



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



**ACOYA SHEA  
SENIOR LIVING**

7373 E SHEA BLVD

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BEAU DROMIACK

REGISTRATION NO. DATE  
34384 4/27/2020

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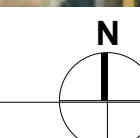
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LBJ SDG  
JOB NO. DATE  
700-889 04/27/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

CONTEXT AERIAL  
SITE PLAN

**PUD002**





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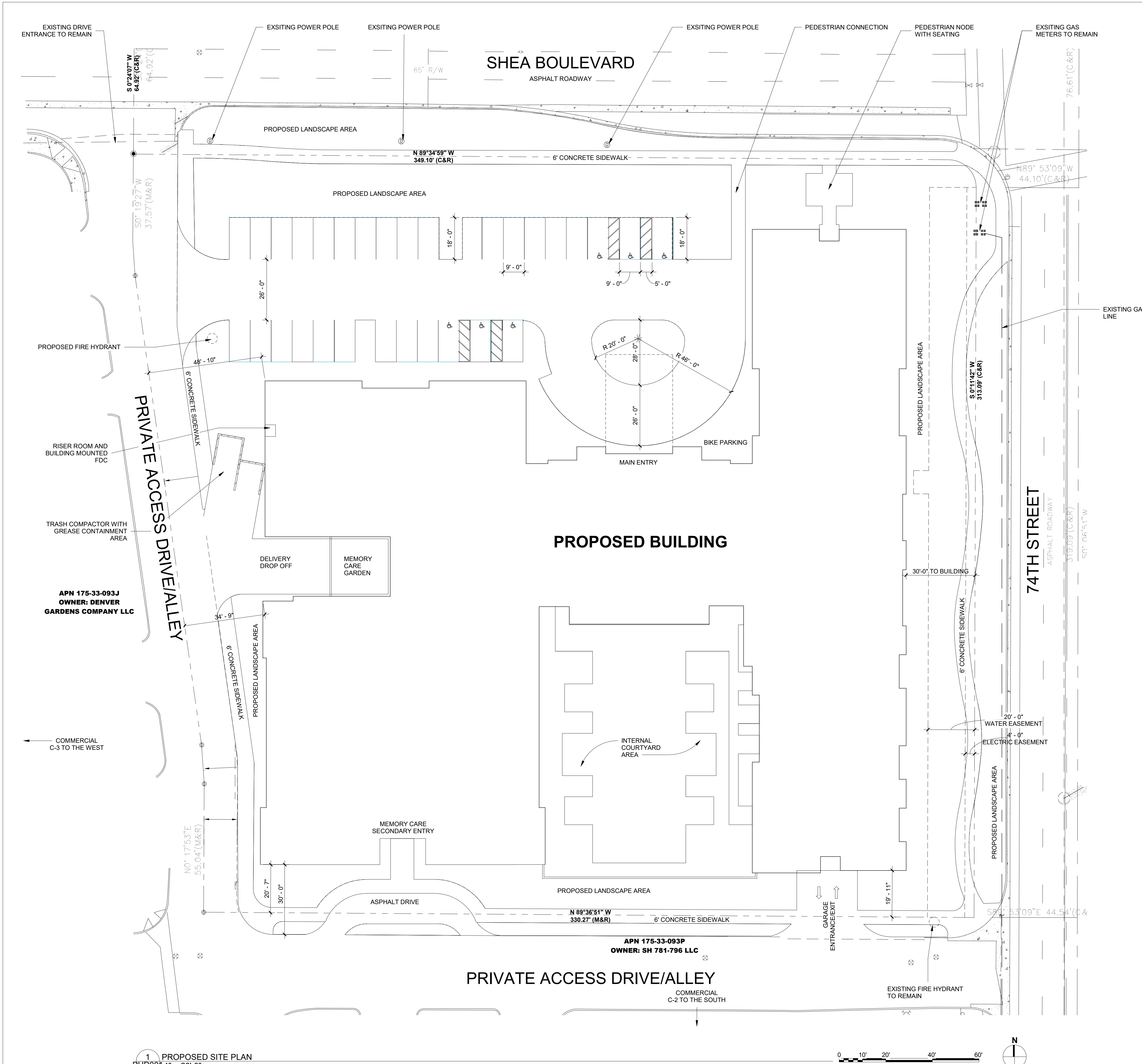
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**PUD RE-ZONING FIRST SUBMITTAL**  
04.27.2020

SITE PLAN

**PUD001**



**SITE DATA**

**EXISTING SITE DATA:**  
SITE AREA: 112,162 SF = 2.575 AC  
PARCEL: 175-33-093H  
EXISTING SITE ZONING: C-2  
ALLOWED PER EXISTING PUD ZONING:  
SPECIALIZED: 80 BEDS/ACRE = 208 BEDS  
MINIMAL: 40 UNITS/ACRE = 103 UNITS

**PROPOSED ZONING - PUD:**  
GROSS FLOOR AREA  
GARAGE AND LEVEL 1 = 46,801.00  
LEVELS 2-4 = 43,822.00  
TOTAL = 225,068

PROPOSED UNIT COUNT  
SPECIALIZED: 24 BEDS  
MINIMALCARE ILAL: 137/UNITS  
PROPOSED UNIT COUNT: **161**

**PARKING DATA**

**PARKING CALCULATION**

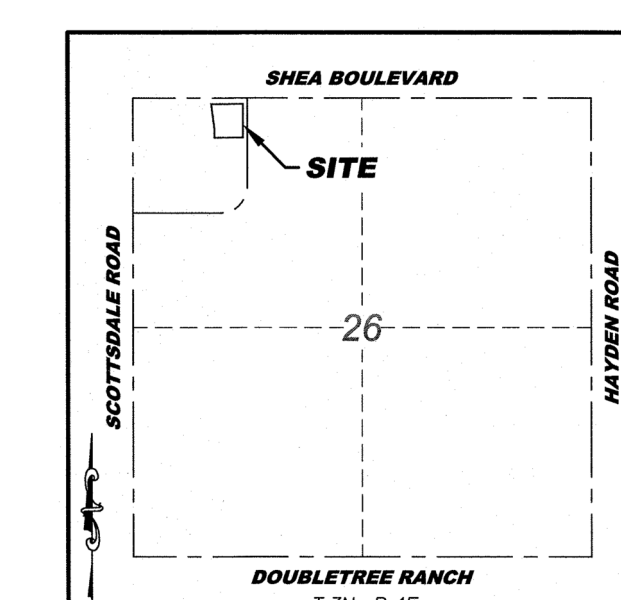
**AUTO PARKING REQUIRED PER EXISTING ZONING:**  
SPECIALIZED: 7/BED  
MINIMAL: 1.25/UNIT  
7 x 24 = 168 + 137 x 1.25 = 171.25  
TOTAL PARKING REQ: 16.8 + 161.25 = 188.05

**AUTO PARKING PROPOSED PER PUD:**  
PROPOSED PARKING RATIO 0.85  
0.85 X 161 = 137

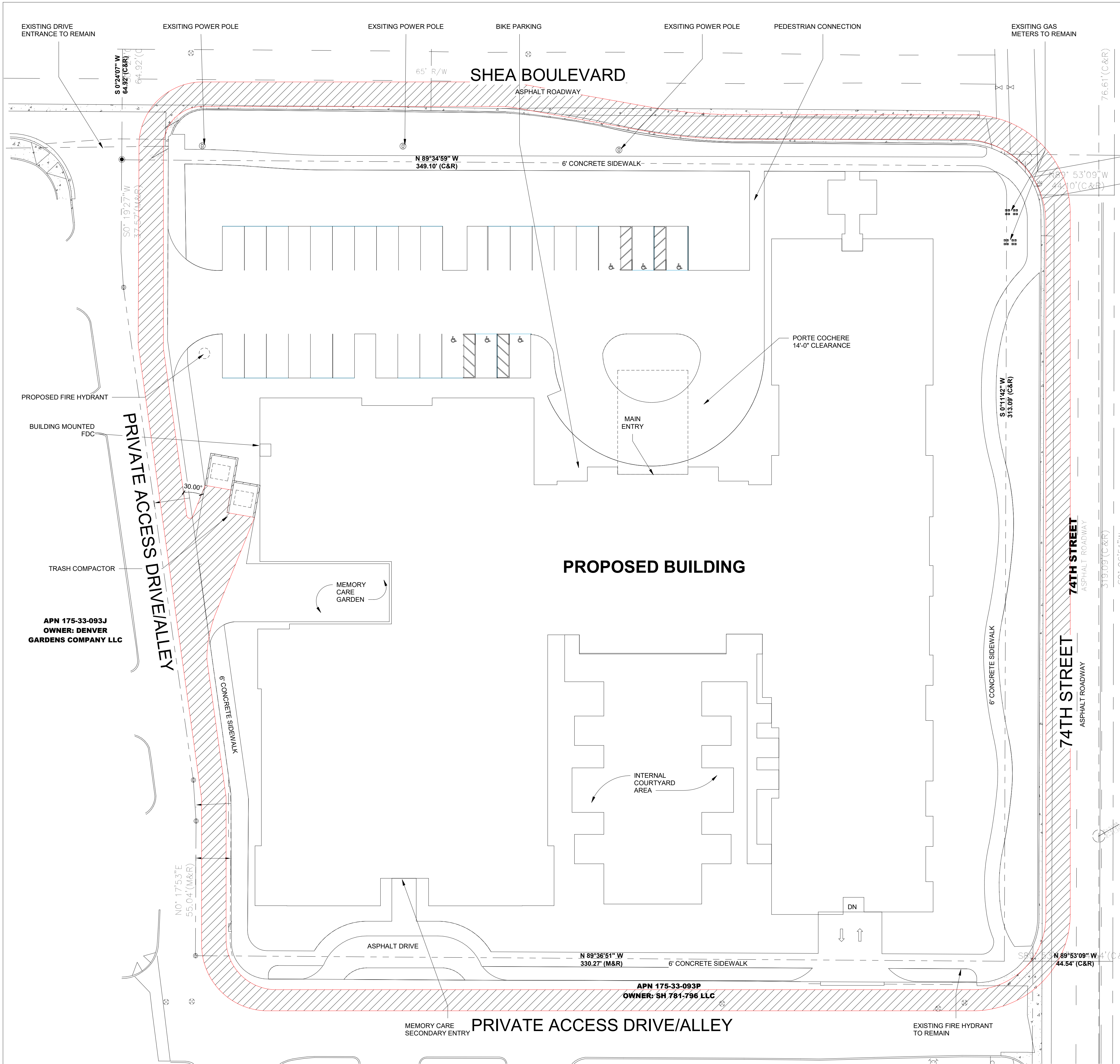
**SURFACE (NON ADA): 25**  
**UNDERGROUND GARAGE: 112**  
**ADA PARKING SPACES @ SURFACE: 6**  
**TOTAL PARKING PROVIDED: 143**

**BICYCLE PARKING REQUIRED: 1/10**  
.10 X 138 = 14  
**BICYCLE PARKING PROVIDED: 14**

**VICINITY MAP (NTS)**



1 PROPOSED SITE PLAN  
PUD001 1" = 20'-0"



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OWNER

CONSULTANTS



PROJECT INFORMATION

### ACOYA SHEA SENIOR LIVING

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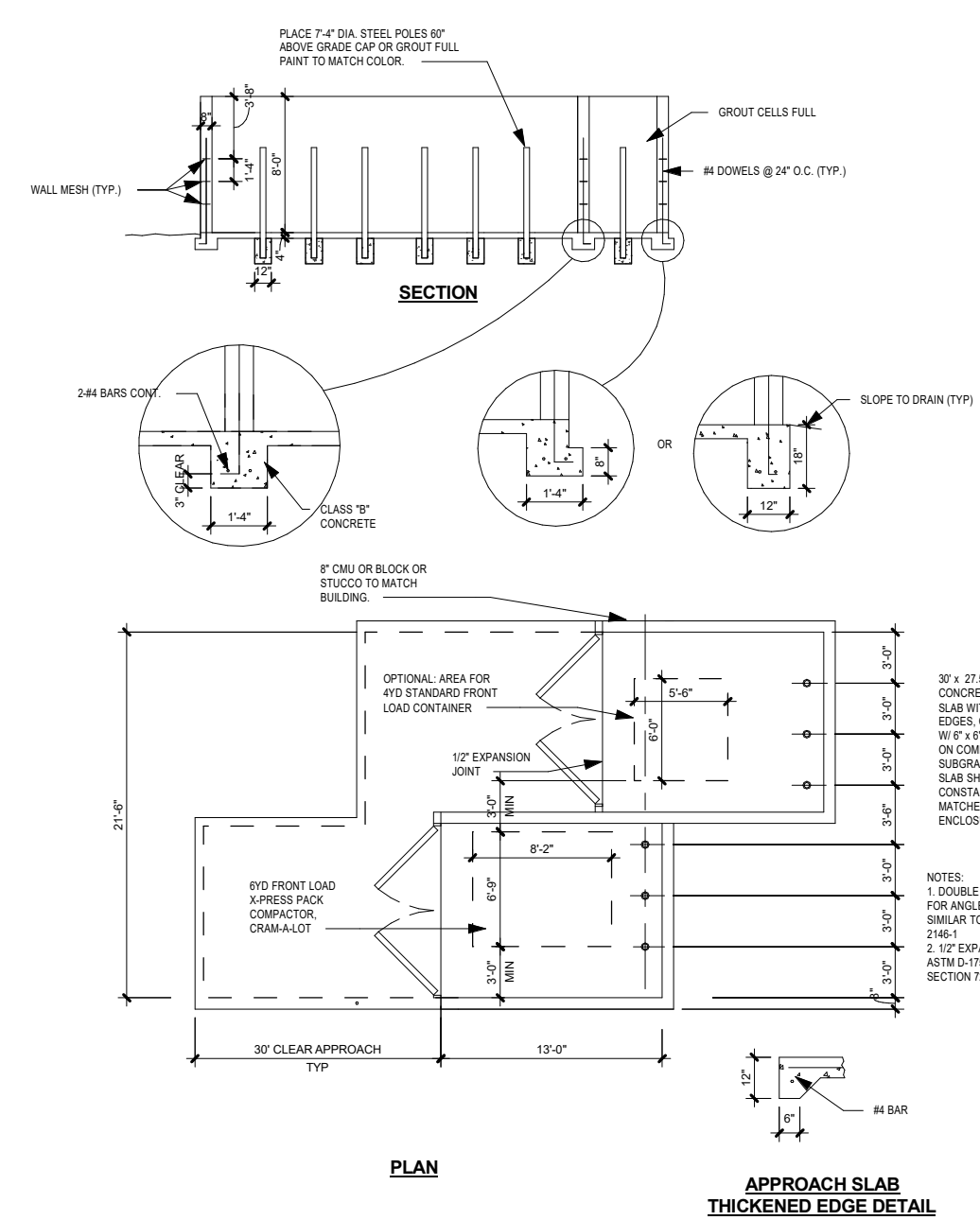
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TRASH ENCLOSURE  
 3/32" = 1'-0"

