



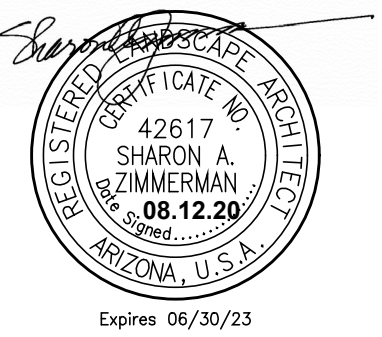
Full Size or Largest Size Plans

Site Plan

Landscape Plan

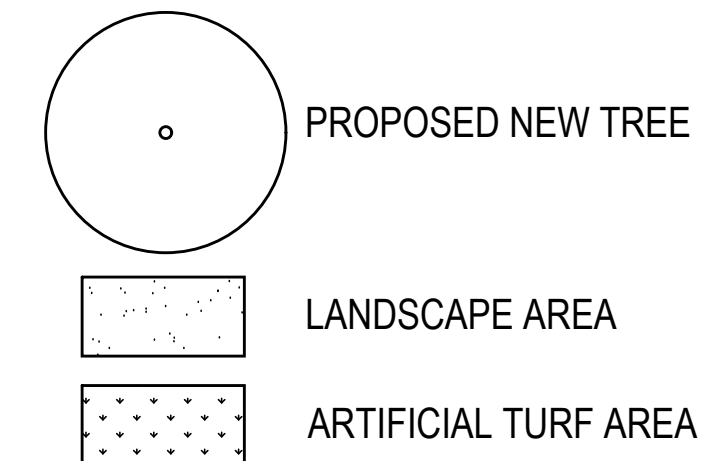
Elevations





ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

#### LANDSCAPE PLAN LEGEND

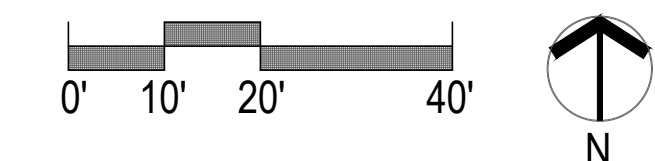
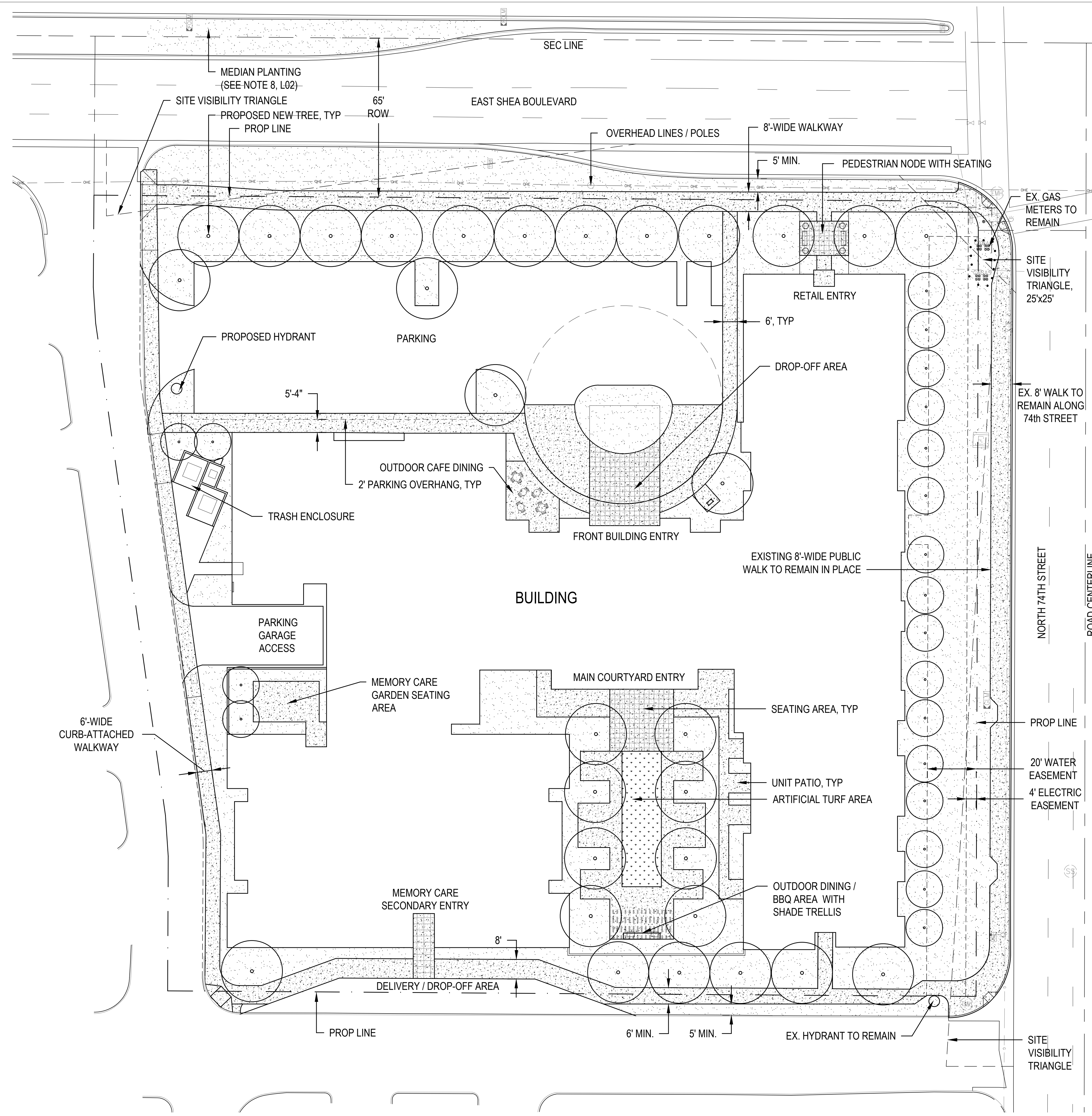


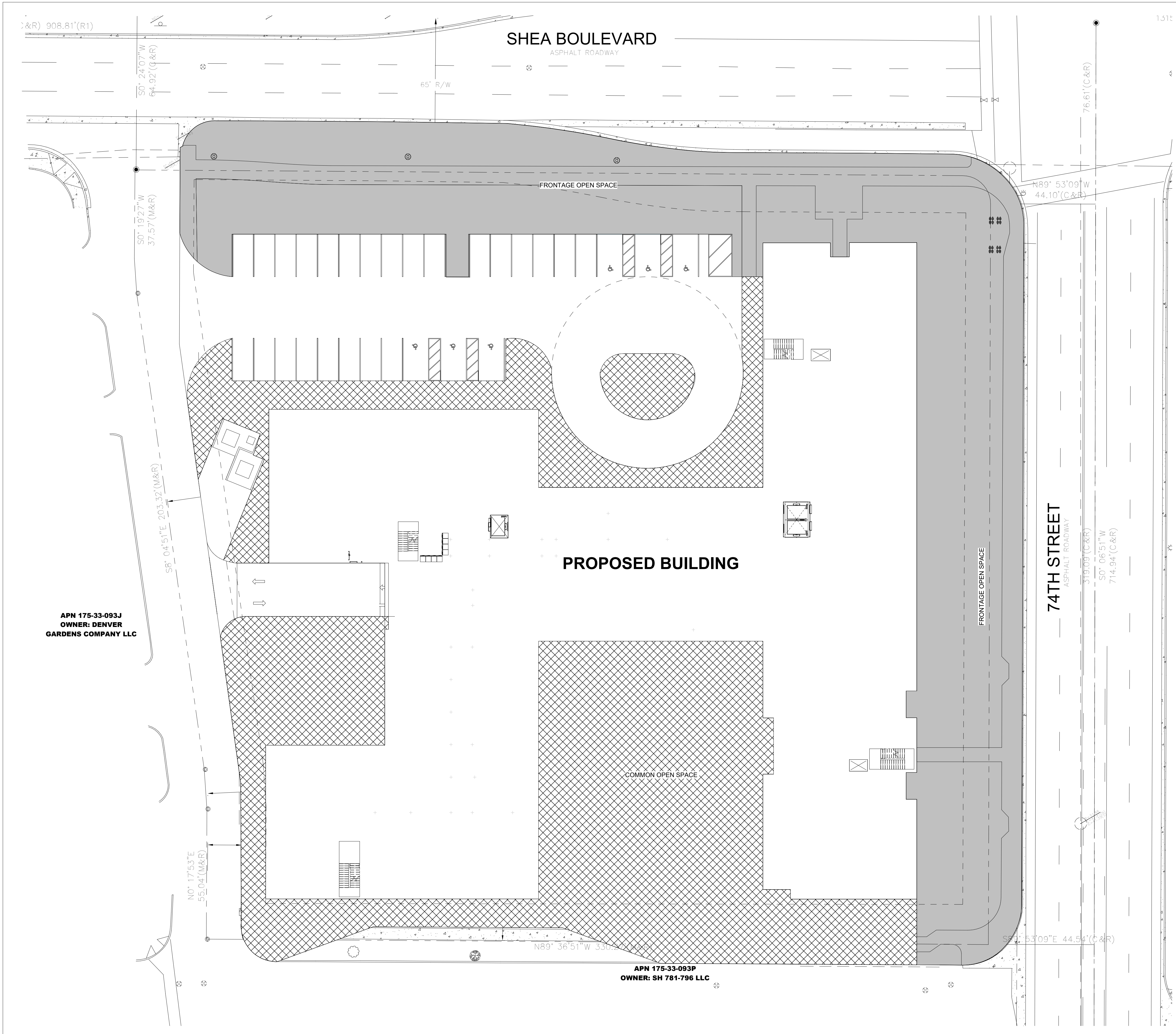
#### LANDSCAPE NOTES

- 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.
- 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.
- AS PART OF THIS PROJECT, PLANTS WILL BE ADDED TO THE MEDIAN IN SHEA BOULEVARD TO DISCOURAGE MID-BLOCK CROSSING AT THE STREET.



**PRELIMINARY**  
NOT FOR  
CONSTRUCTION





**OPEN SPACE PLAN CALCULATIONS**

**OPEN SPACE CALCULATIONS**  
 SITE AREA: 110,904 SF = 2.575 AC  
 PARCEL: 175-33-093H  
 EXISTING SITE ZONING: C-2  
 ZONING PROPOSED = C-0

**COMMON OPEN SPACE REQUIRED:**  
**REQUIREMENT #1 (RESIDENTIAL HEALTH CARE FACILITY PER 11.201.A):**  
 0.24 X TOTAL NET SITE AREA = 0.24 X 110,904 = 26,617 SF  
 FRONTAGE OPEN SPACE REQUIRED = 50% OF TOTAL REQ. OR 13,308 SF  
 FRONTAGE OPEN SPACE PROVIDED = 29,117.05 SF

**TOTAL COMMON SPACE PROVIDED:**  
 29,117.14 SF + 27,184.67 SF = **56,301.81 SF**

- DENOTES FRONTAGE OPEN SPACE = 29,117.14 SF
- DENOTES OPEN SPACE = 27,184.67 SF

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

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

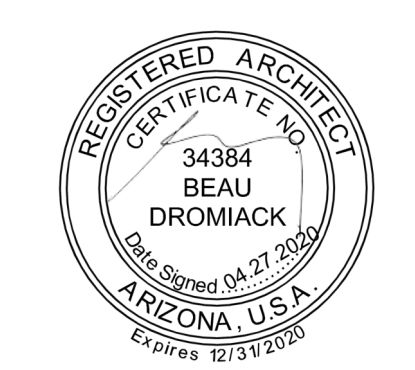


**RYAN A+E, INC.**  
 3900 E. Camelback Road, Ste 100  
 Phoenix, AZ 85018  
 602-322-6100 tel  
 602-322-6300 fax

[WWW.RYANCOMPANIES.COM](http://WWW.RYANCOMPANIES.COM)

OWNER

CONSULTANTS



PROJECT INFORMATION

**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

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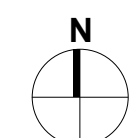
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Author	Checker
JOB NO.	DATE
700-889	08/31/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING THIRD SUBMITTAL**  
 08-12-2020

**OPEN SPACE PLAN**

**DR004**





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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING  
THIRD  
SUBMITTAL**  
08-12-2020

**SITE PLAN**

6-ZN-2020  
9/1/2020

**Z001**

**SITE DATA**

**EXISTING SITE DATA:**  
SITE AREA: 110,904 SF = 2.575 AC  
PARCEL: 175-33-093H  
EXISTING SITE ZONING: C-2  
ALLOWED PER CITY ZONING:  
SPECIALIZED: 80 BEDS/ACRE= 206 BEDS  
MINIMAL: 40 UNITS/ACRE = 103 UNITS

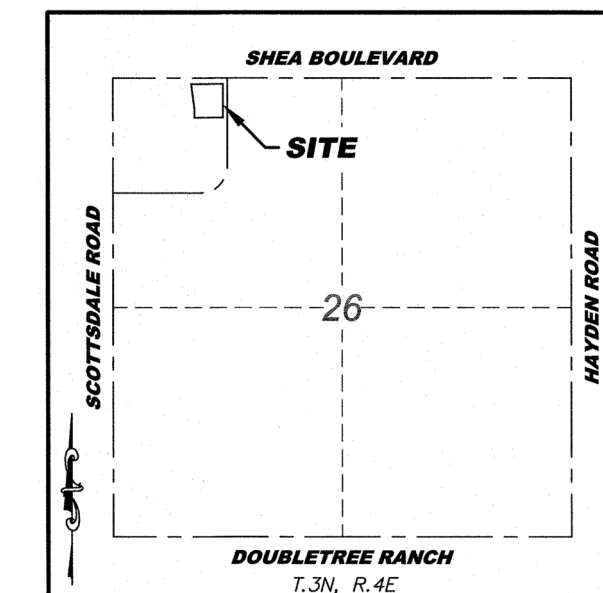
**PROPOSED ZONING - C-2:**  
GROSS FLOOR AREA  
GARAGE = 44,062.99  
LEVEL 1 = 43,739.25  
LEVELS 2 = 40,713.34  
LEVELS 3-4 = 41,850.76  
TOTAL = 212,217.10

PROPOSED UNIT COUNT  
SPECIALIZED: 16 BEDS  
MINIMALCARE ILJAL: 134/UNITS  
PROPOSED UNIT COUNT: **150**

**PARKING DATA**

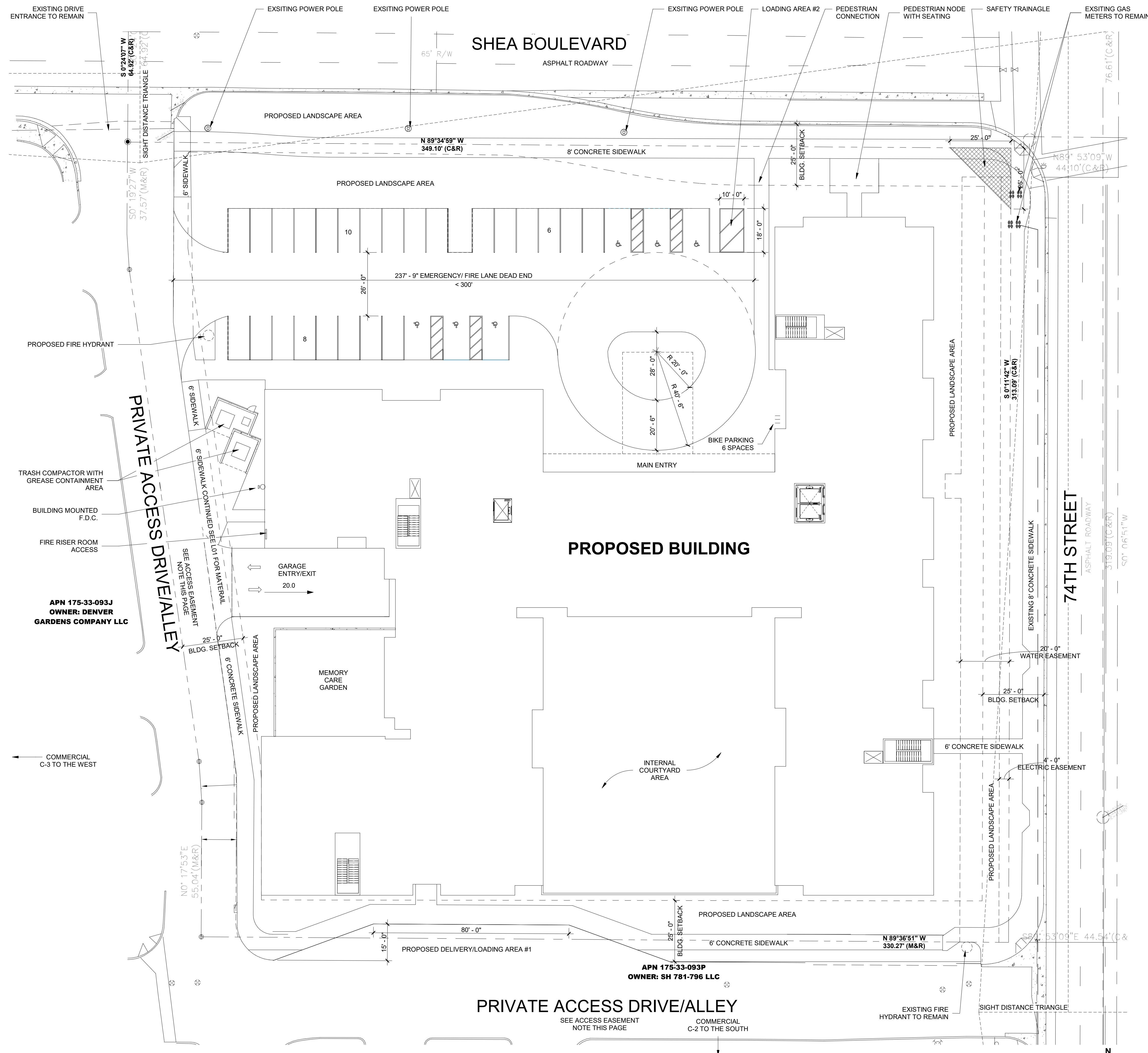
**PARKING CALCULATION**  
**AUTO PARKING REQUIRED PER EXISTING ZONING:**  
SPECIALIZED 7/BED  
MINIMAL 1.25/UNIT  
7 x 24 = 16.8 + 137 x 1.25 = 171.25  
TOTAL PARKING REQ: 16.8 + 171.25= 189  
**AUTO PARKING PROPOSED:**  
PROPOSED PARKING RATIO 0.85  
0.85 X 150 = 128  
SURFACE (NON ADA): 24  
UNDERGROUND GARAGE: 100  
ADA PARKING SPACES @ SURFACE: 6  
TOTAL PARKING PROVIDED: 130  
BICYCLE PARKING REQUIRED: 1/10  
10 X 138 = 14  
BICYCLE PARKING PROVIDED: 14  
(6 AT ENTRY AND 8 IN GARAGE)

**VICINITY MAP (NTS)**



**EASEMENT AND ACCESS CASE NUMBERS:**

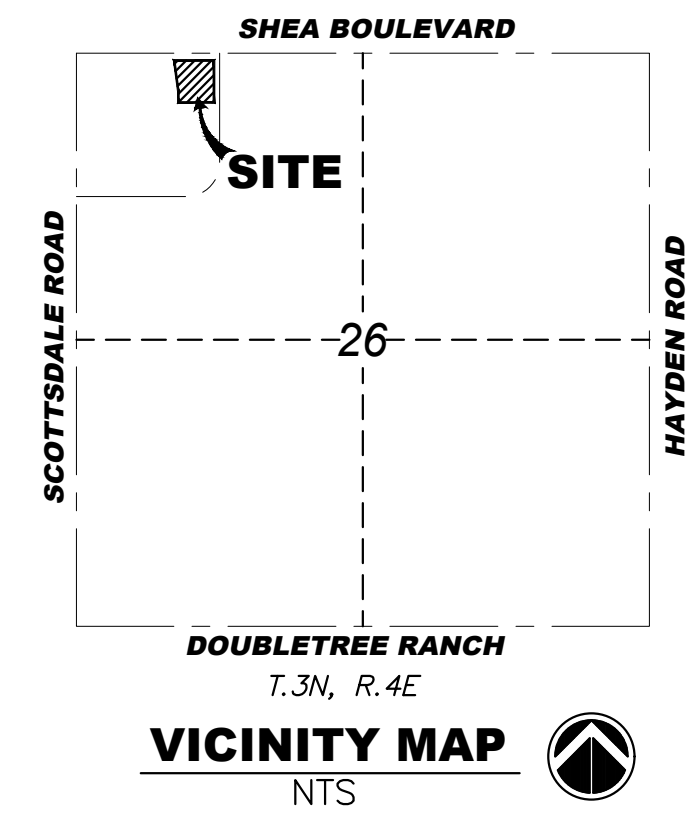
RECIPROCAL EASEMENTS AND RESTRICTIONS - 94-664703  
ROADS AND INCIDENTAL PURPOSES = 83-137947  
ACCESS EASEMENTS - 94-0664703



# 7373 E SHEA BOULEVARD SCOTTSDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## PRELIMINARY GRADING AND DRAINAGE PLAN



### LEGAL DESCRIPTION

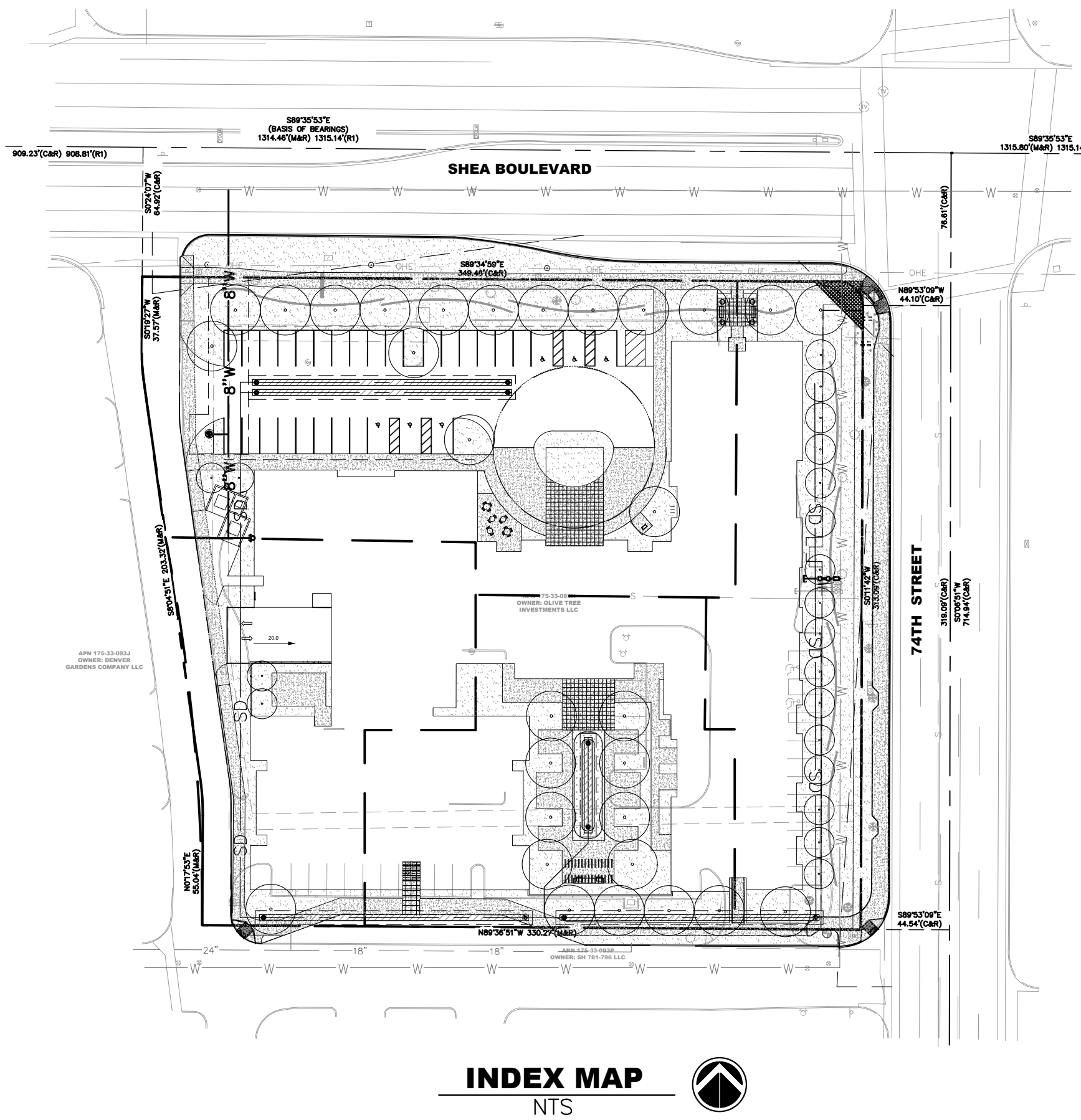
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

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.

