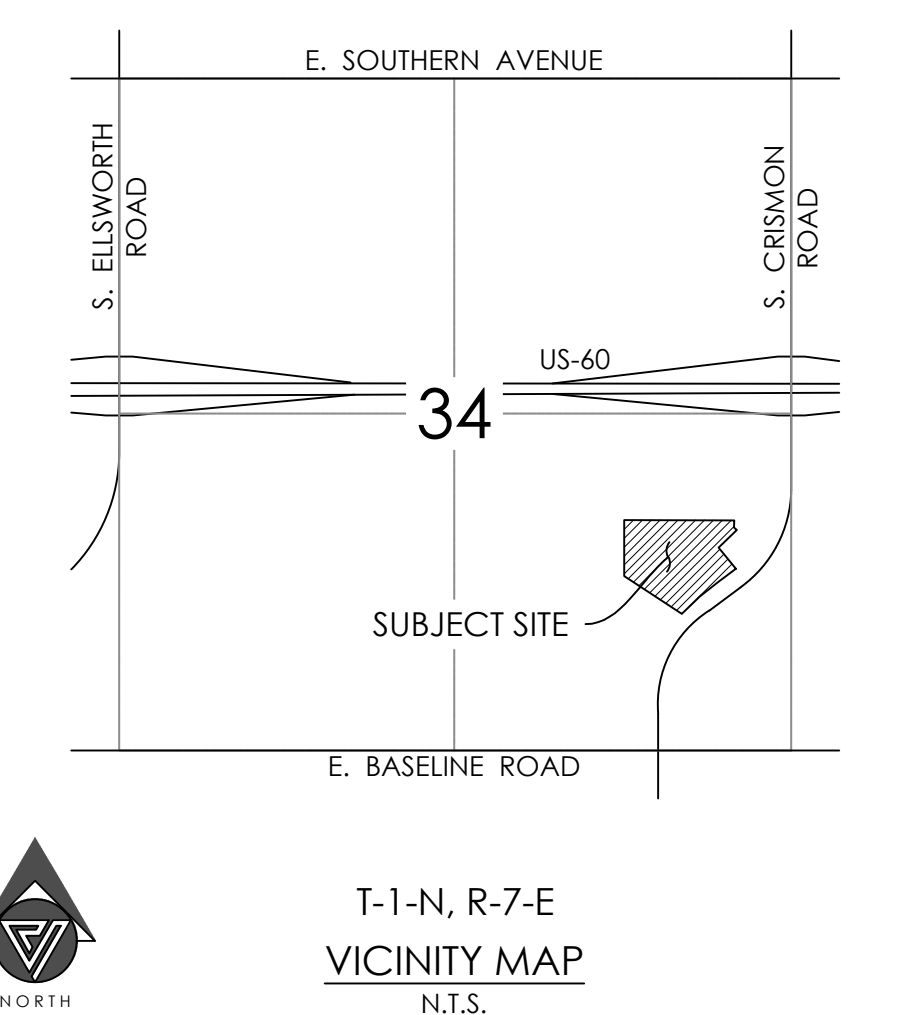
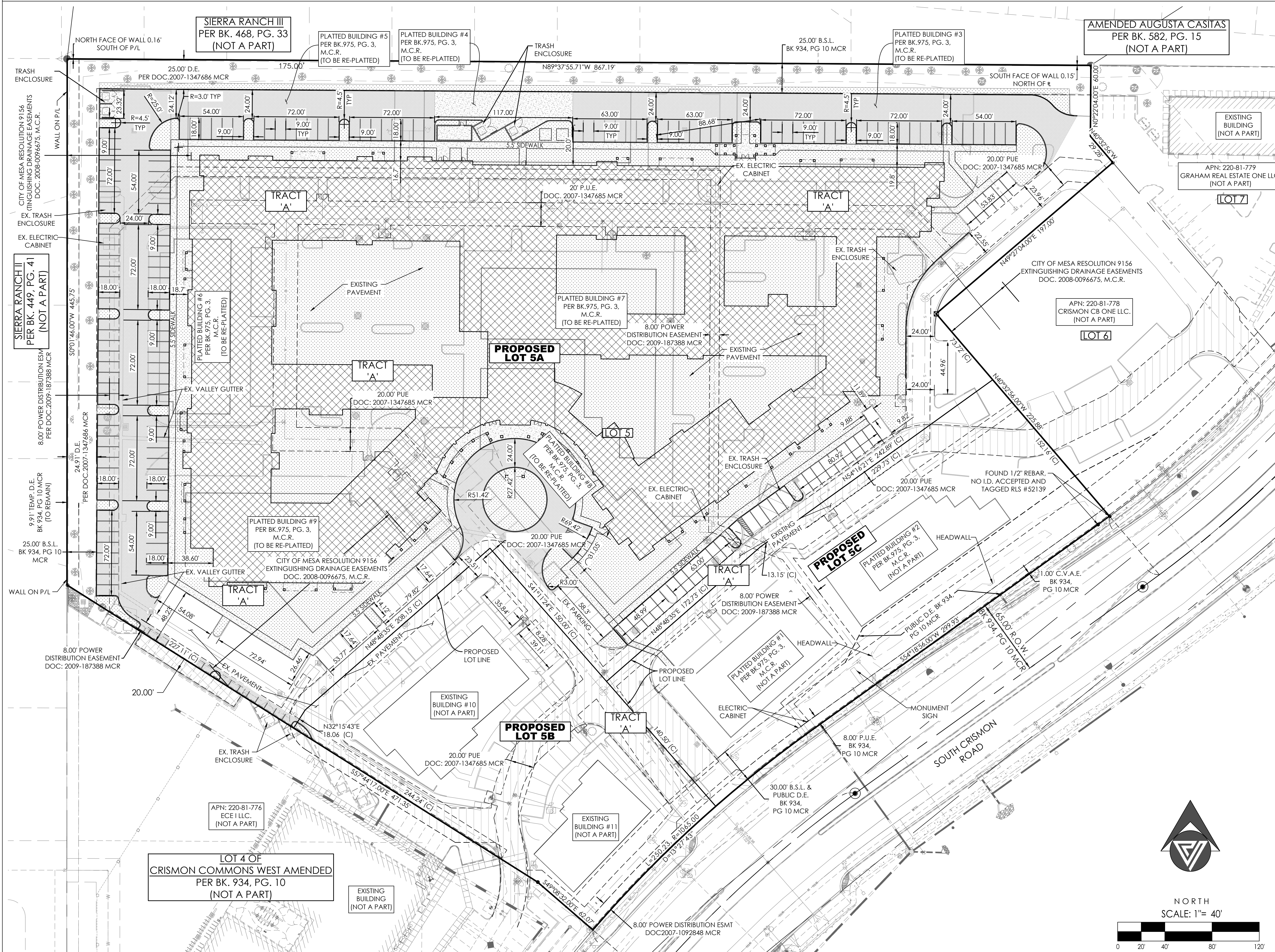


