

RESOLUTION NO. 2018-04

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED THE "FOUNTAIN HILLS SENIOR LIVING PLANNED AREA DEVELOPMENT (PAD)."

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. That certain document entitled the "Fountain Hills Senior Living Planned Area Development (PAD)," which is attached hereto and incorporated by reference, and of which one paper copy and one electronic copy are on file in the office of the Town Clerk and open for public inspection during normal business hours, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY the Mayor and Council of the Town of Fountain Hills, June 5, 2018.

FOR THE TOWN OF FOUNTAIN HILLS:

ATTESTED TO:



Linda M. Kavanagh, Mayor



Bevelyn J. Bender, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:



Grady E. Miller, Town Manager



Mitesh V. Patel, Interim Town Attorney
Dickinson Wright PLLC

EXHIBIT A
TO
RESOLUTION No. 18-04

[Fountain Hills Senior Living PAD]
See following pages.

THE FOUNTAIN HILLS SENIOR LIVING – PLANNED AREA DEVELOPMENT (PAD)

Section 1 – Purpose

The Fountain Hills Senior Living PAD zoning district, formerly approved as the Hemingway PAD zoning district, is located on 250,062 square feet (5.74 acres) and is established to (i) rezone the district to Fountain Hills Senior Living PAD; (ii) to create a modified set of regulations based upon the C-1 zoning district requirements; and (iii) approve certain uses that would otherwise require a special use permit under C-1, and waive certain requirements including the following:

1. Grant a Special Use Permit for retirement-focused multifamily uses, including assisted living (Per Chapter 12 Section 12.03.F of the Zoning Ordinance).
2. Route the offsite drainage flows to N. Saguaro Boulevard.
The historic offsite flows which enter the site, will be piped through the site and discharged onto N. Saguaro Boulevard, thus separating them from the onsite drainage, which will be retained (Per Article 4 Section 4.04.G of the Subdivision Ordinance).
3. Provide a minimum of 8.5' from building wall to drive aisle curb.
Reducing the minimum requirement from 10 feet to 8.5 feet would allow minor flexibility in building location while maximizing the landscape setbacks along the perimeter to be greater than what is required by the Town (See Building Offset Exhibit) (Per Chapter 7 Section 7.02.F.1 of the Zoning Ordinance).
4. Dedicate a 10' roadway easement in lieu of right-of-way dedication in order to construct a wider street section (minor collector) along E. Trevino Drive between N. Burkemo Drive and N. Saguaro Boulevard per Town's request (Per Article 3 Section 3.D.5).
5. Provide two 40-foot-wide entrances along E. Trevino Drive.
This width will allow for adequate turning radii for emergency service and delivery vehicles to access the site. Delivery vehicles coming to the service entry will be able to enter the site at the eastern E. Trevino Drive entrance and exit at the western entrance without having to navigate around the site (Per Engineering Design for Fire and Delivery Truck Town Engineering Policy).
6. Allow the height of an entry sign to be measured from finished grade instead of from the top of curb grade of the nearest public road nearest the sign (so long as it does not impede line of sight).
The conceptual entry monument sign is sited on the southeast corner of the site at Saguaro Blvd. and E. Trevino Drive. The sign is 5'0" tall at the center with shorter 2'-6" walls flanking either side (relative to surrounding proposed grade). The sign wall is less than the 55-square foot maximum allowed per Town code. Boulders clustered on each side anchor the sign and allow it to blend aesthetically with the surrounding site. See the Landscape Exhibit (Detail 4 on L-0.02)

7. Allow a reduction in the planting requirements.
The proposed plant density per the attached exhibit will allow for the plant material to achieve its mature size while maintaining the desired desert character. See the Plant Density Exhibit within the Preliminary Landscape Plans (L-0.01F) (Per Chapter 6 Section 6.05 of the Subdivision Ordinance). In lieu of the decreased number of plants, larger plants will be installed per the landscape plan included in this PAD.
8. Allow a screen wall up to 10' in height.
Increasing the height limit to a maximum of 10' will allow for requested screening by adjacent property owners on the rear property line (Per Chapter 5 Section 5.09.A.1 of the Zoning Ordinance).
9. Waive construction of a sidewalk along Burkemo Drive.
The sidewalk along N. Saguaro Boulevard will be extended north to Monterey Drive, in lieu of sidewalk along the Burkemo Drive frontage in order to meet the Town's offsite improvements requirement (Per Town's Future Sidewalk General Plan).

The Fountain Hills Senior Living PAD hereby establishes the 5.74-acre PAD zone subject to the design guidelines and standards set forth below and the Town of Fountain Hills Zoning Ordinance. In the event of a conflict between the Zoning Ordinance and this PAD, the provisions of this PAD shall prevail. Unless specifically modified herein, all the provisions of the Town of Fountain Hills Zoning Ordinance and Town of Fountain Hills Subdivision Ordinance shall apply to this PAD.

Section 2 – Development Plan

Upon the Town Council's approval of the ordinance adopting the Fountain Hills Senior Living PAD, development of the property shall be governed as set forth in this Development Plan. The Fountain Hills Senior Living PAD shall include uses identified as Permitted Uses and Special Permit Uses in the Town's C-1 zoning district. Incorporated by reference into this Development Plan are the following documents, which are attached in the appendix hereto (collectively, the "Concept Plan"):

- (i) ALTA/NSPS Land Title Survey prepared by EPS Group, dated December 12, 2017
- (ii) Traffic Impact Analysis prepared by EPS Group, dated May 1, 2018
- (iii) Conceptual Site Plan, prepared by EPS Group, dated May 1, 2018
- (iv) Conceptual Grading Plan, prepared by EPS Group, dated May 1, 2018
- (v) Building Offset Exhibit, prepared by EPS Group, dated May 1, 2018
- (vi) Preliminary Landscape Plans, prepared by EPS Group, dated May 1, 2018
- (vii) Architectural Floorplans and Elevations, prepared by Harley Ellis Devereaux, dated May 1, 2018

The Fountain Hills Senior Living PAD
9700 N. Saguaro Blvd
Fountain Hills, AZ

Pursuant to the Fountain Hills Zoning Ordinance Section 23.07.B. The Fountain Hills Senior Living PAD Development Plan contains the following components:

1. Name of Development: Fountain Hills Senior Living
9700 N. Saguaro Blvd
Fountain Hills, AZ 85268
2. Developer: CA Senior Living Holdings, LLC
130 E. Randolph St.
Suite 2100
Chicago, IL 60601
3. Legal Description:

That portion of the South half of the Northwest quarter and the North half of the Southwest quarter of Section 26, Township 3 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the monument line intersection of Shea Boulevard and Saguaro Boulevard from which the West quarter corner of said Section 26 bears North 58 degrees 04 minutes 18 seconds West, a distance of 1388.31 feet and also from which a Maricopa County Highway Department Brass Cap Monument for P.O.C. 243-83.30, 22 feet RT. Bears North 50 degrees 10 minutes 58 seconds West, a distance of 724.56 feet;

Thence North 42 degrees 50 minutes 00 seconds East along the centerline of Saguaro Boulevard, a distance of 775.00 feet;

Thence North 47 degrees 10 minutes 00 seconds West, a distance of 55.00 feet to the Northwesterly right-of-way line and the POINT OF BEGINNING, said point also being the Southeast corner of lot 6, Block 4, FOUNTAIN HILLS FINAL PLAT NO 403-B;

Thence South 42 degrees 50 minutes 00 seconds West along said right-of-way line, a distance of 330.45 feet to the beginning of a tangent curve being concave Northerly and having a radius of 20.00 feet;

Thence departing from said right-of-way and along the arc of said curve through a central angle of 87 degrees 25 minutes 23 seconds and an arc length of 30.52 feet to a point of reverse curvature, said point being on the Northeasterly right-of-way of a road being 50.00 feet in width and being more commonly known as Trevino Drive, said point also being at the beginning of a curve being concave Southerly and having a radius of 425.00 feet and a radial line passing through said point bears North 40 degrees 15 minutes 23 seconds East;

Thence along said right-of-way and along the arc of said curve through a central angle of 44 degrees 49 minutes 23 seconds and an arc length of 332.48 feet;

Thence South 85 degrees 26 minutes 00 seconds West, a distance of 111.13 feet to the beginning of a tangent curve being concave Northerly and having a radius of 175.00 feet;

The Fountain Hills Senior Living PAD
9700 N. Saguaro Blvd
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Thence along the arc of said curve through a central angle of 42 degrees 51 minutes 31 seconds, and an arc length of 130.90 feet to a point of reverse curvature, a radial line passing through last said curve bears South 38 degrees 17 minutes 31 seconds West, said reverse curve being concave Southerly and having a radius of 7047.49 feet;

Thence along the arc of said curve through a central angle of 00 degrees 58 minutes 12 seconds and an arc length of 119.30 feet to a point of reverse curvature, a radial line passing through said point bears North 37 degrees 19 minutes 19 seconds East, said reverse curve being concave Easterly and having a radius of 20.00 feet;

Thence along the arc of said curve through a central angle of 89 degrees 35 minutes 41 seconds and an arc length of 31.27 feet to a point on the Easterly right-of-way line of Burkemo Drive, said point also being on the Easterly line of said FOUNTAIN HILLS FINAL PLAT NO. 403-B, North 36 degrees 55 minutes 00 seconds East, a distance of 69.89 feet from the Southeasterly corner of said FOUNTAIN HILLS FINAL PLAT NO. 403-B;

Thence North 36 degrees 55 minutes 00 seconds East, a distance of 260.77 feet to the beginning of a tangent curve being concave Westerly and having a radius of 230.00 feet;

Thence along the arc of said curve through a central angle of 15 degrees 21 minutes 52 seconds and an arc length of 61.68 feet to a point of cusp with a curve concave to the Northeast and having a radius of 20.00 feet a radial line passing through said point bears North 68 degrees 26 minutes 52 seconds West;

Thence Southeasterly along the arc of said curve through a central angle of 81 degrees 57 minutes 08 seconds and an arc length of 28.61 feet to a point on the Southerly line of said FOUNTAIN HILLS FINAL PLAT NO. 403-B;

Thence continuing along said line South 60 degrees 24 minutes 00 seconds East, a distance of 12.75 feet to the beginning of a tangent curve being concave Northeasterly and having a radius of 185.00 feet;

Thence along the arc of said curve through a central angle of 28 degrees 20 minutes 00 seconds and an arc length of 91.48 feet;

Thence South 88 degrees 44 minutes 00 seconds East, a distance of 99.71 feet to the beginning of a tangent curve being concave Southerly and having a radius of 715.00 feet;

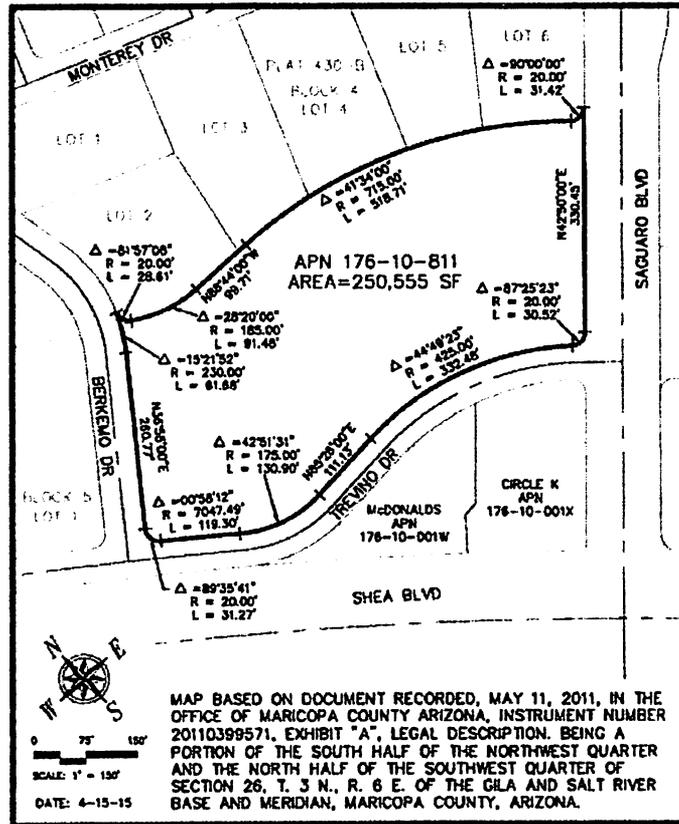
Thence along the arc of said curve through a central angle of 41 degrees 34 minutes 00 seconds and an arc length of 518.72 feet to a point of reverse curvature, said curve being concave Northerly and having a radius of 20.00 feet, a radial line passing through said point bears South 42 degrees 50 minutes 00 seconds West;

Thence along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet to the POINT OF BEGINNING.

The Fountain Hills Senior Living PAD
9700 N. Saguardo Blvd
Fountain Hills, AZ

**Town of Fountain Hills
Rezoning (C-1 to Fountain Hills Senior Living PAD)**

MCR 20110399571



4. Location Map:



5. Site Conditions:

“The Fountain Hills Senior Living” is planned as an Assisted Living/Memory Care Living (“AL/MC”) complex at the northwest corner of N. Saguaro Boulevard and E. Trevino Drive. The land is of varying slopes generally sloping from north to south and bordered by five single family homes to the north, Montera Ranch Condominiums across N. Saguaro Boulevard to the east, single family vacant lots across Burkemo Drive to the west and McDonalds, That Guy’s Pizza, Senor Taco, Munich Gyros and Circle K to the south across E. Trevino Drive. “The Fountain Hills Senior Living” will be developed between single family homes, condominiums and commercial property making it a traditional transitional use between all adjacent uses.

Existing drainage swales will be replaced with inlet structures and storm drain pipe so that offsite flow can be routed through the site and discharged at N. Saguaro Blvd which is the historical outfall point. Adequate underground detention basins will be designed based on the 100-year, 2-hour storm. The Conceptual Grading Plan is included as part of this PAD.