### LEGEND

---	PROPERTY BOUNDARY	S	SLOPE
---	SAWCUT LINE/LIMITS OF GRADING	FT	FOOT
---	CENTER LINE	TC	TOP OF CURB ELEVATION
---	1581 EXISTING MINOR CONTOUR	GB	GRADE BREAK
---	1580 EXISTING MAJOR CONTOUR	SW	SIDEWALK
---	1581 PROPOSED MINOR CONTOUR	P	PAVEMENT
---	1580 PROPOSED MAJOR CONTOUR	C	CONCRETE
---	PROPOSED WATER LINE SERVICE	---	GRADE BREAK
---	CONCEPTUAL GAS LINE	1.0%	FLOW ARROW
---	6" S PROPOSED SANITARY SEWER LINE	P=1425.00	PROPOSED SPOT ELEVATION
		(P=1424.25)	EXISTING SPOT ELEVATION



### DRAINAGE STATEMENT

THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE CITY OF SCOTTSDALE STORM DRAINAGE DESIGN REQUIREMENTS. DUE TO THE SITE BEING COMPLETELY DEVELOPED AND LACKING ANY APPARENT EXISTING RETENTION VOLUME, THE FIRST FLUSH VOLUME IS GREATER THAN THE PRE VS POST VOLUME. A RATIONAL METHOD ANALYSIS WAS PERFORMED FOR THE FIRST FLUSH AND THE PROPOSED DRAINAGE IMPROVEMENTS WILL INCLUDE AN ABOVE GROUND BASIN AND UNDERGROUND RETENTION SYSTEMS. PROPOSED STORM DRAIN INLETS AND STORM DRAIN PIPES WILL BE ADEQUATELY SIZED TO CONVEY THE EXPECTED PEAK FLOWS TO THE UNDERGROUND STORAGE SYSTEMS. THE UNDERGROUND STORAGE WILL DISCHARGE TO THE EXISTING STORM DRAIN NETWORK SOUTH OF THE PROPERTY. EXCESS FLOWS GENERATED ONSITE WILL OVERFLOW TO THE EXISTING STREETS AND DRAIN TO THE SOUTH, WHICH GENERALLY MATCH THE HISTORIC OVERFLOW PATTERN. NO ADVERSE IMPACTS TO THE OFFSITE DOWNSTREAM PROPERTIES ARE ANTICIPATED AS A RESULT OF THE PROPOSED IMPROVEMENTS.

SHEET INDEX	
DRAWING NUMBER	SHEET TITLE
C1	COVER SHEET
C2	PRELIMINARY GRADING & DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN

### ARCHITECT

**RYAN A+E, INC.**  
533 S. THIRD STREET, SUITE 100  
MINNEAPOLIS, MINNESOTA 55415  
PHONE: 612-492-4000  
CONTACT: CARY MOLASH

### CIVIL ENGINEER

**IMEG CORP**  
1600 N. DESERT DRIVE, SUITE 230  
TEMPE, AZ 85281  
PHONE: 480-378-3925  
CONTACT: MIKE JACKSON

### SITE DATA

A.P.N.: 175-33-093H  
AREA : 112,072 SF OR 2,573 AC.  
ADDRESS: 7373 E. SHEA BOULEVARD  
SCOTTSDALE, AZ 85260

### BASIS OF BEARING

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

### SITE 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)

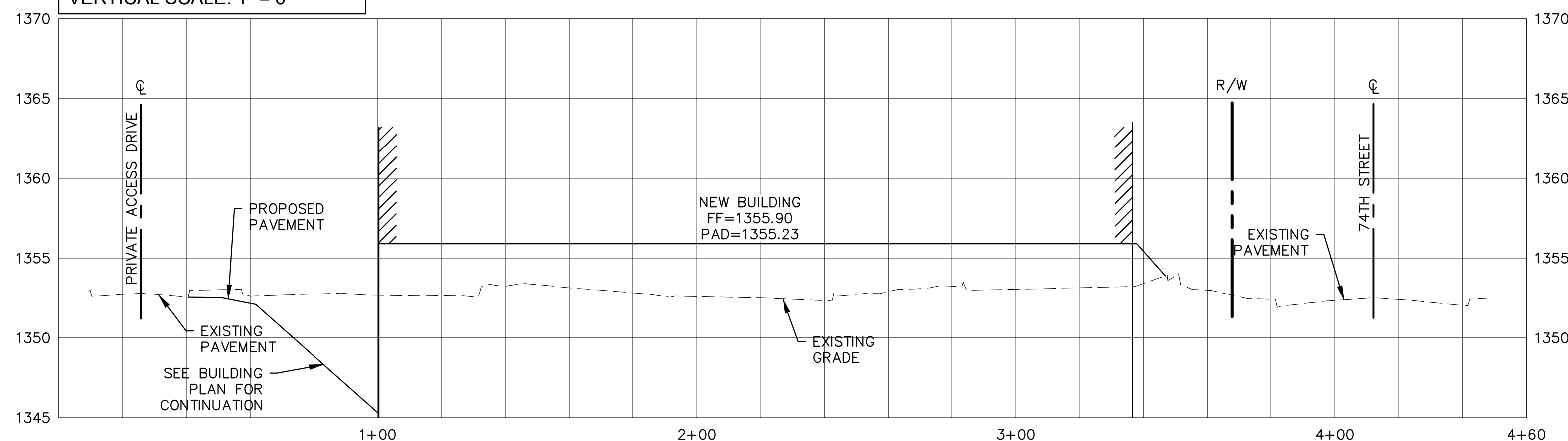
### FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1760 10/16/13	L	12.04.2015	X	N/A

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

PROFILE VIEW OF SECTION A-A  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 6'



RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax

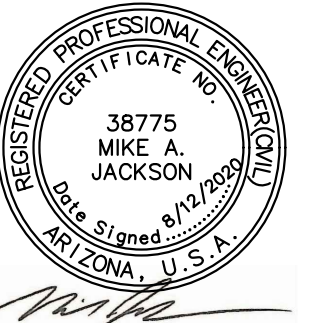
WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



1600 N. DESERT DRIVE  
SUITE 230  
TEMPE, AZ 85281  
PH: 480.951.0517  
FAX: 480.951.2353  
www.imegcorp.com



PROJECT INFORMATION

**ACOYA SHEA  
SENIOR LIVING**

7373 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

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

MIKE JACKSON

REGISTRATION NO. DATE  
38775 08.12.2020

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DRAWN BY CHECKED BY  
AM MJ

JOB NO. DATE  
20001090.00 08.12.2020

**RE-ZONING  
THIRD  
SUBMITTAL**  
08.12.2020

COVER SHEET



C1

NOT FOR CONSTRUCTION



### ACOYA SHEA SENIOR LIVING

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SCOTTSDALE, AZ 85260

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20001090.00 08.12.2020

### RE-ZONING THIRD SUBMITTAL

08.12.2020

### PRELIMINARY GRADING & DRAINAGE PLAN

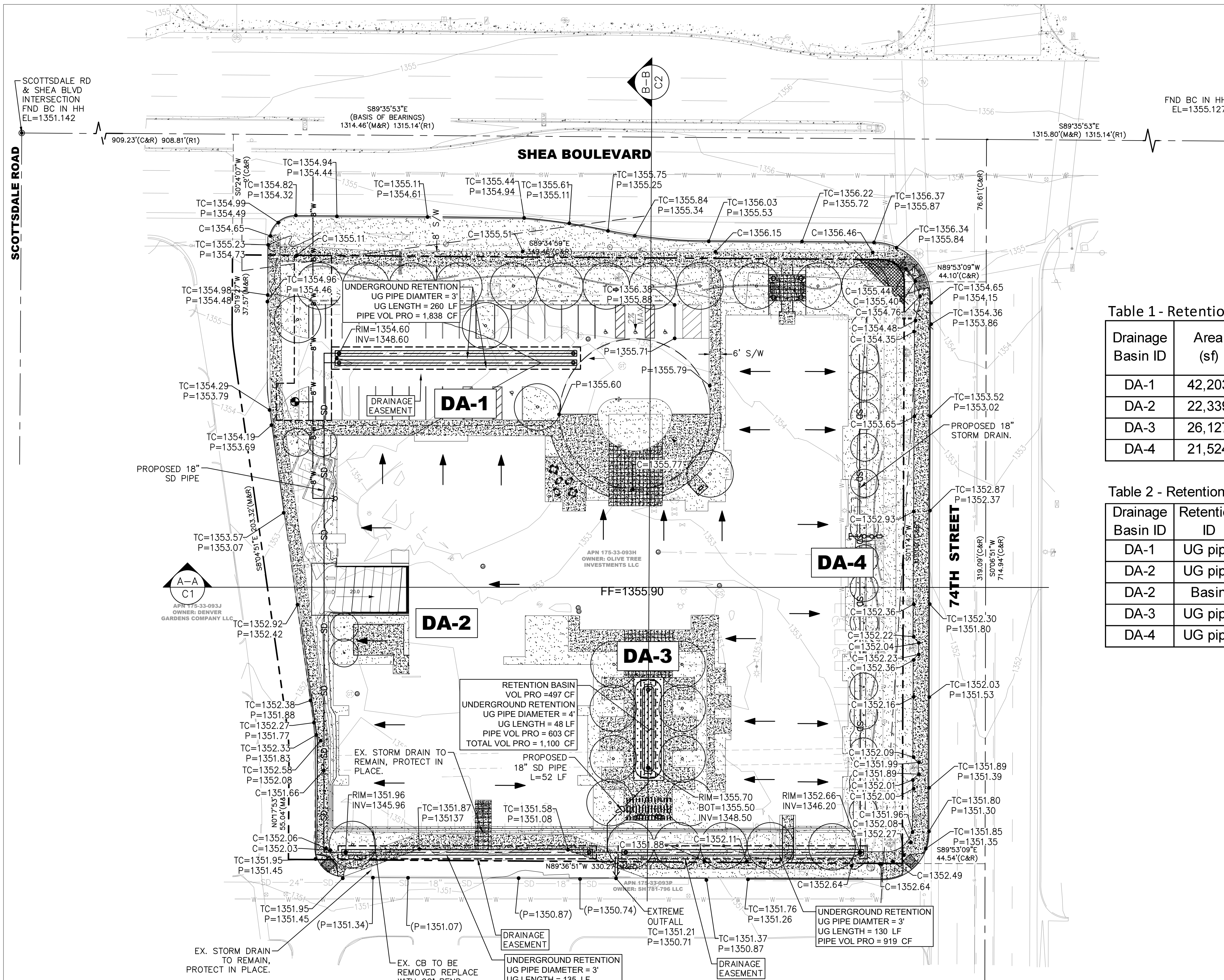


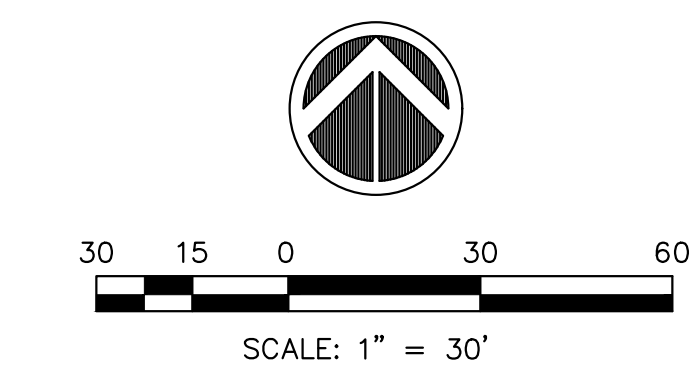
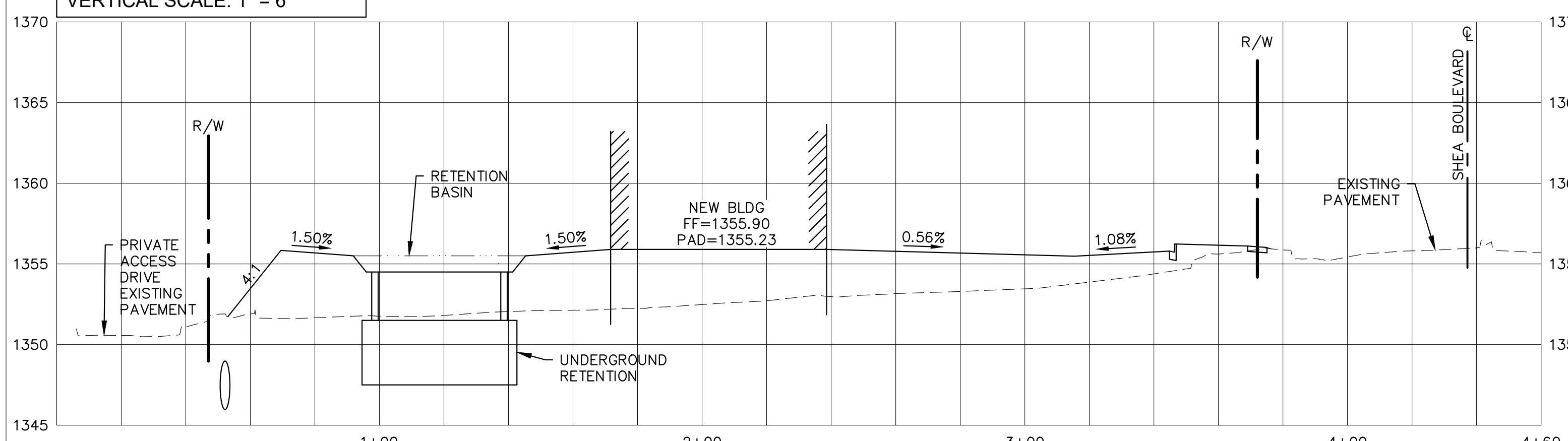
Table 1 - Retention Volume Requirements

Drainage Basin ID	Area (sf)	Area (ac)	C <sub>w</sub> *	Precipitation** (in)	Retention Volume Required (cf)
DA-1	42,203	0.97	1	0.5	1,758
DA-2	22,339	0.51	1	0.5	931
DA-3	26,127	0.60	1	0.5	1,089
DA-4	21,524	0.49	1	0.5	897

Table 2 - Retention Volume Provided

Drainage Basin ID	Retention ID	Pipe Dia (ft)	Pipe area (sf)	Length (ft)	Volume (cf)	Drain Time (hrs)*
DA-1	UG pipe	3	7.07	260	1,838	0.5
DA-2	UG pipe	3	7.07	135	954	0.3
DA-2	Basin	na	na	na	1,100	0.3
DA-3	UG pipe	4	12.56	48		
DA-4	UG pipe	3	7.07	130	919	0.3

PROFILE VIEW OF SECTION B-B  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 6'



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SCOTTSDALE, AZ 85260

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JOB NO.	DATE
20001090.00	08.12.2020

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THIRD  
SUBMITTAL**  
08.12.2020

PRELIMINARY  
UTILITY PLAN

# C3

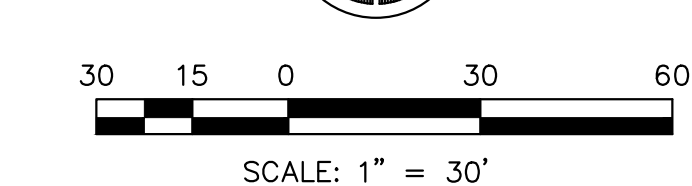
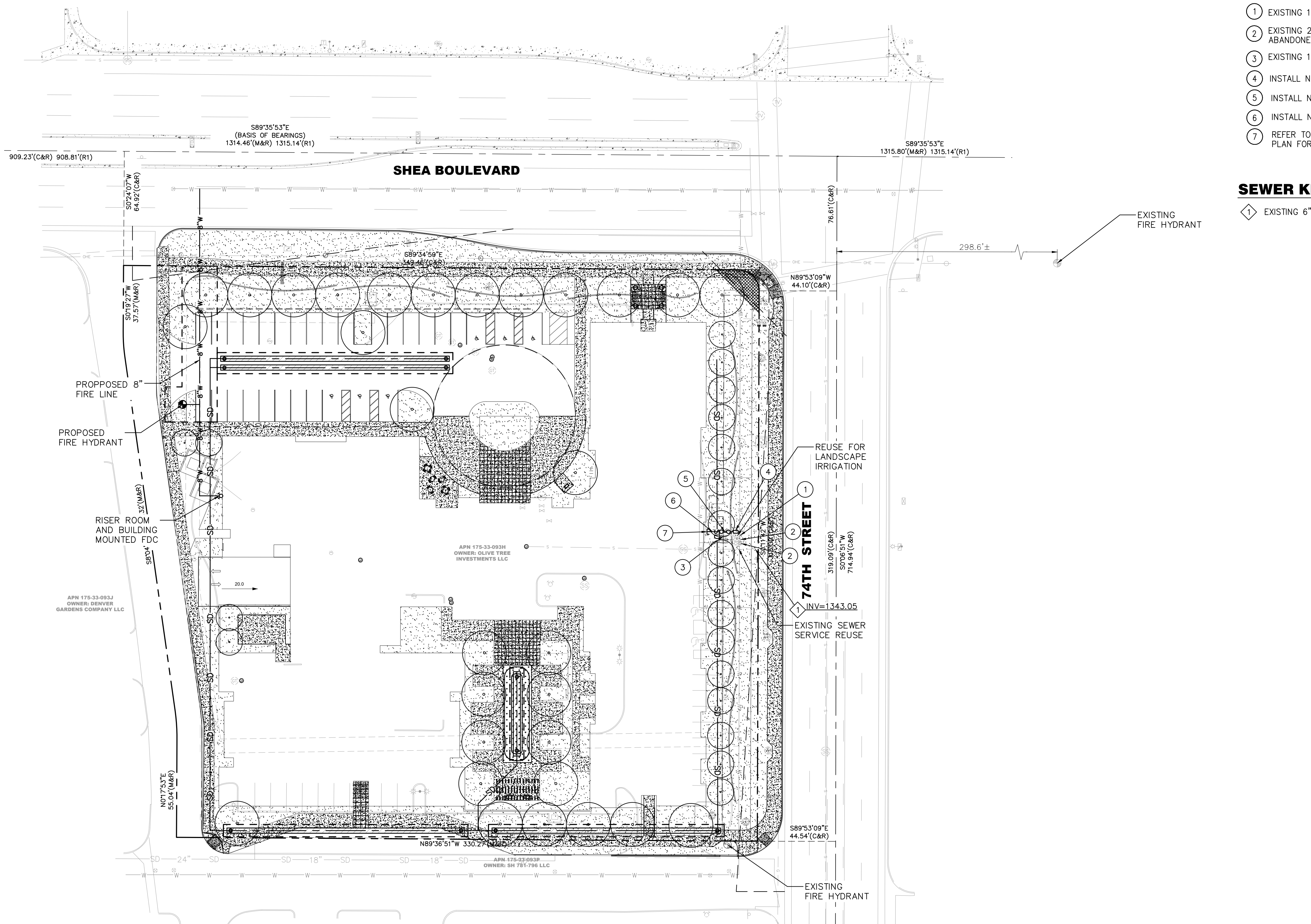
3 OF 3

### WATER KEYNOTES

- 1 EXISTING 1.5" WATER METER
- 2 EXISTING 2" WATER METER TO BE ABANDONED
- 3 EXISTING 1.5" BACKFLOW
- 4 INSTALL NEW 3" METER
- 5 INSTALL NEW 3" BACKFLOW
- 6 INSTALL NEW 3" WATERLINE
- 7 REFER TO BUILDING PLUMBING PLAN FOR CONTINUATION.

### SEWER KEYNOTES

- 1 EXISTING 6" PVC SEWER LATERAL



NOT FOR CONSTRUCTION



## ACOYA SHEA SENIOR LIVING

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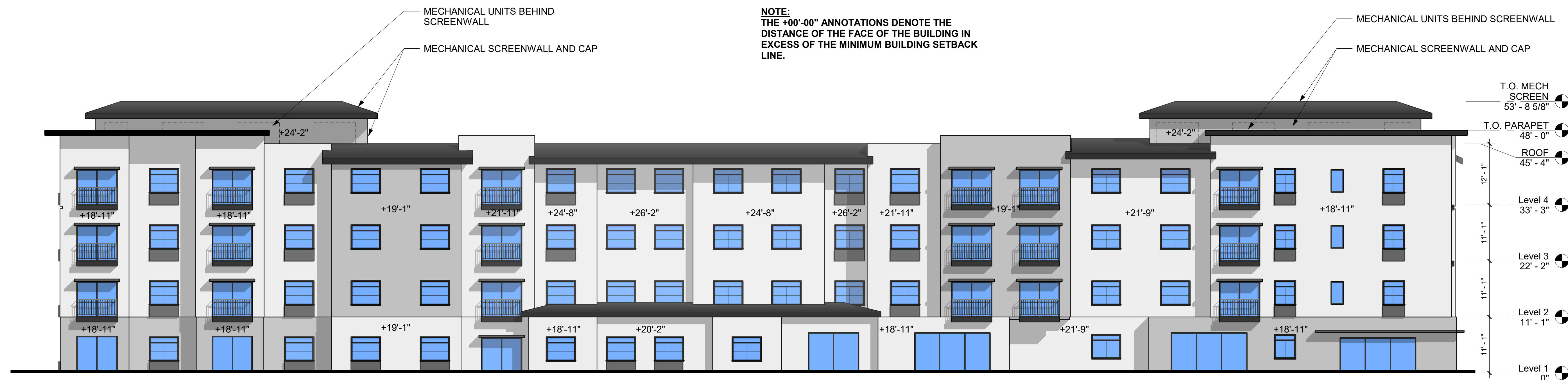
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LBJ	SDG
JOB NO.	DATE
700-889	06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

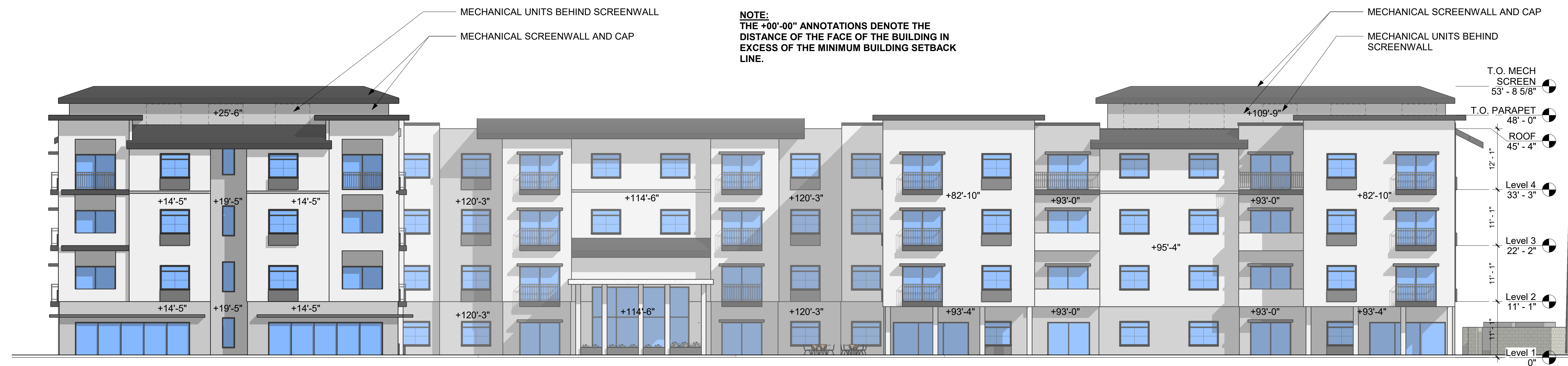
**RE-ZONING  
SECOND  
SUBMITTAL**  
06-29-2020

