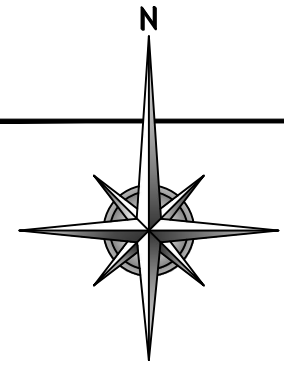
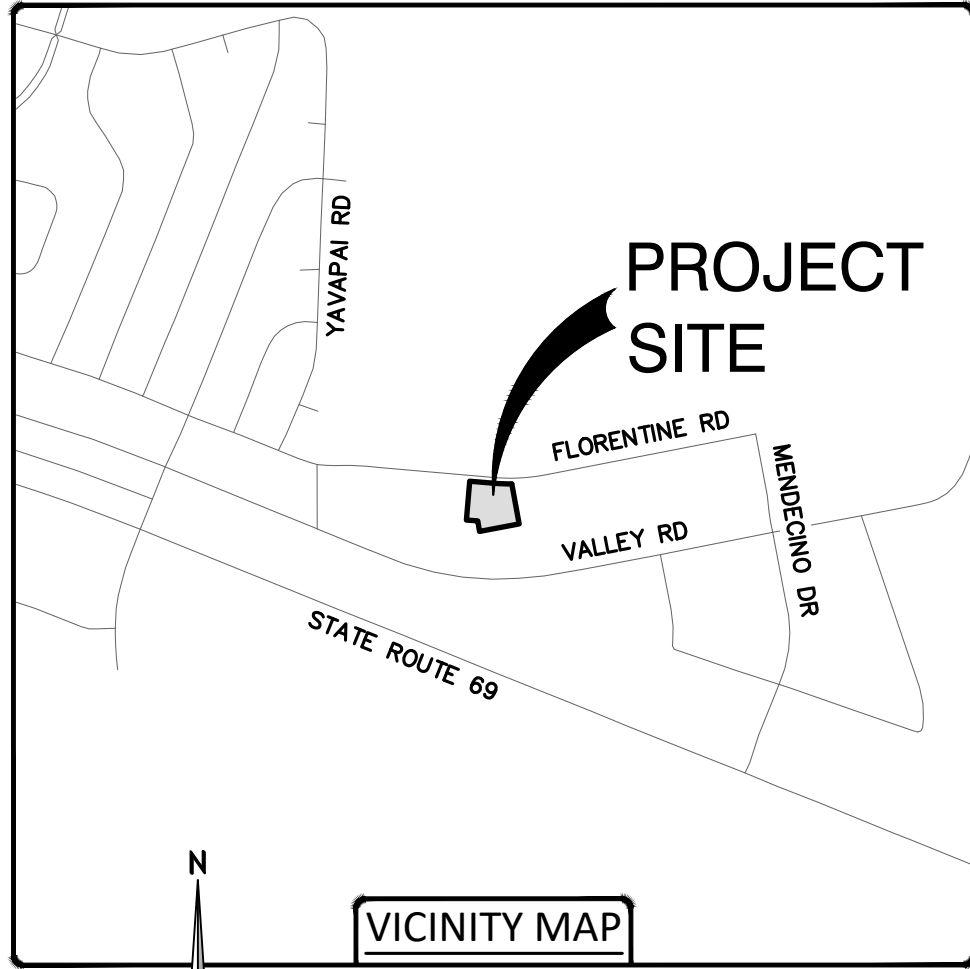


GRANITE MOUNTAIN STORAGE FINAL DEVELOPMENT PLAN

APN: 402-14-688U, 9155 EAST FLORENTINE ROAD, BIG SKY BUSINESS PARK UNIT 1
SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 1 EAST GILA AND SALT RIVER MERIDIAN
TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 500' 1000' 2000'
SCALE: 1" = 1000'

LEGEND

- FOUND 1/2" REBAR WITH MARKINGS RLS 23947
- ⊗ FOUND 5/8" REBAR WITH MARKINGS RLS 16630
- FOUND CENTERLINE MONUMENT
- FOUND 5/8" REBAR WITH NO MARKINGS
- CALCULATED POINT NOTHING FOUND OR SET
- ▲ SET 1/2" REBAR WITH MARKINGS RLS 33861
- ▲ MEASURED DATA BASED ON FIELD SURVEY
- 54°5'45"45"W 45.00'
- (55°5'55"55"W 50.00')R
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- RIGHT OF WAY
- PLATTED EASEMENT
- CENTERLINE
- SETBACK
- NON-EXCLUSIVE EASEMENT FOR UTILITIES, SLOPES, DRAINAGE, & PUBLIC ACCESS, PER BOOK 55 M&P, PAGE 5, Y.C.O.R.
- EDGE OF EXISTING PAVEMENT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- CABLE TV LINE
- COMMUNICATION LINE
- EXISTING ELECTRIC SWITCHING CABINET
- EXISTING GAS RISER
- EXISTING SEWER MANHOLE

