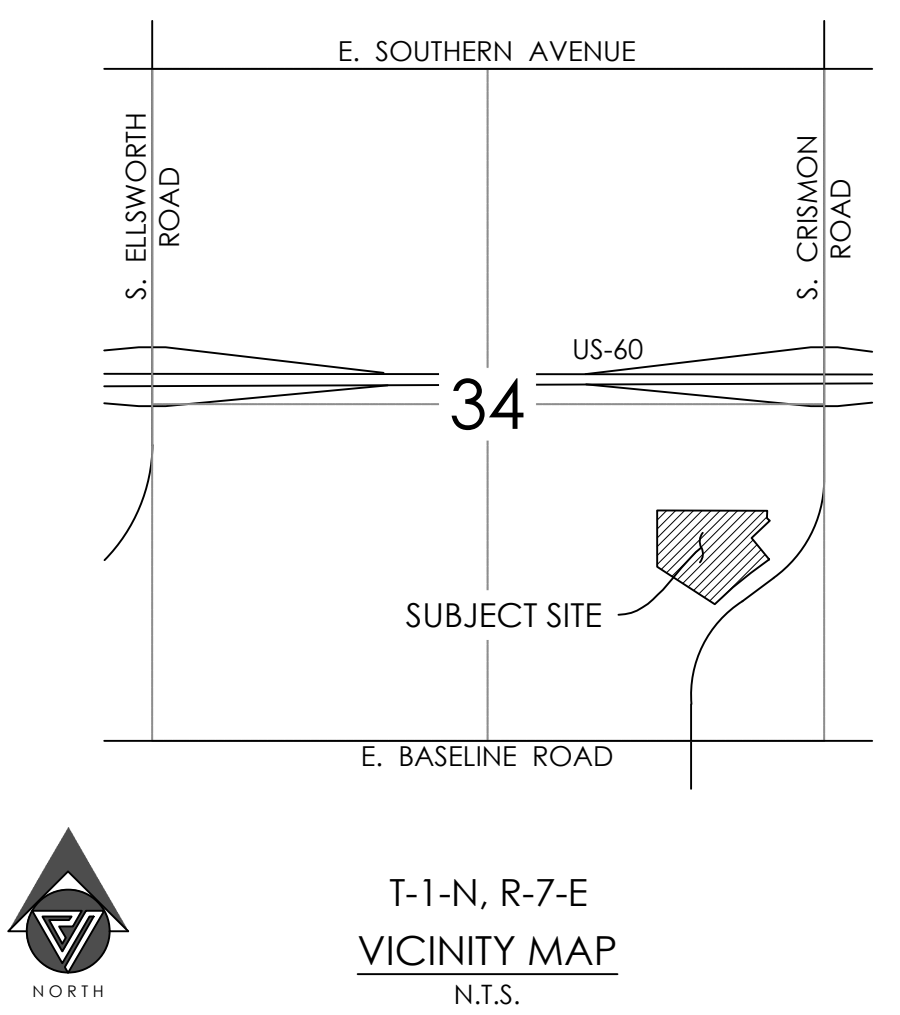
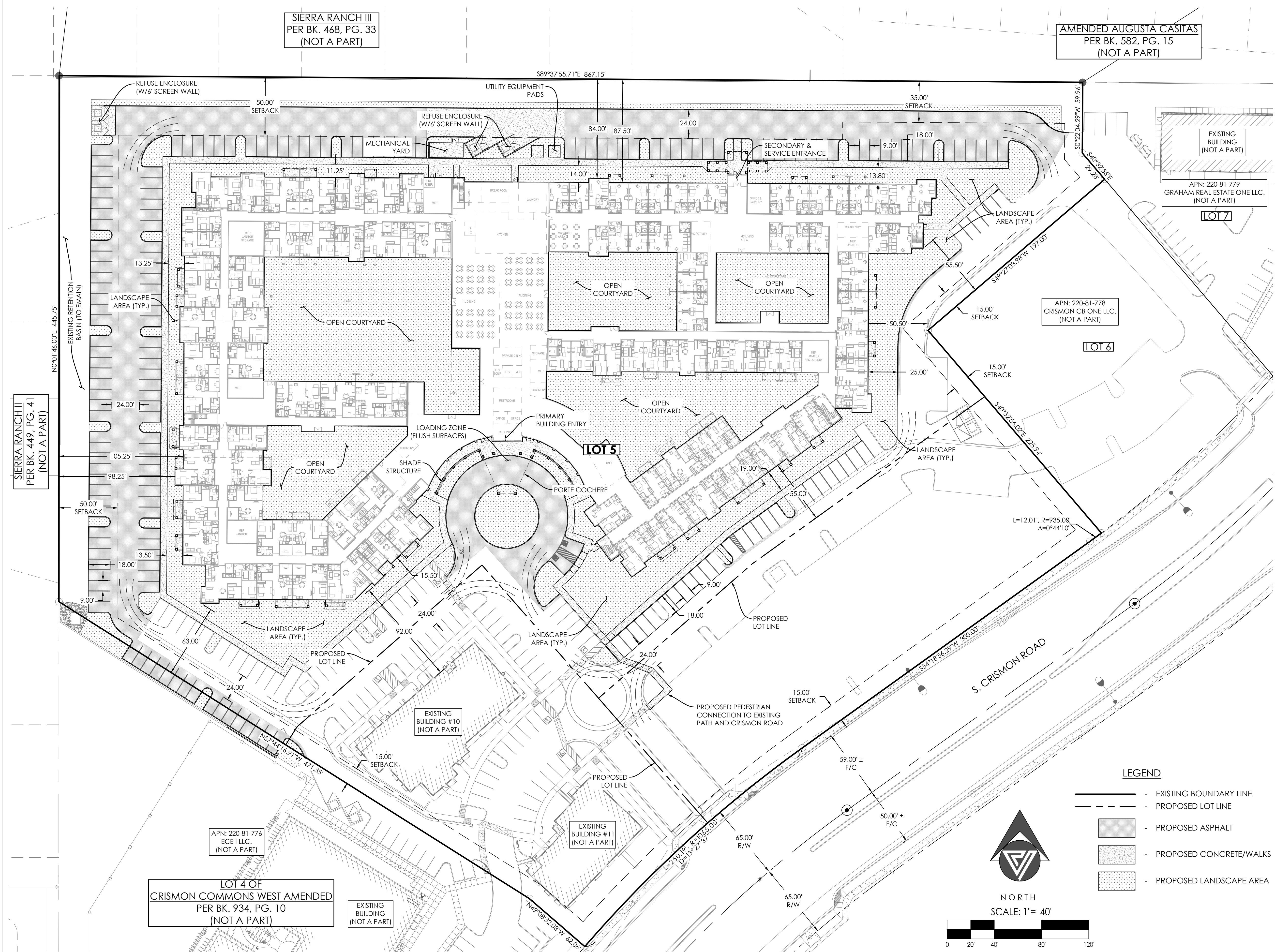