CONCEPTUAL  
COLOR  
ELEVATIONS

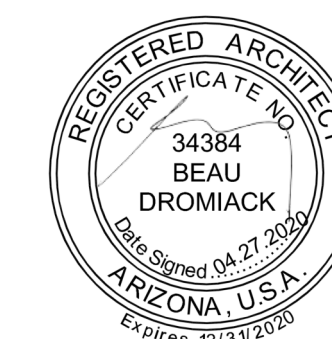
# Z007



2 EAST ELEVATION - COLOR  
Z007 3/32" = 1'-0"



1 NORTH ELEVATION - COLOR  
Z007 3/32" = 1'-0"



## ACOYA SHEA SENIOR LIVING

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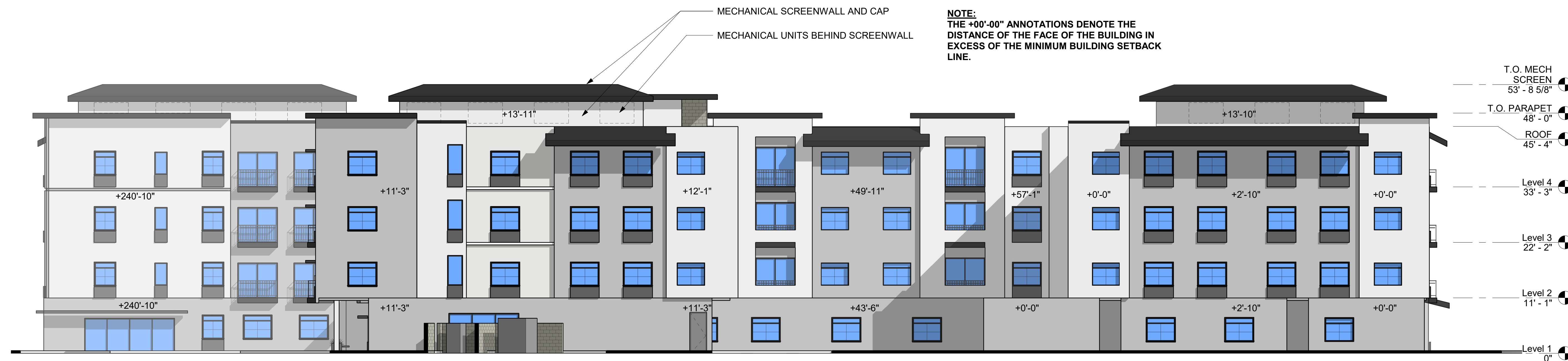
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JOB NO. 700-889 DATE 06/29/2020

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ISSUE #	DATE	DESCRIPTION

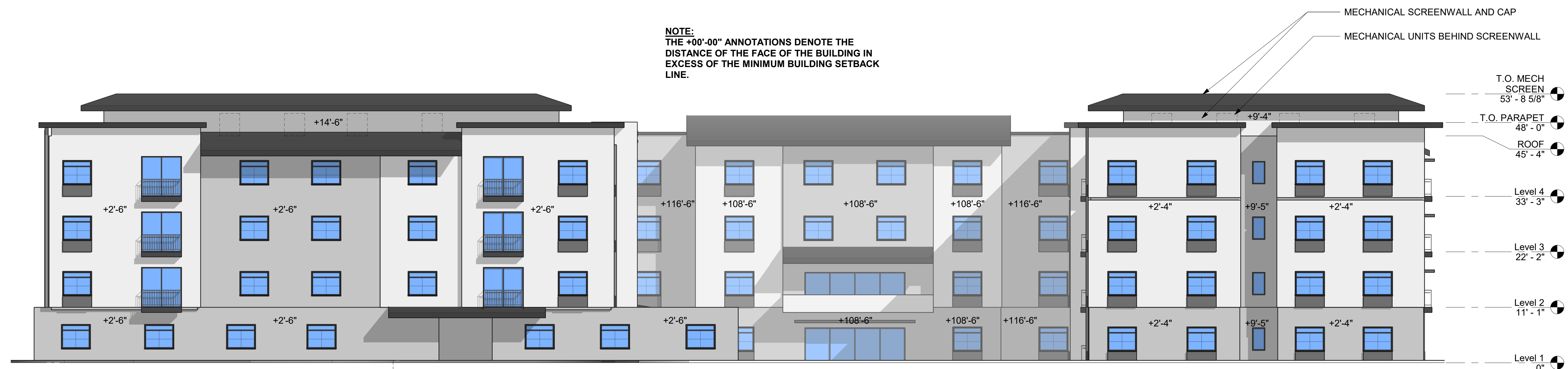
RE-ZONING  
SECOND  
SUBMITTAL  
06-29-2020

CONCEPTUAL  
COLOR  
ELEVATIONS

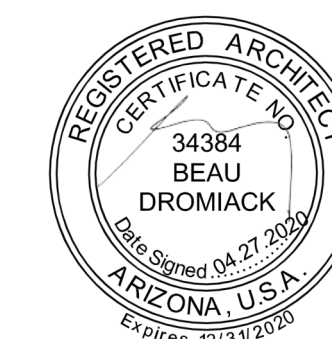
# Z008



2 WEST ELEVATION - COLOR  
Z008 3/32" = 1'-0"



1 SOUTH ELEVATION - COLOR  
Z008 3/32" = 1'-0"



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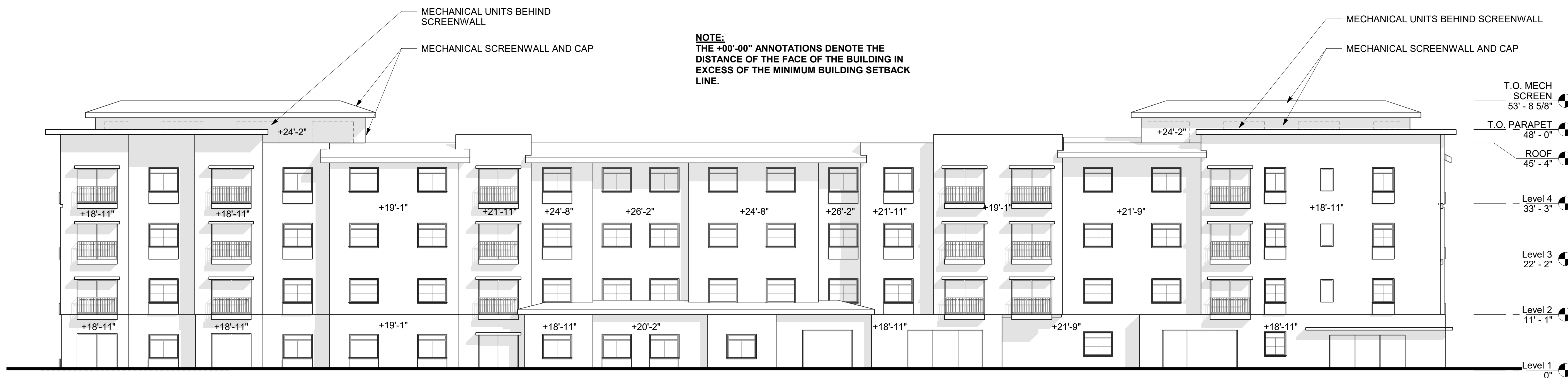
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LBJ SDG  
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700-889 06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

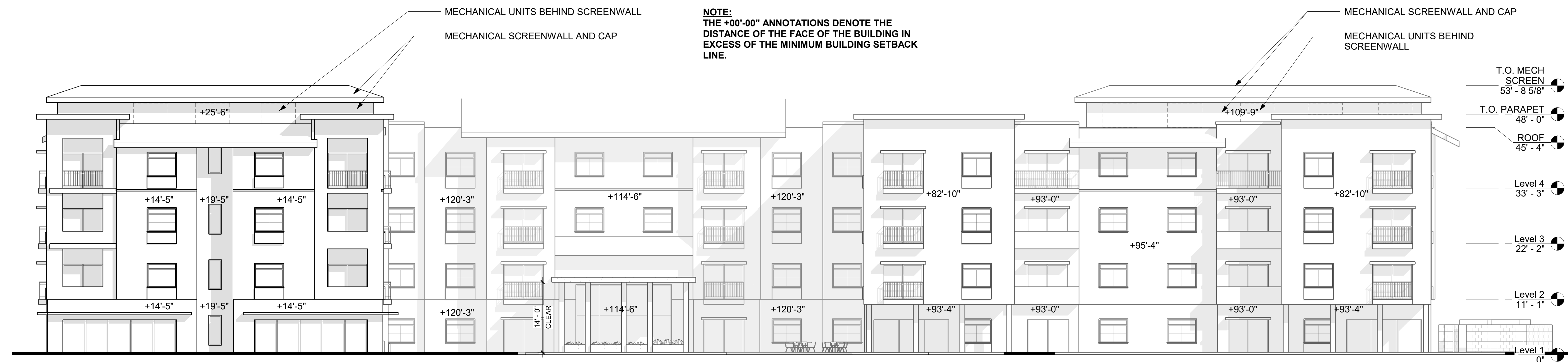
RE-ZONING  
SECOND  
SUBMITTAL  
06-29-2020

CONCEPTUAL  
B/W ELEVATIONS

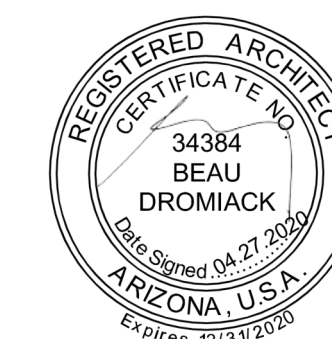
# Z009



2 EAST ELEVATION - B/W  
3/32" = 1'-0"



1 NORTH ELEVATION - B/W  
3/32" = 1'-0"



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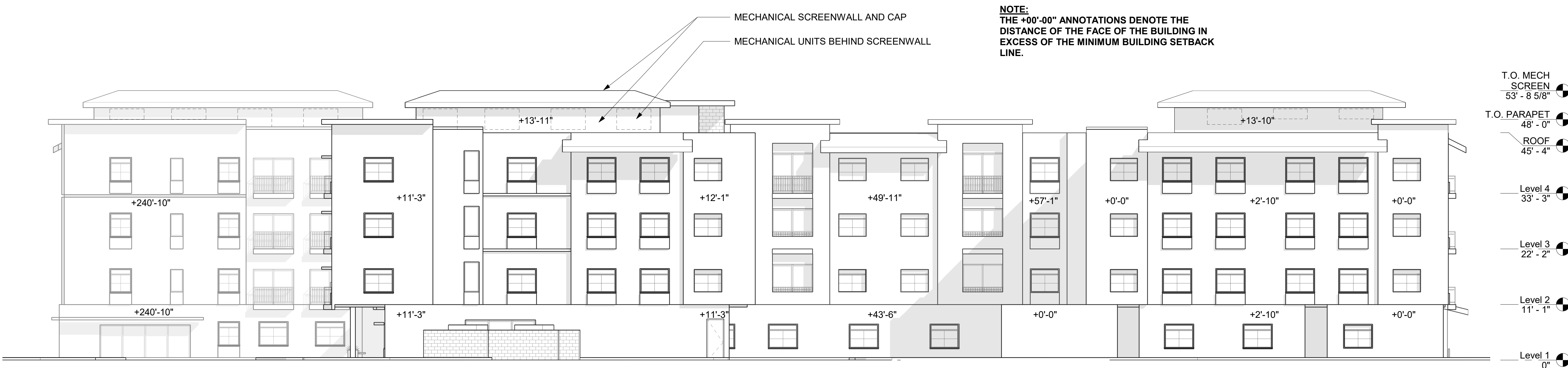
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

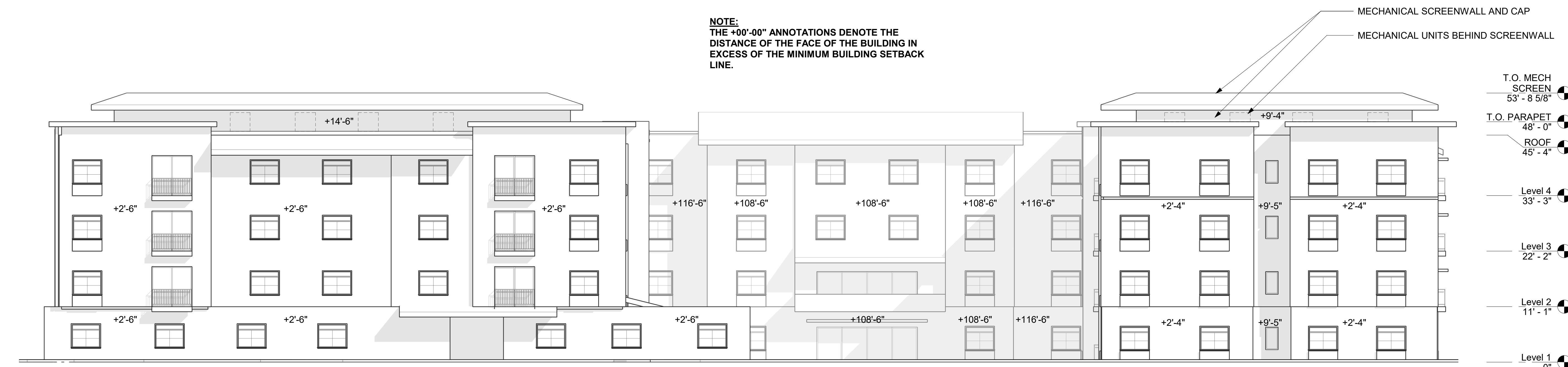
RE-ZONING  
SECOND  
SUBMITTAL  
06-29-2020

CONCEPTUAL  
B/W ELEVATIONS

# Z010



2 WEST ELEVATION - B/W  
Z010 3/32" = 1'-0"



1 SOUTH ELEVATION - B/W  
Z010 3/32" = 1'-0"



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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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 SECOND  
 SUBMITTAL**  
 06-29-2020

CONCEPTUAL  
 PERSPECTIVES

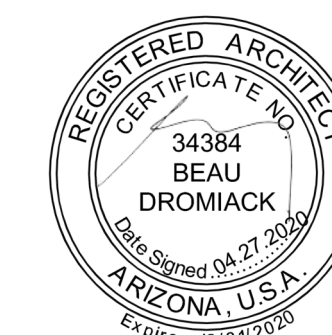
**Z011**



2  
 Z011 CONCEPTUAL NORTH PERSPECTIVE



1  
 Z011 CONCEPTUAL EAST PERSPECTIVE



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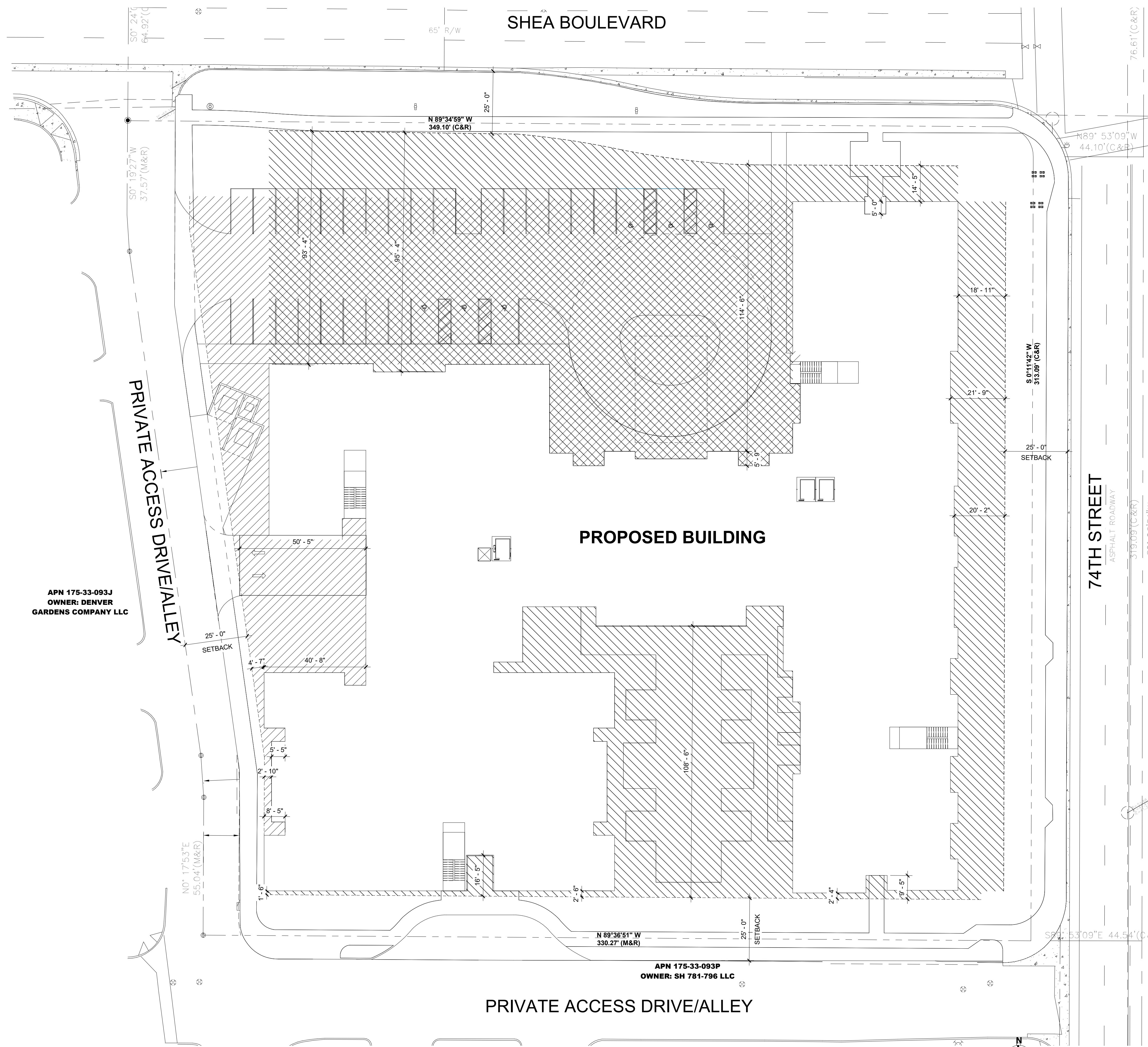
DRAWN BY	CHECKED BY
LBJ	SDG
JOB NO.	DATE
700-889	06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING  
SECOND  
SUBMITTAL**  
06-29-2020

**DIMENSIONED  
PLAN AND SITE  
WORKSHEET**

**Z000**



**SITE SETBACK DATA**

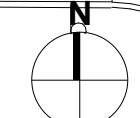
**SETBACKS PER C-0 ZONING STANDARD:**  
NORTH = 25'-0"  
EAST = 25'-0"  
SOUTH = 25'-0"  
WEST = 25'-0"

**ENCROACHMENTS INTO THE STANDARD SETBACKS:**  
ENCROACHMENTS NONE

**SETBACK GRAPHIC TABLE**

	INDICATES AREA FROM SETBACK TO FACE OF BUILDING
	INDICATES OVERLAP OF AREA FROM SETBACK TO FACE OF BUILDING

1  
Z000 CONCEPTUAL DIMENSIONED PLAN  
1" = 20'-0"





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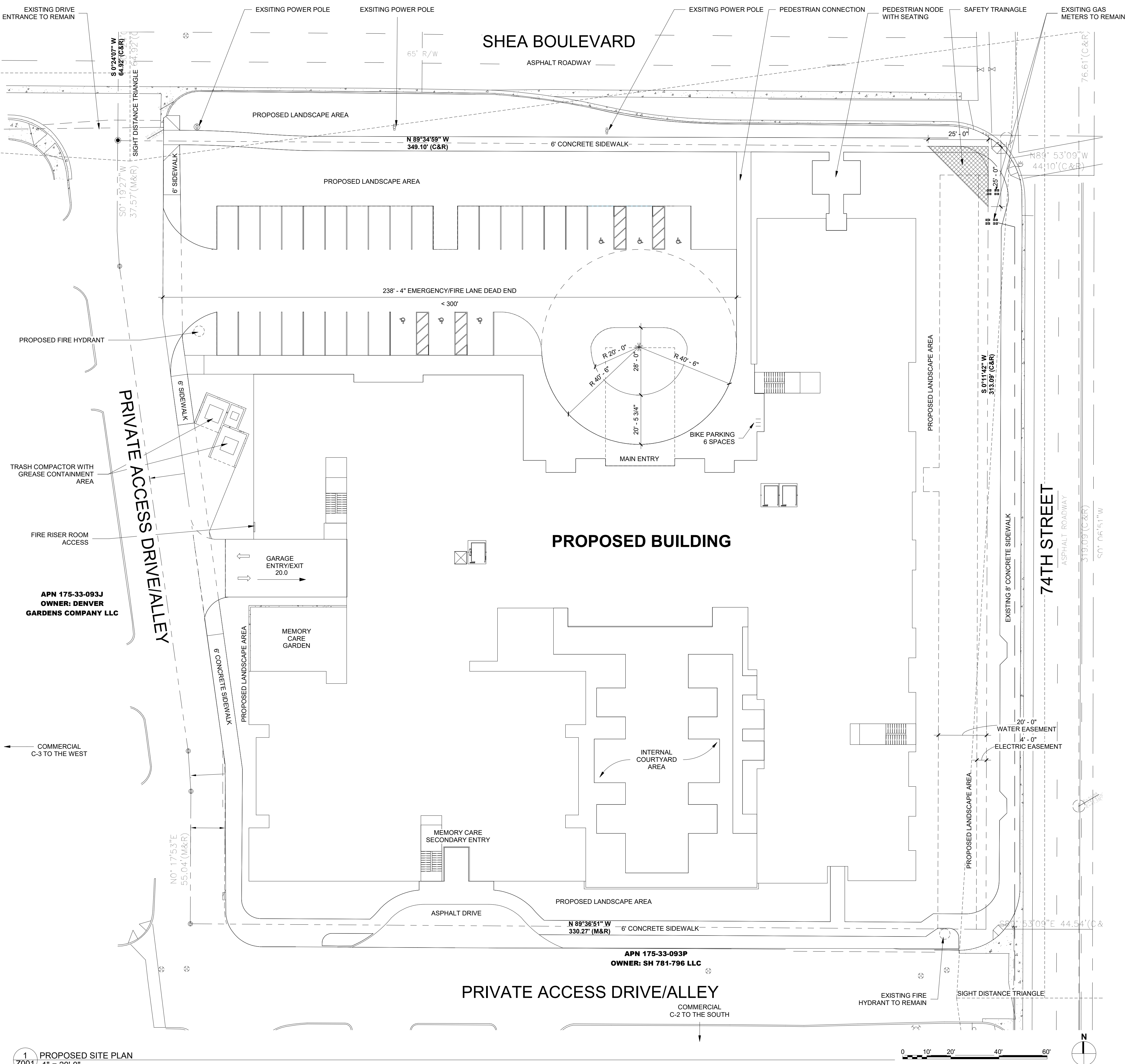
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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06-29-2020

SITE PLAN

**Z001**



**SITE DATA**

**EXISTING SITE DATA:**

SITE AREA: 110,904 SF = 2.575 AC  
PARCEL: 175-33-093H  
EXISTING SITE ZONING: C-2  
ALLOWED PER CITY ZONING:  
SPECIALIZED: 80 BEDS/ACRE = 206 BEDS  
MINIMAL: 40 UNITS/ACRE = 103 UNITS

