

PROPOSED SENIOR HOUSING INDEPENDENT LIVING BUILDING AND COTTAGES	
ADDRESS	W. PARKWOOD DR.
PARCEL #	50398966

PROPERTY INFORMATION		
NAME	ACRES	SQUARE FEET
PROPOSED PROPERTY	8.53	371567 SF
DENSITY CALCULATIONS		
MAX DENSITY ALLOWED		
SENIOR APARTMENTS	20 DWELLING UNITS PER ACRE	
8.53 ACRES/ 20 DU PER ACRE	TOTAL	18.2 DU'S PER ACRE

PROPERTY SETBACK SCHEDULE			
BOUNDARY	ORIENTATION	SETBACKS	
		REQUIRED	PROPOSED
FRONT	SOUTH	30 FT	30 FT
SIDE	EAST	10 FT	97 FT
SIDE	WEST	10 FT	65 FT
REAR	NORTH	24 FT	24 FT
LANDSCAPE	WEST	65 FT	65 FT

PARKING REQUIREMENTS			
USE/ACTIVITY	MIN. VEHICLE SPACES	MAX. VEHICLE SPACES	MIN. BICYCLE SPACES
SENIOR VILLAGE/ INDEPENDENT LIVING	1.0 PER 3 DU'S	1.5 PER DU	5 PER DU
155 TOTAL PROPOSED UNITS	52 MIN. SPACES	232 MAX. SPACES	78 BICYCLE SPACES

PROPOSED PARKING COUNT	
COUNT	TYPE
5	PARKING SPACE -- ADA
143	PARKING SPACES
20	PARKING SPACE -- COTTAGES
10	SINGLE GARAGE
3	GOLF CART PARKING SPACE
181	GRAND TOTAL

IMPERVIOUS LOT COVERAGE	
TYPE	SF
SIDEWALKS	18,217
ASPHALT DRIVE LANES	99,705
STAMPED CONCRETE	11,420
COTTAGE (10 TOTAL)	33,820
INDEPENDENT LIVING	41,427
TOTAL IMPERVIOUS COVERAGE	204,589
TOTAL IMPERVIOUS/ TOTAL LOT SF	55%

BUILDING COVERAGE			
TYPE	OCCUPANT USE	TOTAL BEDS	SF
SMALL COTTAGE (5 TOTAL)	R-2	10	15,890
LARGE COTTAGE (5 TOTAL)	R-2	10	17,930
INDEPENDENT LIVING	V-A	135	41,427
TOTAL		155	75,247
TOTAL IMPERVIOUS/ TOTAL LOT SF			20.25%

### PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF A THREE-STORY INDEPENDENT LIVING FACILITY (135 UNITS) ALONG WITH TEN SINGLE-STORY DUPLEXES HAVING AN ADDITIONAL 20 UNITS. ALL BUILDINGS WILL BE CONSTRUCTED IN ONE SINGLE PHASE. THE GROSS ACRES IS 8.53 AC. AND WILL BE CONSTRUCTED ON LOT 3, "PARKVIEW PLACE SENIOR VILLAGE".

THE INDEPENDENT LIVING COMMUNITY WILL BE OPEN 24 HOURS A DAY AND WILL EMPLOY BETWEEN 15 AND 20 PEOPLE ONCE THE COMMUNITY LEASES UP AND STABILIZES, WITH A MAXIMUM EMPLOYEE COUNT OF ABOUT 15 AT ANY GIVEN TIME. THERE WILL BE NO CARE PROVIDED TO THE RESIDENTS BY THE FACILITY, BUT SOME RESIDENTS MAY CHOOSE TO RECEIVE LIMITED CARE VIA LOCAL HOME HEALTH PROVIDERS; AS SUCH, THIS FACILITY WILL NOT BE A STATE LICENSED FACILITY. ACTIVITIES PROGRAMMING WILL BE CENTERED ON INCREASING THE QUALITY OF LIFE FOR THE RESIDENTS WHILE ENGAGING THEIR PHYSICAL, MENTAL, AND SPIRITUAL CAPACITY TO INTERACT WITHIN THEIR COMMUNITY FOR MANY YEARS TO COME. ONE MEAL PER DAY WILL BE OFFERED TO THE RESIDENTS OF THE COMMUNITY, AND EACH UNIT WILL BE EQUIPPED WITH A FULL SERVICE KITCHEN.