The Fountain Hills Senior Living PAD
9700 N. Saguaro Blvd
Fountain Hills, AZ

SITE INFORMATION:

Address: 9700 N. Saguaro Blvd, Fountain Hills, AZ 85268
APN: 176-10-811
Gross Lot Area: 250,062 Sq. Ft
Project Data:
Current Zoning: The Hemingway PAD/C-1
Proposed Zoning: The Fountain Hills Senior Living PAD/C-1
Lot Size: 250,062 SF (5.74 AC)
Usage Allowed: 60% 150,037 SF
Actual Usage:
Building Footprint: 77,937 SF
Excess: 72,100 SF

- a. Proposed public streetscape and public and private open space improvements and their relationship to the overall development are shown on the Conceptual Site Plan
- b. Building heights, minimum lot areas and setbacks are shown on the Conceptual Site Plan and/or Elevation according to the zoning requirements for the C-1 Commercial Zoning District
- c. Building elevations and architectural renderings showing architectural theme colors and type of exterior building materials for the structure in the PAD are shown on the Architectural Elevations and Floorplans
- d. A conceptual landscape plan of the proposed landscaping treatment, plant materials, entry signage and other site plan and open space improvements has been provided on this PAD. The specific details of the landscape plan will be a part of the building permit application, but shall not vary by number or size of plants depicted in the conceptual landscape plan included herein.
- e. Proposed entrance locations and widths, including drive aisles are shown on the Conceptual Site Plan
- f. Water Service will be provided by EPCOR. All water service requirements shall be pursuant to the rules and regulations of EPCOR. Sewer service has been confirmed to be provided by the Fountain Hills Sanitary District. All sewer service requirements shall be pursuant to the rules and regulations of the Fountain Hills Sanitary District. Existing and proposed grades and drainage systems and how drainage is altered, how it is redirected to original channels, and the requirements regarding storm water runoff and drainage will be met.
- g. Due to the small site within The Fountain Hills Senior Living PAD, a Traffic Impact Analysis including projected volumes on streets within and adjacent to the site was completed on dated May 1, 2018

6. The location, number of spaces, dimensions, circulation patterns, driveways, access way and pedestrian walkways are shown on the Conceptual Site Plan. The Fountain Hills Senior Living PAD parking ratio has been increased from the Town's zoning requirements: 141 beds would typically require 36 spaces, but 66 spaces will be provided. The additional spaces are provided based on our experience with similar communities we have built in the past. Typically very few, if any, of the assisted living residents own cars. In addition to that, the communities have visitors on holidays which demand the parking that is proposed.
7. All signage will be by separate permit and shall conform to the Fountain Hills Zoning Ordinance and this PAD

Section 3 – Project Narrative:

“The Fountain Hills Senior Living” provides a best-in-class community for Assisted Living and Memory Care residents. The community promotes social engagement and an active senior lifestyle, allowing residents to age in place. The aesthetics offer resort-like living environment with varied amenities and materials to create a strong unique design theme for the community.

“The Fountain Hills Senior Living”, a two-story building of approximately 125,992 square feet, is organized into two levels of care: Assisted Living, and Memory Care. The building amenities for Assisted Living include multiple dining venues, community room, clubhouse/lounge, pool, physical therapy/exercise room, salon and library. Amenities for the Memory Care portion of the building include living rooms, dining room, library, family room, four seasons room, assisted bathing and exam room. Shared spaces on the ground floor include employee lounge, a commercial kitchen, property management offices with a conference room, and various other support spaces.

The location is key to the success of “The Fountain Hills Senior Living”. The location is a buffer between single family residential and commercial buildings with easy access to shopping, medical facilities, downtown Fountain Hills, Mesa and Scottsdale. This type of senior living development produces minimal traffic and noise. In addition, “The Fountain Hills Senior Living” will also act as a traditional transitional use between the commercial establishments on E. Shea Boulevard and the nearby residential community.

The Fountain Hills Senior Living PAD
9700 N. Saguaro Blvd
Fountain Hills, AZ

APPENDIX

ALTA/NSPS Land Title Survey

Traffic Impact Analysis

Conceptual Site Plan

Conceptual Grading Plan

Building Offset Exhibit

Preliminary Landscape Plans

Architectural Floorplans and Elevations

ALTA/NSPS LAND TITLE SURVEY

9700 NORTH SAGUARO BOULEVARD

PORTION OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

TITLE REPORT LEGAL DESCRIPTION

THE PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LINE INTERSECTION OF SAHO BOULEVARD AND SAGUARO BOULEVARD FROM WHICH THE WEST QUARTER CORNER OF SAHO SECTION 26 BEARS NORTH 30 DEGREES 18 MINUTES WEST, A DISTANCE OF 1386.31 FEET AND ALSO FROM WHICH A MARICOPA COUNTY MEASURE DEPARTMENT BOUNDARY CORNER BEARS NORTH 30 DEGREES 27 FEET 01. DEGREES NORTH 50 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 724.94 FEET;

THENCE NORTH 42 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF SAGUARO BOULEVARD, A DISTANCE OF 775.00 FEET;

THENCE NORTH 47 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 95.00 FEET TO THE NORTHWESTERLY HIGH-OF-WAY LINE AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 4, FOUNTAIN HILLS FINAL PLAT NO. 403-B

THENCE SOUTH 42 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAHO RIGHT-OF-WAY LINE, A DISTANCE OF 33.45 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX NORTHEAST AND HAVING A RADIUS OF 20.00 FEET;

THENCE BEGINNING FROM SAHO RIGHT-OF-WAY AND ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 23 MINUTES 23 SECONDS AND AN ARC LENGTH OF 30.54 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE NORTH-EASTERLY HIGH-OF-WAY LINE A BEING 50.00 FEET IN WIDTH AND BEING MORE CONVEXLY SOUTH AS TRENCH DRIVE, SAHO POINT ALSO BEING AT THE BEGINNING OF A CURVE BEING CONVEX SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE PASSING THROUGH SAHO POINT BEARS NORTH 40 DEGREES 15 MINUTES 23 SECONDS EAST;

THENCE ALONG SAHO HIGH-OF-WAY AND ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 49 MINUTES 23 SECONDS AND AN ARC LENGTH OF 337.48 FEET;

THENCE SOUTH 88 DEGREES 24 MINUTES 80 SECONDS WEST, A DISTANCE OF 111.13 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 175.00 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 31 MINUTES 31 SECONDS, AN ARC LENGTH OF 130.00 FEET TO A POINT OF REVERSE CURVATURE, A RADIAL LINE PASSING THROUGH SAHO CURVE BEARS SOUTH 38 DEGREES 17 MINUTES 31 SECONDS WEST, SAHO REVERSE CURVE BEING CONVEX SOUTHERLY AND HAVING A RADIUS OF 7047.49 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 17 SECONDS AND AN ARC LENGTH OF 111.30 FEET TO A POINT OF REVERSE CURVATURE, A RADIAL LINE PASSING THROUGH SAHO POINT BEARS NORTH 37 DEGREES 19 MINUTES 19 SECONDS EAST, SAHO REVERSE CURVE BEING CONVEX EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 41 SECONDS AND AN ARC LENGTH OF 31.27 FEET TO A POINT ON THE EASTERLY HIGH-OF-WAY LINE OF TRENCH DRIVE, SAHO POINT ALSO BEING ON THE EASTERLY LINE OF SAHO FOUNTAIN HILLS FINAL PLAT NO. 403-B, NORTH 38 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAHO FOUNTAIN HILLS FINAL PLAT NO. 403-B;

THENCE NORTH 38 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 203.77 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX WESTERLY AND HAVING A RADIUS OF 230.00 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 21 MINUTES 50 SECONDS AND AN ARC LENGTH OF 63.88 FEET TO A POINT OF CURVE WITH A CURVE CHORD TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE PASSING THROUGH SAHO POINT BEARS NORTH 60 DEGREES 28 MINUTES 54 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 51 MINUTES 08 SECONDS AND AN ARC LENGTH OF 20.81 FEET TO A POINT ON THE SOUTHERLY LINE OF SAHO FOUNTAIN HILLS FINAL PLAT NO. 403-B;

THENCE COMMENCING ALONG SAHO LINE SOUTH 80 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.15 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 20 MINUTES 00 SECONDS AND AN ARC LENGTH OF 91.48 FEET;

THENCE SOUTH 88 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.71 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX SOUTHERLY AND HAVING A RADIUS OF 715.00 FEET;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 00 SECONDS AND AN ARC LENGTH OF 318.32 FEET TO A POINT OF REVERSE CURVATURE, SAHO CURVE BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE PASSING THROUGH SAHO POINT BEARS SOUTH 42 DEGREES 50 MINUTES 00 SECONDS WEST;

THENCE ALONG THE ARC OF SAHO CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.42 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL UNDERGROUND WATER IN, UNDER OR FLOWING THROUGH SAHO LAND AND WATER RIGHTS APPURTENANT THEREON; AND
EXCEPT ALL GAS, GASOLINE AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSOLS AND FERTILIZERS OF EVERY KIND AND DESCRIPTION, TOGETHER WITH ALL UNDERGROUND OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE MORE PARTICULARLY EXISTING TO THE PRODUCTION OF FERTILIZING MATERIAL, WHETHER OR NOT OF COMMERCIAL VALUE, WITHOUT, HOWEVER, RESERVING ANY RIGHT OF SURFACE ENTRY.

OWNER

Pinnacle View Development, LLC, a Colorado Limited Liability Company

BASIS OF BEARINGS

THE CENTERLINE OF NORTH SAGUARO BOULEVARD, BEING NORTH 47°24'00" EAST AS MEASURED AND SHOWN ON THAT PLAT RECORDED IN BOOK 434, PAGE 29 OF MARICOPA COUNTY RECORDS

NOTES

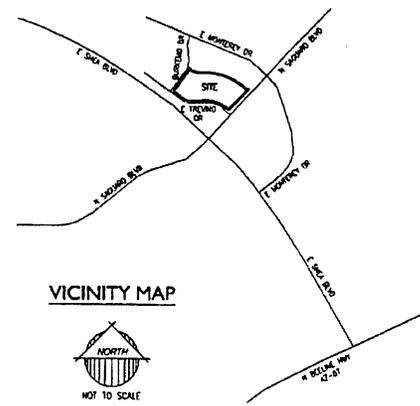
- SURVEYOR MAKES NO GUARANTEE FOR ANY NON-MOBILE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B OF FIRST AMERICAN TITLE ASSURANCE COMPANY TITLE REPORT VENDOR ORDER NO. 1451-855321-L-CHD, DATED JANUARY 11, 2017 AND DATE OF JUNE 13, 2017 AT 7:30 AM.
- REFERENCE DOCUMENTS:
TITLE REPORT LEGAL DESCRIPTION
(P1) PLAT RECORDED IN BOOK 434, PAGE 49, MCP
(P2) PLAT RECORDED IN BOOK 159, PAGE 11, MCP
- ALL BEARINGS AND DISTANCES REPORTED HEREON ARE BOTH MEASURED AND CALCULATED PER THE TITLE REPORT LEGAL DESCRIPTION UNLESS SHOWN OTHERWISE.
- THE SURVEYED PROPERTY HAS DIRECT AND UNHINDERED ACCESS TO AND VEHICULAR ACCESS TO N SAGUARO BLVD, E TRENCH DR AND W TRENCH DR, ALL PUBLIC HIGH-OF-WAYS.
- THERE APPEARS TO BE NO OBSERVABLE ENCROACHMENTS ON THE SURVEYED PROPERTY.
- PURSUANT TO TABLE A ITEM 1, MONUMENTS WERE SET AT PROPERTY BOUNDARY CORNERS UNLESS ALREADY MARKED AND ACCEPTED BY THE SURVEYOR.
- PURSUANT TO TABLE A ITEM 2, THE ADDRESS OF THE SURVEYED PROPERTY IS:
9700 NORTH SAGUARO BOULEVARD, FOUNTAIN HILLS, ARIZONA
- PURSUANT TO TABLE A ITEM 3, THE FLOOD ZONE CLASSIFICATION IS ZONE X (SHADED), DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF THE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM ITS ANNUAL CHANCE FLOOD", PER FLOOD HAZARD MAP MAP NO. 04013C0104L, DATED OCTOBER 18, 2013.
- PURSUANT TO TABLE A ITEM 4, THE CROSSLAND AREA OF THE SURVEYED PROPERTY IS 290.066 SF / 7.5707 AC +/-.
- PURSUANT TO TABLE A ITEM 8(a) AND 8(b), NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- PURSUANT TO TABLE "C", FEW NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS FURNING LOTS, BUILDINGS, STOPS, DRAINAGE TRENCHES, LANDSCAPED AREAS, ETC. ARE SHOWN HEREON.
- PURSUANT TO TABLE "C", FEW NUMBER 11, LOCATION OF UTILITIES (EITHER ON OR SERVING THE SURVEYED PROPERTY) ARE SHOWN HEREON DETERMINED BY SURFACE EVIDENCE, MAPS PROVIDED BY THE UTILITY OWNERS AND AVAILABLE BLUE STAKE MARKINGS. NO GUARANTEE IS MADE THAT ALL UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON SINCE THE HAPPING PROVIDED IS SCHEDULE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- PURSUANT TO TABLE "C", FEW NUMBER 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
- PURSUANT TO TABLE A ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET IS DENOTED HEREON.
- PURSUANT TO TABLE "C", FEW NUMBER 16, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT WORKING.
- PURSUANT TO TABLE "C", FEW NUMBER 17, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET HIGH-OF-WAY LINES.
- PURSUANT TO TABLE A ITEM 18, NO METAL OR DELAGATION MARKERS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE SURVEY.
- PURSUANT TO TABLE "C", FEW NUMBER 19, NO PORTABLE OFFICE (APPOINTMENT) EASEMENTS WERE DISCLOSED IN THE REFERENCED TITLE REPORT.

CERTIFICATION

TO: PINNACLE VIEW DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY;
DA SENIOR LIVING HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS ASSIGNEE OR NOMINEE;
THE MEMORANDUM ASSIGNED LIVING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE ASSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 NATIONAL STANDARD SURVEY REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGURES 1, 2, 3, 4, 6(a), 6(b), 8, 11, 12, 14, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FOLLOWING WAS COMPLETED ON 12/27/17

DATE OF PLAT OR MAP 12/27/17



VICINITY MAP



SCHEDULE B EXCEPTIONS

- TESTS FOR THE FULL YEAR OF 2017. (THE FIRST MAP IS DUE OCTOBER 1, 2017 AND IS DELIVERED NOVEMBER 1, 2017. THE SECOND MAP IS DUE MARCH 1, 2018 AND IS DELIVERED MAY 1, 2018.) (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- ANY CHANGE UPON SAHO LAND BY REASON OF ITS INCLUSION IN FOUNTAIN HILLS SANITARY DISTRICT (ALL ASSESSMENTS WHICH ARE DUE AND PAYABLE HAVE BEEN PAID). (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- PERMISSIONS OR EXCEPTIONS IN PERMITS, OR IN ACTS AUTHORIZING THE RESIDENCE THEREOF (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- THE RIGHT TO ENTER UPON SAHO LAND AND PROCEED FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES AS RESERVED IN THE PLAT TO SAHO LAND. (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- AN EASEMENT FOR TELECOMMUNICATION AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-0119129 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- AN EASEMENT FOR LANDSCAPING, ELECTRICAL AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-0431164 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- AN EASEMENT FOR PUBLIC RECORDS AND IMPROVEMENT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2015-007071 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- THIS ITEM HAS BEEN INCIDENTALLY DELETED.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF CLAIMS FOR ORIGINATORS OF VALUE BETWEEN THE NORTH OF FOUNTAIN HILLS AND ROVAL BUSINESS BANK" RECORDED MAY 28, 2015 AS 2015-0187222 OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- ANY FACTS, PRIORS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____ (DESCRIBED JOB NUMBER _____)
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNDERGROUND LEASE OR LEASES OF MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE HEREIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE WAIVED FULLY SET FORTH OF DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENTS SET FORTH HEREON. (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY RELATED MATTER)