**PROPOSED ZONING - C-O:**

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  
MINIMAL CARE ILAL: 137/UNITS  
PROPOSED UNIT COUNT: **161**

**PARKING DATA**

**PARKING CALCULATION**

**AUTO PARKING REQUIRED PER EXISTING ZONING:**

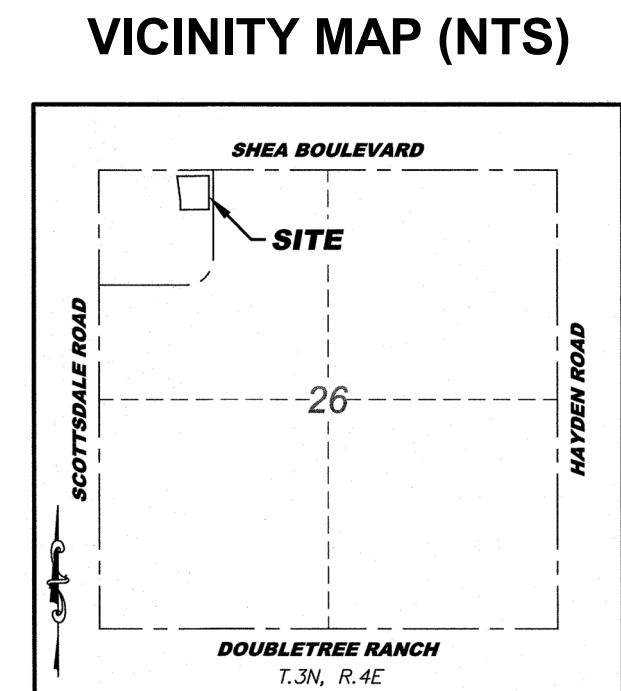
SPECIALIZED 7/BED  
MINIMAL 1.25/UNIT  
7 x 24 = 16.8 + 137 x 1.25 = 171.25  
TOTAL PARKING REQ: 16.8 + 171.25 = 189

**AUTO PARKING PROPOSED:**

PROPOSED PARKING RATIO 0.85  
0.85 X 161 = 137

**SURFACE (NON ADA): 24**  
**UNDERGROUND GARAGE: 107**  
**ADA PARKING SPACES @ SURFACE: 6**  
**TOTAL PARKING PROVIDED: 137**

**BICYCLE PARKING REQUIRED: 1/10**  
10 X 138 = 14  
**BICYCLE PARKING PROVIDED: 14**  
(7 AT ENTRY AND 7 IN GARAGE)



1 PROPOSED SITE PLAN  
Z001 1" = 20'-0"



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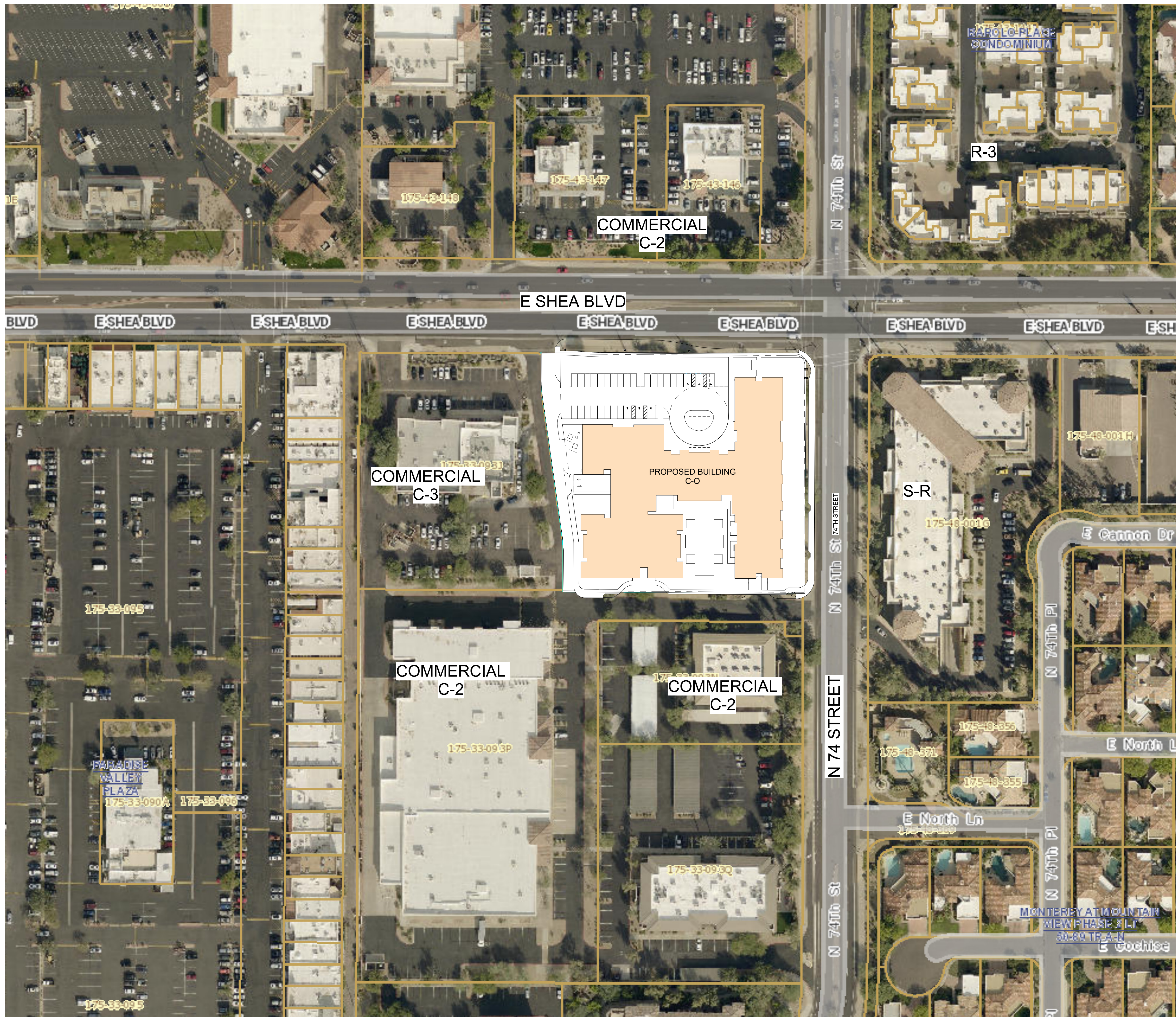
JOB NO.	DATE
700-889	06/29/2020

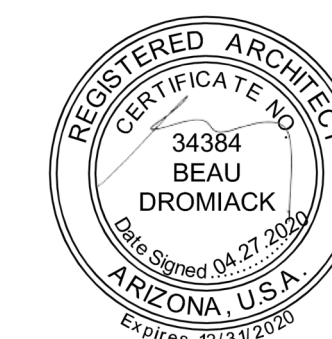
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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CONTEXT AERIAL  
SITE PLAN

**Z002**





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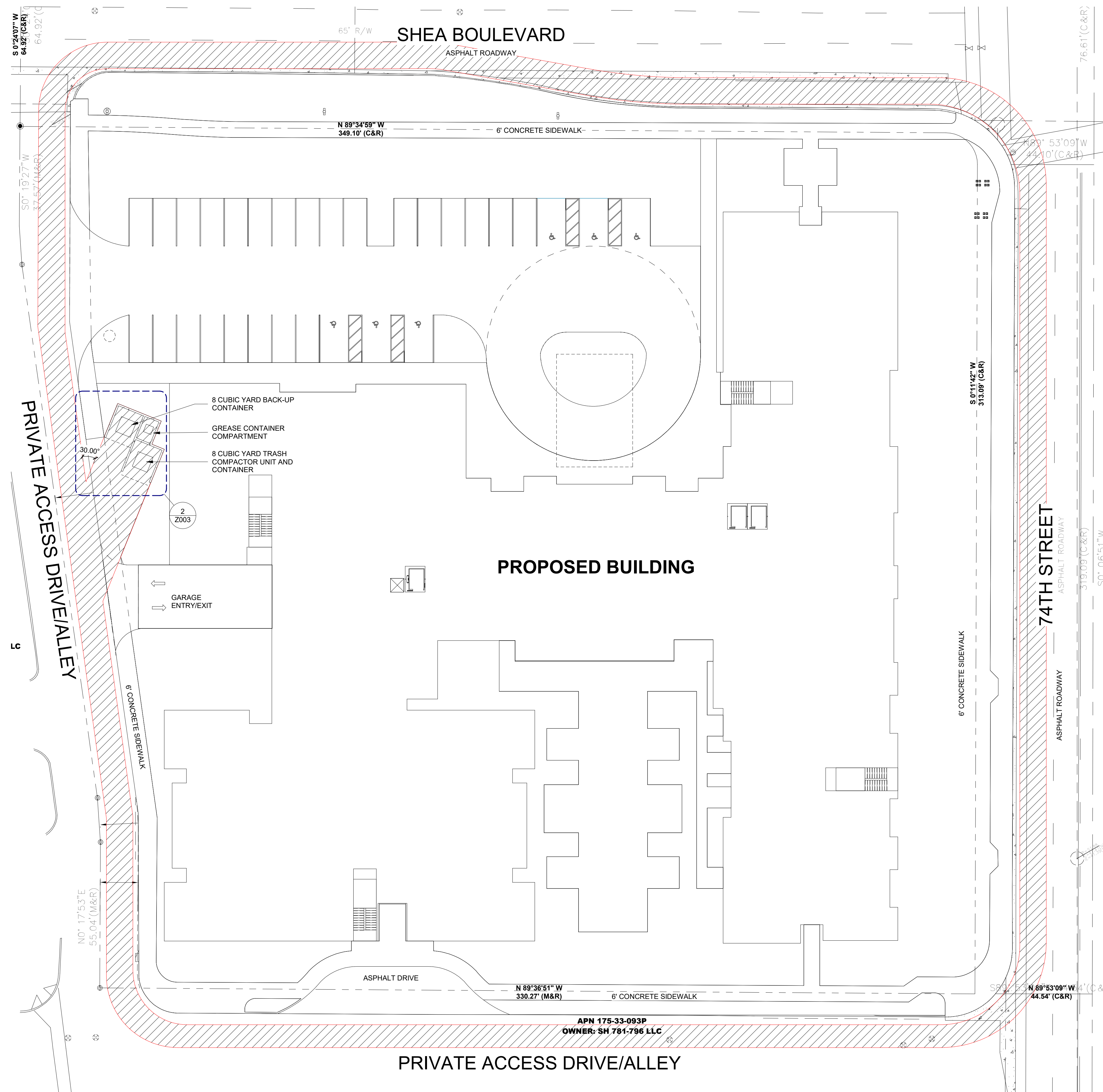
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JOB NO. 700-889 DATE 06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

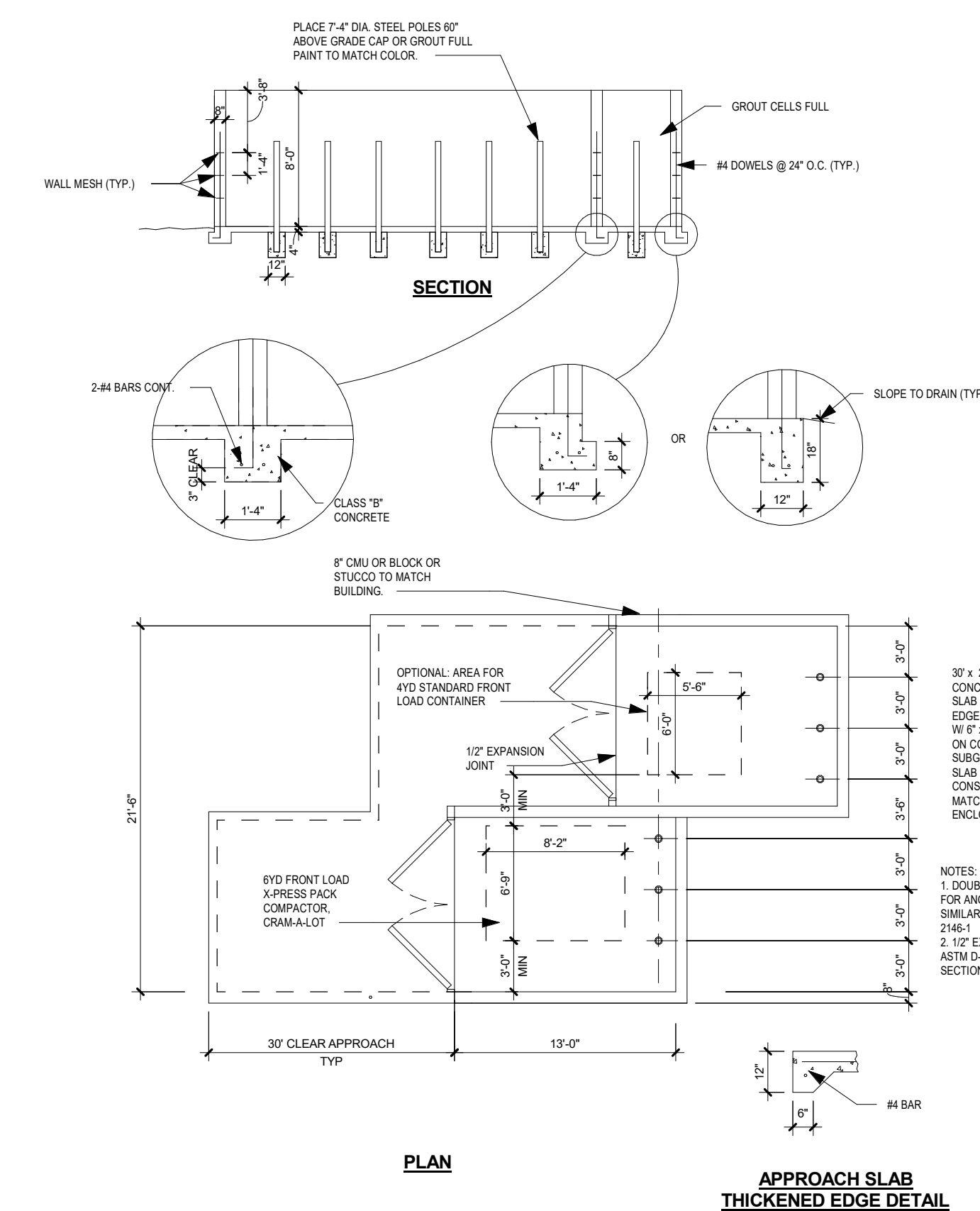
**RE-ZONING SECOND SUBMITTAL**  
06-29-2020

**REFUSE PLAN**

**Z003**

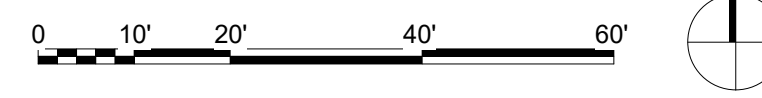


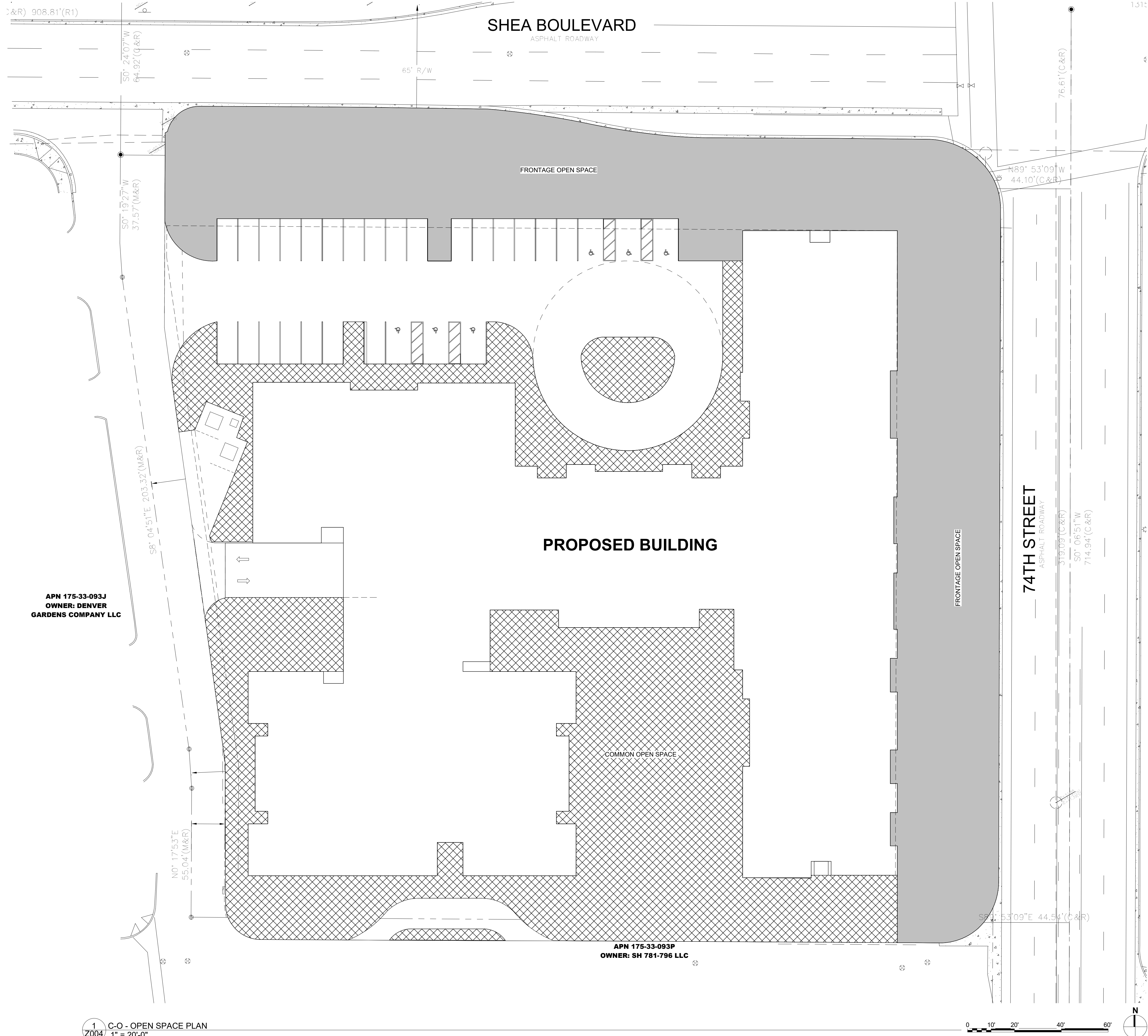
**2 Z003 PROPOSED REFUSE ENLARGED PLAN**  
3/16" = 1'-0"



**TRASH ENCLOSURE CITY DETAIL**  
1/8" = 1'-0"

**1 Z003 PROPOSED REFUSE PLAN**  
1" = 20'-0"





**OPEN SPACE PLAN CALCULATIONS**

**OPEN SPACE CALCULATIONS**  
 SITE AREA: 110,904 SF = 2.575 AC  
 PARCEL: 175-33-093H  
 EXISTING SITE ZONING: C-2  
 ZONING PROPOSED = C-0

**COMMON OPEN SPACE REQUIRED:**  
 REQUIREMENT #1 (RESIDENTIAL HEALTH CARE FACILITY PER 11.201.A):  
 0.24 X TOTAL NET SITE AREA = 0.24 X 110,904 = 26,617 SF

FRONTAGE OPEN SPACE REQUIRED = 50% OF TOTAL REQ. OR 13,308 SF  
 FRONTAGE OPEN SPACE PROVIDED = 29,276.51 SF

TOTAL COMMON SPACE PROVIDED:  
 29,276.51 SF + 23,994.21 SF = 53,270.72 SF

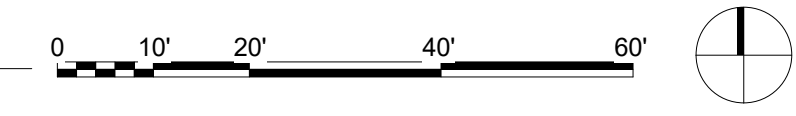
■ DENOTES FRONTAGE OPEN SPACE  
 = 29,276.51 SF

▨ DENOTES OPEN SPACE  
 = 23,994.21 SF

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

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

1  
 Z004 C-O - OPEN SPACE PLAN  
 1" = 20'-0"



**RYAN A+E, INC.**  
 3900 E. Camelback Road, Ste 100  
 Phoenix, AZ 85018  
 602-322-6100 tel  
 602-322-6300 fax  
 WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



PROJECT INFORMATION

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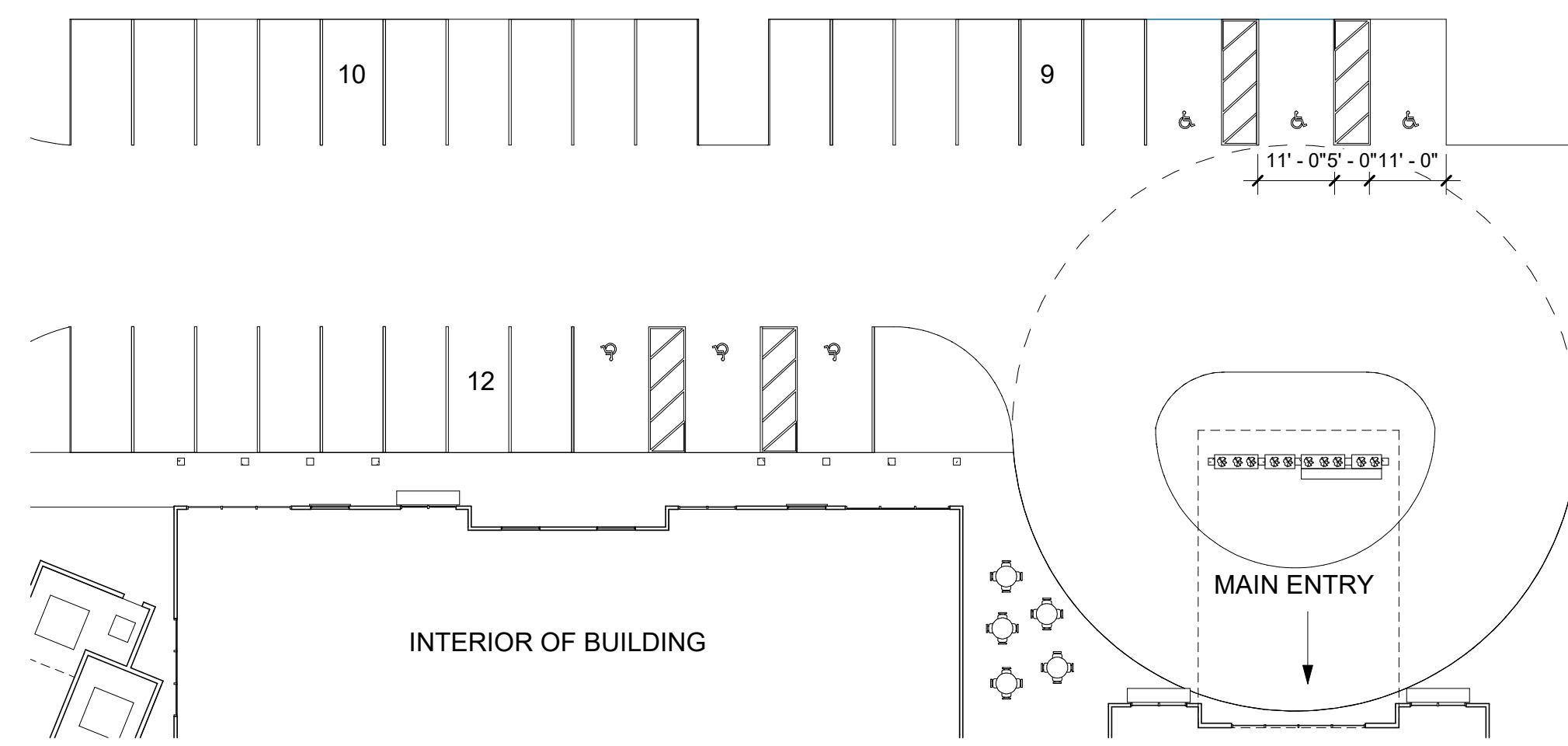
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LBJ	SDG
JOB NO.	DATE
700-889	06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