THREE FOUNTAINS SENIOR LIVING FACILITY  
1810 S. CRISMON ROAD - MESA, ARIZONA 85209  
PRELIMINARY PLAT



**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  
SCOTTSDALE, AZ 85258  
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 FT<sup>2</sup> (10.9396 ACRES) NET  
DISTURBED AREA = 300,000 FT<sup>2</sup> (6.8871 ACRES)  
EXISTING LOT 5 = 476,531 FT<sup>2</sup> (10.9396 ACRES) NET  
PROPOSED LOT 5A = 361,285 FT<sup>2</sup> (8.2940 ACRES) NET  
PROPOSED LOT 5B = 58,476 FT<sup>2</sup> (1.3424 ACRES) NET  
PROPOSED LOT 5C = 61,694 FT<sup>2</sup> (0.6074 ACRES) NET

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

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.
  - THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.
  - PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.
  - IT IS ANTICIPATED THAT A RE-PLAT WILL BE PREPARED TO COINCIDE WITH THE PLAN OF DEVELOPMENT TO REMOVE ANY CONFLICTS AND DEDICATE NEW EASEMENTS AS NECESSARY TO SERVE THE PROJECT WITH UTILITIES AFTER RELOCATION.
  - THE PLATTED INFO SHOWN HEREON IS IN REFERENCE TO THE MOST RECENT PLAT OF RECORD FOUND IN BOOK 975, PAGE 3 OF MAPS, OF THE MARICOPA COUNTY RECORDER'S OFFICE.
  - THE INFORMATION SHOWN HEREON IS RELATIVE TO A RECENT ALTA SURVEY AND SUBJECT TO MATTERS OF TITLE AT THE TIME OF PREPARATION. SOME MATTERS MAY STILL BE PENDING AND ARE NOT REPRESENTED OR COMPLETE, BUT ARE SHOWN AND IDENTIFIED TO THE BEST OF OUR KNOWLEDGE.

**VESPRO**  
8502 E. Via de Ventura, Suite 101  
Scottsdale, AZ 85258  
Ph: (480) 393-3640 Fax: (480) 393-3639  
www.Vespro.net

REVISIONS

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

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

PRELIMINARY PLAT  
**PP01**  
1 of 1