17-290

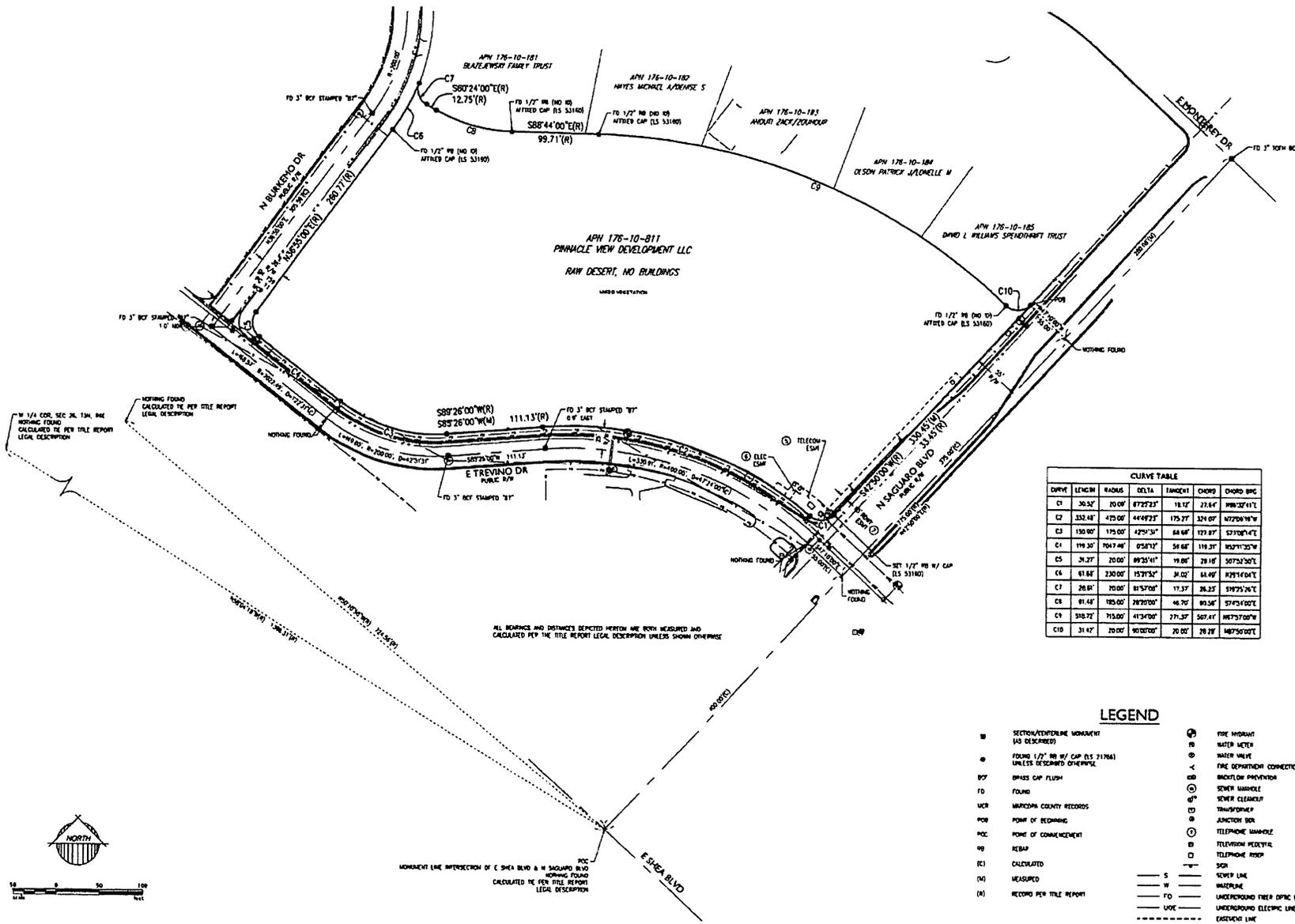
9700 NORTH SAGUARO BOULEVARD
ALTA/NSPS LAND TITLE SURVEY

DATE: 12/27/2017
TIME: 10:00 AM
PROJECT: 17-290
JOB NO: 17-290
SHEET NO: 1 OF 2

EPS GROUP

17-290
ALTA/NSPS LAND TITLE SURVEY

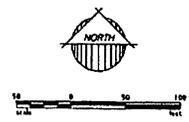
DATE: 12/27/2017
TIME: 10:00 AM
PROJECT: 17-290
JOB NO: 17-290
SHEET NO: 1 OF 2



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BPC
C1	30.52'	20.00'	87°27'23"	18.12'	21.64'	188°37'41\"
C2	332.48'	475.00'	44°48'23"	175.27'	324.07'	107°20'18\"
C3	130.80'	175.00'	42°51'31"	84.68'	123.87'	57°30'14\"
C4	119.30'	104.74'	65°51'11"	58.68'	116.31'	102°11'32\"
C5	34.27'	20.00'	89°33'41"	19.88'	28.18'	50°23'50\"
C6	61.65'	230.00'	15°21'52"	31.02'	62.48'	87°14'04\"
C7	28.81'	10.00'	81°57'00"	17.37'	26.25'	59°25'26\"
C8	81.46'	185.00'	28°20'00"	46.70'	89.56'	57°45'00\"
C9	318.72'	715.00'	41°34'00"	271.27'	507.41'	106°25'00\"
C10	31.47'	20.00'	90°00'00"	20.00'	28.28'	180°50'00\"

- LEGEND**
- SECTION/TEMPERATURE MONUMENT (AS DESCRIBED)
 - FOUND 1/2" IR W/ CAP (I.S. 2176A) UNLESS OTHERWISE NOTED
 - OPEN CAP FLUSH
 - FO FOUND
 - MCR MARICOPA COUNTY RECORDS
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RP REBAR
 - (C) CALCULATED
 - (M) MEASURED
 - (R) RECORD PER TITLE REPORT
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ WATER VALVE
 - < FIRE DEPARTMENT CONNECTION
 - ⊕ BENCH/LOW POINT/PIVOT
 - ⊕ SEWER MANHOLE
 - ⊕ SEWER CLEANOUT
 - ⊕ TRANSFORMER
 - ⊕ JUNCTION BOX
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE MIDDLE
 - ⊕ TELEPHONE ROOF
 - ⊕ SIGN
 - S SEWER LINE
 - W WATERLINE
 - FO UNDERGROUND FIBER OPTIC LINE
 - UOE UNDERGROUND ELECTRIC LINE
 - - - EASEMENT LINE



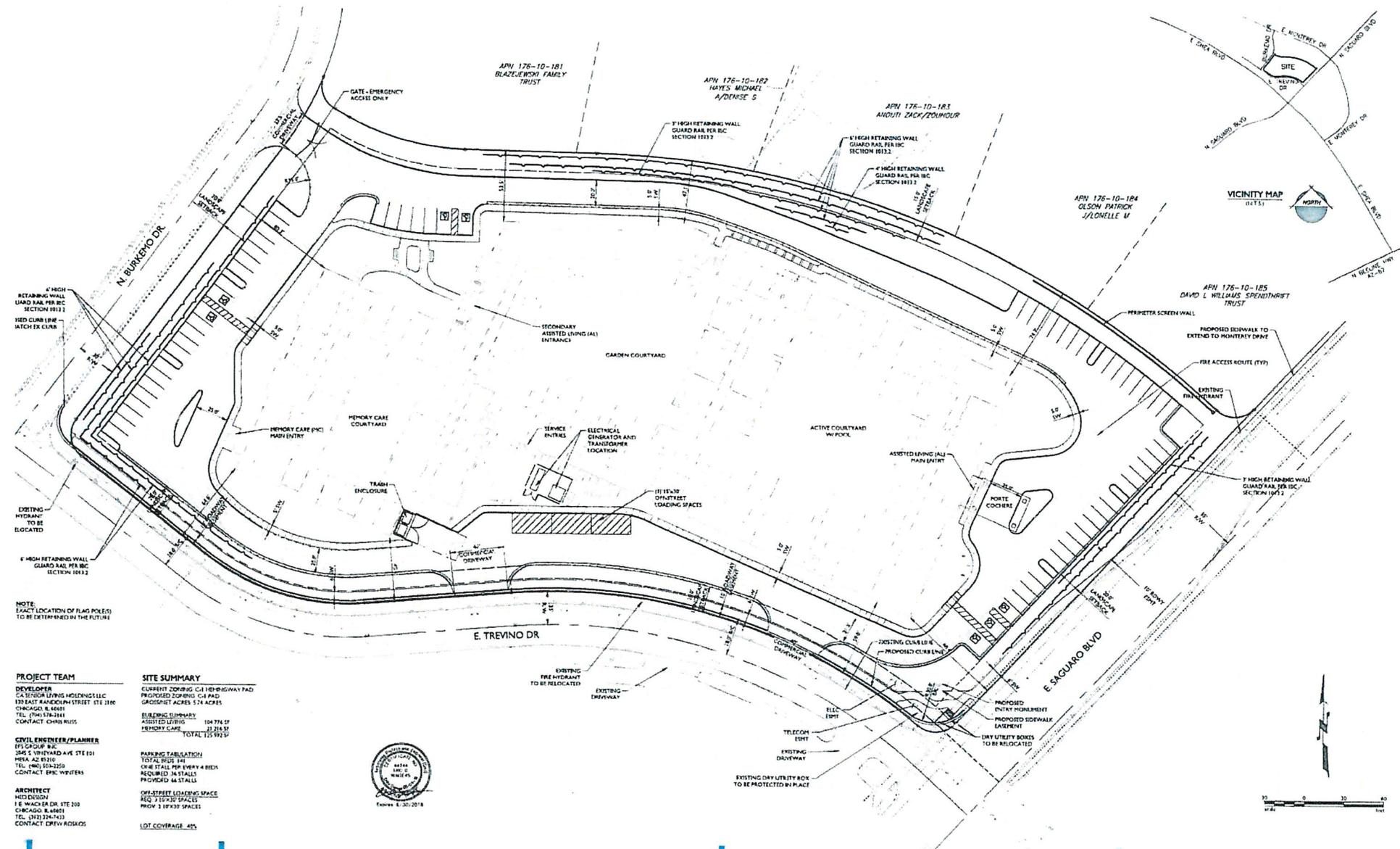
ALL BEARINGS AND DISTANCES REPORTED HEREON ARE BOTH MEASURED AND CALCULATED PER THE TITLE REPORT LEGAL DESCRIPTION UNLESS SHOWN OTHERWISE

7000 NORTH SAGUARO BOULEVARD
ALTAIRSPS LAND TITLE SURVEY

EPS GROUP

2045 S. Wenden Ave., Suite 101
Tucson, AZ 85710
T 484-501-2151 F 484-521-2155
www.epsland.com

17-290
AS01
Sheet No. 2 of 2



PROJECT TEAM

DEVELOPER
 CANTON LIVING HOLDINGS LLC
 130 EAST RANDOLPH STREET STE 2100
 CHICAGO, IL 60601
 TEL: (774) 578-2444
 CONTACT CHRIS RUISS

CIVIL ENGINEER/PLANNER
 STS GROUP INC.
 3545 S VINTHAWAY AVE STE 101
 MESA, AZ 85210
 TEL: (480) 962-2250
 CONTACT ERIC WYKERS

ARCHITECT
 HED DESIGN
 1 E WACKER DR STE 210
 CHICAGO, IL 60601
 TEL: (312) 224-7413
 CONTACT DEBRA ROSKOS

SITE SUMMARY

CURRENT ZONING: C-1 (OFF-HIGHWAY PAD)
 PROPOSED ZONING: C-1 (PAD)
 GROSS SITE ACRES: 5.24 ACRES

BUILDING SUMMARY

ASSISTED LIVING	104,774 SF
MEMORY CARE	81,218 SF
TOTAL	185,992 SF

PARKING TABULATION

TOTAL RUIS 141
ONE STALL PER EVERY 4 RUIS
REQUIRED 36 STALLS
PROVIDED 46 STALLS

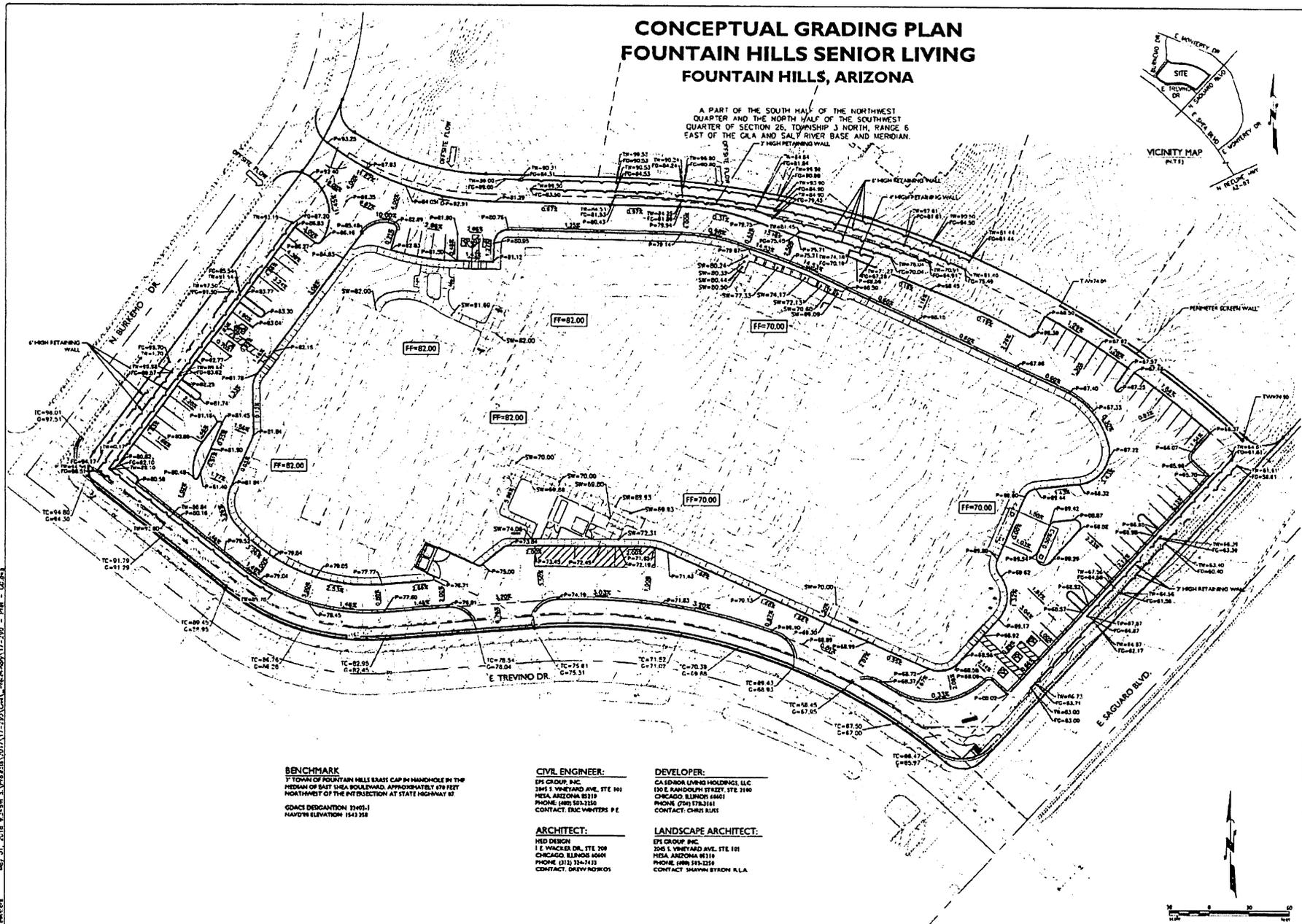
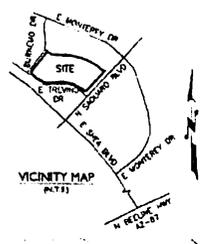
OFF-STREET LOADING SPACE
 REQ: 3 (10' X 30' SPACES)
 PROV: 3 (10' X 30' SPACES)

LOT COVERAGE: 4%



CONCEPTUAL GRADING PLAN FOUNTAIN HILLS SENIOR LIVING FOUNTAIN HILLS, ARIZONA

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE G.L.A. AND SALLY RIVER BASE AND MERIDIAN.