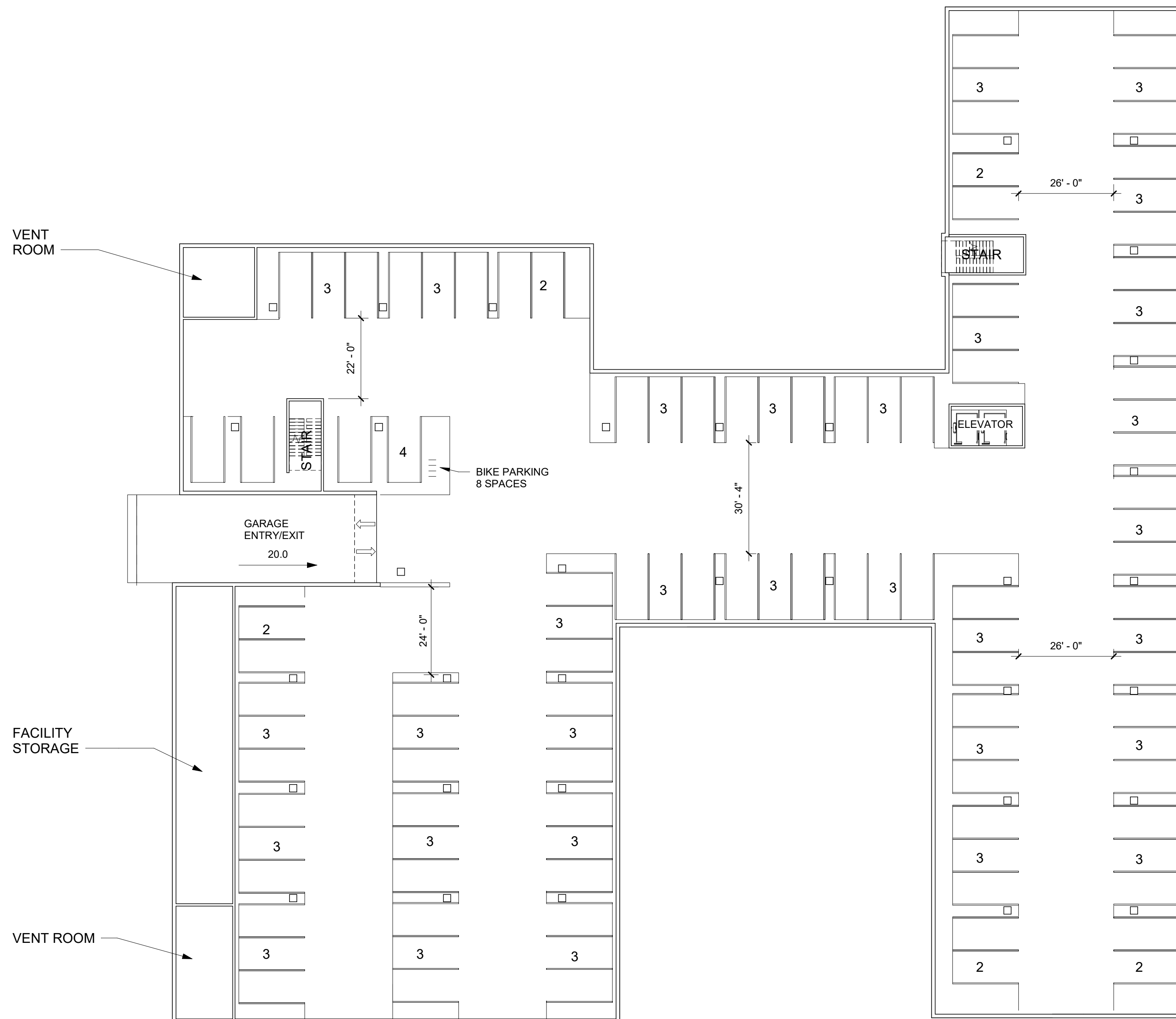
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 SECOND  
 SUBMITTAL**  
 06-29-2020

**OPEN SPACE  
 PLAN**

**Z004**



2 PARKING PLAN - SURFACE  
Z005 3/64" = 1'-0"



1 CONCEPTUAL PARKING PLAN - LL  
Z005 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+ 171.25= 189

AUTO PARKING PROPOSED:  
PROPOSED PARKING RATIO 0.85  
0.85 X 161 = 137

SURFACE (NON ADA): 24  
UNDERGROUND GARAGE: 107  
ADA PARKING SPACES @ SURFACE: 6  
TOTAL PARKING PROVIDED : 137

BICYCLE PARKING REQUIRED: 1/10  
.10 X 138= 14  
BICYCLE PARKING PROVIDED: 14  
(7 AT ENTRY AND 7 IN GARAGE)



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602-322-6300 fax

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ISSUE #	DATE	DESCRIPTION

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06-29-2020

**CONCEPTUAL  
PARKING PLAN**

**Z005**



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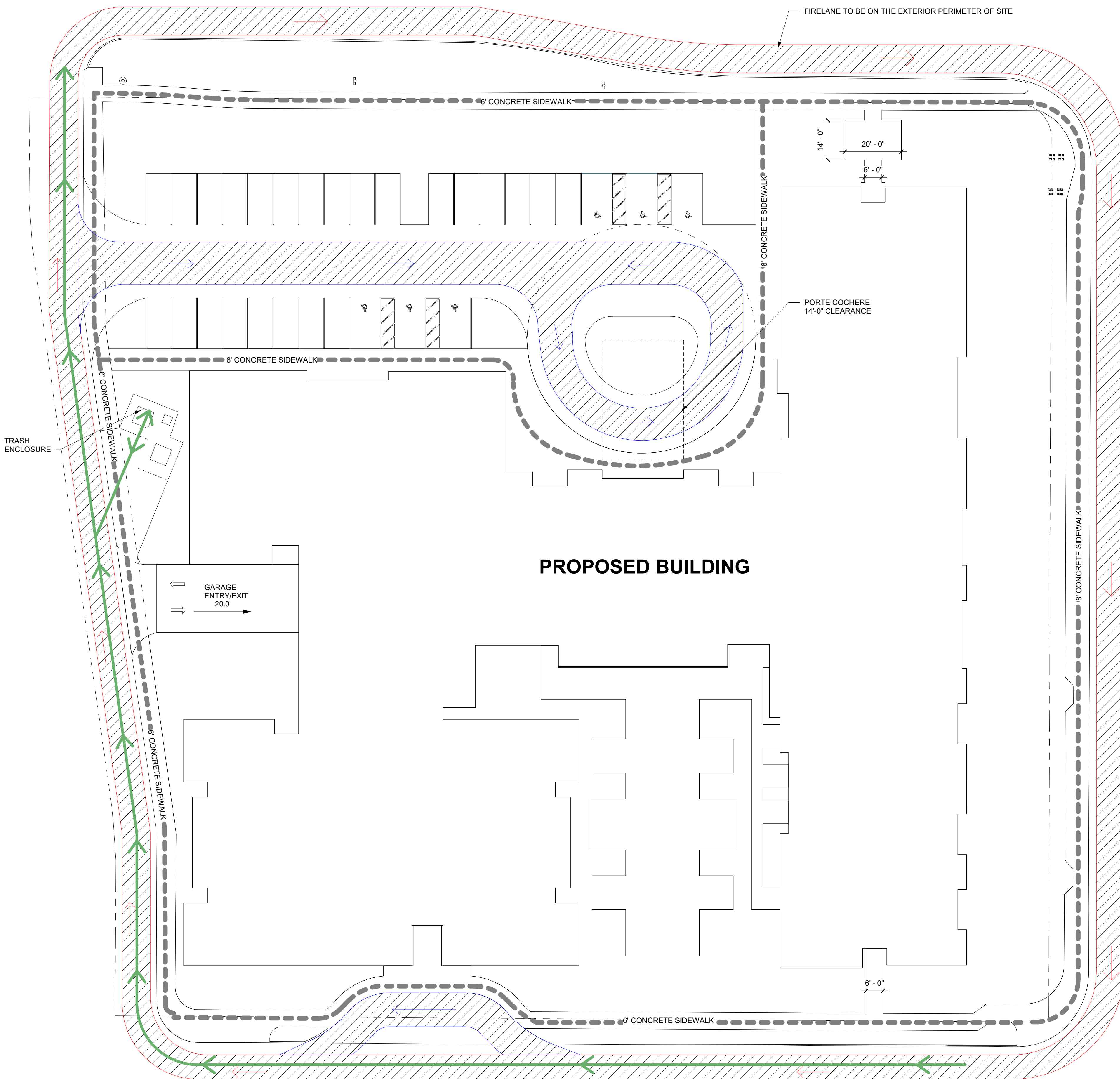
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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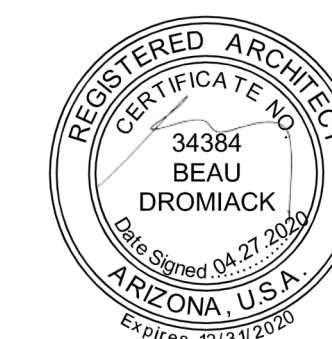
**CONCEPTUAL  
PEDESTRIAN &  
VEHICULAR  
CIRCULATION**

**Z006**



**LEGEND**

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



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ISSUE #	DATE	DESCRIPTION

## RE-ZONING SECOND SUBMITTAL

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## FLOOR PLAN - LEVEL 1

# Z012

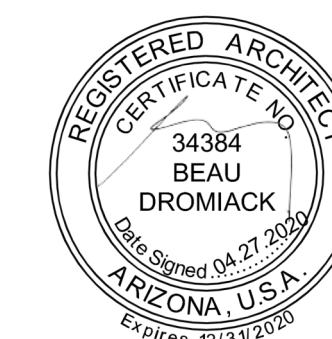


1 2012 CONCEPTUAL FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"

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	
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	
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2
<b>GRAND TOTAL: 161</b>	



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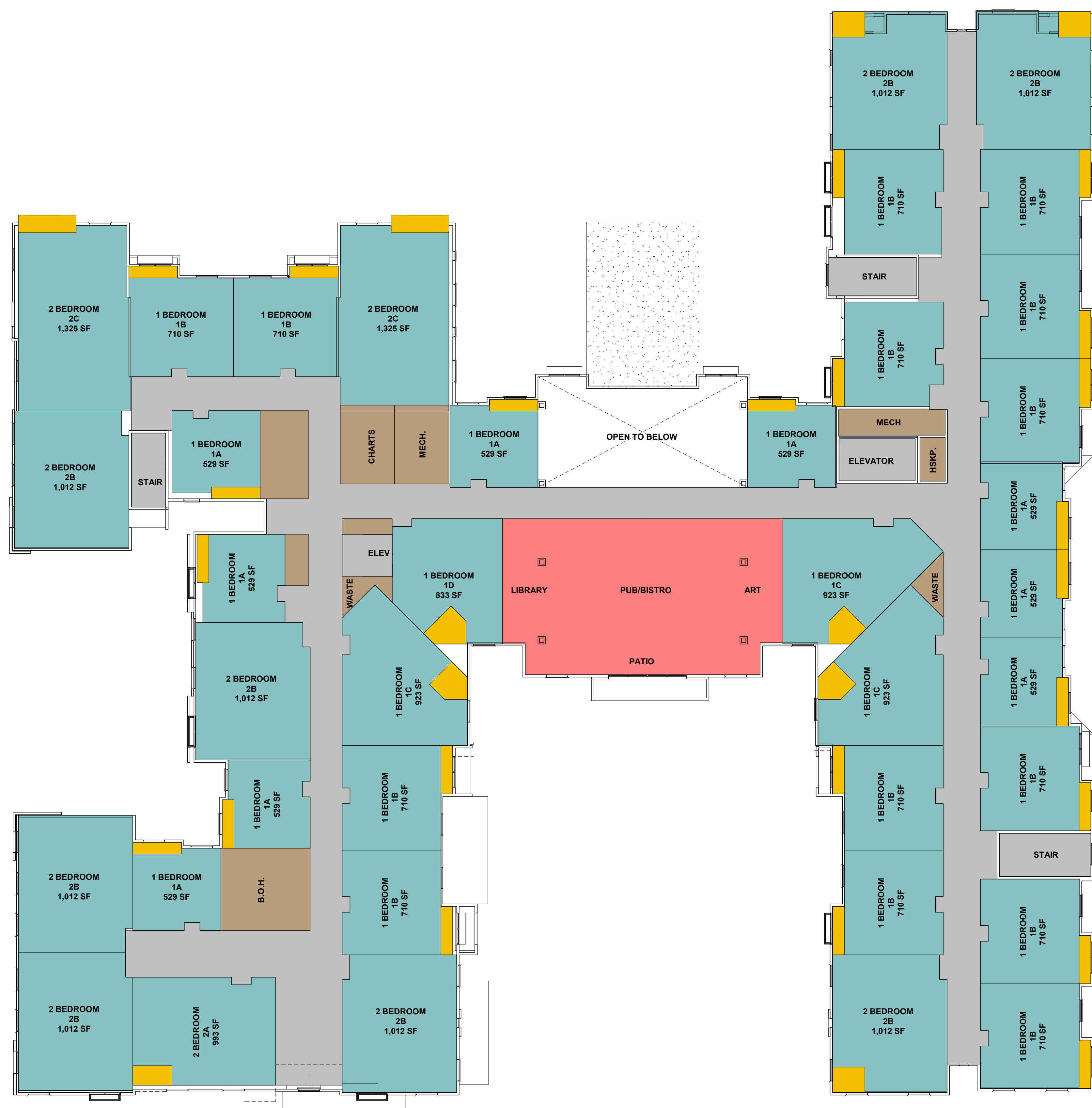
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

RE-ZONING  
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06-29-2020

FLOOR PLAN -  
LEVEL 2

# Z013



### 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

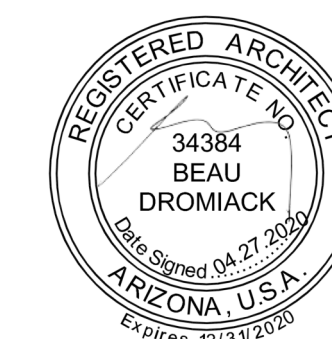
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2

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 RECORD		
ISSUE #	DATE	DESCRIPTION

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06-29-2020

### FLOOR PLAN - LEVEL 3

# Z014



### 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

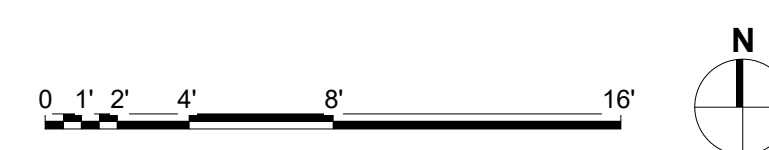
MC	-
1A	9
1B	17
1C	3
1D	1
2A	3
2B	8
2C	2

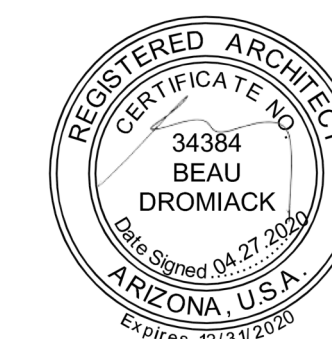
LEVEL 3: 43

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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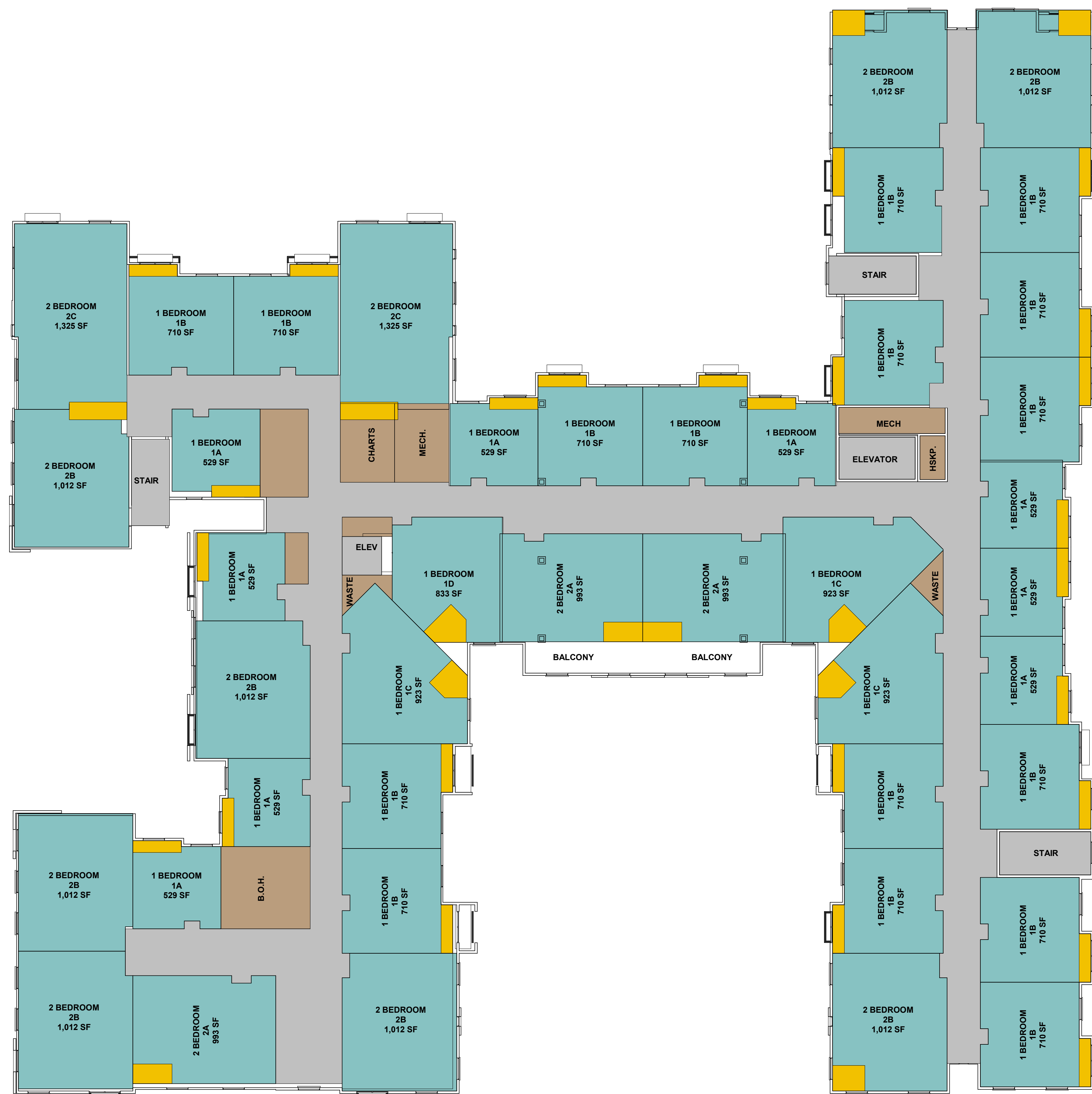
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING  
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FLOOR PLAN -  
LEVEL 4

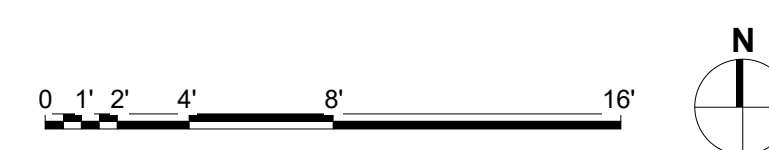
**2015**



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>	





## 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. 34384 DATE 4/27/2020

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DRAWN BY LBJ CHECKED BY SDG

JOB NO. 700-889 DATE 06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

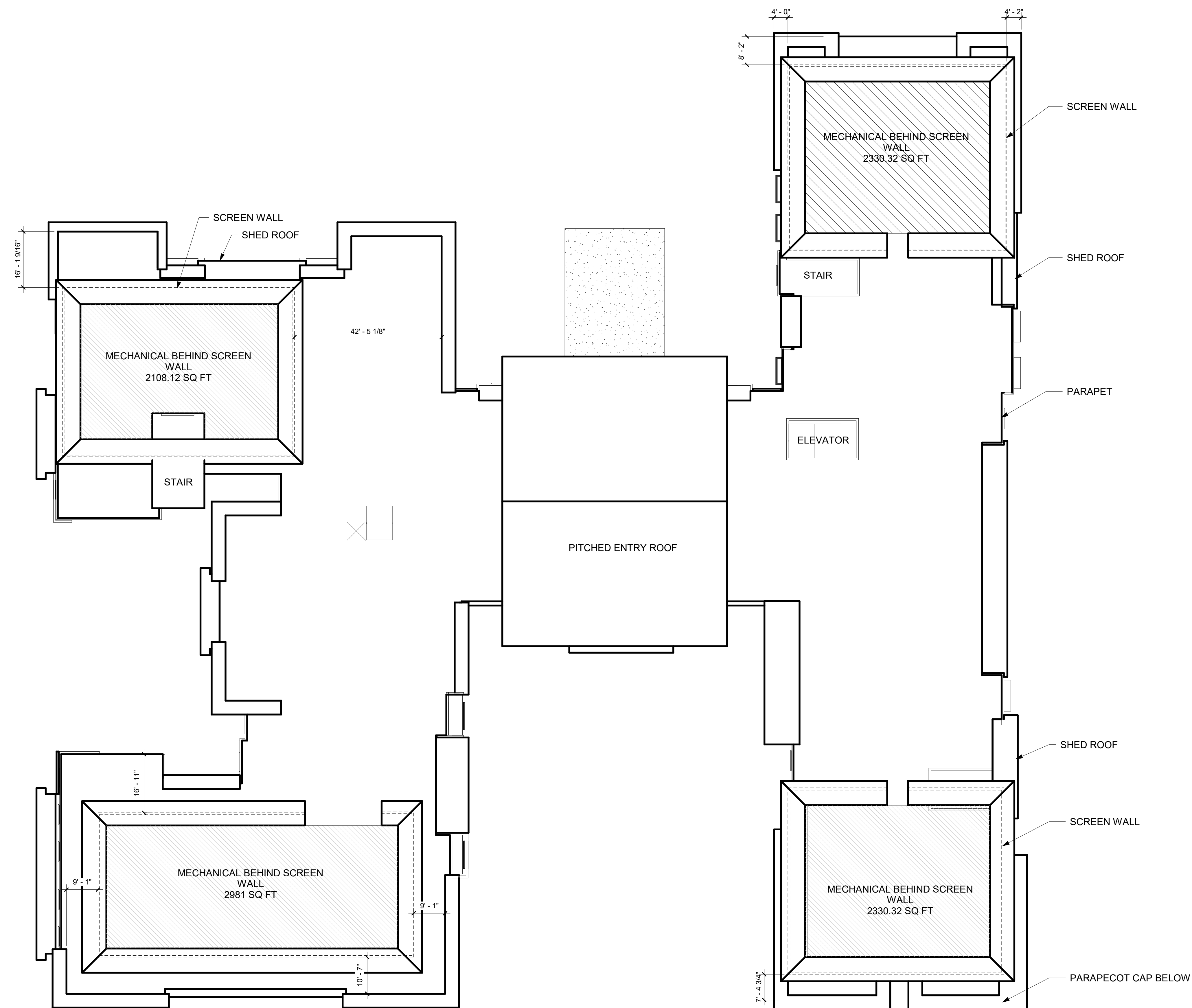
RE-ZONING  
SECOND  
SUBMITTAL  
06-29-2020

CONCEPTUAL  
ROOF PLAN

# Z022

DATA TABLE

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





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34384	4/27/2020

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Author	Checker
JOB NO.	DATE
700-889	06/29/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING  
 SECOND  
 SUBMITTAL**  
 06-29-2020

