

MASTER PLAN DESIGNED BY
BRYANT PALMER SOTO INC.

PROJECT INFORMATION
 PROJECT NAME: VERDE VALLEY SCHOOL
 GROSS AREA: 316,828 S.F. 12.71 ACRES
 PARKING: 88 SPACES PROVIDED
 CURRENT ZONING: NORTH PARCEL: RIL-10
 SOUTH PARCEL: RCU-2A

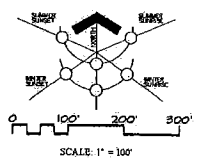
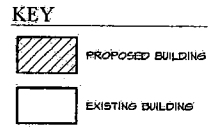
UTILITIES
 WATER: BIG PINE WATER COMPANY
 SEWER: SEPTIC SYSTEM
 FIRE: SEDONA FIRE DISTRICT
 ELECTRIC: A.P.S.
 GAS: FLAME PROPANE
 REFUSE REMOVAL: WASTE MANAGEMENT

LEGAL DESCRIPTION
 A PART OF THE NORTH HALF OF THE NORTH HALF OF
 THE NORTH HALF OF SECTION 10, T16N, R35E, AND A
 PART OF THE SOUTH HALF OF SECTION 35, T17N, R35E,
 645R.B.M. YAVAPAI COUNTY, ARIZONA

BUILDING USE TABLE

BUILDING	GROSS S.F.
ADMINISTRATION	5,576 S.F.
APARTMENT	26,024 S.F.
ART / DEVELOPMENT OFFICE	5,725 S.F.
ARTS VILLAGE	1,588 S.F.
BARN	12,826 S.F.
BOOK ROOM	710 S.F.
BRADY HALL	12,756 S.F.
CHAPEL	1,424 S.F.
CLASSROOMS	15,264 S.F.
CORRALS	18,432 S.F.
COUNSELING CENTER	240 S.F.
DINING HALL	1,850 S.F.
DORMITORY	46,118 S.F.
EXISTING BUILDING	581 S.F.
FIELD HOUSE	20,044 S.F.
FOUNDERS HOME	5,646 S.F.
GARAGE	2,400 S.F.
GUEST HOUSE	540 S.F.
GYM	10,000 S.F.
HEADMASTERS HOME	4,324 S.F.
MAINTENANCE	5,500 S.F.
MUSIC ROOM	1,816 S.F.
PAVILION	480 S.F.
RESEARCH / MEDIA / LEARNING CENTER	4,070 S.F.
SCIENCE CENTER	6,613 S.F.
STABLES	6,074 S.F.
TACK ROOM	584 S.F.

PARKING PROVIDED
 CURRENT SPACES (CP): 9
 PROPOSED SPACES: 77



**PINNACLE
DESIGN, INC**

4343 E. Camelback Rd
 Suite 100 • Phoenix, AZ 85018
 602.998.7007 • 602.998.7008
 JKH # 07048
 APRIL 11, 2009

CONCEPTUAL SITE PLAN
VERDE VALLEY SCHOOL SEDONA ARIZONA