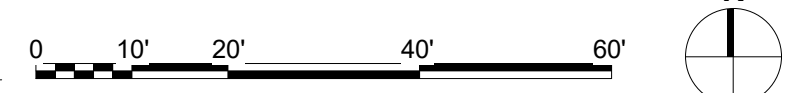
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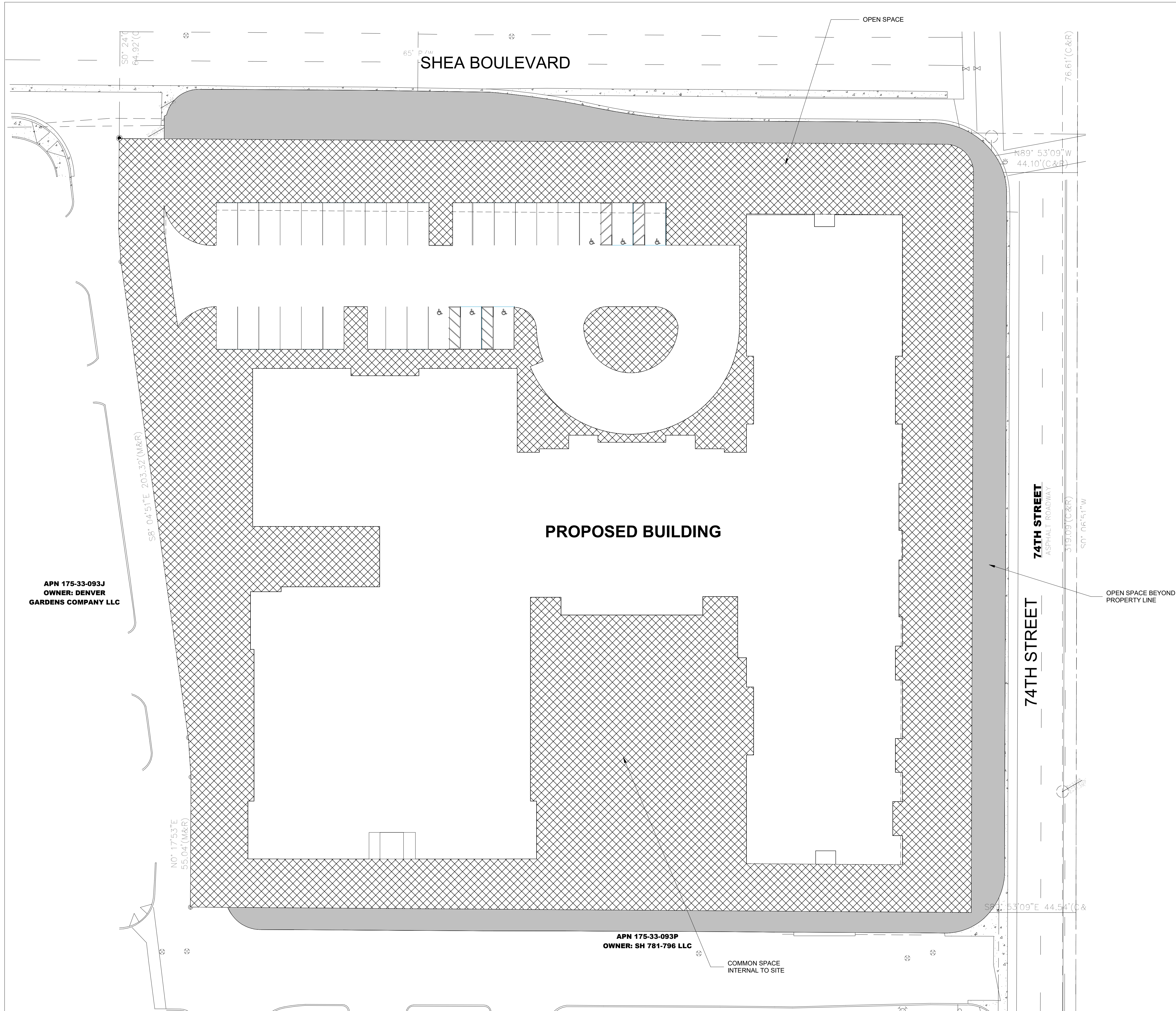
04.27.2020

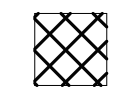
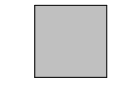
### REFUSE PLAN

# PUD003

1 PROPOSED REFUSE PLAN  
 PUD003 1" = 20'-0"



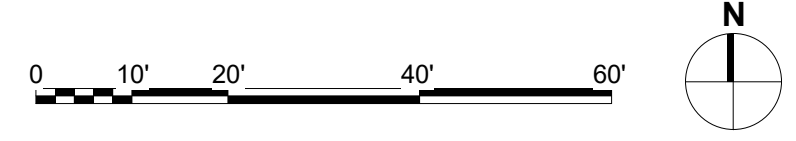


OPEN SPACE PLAN CALCULATIONS	
<b>OPEN SPACE CALCULATIONS</b>	
SITE AREA: 112,162 SF = 2.575 AC PARCEL: 175-33-093H EXISTING SITE ZONING: C-2	
COMMON OPEN SPACE REQUIRED PER PUD: 0.10 X TOTAL GORSS SITE AREA 0.10 X 112,162 = 11,216.2 SF	
COMMON SPACE PROVIDED: 50,425.82 SF + 12,518.61 = 62,944.74 SF	
	DENOTES OPEN SPACE 50,425.82 SF
	DENOTES OPEN SPACE BEYOND PROPERTY LINE 12,518.21 SF

APN 175-33-093J  
OWNER: DENVER  
GARDENS COMPANY LLC

APN 175-33-093P  
OWNER: SH 781-796 LLC

1 PUD - OPEN SPACE PLAN  
PUD004 1" = 20'-0"



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PUD RE-ZONING  
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OPEN SPACE  
PLAN

# PUD004



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Sharon A. Zimmerman

REGISTRATION NO.	DATE
42617	06/30/2020

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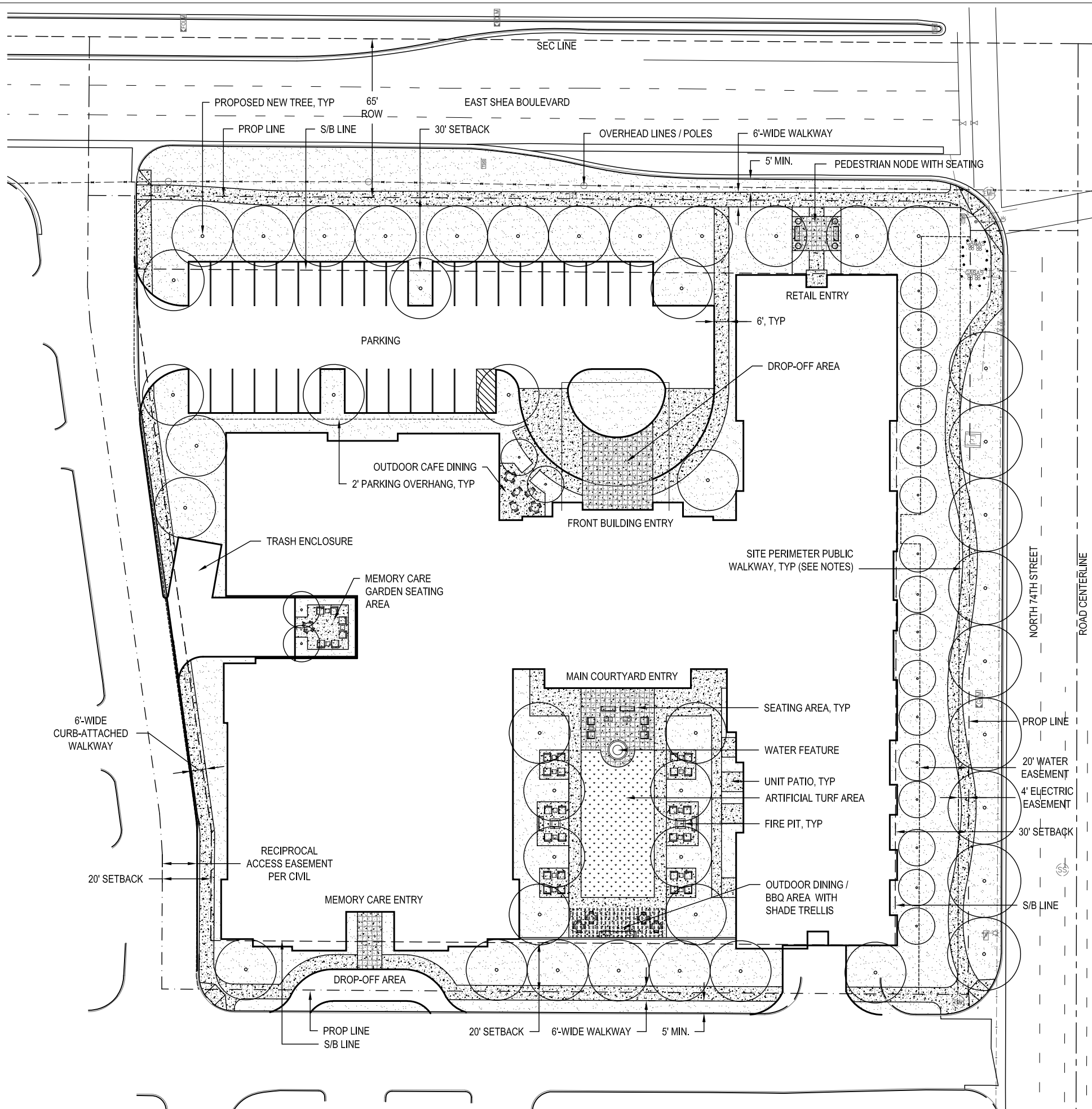
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ISSUE #	DATE	DESCRIPTION

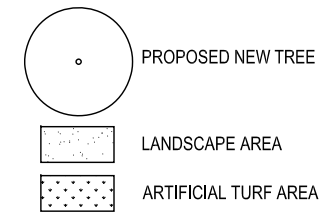
**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

CONCEPTUAL  
LANDSCAPE  
PLAN

**F-2-GP-2020**  
4/30/2020

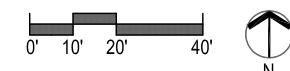


#### LANDSCAPE PLAN LEGEND



#### LANDSCAPE NOTES

- ALL PLANT SPECIES IN THE R.O.W. SHALL CONFORM TO THE ADWR LOW-WATER-USE PLANT LIST.
- PLANTS THROUGHOUT THE REST OF THE SITE SHALL ALSO LARGELY CONFORM TO THE ADWR LOW-WATER-USE PLANT LIST. A TRANSITIONAL DESERT PALETTE IS CURRENTLY BEING CONSIDERED.
- NO TREES HAVE BEEN PROPOSED IN EASEMENTS, OR WITHIN 7' OF ANY CONDUIT WITHIN EASEMENTS. NOTE THAT IN ORDER TO PLANT TREES OF ANY SIZE ALONG 74TH STREET, THE PUBLIC WALKWAY HAS BEEN SHIFTED INTO THE EASEMENT. THE R.O.W. IS NOT WIDE ENOUGH TO ACCOMMODATE BOTH WALKWAY AND TREES.
- NOTE ALSO THAT ALONG 74TH STREET, LARGER CANOPY TREES ARE PROPOSED WHOSE MATURE CANOPY MAY HANG OVER THE STREET. A SINGLE-TRUNK TREE SPECIES, WHOSE MATURE CANOPY WILL BE HIGH ENOUGH TO PROVIDE VEHICULAR CLEARANCE, WILL BE PROPOSED.
- A MINIMUM 20' LANDSCAPE BUFFER IS PROVIDED BETWEEN SHEA BOULEVARD AND ON-SITE PARKING. SHRUBS WILL BE USED TO PROVIDE SCREENING BETWEEN PARKING AND STREET.
- DECOMPOSED GRANITE AROUND THE MATURE FORM OF PLANTS, TREE CANOPIES OR GROUPS OF PLANTS SHALL NOT EXCEED 7' IN ANY DIRECTION.
- REQUIRED PARKING LOT AREA LANDSCAPE WILL BE PROVIDED.
- THERE ARE EXISTING PROTECTED TREES ON THE SITE, NONE OF WHICH APPEAR TO BE SALVAGEABLE. IF, HOWEVER, IT IS DETERMINED BY AN APPROVED SALVAGE CONTRACTOR THAT ANY OF THE TREES ARE SALVAGEABLE, IT WOULD BE THE INTENT OF THE PROJECT TO SALVAGE AND TRANSPLANT BACK ONTO THE SITE.