**SITE DENSITY  
 PLAN**

**Z023**

**SITE DENSITY CALCULATIONS**

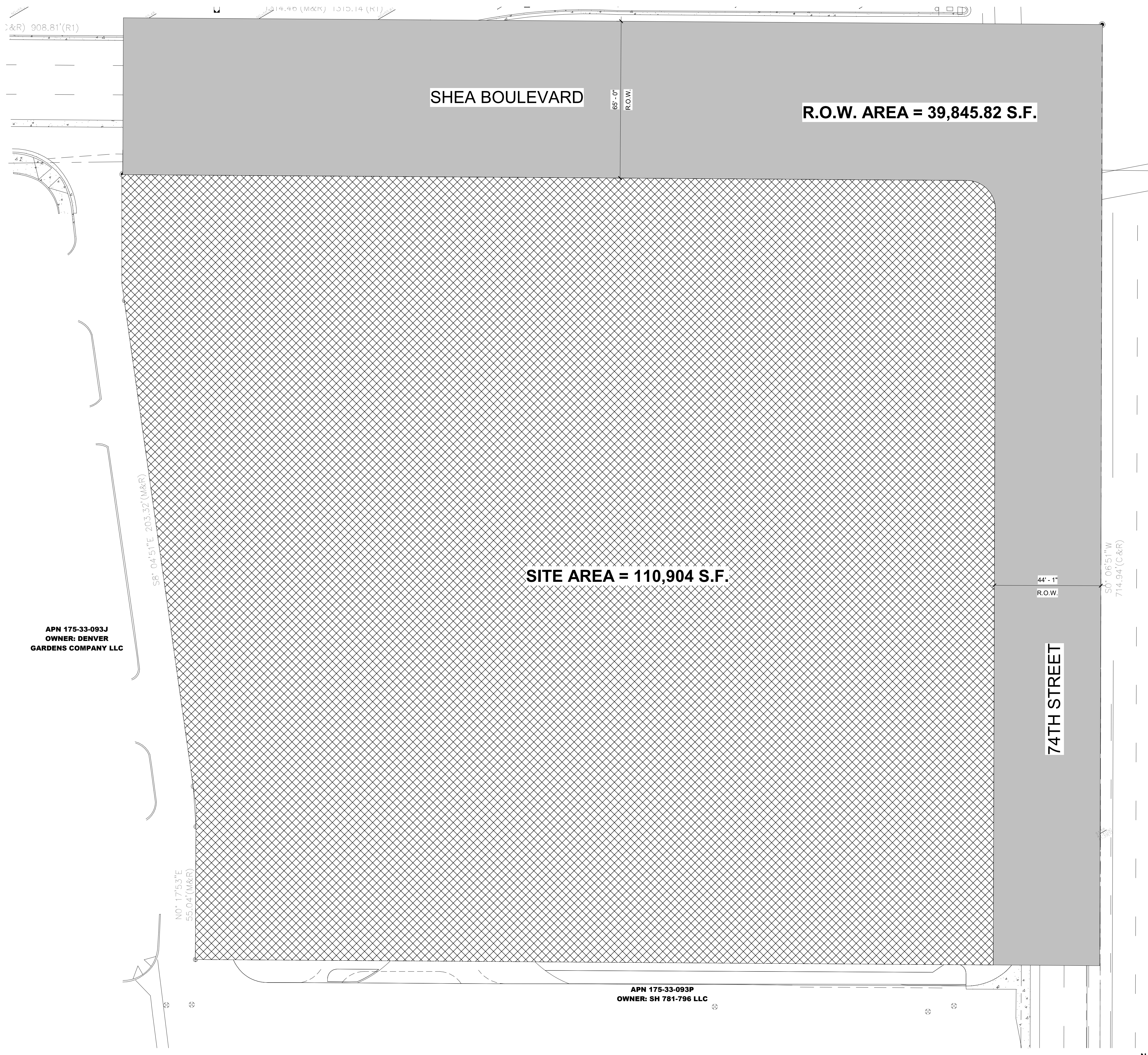
**SITE DENSITY CALCULATIONS**

SITE AREA: 110,904 SF = 2.575 AC  
 PARCEL: 175-33-093H  
 EXISTING SITE ZONING: C-2  
 ZONING PROPOSED = C-0

**PROPOSED UNIT DENSITY:**  
 (DENSITY BASED ON GROSS SITE AREA TO CENTER LINE OF R.O.W.'S)  
 R.O.W. AREA = 39,845.82 SF  
 SITE AREA = 110,904.00 SF  
 TOTAL GROSS AREA = 150,749.82 SF OR 3.46 ACRES

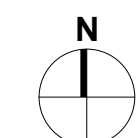
**UNITS ALLOWED PER CITY ZONING:**  
 SPECIALIZED: 80 BEDS/ACRE = 278.8 BEDS  
 MINIMAL: 40 UNITS/ACRE = 138.4 UNITS

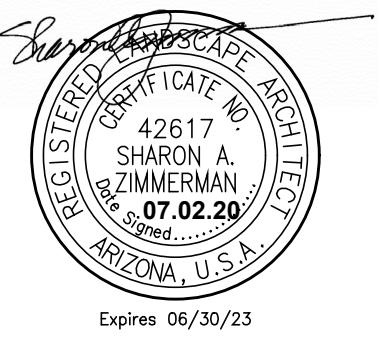
**PROPOSED UNIT COUNT**  
 SPECIALIZED: 24 BEDS  
 MINIMAL: 137/UNITS  
 TOTAL PROPOSED UNIT COUNT: 161



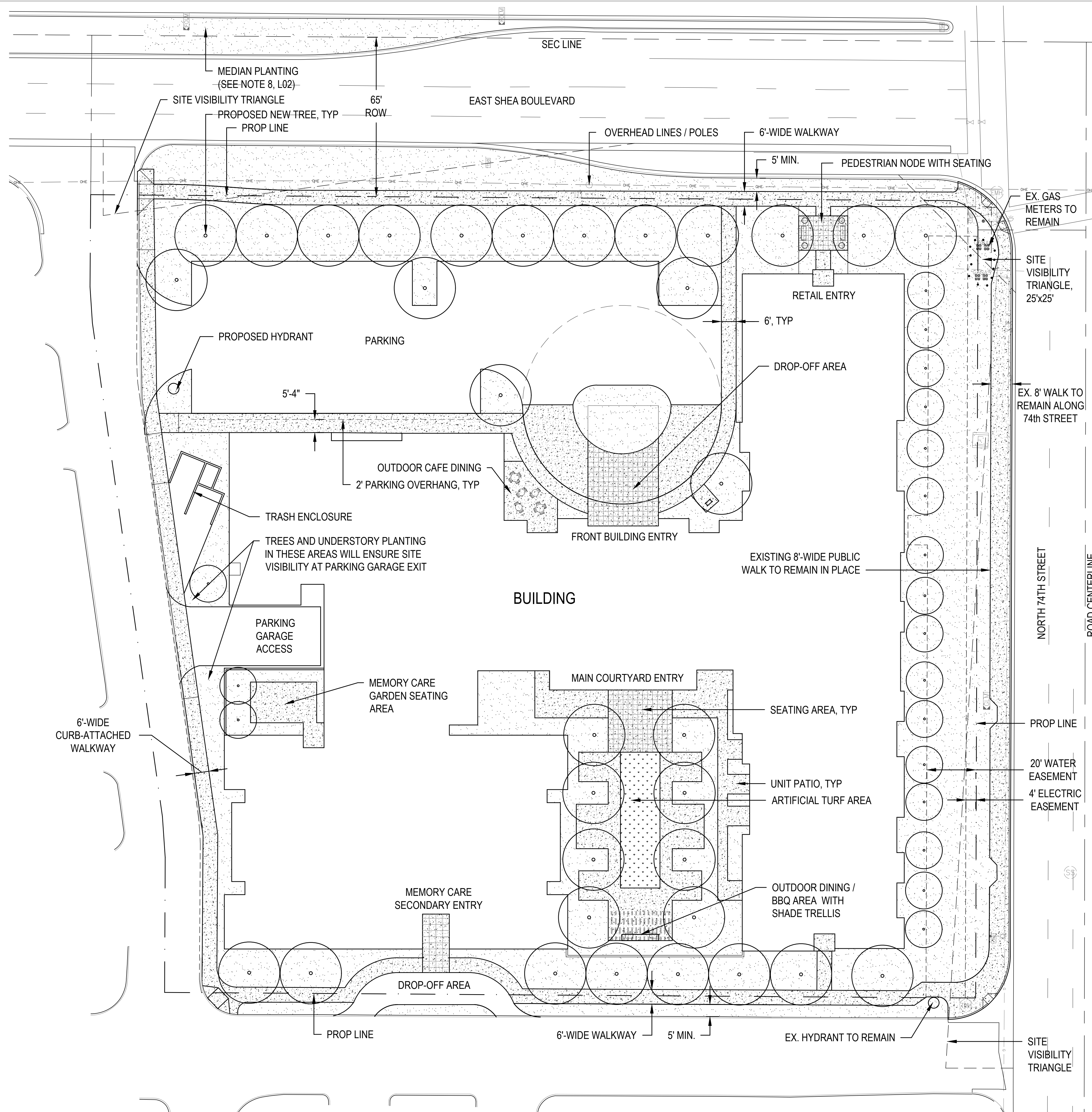
APN 175-33-093J  
 OWNER: DENVER  
 GARDENS COMPANY LLC

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





ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

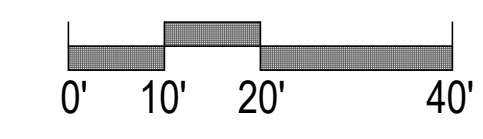


#### HARDSCAPE PLAN LEGEND

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

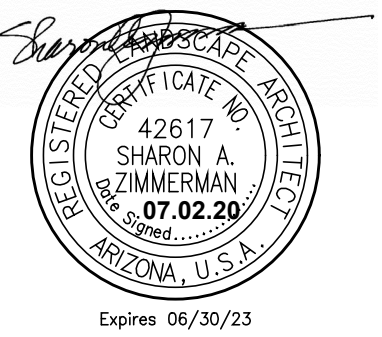
#### HARDSCAPE NOTES

1. ALL PERIMETER PUBLIC WALKS, AS WELL AS CONNECTIVE WALKS INTO THE SITE, SHALL BE 6' WIDE.
2. 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.
3. 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.
4. THE EXISTING 8'-WIDE PUBLIC WALK ALONG 74TH STREET IS TO REMAIN IN PLACE.
5. PROPOSED WALKWAY ALONG SOUTH SIDE OF SITE IS LOCATED AT LEAST 5' OFF BACK OF ROADWAY CURB.
6. PROPOSED WALKWAY ALONG WEST SIDE OF SITE IS CURB-ATTACHED DUE TO SPACE LIMITATIONS.



**PRELIMINARY**  
NOT FOR  
CONSTRUCTION





ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**RE-ZONING  
SECOND  
SUBMITTAL**  
07.02.2020

**CONCEPTUAL  
LANDSCAPE  
PLAN**

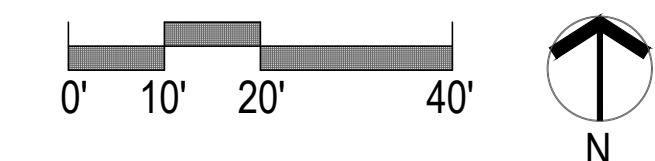
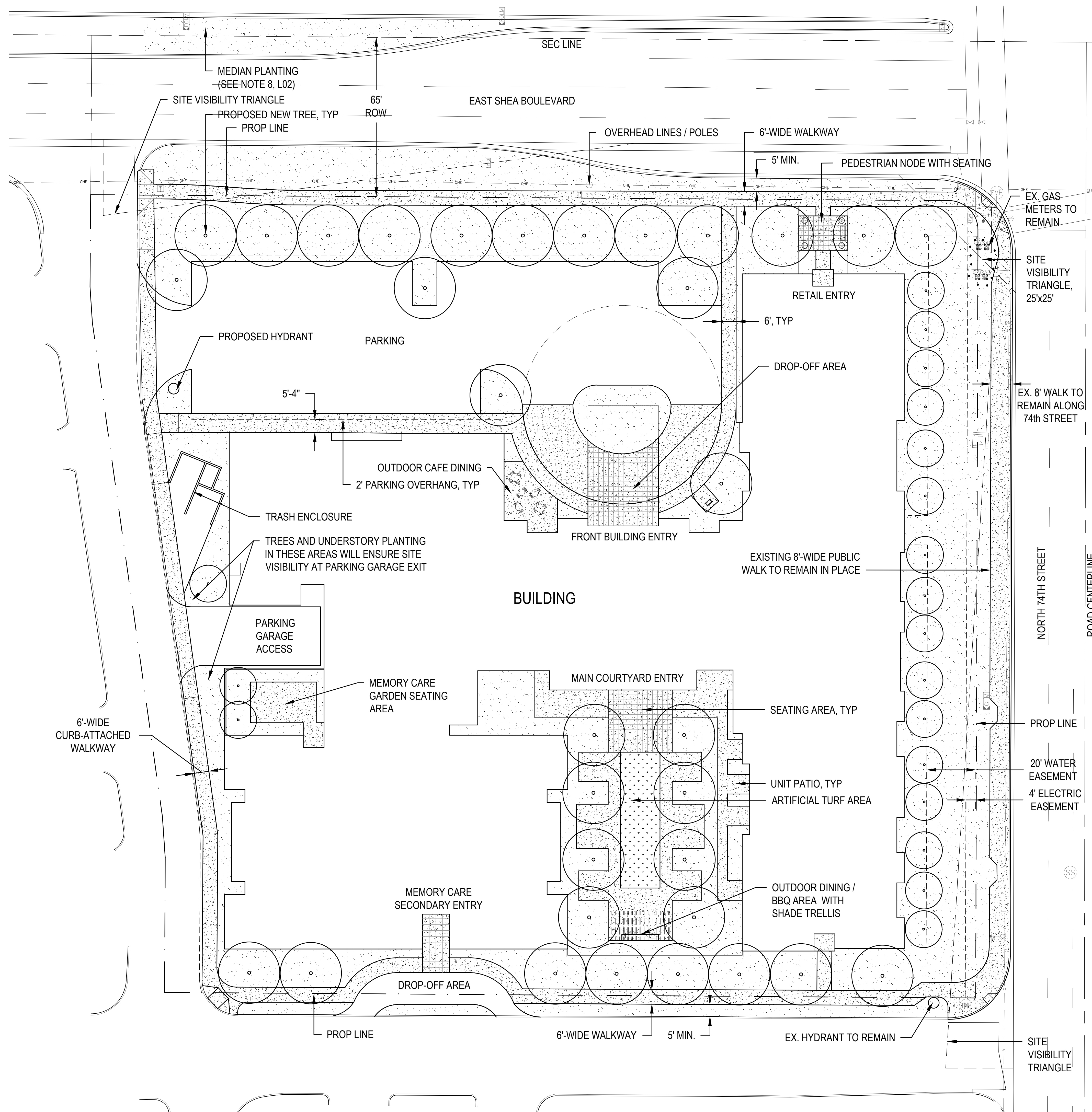
# L02

### LANDSCAPE PLAN LEGEND

- PROPOSED NEW TREE
- LANDSCAPE AREA
- ARTIFICIAL TURF AREA

### 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.
- 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.
- AS PART OF THIS PROJECT, PLANTS WILL BE ADDED TO THE MEDIAN IN SHEA BOULEVARD TO DISCOURAGE MID-BLOCK CROSSING AT THE STREET.



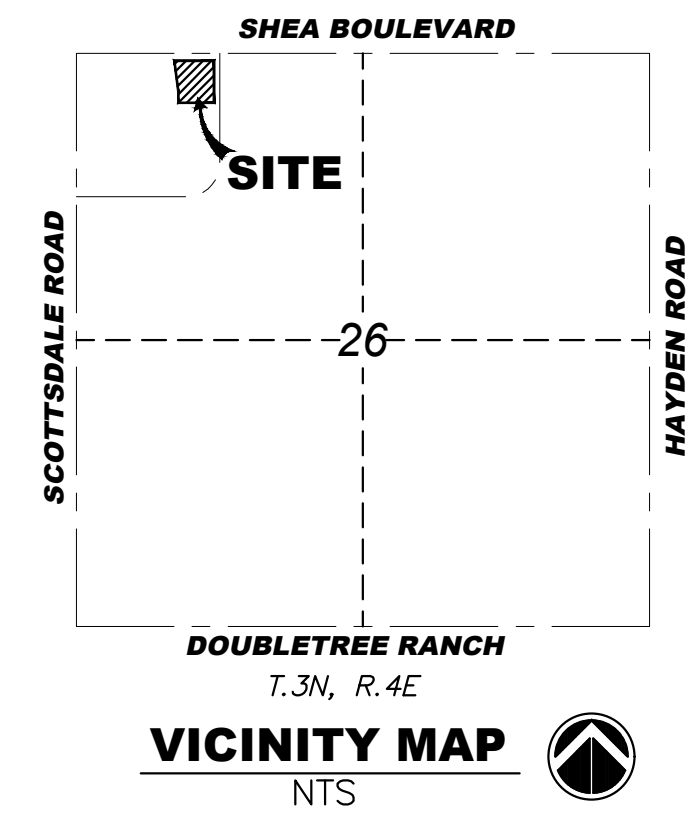
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

ARIZONA BLUE STAKE  
CALL FOR MEASUREMENTS  
811 OR  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

# 7373 E SHEA BOULEVARD SCOTTSDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## PRELIMINARY GRADING AND DRAINAGE PLAN



### LEGAL DESCRIPTION

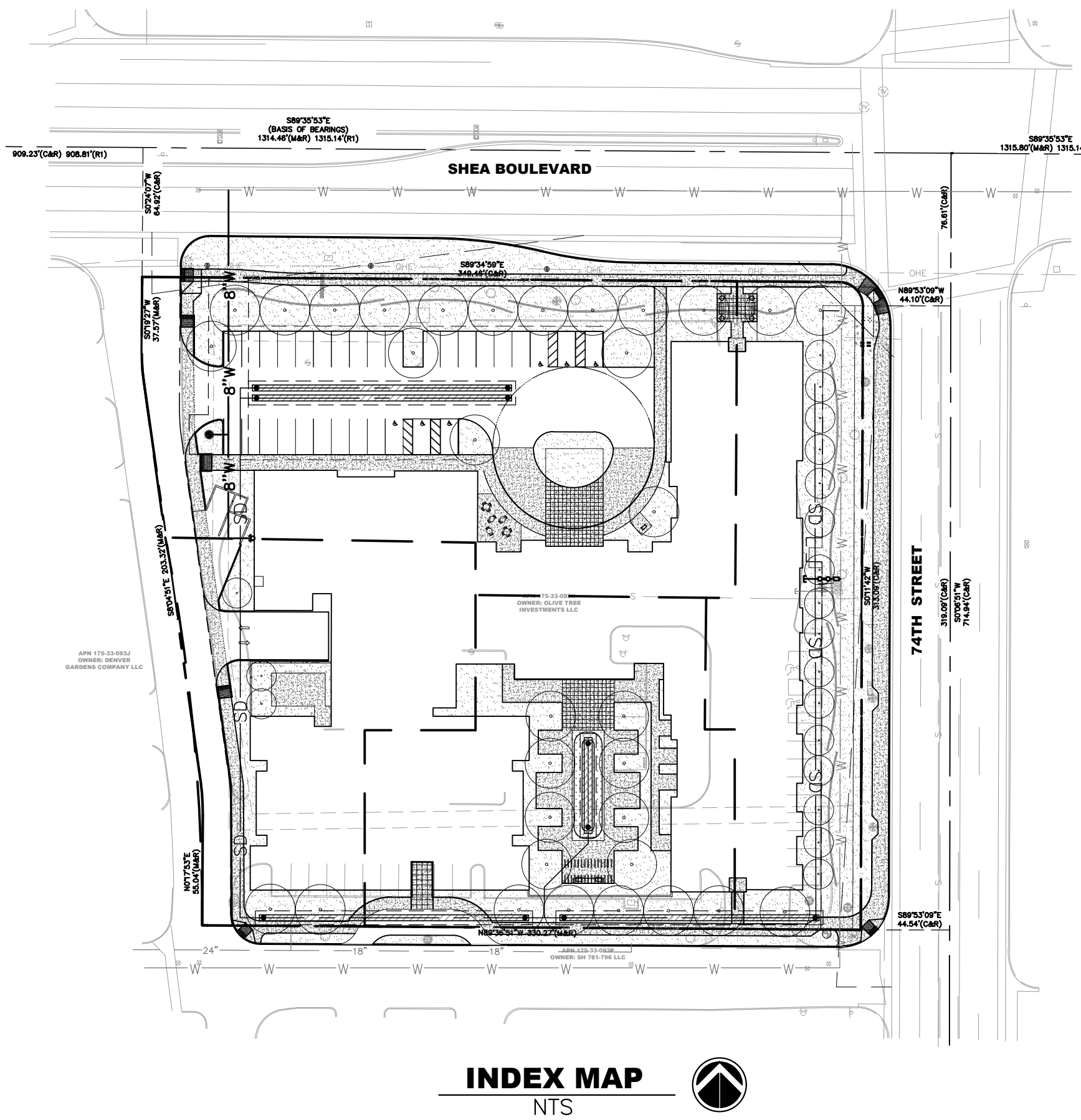
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

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.

### LEGEND

---	PROPERTY BOUNDARY	S	SLOPE
- - - -	SAWCUT LINE/LIMITS OF GRADING	FT	FOOT
---	CENTER LINE	TC	TOP OF CURB ELEVATION
---	1581 EXISTING MINOR CONTOUR	GB	GRADE BREAK
---	1580 EXISTING MAJOR CONTOUR	SW	SIDEWALK
---	1581 PROPOSED MINOR CONTOUR	P	PAVEMENT
---	1580 PROPOSED MAJOR CONTOUR	C	CONCRETE
---	PROPOSED WATER LINE SERVICE	◆	GRADE BREAK
---	CONCEPTUAL GAS LINE	1.0%	FLOW ARROW
---	6" S PROPOSED SANITARY SEWER LINE	P=1425.00	PROPOSED SPOT ELEVATION
		(P=1424.25)	EXISTING SPOT ELEVATION



### DRAINAGE STATEMENT

THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE CITY OF SCOTTSDALE STORM DRAINAGE DESIGN REQUIREMENTS. DUE TO THE SITE BEING COMPLETELY DEVELOPED AND LACKING ANY APPARENT EXISTING RETENTION VOLUME, THE FIRST FLUSH VOLUME IS GREATER THAN THE PRE VS POST VOLUME. A RATIONAL METHOD ANALYSIS WAS PERFORMED FOR THE FIRST FLUSH AND THE PROPOSED DRAINAGE IMPROVEMENTS WILL INCLUDE AN ABOVE GROUND BASIN AND UNDERGROUND RETENTION SYSTEMS. PROPOSED STORM DRAIN INLETS AND STORM DRAIN PIPES WILL BE ADEQUATELY SIZED TO CONVEY THE EXPECTED PEAK FLOWS TO THE UNDERGROUND STORAGE SYSTEMS. THE UNDERGROUND STORAGE WILL DISCHARGE TO THE EXISTING STORM DRAIN NETWORK SOUTH OF THE PROPERTY. EXCESS FLOWS GENERATED ONSITE WILL OVERFLOW TO THE EXISTING STREETS AND DRAIN TO THE SOUTH, WHICH GENERALLY MATCH THE HISTORIC OVERFLOW PATTERN. NO ADVERSE IMPACTS TO THE OFFSITE DOWNSTREAM PROPERTIES ARE ANTICIPATED AS A RESULT OF THE PROPOSED IMPROVEMENTS.

