LONE MOUNTAIN SENIOR LIVING

Case Z-28-14-2

Development Narrative

Northeast Corner/Lone Mountain Road and 43rd Street

City Council Approval: July 1, 2015

Minor Amendment Approval: January 16, 2018

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance- regulations and does not modify other City Codes or requirements.

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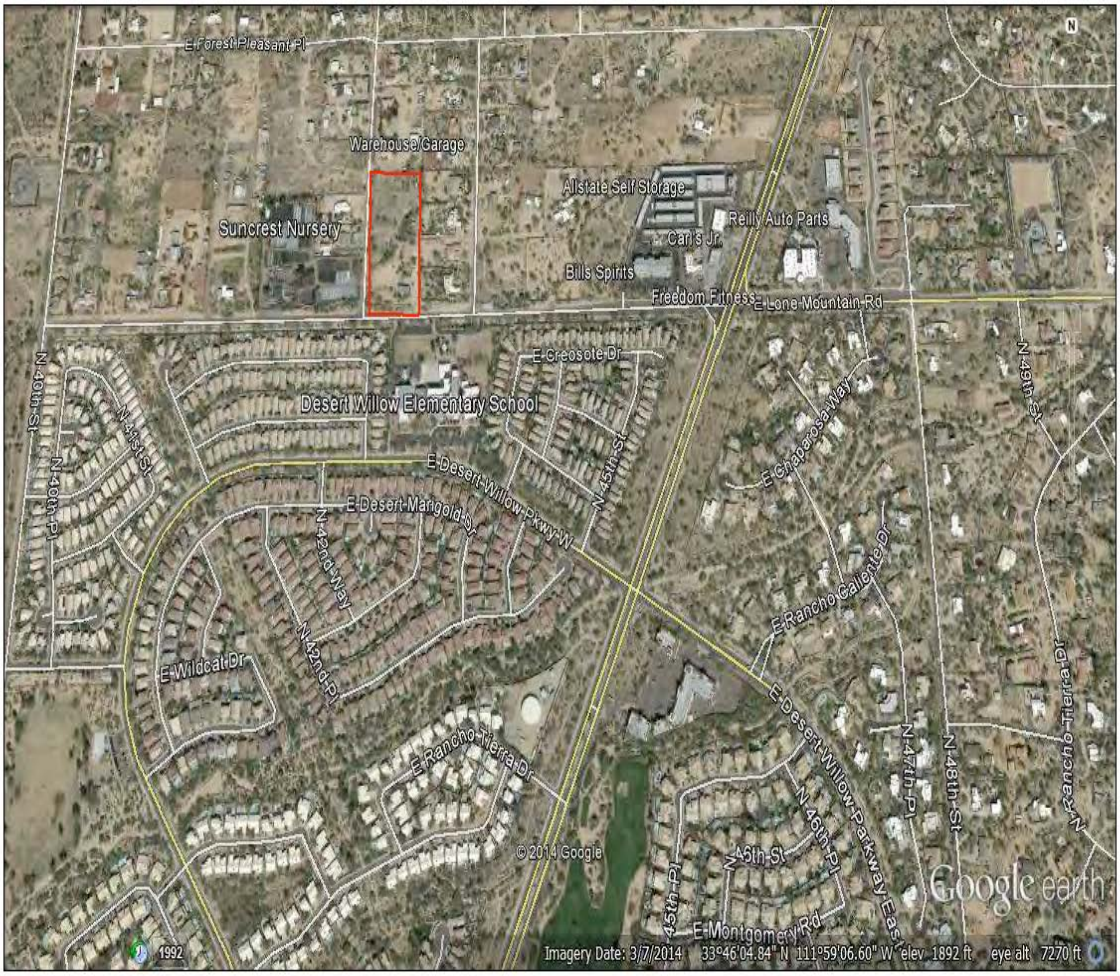
Lone Mountain Senior Living Regional Context Exhibit



Lone Mountain Senior Living Community
PLANNED UNIT DEVELOPMENT

A. PURPOSE AND INTENT

A.1 PROJECT OVERVIEW:

Laura and Jeffrey May, with the assistance of John Nicholson and the included parties, on behalf of Green Thumb Nursery, LLC, are pleased to present a proposal for an approximate 4.23 acre parcel generally located at the Northeast corner of 43rd Street and Lone Mountain Road. Accordingly, it is located in the Desert View Village (Council District 2) of the City of Phoenix. The property was annexed into the City of Phoenix jurisdictional boundaries in 1989 and is currently zoned as S-1 and has been used since the purchase in June 1996, by Green Thumb Nursery, LLC, as a nursery and greenhouse operation.

More specifically, this Development Narrative complements a request to rezone the property from S-1 (Ranch or Farm Residence District) to PUD (Planned Unit Development) for the development of an Assisted Living Center for seniors. The single story development will consist of 40 suites/maximum 60 residents under a single roof with a gross building area of approximately 27,421 square feet (including covered walkways and porte-cochére) of the 184,562 net square feet for a lot coverage of approximately 14.85%.

The PUD supports the neighborhood by providing access to senior living in a residential setting. The design has been constructed with input from the neighborhood at large, which has occurred prior to the submission of the PUD.

Assisted Living for the senior population is a residential model, which is well positioned for areas such as the PUD subject property. Thus, they are typically not a "Core" application. There are currently more than 30,000 Assisted Living facilities in the United States. They are vital to supporting population centers such as can be found in Desert View Village. It has been determined that there is a significant need for additional assisted living units for senior adults in the immediate area and Desert View Village. These types of residential developments for senior adults have minimal impact on traffic, and are designed as a social and residential model. They have zero impact on schools as the average age of the typical resident is 80-85 years. Thus, they typically do not belong in a Village Core or in a commercially designated area.

Unlike skilled nursing care or independent living, assisted living is better suited for a neighborhood setting. It is important to recognize that the majority of the existing assisted living units, within the Village are different from the PUD in that they are incorporated into CCRC's also known as Continuing Care Retirement Communities (Vi of Silverstone and Vi of Grayhawk). CCRC's include independent, assisted, and skilled nursing components, unlike the PUD which is strictly a boutique Assisted Living Center.

The PUD development design is for a boutique rental Assisted Living Center that will serve the Village, vs. area residents having to pay very high entrance fees ($220,000.00 to $750,000.00 minimum + monthly fees) for entry into one of the Vii Continuing Care Retirement Communities that are located in the general area. In fact, the PUD will help to eliminate a condition that currently exists within the Village, whereas families are having to place their loved ones in assisted living facilities significant travel distances away due to a lack of available assisted living options within the Village area. As such, the PUD is designed to meet that need.

The development of the property will provide substantial benefits to the area and its residents. Besides meeting an unmet demand for senior living options, it will potentially increase surrounding property values, create new local job opportunities and develop the parcel in a manner which is consistent with the neighborhood vs. its current use as a greenhouse/nursery operation, which is mostly unwanted by the neighborhood at large. The design and nature of the PUD, which has minimal impact on Village services, is an ideal use for the property.

A.2 PROJECT GOALS:

The primary goals of the PUD are to:

- Preserve the character and lifestyle of neighboring properties while serving an unmet need.

- Maintain and enhance existing landscapes and the majority of natural vegetation to conserve and minimize disruption to the natural ecosystem of the area. Add landscaping elements that will reduce existing dust issues and make the area more aesthetically appealing.