**PRELIMINARY**  
NOT FOR  
CONSTRUCTION



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**PUD RE-ZONING  
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SUBMITTAL**  
04.27.2020

CONCEPTUAL  
HARDSCAPE  
PLAN

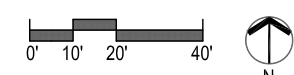
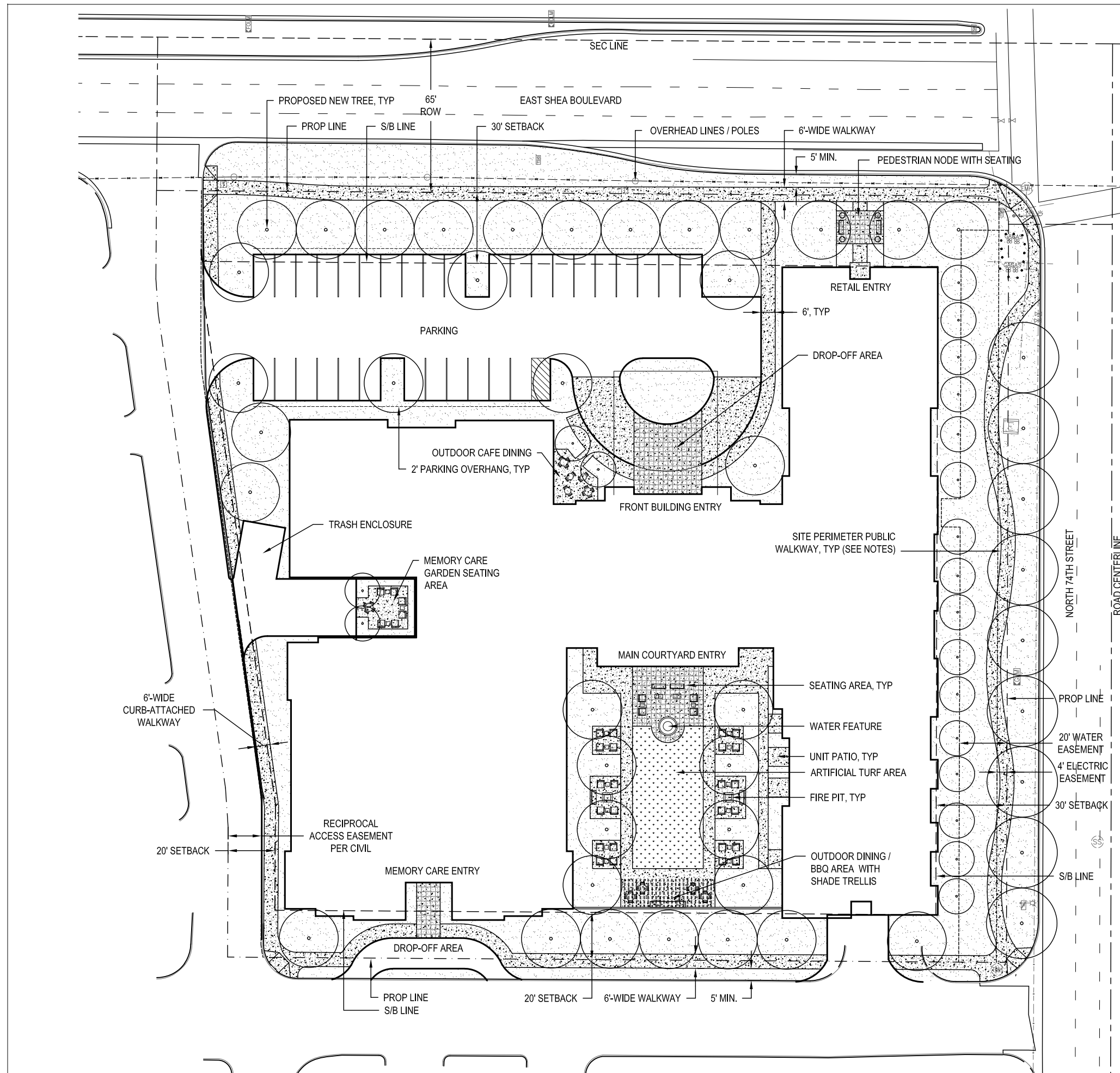
**F-2-GP-2020**  
4/30/2020

#### HARDSCAPE PLAN LEGEND

- DECORATIVE CONCRETE PAVING
- DECORATIVE CONCRETE OR OTHER ENHANCED PAVING TREATMENT
- LANDSCAPE AREA
- ARTIFICIAL TURF AREA

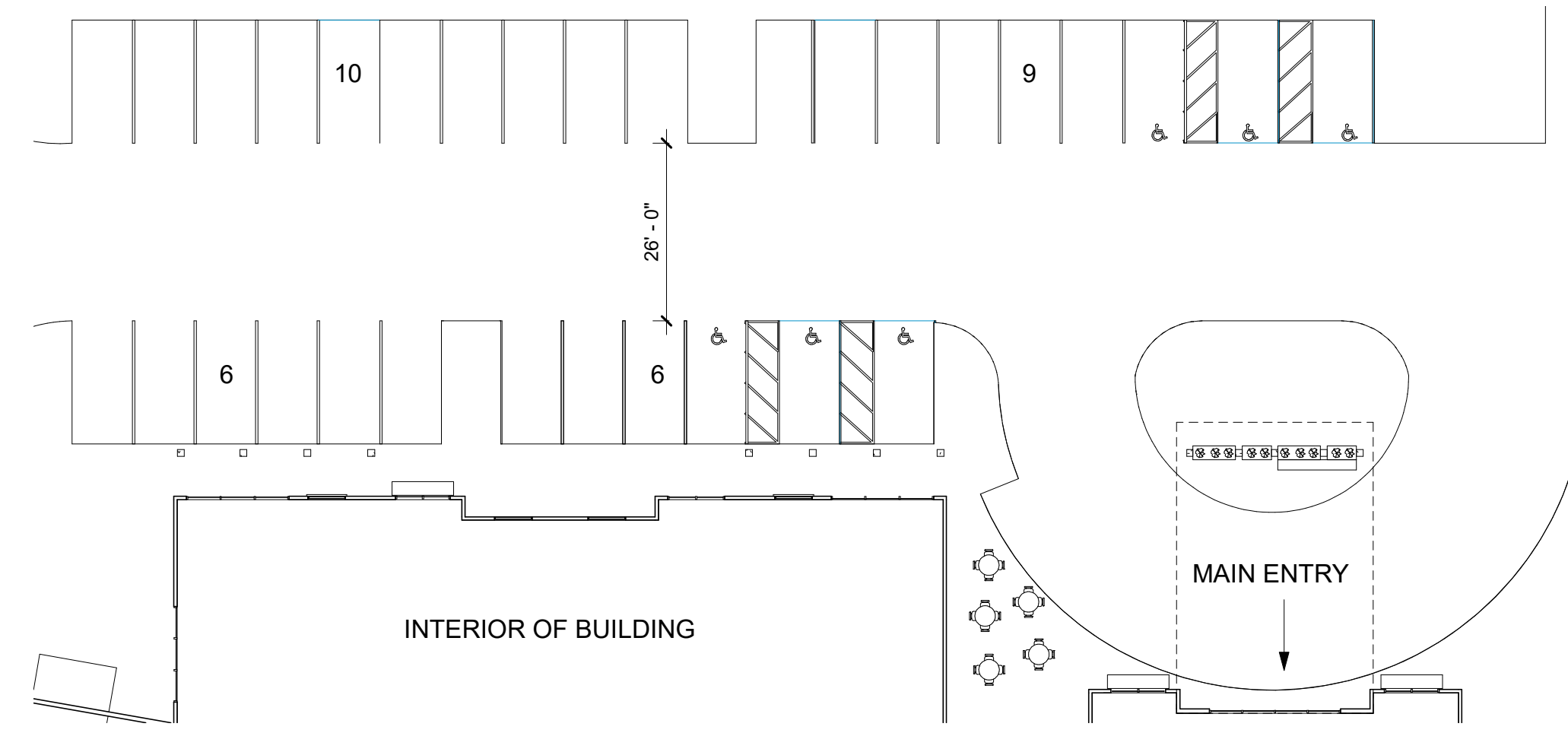
#### HARDSCAPE NOTES

- ALL PERIMETER PUBLIC WALKS, AS WELL AS CONNECTIVE WALKS INTO THE SITE, SHALL BE 6' WIDE.
- PROPOSED PUBLIC WALK ALONG SHEA BOULEVARD IS LINEAR TO ENHANCE URBAN CHARACTER ALONG THIS ROADWAY CORRIDOR - AND IS LOCATED AT LEAST 5' OFF BACK OF ROADWAY CURB.
- A PEDESTRIAN NODE IS PROPOSED NEAR THE INTERSECTION OF SHEA AND 74TH STREET, JUST NORTH OF THE RETAIL ENTRY. A LANDSCAPE BUFFER WILL SCREEN / BUFFER THIS NODE FROM ALL OF THE UTILITY EQUIPMENT AT THE INTERSECTION.
- PROPOSED PUBLIC WALK ALONG 74TH STREET IS CURVILINEAR TO ENHANCE MORE RESIDENTIAL CHARACTER (PARTICULARLY TO THE SOUTH) ALONG THIS ROADWAY CORRIDOR. NOTE THAT PORTIONS OF THIS WALKWAY ARE PULLED INTO THE WATER / ELECTRIC EASEMENTS. THIS WILL ALLOW THE PROJECT TO PLANT TREES ALONG THE STREET IN R.O.W. AT LEAST 7' OFF CONDUIT IN EASEMENTS. OTHERWISE, BOTH WALK AND TREES WILL NOT "FIT" IN R.O.W.
- PROPOSED WALKWAY ALONG SOUTH SIDE OF SITE IS LOCATED AT LEAST 5' OFF BACK OF ROADWAY CURB.
- PROPOSED WALKWAY ALONG WEST SIDE OF SITE IS CURB-ATTACHED DUE TO SPACE LIMITATIONS.

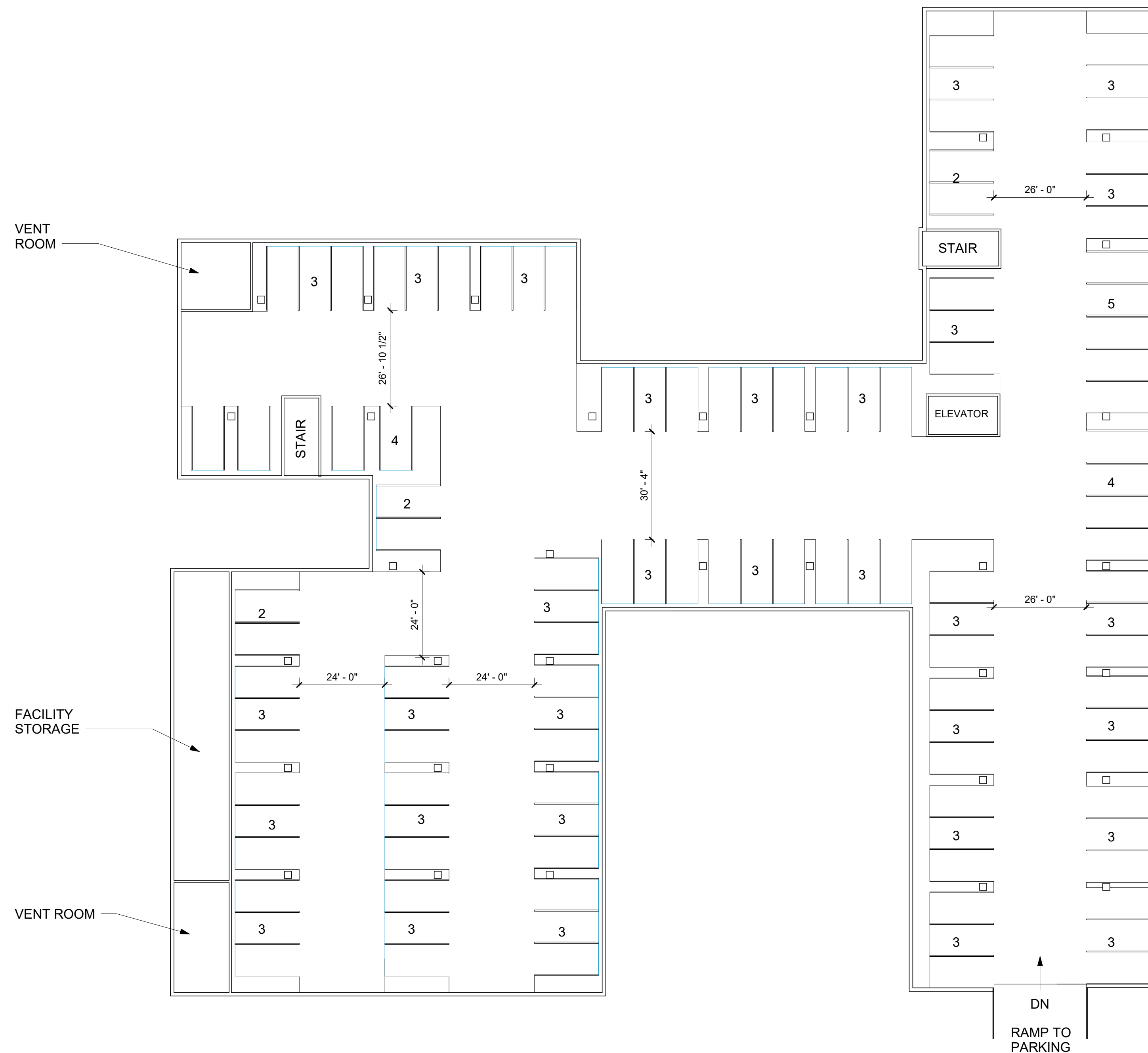


**PRELIMINARY**  
NOT FOR  
CONSTRUCTION





2 PUD - PARKING PLAN - SURFACE  
PUD005 3/64" = 1'-0"



1 CONCEPTUAL PARKING PLAN - LL  
PUD005 3/64" = 1'-0"

**PARKING DATA**

**PARKING CALCULATION**

AUTO PARKING REQUIRED PER EXISTING ZONING:  
SPECIALIZED 7/BED  
MINIMAL 1.25/UNIT  
7 x 24 = 16.8 + 137 x 1.25 = 171.25  
TOTAL PARKING REQ: 16.8+ 161.25= 188.05

AUTO PARKING PROPOSED PER PUD:  
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0.85 X 161 = 137

SURFACE (NON ADA): 25  
UNDERGROUND GARAGE: 112  
ADA PARKING SPACES @ SURFACE: 6  
TOTAL PARKING PROVIDED : 143

BICYCLE PARKING REQUIRED: 1/10  
10 X 138= 14  
BICYCLE PARKING PROVIDED: 14



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**PUD RE-ZONING  
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CONCEPTUAL  
PARKING PLAN