SHEET INDEX	
DRAWING NUMBER	SHEET TITLE
C1	COVER SHEET
C2	PRELIMINARY GRADING & DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN

### ARCHITECT

**RYAN A+E, INC.**  
533 S. THIRD STREET, SUITE 100  
MINNEAPOLIS, MINNESOTA 55415  
PHONE: 612-492-4000  
CONTACT: CARY MOLASH

### CIVIL ENGINEER

**IMEG CORP**  
1600 N. DESERT DRIVE, SUITE 230  
TEMPE, AZ 85281  
PHONE: 480-378-3925  
CONTACT: MIKE JACKSON

### SITE DATA

A.P.N.: 175-33-093H  
AREA : 112,072 SF OR 2,573 AC.  
ADDRESS: 7373 E. SHEA BOULEVARD  
SCOTTSDALE, AZ 85260

### BASIS OF BEARING

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

### SITE 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)

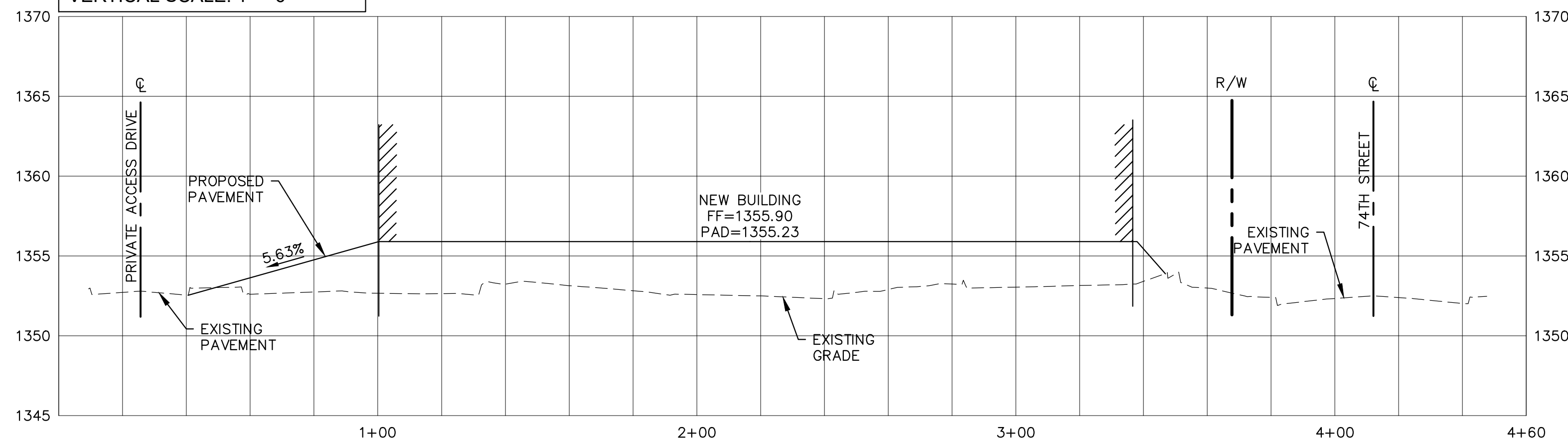
### FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1760 10/16/13	L	12.04.2015	X	N/A

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

PROFILE VIEW OF SECTION A-A  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 6'



RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax

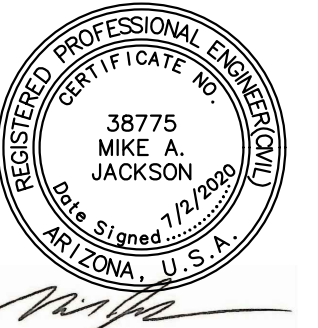
WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



1600 N. DESERT DRIVE  
SUITE 230  
TEMPE, AZ 85281  
PH: 480.951.0517  
FAX: 480.951.2353  
www.imegcorp.com



PROJECT INFORMATION

### ACOYA SHEA SENIOR LIVING

7373 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

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MIKE JACKSON

REGISTRATION NO.	DATE
38775	07.01.2020

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DRAWN BY	CHECKED BY
AM	MJ

JOB NO.	DATE
20001090.00	07.01.2020



COVER SHEET

C1



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JOB NO. 20001090.00 DATE 07.01.2020

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### PRELIMINARY GRADING & DRAINAGE PLAN

# C2

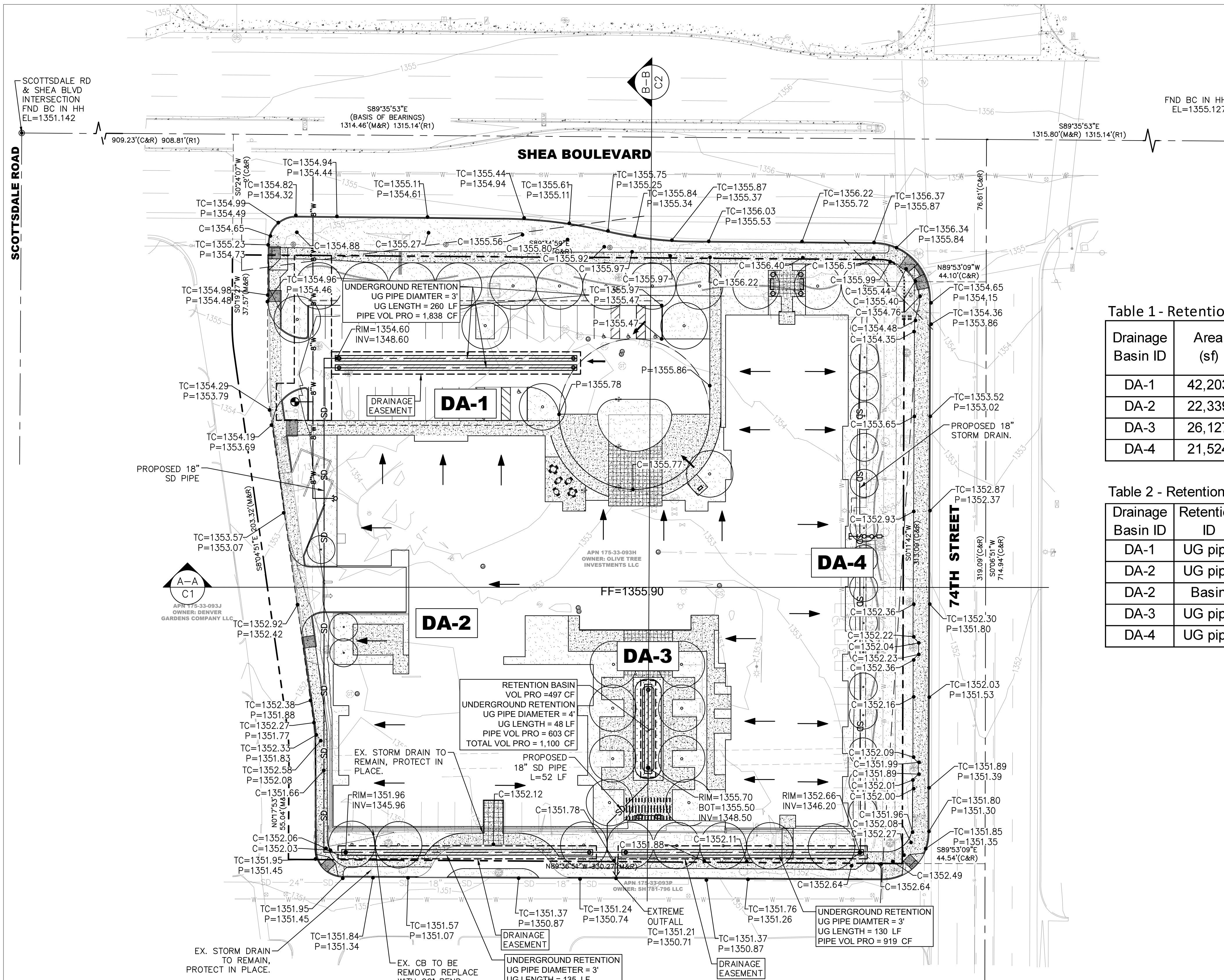


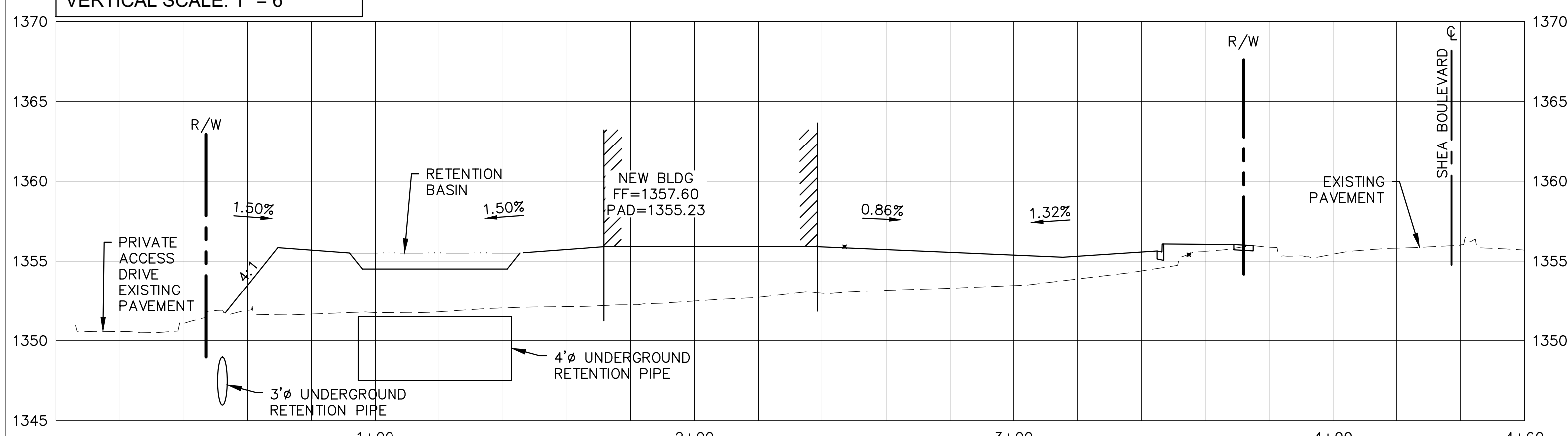
Table 1 - Retention Volume Requirements

Drainage Basin ID	Area (sf)	Area (ac)	C <sub>w</sub> *	Precipitation** (in)	Retention Volume Required (cf)
DA-1	42,203	0.97	1	0.5	1,758
DA-2	22,339	0.51	1	0.5	931
DA-3	26,127	0.60	1	0.5	1,089
DA-4	21,524	0.49	1	0.5	897

Table 2 - Retention Volume Provided

Drainage Basin ID	Retention ID	Pipe Dia (ft)	Pipe area (sf)	Length (ft)	Volume (cf)	Drain Time (hrs)*
DA-1	UG pipe	3	7.07	260	1,838	0.5
DA-2	UG pipe	3	7.07	135	954	0.3
DA-2	Basin	na	na	na	1,100	0.3
DA-3	UG pipe	4	12.56	48		
DA-4	UG pipe	3	7.07	130	919	0.3

PROFILE VIEW OF SECTION B-B  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 6'



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AM	MJ
JOB NO.	DATE
20001090.00	07.01.2020



## PRELIMINARY UTILITY PLAN

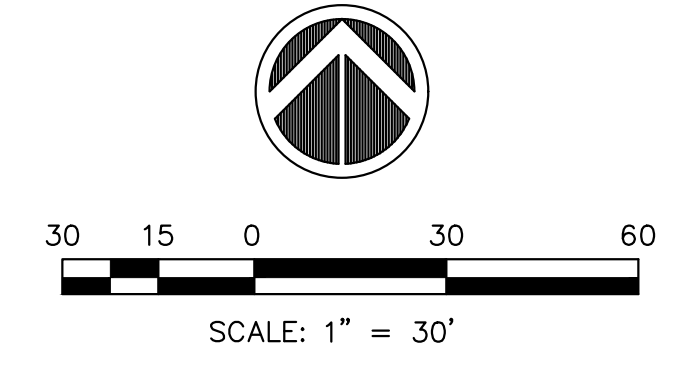
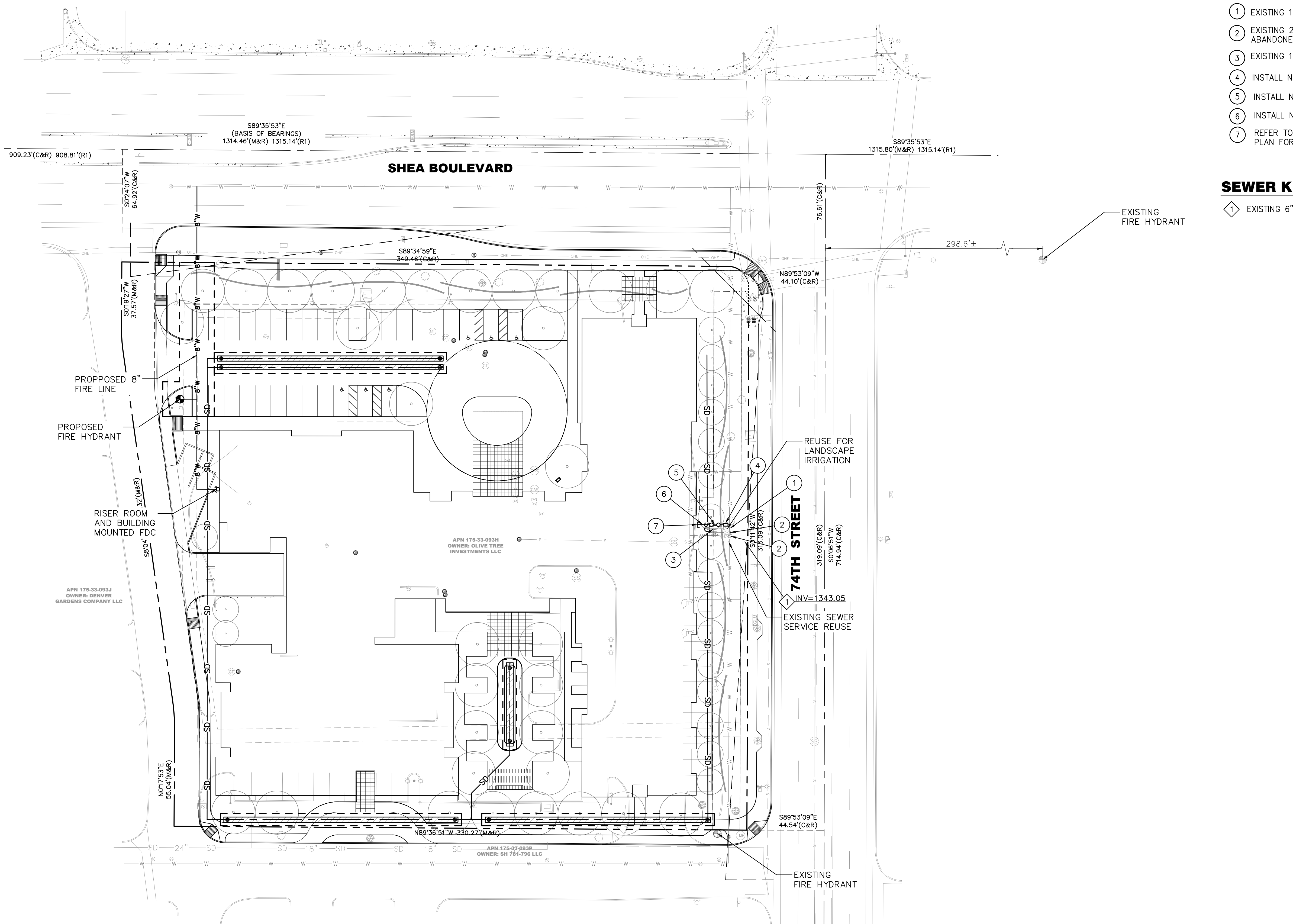
# C3

### WATER KEYNOTES

- 1 EXISTING 1.5" WATER METER
- 2 EXISTING 2" WATER METER TO BE ABANDONED
- 3 EXISTING 1.5" BACKFLOW
- 4 INSTALL NEW 3" METER
- 5 INSTALL NEW 3" BACKFLOW
- 6 INSTALL NEW 3" WATERLINE
- 7 REFER TO BUILDING PLUMBING PLAN FOR CONTINUATION.

### SEWER KEYNOTES

- 1 EXISTING 6" PVC SEWER LATERAL



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LBJ SDG  
JOB NO. DATE  
700-889 4/27/2020

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN -  
LEVEL 1

**PUD014**

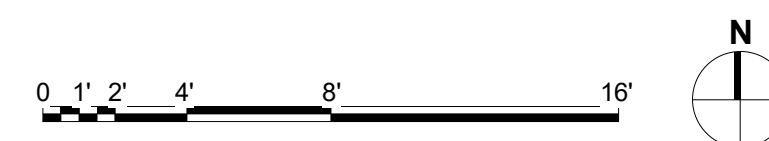
UNIT LEGEND	
1A - 1 BEDROOM	
1B - 1 BEDROOM	
1C - 1 BEDROOM + DEN	
1D - 1 BEDROOM + DEN	
2A - 2 BEDROOM	
2B - 2 BEDROOM	
2C - 2 BEDROOM	
MC UNIT - MEMORY CARE	

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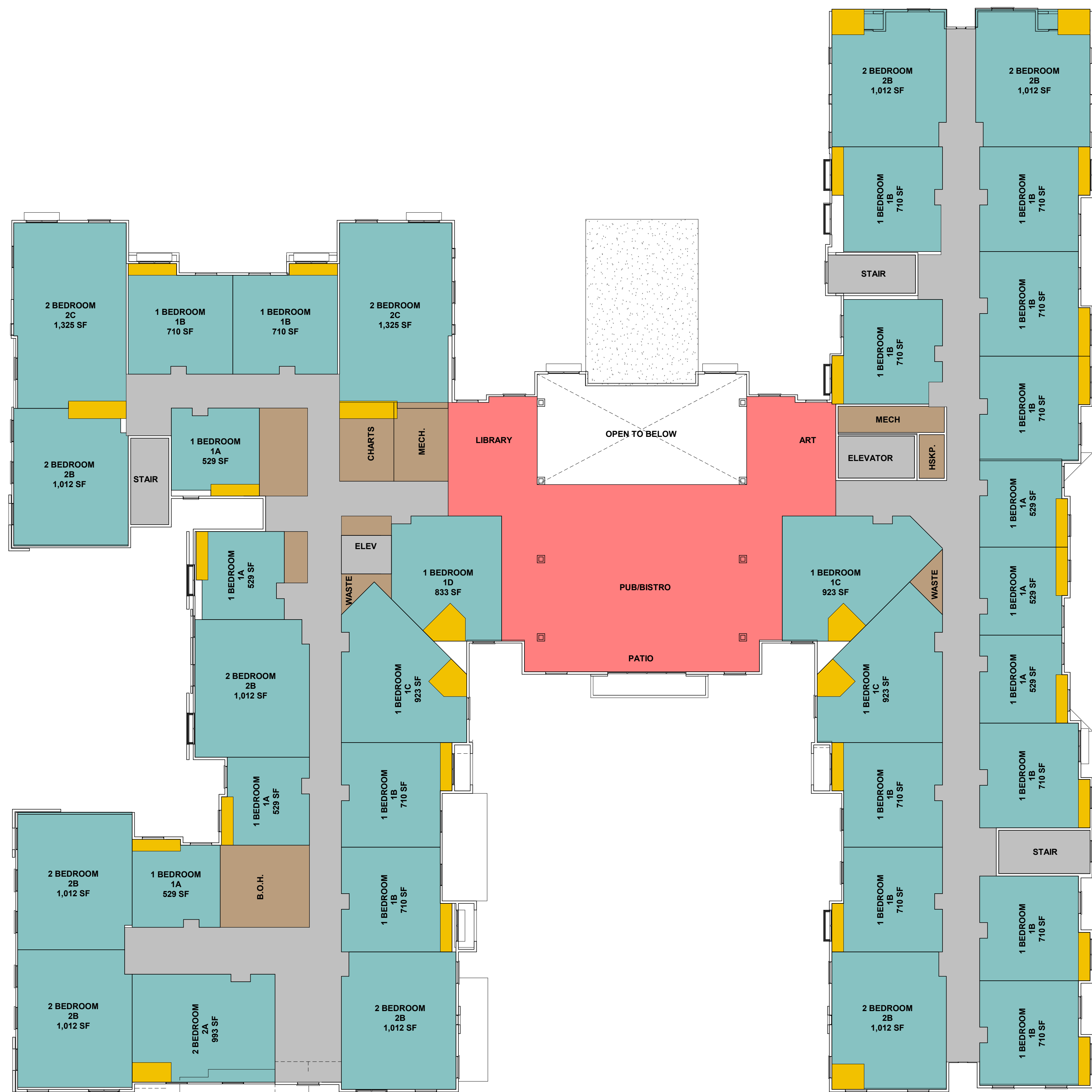
DRAWN BY CHECKED BY  
LBJ SDG  
JOB NO. DATE  
700-889 04/27/2020

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN -  
LEVEL 2

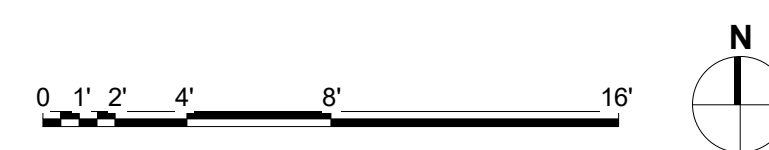
**PUD015**



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	- 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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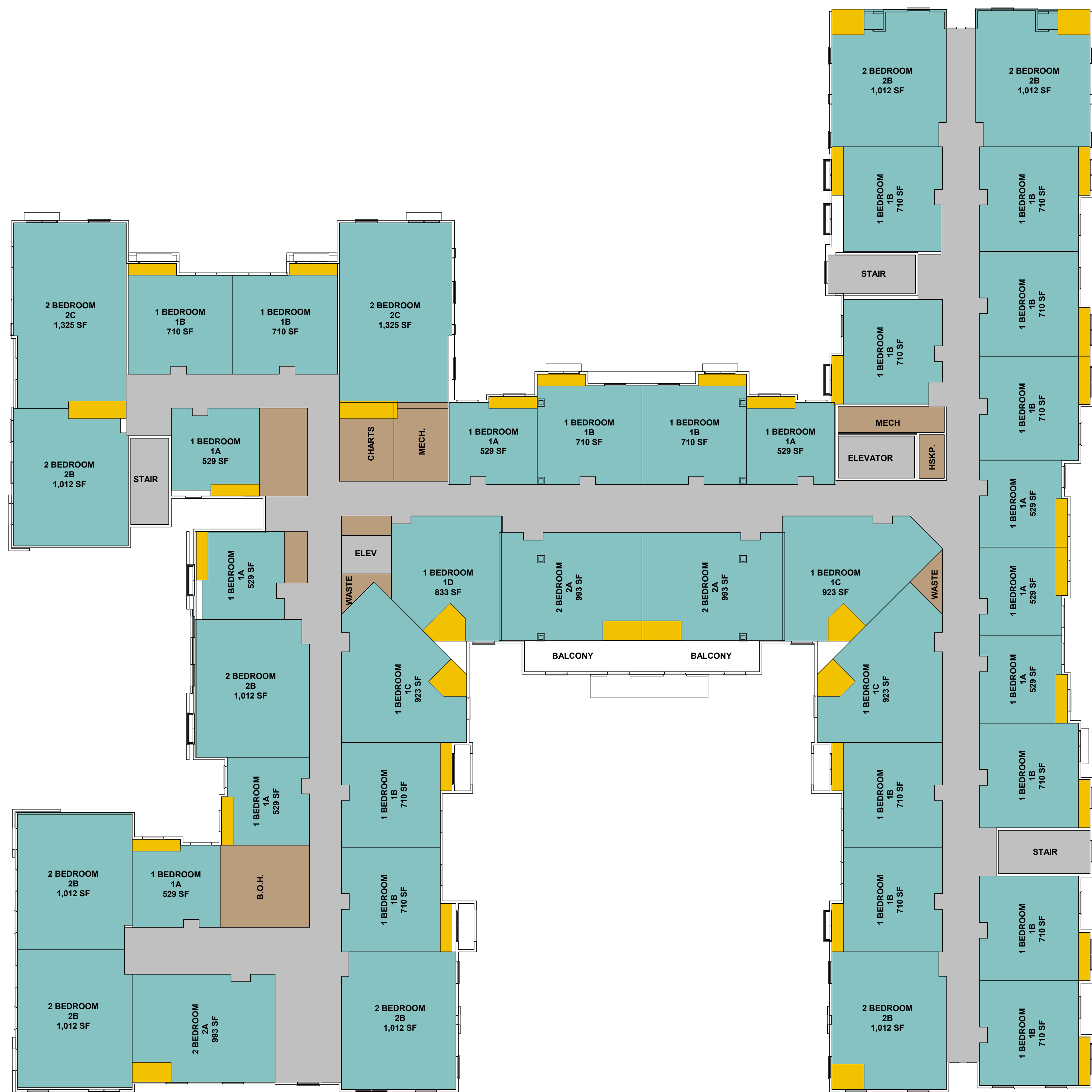
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700-889 04/27/2020