BENCHMARK
TOWNSHIP OF FOUNTAIN HILLS EAST CAP IN MOUNDHOLE BY THE MIDDLE OF EAST VERA BOWLEHARD, APPROXIMATELY 470 FEET NORTHWEST OF THE INTERSECTION AT STATE HIGHWAY 87
GDA01 DEPARTION 12405-1
NAVD83 ELEVATION 1543.358

CIVIL ENGINEER:
EPS GROUP, INC.
3045 S. VINEYARD AVE., STE 101
MESA, ARIZONA 85210
PHONE (480) 504-2350
CONTACT: ERIC WHYTE'S P.E.

ARCHITECT:
MED DESIGN
1 E. WACKER DR., STE 200
CHICAGO, ILLINOIS 60604
PHONE (312) 324-7473
CONTACT: GREG NODKOS

DEVELOPER:
CALIBROK LIVING HOLDINGS, LLC
100 E. WASHINGTON ST. SUITE 2100
CHICAGO, ILLINOIS 60601
PHONE (773) 578-1111
CONTACT: CHRIS KLUS

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
3045 S. VINEYARD AVE., STE 101
MESA, ARIZONA 85210
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CONTACT: SHAWN BYRON R.L.A.

1005 S. VINEYARD AVE. SUITE 101
MESA, AZ 85210
P: (480) 504-2350 | F: (480) 504-2358
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Fountain Hills Senior Living
CONCEPTUAL GRADING PLAN

Scale: 1" = 10'-0"

Sheet No. 1 of 1

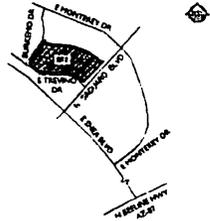
May 31, 2018, 8:58am, S:\Projects\17-290\17-290_GDA01.dwg, PLOT: 17-290 - Plan - GDA01

Fountain Hills Senior Living Community

Fountain Hills, Arizona



VICINITY MAP



Preliminary Landscape Design Package

Submitted: May 1, 2018

PROJECT DATA TABLE

NET SITE AREA: 5.74 ACRES (248,014 SQ. FT.)
 TOTAL NUMBER OF TREES REQUIRED: 81
 TOTAL NUMBER OF TREES PROVIDED: 85
 SIZE OF NON-DISTURBANCE AREA: 0 SQ. FT.
 SQUARE FOOTAGE OF ON-SITE LANDSCAPING: 37,096 SQ. FT.
 SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING: 4,335 SQ. FT.
 TOTAL SQUARE FOOTAGE OF ON-SITE & PUBLIC RIGHT-OF-WAY LANDSCAPING: 41,431 SQ. FT.
 SQUARE FOOTAGE OF COURTYARDS (DEFERRED): 21,548 SQ. FT.
 COMMON AREA SQUARE FOOTAGE: 83,841 SQ. FT.
 COMMON AREA PERCENTAGE BASED ON NET LAND AREA: 33.5%
 OPEN SPACE SQUARE FOOTAGE: 83,841 SQ. FT.
 PERCENTAGE ALONG PUBLIC STREET FRONTS: 39.23% (24,355 SQ. FT.)

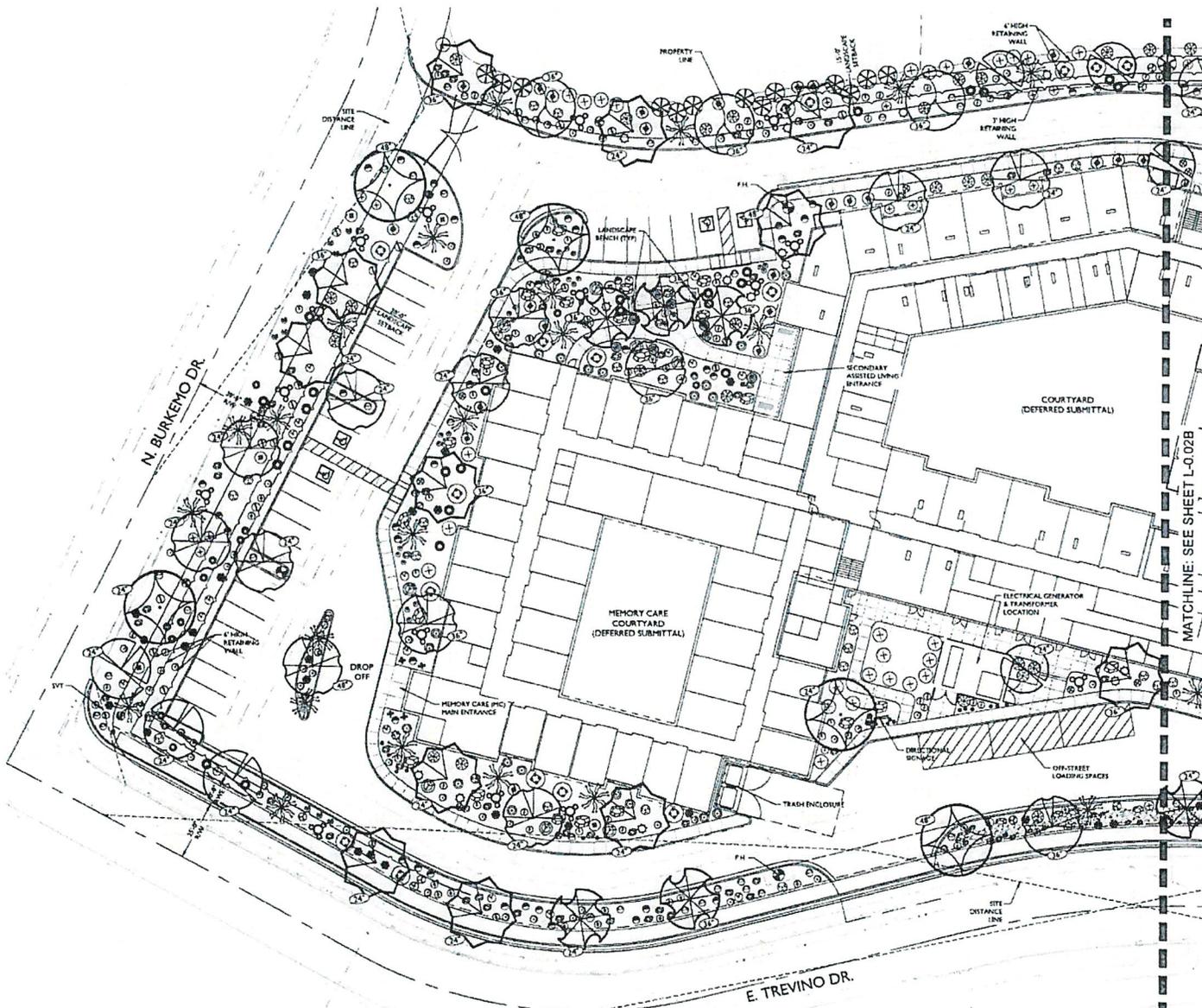
PROJECT TEAM

DEVELOPER:
CA VENTURES SENIOR LIFESTYLE
 130 E. RANDOLPH STREET, SUITE 2100
 CHICAGO, IL 60601
 TEL: (704) 578-3161
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CONSULTANT:
EPS GROUP, INC.
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 MESA, AZ 85210
 TEL: (480) 500-0250
 CONTACT: SHAWN DYKON, PLA

ARCHITECT:
HED DESIGN
 1 E. WACKER DR., SUITE 200
 CHICAGO, IL 60601
 TEL: (312) 324-7403
 CONTACT: DREW ROSKOS





PLANT LEGEND

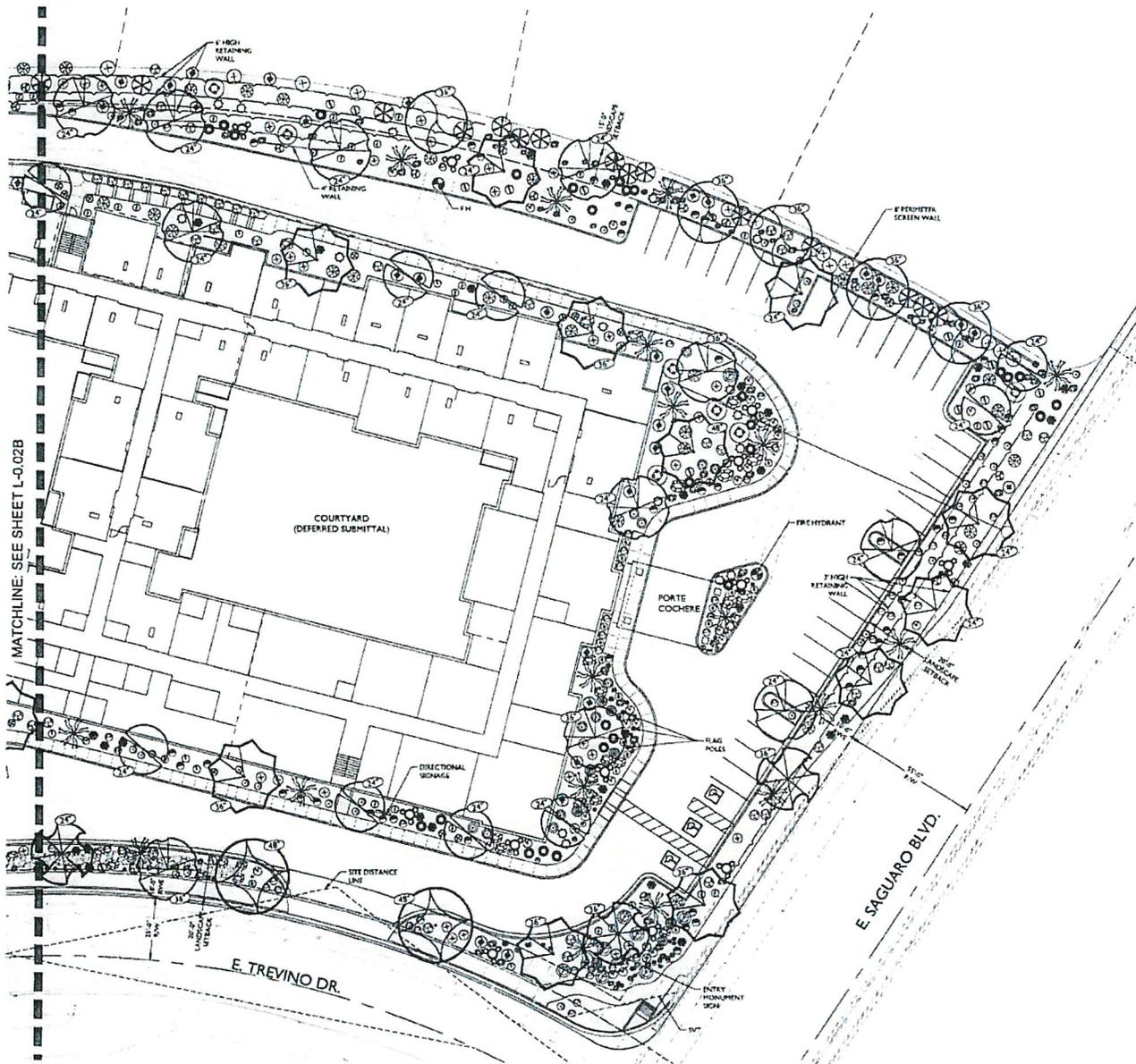
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box	3
	<i>Acacia saligna</i>	Willow Acacia	24" Box	12
	<i>Chitoba subsericea</i> 'Pink Dawn'	Chitupa	36" Box 24" Box	4 2
	<i>Bertholletia papposa</i>	Olive Gum	36" Box	8
	<i>Olivea tomentosa</i>	Ironwood	48" Box 24" Box	5 1
	<i>Prosopis juliflora</i> 'Desert Mesquite'	Desert Mesquite Palo Verde	48" Box 24" Box	2 16
	<i>Prosopis juliflora</i> 'Thornless'	Thornless Mesquite	36" Box 24" Box	2 12

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	<i>Aloe boerhaavia</i>	Mexican Aloe	5 Gal 3
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal 30
	<i>Agave deserti</i>	Smooth Agave	5 Gal 29
	<i>Asclepias tuberosa</i>	Desert Milkweed	5 Gal 7
	<i>Bougainvillea</i> 'Fire Ice'	Fire Ice Bougainvillea	5 Gal 35
	<i>Calliandra</i> 'redhot'	Red Fairy Duster	5 Gal 51
	<i>Calliandra</i> 'pinkhot'	Pink Fairy Duster	5 Gal 59
	<i>Callistemon</i> 'Little John'	Dwarf Callistemon	1 Gal 16
	<i>Caryota</i> 'Sigara'	Sigara	10" SPEAR 27
	<i>Cylindropuntia</i> 'Golden Barrel'	Golden Barrel Cactus	5 Gal 54
	<i>Sarcocolla</i>	Sarcocolla	5 Gal 34
	<i>Opuntia</i>	Opuntia	8 Can 41
	<i>Hesperaloe parviflora</i> 'Breakthru'	Breakthru Red Yucca	5 Gal 12
	<i>Larrea</i>	Creosote Bush	5 Gal 23
	<i>Leucophyllum</i> 'Compact Texas Ranger'	Compact Texas Ranger	5 Gal 54
	<i>Leucophyllum</i> 'Thunder Cloud'	Thunder Cloud	5 Gal 45
	<i>Muhlenbergia</i> 'Ragdoll'	'Ragdoll' Holly	5 Gal 15
	<i>Muhlenbergia</i>	Deer Grass	5 Gal 53
	<i>Opuntia</i> 'Fuzzy Choice'	Fuzzy Choice Opuntia	5 Gal 17
	<i>Opuntia</i> 'Purple Prickly Pear'	Purple Prickly Pear	5 Gal 39
	<i>Palafoxia</i>	Texas Palo Verde	3 FT 4
	<i>Penstemon</i>	Firecracker Penstemon	1 Gal 40
	<i>Penstemon</i>	Fairy's Penstemon	1 Gal 11
	<i>Ranunculus</i>	Coral Fountain	5 Gal 16
	<i>Salvia</i>	Autumn Sage	5 Gal 46
	<i>Stemodia</i>	Stained Yucca	5 Gal 39
	<i>Yucca</i>	Compact Yucca	5 Gal 48
	<i>Yucca</i>	Altitude Rosewood	5 Gal 29