**PUD005**



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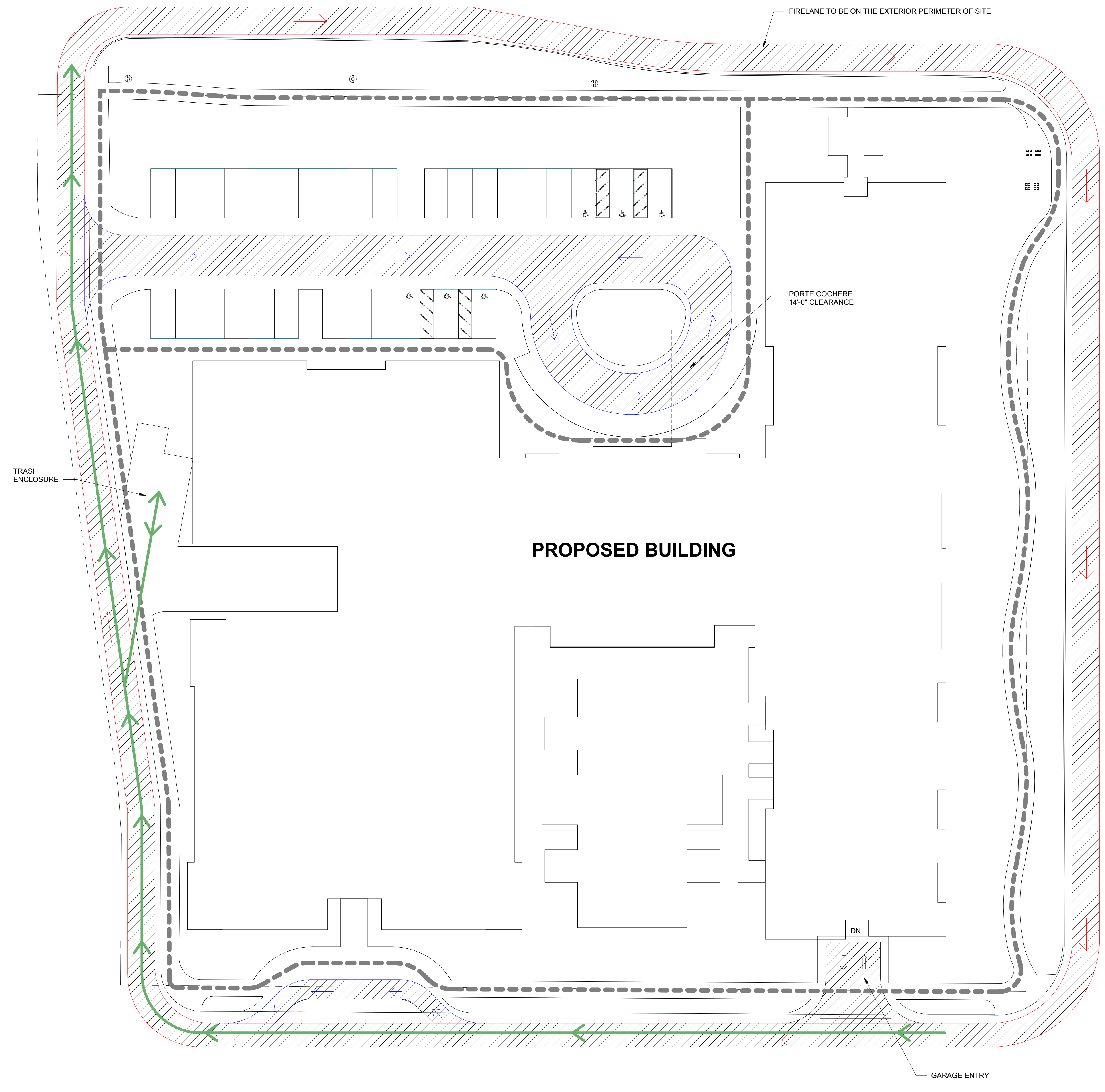
ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
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**PUD RE-ZONING  
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SUBMITTAL**  
04.27.2020

**CONCEPTUAL  
PEDESTRIAN &  
VEHICULAR  
CIRCULATION**

# PUD006



LEGEND	
	DENOTES VEHICLE CIRCULATION
	DENOTES FIRE APPARATUS CIRCULATION
	DENOTES AMBULANCE CIRCULATION
	DENOTES TRASH CIRCULATION
	DENOTES PEDESTRIAN CIRCULATION



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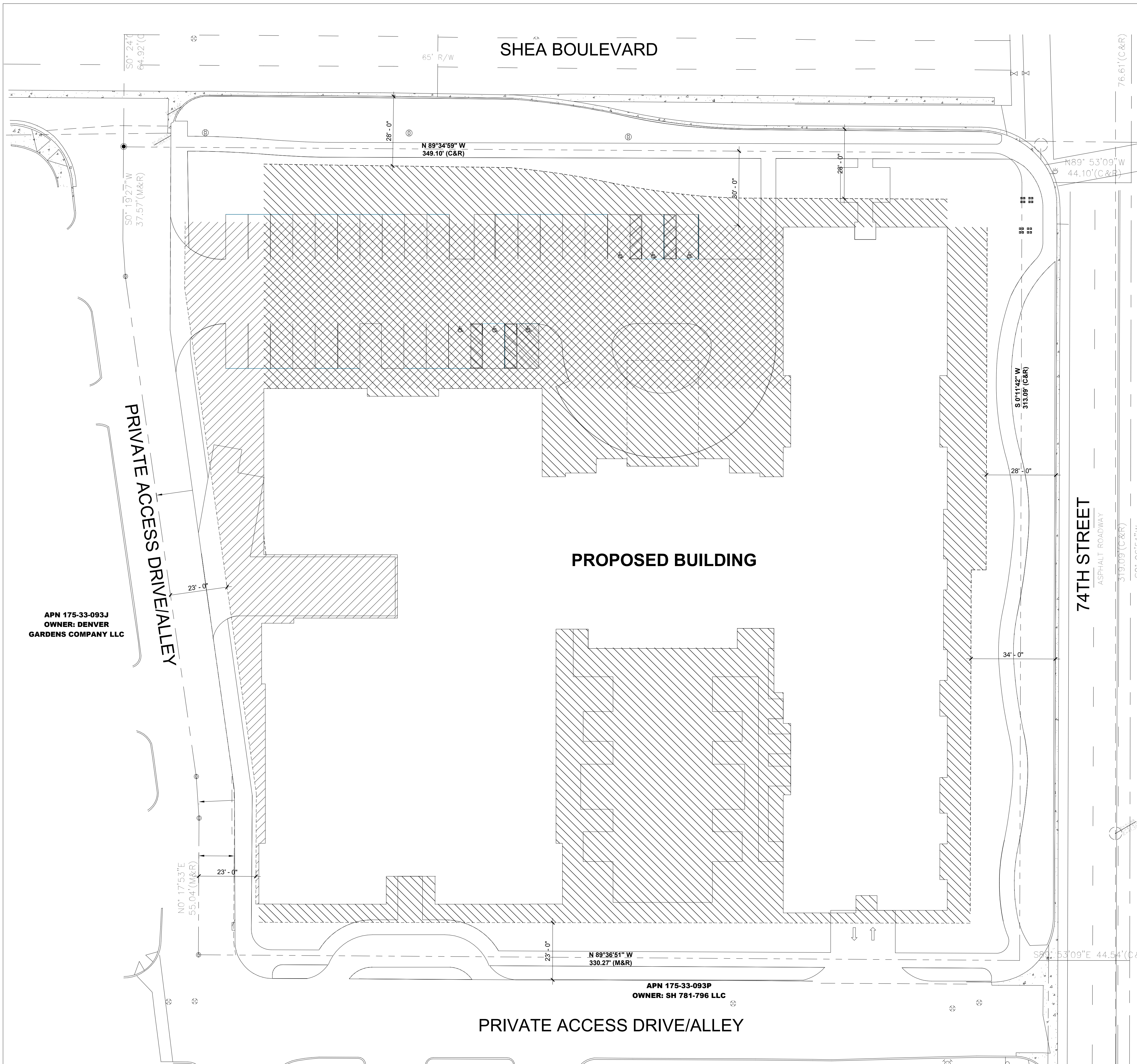
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING FIRST SUBMITTAL**  
04.27.2020

**DIMENSIONED PLAN AND SITE WORKSHEET**

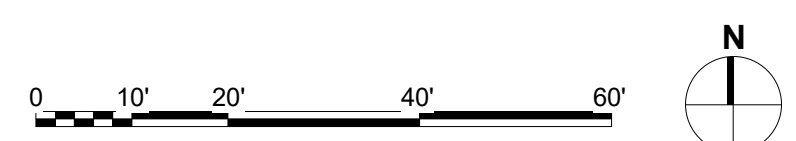
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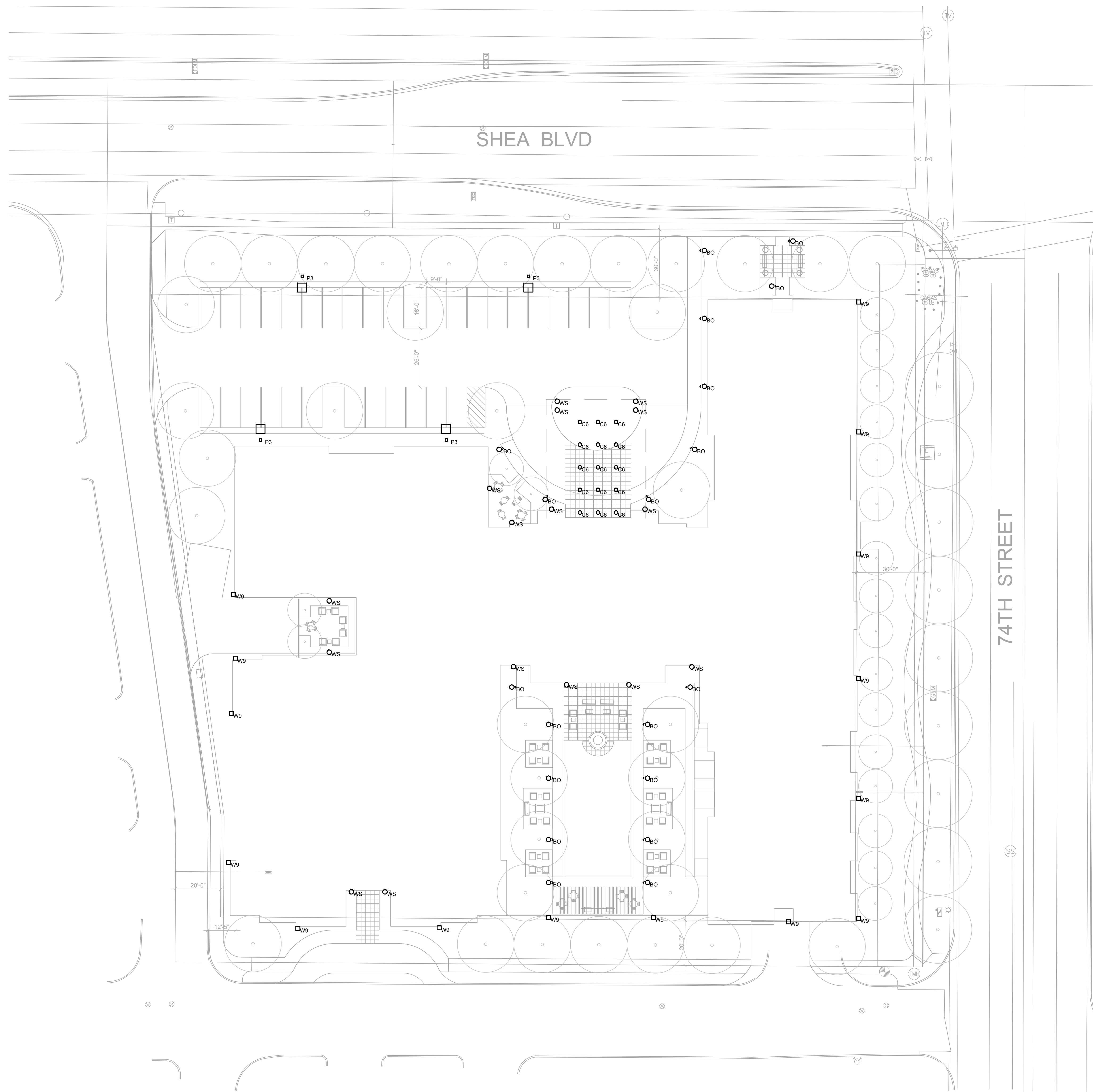


SITE SETBACK DATA	
<b>SETBACKS PER PUD DEVELOPMENT STANDARD:</b>	
NORTH = 28'-0"	
EAST	= 28'-0" @ COMMERCIAL = 34'-0" @ RESIDENTIAL
SOUTH	= 23'-0" @ PRIVATE ALLEY
WEST	= 23'-0" @ PRIVATE ALLEY
<b>AVERAGE SETBACKS TO BUILDING:</b>	
NORTH = 79'-0"	
EAST = 41'-6"	
SOUTH = 39'-0"	
WEST = 59'-0"	
<b>ENCROACHMENTS INTO THE STANDARD SETBACKS:</b>	
ENCROACHMENT DATA N/A PROPERTY FACES PRIVATE ALLEY ON THE SOUTH AND WEST.	

SETBACK GRAPHIC TABLE	
	INDICATES AREA FROM PUD STANDARD SETBACK TO FACE OF BUILDING
	INDICATES OVERLAP OF AREA FROM PUD STANDARD SETBACK TO FACE OF BUILDING

1 CONCEPTUAL DIMENSIONED PLAN  
PUD000 1" = 20'-0"

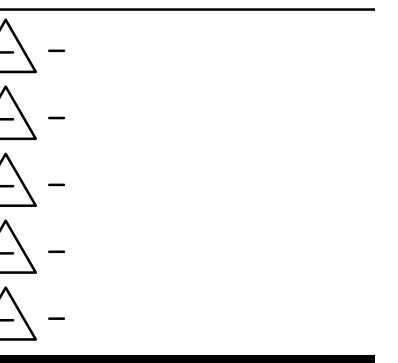




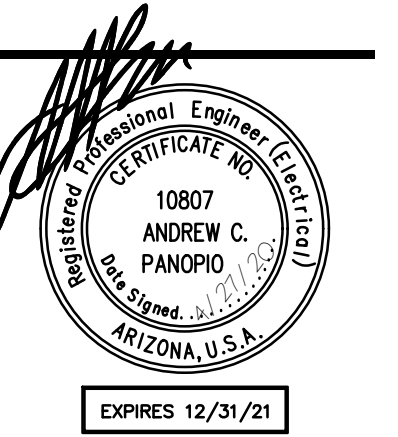
Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF
■	P3	EATON - MCGRAW-EDISON GLEON AF 03 LED E1 SL3 BZ 8030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 W/ SPILL CONTROL OPTIC. POLE MOUNT AT +15' T.O.F.	96W LED 3000K	Absolute 0.95	
○	B0	EATON - INVUE ABW B2 LED 42 D1 S BZ 8030 BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, SYMMETRIC OPTIC. +42" HIGH.	32W LED 3000K	Absolute 0.90	
□	W9	EATON - MCGRAW-EDISON GWC AF 01 LED E1 T4W BZ 8030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 WIDE OPTIC. WALL MOUNT AT +8' T.O.F.	96W LED 3000K	Absolute 0.95	
□	WS	EATON - INVUE ABW B2 LED D1 A BZ BRONZE FINISH.	LED WALL SCONCE, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	23W LED 3000K	Absolute 0.90	
○	C6	EATON - HALO SMDSR 12 930 WH WHITE MATTE FINISH.	6" LED SURFACE MOUNT DOWNLIGHT	15.3W LED 3000K	Absolute 0.95	

B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.  
T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

Rev. Date: Description:



