA 86303

PROJECT DESCRIPTION:
NEW SINGLE-STORY MEDICAL OFFICE BUILDING AND ASSOCIATED SITE DEVELOPMENT

PROJECT ADDRESS:
7870 E. & 7860 E. FLORENTINE ROAD

PARCEL NUMBER(S):
103-02-776 (7870 E.) AND 103-02-776A (7876 E.)

ZONING: C-2 PAD

SETBACK REQUIREMENTS: NONE

MAXIMUM BUILDING HEIGHT: 35'-0" (PER ZONING)

ACTUAL BUILDING HEIGHT: 22'-0" APPROX.

LAND AREA: 40,000 SF (0.92 ACRE)

GROSS BUILDING AREA: 8,982 SF

ALLOWABLE LOT COVERAGE: 50%

ACTUAL LOT COVERAGE: 26%

PROJECT INFORMATION

CHIROPRACTIC OFFICE SPACE :
OFFICE 4,532 SF
TOTAL SQ. FTG. 4,532 SF
4,532 / 200 = 23 SPACES REQUIRED

ORTHODONTIC OFFICE SPACE :
OFFICE 4,466 SF
TOTAL SQ. FTG. 4,466 SF
4,466 / 200 = 22 SPACES REQUIRED

TOTAL REQUIRED = 45 PARKING SPACES
TOTAL PROVIDED = 50 PARKING SPACES

46 STANDARD PARKING SPACES
4 ADA ACCESSIBLE PARKING SPACES

PARKING PROVIDED IS IN COMPLIANCE WITH ARTICLE 13-24 OF THE TOWN OF PRESCOTT VALLEY MUNICIPAL CODE

PARKING SUMMARY

MICHAEL TAYLOR ARCHITECTS, INC.
118 South Pleasant St. Prescott, Arizona 86303
Phone 928-445-0636 Fax 928-445-6810

REGISTERED ARCHITECT CERTIFICATE NO. 24668 MICHAEL G. TAYLOR DATE SIGNED 7-29-10 ARIZONA U.S.A. Expires: 9-30-2010

FINAL DEVELOPMENT PLAN FOR BENNETT / FENDERSON OFFICE PARK
PRESCOTT VALLEY ARIZONA

MARK	DATE	DESCRIPTION

PROJECT NO. 07061
DATE 07/28/2010

TITLE SHEET & SITE PLAN

FDP-1