- Establish a development that will be well received by the neighborhood at large and meets the needs of those village residents and their loved ones, who are or will benefit from assisted living residency.

The intent of the PUD is to ensure compatibility with surrounding properties through transformation of the Phoenix Zoning Ordinance standard provisions into a tool that facilitates high quality, context specific development, while also addressing goals specific to the City of Phoenix General Plan.

A.3 OVERALL DESIGN CONCEPT:

Lone Mountain Senior Living proposes a multifamily use, as a boutique Assisted Living Center for senior adults. It is designed as a single story residential building model including 40 suites under a single roof. The overall platform, including covered walkways and porte-cochére is 27,421 square feet or 14.85% of the lot coverage. The building incorporates a maximum height of 18 feet. The design marries the theme of the area including southwest character elements. The overall design includes purposeful walkways, a gazebo and significant landscaping. The building has been designed and oriented so that it directly borders only East Lone Mountain Road and North 43rd Street, thus orienting it the farthest from the bordering residential lots.

A.3.a USE CATEGORIES.

Lone Mountain Senior Living proposes a residential assisted living development under a single roof for senior adults. It will consist of 40 units with a maximum density of 60 beds.

A.3.b THEME.

The overall design concept centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique Sonoran desert vegetation along with preservation of the existing topographical features of the site, is paramount to the neighborhood design. Careful implementation of the development standards and architectural character will ensure that the character of the area is maintained, while also preserving views of the surrounding neighborhood. The single story design and extensive landscaping will ensure this condition.

Sustainability of the proposed neighborhood will be achieved through minimum parking requirements (assisted living residents, which average in age of 80-85 years of age do not typically drive or have automobiles) to reduce runoff and heat gain, reduced lighting standards to accomplish the Dark Sky lighting provisions, and the integration of green residential building techniques to greatly conserve valuable energy resources.

This overall design concept will provide for a high quality living environment that respects the natural features of the site while also providing for compatible community form.

Grading and drainage have been accounted for to facilitate adequate retention, absorption and distribution. In fact, the PUD is contemplated to alleviate some existing drainage issues related to four of the single family residences to the east, whose homes were built after the PUD subject was acquired by the PUD applicant.

A.3.c SITE DATA

PROJECT SITE DATA TABLE
4302 EAST LONE MOUNTAIN ROAD

DESCRIPTION	TOTAL
Existing Zoning	**S-1**
Proposed Zoning	**PUD (Planned Unit Development)**
General Plan	**Large Lot Residential (0-2 du/ac)**
Gross Lot Area	**5.0 acres**
Net Lot Area	**4.23 acres**

B. Land Use Plan

An integral part of the PUD requests is the Conceptual Site Plan that demonstrates how the request will be implemented and if the requested development regulations are warranted. The proposed Site Plan for Lone Mountain Senior Living illustrates a concerted effort by the development team to integrate the unique and sensitive character of the neighborhood to help maintain a stable regional environment.

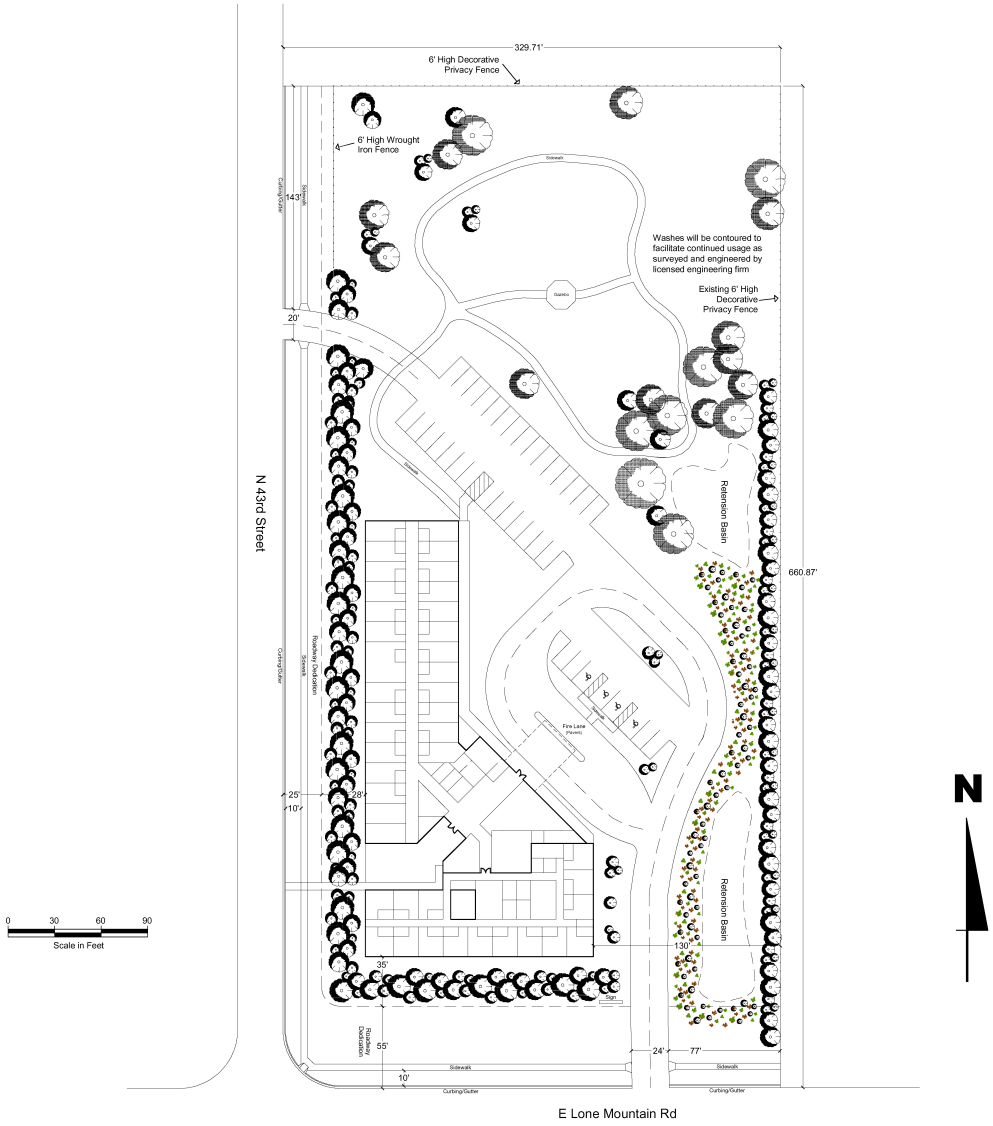
Providing appropriate and compatible open space/green space, the current land plan illustrates a single story building of approximately 27,421 square feet, including covered walkways and Porte-cochére, on a lot of approximately 184,562 square feet for approximately 14.85% lot coverage.

Sustainable and environmentally sensitive landscape design will be implemented utilizing existing mature landscape materials to remain in place, or for salvage and re-vegetation where feasible to create a distinctive aesthetic that is unique to the Lone Mountain Senior Living PUD and sensitive to the surrounding community. Unique site amenity programming includes a variety of active and passive recreational opportunities to accommodate residents. This is primarily in the form of walking paths, courtyards and a covered lounging area.