DAILY VISITORS TO THE COMMUNITY WILL BE PEOPLE VISITING THE RESIDENTS, VENDORS DELIVERING FOOD AND OTHER SUPPLIES, POTENTIAL RESIDENTS AS THEY SEARCH FOR A PLACE TO LIVE, AS WELL AS THE RESIDENTS THEMSELVES.

THE INDEPENDENT LIVING BUILDING WITHIN THE PROPOSED SURPRISE INDEPENDENT LIVING COMMUNITY IS APPROXIMATELY 165,000 SQUARE FEET AND THREE STORIES WITH 135 UNITS. THE UNIT MIX WILL INCLUDE STUDIO, ONE BEDROOM, ONE BEDROOM PLUS DEN, AND TWO BEDROOM UNITS. EACH UNIT WILL BE EQUIPPED WITH A FULL KITCHEN, SEVERAL STORAGE SPACES, A WALK-IN CLOSET, WASHER AND DRYER, AT LEAST ONE RESTROOM, AND AN OUTSIDE PATIO. THE PROPERTY WILL INCLUDE TWO CENTRAL COURTYARDS TO ALLOW THE RESIDENTS AN AREA TO WALK AND BE OUTSIDE, AS WELL AS A LOOPING WALKWAY AROUND THE ENTIRE PROPERTY THAT CONNECTS WITH THE ADJOINING PROPERTIES ON THE SOUTH TO CREATE AN INTERCONNECTED TRAIL WITHIN PARKVIEW PLACE SENIOR VILLAGE. THE BUILDING WILL ALSO INCLUDE A BEAUTY SALON, BILLIARDS ROOM, CARD ROOMS, A THEATER, BISTRO, MAIN DINING ROOM WITH A STAGE, RESIDENT STORAGE LOCKERS, ACTIVITY AND CONGREGATING ROOMS, A WOODWORKING SHOP, A QUILTING ROOM, PIANOS, AND A COMMERCIAL KITCHEN TO SUPPLY GOURMET FOOD TO EACH RESIDENT ONCE PER DAY.

WORKERS AT THE COMMUNITY WILL BE EMPLOYED FOR ACTIVITIES, DIETARY, ADMINISTRATION, MAINTENANCE, MARKETING, HOUSEKEEPING, TRANSPORTATION, AND RECEPTIONIST DUTIES. THE BUS DRIVER WILL BE AVAILABLE TO TAKE RESIDENTS TO VARIOUS COMMUNITY ACTIVITIES IF THEY DESIRE. THE COMMUNITY WILL ALSO BE EQUIPPED WITH AED EQUIPMENT AND AN EMERGENCY BACK-UP GENERATOR.

### PROJECT TEAM:

LAND OWNER:  
SURPRISE AZ, LLC  
985 SW DISK DRIVE, SUITE 110  
BEND, OREGON 97702  
PHONE: (541) 323-2299  
EMAIL: CLIFF@CURRYARCHITECTURE.COM

APPLICANT:  
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ATTN: CALEB PERKINS  
401 CENTRAL STREET SE  
OLYMPIA, WASHINGTON 98501  
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CIVIL ENGINEER:  
TERRASCAPE CONSULTING  
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LANDSCAPE ARCHITECT:  
PHILLIP R. RYAN, LANDSCAPE ARCHITECT P.C.  
ATTN: PHIL RYAN  
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PHONE: (480) 246-9681  
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ARCHITECT:  
LJB DESIGNS, LLC  
ATTN: LYLE BREMMMEYER  
111 MARKET STREET NE, SUITE 325  
OLYMPIA, WASHINGTON 98501  
PHONE: (360) 867-1945  
EMAIL: LJBDESIGNS@COMCAST.NET