UNIT SUMMARY

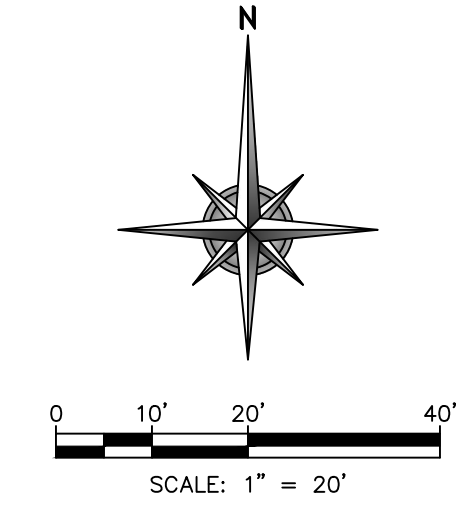
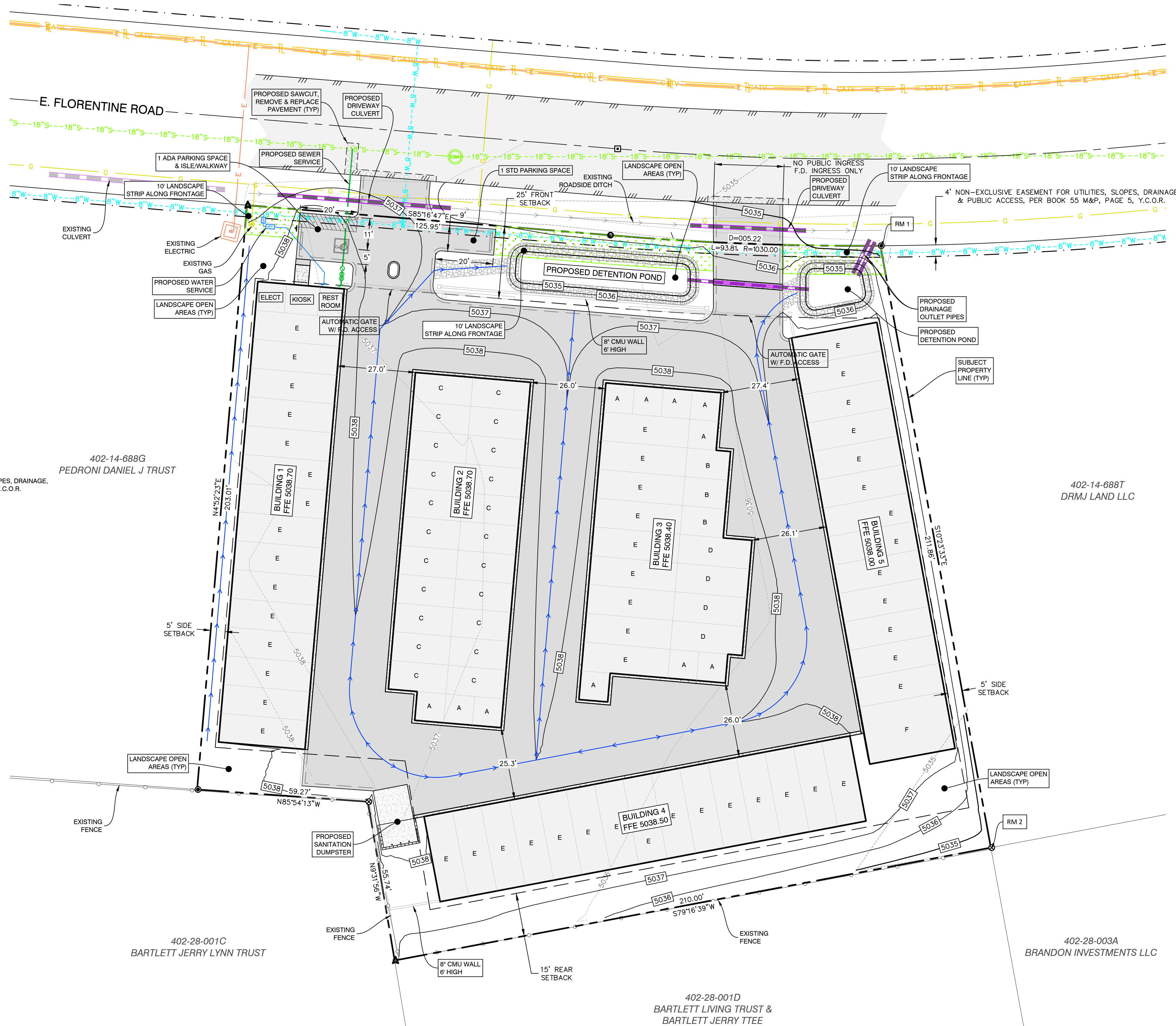
A - 10'X10': 11
B - 10'X15': 3
C - 10'X20': 11
D - 10'X25': 4
E - 10'X30': 52
F - 20'X30': 1

