



**SITEPLAN SYMBOL LEGEND**

|  |                                 |
|--|---------------------------------|
|  | EXISTING 5' CONTOUR             |
|  | EXISTING 1' CONTOUR             |
|  | PROPOSED PROPERTY BOUNDARY LINE |
|  | EXISTING LOT/ROW LINE           |
|  | EASEMENT LINE                   |
|  | EXISTING LANDSCAPED AREA        |
|  | PROPOSED LANDSCAPE AREA         |
|  | EXISTING 8" PVC SEWER           |
|  | EXISTING SEWER MANHOLE          |
|  | EXISTING 8" PVC WATER           |
|  | EXISTING WATER VALVE            |
|  | EXISTING FIRE HYDRANT           |
|  | PROPOSED WATER SERVICE LINE     |
|  | PROPOSED FIRE LINE LINE         |
|  | PROPOSED SEWER SERVICE LINE     |
|  | PROPOSED BRAKES PLUS BUILDING   |
|  | HANDICAP PARKING STALL          |

**PLAN CHANGES/REVISION:**  
 LANDSCAPE ISLANDS INCREASED AND ADDED AT ENTRANCES & IN THE PARKING LOT

ENTRY WIDTH WIDEN TO ACCOMMODATE FIRE DEPARTMENT TURNING RADIUS

ADA ACCESS TO BUILDING SHOWN WITH STRIPING. SIDEWALK ACCESS TO EXISTING PEDESTRIAN SYSTEM SHOWN.

TWO LIGHT POLES ADDED TO THE PARKING LOT

**FINAL DEVELOPMENT PLAN FOR BRAKES PLUS**

**VERIFY SCALE**  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**DRAWING SCALE**  
 1" = 20 ft. Horizontal  
 (This scale is valid for 22"x34" sheets only)

**LOCATION MAP**  
 NOT TO SCALE

**DESCRIPTION OF PROJECT**  
 SINGLE COMMERCIAL BUILDING, DRIVE AISLE, AND PARKING FOR AUTOMOTIVE REPAIR

**SITE DATA**  
 ASSESSOR PARCELS NUMBERS: A PORTION OF 130-02-762M  
 PROPOSED PROJECT AREA: 1.487 ACRES  
 PROPOSED USE: COMMERCIAL BUILDING  
 BUILDING AREA: 4975 SF  
 PROJECT IS NOT LOCATED IN FEMA ZONE PER FIRM 04025C2079H DATED AUGUST 24, 2021  
 SOURCE OF TOPOGRAPHY: AERIAL DRONE FLIGHT BY LYON ENGINEERING ON OCTOBER 23, 2023 VERTICAL DATUM: NAVD88  
 PROPOSED PARKING: 23 - 9' X 20' STALLS  
 1 - 11' X 20' HANDICAP VAN STALLS  
 REQ: 3 PER BAY, 24 STALLS  
 PARKING AREA: 17,811 SQ.FT.  
 LANDSCAPE REQ: 1,781 AND 1,992 SQ.FT PROVIDED

**ZONING**  
 EXISTING ZONING: C2-PAD (COMMERCIAL GENERAL SALES AND SERVICE)  
 PROPOSED ZONING: N/A, NO CHANGE

**UTILITIES**  
 ELECTRICITY: ARIZONA PUBLIC SERVICE  
 GAS: UNISOURCE ENERGY SERVICES  
 TELEPHONE: CENTURYLINK/SPARKLIGHT  
 CABLE T.V.: SPARKLIGHT  
 WATER: TOWN OF PRESCOTT VALLEY  
 SEWER: TOWN OF PRESCOTT VALLEY  
 GARBAGE: PRIVATE

**LEGAL DESCRIPTION**  
 PORTION OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 01 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

**OWNER**  
 EXPRESS OIL CHANGE & TIRE ENGINEERS  
 1880 SOUTHPARK DRIVE  
 BIRMINGHAM, AL 35244  
 PHONE: (205) 943-5770  
 PROJECT CONTACT:  
 ASHLEY BERNATSKI

**ENGINEERS/SURVEYORS**  
 DRAWN: RGP DESIGN: SAL JOB#: 1697-01

DATE OF PREPARATION: 6-18-2024  
 DATE OF REVISIONS: 7/22/2024

SCOTT A. LYON, P.E.  
 1650 WILLOW CREEK ROAD  
 PRESCOTT, AZ 86301  
 (928) 776-1750  
 lyonengineering.com

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 PRESCOTT, AZ 86301  
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 lyonengineering.com

35898  
 SCOTT A. LYON  
 7-23-2024  
 PLS

SHEET: 1 OF 1

**LEGAL DESCRIPTION**  
 A PORTION OF THAT DOCUMENT DESCRIBED AT RECEPTION #2016-0033587, YAVAPAI COUNTY OFFICIAL RECORDS AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14, BEING A TOWN OF PRESCOTT VALLEY BRASS CAP PLS 22752 PER BOOK 198 OF LAND SURVEYS, PAGE 16, YAVAPAI COUNTY OFFICIAL RECORDS, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, S.89°43'28"E, A DISTANCE OF 30.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PINE VIEW DRIVE, A TOWN OF PRESCOTT VALLEY RIGHT OF WAY EASEMENT DETAILED AT BOOK 1890, PAGE 112, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY EASEMENT, N.01°36'12"E, A DISTANCE OF 59.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY EASEMENT, N.01°36'12"E, A DISTANCE OF 285.53 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED AT BOOK 4663, PAGE 359, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE LEAVING SAID RIGHT OF WAY EASEMENT AND ALONG SAID SOUTH LINE OF SAID PARCEL, S.88°23'48"E, A DISTANCE OF 48.90 FEET; THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE, S.88°23'48"E, A DISTANCE OF 115.98 FEET; THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE S.01°43'17"W, A DISTANCE OF 10.67 FEET; THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE S.88°23'48"E, A DISTANCE OF 147.80 FEET; THENCE LEAVING SAID SOUTH LINE, S.01°36'12"W, A DISTANCE OF 29.19 FEET; THENCE S.46°38'29"W, A DISTANCE OF 19.89 FEET; THENCE S.43°21'31"E, A DISTANCE OF 29.19 FEET TO THE NORTH MOST CORNER OF THAT PARCEL DESCRIBED AT BOOK 4193, PAGE 14, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL AND THE SOUTHWESTERLY PROLONGATION OF SAID LINE, S.46°38'29"W, A DISTANCE OF 306.04 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED AT RECEPTION #2014-0003882, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, N.43°22'29"W, A DISTANCE OF 29.19 FEET; THENCE CONTINUE ALONG SAID LINE N.43°22'29"W, A DISTANCE OF 6.61 FEET TO THE NORTH MOST CORNER OF SAID PARCEL; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, S.49°36'57"W, A DISTANCE OF 38.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE LEAVING SAID NORTHWESTERLY LINE, N.88°23'48"W, A DISTANCE OF 48.90 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING 64,768.17 SQUARE FEET OR 1.49 ACRES, MORE OR LESS