### LEGAL DESCRIPTION:

PARCEL No. 1:  
LOT 3, OF PARKVIEW PLACE SENIOR VILLAGE, AS RECORDED IN BOOK 1066 OF MAPS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

PARCEL No. 2:  
THE BENEFICIAL EASEMENT(S) APPURTENANT TO PARCEL NO. 1 CONTAINED IN THAT CERTAIN PLAT RECORDED SEPTEMBER 28, 2010 AS BOOK 1066 OF MAPS, PAGE 19 AND MASTER DECLARATION RECORDED APRIL 29, 2015 AS 2015-297378.

PER TITLE REPORT FROM CHICAGO TITLE AGENCY, INC., ORDER NO. C1602118-347-MC DATED MARCH 29, 2016 AT 7:30 AM, AMENDMENT DATE: APRIL 8, 2016, AMENDMENT NO.: 1/DW

**KINGWOOD PARK PAD (EXISTING SINGLE FAMILY HOMES) (R1-5)**

NEW 12' WATER EASEMENT

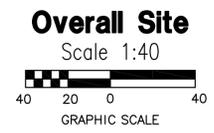
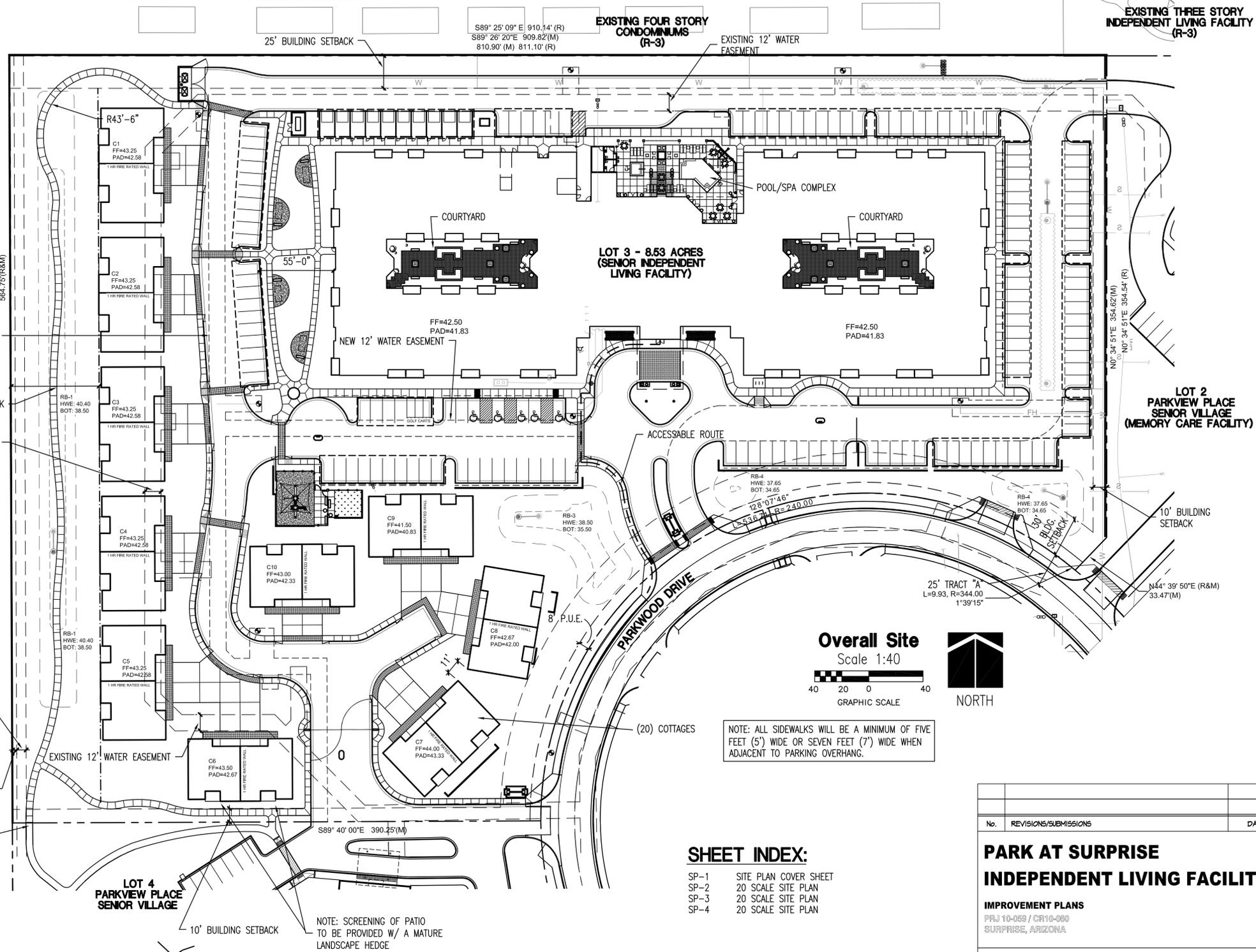
65' LANDSCAPE SETBACK