PROPOSED IMPERVIOUS AREA SUMMARY

ONSITE: 44,549 SF (1.02 ACRES)
OFFSITE: 673 SF (0.02 ACRES)
TOTAL: 45,222 SF (1.04 ACRES)

ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

ESTIMATED EARTHWORK
(FINISHED GRADE vs. EXISTING GRADE)
RAW CUT = 100 CY
RAW FILL = 2,900 CY
NET = 2,800 CY (IMPORT)



0 10' 20' 40'
SCALE: 1" = 20'

PROJECT INFORMATION

CLIENT:
R & L HOLDINGS, LLC
2206 N. 87TH WAY,
SCOTTSDALE, ARIZONA 85257

ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

ARCHITECT
FERGIS & ASSOCIATES, INC.
4332 EAST LUDLOW DRIVE
PHOENIX, ARIZONA 85032
(602) 279-1693

GEOTECHNICAL ENGINEER
ENGINEERING & TESTING CONSULTANTS, INC.
417 NORTH ARIZONA STREET
PRESCOTT, ARIZONA 86301
(928) 778-9001

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
402-14-688U (1.29 AC.±)

ZONING NOTE:
PRESCOTT VALLEY ZONING INFORMATION
C3 PAD (COMMERCIAL, MINOR INDUSTRIAL)
25 FOOT FRONT SETBACK
15 FOOT REAR SETBACK
5 FOOT SIDE SETBACK
15 FOOT EXTERIOR SIDE SETBACK

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2085H DATED AUGUST 24, 2021 AND THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

SEWAGE DISPOSAL:
TOWN OF PRESCOTT VALLEY

WATER SUPPLY:
TOWN OF PRESCOTT VALLEY

FIRE DISTRICT:
CENTRAL YAVAPAI FIRE DISTRICT

REFUSE REMOVAL
WASTE MANAGEMENT

ELECTRICITY PROVIDER
ARIZONA PUBLIC SERVICE

CABLE TELEVISION
SPARKLIGHT

TELECOMMUNICATIONS
CENTURY LINK

NATURAL GAS
UNISOURCE ENERGY

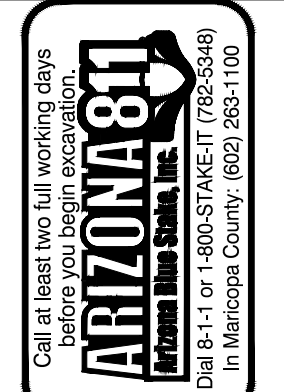
SCHOOL DISTRICT
HUMBOLDT UNIFIED SCHOOL DISTRICT #22

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS S10°23'33"E, A DISTANCE OF 211.86 FEET ALONG THE EAST LINE OF THE SUBJECT PARCEL BETWEEN A 1/2" REBAR WITH CAP RLS 23947 & A 5/8" REBAR WITH CAP RLS 16630.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	1304415.57	582977.92	5034.50
RM 2	1304206.98	583016.42	5034.60

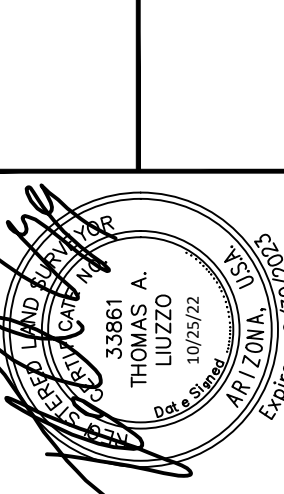
THE PROJECT COORDINATE SYSTEM IS CONSISTENT WITH THE PUBLISHED TOWN OF PRESCOTT VALLEY COORDINATE SYSTEM



REVISIONS		DESCRIPTION	DATE	BY
NUM.				
<input type="checkbox"/>	FOR BID ONLY			
<input type="checkbox"/>	FOR APPROVAL ONLY			
<input type="checkbox"/>	FOR RECORDING ONLY			
<input type="checkbox"/>	FOR CONSTRUCTION ONLY			
<input type="checkbox"/>	FOR AS-BUILT ONLY			



PREPARED FOR:
R & L HOLDINGS, LLC
2206 N. 87TH WAY
SCOTTSDALE, ARIZONA 85257
GRANITE MOUNTAIN STORAGE
9155 EAST FLORENTINE ROAD
FINAL DEVELOPMENT PLAN



JOB#	22045
DATE:	10/25/22
SCALE:	1" = 20'
DRAWN:	BH
DESIGNED:	BH
CHECKED:	TS/TL

P1