Vehicular access to the project will incorporate indigenous landscape materials. In addition to the existing 55-foot right of way, the setback to the building from Lone Mountain Road is an additional 35 feet. This includes a 25-foot heavily landscaped streetscape tract along Lone Mountain Road, which includes indigenous plant material. Likewise, 43rd Street has a 25-foot right of way and a 28-foot building setback. The building setback includes a 25-foot heavily landscaped streetscape, which includes a generous amount of indigenous plant material.

The main point of access and parking areas have been designed with minimum acceptable paving width to reduce runoff and minimize heat gain. The design is such that the existing parcel entrance currently supporting the nursery and greenhouse operations will be adjusted to the west to provide an additional landscaped buffer zone between the residential lots to the east. Assisted Living generates minimal traffic by virtue of the nature of the type of residency (average 80-85 years old).

Conceptual Site and Landscape Plan for Lone Mountain Senior Living



Owner

Greenthumb Nursery LLC
4302 E. Lone Mountain Road
Phoenix, AZ 85331

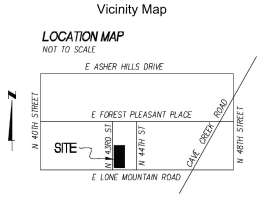
Project - Site Data

Description	Total
Existing Zoning	S-1
Proposed Zoning	PUD (Planned Unit Development)
General Plans	Large Lot Residential 0-2 DU/AC
Gross Area	5.002 Acres
Net Area	4.237 Acres

Lot Development Standards (Proposed)

Number of Units	40 Units
Height	18 feet
# of Stories	1 story
Parking	33 standard 4 accessible 37 total
Gross Building Area	27,421 square feet
Max Lot Coverage	40 %
Minimum Building Setbacks	
South	35 feet
West	28 feet
East	35 feet
North	35 feet

Vicinity Map



Sheet No.	Checked By:	Revision		For the Owner:	Date
Site Plan			Lone Mountain Senior Living 4302 E. Lone Mountain Road Phoenix, Arizona 85331	Green Thumb Nursery LLC 4302 E. Lone Mountain Road Phoenix, AZ 85331	2 Sept 2014

C. Site Conditions and Location

C.1 ACREAGE:

The property, generally located at the northeast corner of Lone Mountain Road and 43rd Street. The lot area is represented as 184,562 square feet or approximately 4.23 acres. The gross lot area is represented as approximately 217,800 square feet, which includes dedications on the north half of Lone Mountain Road and the east half of 43rd Street.

C.2 LOCATION IN RELATION TO MAJOR INTERSECTIONS OR AREAS OF REGIONAL SIGNIFICANCE:

The property is situated approximately 2,200 feet from the North Cave Creek Road intersection and approximately 2,300 feet from North 40th Street intersection. The entire south side of the parcel is bordered by Lone Mountain Road (approximately 330 feet including dedications) and is currently accessed and serviced from Lone Mountain Road. The entire west side of the parcel is bordered by North 43rd Street (approximately 660 feet including dedications), which feeds into Lone Mountain Road on the South and Forest Pleasant Place on the North. 43rd Street, which also feeds into North Cave Creek Road on the east and 40th Street on the west.

Directly across the street is Desert Willow Elementary School. However, the PUD is located in the Lone Mountain Elementary School District. Given the fact that this is an Assisted Living Center for senior adults, it will have zero impact on the school.

C.3 TOPOGRAPHY AND NATURAL FEATURES:

The property is primarily flat with a modest slope to the north. There are a few minor washes, which are addressed in the Grading and Drainage Plan of the PUD. It is slightly landscaped with some natural mature trees, bushes and cacti. The driveway is of compacted dirt and there is no paving on the property. It currently contains several portable buildings, which will be eliminated in the PUD development.

The existing vegetation, although scarce, of the property is generally consistent with Sonoran desert vegetation commonly found throughout undeveloped areas within the Desert View Village area.

D. General Plan Conformance

The Land Use Map identifies a maximum residential density as Residential 0-2 du/acre. Directly across Lone Mountain Road, to the direct south of the PUD is zoned R1-6 PCD and is also known as Desert Willow Elementary School and to the southwest of the PUD is a residential subdivision, also known as Tatum Ranch. It should be noted that Tatum Ranch, although which a very small portion of the homes would have some type of limited sight view of the PUD subject, has no access or egress via Lone Mountain Road. It is not in the neighborhood boundaries and has no significant bearing on the PUD subject other than the fact that there is a demonstrated need in the subdivision for the PUD to be utilized as an Assisted Living Center to fill the current void.

The applicant summarizes conformance with the overall vision established by the Phoenix General Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with policies and goals:

GOAL

Employment And Population Balance: Development Of Each Village's Potential Should Be Encouraged By Distributing A Diversity Of Employment And Housing In A Way That Achieves A Balanced Citywide Plan And That Is Consistent With Commute Travel Patterns And The Current Character Of Each Developed Village (Land Use Element Goal # 2).

Creating jobs is a benefit of the PUD, whereas the 20 contemplated positions will primarily be filled from Village residents, thus eliminating their need to travel outside the immediate area for employment. Equally important is the fact that the PUD will help to balance population and employment in an area that includes the densely populated Tatum Ranch as well as other expanding and growing areas.

GOAL

Mixed Land Use Development: Mixed Land Use Patterns Should Be Developed Within Urban Villages And At Smaller Scales To Minimize The Number And Lengths Of Trips (Land Use Element Goal # 4).

The PUD will in fact impact the transportation requirements and air quality in a positive way. Currently, those persons who have had to place their loved ones in assisted living centers outside the immediate area, by virtue of a lack of senior living area options, are having to travel significant distances for visitation. This is supported by the Market Study Demographic Data and is in concert with the aging trends in America and Phoenix Arizona. Providing local access to these services combined with job creation, which will be supported by those living in the immediate area, will reduce both traffic and air quality impacts.

GOAL

Diverse Housing Mix: A Range Of Housing Choices, Densities And Prices In Each Village Should Be Encouraged (Land Use Element Goal # 9).

The PUD will act in concert with this Goal. There is a demand in the Village and direct neighborhood that exceeds the current supply of residential assisted living for seniors. The Market Study Demographic Data supports this assertion

Policy 1 of the Goal states that residents should be provided the opportunity to respond to changing family size, health or income. The health aspect of the policy would be met with the PUD as it offers residency for area residents, who can no longer function in their single family residence and thus need assistance with the activities of daily living.

Policy 2 of the Goal outlines the need for a broader range of housing types and price ranges within the Village. This includes opportunities for both owner and renter housing in various prices, housing types, densities, and sizes which provide greater opportunities for residents to remain in the Village and close to their families, friends and jobs. The PUD will be a rental only community that is designed for that exact purpose…to allow residents to remain in the immediate area by virtue of the ability to transition from residence to the Assisted Living Center.

GOAL

The Unique Character And Image Of Each Village Should Be Retained And Enhanced. (Land Use Element Goal # 12).

Providing appropriate and compatible multi-family development and buffer areas within the development will ensure a built form scale that complements the character of the neighborhood. A limited lot coverage, which is comprised of a single story building of approximately 27,421 square feet on a lot of approximately 4.23 net acres complements the built form scale and character of adjacent large lot neighborhoods. Buffer areas of sufficient widths, combined with incorporation of open areas assist in preservation of adjacent rural lifestyles.

Further, Phoenix Dark Sky lighting regulations, are proposed in order to maintain consistency within the area.