EXISTING 12' WATER EASEMENT

7' EASEMENT FOR ELECTRIC LINES

3' EASEMENT FOR ELECTRIC LINES

SIDEWALK CONNECTION TO LOT 4



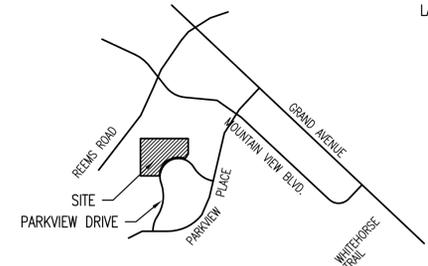
NOTE: ALL SIDEWALKS WILL BE A MINIMUM OF FIVE FEET (5') WIDE OR SEVEN FEET (7') WIDE WHEN ADJACENT TO PARKING OVERHANG.

### SHEET INDEX:

- SP-1 SITE PLAN COVER SHEET
- SP-2 20 SCALE SITE PLAN
- SP-3 20 SCALE SITE PLAN
- SP-4 20 SCALE SITE PLAN

### FIRE APPARATUS ACCESS NOTES:

- A. FIRE ACCESS SHALL HAVE (3) POINTS OF ACCESS/EGRESS:
  - (2) PROVIDED AT MAIN ENTRY, AND
  - (1) PROVIDED AT NORTHEAST CORNER
- B. HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET WITH A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET
- C. THE MINIMUM TURNING RADIUS SHALL MEET AASHTO SB-40