**SENIOR LIVING  
TEMPLATE 2.0**  
7373 E SHEA BLVD, SCOTTSDALE, ARIZONA  
ELECTRICAL SITE LIGHTING PLAN

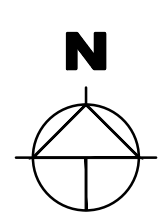


**NP ENGINEERING INC.**  
4115 N. 15TH AVE.  
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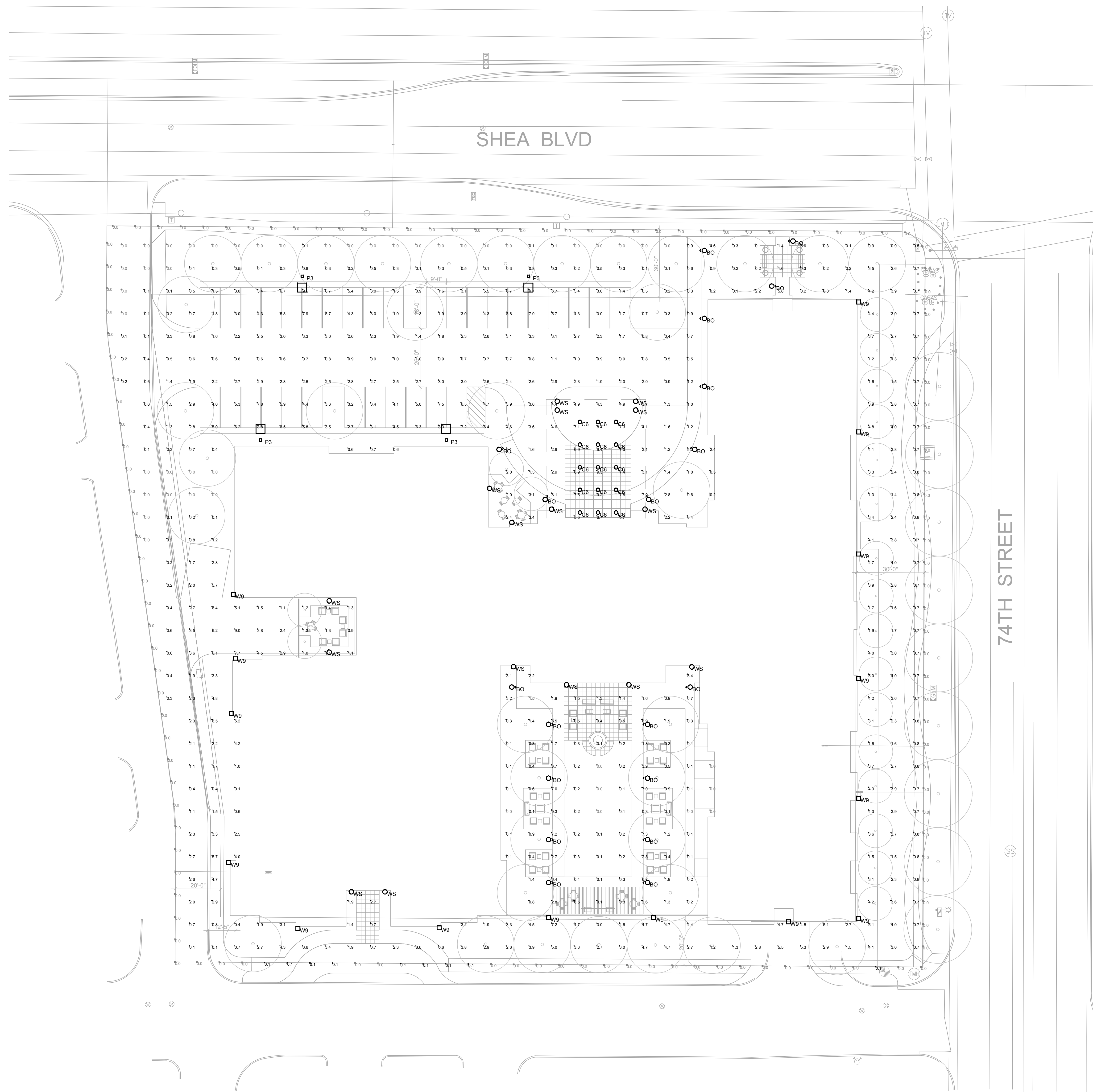
NP Proj. No: **2020-07**  
Project Manager:  
Drawn by: **NP**  
Date: **04/27/2**

**ELECTRICAL SITE LIGHTING PLAN**  
1" = 20' - 0"



**E1**

Sheet of 2-GP-2020  
4/30/2020

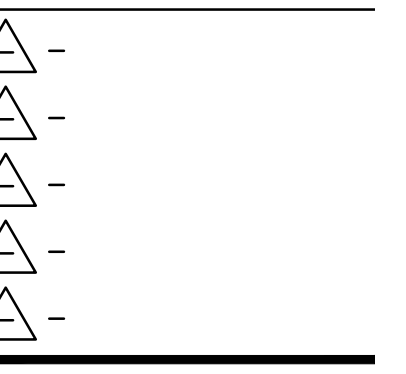


LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
■	P3	4	EATON - MCGRAW-EDISON GLEON AF 03 LED E1 SL3 BZ 8030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 W/ SPILL CONTROL OPTIC, POLE MOUNT AT +15' T.O.F.	96W LED 3000K	Absolute 0.95
○	B0	19	EATON - INVUE ABW B2 LED 42 D1 S BZ 8030 BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, SYMMETRIC OPTIC, +42" HIGH.	32W LED 3000K	Absolute 0.90
□	W9	15	EATON - MCGRAW-EDISON GWC AF D1 LED E1 T4W BZ 8030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 WIDE OPTIC, WALL MOUNT AT +8' T.O.F.	96W LED 3000K	Absolute 0.95
▣	WS	16	EATON - INVUE ABW B2 LED D1 A BZ BRONZE FINISH.	LED WALL SCONCE, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	23W LED 3000K	Absolute 0.90
○	C6	15	EATON - HALO SMDSR 12 330 WH WHITE MATTE FINISH.	6" LED SURFACE MOUNT DOWNLIGHT	15.3W LED 3000K	Absolute 0.95

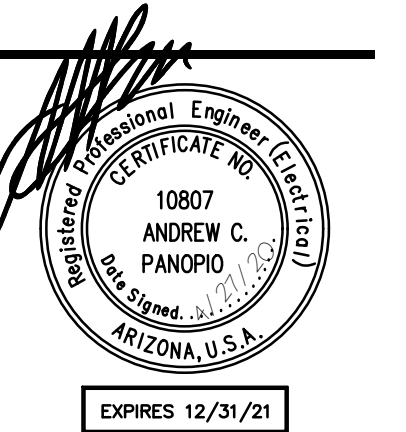
B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.  
T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. SITE CALCS	+	2.3 fc	9.7 fc	0.0 fc	N/A	N/A
2. SPILL LIGHT AT +6 FT ABOVE PROPERTY LINE	⊗	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Rev. Date: Description:



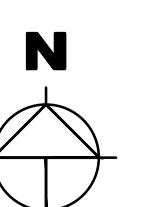
**SENIOR LIVING  
 TEMPLATE 2.0**  
 7373 E SHEA BLVD, SCOTTSDALE, ARIZONA  
**ELECTRICAL SITE PHOTOMETRIC PLAN**

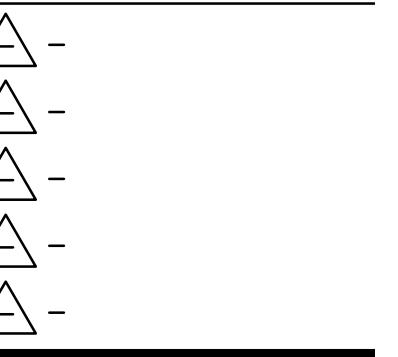


**NP ENGINEERING INC.**  
 4115 N. 15TH AVE.  
 PHOENIX, AZ 85015  
 PH: (602) 265-1559 FAX: (602) 265-1605

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NP Proj. No: **2020-07**  
 Project Manager:  
 Drawn by: **NP**  
 Date: **04/27/2**





### McGraw-Edison

**DESCRIPTION**  
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, courtyards, building areas and street lighting applications. IP66 rated and UL/LUL Listed for wet locations.

**TYPE: P3**

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure provides excellent performance. Heavy-walled, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3D distortion tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing LED efficacy and application-specific. AccuLED Optics create consistent beam patterns and are designed to meet customized application requirements.

**Mounting**  
**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V MA systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 3000K, 5000K and 7000K drive currents (nominal).

**Warranty**  
Five-year warranty.

**Dimensions:** 21.34" (543mm) x 11.8" (300mm) x 3.12" (79mm)

**Weight:** 15.0 kg (33.1 lbs)

**Energy Data:** 120-277V 50/60Hz, 347V 60Hz, 480V 60Hz, 40°C Max. Temperature 40°C, 50°C Max. Temperature (3A Option)

**CERTIFICATION DATA**  
UL E1800, IEC 60529 IP66 Housing, ANSI C136 B17, IESNA LM-79, IESNA LM-80, IESNA LM-81, IESNA LM-82, IESNA LM-83, IESNA LM-84, IESNA LM-85, IESNA LM-86, IESNA LM-87, IESNA LM-88, IESNA LM-89, IESNA LM-90, IESNA LM-91, IESNA LM-92, IESNA LM-93, IESNA LM-94, IESNA LM-95, IESNA LM-96, IESNA LM-97, IESNA LM-98, IESNA LM-99, IESNA LM-100, IESNA LM-101, IESNA LM-102, IESNA LM-103, IESNA LM-104, IESNA LM-105, IESNA LM-106, IESNA LM-107, IESNA LM-108, IESNA LM-109, IESNA LM-110, IESNA LM-111, IESNA LM-112, IESNA LM-113, IESNA LM-114, IESNA LM-115, IESNA LM-116, IESNA LM-117, IESNA LM-118, IESNA LM-119, IESNA LM-120, IESNA LM-121, IESNA LM-122, IESNA LM-123, IESNA LM-124, IESNA LM-125, IESNA LM-126, IESNA LM-127, IESNA LM-128, IESNA LM-129, IESNA LM-130, IESNA LM-131, IESNA LM-132, IESNA LM-133, IESNA LM-134, IESNA LM-135, IESNA LM-136, IESNA LM-137, IESNA LM-138, IESNA LM-139, IESNA LM-140, IESNA LM-141, IESNA LM-142, IESNA LM-143, IESNA LM-144, IESNA LM-145, IESNA LM-146, IESNA LM-147, IESNA 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SENIOR LIVING**

7373 E SHEA BLVD

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BEAU DROMIACK

REGISTRATION NO. DATE  
34384 4/27/2020

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LBJ SDG  
JOB NO. DATE  
700-889 04/27/2020

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN -  
LEVEL 1

**PUD014**

UNIT LEGEND	
1A - 1 BEDROOM	
1B - 1 BEDROOM	
1C - 1 BEDROOM + DEN	
1D - 1 BEDROOM + DEN	
2A - 2 BEDROOM	
2B - 2 BEDROOM	
2C - 2 BEDROOM	
MC UNIT - MEMORY CARE	

UNIT COUNT BY LEVEL	
UNIT TYPE COUNT	
UNIT TYPE	COUNT
MC	24
1A	3
1B	6
1C	1
1D	-
2A	-
2B	1
2C	-
LEVEL 1: 35	
MC	-
1A	9
1B	16
1C	3
1D	1
2A	1
2B	8
2C	2
LEVEL 2: 40	
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2
LEVEL 3: 43	
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2
LEVEL 4: 43	
<b>GRAND TOTAL: 161</b>	



1 CONCEPTUAL FLOOR PLAN - LEVEL 1  
PUD014 1/16" = 1'-0"

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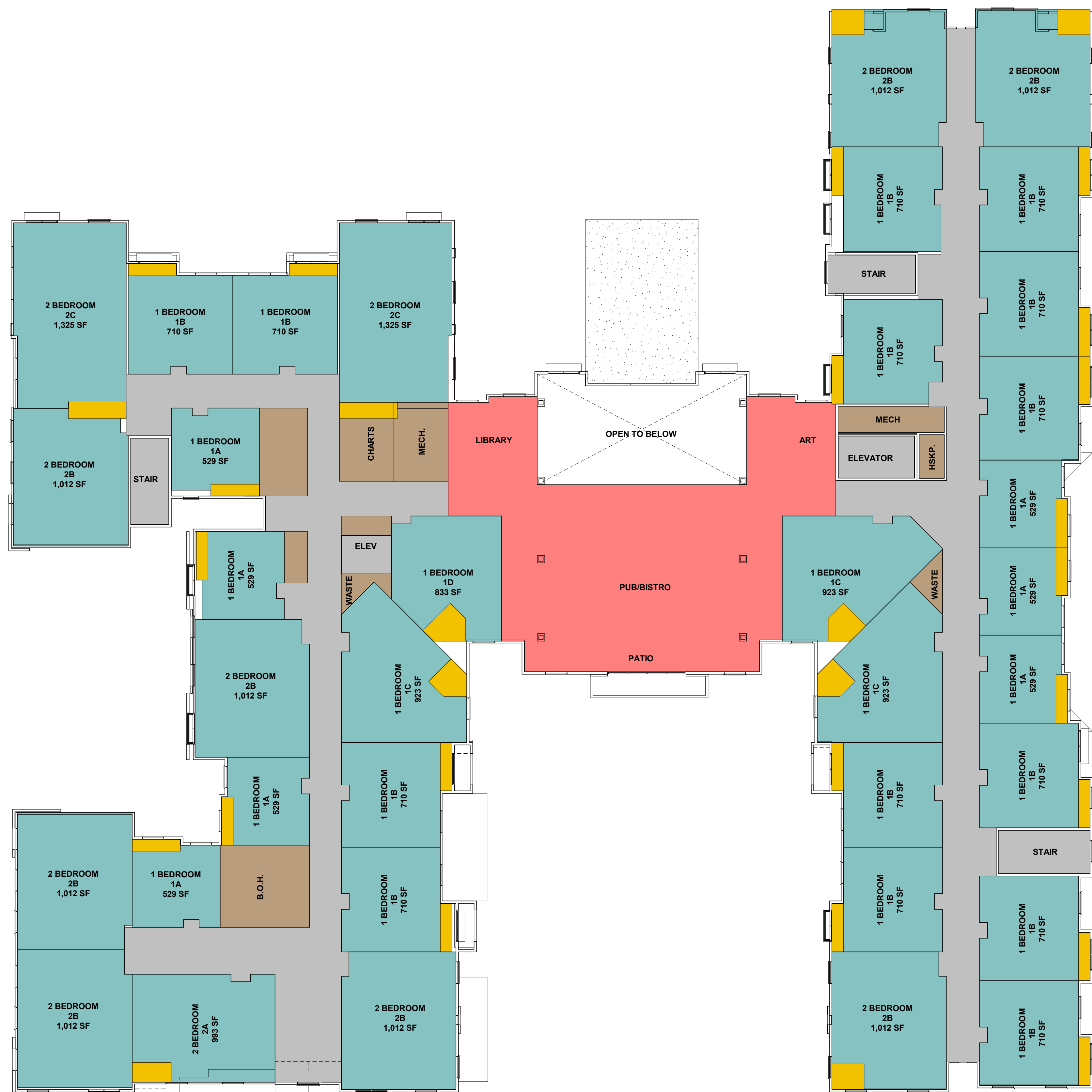
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**