The PUD will retain and enhance the unique character of the Desert View Village by preserving the natural characteristics of the Sonoran desert by protecting the existing conditions, as well as maintaining and salvaging native plant materials to promote preservation areas and to help protect the flora and fauna of the property.

Designing a multi-family single story building that is attractive, safe, functional, and energy- efficient and allow for and promote a health living environment by:

- ***Incorporating green building techniques into the dwelling units, as well as through "smart weather" irrigation control, incorporation and re-use of existing Sonoran desert landscape elements, and use of solar power elements for landscape and open space lighting controls. Furthermore, the developers are desirous of implementing best practices for sustainable living development, which are generally more efficient than a typical multi-family development.***

Enhancing neighborhood character by:

- ***Proposing creative and flexible design standards to encourage preservation of the natural environment while also providing a residential building scale that is representative of the area's character.***

Preserving the natural environment by:

- ***Providing site and building design features that respond to the desert climate and promote natural resource conservation through use of green building techniques; preservation of the washes; and, protecting natural vegetation.***

- ***Utilizing the minimum acceptable pavement width and walkways to not only reduce runoff and heat gain, but to also reduce the amount of energy necessary for producing and delivering paving materials.***

NEIGHBORHOOD POLICIES

Adhering to Neighborhood Policies are an important and significant part of the PUD process. Specifically, the PUD meets these policies as follows:

1. (Neighborhood Policy #1)

   Include a mix of housing types and densities that support a broad range of lifestyles.

   The PUD meets the policy in terms of providing a mix of housing types and densities that support a broad range of lifestyles in that it positions an assisted living center, which will service the needs of a senior population center, where few immediate options are available. The density of the surrounding areas, including Tatum Ranch, which borders the PUD Subject to the south, is predominantly residential and the

absence of an assisted living center in the direct area does not currently support the concept of supporting a broad range of lifestyles. Living in an assisted living facility is a supportive lifestyle choice.

2. (Neighborhood Policy #2)

   Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

   The PUD enhances the character of the neighborhood and its various housing lifestyles (adds a needed housing lifestyle that is currently missing), through new development that is compatible in scale, design and appearance. The proposed development is single story with a maximum height of 18 feet. It has limited lot coverage in that it is 27,421 square feet on a lot of +/- 4.23 acres. The residential building has been designed to maintain the character of the neighborhood).

3. (Neighborhood Policy #6)

   Ensure that neighborhoods have reasonable access to basic neighborhood support services.

   The PUD ensures that the neighborhood has reasonable access to basic neighborhood support services. Assisted Living options for the existing and growing senior population in the immediate area is a support service that is needed. A similar comparative would be that of the need for schools in a residential area of the village. There is currently a deficit in the availability of residential senior living options in the village and the immediate area which is creating a scenario by which people are having to place their loved ones outside of the immediate area and subsequently travel significant distances to visit them. The limited facilities of size (Vii Communities) require significant up-front fees in addition to significant monthly fees and they have very high rates of occupancy. The PUD is an alternative, whereas an up- front entrance fee is not required so it is an alternative option for area seniors.

4. (Neighborhood Policy #9)

   Encourage neighborhoods to organize and engage planning activities that would address problems or identify future development desires.

   The PUD has included the input of the development by virtue of pre-application neighborhood meetings and planning. Of note is the fact that Arizona is a destination for retirees and as such is in the upper tier of States that has a significant population of senior adults. With the "Greying of America", well documented, it is only natural that area residents would want the security of knowing they have access to residential assisted living options when the need arises. The Applicant strongly believes the PUD

will fill an existing void in this regard, related to the immediate area.

5. (Neighborhood Policy #10)

   Support activities to promote neighborhood character and identity as discussed in Goal 4 of the Neighborhood Element.

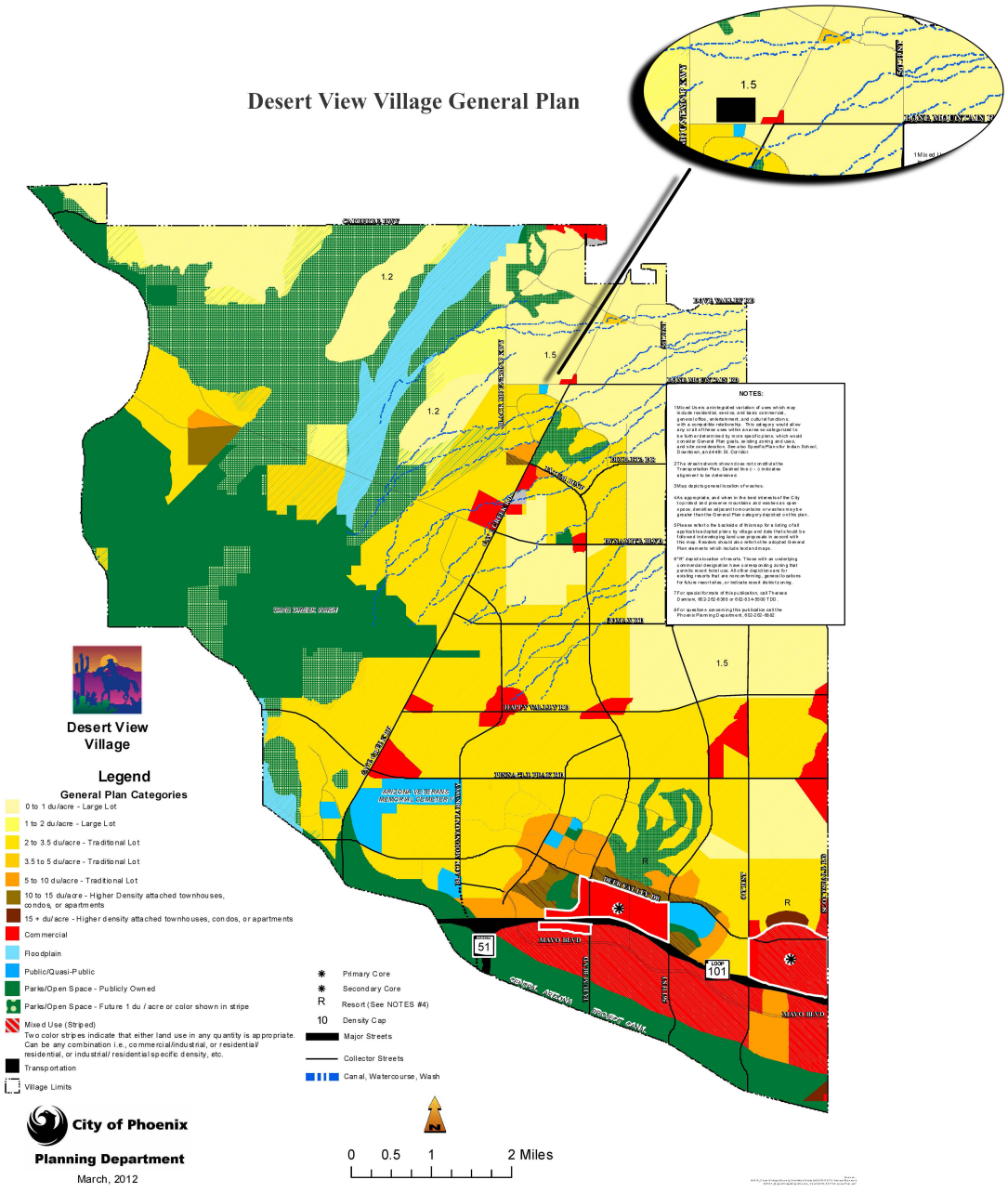
   The PUD supports the neighborhood character and identity as discussed in Goal 4 of the Neighborhood Element as to the incorporation of streetscape amenities (curbs/sidewalks) as well as internal walking paths for residents and visitors. It is anticipated that students from the school directly across the street will utilize the sidewalk to visit the site as they participate in the planned intergenerational programs that also include mentoring. It is also contemplated that immediate area residents will walk to and volunteer at the assisted living center as well.