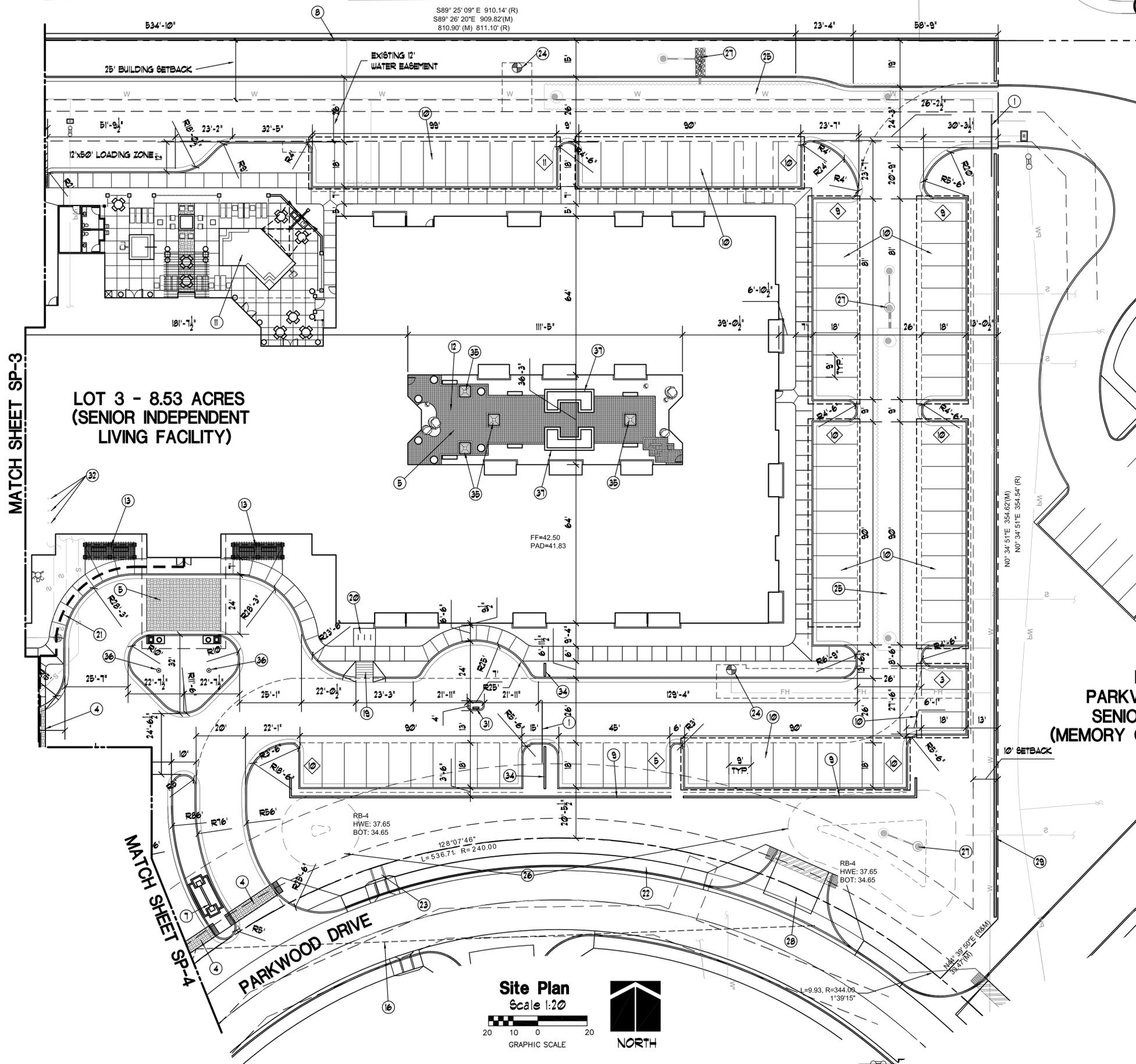
**Vicinity Map**

No.	REVISIONS/SUBMISSIONS	DATE
<b>PARK AT SURPRISE INDEPENDENT LIVING FACILITY</b>		
IMPROVEMENT PLANS		
PRJ 10-068 / CR10-060		
SURPRISE, ARIZONA		
<i>phillip r. ryan</i>		
landscape architect p.c.		
landscape architecture & planning		
4916 s. quiet way		
gilbert, arizona 85298		
(480) 899-5813 fax (480) 963-3674		
DRAWING TITLE		
<b>SITE PLAN COVER SHEET</b>		
	DESIGNED BY: PRR	PROJECT NO.
	DRAWN BY: DLR	SCALE:
CHECKED BY: PRR	DRAWING NO.	
DATE: 6/1/16		<b>SP-1</b>
DATA FILE:		

PROJECT # FS16-273

EXISTING FOUR STORY CONDOMINIUMS (R-3)

EXISTING THREE STORY INDEPENDENT LIVING FACILITY (R-3)



PLAN KEY NOTES:

- ① GATED ENTRY
- ② SHADED PLAY STRUCTURE AND PLAY AREA
- ③ DOG RELIEF AREA
- ④ INTEGRAL COLOR STAMPED CONCRETE CROSSWALKS
- ⑤ INTEGRAL COLOR STAMPED CONCRETE
- ⑥ (10) GARAGES
- ⑦ SIGN MONUMENT
- ⑧ EXISTING MASONRY WALL
- ⑨ DECORATIVE PARKING SCREEN WALL
- ⑩ COVERED PARKING
- ⑪ POOL/SPA AREA W/ B-B-G
- ⑫ COURTYARD
- ⑬ SHADED SEATED TRELLIS
- ⑭ ACCESSIBLE PARKING (2 VAN/ 3 CAR)
- ⑮ 5' SIDEWALK
- ⑯ SIGHT DISTANCE LINE
- ⑰ LIFETRAIL ACTIVITY PANELS
- ⑱ CONCRETE DRIVEWAY
- ⑲ SIDEWALK RAMPS
- ⑳ BIKE PARKING
- ㉑ ACCESSIBLE ROUTE TO ROW
- ㉒ EXISTING 6' WIDE SIDEWALK
- ㉓ NEW CONCRETE SCUPPER
- ㉔ FIRE HYDRANT
- ㉕ UNDERGROUND STORM WATER PIPE
- ㉖ RETENTION BASIN
- ㉗ DRYWELL
- ㉘ EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH CURB & GUTTER & 6' SIDEWALK
- ㉙ NEW 6' CMU WALL
- ㉚ REFUGE
- ㉛ KEYPAD FOR GATED ENTRANCE
- ㉜ HAIR TRAP
- ㉝ GREASE INTERCEPTOR
- ㉞ NEW 5' HIGH DECORATIVE SCREEN WALL
- ㉟ TREE GRATE
- ㊱ FLAGPOLES
- ㊲ RAISED PLANTER

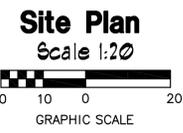
MATCH SHEET SP-3

LOT 3 - 8.53 ACRES  
(SENIOR INDEPENDENT LIVING FACILITY)

LOT 2  
PARKVIEW PLACE  
SENIOR VILLAGE  
(MEMORY CARE FACILITY)