THREE FOUNTAINS SENIOR LIVING FACILITY
1810 S. CRISMON ROAD - MESA, ARIZONA 85209
PRELIMINARY SITE PLAN



OWNER
OMPC UNIT OWNERS ASSOC.
PO BOX 4029
TUSTIN, CA 92781
PH: (XXX) XXX-XXXX
CONTACT: KEITH WARBURTON

ARCHITECT
BEECHER WALKER ARCHITECTS
3115 E. LION LANE #200
HOLLADAY, UT 84121
PH: (801) 438-9500
CONTACT: RYAN GRIFFITHS

DEVELOPER
OVERLAND DEVELOPMENT CORP.
14034 S. 145 E. SUITE, 100
DRAPER, UT 84020
PH: (801) 971-6650
CONTACT: DAVE HOLMAN

CIVIL ENGINEER
VESPRO
8502 E. VIA DE VENTURA, SUITE 101
SCOTTSDALE, AZ 85258
PH: (480) 393-3640
CONTACT: CASEY PENNINGTON

ZONING
LC (LIMITED COMMERCIAL)
PROPOSED USE ALLOWED WITH SPECIAL USE PERMIT

AREA
SUBJECT LOT 5 = 476,531 FT² (10.9396 ACRES) NET
DISTURBED AREA = 300,000 FT² (6.8871 ACRES)
PROPOSED LOT = 360,791 FT² (8.2826 ACRES) NET

BUILDING DATA
TOTAL BUILDING AREA: 229,422 FT²
AVG. ROOF HEIGHT: 29'-10"
MAX. FEATURE HEIGHT: 40'±
CONSTRUCTION TYPE: VA
OCCUPANCY TYPES: I-1, I-2, A-2