04.27.2020

FLOOR PLAN -  
LEVEL 2

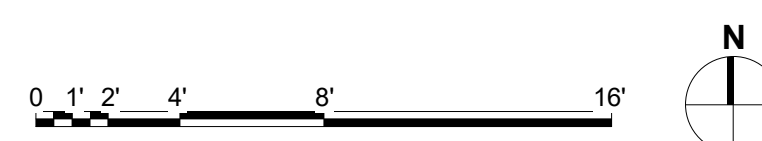
**PUD015**



UNIT LEGEND	
1A	1 BEDROOM
1B	1 BEDROOM
1C	1 BEDROOM + DEN
1D	1 BEDROOM + DEN
2A	2 BEDROOM
2B	2 BEDROOM
2C	2 BEDROOM
MC	UNIT - MEMORY CARE

UNIT COUNT BY LEVEL	
LEVEL 1: 35	
MC	24
1A	3
1B	6
1C	1
1D	-
2A	-
2B	1
2C	-
LEVEL 2: 40	
MC	-
1A	9
1B	16
1C	3
1D	1
2A	1
2B	8
2C	2
LEVEL 3: 43	
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2
LEVEL 4: 43	
<b>GRAND TOTAL: 161</b>	





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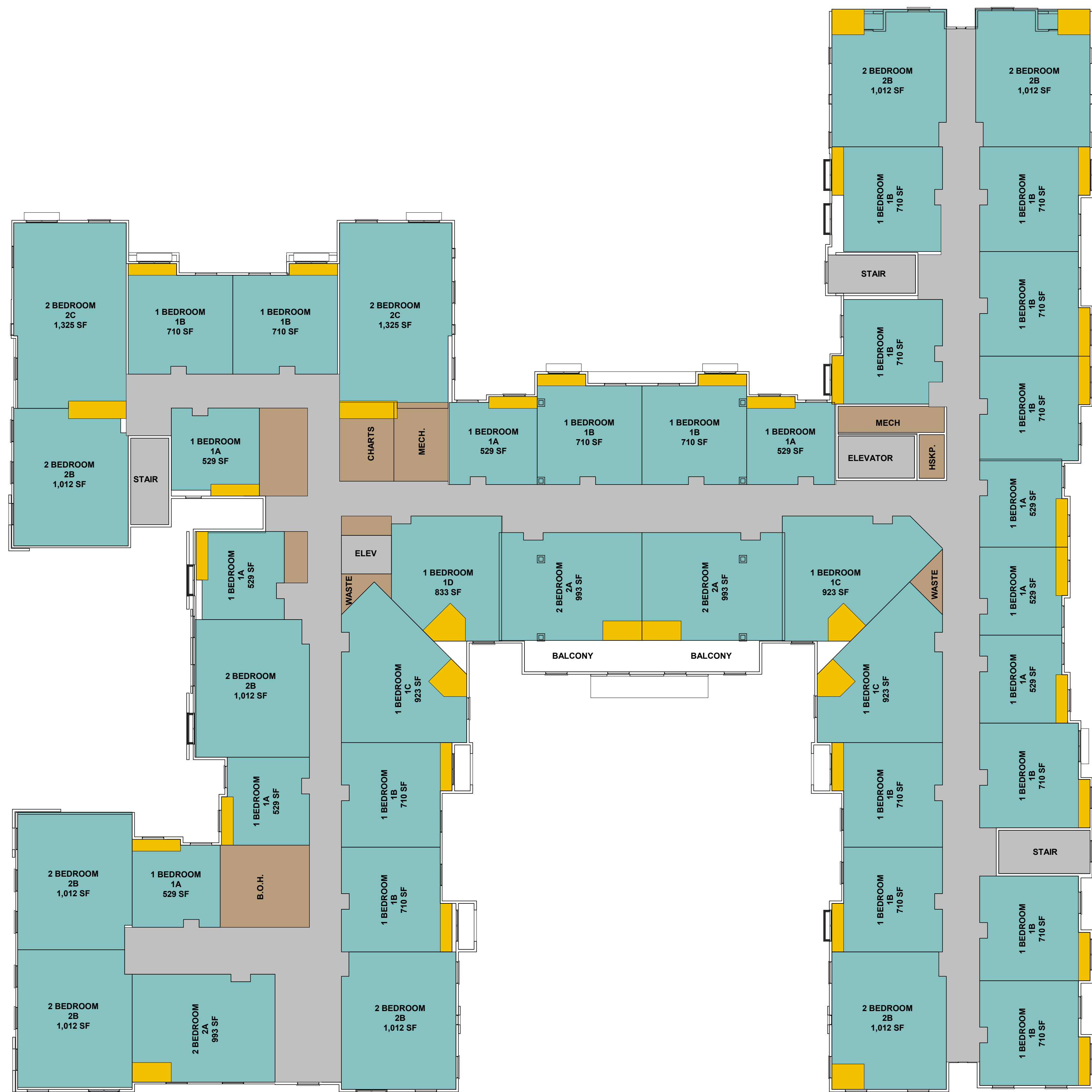
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ISSUE #	DATE	DESCRIPTION

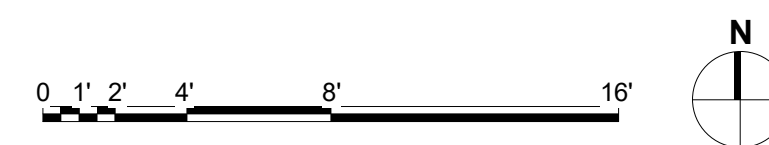
**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN -  
LEVEL 3

**PUD016**



1 CONCEPTUAL FLOOR PLAN - LEVEL 3  
PUD016 1/16" = 1'-0"



**UNIT LEGEND**

- 1A - 1 BEDROOM
- 1B - 1 BEDROOM
- 1C - 1 BEDROOM + DEN
- 1D - 1 BEDROOM + DEN
- 2A - 2 BEDROOM
- 2B - 2 BEDROOM
- 2C - 2 BEDROOM
- MC UNIT - MEMORY CARE

**UNIT COUNT BY LEVEL**

UNIT TYPE COUNT	
UNIT TYPE	COUNT

MC	24
1A	3
1B	6
1C	1
1D	-
2A	-
2B	1
2C	-

LEVEL 1: 35

MC	-
1A	9
1B	16
1C	3
1D	1
2A	1
2B	8
2C	2

LEVEL 2: 40

MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2

LEVEL 3: 43

MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2

LEVEL 4: 43

**GRAND TOTAL: 161**

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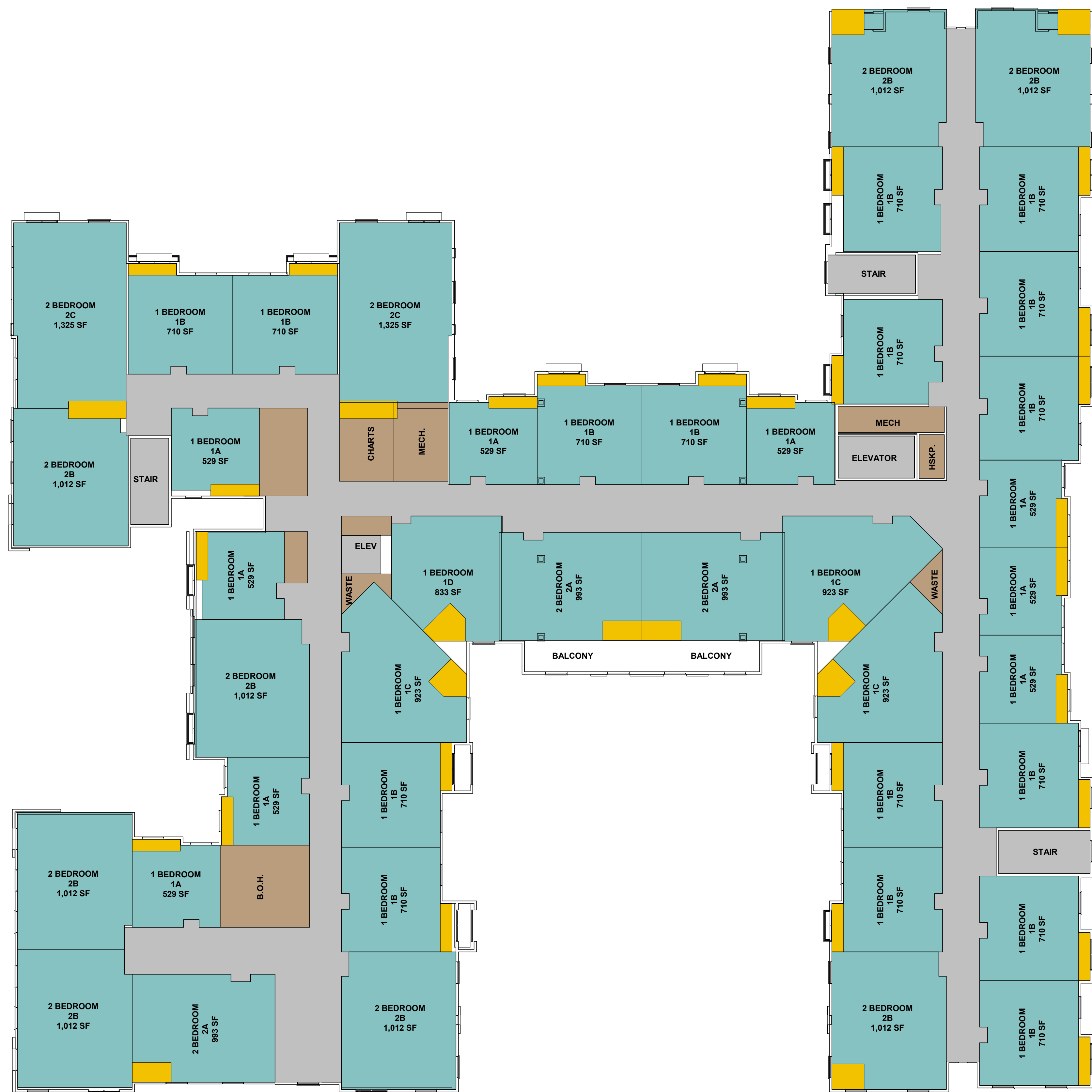
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**

04.27.2020

FLOOR PLAN -  
LEVEL 4

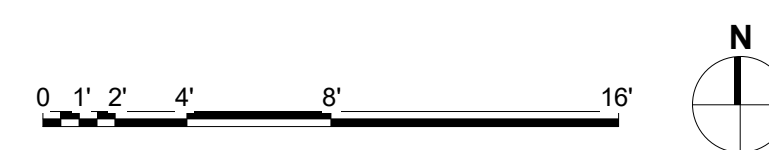
**PUD017**



UNIT LEGEND	
1A	- 1 BEDROOM
1B	- 1 BEDROOM
1C	- 1 BEDROOM + DEN
1D	- 1 BEDROOM + DEN
2A	- 2 BEDROOM
2B	- 2 BEDROOM
2C	- 2 BEDROOM
MC	- MEMORY CARE

UNIT COUNT BY LEVEL	
LEVEL 1: 35	
MC	24
1A	3
1B	6
1C	1
1D	-
2A	-
2B	1
2C	-
LEVEL 2: 40	
MC	-
1A	9
1B	16
1C	3
1D	1
2A	1
2B	8
2C	2
LEVEL 3: 43	
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2
LEVEL 4: 43	
<b>GRAND TOTAL: 161</b>	





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ISSUE #	DATE	DESCRIPTION

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SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
1ST FLR

**PUD018**

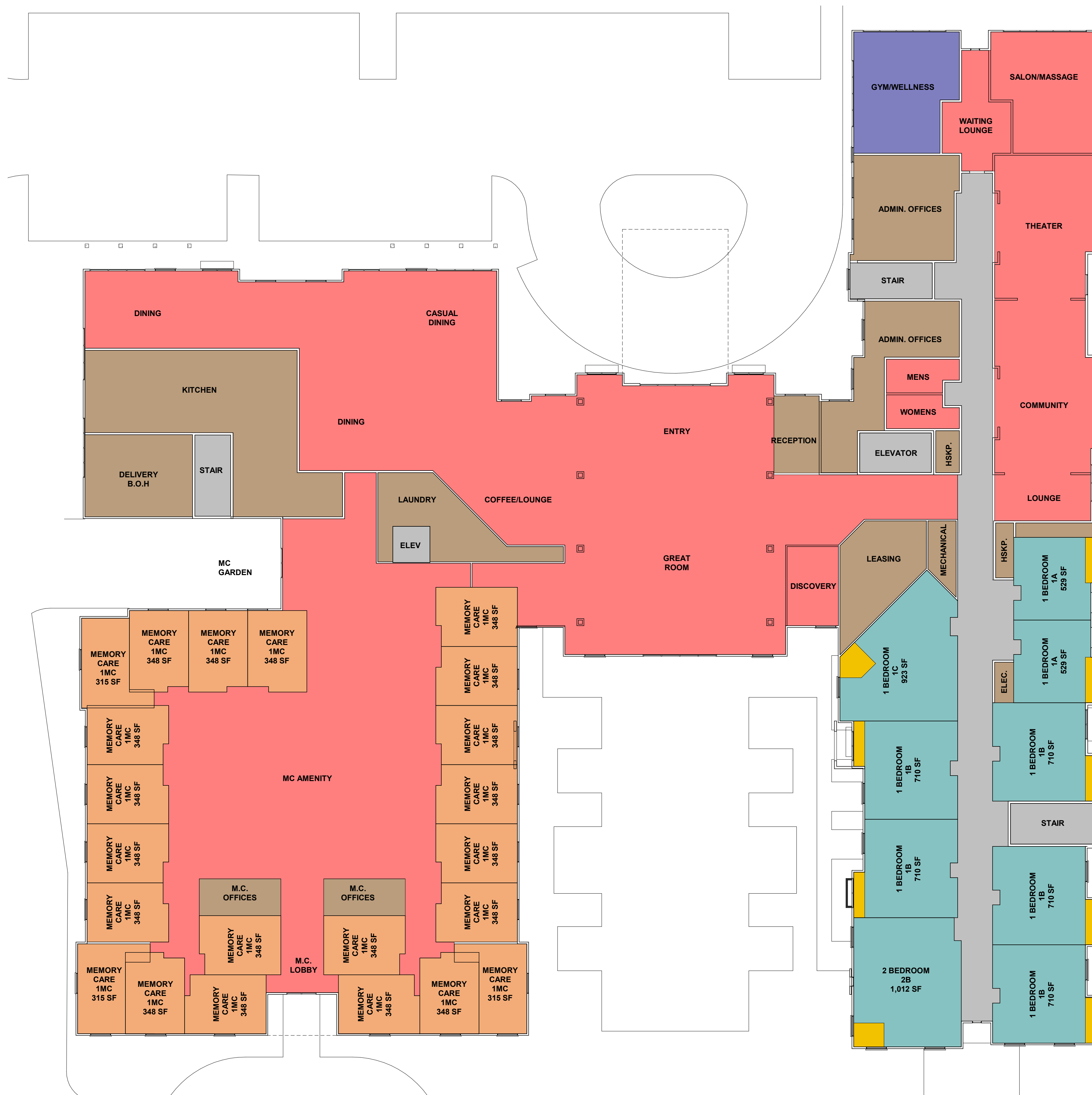
**UNIT PRIVATE SPACE CALC**

REQ'D OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

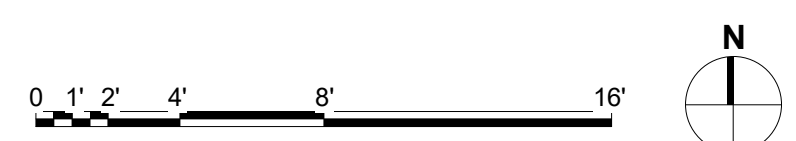
DENOTES PRIVATE SPACE

PRIVATE SF PER UNIT TYPE			
UNIT TYPE	SF	SF REQ'D	SF PROVIDED

1A	529	26.45	37.13
1B	710	35.50	37.13
1C	923	46.15	61.73
1D	833	41.65	70.00
2A	933	46.65	50.00
2B	1,012	50.60	59.50
2C	1,325	66.25	66.38