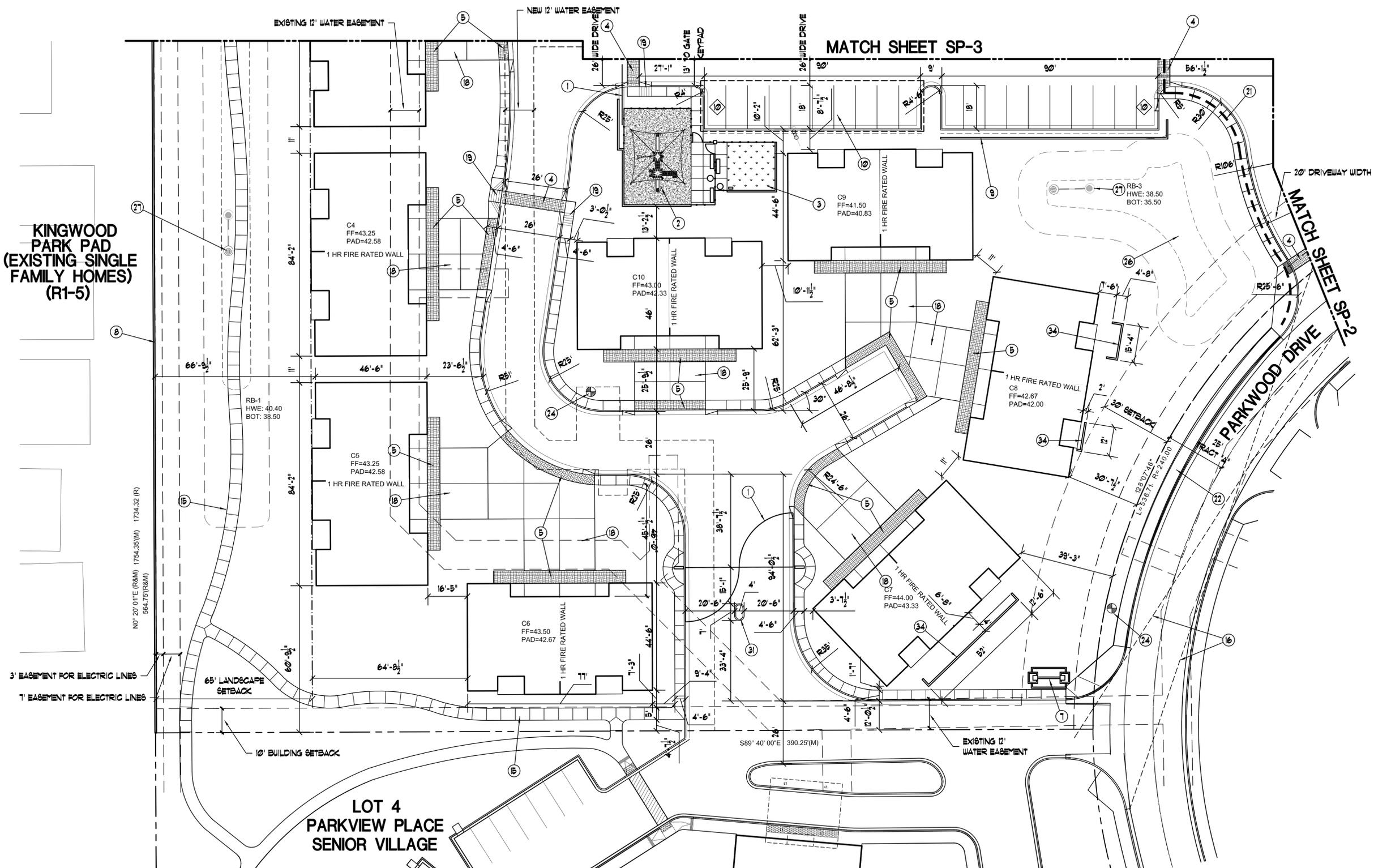
MATCH SHEET SP-4

PARKWOOD DRIVE



No.	REVISIONS/SUBMISSIONS	DATE
<p><b>PARK AT SURPRISE</b> <b>INDEPENDENT LIVING FACILITY</b></p> <p>IMPROVEMENT PLANS PRJ 10-059 / CR10-060 SURPRISE, ARIZONA</p> <p><i>phillip r. ryan</i> landscape architect p.c. landscape architecture &amp; planning</p> <p>4916 s. quiet way gilbert, arizona 85238 (480) 899-5813 fax (480) 963-3674</p>		
DRAWING TITLE		
<b>SITE PLAN</b>		
	DESIGNED BY: PRR	PROJECT NO.
	DRAWN BY: DLR	SCALE:
CHECKED BY: PRR	DRAWING NO.	<b>SP-2</b>
DATE: 8/1/16		
DATA FILE:		





- PLAN KEY NOTES:**
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<b>PARK AT SURPRISE INDEPENDENT LIVING FACILITY</b>		
IMPROVEMENT PLANS PRJ 10-059 / CR10-060 SURPRISE, ARIZONA		
<i>phillip r. ryan</i> landscape architect p.c. landscape architecture & planning		
4916 s. quiet way gilbert, arizona 85298 (480) 899-5813 fax (480) 963-3674		
DRAWING TITLE		
<b>SITE PLAN</b>		
	DESIGNED BY: PRR	PROJECT NO.
	DRAWN BY: DLR	SCALE:
CHECKED BY: PRR	DRAWING NO.	<b>SP-4</b>
DATE: 8/1/16		
	DATA FILE:	