SYMBOL	COMMON NAME	SIZE	QTY
GROUND COVERS			
	<i>Eucalyptus</i> 'Sunscreen Blue'	Sunscreen Blue Eucalyptus	1 Gal 17
	<i>Verbena</i>	Sun-dapper Verbena	1 Gal 38
	<i>Lantana</i> 'New Gold'	New Gold Lantana	1 Gal 85
	<i>Lantana</i>	Trailing Purple Lantana	1 Gal 84
	<i>Phlox</i>	Dwarf Phlox	1 Gal 87

SYMBOL	COMMON NAME	QTY
INORGANIC GROUND COVERS		
	2 1/2" Screened Decomposed Granite Gold or Silver, 3" Depth Min.	61,313 SF
	River Rock	1,331 SF
	Surface Safety Beadles See Notes (4 - 2 tons)	218





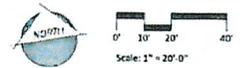
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia senescens</i>	Sweet Acacia	24" Box	3
	<i>Acacia saligna</i>	Willow Acacia	24" Box	13
	<i>Cholla splendens 'The Dwarf'</i>	Cholla	3 1/2" Box 24" Box	6 2
	<i>Eurohyla gossypina</i>	Ghost Gum	34" Bar	8
	<i>Olneya tesota</i>	Ironwood	48" Bar 24" Bar	3 3
	<i>Pereskia s 'Desert Museum'</i>	Desert Museum Palo Verde	48" Bar 30" Bar	1 7
	<i>Prosopis hybrid 'Thornless'</i>	Thornless Mesquite	24" Bar 24" Box	9 12

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	<i>Aloe barbicum</i>	Mockingbird Aloe	1 Gal
	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe	1 Gal
	<i>Agave deserticum</i>	Smooth Agave	1 Gal
	<i>Asclepias rotundifolia</i>	Desert Milkweed	1 Gal
	<i>Besleria 'Fire Ice'</i>	Fire Ice Beesweater	1 Gal
	<i>Calliandra callicarpa</i>	Blue Fawn Flower	1 Gal
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	1 Gal
	<i>Callistemon 'Little John'</i>	Dwarf Callistemon	1 Gal
	<i>Ceanothus 'Scaevola'</i>	Scaevola	10" SPAN
	<i>Echinocactus gramineus</i>	Golden Barrel Cactus	1 Gal
	<i>Encelia farinosa</i>	Brittonbush	1 Gal
	<i>Fouquieria splendens</i>	Ocotillo	8 Cans
	<i>Hesperaloe parviflora 'Brinkleya'</i>	Brinkleya Red Torch	1 Gal
	<i>Larrea tridentata</i>	Creosote Bush	1 Gal
	<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger	1 Gal
	<i>Leucophyllum tandemii 'Thunder Cholla'</i>	Thunder Cholla	1 Gal
	<i>Mitlenbergia stipitata 'Royal Mini'</i>	Royal Mini 'Holly'	1 Gal
	<i>Mitlenbergia argentea</i>	Deer Grass	1 Gal
	<i>Opuntia 'Kelly's Cholla'</i>	Kelly's Cholla Opuntia	1 Gal
	<i>Opuntia 'Purple Puffy Pear'</i>	Purple Puffy Pear	1 Gal
	<i>Polypogon monspeliensis</i>	Trunk Palo Verde	3 FT
	<i>Pennisetum setaceum</i>	Foxtail Fern	1 Gal
	<i>Penstemon parryi</i>	Parry's Penstemon	1 Gal
	<i>Ruellia 'Coral Fountain'</i>	Coral Fountain	1 Gal
	<i>Salvia greggii</i>	Autumn Sage	1 Gal
	<i>Simmondsia chinensis</i>	Standard Yucca	1 Gal
	<i>Simmondsia chinensis 'Vista'</i>	Compact Yucca	1 Gal
	<i>Yucca elata</i>	Arizona Rosewood	1 Gal

SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	<i>Eremophila 'Summer Stone Blue'</i>	Summer Stone Blue	1 Gal
	<i>Glandularia rigida</i>	Serotop Verbena	1 Gal
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Lantana montealemana</i>	Trailing Purple Lantana	1 Gal
	<i>Hyppocrepis parviflora 'Dwarf'</i>	Dwarf Hyppocrepis	1 Gal

SYMBOL	COMMON NAME	QTY
INORGANIC GROUNDCOVERS		
	2 1/2" Streamed Decomposed Granite Gold or Equal, 2" Depth Min.	41,333 SF
	River Rock	1,233 SF
	Surface Erosion Stabilizer 300 Yards (5-12 tons)	214





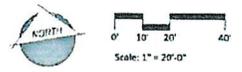
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia saligna</i>	Sweet Acacia	24" Box	3
	<i>Acacia saligna</i>	Wild Acacia	24" Box	12
	<i>Cedrela odorata</i>	Cedrela	24" Box	6
	<i>Eucalyptus gigantea</i>	Giant Gum	18" Box	2
	<i>Olneya tesota</i>	Ironwood	48" Box	5
	<i>Prosopis juliflora</i>	Desert Palo Verde	24" Box	7
	<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box	14

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS				
	<i>Azadirachta indica</i>	Mile-a-minute	5 Gal	1
	<i>Aloe hybrid Blue F9</i>	Blue F9 Aloe	5 Gal	20
	<i>Artemisia tridentata</i>	Sagebrush	5 Gal	29
	<i>Chrysothamnus nauseosus</i>	Desert Willow	5 Gal	7
	<i>Chrysothamnus nauseosus</i>	Fire Tree	5 Gal	35
	<i>Cylindropuntia</i>	Pink Fairy Duster	5 Gal	53
	<i>Cylindropuntia</i>	Pink Fairy Duster	5 Gal	59
	<i>Cylindropuntia</i>	Desert Cylindropuntia	5 Gal	37
	<i>Chrysothamnus</i>	Sagebrush	10" SPEAR	24
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5 Gal	54
	<i>Opuntia</i>	Cholla	5 Gal	34
	<i>Opuntia</i>	Cholla	5 Gal	41
	<i>Yucca baccata</i>	Britches Red Yucca	5 Gal	12
	<i>Larrea tridentata</i>	Creosote Bush	5 Gal	23
	<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger	5 Gal	54
	<i>Leucophyllum frutescens 'Thunder Cholla'</i>	Thunder Cholla	5 Gal	45
	<i>Muhlenbergia capillaris 'Yucca'</i>	Yucca	5 Gal	15
	<i>Muhlenbergia capillaris</i>	Deer Grass	5 Gal	51
	<i>Opuntia 'Kali's Cholla'</i>	Kali's Cholla	5 Gal	33
	<i>Opuntia basilaris</i>	Purple Prickly Pear	5 Gal	19
	<i>Parryocereus schottii</i>	Totem Pole Cactus	1 FT	4
	<i>Parryocereus schottii</i>	Ironclad cholla	5 Gal	40
	<i>Penstemon perryi</i>	Perry's Penstemon	5 Gal	51
	<i>Ratibida pinnatifida</i>	Cardi Fountain	5 Gal	16
	<i>Salvia greggii</i>	Autumn Sage	5 Gal	46
	<i>Yucca filamentosa</i>	Standard Yucca	5 Gal	39
	<i>Yucca filamentosa</i>	Compact Yucca	5 Gal	48
	<i>Yucca filamentosa</i>	Arizona Newwood	5 Gal	29

SYMBOL	COMMON NAME	SIZE	QTY	
GROUNDCOVERS				
	<i>Eriophorum</i>	Somerset Blue	1 Gal	17
	<i>Glossy Yucca</i>	Six-spiger Yucca	1 Gal	58
	<i>Centaurea</i>	New Gold Centaurea	1 Gal	82
	<i>Yucca</i>	Trailing Purple Yucca	1 Gal	84
	<i>Phlox</i>	Desert Phlox	1 Gal	87

SYMBOL	COMMON NAME	SIZE	QTY
INORGANIC GROUNDCOVERS			
	River Rock		1,335 SF
	Surface Sales Baseline	Size Varies (1-3 units)	314



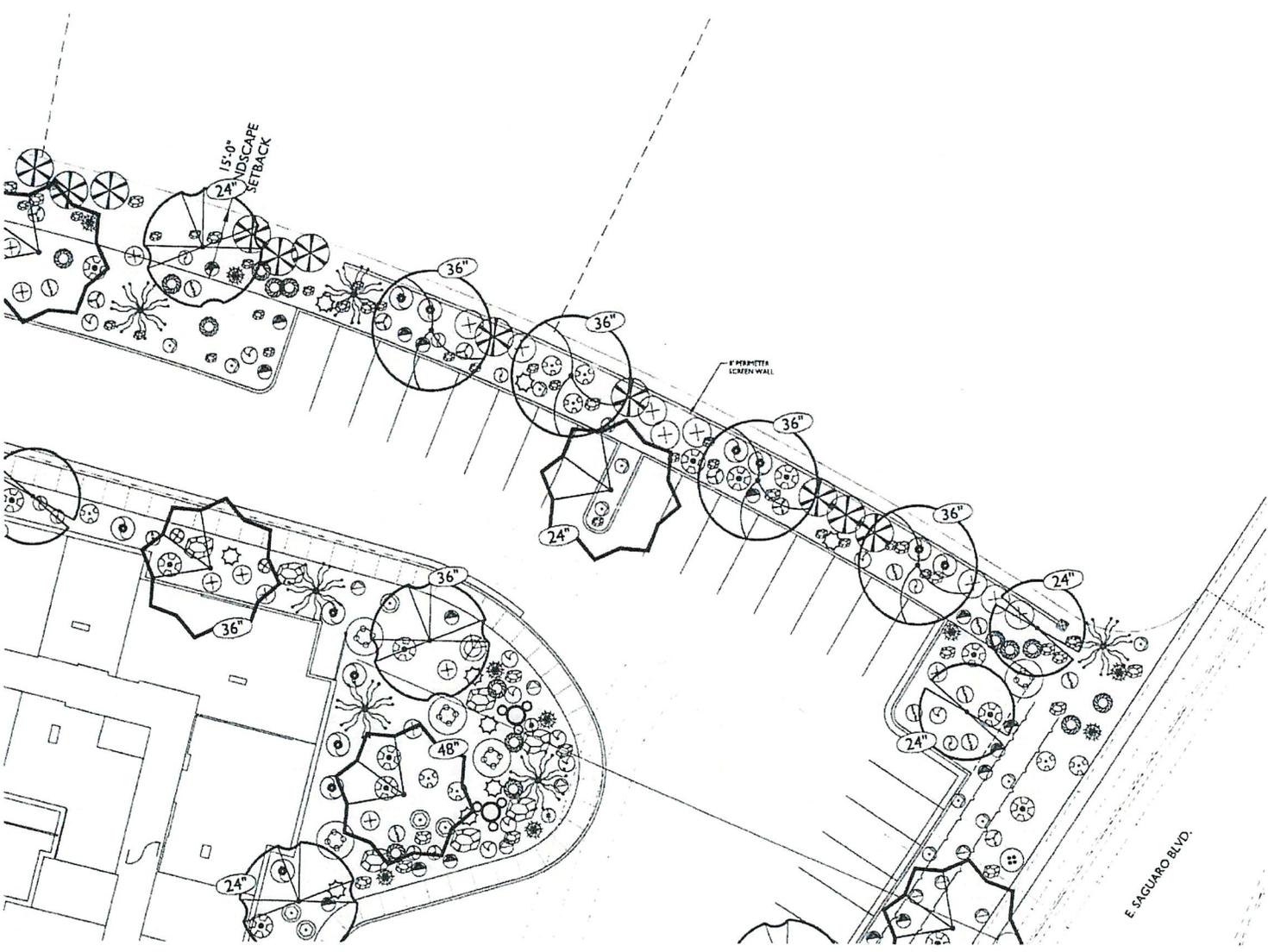
Fountain Hills Senior Living

Fountain Hills, AZ

Conceptual Planting Plan - Burkeho Dr. Enlargement

L-0.01C
5/1/2018





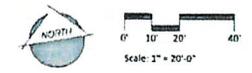
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box	3
	<i>Acacia salicina</i>	Wildow Acacia	34" Box	12
	<i>Crataegus mollis</i> 'York Dwarf'	Chodope	24" Box 24" Box	4 2
	<i>Euroleia japonica</i>	Olive Gum	34" Box	9
	<i>Olneya tesota</i>	Ironwood	48" Box 24" Box	5 2
	<i>Pereskia ssp. 'Desert Palace'</i>	Desert Palace Palo Verde	48" Box 36" Box 24" Box	1 7 14
	<i>Prosopis juliflora</i> 'Thomas'	Thomas Mesquite	48" Box 24" Box 36" Box	2 2 12

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	<i>Aloe arborescens</i>	Medicinal Aloe	1 Gal 3
	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe	1 Gal 30
	<i>Agave despectans</i>	Smooth Agave	1 Gal 29
	<i>Asclepias tuberosa</i>	Desert Milkweed	1 Gal 7
	<i>Bougainvillea speciosa</i>	Fire Ice Echinocactus	1 Gal 25
	<i>Calliandra californica</i>	Pink Fairy Duster	1 Gal 53
	<i>Calliandra eriophora</i>	Pink Fairy Duster	1 Gal 39
	<i>Callistemon v. 'Little John'</i>	Dwarf Callistemon	1 Gal 16
	<i>Carnegiea gigantea</i>	Saguaro	10' SPEAR 27
	<i>Cholla gigantea</i>	Golden Barrel Cactus	1 Gal 54
	<i>Echinocactus setaceus</i>	Birdcage Cholla	1 Gal 34
	<i>Fouquieria splendens</i>	Cholla	8 Cans 41
	<i>Hesperaloe parviflora 'Witchlight'</i>	Branched Red Yucca	1 Gal 13
	<i>Larrea tridentata</i>	Cholla Bush	1 Gal 33
	<i>Leucostyllum leucostachyoides 'Compacta'</i>	Compact Texas Ranger	1 Gal 64
	<i>Leucostyllum candidum 'Thunder Cholla'</i>	Thunder Cholla	1 Gal 65
	<i>Melaleuca cajuputi 'Royal Palm'</i>	Royal Palm 'Majesty'	1 Gal 15
	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal 53
	<i>Opuntia v. 'Kelly's Cholla'</i>	Kelly's Cholla Opuntia	1 Gal 31
	<i>Opuntia santa-rosa 'Tulsa'</i>	Purple Prairie Pear	1 Gal 19
	<i>Pachycereus schottii</i>	Tucson Palo Verde	1 FT 4
	<i>Penstemon frazarii</i>	Frazar's Penstemon	1 Gal 43
	<i>Penstemon perryi</i>	Perry's Penstemon	1 Gal 11
	<i>Portulaca quadrifida</i>	Coral Fountain	1 Gal 14
	<i>Salvia greggii</i>	Autumn Sage	1 Gal 44
	<i>Yucca filamentosa</i>	Standard Yucca	1 Gal 39
	<i>Yucca filamentosa 'Mini'</i>	Compact Yucca	1 Gal 48
	<i>Yucca elata californica</i>	Arizona Rosewood	1 Gal 39

SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	<i>Erigeron v. 'Summer Blue'</i>	Summer Blue Eucalyptus	1 Gal 17
	<i>Lindero's verbena</i>	Lindero's Verbena	1 Gal 58
	<i>Lantana v. 'New Gold'</i>	New Gold Lantana	1 Gal 85
	<i>Lantana montevidensis</i>	Trading Purple Lantana	1 Gal 84
	<i>Phlox v. 'Dwarf Phlox'</i>	Dwarf Phlox	1 Gal 87

SYMBOL	DESCRIPTION	QTY
	3/4" Screened Decomposed Granite Gold or Equal 2" Depth Min.	41,313 SF
	River Rock	1,335 SF
	Surface Select Builders See Notes L1 - L2 (cont)	216



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	3
	Acacia salicina	Willow Acacia	24" Box	12
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	36" Box 24" Box	6 2
	Eucalyptus papuana	Ghost Gum	36" Box	8
	Olneya tesota	Ironwood	48" Box 24" Box	5 2
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	48" Box 36" Box 24" Box	1 7 16
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	48" Box 36" Box 24" Box	2 9 12

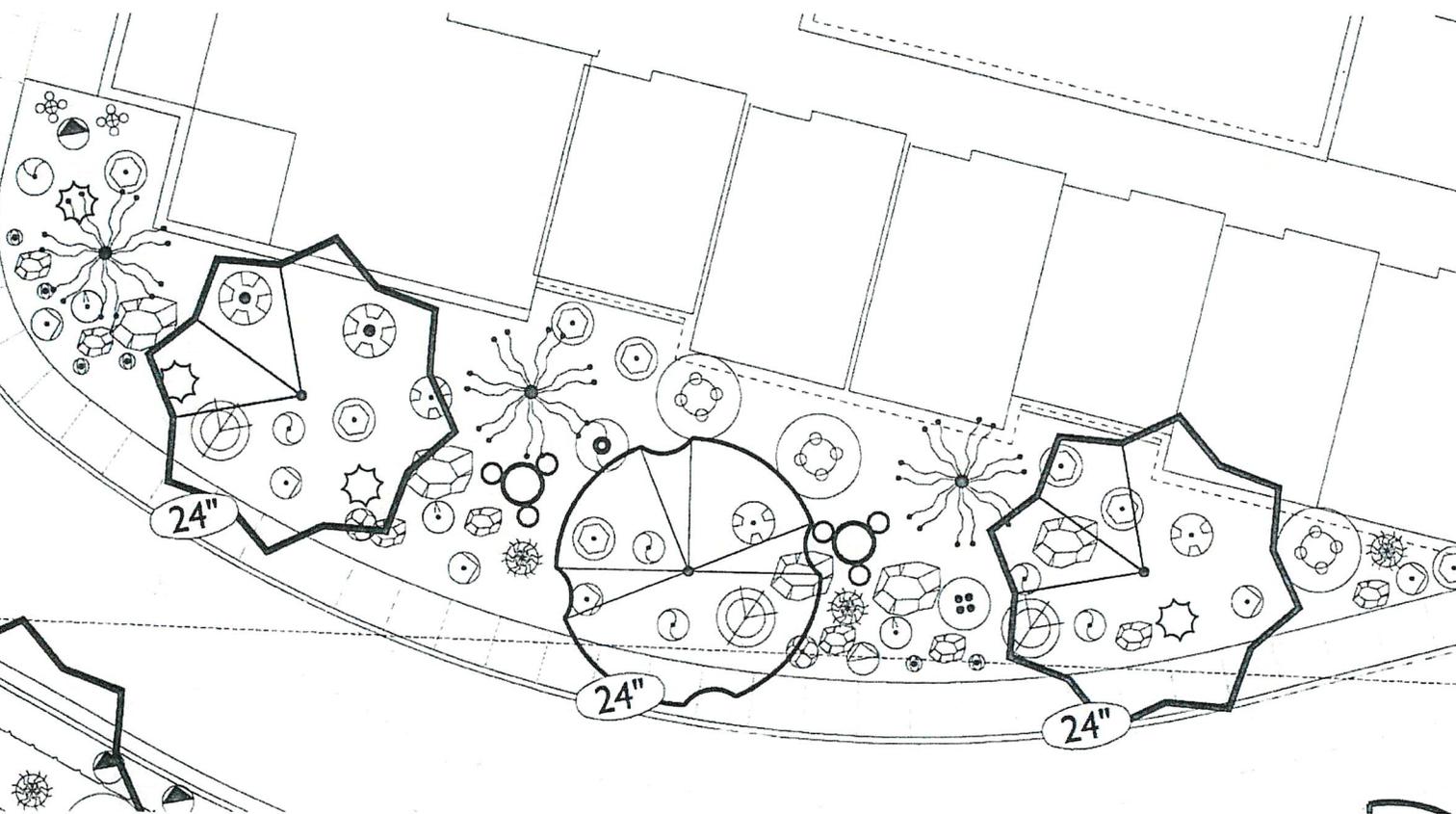
SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Aloe barbadensis	Medicinal Aloe	5 Gal 3
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal 30
	Agave desmettiana	Smooth Agave	5 Gal 29
	Asclepias subulata	Desert Milkweed	5 Gal 7
	Bougainvillea 'Fire Ice'	Fire Ice Bougainvillea	5 Gal 35
	Calliandra californica	Baja Fairy Duster	5 Gal 53
	Calliandra eriophylla	Pink Fairy Duster	5 Gal 59
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal 16
	Carnegiea gigantea	Saguaro	10' SPEAR 27
	Echinocactus grusonii	Golden Barrel Cactus	5 Gal 54
	Encelia farinosa	Brittlebush	5 Gal 34
	Fouquieria splendens	Ocotillo	8 Cane 41
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal 12
	Larrea tridentata	Creosote Bush	5 Gal 23
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal 54
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud	5 Gal 65

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal 15
	Muhlenbergia rigens	Deer Grass	5 Gal 53
	Opuntia x 'Kelly's Choice'	Kelly's Choice Opuntia	5 Gal 31
	Opuntia santa-rita Tubac	Purple Prickly Pear	5 Gal 19
	Pachycereus schottii	Totem Pole Cactus	3 FT 4
	Penstemon eatoni	Firecracker Penstemon	1 Gal 40
	Penstemon parryi	Parry's Penstemon	1 Gal 11
	Russelia equisetiformis	Coral Fountain	5 Gal 16
	Salvia gregii	Autumn Sage	5 Gal 46
	Simmondsia chinensis	Standard Jojoba	5 Gal 39
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal 48
	Vauquelinia californica	Arizona Rosewood	5 Gal 29

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Eremophila x Summertime Blue	'Summertime Blue' Emu Bush	1 Gal 17
	Glandularia rigida	Sandpaper Verbena	1 Gal 58
	Lantana x 'New Gold'	New Gold Lantana	1 Gal 85
	Lantana montevidensis	Trailing Purple Lantana	1 Gal 84
	Myoporum parvifolium 'Dwarf'	Dwarf Myoporum	1 Gal 87

INORGANIC GROUNDCOVERS

	3/4" Screened Decomposed Granite Gold or Equal, 2" Depth Min.	61,313 SF
	River Rock	1,335 SF
	Surface Select Boulders Size Varies (.5 - 2 tons)	216



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicifolia</i>	Sweet Acacia	34" Box	5
	<i>Acacia salicina</i>	Willow Acacia	34" Box	12
	<i>Cholla californica 'Pink Dawn'</i>	Cholla	36" Box 24" Box	6 2
	<i>Cholla arborescens</i>	Cholla	36" Box	8
	<i>Olneya tesota</i>	Ironwood	48" Box	5
	<i>Olneya tesota</i>	Ironwood	24" Box	2
	<i>Parsonsia 'Desert Museum'</i>	Desert Museum Palo Verde	48" Box	1
	<i>Parsonsia 'Desert Museum'</i>	Desert Museum Palo Verde	36" Box	7
	<i>Parsonsia 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box	16
	<i>Prosopis juliflora 'Thoreau'</i>	Thoreau's Mesquite	48" Box	2
	<i>Prosopis juliflora 'Thoreau'</i>	Thoreau's Mesquite	36" Box	9
	<i>Prosopis juliflora 'Thoreau'</i>	Thoreau's Mesquite	24" Box	12

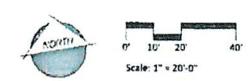
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS				
	<i>Albizia leonardus</i>	Mesquite	1 Gal	1
	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe	1 Gal	26
	<i>Agave americana</i>	Smooth Agave	1 Gal	29
	<i>Asclepias tuberosa</i>	Desert Palmetto	1 Gal	7
	<i>Bougainvillea 'Live Ice'</i>	Live Ice Euphorbia	1 Gal	35
	<i>Callandrea californica</i>	Foli Fery Dexter	1 Gal	51
	<i>Callandrea californica</i>	Foli Fery Dexter	1 Gal	59
	<i>Callistemon 'Little John'</i>	Desert Callisander	1 Gal	12
	<i>Caryocarpus</i>	Ligustrum	15" SPEAR	37
	<i>Echinocactus grusonii</i>	Golden Pencil Cactus	1 Gal	14
	<i>Eriola ferox</i>	Redwood	1 Gal	24
	<i>Fouquieria splendens</i>	Opuntia	8 Cane	41
	<i>Hesperaloe parviflora 'Red Yucca'</i>	Red Yucca	1 Gal	12
	<i>Larrea tridentata</i>	Creosote Bush	1 Gal	23
	<i>Leucophyllum frutescens 'Compass'</i>	Compass Tasso Ranger	1 Gal	54
	<i>Leucophyllum frutescens 'Thunder Cloud'</i>	Thunder Cloud	1 Gal	45
	<i>Melaleuca cajuputi 'Regal Palm'</i>	Regal Palm	1 Gal	15
	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal	13
	<i>Opuntia 'Kelly's Cholla'</i>	Kelly's Cholla	1 Gal	31
	<i>Opuntia monstrosa 'Purple Pinyon'</i>	Purple Pinyon Palm	1 Gal	19
	<i>Physocarpus opulifolius</i>	Texas Palo Verde	3 FT	4
	<i>Prosopis juliflora</i>	Ironwood	1 Gal	40
	<i>Parry's Poinsettia</i>	Parry's Poinsettia	1 Gal	11
	<i>Rastelia spectabilis</i>	Cord Fountain	1 Gal	16
	<i>Salvia greggii</i>	Autumn Sage	1 Gal	46
	<i>Senecioium chamaecrista</i>	Standard Jatropha	1 Gal	39
	<i>Synedrella nodiflora 'Yucca'</i>	Compact Yucca	1 Gal	49
	<i>Yucca elata</i>	Arizona Rosewood	1 Gal	28

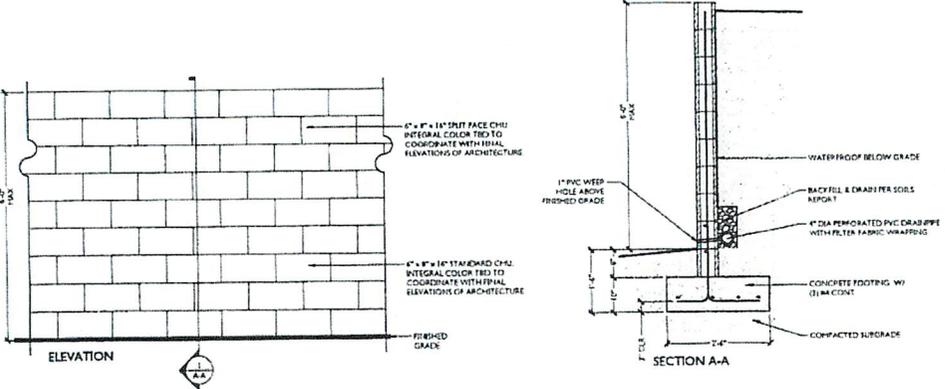
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
GROUNDCOVERS				
	<i>Eriogonum fasciculatum</i>	Summerstone Blue	1 Gal	17
	<i>Glandularia rigida</i>	Sandpaper Verbena	1 Gal	58
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1 Gal	85
	<i>Lantana montepernyi</i>	Trading Purple Lantana	1 Gal	84
	<i>Phlox paniculata 'Desert'</i>	Desert Phlox	1 Gal	87

SYMBOL	DESCRIPTION	QTY
	3/4" Screened Decomposed Granite Gold or Equal 1" Depth Min.	41,313 SF
	River Rock	1,316 SF
	Lutescens Boulders See Notes (1-3) same	116

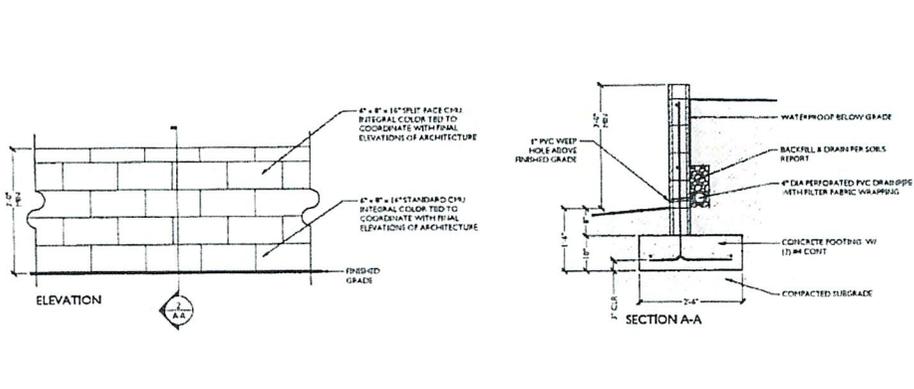
- TYPICAL 3,000 SF AREA**
- | | |
|---|--|
| REQUIRED: | PROVIDED: |
| 1. (1) 10' TALL SAGUARO CACTUS | 1. (1) 10' TALL SAGUARO CACTUS |
| 2. (1) 24" AND 34" BOX TREE | 2. (3) 24" AND (1) 34" BOX TREE |
| 3. (2) 15 GALLON TREES | 3. (2) EIGHT-SPINE OCOTILLO |
| 4. (2) EIGHT-SPINE OCOTILLO | 4. (8) FIVE-GALLON ASSORTED CACTI AND SUCCULENTS |
| 5. (16) FIVE-GALLON ASSORTED CACTI AND SUCCULENTS | 5. (38) FIVE-GALLON AND (18) ONE-GALLON ASSORTED GROUNDCOVERS AND SHRUBS |
| 6. (11) FIVE-GALLON OR (36) ONE-GALLON ASSORTED GROUNDCOVERS AND SHRUBS | 6. (10) 2' BY 2' SURFACE BOULDERS |
| 7. (10) 2' BY 2' SURFACE BOULDERS | 7. INORGANIC GROUNDCOVER OVER 100% OF THE AREA |
| 8. INORGANIC GROUNDCOVER OVER 100% OF THE AREA | |

NOTE
 1. PROJECT PLANT PALETTE WILL BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE PLANT LIST.
 2. 48" BOX TREES ARE BEING PROVIDED IN SPECIFIC LOCATIONS ON-SITE.