E. ZONING AND LAND USE COMPATIBILITY

General Plan Land Use classifications, along with the existing zoning designations and uses for the adjacent parcels, are as follows:

EXISTING LAND USE SUMMARY-LONE MOUNTAIN SENIOR LIVING			
Direction	**General Plan Land Use Classification**	**Existing Zoning**	**Existing Use**
On-Site	Residential 0-2 du/acre	S-1	Portable Buildings/Nursery/ Greenhouse
North	Residential 0-2 du/acre	S-1	Residential Large Lot Single Family Homes/ Large Warehouse/Garage
South	Public/Quasi Public	R1-6-PCD	Desert Willow Elementary School
Southwest	Residential 2.5du/acre	RI-6-PCD	Single-Family Residential (Tatum Ranch)
East	Residential 0-2 du/acre	S-1	Large Lot/Single-Family Residential
West	Residential 0-2 du/acre	S-1	Large Lot/ Single Family Residential/ Commercial Greenhouse- Nursery/Vacant Lot

SITE


Desert View Village General Plan
Desert View Village
Legend
General Plan Categories
0 to 1 du/acre - Large Lot
1 to 2 du/acre - Large Lot
2 to 3.5 du/acre - Traditional Lot
3.5 to 5 du/acre - Traditional Lot
5 to 10 du/acre - Traditional Lot
10 to 15 du/acre - Higher Density attached townhouses, condos, or apartments
15 + du/acre - Higher density attached townhouses, condos, or apartments
Commercial
Floodplain
Public/Quasi-Public
Parks/Open Space - Publicly Owned
Parks/Open Space - Future 1 du / acre or color shown in stripe
Mixed Use (Striped)
Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/ residential, or industrial/ residential specific density, etc.
Transportation
Village Limits
Primary Core
Secondary Core
R Resort (See NOTES #4)
10 Density Cap
Major Streets
Collector Streets
Canal, Watercourse, Wash
City of Phoenix
Planning Department
March, 2012
0 0.5 1 2 Miles
NOTES:
MAYO BLVD
CENTRAL ARIZONA PROJECT CANAL
1.2
1.5

E.1 EXISTING ZONING ON THE SITE:

The property was annexed into the jurisdictional boundaries of the City of Phoenix in 1989 and is zoned S-1 (Ranch or Farm Residence District).

E.2 EXISTING LAND USES AND CHARACTER ON AND ADJACENT TO THE SITE:

The PUD is currently a nursery (portable buildings) and consists of indigenous vegetation and minor natural wash features. Since the purchase by the current owner in 1996, the parcel has been used as a greenhouse and nursery operation in support of their landscape business. Since the owner's purchase of the property, a school has been built directly across the street as well as a number of homes along 44th Street.

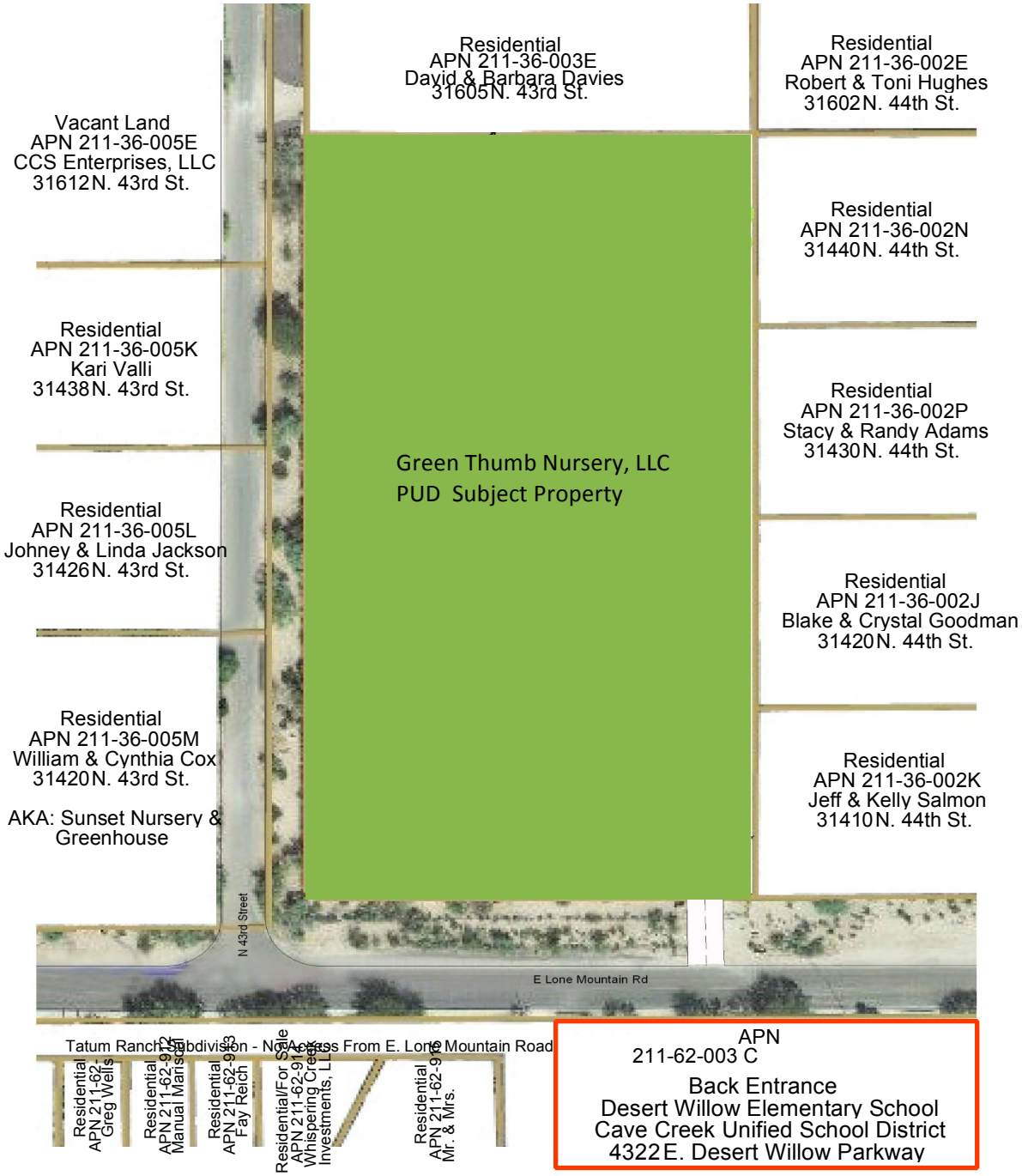
Surrounding uses are mixed as there is a school directly to the south, a single residence including a large warehouse/garage to the immediate north, 2-single family residences, a vacant lot and large greenhouse/nursery operation to the immediate west, and large lot single family homes (4 bordering the parcel) to the east. The parcels to the east and bordering the PUD were built after the purchase of the PUD Applicant in 1996. Thus, those homes were developed around the PUD subject. Tatum Ranch, which is a high density single family development is to the southeast and southwest but it does not have an ingress or egress point on Lone Mountain Road. To the east of the PUD subject site, approximately 2,000 feet away is a cluster of retail and commercial businesses on the corner of Lone Mountain Road and North Cave Creek Road.