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN -  
LEVEL 3

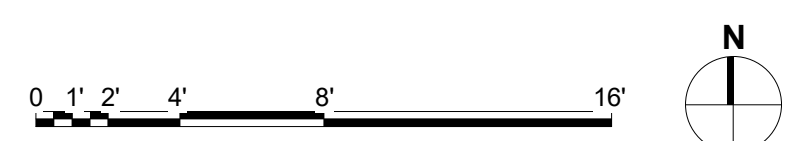
**PUD016**



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>	





**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

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

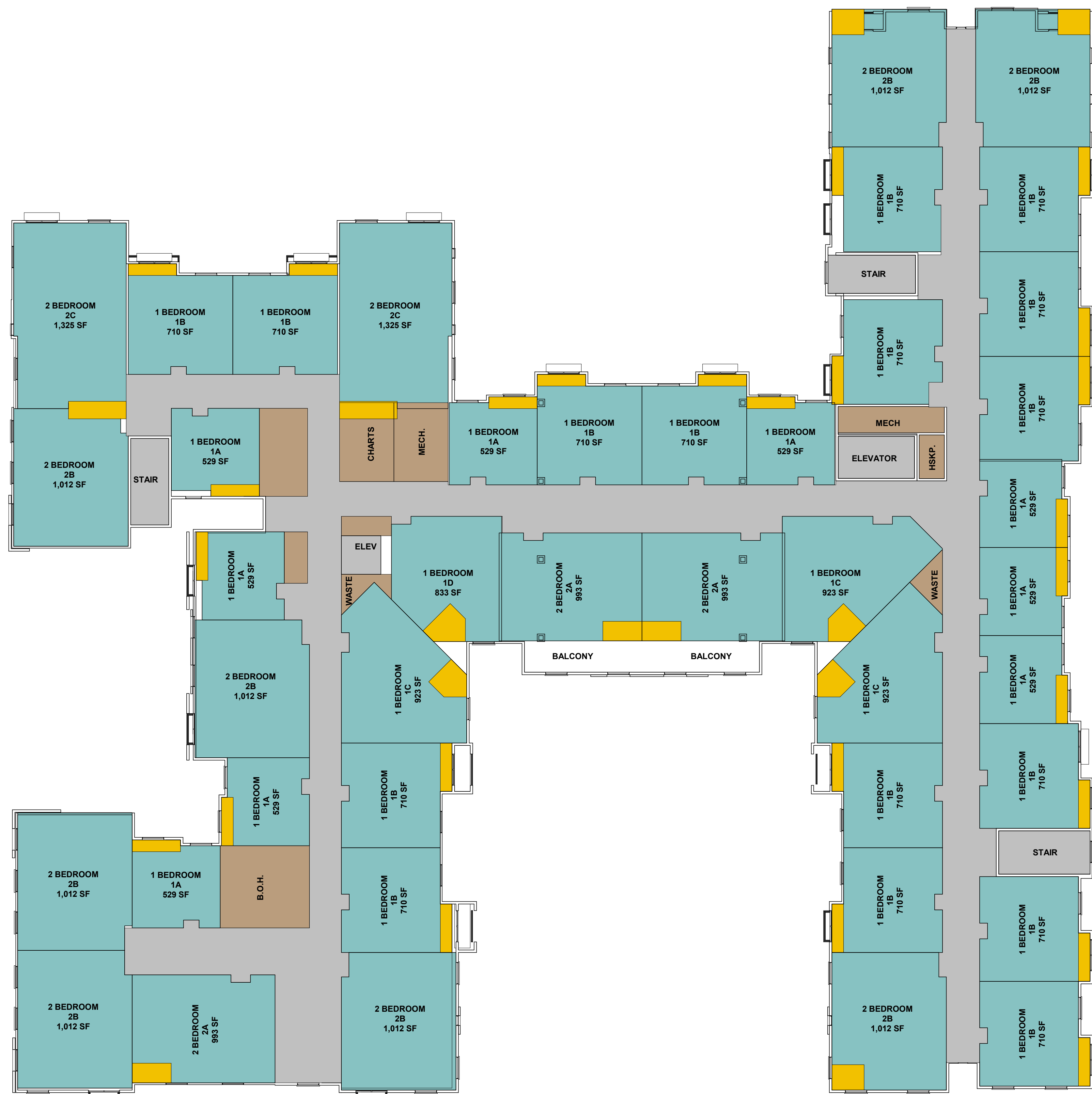
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**

04.27.2020

FLOOR PLAN -  
LEVEL 4

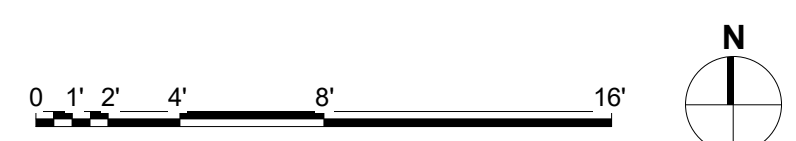
**PUD017**



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

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
1ST FLR

**PUD018**

**UNIT PRIVATE SPACE CALC**

RED'Q OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

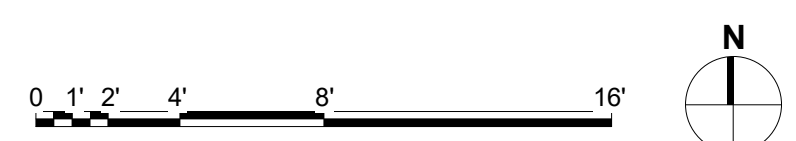
DENOTES PRIVATE SPACE

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"



NOT FOR CONSTRUCTION

PRELIMINARY  
NOT FOR CONSTRUCTION



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SENIOR LIVING**

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

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
2ND FLR

**PUD019**

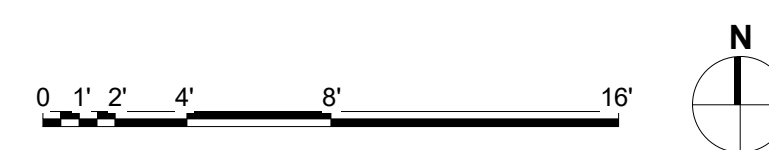
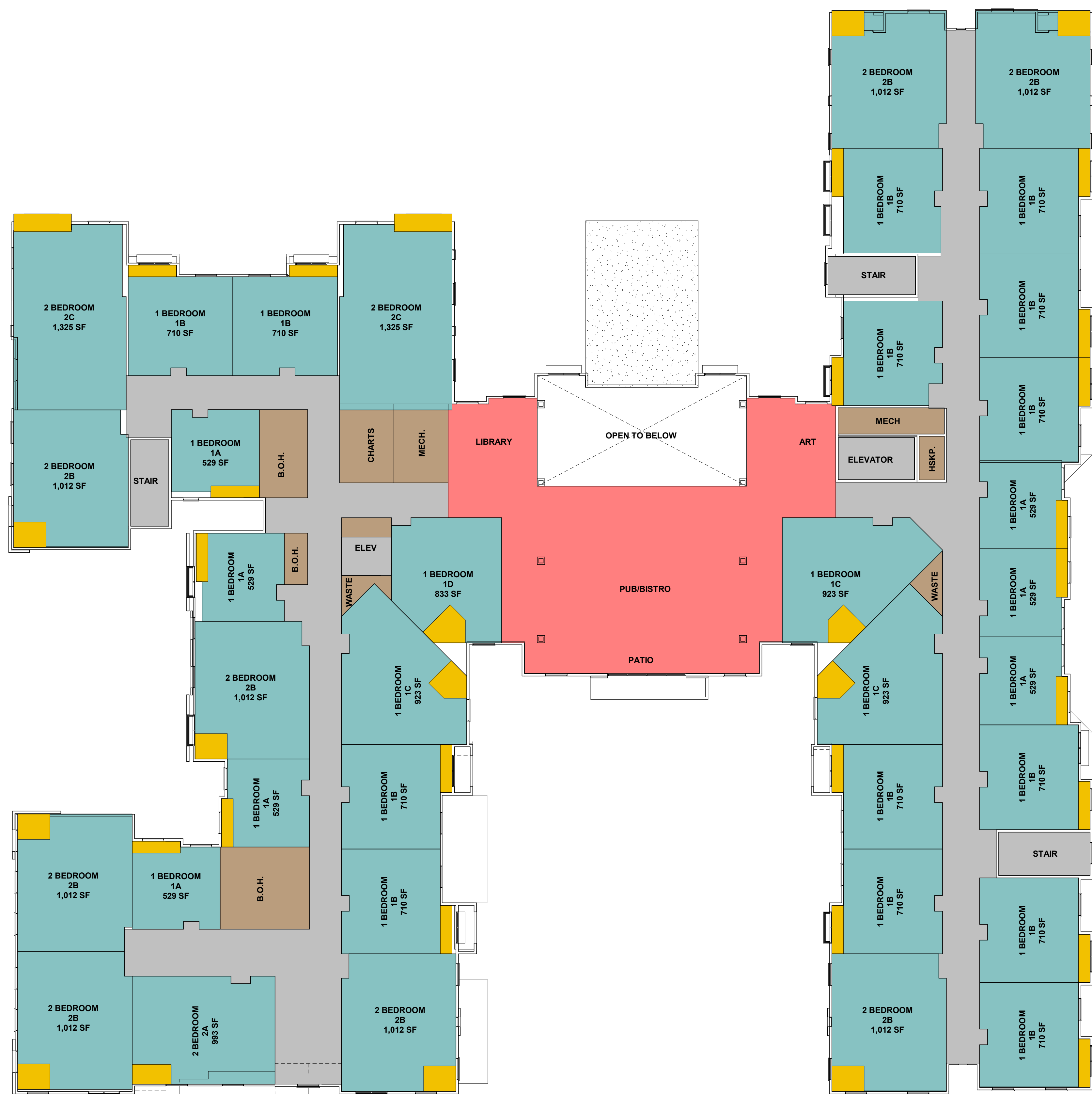
**UNIT PRIVATE SPACE CALC**

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





**ACOYA SHEA  
SENIOR LIVING**

7373 E SHEA BLVD

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BEAU DROMIACK

REGISTRATION NO. 34384 DATE 4/27/2020

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

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
3RD FLR

**PUD020**

**UNIT PRIVATE SPACE CALC**

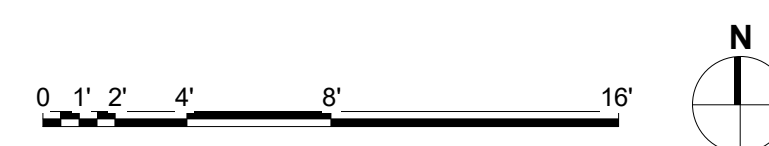
REQ'D OPEN PRIVATE SPACE:  
0.05 X GSF OF UNIT

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"



NOT FOR CONSTRUCTION

PRELIMINARY  
NOT FOR CONSTRUCTION



**ACOYA SHEA  
SENIOR LIVING**

7373 E SHEA BLVD

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BEAU DROMIACK

REGISTRATION NO. 34384 DATE 4/27/2020

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

ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

FLOOR PLAN  
WORKSHEET -  
4TH FLR

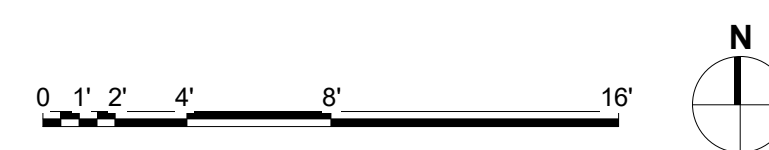
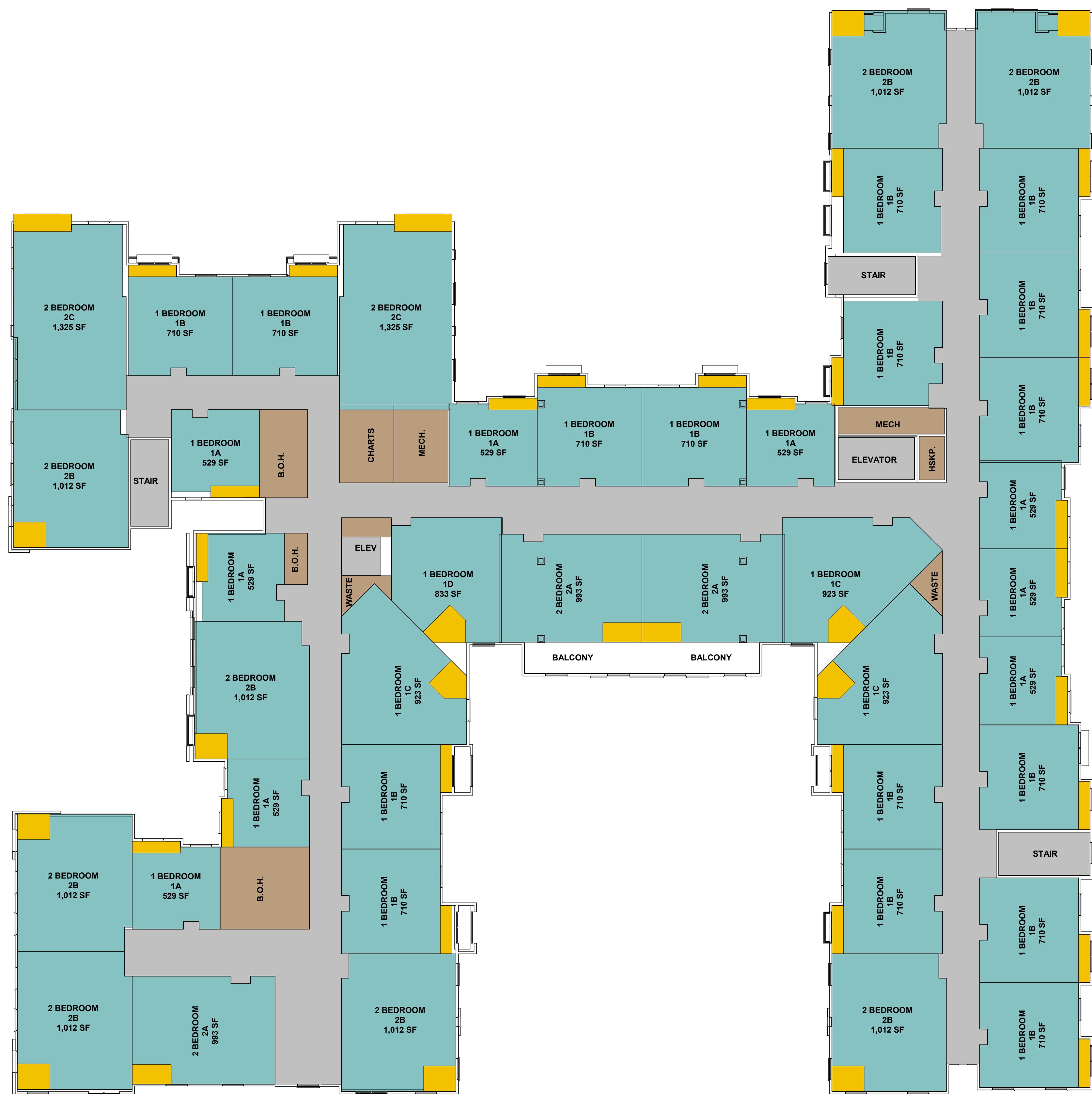
**PUD021**

**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



# 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.

## 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

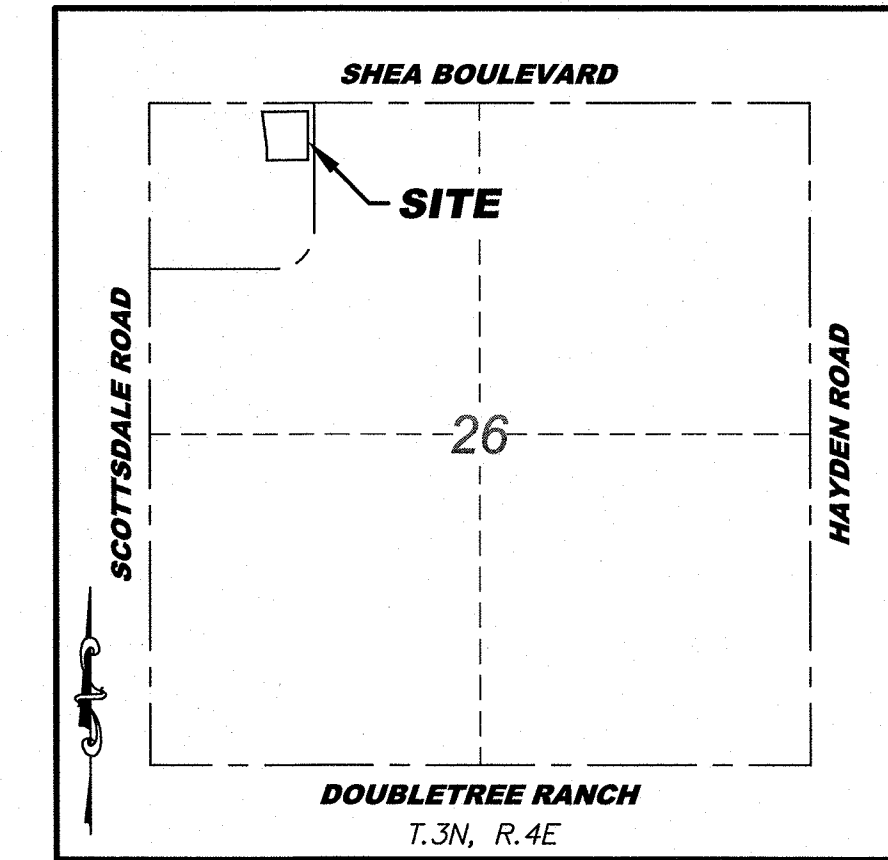
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**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.



**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.

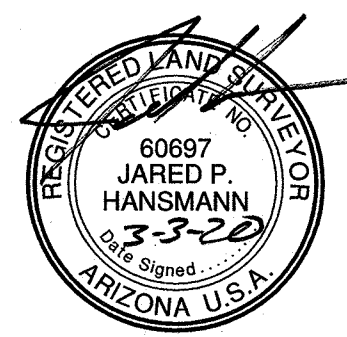
FIELD WORK WAS COMPLETED FEBRUARY, 2020

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

3-3-20  
DATE

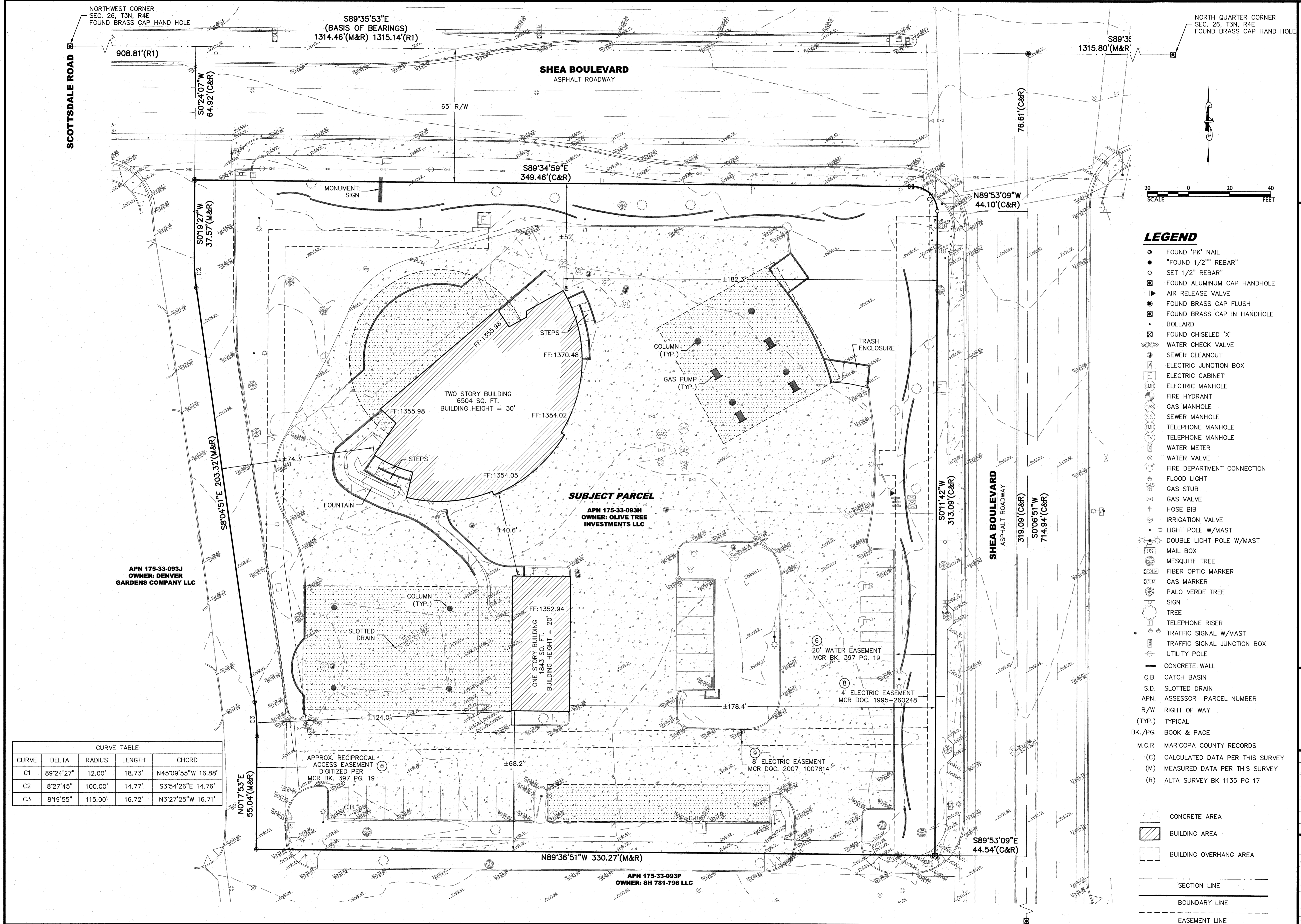
**SIG**  
22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
SURVEY INNOVATION PHONE (480) 922-0780  
GROUP, INC. FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM  
Land Surveying Services

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



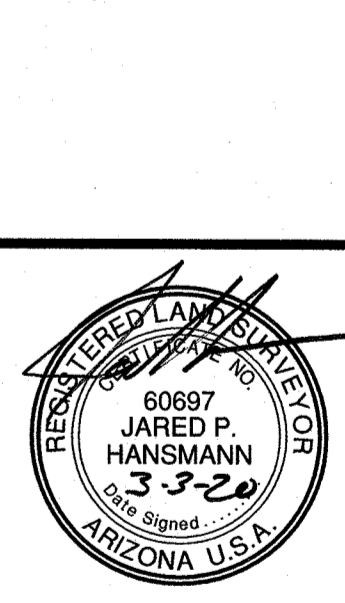
REVISIONS:


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



**SIG**  
 22425 N. 16th ST., SUITE 1  
 PHOENIX, ARIZONA 85024  
 SURVEY INNOVATIONPHONE (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:

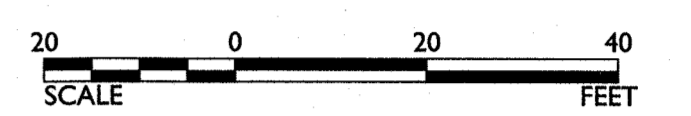

DRAWING NAME: P5305 ALTA  
 JOB NO. P5305  
 DRAWN: JPH/JLD  
 CHECKED: JPH  
 DATE: 03/02/2020  
 SCALE: 1"=20'  
 SHEET: 2 OF 2

**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'



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

NORTHWEST 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°31'  
 1315.80'(M&R)

908.81'(R1)

S0°24'07"W  
 64.92'(C&R)

**SHEA BOULEVARD**  
 ASPHALT ROADWAY

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)

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

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

**SHEA BOULEVARD**  
 ASPHALT ROADWAY

S0°11'42"W  
 313.09'(C&R)

S0°06'51"W  
 714.94'(C&R)

TWO STORY BUILDING  
 6504 SQ. FT.  
 BUILDING HEIGHT = 30'

ONE STORY BUILDING  
 1843 SQ. FT.  
 BUILDING HEIGHT = 20'

20' WATER EASEMENT  
 MCR BK. 397 PG. 19

4' ELECTRIC EASEMENT  
 MCR DOC. 1995-260248

8' ELECTRIC EASEMENT  
 MCR DOC. 2007-1007814

APPROX. RECIPROCAL  
 ACCESS EASEMENT  
 DIGITIZED PER  
 MCR BK. 397 PG. 19

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

S89°53'09"E  
 44.54'(C&R)

N89°36'51"W 330.27'(M&R)

N01°17'53"E  
 55.04'(M&R)