1 CONCEPTUAL UNIT PRIVATE SPACE - LEVEL 1  
PUD018 1/16" = 1'-0"



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ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**

04.27.2020

**FLOOR PLAN  
WORKSHEET -  
2ND FLR**

**PUD019**

**UNIT PRIVATE SPACE CALC**

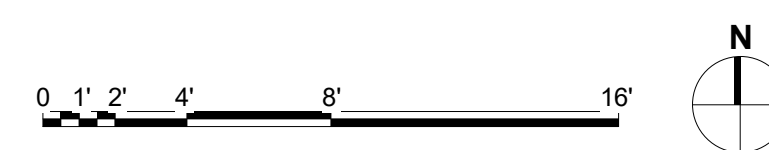
REQ'D OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

DENOTES PRIVATE SPACE

PRIVATE SF PER UNIT TYPE			
UNIT TYPE	SF	SF REQ'D	SF PROVIDED
1A	529	26.45	37.13
1B	710	35.50	37.13
1C	923	46.15	61.73
1D	833	41.65	70.00
2A	933	46.65	50.00
2B	1,012	50.60	59.50
2C	1,325	66.25	66.38



1 CONCEPTUAL UNIT PRIVATE SPACE - LEVEL 2  
PUD019 1/16" = 1'-0"



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ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
3RD FLR

**PUD020**

**UNIT PRIVATE SPACE CALC**

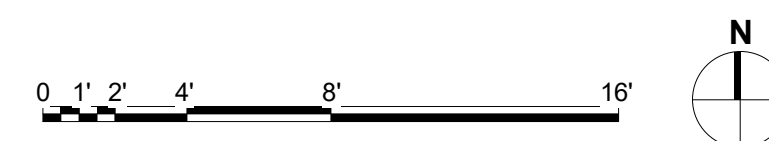
REQ'D OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

DENOTES PRIVATE SPACE

PRIVATE SF PER UNIT TYPE			
UNIT TYPE	SF	SF REQ'D	SF PROVIDED
1A	529	26.45	37.13
1B	710	35.50	37.13
1C	923	46.15	61.73
1D	833	41.65	70.00
2A	933	46.65	50.00
2B	1,012	50.60	59.50
2C	1,325	66.25	66.38



1 UNIT PRIVATE SPACE - LEVEL 3  
PUD020 1/16" = 1'-0"



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04.27.2020

**FLOOR PLAN  
WORKSHEET -  
4TH FLR**

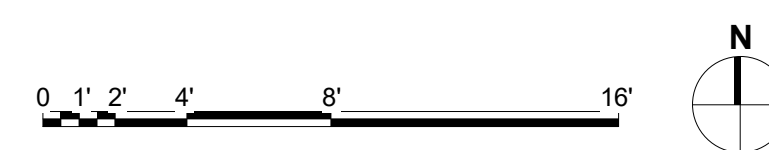
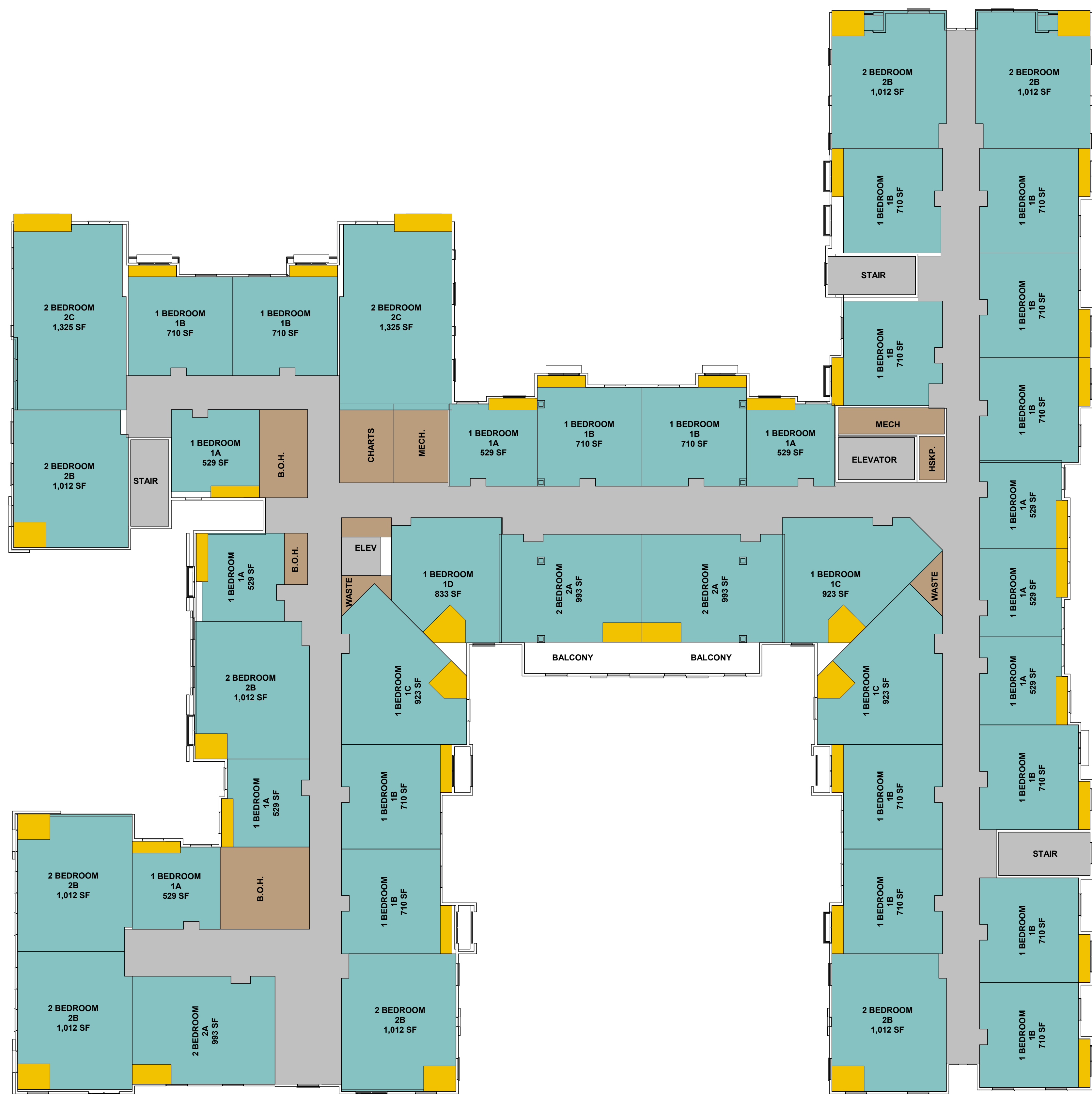
**PUD021**

**UNIT PRIVATE SPACE CALC**

REQ'D OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

DENOTES PRIVATE SPACE

PRIVATE SF PER UNIT TYPE			
UNIT TYPE	SF	SF REQ'D	SF PROVIDED
1A	529	26.45	37.13
1B	710	35.50	37.13
1C	923	46.15	61.73
1D	833	41.65	70.00
2A	933	46.65	50.00
2B	1,012	50.60	59.50
2C	1,325	66.25	66.38





## ACOYA SHEA SENIOR LIVING

7373 E SHEA BLVD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

BEAU DROMIACK

REGISTRATION NO.	DATE
34384	4/27/2020

© 2019 RYAN A+E, INC.

DRAWN BY	CHECKED BY
LBJ	SDG
JOB NO.	DATE
700-889	04/27/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

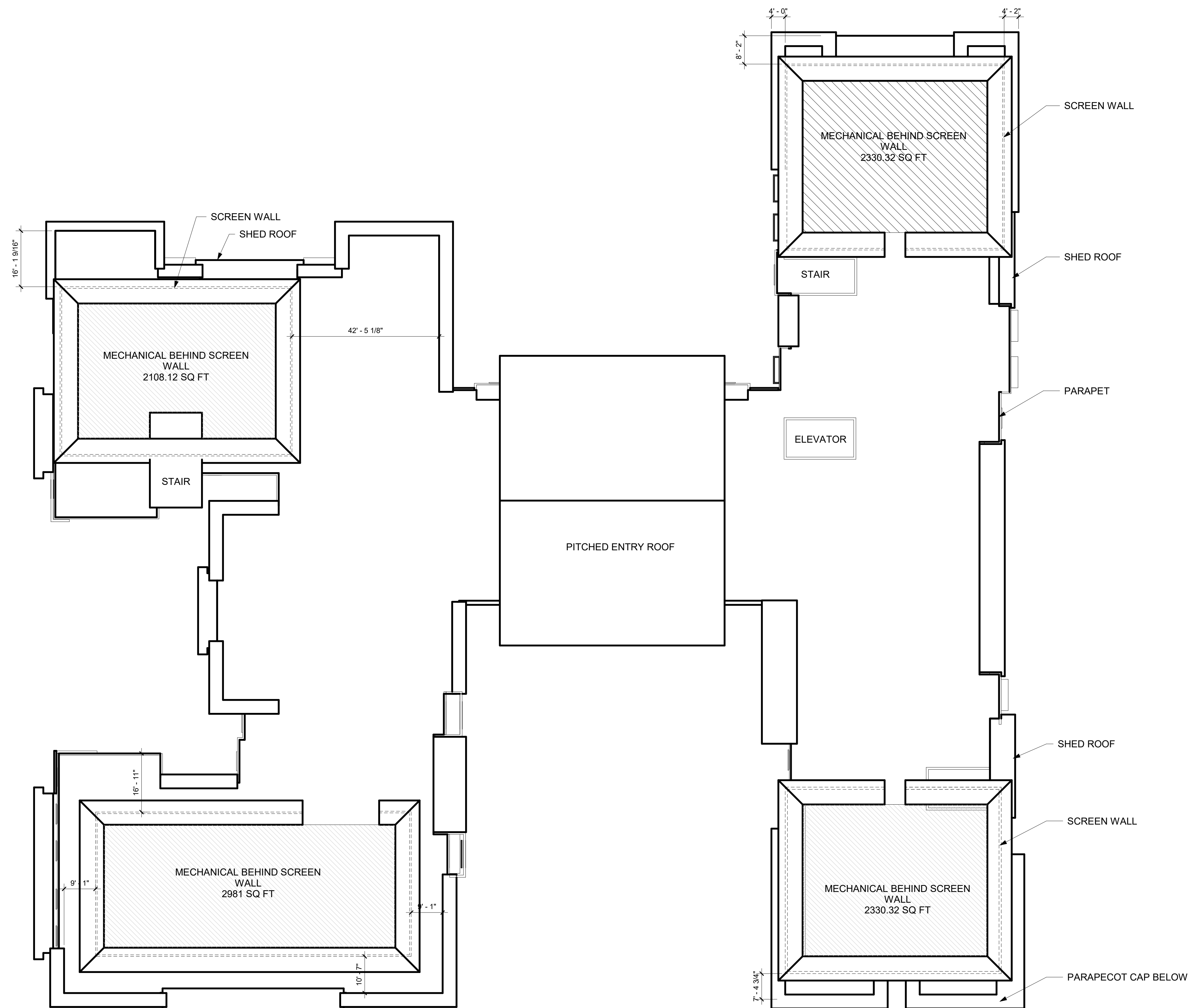
**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

CONCEPTUAL  
ROOF PLAN

# PUD022

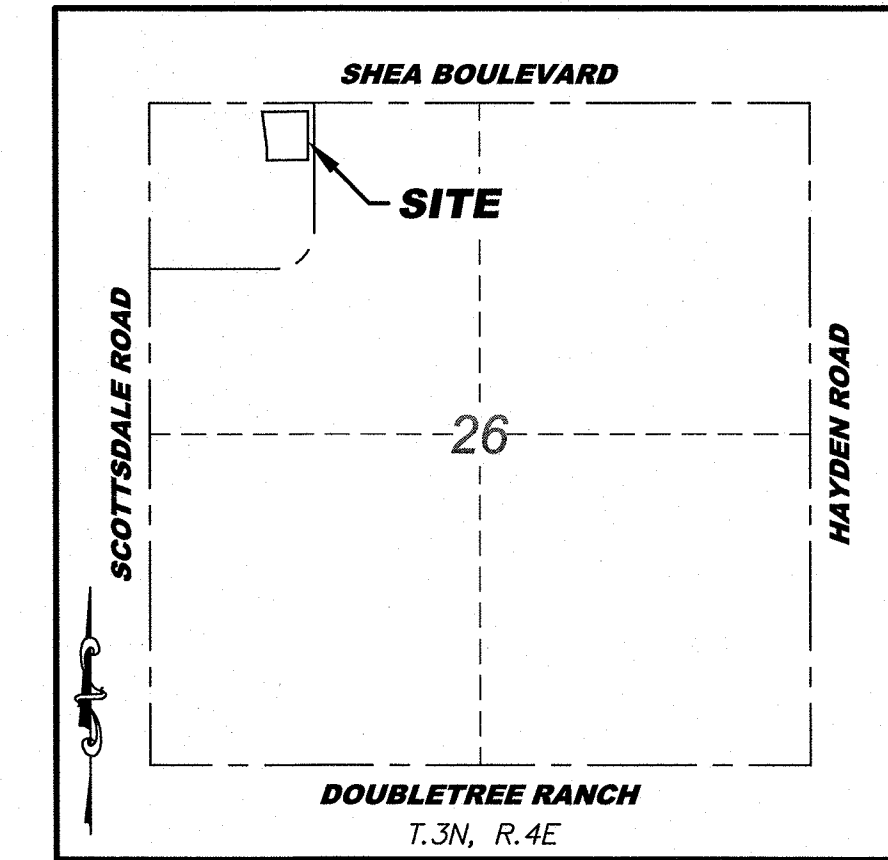
DATA TABLE

TOTAL AREA OF THE MECHANICAL SCREENS - 6768.76 SQ FT
TOTAL AREA - 42533.52 SQ FT



# ALTA / NSPS LAND TITLE SURVEY 7373 E. SHEA BOULEVARD

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

## AREA

SUBJECT PROPERTY CONTAINS 112,072 SQUARE FEET OR 2.573 ACRES, MORE OR LESS.