E.3 COMPATIBILITY:

The property, positioned within the Desert View Village is located in an area characterized as that of a mix of sizes and uses. The general areas directly across the street and to the south of the subject property, also known as Tatum Ranch, is a single-family residential subdivision. Primarily these are smaller lots and are part of a larger subdivision. At the same time commercial uses have emerged to support the population with uses such as Freedom Fitness, O'Reilly Auto Parts, Carl's Jr., a gas station, self-storage facility, and other businesses at the northwest corner of Lone Mountain Road and North Cave Creek Road.

Lone Mountain Assisted Living is based on a residential model, which is completely married to residential neighborhoods. It has been thoughtfully designed to incorporate appropriate building heights and scale, appropriate architectural styles, sufficient buffer areas, and open spaces to ensure compatible built form.

Existing Land Use Zoning Exhibit



F. LIST OF USES

The Phoenix General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for this property, PUD zoning is proposed. This PUD will allow flexibility and creativity in the type of uses allowed while ensuring appropriate site development regulations are implemented to protect surrounding properties from potential impacts of those uses.

F.1 PERMITTED USES:

Land Use Regulations – The PUD provides a list of permitted uses for S-1.

Any property owner within the defined limits of the Lone Mountain Senior Living PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those uses in addition to: Assisted Living Center.

Assisted Living Center:

A residential care institution that provides resident rooms, or residential units, to 11 or more handicapped or elderly persons.

The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis.

An assisted living center shall be licensed by the State of Arizona.

G. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the Lone Mountain Senior Living PUD protects not only the adjacent property owners, but also the future property owners within the boundaries of the PUD. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the flora and fauna of the site, as well as the public health, safety and welfare of the citizens of the City of Phoenix and surrounding areas. The standards contained herein pertain to density, setbacks, height, lot coverage and open space. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

G.1 LOT DEVELOPMENT STANDARDS:

STANDARDS	PUD
Number of Lots:	1
Maximum Height (feet and stories):	One Story and 18 Feet
Building Setbacks (ft.): South West East North	 Minimum 35 Feet Minimum 28 Feet Minimum 35 Feet Minimum 35 Feet
Maximum Lot Coverage (%):	40% Net Of Lot Net Area
Open Space	Minimum 60% Of Net Lot Coverage
Maximum number of beds	Maximum 60 Beds
Accessory Buildings	Minimum 35 Feet From All Property Lines

G.2 LANDSCAPE STANDARDS:

Responding to concepts and policies the purpose of the Landscape Standards section is to outline the baseline requirements for landscape improvements and establish a common landscape theme for the project as a whole. The intent is to provide a naturalistic appearance native to the Sonoran Desert with a distinctive aesthetic that is

unique to the PUD and sensitive to the surrounding community.

Responsible design focuses on understanding the regional climatic and resource conditions. As part of the development of this project, an important goal is to create a sustainable and environmentally sensitive landscape design. With the implementation of this goal, this PUD shall reduce the amount of impact on valuable resources and utilizing existing mature landscape materials to remain in place, or for salvage and re-vegetation where feasible. New plant materials selected shall promote conservation of water and be classified as drought tolerant species.

Although it is intended that portions of the site will be de-vegetated and graded, a native plant inventory identifies vegetation to remain in place, or salvaged and relocated within the project. Extensive re-vegetation is desired throughout the property, including the project entrance, along East Lone Mountain Road and North 43rd Street, along the east neighborhood dividing wall, and within open space pockets throughout. It is envisioned that these areas will feature micro-habitats for the existing variety of wildlife.

Site landscaping requires varying levels of treatment appropriate to the use and functionality of the area. These areas are defined as Streetscape Landscape; Common Area, Retention Basin, Perimeter Setback, and General Areas:

A. ***Streetscape Landscape***.

Streetscape Landscape assists in establishing the property's character from public view and from adjacent properties, as well as provides for a sense of edge to demarcate property boundaries, and buffering development from adjacent arterial streets. An appropriate mix of canopy trees, shrubs, accent plants and groundcover materials are provided between street curb and the property line to create an attractive environment while also providing shade for public sidewalks. Undulating landforms are used in conjunction with vegetation to provide visual interest.

B. ***Common Area, Retention Basin, Perimeter Setback, and General Landscape***.

Common Area, Retention Basin, Perimeter Setback, and General Landscape areas serve as the project's focal points while providing sufficient opportunities for resident gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water retention. The intent of the PUD landscape provisions are to encourage development of these spaces to include limited turf areas for recreational purposes; active and passive recreational amenities to foster development of healthy communities and to encourage genuine interaction between the residents and creates a greater sense of connectedness, establish view corridors, create buffers between neighborhoods; and, to address hydrological needs.

The landscape in these areas shall be designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge. Use of natural turf is limited to portions of common open space areas internal to the project, while the remainder of the common open space and retention basin groundcover will consist of inorganic materials such as decomposed granite, and fractured granite rip rap or river rock for low water areas.

C. ***Wash Corridor***.

A minor wash corridor, traversing the site generally from east to west, serves as the property's primary natural drainage area. Preservation of drainage flows, natural landforms, flora and fauna of the wash area is paramount to maintaining this significant amenity and primary focal point for the PUD project area. Ensuring this amenity is preserved, the following design guidelines shall be considered:

The wash corridor, as illustrated on the Grading and Drainage Plan, offered as an exhibit contained herein, shall be maintained as a permanent, undisturbed open space and incorporated into the site design, except at wash crossings which shall be restored as closely as possible to a natural appearing state, both upstream and down, in accordance with plans approved by the Planning and Development Department.

In addition to these landscape categories, general landscape provisions are defined as the following:

D. ***General Landscape Requirements.***

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

1. Since this is an Assisted Living Center, the owner will be responsible for the continued maintenance, landscaping, improvements and preservation of all common areas, open space areas, landscape setbacks, and landscaping within the rights of way.

2. Retention basins shall be contoured to create a natural appearance. Slopes shall not exceed that which is permitted under the guidelines.

3. Berms shall be contoured to create a natural appearance. Berm slopes shall not exceed a 3:1 ratio.
4. All trees shall be planted and staked in accordance with the Arizona Nursery Association Standards.
5. All landscape areas are to have an automatic irrigation system. Trees, shrubs and groundcover shall be watered by a drip irrigation system and

turf areas shall incorporate high efficiency spray heads.

6. Street trees, shrubs, accent plants, and ground covers planted in the right of way shall be selected from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List for the Phoenix Active Management Area.