LANDSCAPE / OPEN SPACE
TOTAL LANDSCAPE AREA: 98,040 FT²
98,040 / 476,531 = 0.2057 = 20.57% COVERAGE (EXISTING LOT)
98,040 / 360,791 = 0.2717 = 27.17% COVERAGE (PROPOSED LOT)
(THE SUBJECT PROPOSED DEVELOPMENT SHARES LOT AREA WITH OTHER BUILDINGS TOGETHER AS A COMBINED SITE. AREAS REPRESENTED HEREON MAY NOT BE APPLICABLE TO SPECIFIC USAGE CALCULATIONS. REFER TO SEPARATE LANDSCAPE SHEET L100 FOR ADDITIONAL INFO)

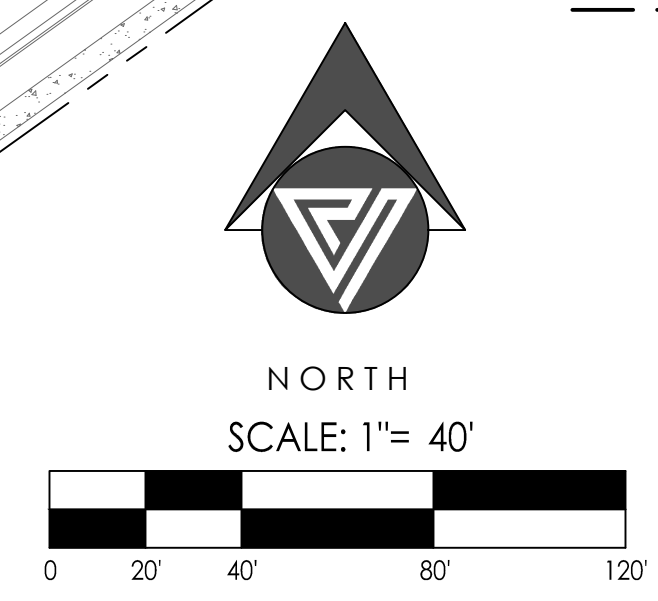
PARKING REQUIRED
1.0 SPACE PER ROOM/UNIT PLUS 2 ADDITIONAL SPACES
1.0 x 194 UNITS = 194 SPACES
+ 2 SPACES (ADMIN.) = 5 SPACES
TOTAL SPACES REQUIRED = 196 SPACES

PARKING PROVIDED
214 - STANDARD SPACES
3 - ACCESSIBLE STANDARD SPACES
2 - ACCESSIBLE VAN SPACE
219 - TOTAL PARKING SPACES

NOTE:
SOME PARKING MAY BE SHARED WITH ADJACENT USERS OF THE SAME LOT, GOVERNED BY SHARED RIGHTS UNDER OVERLYING CC&R'S FROM PRIOR DEVELOPMENT.

GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.
2. THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.
3. ROOF DRAINAGE WILL BE PIPED DIRECTLY UNDERGROUND WITH ONLY EMERGENCY OVERFLOW OUTLETS DAYLIGHTING AT FINISHED GRADE AND SURFACE DRAIN AS NECESSARY.
4. PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.

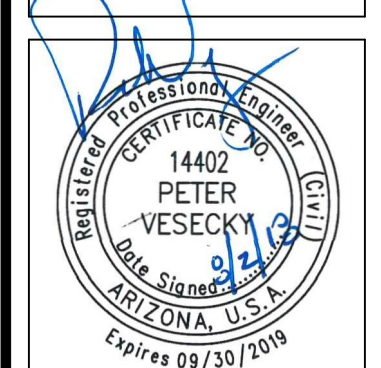
- LEGEND**
- EXISTING BOUNDARY LINE
 - - - PROPOSED LOT LINE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/WALKS
 - PROPOSED LANDSCAPE AREA



REVISIONS

NO.	DESCRIPTION	DATE

THREE FOUNTAINS SENIOR LIVING FACILITY
1810 S. CRISMON ROAD - MESA, ARIZONA 85209
PRELIMINARY SITE PLAN



PROJECT NO:	18016
DRAWING DATE:	08/02/18
DRAWN BY:	DRS
CHECKED BY:	CAP
DRAWING SCALE:	AS SHOWN
DRAWING FILE:	18016_SPO1.dwg