## BENCHMARK

FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE 160' EAST OF THE INTERSECTION OF SHEA BLVD AND MILLER ROAD. THE NORTH QUARTER CORNER OF SECTION 26

ELEVATION = 1355.13 (NAVD'88)

## ADDRESS

733 E. SHEA BOULEVARD  
SCOTTSDALE, AZ 85260

## PARKING

REGULAR 26  
HANDICAP 2

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26. SAID LINE BEARS SOUTH 89 DEGREES 35 MINUTES 53 SECONDS WEST.

## ZONING

ZONE: C-2 (CITY OF SCOTTSDALE)  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

\*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

## FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED). AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## CERTIFICATION

TO: OLIVE TREE INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A)(B1)(C), 8, 9, 11, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED FEBRUARY, 2020

*Jared P. Hansmann*

JARED HANSMANN  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
JAREDH@SIGSURVEYAZ.COM

3-3-20  
DATE

## NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-995526-MPLS COMMITMENT DATE: DECEMBER 31, 2019, AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 20, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$3,000,000.00 PER OCCURRENCE AND \$8,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**  
A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;  
THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 908.81 FEET;  
THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHEA BOULEVARD, MARKING THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.62 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 12.00 FEET TO THE RIGHT;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 46 MINUTES 45 SECONDS, FOR AN ARC DISTANCE OF 18.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 74TH STREET;  
THENCE SOUTH 00 DEGREES 11 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 313.05 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST, A DISTANCE OF 330.46 FEET;  
THENCE NORTH 00 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 55.05 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 115.00 FEET TO THE LEFT;  
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 20 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 16.73 FEET;  
THENCE NORTH 08 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 203.20 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 100.00 FEET TO THE RIGHT;  
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 46 SECONDS, FOR AN ARC DISTANCE OF 14.77 FEET;  
THENCE NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 37.57 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**  
EASEMENTS, INCLUDING ACCESS EASEMENTS, UTILITY EASEMENTS AND OTHER EASEMENT RIGHTS OF WHICH INSURED IS THE BENEFICIARY, AS CONTAINED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 7, 1994 IN DOCUMENT NO. 94-0664703, OF OFFICIAL RECORDS.

## SCHEDULE 'B' ITEMS

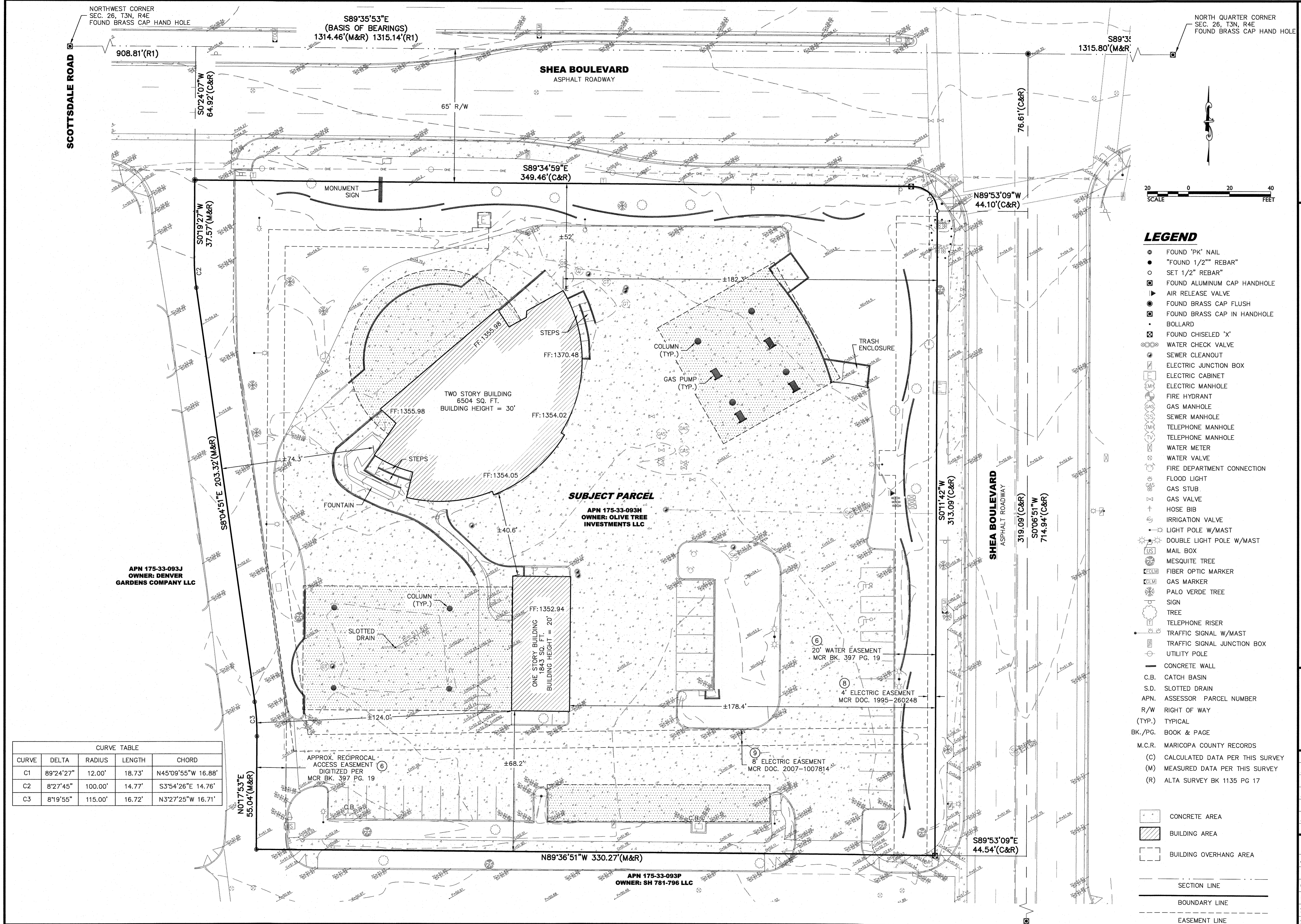
1. SECOND INSTALLMENT OF 2019 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2020, AND DELINQUENT MAY 1, 2020.  
\*NOT A SURVEY MATTER.
2. TAXES FOR THE FULL YEAR OF 2020.  
(THE FIRST HALF IS DUE OCTOBER 1, 2020 AND IS DELINQUENT NOVEMBER 1, 2020. THE SECOND HALF IS DUE MARCH 1, 2021 AND IS DELINQUENT MAY 1, 2021.)  
\*NOT A SURVEY MATTER.
3. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.  
\*APPLIES, BLANKET IN NATURE
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS" RECORDED SEPTEMBER 07, 1994 AS 94-664703 OF OFFICIAL RECORDS.  
\*APPLIES, BLANKET IN NATURE
5. ALL MATTERS AS SET FORTH IN PLAT OF DEDICATION OF PUBLIC RIGHT-OF-WAY SHEA-SCOTTSDALE, RECORDED AS BOOK 288 OF MAPS, PAGE 39.  
\*DOES NOT AFFECT, ABUTS THE SUBJECT PROPERTY
6. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION OF EASEMENTS FOR PAD "B" AT 74TH ST. AND SHEA BLVD.  
\*APPLIES, AS SHOWN
7. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS 83-137947 OF OFFICIAL RECORDS. A PORTION OF SAID EASEMENT WAS ABANDONED BY CITY OF SCOTTSDALE RESOLUTION NO. 2631 RECORDED NOVEMBER 27, 1985 AS 85-564848 OF OFFICIAL RECORDS.  
\*RIGHT OF WAY ABANDONED AND NOT SHOWN HEREON
8. AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED AS 95-260248 OF OFFICIAL RECORDS AND THEREAFTER PARTIAL ABANDONMENT RECORDED AS 97-780242 OF OFFICIAL RECORDS.  
\*APPLIES, AS SHOWN. ABANDONED PORTION NOT SHOWN HEREON
9. AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED AS 97-707335 OF OFFICIAL RECORDS.
10. TERMS AND PROVISIONS OF UNRECORDED BRANDING AGREEMENT (VALERO BRAND) DATED OCTOBER 23, 2006 AND OTHER AGREEMENTS RELATED THERETO ALL AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 11, 2007 AS 2007-1007814 OF OFFICIAL RECORDS.  
\*APPLIES, AS SHOWN
11. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1135 OF MAPS, PAGE 17.  
\*APPLIES, BLANKET IN NATURE
12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY \_\_\_\_\_ ON \_\_\_\_\_, DESIGNATED JOB NUMBER \_\_\_\_\_:  
\*APPLIES, BLANKET IN NATURE
13. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.  
\*APPLIES, BLANKET IN NATURE
14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
\*NOT A SURVEY MATTER.

**SIG** 22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
SURVEY INNOVATION PHONE (480) 922-0780  
GROUP, INC. FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM  
Land Surveying Services

**ALTA / NSPS LAND TITLE SURVEY  
7373 E. SHEA BOULEVARD  
SCOTTSDALE, ARIZONA**



REVISIONS:
DRAWING NAME: P5305 ALTA
JOB NO. P5305
DRAWN: JPH/JLD
CHECKED: JPH
DATE: 03/02/2020
SCALE: N.T.S.
SHEET: 1 OF 2



NORTHWEST CORNER  
SEC. 26, T3N, R4E  
FOUND BRASS CAP HAND HOLE

NORTH QUARTER CORNER  
SEC. 26, T3N, R4E  
FOUND BRASS CAP HAND HOLE

S89°35'53"E  
(BASIS OF BEARINGS)  
1314.46'(M&R) 1315.14'(R1)

S89°3'  
1315.80'(M&R)

**SHEA BOULEVARD**  
ASPHALT ROADWAY

SCOTTSDALE ROAD

S0°24'07"W  
64.92'(C&R)

65' R/W

76.61'(C&R)

S89°34'59"E  
349.46'(C&R)

N89°53'09"W  
44.10'(C&R)

S0°19'27"W  
37.57'(M&R)

S8°04'51"E 203.32'(M&R)

S0°11'42"W  
313.09'(C&R)

**SHEA BOULEVARD**  
ASPHALT ROADWAY

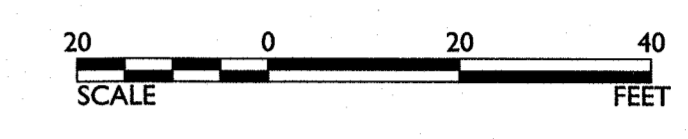
319.09'(C&R)  
S0°06'51"W  
714.94'(C&R)

APN 175-33-093J  
OWNER: DENVER  
GARDENS COMPANY LLC

**SUBJECT PARCEL**  
APN 175-33-093H  
OWNER: OLIVE TREE  
INVESTMENTS LLC

S89°53'09"E  
44.54'(C&R)

APN 175-33-093P  
OWNER: SH 781-796 LLC



**LEGEND**

- FOUND "PK" NAIL
- "FOUND 1/2" REBAR
- SET 1/2" REBAR
- ⊠ FOUND ALUMINUM CAP HANDHOLE
- ▼ AIR RELEASE VALVE
- FOUND BRASS CAP FLUSH
- ⊠ FOUND BRASS CAP IN HANDHOLE
- BOLLARD
- ⊠ FOUND CHISELED "X"
- ⊠ WATER CHECK VALVE
- ⊠ SEWER CLEANOUT
- ⊠ ELECTRIC JUNCTION BOX
- ⊠ ELECTRIC CABINET
- ⊠ ELECTRIC MANHOLE
- ⊠ FIRE HYDRANT
- ⊠ GAS MANHOLE
- ⊠ SEWER MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ FIRE DEPARTMENT CONNECTION
- ⊠ FLOOD LIGHT
- ⊠ GAS STUB
- ⊠ GAS VALVE
- ⊠ HOSE BIB
- ⊠ IRRIGATION VALVE
- ⊠ LIGHT POLE W/MAST
- ⊠ DOUBLE LIGHT POLE W/MAST
- ⊠ MAIL BOX
- ⊠ MESQUITE TREE
- ⊠ FIBER OPTIC MARKER
- ⊠ GAS MARKER
- ⊠ PALO VERDE TREE
- ⊠ SIGN
- ⊠ TREE
- ⊠ TELEPHONE RISER
- ⊠ TRAFFIC SIGNAL W/MAST
- ⊠ TRAFFIC SIGNAL JUNCTION BOX
- ⊠ UTILITY POLE
- CONCRETE WALL
- C.B. CATCH BASIN
- S.D. SLOTTED DRAIN
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) ALTA SURVEY BK 1135 PG 17
- ▨ CONCRETE AREA
- ▨ BUILDING AREA
- ▨ BUILDING OVERHANG AREA
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°24'27"	12.00'	18.73'	N45°09'55"W 16.88'
C2	8°27'45"	100.00'	14.77'	S3°54'26"E 14.76'
C3	8°19'55"	115.00'	16.72'	N3°27'25"W 16.71'

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Land Surveying Services

**ALTA / NSPS LAND TITLE SURVEY**  
**7373 E. SHEA BOULEVARD**  
**SCOTTSDALE, ARIZONA**



REVISIONS:

DRAWING NAME:  
P5305 ALTA

JOB NO. P5305

DRAWN: JPH/JLD

CHECKED: JPH

DATE: 03/02/2020

SCALE: 1"=20'

SHEET: 2 OF 2