E. ***Approved Plant Materials***.

Landscape Palette –Lone Mountain Senior Living sets forth Landscape Tables 1-3, included herein, the required landscape palette for all landscape setback, common, retention basin, perimeter setback, and general landscape areas:

Landscape Table 1

STANDARDS	PUD
ALL LANDSCAPE AREAS	
Plant Sizes: Trees (min. 2-inch caliper) Trees (min. 1-inch caliper) Shrubs	 70% of Req. 30% of Req. 5 Gallon
Grading Slopes Ratios (max): **Retention** (Max) **Berm** **Streetscape:** Plant Quantities (Min) Trees/Lineal FT Shrubs **Property Lines Not Adjacent To The Street:** Trees (2-inch caliper) Trees (1-inch caliper) Landscape Setbacks: Wall/Fence (Adjacent Properties) Street Wash	 4:1 As Contoured 3:1 1/25 3 Per Tree 70% of required 30% of required 20-Feet 25-Feet 10-Feet

Landscape Table 2

Landscape Table - Lone Mountain Senior Living	
Fouquieria Splendens	Ocotillo
Hesperaloe Parviflora	Red Yucca
Opuntia Species	--
Yucca Species	--
GROUNDCOVERS / WILDFLOWERS	
Baccharis Cv. "Centennial"	Centennial Baccharis
Baileya Multiradiata	Desert Marigold
Dalea Greggii	Indigo Bush
Melampodium Leucanthum	Blackfoot Daisy
Oenothera Berlandieri	Mexican Evening Primrose
Penstemon Species	--
Sphaeralcea Ambigua	Globe Mallow
Tagetes Lemonnii	Mount Lemon Marigold
Verbena Species	--

Landscape Table - Lone Mountain Senior Living	
TREES	
Acacia Anuera	Mulga
Caesalpinia Cacalaco	Cascalote
Caesalpinia Mexicana	Mexican Bird of Paradise
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Foothill Palo Verde
Chilopsis Linearis	Desert Willow
Olneya Tesota	Ironwood
Pithecellobium Flexicaule	Texas Ebony
Prosopis Velutina	Mesquite
Sophora Secundiflora	Mescal Bean

Landscape Table 3

Landscape Table - Lone Mountain Senior Living	
SHRUBS	
Acacia Greggii	Cat Claw Acacia
Ambrosia Deltoidea	Triangle Leaf Bursage
Asclepias Subulata	Desert Milkweed
Buddleia Marrubifolia	Woolly Butterfly Bush
Calliandra Species	Fairy Duster
Celtis Pallida	Desert Hackberry
Dalea Species	Dalea
Dodonea Viscosa	Hopbush
Encelia Farinosa	Brittlebush
Ericameria Laricifolia	Turpentine Bush
Eriogonum Fasciculatum	Flattop Buckwheat
Justicia Californica	Chuparosa
Larrea Tridentata	Creosote Bush
Leucophyllum Species	--
Ruellia Peninsularis	Baja Ruellia
Salvia Species	Salvia
Senna Wislizenii	Shrubby Senna
Simmondsia Chinensis	Jojoba
Tecoma Stans	Yellow Bells
Viguieria Deltoidea	Golden Eye
ACCENTS / CACTI	
Agave Species	--
Aloe Species	--
Carnegiea Gigantea	Saguaro
Dasylirion Wheeleri	Desert Spoon
Echinocereus Fasciculatus	Hedgehog Cactus
Ferocactus Acanthodes	Compass Barrel
Ferocactus Wislizenii	Fishhook Barrel

G.3 AMENITIES:

Unique features of the property concerning the existing desert theme presents an opportunity to enhance the project open space amenities to serve the residents as well as provide an aesthetically pleasing area for the neighborhood.

Site amenity programming primarily includes walking paths and sitting areas as this services an assisted living senior population. As such, the amenities will cater to senior adults and consist of nature/interpretive trails and a shade gazebo. The open space area will be a minimum of 60%.

G.4 SHADE:

Promoting human comfort for the PUD area and maximizing protection from the sun and heat, the pedestrian walkways shall be shaded (50-percent at maturity) by shade trees. Additionally, a minimum of one covered gazebo will increase protection from the sun and heat. Further respecting the arid desert context, a combination of porches, patios or courtyards are also standard features included with the main building.

Additionally, natural and structural shade provided for the PUD area should also maintain or increase the comfort level of the local fauna.

G.5 LIGHTING:

Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, development entries, and adjacent to the internal street will meet or exceed provisions of the Dark Sky philosophy. As such, exterior lighting will meet or exceed provisions set forth in Article VII: Shielding and Filtering Outdoor Lighting, and Section 704: Environmental Performance Standards of the Phoenix Zoning Ordinance.

G.6 WALLS | FENCES:

A. ***Perimeter Walls | Development Site.***

1. *Location*. The solid perimeter wall to the east already exists and it is designed that it will be stucco on the PUD side. The perimeter to the north partially contains a solid wall for approximately half of the width of the lot. It is proposed that this will be married with a new companion

wall to complete the width of the lot. The west of the property will be served by landscaped area and a wrought iron fence that commences at the edge of the exit lane and continues until it meets the solid perimeter fence on the north.

2. *Height*. All perimeter walls shall be a maximum of 6 feet high.The height of a fence or freestanding wall shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within 50 feet of the fence.

3. *Design*. Perimeter walls and fences will be designed to blend into the desert environment by addressing the color, materials, and alignment of the structure.

4. *Materials*. Perimeter walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non- decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent.

B. ***Screening of Mechanical Equipment.***

1. *Requirement*. Ground mounted mechanical equipment shall be screened from view by a minimum of a 40 inch high solid wall or fence.

2. *Design*. All screening should be architecturally compatible with the primary structures.

H. DESIGN GUIDELINES

The purpose of Lone Mountain Senior Living PUD Design Guidelines are to provide guidance for design elements. These guidelines are also intended to define and preserve the character of PUD to the greatest extent possible while assuring a compatible and sustainable neighborhood.

Design Guidelines shall comply with provisions set forth for Design Review, of the Phoenix Zoning Ordinance.

H.1 BUILDING DESIGN:

Lone Mountain Senior Livings conceptual building renderings are intended to provide the framework to ensure that it flows within the built environment. The elevations provide for rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design respecting the architectural character of the surrounding

built form. The goal of these Guidelines is not to dictate or direct architectural style, but to achieve harmony in the built environment.

A. ***Architectural Style.*** Southwest style elements are incorporated. Southwest Style is defined as that which is emblematic of the region and incorporating Spanish and Native cultural elements. It represents natural materials reflecting unique regional conditions.

B. ***Architectural Design Elements.***

1. The front entry of the building is clearly defined and identifiable.

2. The design represents four-sided architecture, which includes but not limited to, consistent detailing and design for each side of the building.

3. Windows, Trim as well as accent detailing have been incorporated and vary from the primary color and materials of the building.

4. Visual strength and balance has been achieved in all elements of the design.

5. The use of upgraded wall materials or accents such as stucco wainscot, stone veneer have been incorporated.

6. All windows on all sides have appropriate detailing.

7. Window pop-outs are be style appropriate.

C. ***Roof Lines.*** Rooflines or roof planes are appealing and reflect the culture of the region. The roof is to be tiled.

D. ***Color and Materials.*** The objective is to use a color palette that is consistent with the environment in which it is found.

Use of accent colors within a scheme are encouraged to break up massing and create additional visual interest.

E. ***Streets, Driveways and Walks***

All driveways shall be constructed of asphalt, concrete, brick, decorative pavers or integral color concrete. A 10-foot sidewalk easement shall be dedicated along the north side of Lone Mountain Road, as approved by the Planning and Development Department.

The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development

Department. All improvements shall comply with all ADA accessibility standards.