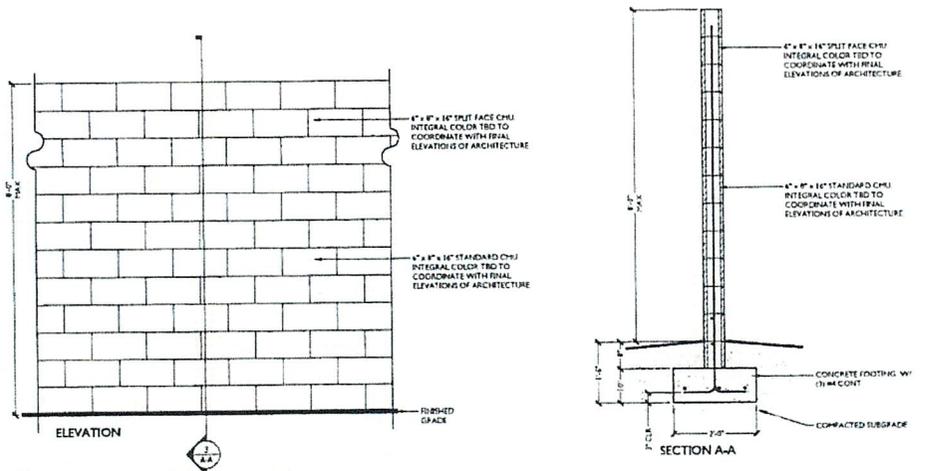




1 6FT HIGH RETAINING WALL
Scale: 3/4" = 1'-0"



2 3FT HIGH RETAINING WALL
Scale: 3/4" = 1'-0"



3 8FT HIGH SCREEN WALL
Scale: 3/4" = 1'-0"

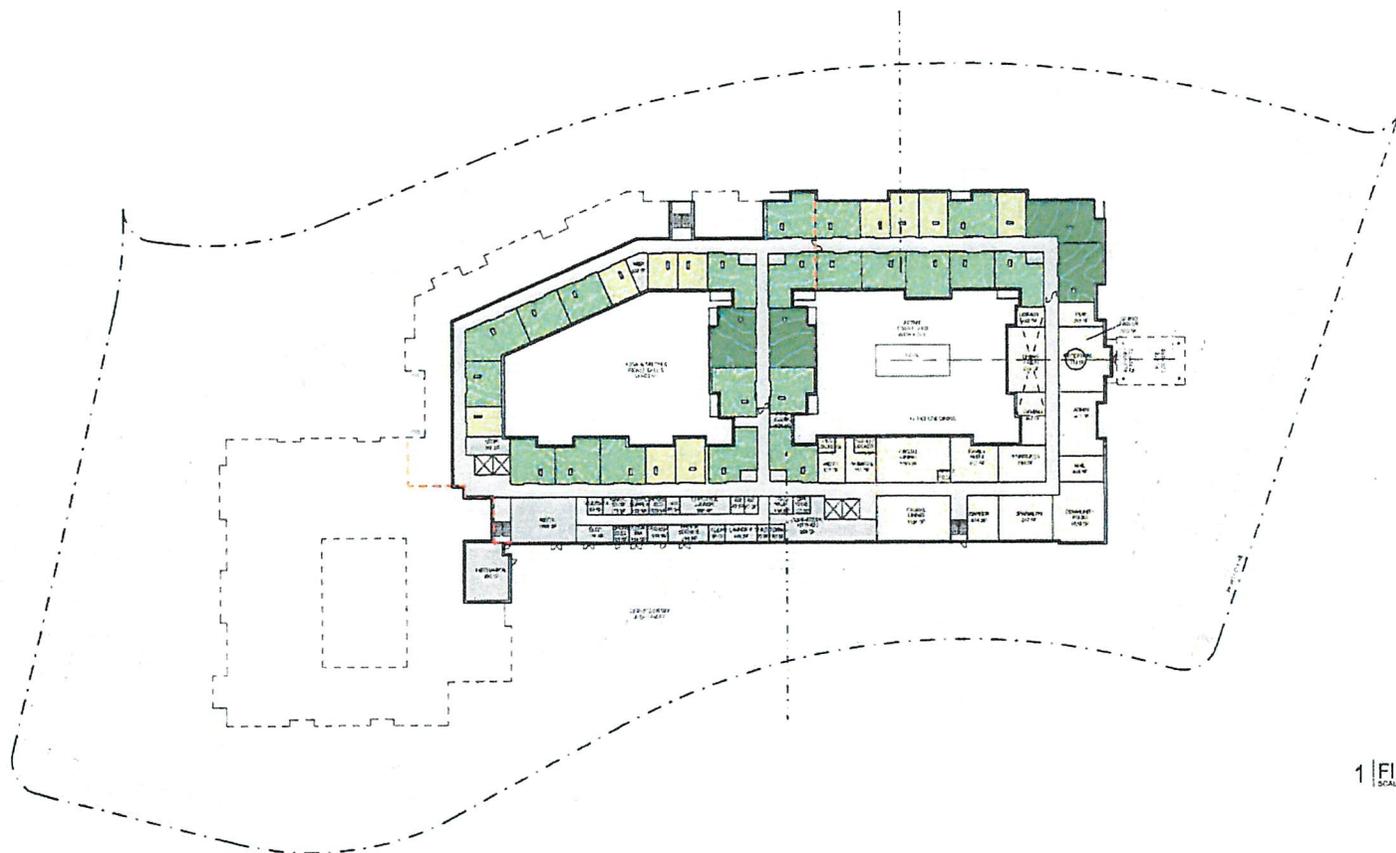


4 MONUMENT SIGN
Scale: 1/2" = 1'-0"

UNIT COUNTS BY FLOOR		
PROGRAM TYP	UNIT TYPE	UNIT COUNT
FIRST FLOOR		
ASSISTED LIVING	1 BEDROOM	21
ASSISTED LIVING	2 BEDROOM	4
ASSISTED LIVING	STUDIO	18
FIRST FLOOR		
SECOND FLOOR		
ASSISTED LIVING	1 BEDROOM	22
ASSISTED LIVING	2 BEDROOM	7
ASSISTED LIVING	STUDIO	9
EXPANDED ASSISTED LIVING	STUDIO	18
WALKER CARE	STUDIO	17
SECOND FLOOR		
TOTAL		152

UNIT COUNTS BY TYPE			
UNIT NAME	UNIT TYPE	UNIT COUNT	NETTABLE AREA
AL 1 BEDROOM A	1 BEDROOM	11	546 SF
AL 1 BEDROOM B	1 BEDROOM	10	519 SF
AL 1 BEDROOM C.1	1 BEDROOM	4	603 SF
AL 1 BEDROOM C.2	1 BEDROOM	4	640 SF
AL 1 BEDROOM C.3	1 BEDROOM	4	640 SF
AL 1 BEDROOM C.4	1 BEDROOM	1	170 SF
AL 1 BEDROOM E	1 BEDROOM	2	789 SF
AL 1 BEDROOM F	1 BEDROOM	2	755 SF
AL 2 BEDROOM A	2 BEDROOM	4	923 SF
AL 2 BEDROOM B	2 BEDROOM	2	723 SF
AL 2 BEDROOM C	2 BEDROOM	2	723 SF
AL STUDIO A.1	STUDIO	6	549 SF
AL STUDIO B.1	STUDIO	10	449 SF
AL STUDIO W	STUDIO	1	327 SF
TOTAL			60
EAL STUDIO A.2	STUDIO	18	750 SF
EAL STUDIO B.1	STUDIO	5	640 SF
EAL STUDIO F	STUDIO	1	407 SF
EAL STUDIO W	STUDIO	1	500 SF
TOTAL			24
WC STUDIO A	STUDIO	7	358 SF
WC STUDIO B	STUDIO	10	350 SF
WC STUDIO C	STUDIO	4	459 SF
TOTAL			21
TOTAL			133

GROSS BUILDING AREA (PER FLOOR)	
Level	AREA
FIRST FLOOR	50820 SF
SECOND FLOOR	73984 SF
TOTAL	124803 SF



1 | FIRST FLOOR PLAN ⊕
SCALE: 1/8" = 1'-0"

UNIT COUNTS BY FLOOR

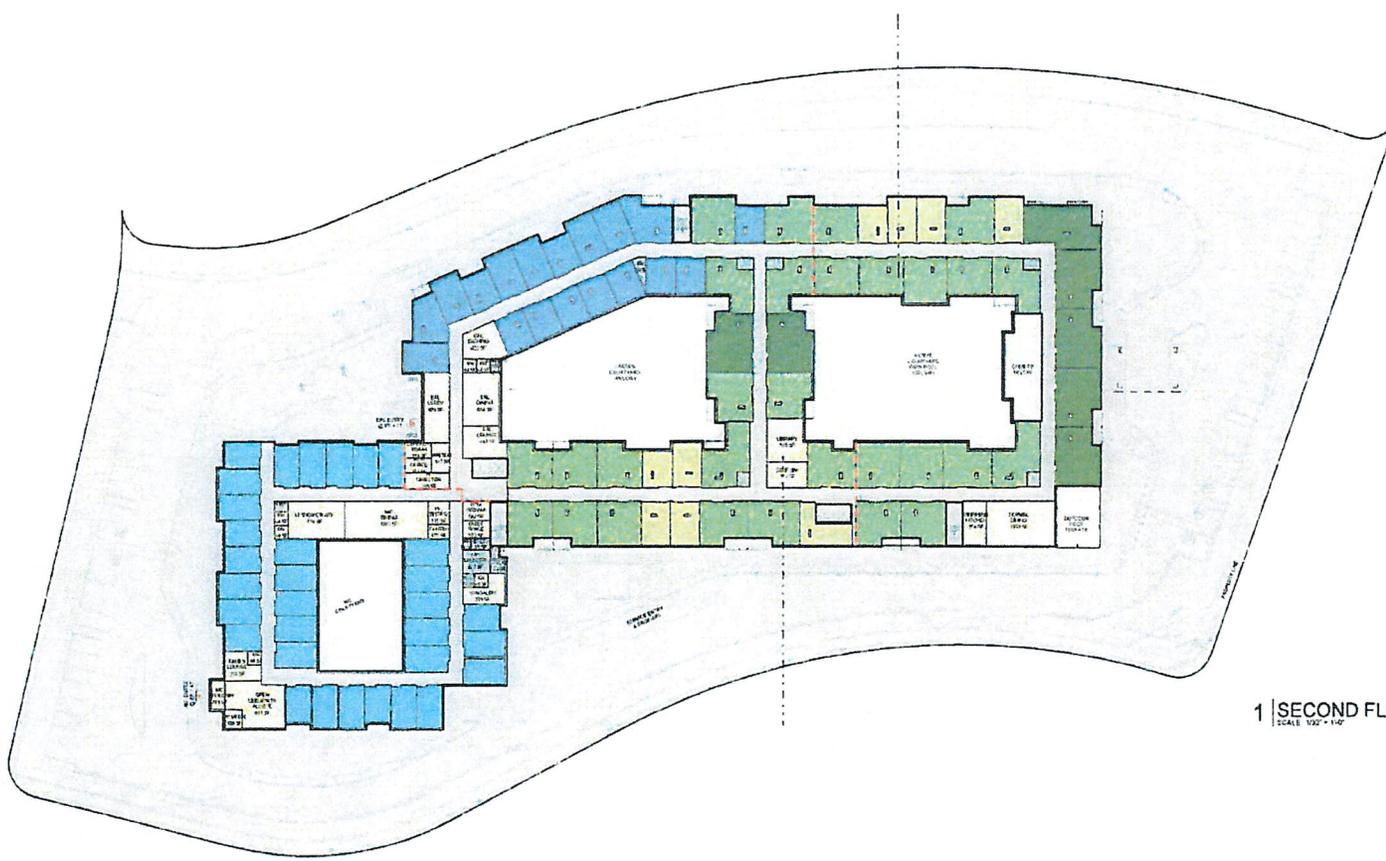
FLOOR/NAME	UNIT TYPE	UNIT COUNT
FIRST FLOOR		
ASSISTED LIVING	1 BEDROOM	21
ASSISTED LIVING	2 BEDROOM	4
ASSISTED LIVING	STUDIO	10
FIRST FLOOR		
SECOND FLOOR		
ASSISTED LIVING	1 BEDROOM	23
ASSISTED LIVING	2 BEDROOM	7
ASSISTED LIVING	STUDIO	9
EXPANDED ASSISTED LIVING	STUDIO	18
MEMORY CARE	STUDIO	12
STORAGE		38
TOTAL		110

UNIT COUNTS BY TYPE

UNIT NAME	UNIT TYPE	UNIT COUNT	NETTABLE AREA
AL 1 BEDROOM A	1 BEDROOM	11	750 SF
AL 1 BEDROOM B	1 BEDROOM	10	520 SF
AL 1 BEDROOM C	1 BEDROOM	1	640 SF
AL 1 BEDROOM C.1	1 BEDROOM	4	540 SF
AL 1 BEDROOM C.2	1 BEDROOM	4	460 SF
AL 1 BEDROOM D	1 BEDROOM	1	700 SF
AL 1 BEDROOM E	1 BEDROOM	2	750 SF
AL 1 BEDROOM F	1 BEDROOM	1	720 SF
AL 2 BEDROOM A	2 BEDROOM	2	700 SF
AL 2 BEDROOM B	2 BEDROOM	2	730 SF
AL STUDIO A.1	STUDIO	4	750 SF
AL STUDIO B.1	STUDIO	10	430 SF
AL STUDIO W	STUDIO	1	220 SF
TOTAL			
AL STUDIO # 2	STUDIO	10	520 SF
AL STUDIO # 1	STUDIO	6	740 SF
AL STUDIO T	STUDIO	1	430 SF
AL STUDIO V	STUDIO	1	540 SF
TOTAL			
MC STUDIO A	STUDIO	1	130 SF
MC STUDIO B	STUDIO	1	240 SF
MC STUDIO C	STUDIO	4	420 SF
TOTAL			
		12	
TOTAL			
		130	

GROSS BUILDING AREA (PER FLOOR)

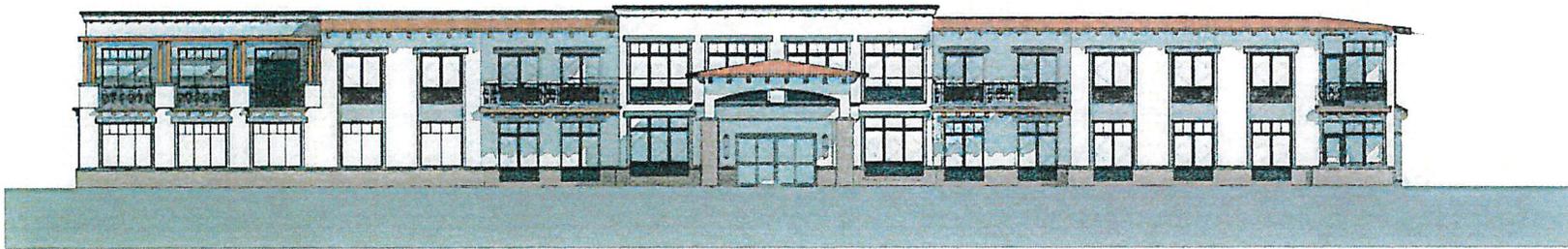
Level	AREA
FIRST FLOOR	50820 SF
SECOND FLOOR	73983 SF
TOTAL	124803 SF



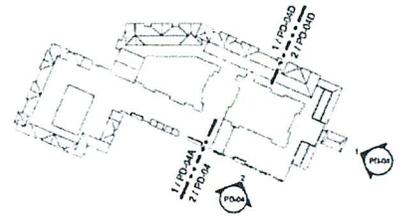
1 | SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

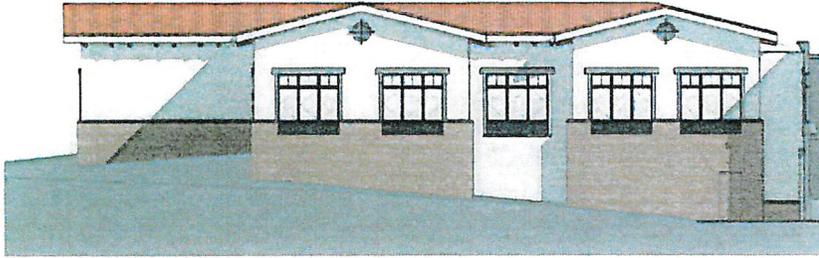


2 | SERVICE AREA - SOUTH ELEVATION (EAST)
SCALE 1/4" = 1'-0"

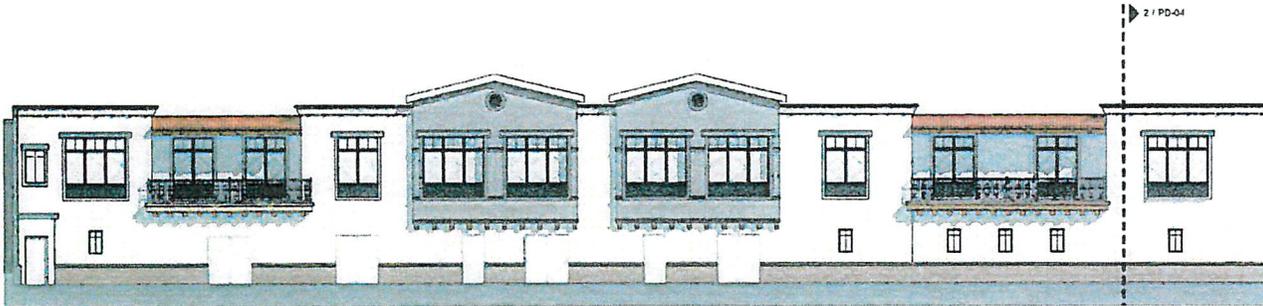


1 | AL ENTRY - EAST ELEVATION
SCALE 1/4" = 1'-0"



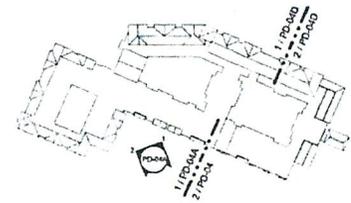


2 | MC - EAST ELEVATION
SCALE: 1/8" = 1'-0"

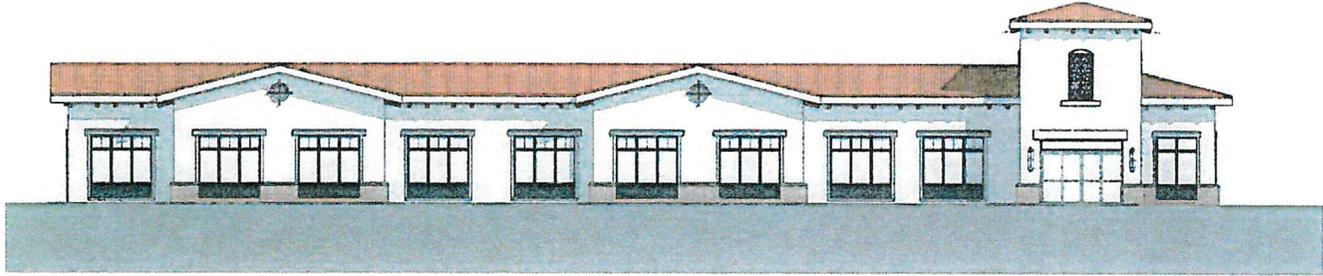


1 | SERVICE AREA - SOUTH ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

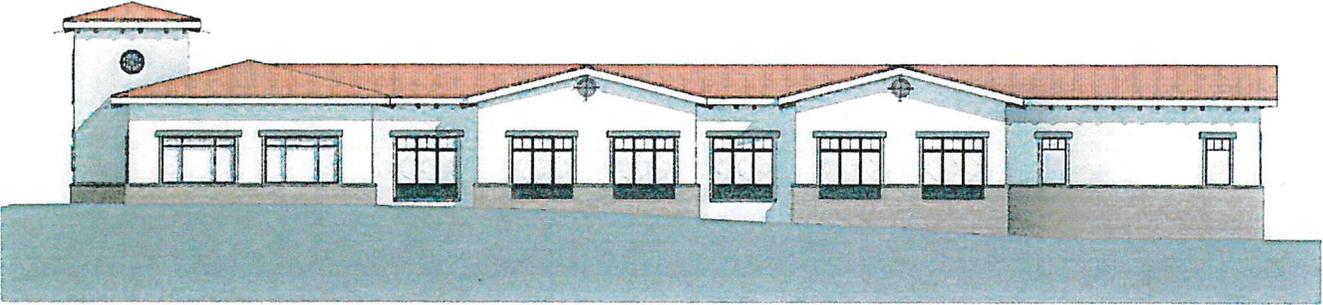
6 / PD-04



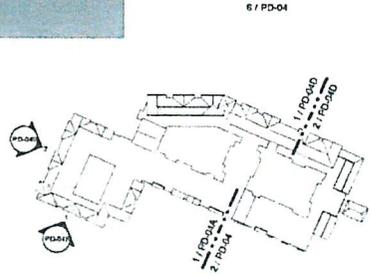
CA Ventures
FOUNTAIN HILLS SENIOR LIVING
Fountain Hills, Arizona



2 | MC ENTRY - WEST ELEVATION
SCALE: 1/8" = 1'-0"

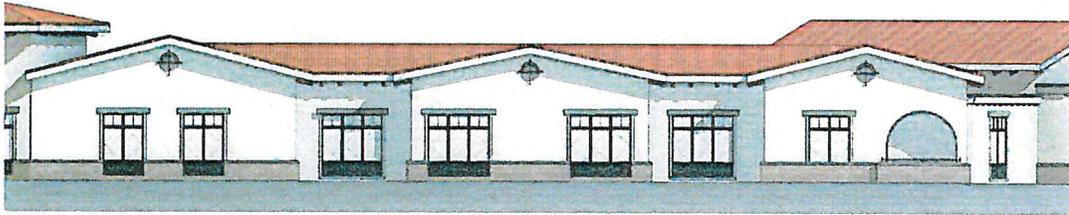


1 | MC - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

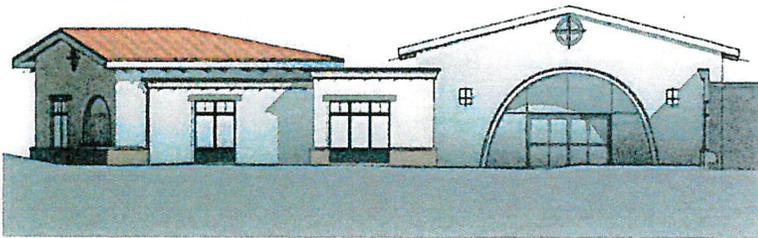


6 / PD-04

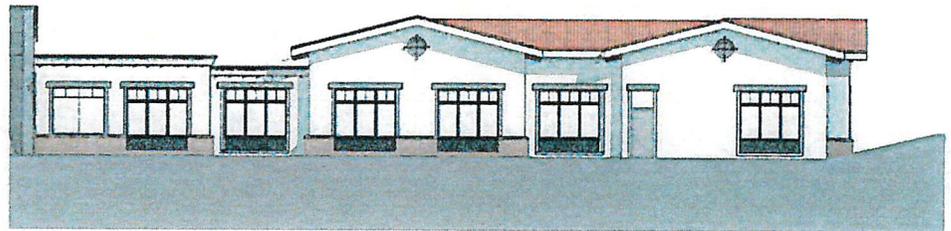
1 / PD-04
2 / PD-04
1 / PD-04
2 / PD-04



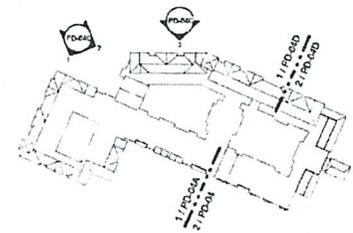
3 | NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"

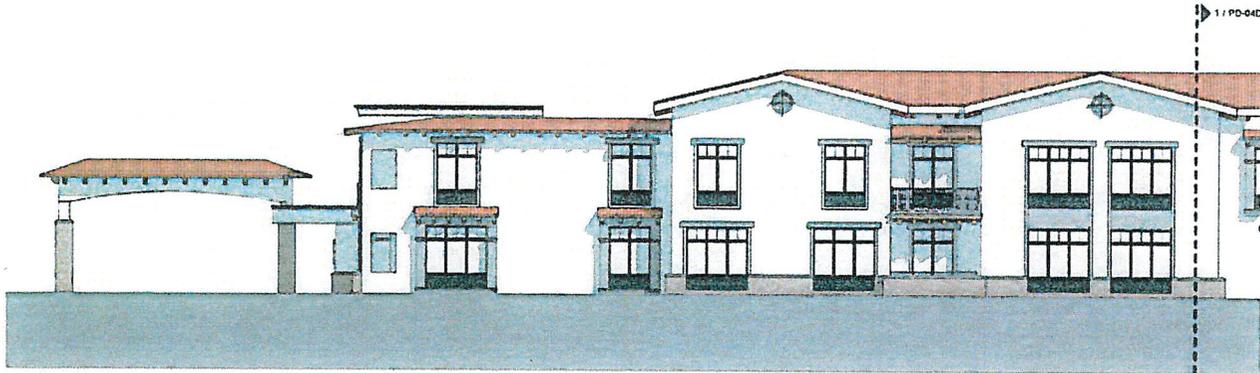


2 | EAST ENTRY - WEST ELEVATION
SCALE 1/4" = 1'-0"

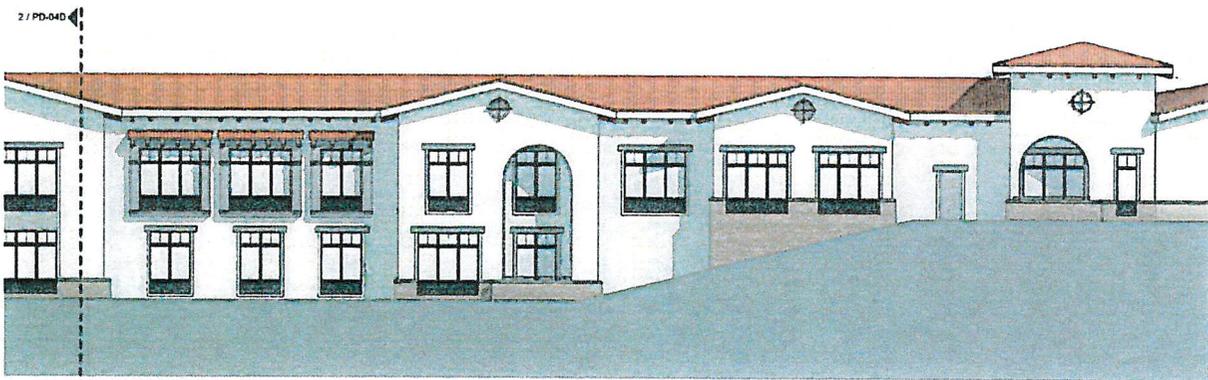


1 | MC - NORTH ELEVATION
SCALE 1/4" = 1'-0"

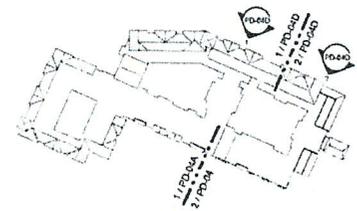




2 | NORTH ELEVATION (EAST)
SCALE 1/8" = 1'-0"



1 | NORTH ELEVATION (WEST)
SCALE 1/8" = 1'-0"



Executive Summary

Introduction

A new proposed mixed-use senior living development is being planned on the northwest corner of the Saguaro Boulevard and Trevino Drive intersection in the Town of Fountain Hills, Arizona. The development consists of multi-story assisted living and memory care facilities on approximately 6 total acres. The development is planned to include 98 assisted living units and 32 memory care units. Some two-bedroom units are planned for the assisted living units for a combined total of 141 beds. The year 2020 is the assumed opening year for the purposes of this report.

Results

The proposed development is anticipated to generate the following weekday traffic volumes.

Time Period	Units	Day			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
AL & MC (ITE LUC 254)	141 Beds	193	193	386	23	9	32	23	32	55

Recommendations without Proposed Development

All existing intersections and movements are operating at a level-of-service "D" or better during the peak hours of traffic. Under ambient 2020 traffic conditions, some additional delay is anticipated. However, all study intersections and movements are anticipated to continue to operate at a level-of-service "D" or better during the peak hours of traffic.

The analysis results reveal that the existing and ambient 2020 traffic conditions at the Saguaro Boulevard / Monterey Drive and Saguaro Boulevard / Trevino Drive intersection do not satisfy any of the warrants for traffic signal installation.

No additional turn-lanes or improvements are recommended.

Recommendations with Proposed Development

Figure 1 depicts the recommended lane configuration and traffic control at the study intersections and site accesses. Under 2020 with site traffic conditions, some minor additional delay is anticipated. However, all study intersections and movements are anticipated to continue to operate at a level-of-service "D" or better during the peak hours of traffic.

Per Town requirements, Trevino Drive will be widened from Saguaro Boulevard to Burkemo Drive to provide one lane in each direction and a two-way, left-turn lane. The widened section will be striped to taper back to match the existing roadway width to the west of Burkemo Drive. Due to the geometry at the Saguaro Boulevard / Trevino Drive intersection, it is recommended to provide a separate eastbound left-turn and shared thru / right-turn lane.

The analysis results reveal that the 2020 with site traffic conditions at the Saguaro Boulevard / Monterey Drive and Saguaro Boulevard / Trevino Drive intersection do not satisfy any of the warrants for traffic signal installation.

It is recommended to provide signage (MUTCD R10-7 or equivalent) and striping (per MUTCD Section 3B.17 and Town approval) on Trevino Drive to discourage driveway obstruction near Saguaro Boulevard.