F. ***A/C Units.***

Air conditioning, heating or environmental enhancement devices mounted at ground level must be screened from street view by a CMU block wall and should not be visible from the street or neighboring lot.

All rooftop equipment and satellite dishes must be screened to the height of the highest equipment and/or integrated with the building design.

D. ***Accessory Buildings.***

Design of accessory buildings should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling units.

I. SIGNS

The purposes of the PUD sign provisions are: to establish comprehensive provisions that will assure proper and efficient expression through visual communications involving signs compatible with the character and environment of the PUD; enhance the visual environment of the City of Phoenix while protecting against visual blight; protect property values by assuring compatibility with surrounding land uses; promote general safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions which result from improperly designed or located signs; to ensure signs are clear and compatible with the character of the adjacent built form and neighborhoods; and, to provide the essential identity of, and direction to the property.

All sign provisions shall comply with Section 705: Signs of the Phoenix Zoning Ordinance, unless otherwise modified by this development narrative.

I.1 DESIGN OF PERMANENT SIGNS:

All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. The PUD subject requests only a single entrance sign that does not exceed the regulations. This is included as an exhibit herein.

I.2 PLACEMENT OF SIGNS:

A. Sign locations shall be integrated within the design of the site and the

adjacent streetscape.

B. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.

C. Permanent signs shall not project into or over the public right of way without first obtaining a revocable permit from the City.

I.3 GROUND SIGN / ENTRY SIGN:

Major entries will have one ground sign subject to the following:

A. ***Size***. Signs shall be no greater than 5 feet in height and total 35 square feet in area on each side of the street;

B. ***Setback***. Signs shall be set back a minimum of 10 feet from the adjacent right of way; and,

C. ***Design***. Signs shall be architecturally compatible with other development attributes.

Lone Mountain Senior Living Signage Standards

STANDARD	PUD
# Signs	1
Sizes: Type: Height: Width: Setback:	 1 Sided 5-Foot 7-Foot 10-Foot

J. SUSTAINABILITY GUIDELINES

Leadership in Energy and Environmental Design (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable neighborhoods, and energy and resource efficient buildings that are healthy for its occupants. Developers of the Lone Mountain Senior Living PUD property are intent on incorporating these standards where practical. Key design elements to be reviewed in accordance with the LEED philosophy include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Design Innovation, and Awareness and Education.

Similarly, the voluntary City of Phoenix Green Construction Code further promotes environmentally responsible and sustainable development practices. Fundamental and complementary principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for all new construction within the PUD. Sustainability concepts also recognize that projects should seek to integrate within and conform to the character of the existing community and environment.

Fostering environmental stewardship, social responsibility, and leadership in green building techniques, the Lone Mountain Senior Living PUD strongly encourages sustainability principles through, at a minimum, consideration and implementation of at least five (5) of the following Design Review Presumptions, or other sustainability principles as approved by the Planning and Development Department: least five (5) of the following Design Review Presumptions, or other sustainability principles as approved by the Planning and Development Department:

A. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region. materials and design methods suitable for the region.

B. Orientation of buildings and fenestration design should maximize solar benefits
while minimizing the negative impacts of heat gain.

C. Recognizing that sustainability methods are continually improving and evolving over time, incorporate state-of-the-art sustainability methods and products.

D. Incorporate solar collection technologies for providing and storing energy as well as heated water systems for individual buildings.

E. Design for effective water usage and conservation methods in buildings by using low flow ‘Water Sense’ qualified plumbing fixtures using minimal amounts of potable water.

F. Inclusion of energy efficient certified appliances in all dwelling units for

reductions in on-going power consumption.

G. Design for effective use of energy efficient HVAC systems with a minimum SEER rating of 14.

H. Incorporate "Smart" irrigation control systems into the development application.

I. Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.

J. Buildings and structures will be in compliance with Section 1612 of the International Building Code. The floor elevation of the buildings, or portions of buildings intended for human occupancy, should provide a freeboard of not less than one foot above the design flood elevation.

K. During construction on the building site, vegetation and soils should be protected and reused.

L. Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied on-site), including 90-percent or more of such products applied to interior surfaces of homes, will be certified low-VOC (volatile organic compound) or no-VOC by one of the following:

1. Green Seal Standard GS-11; or,

2. Greenguard Certification for Paints and Coatings; or,

3. Scientific Certification Systems (SCS) Standard EC-10.2-2007, Indoor Advantage Gold; or,

4. Master Painters Institute (MPI) Green Performance Standards GPS-1 or GPS-2; or,

5. A certifiable third-party low-emitting product list.

M. A minimum of 85 percent (by weight or volume) of site applied adhesives and sealants should comply with the maximum VOC limits identified below. The VOC content compliance determination shall conform to South Coast Air Quality Management District (SCAQMD) Rule 1168 Adhesive and Sealant Applications, as amended.

1. Indoor carpet and carpet pad adhesives: 50; and,

2. Wood flooring adhesives: 100; and,

3. Ceramic tile adhesives: 65; and,

4. Dry wall and panel adhesives: 50; and,

5. Structural glazing adhesives: 100; and,

6. Structural wood member adhesives: 140.

N. Carpets and carpet adhesives should be labeled with, or otherwise documented as meeting, the Carpet & Rug Institute (CRI) Green Label Plus or Green Label testing program criteria. Carpet cushion (i.e., padding) should similarly be certified to meet the CRI Green Label testing program criteria.

O. Promoting human comfort for the PUD area and maximizing protection from the sun and heat, a minimum of one gazebo, covered porch are provided.

P. Respecting the arid desert context, a combination of porches, patios or courtyards are included in the development plan.

Q. Incorporate solar powered, internal street lighting to reduce energy demand and consumption.

R. Site hardscape areas, including vehicular access ways, should be minimized to the extent possible to reduce drainage runoff and minimize heat gain.

S. A minimum of 50 percent of newly landscaped areas within common and buffer areas should contain native species.

T. Prior to occupancy, the entire building will be flushed with fresh air prior to occupancy but after all phases of home construction are completed. The entire building will be flushed for at least 48 total hours, keeping all interior doors open. HVAC air filters will be replaced or cleaned after flush, as necessary.

K. INFRASTRUCTURE

K.1 CIRCULATION SYSTEMS:

Direct vehicular ingress and egress to the Lone Mountain Senior Living PUD will occur from East Lone Mountain Road using the existing entrance and exit. The traffic impact for assisted living facilities is minimal as the average age of a resident is 80-85 years and thus it would be highly unusual that they would drive. There is also a relief entrance proposed off of North 43rd Street at an existing mapped point of entry.

A fire lane has been designed as a bypass to the Porte-cochére.

All roadways have been coordinated with adjacent circulation patterns and developments to ensure appropriate access and traffic control.

K.2 GRADING AND DRAINAGE:

The parcel is generally characterized as flat with a minor slope to the north. There are some minor washes on the site. Grading and drainage will account for their existence and need.

Runoff generated interior to the PUD will be managed on site. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins. The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slope ratio of 3:1. All retention facilities will be designed to drain within 36 hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

Off-site flows will be routed via surface flow and where necessary via storm drain pipes. Drainage that leaves the PUD project area will be redistributed in a manner similar to existing conditions.

Of note is the fact that the 4 homes that border the east side of the PUD Subject, which are divided by a 6' high cinderblock wall, all have unwanted water retention in their respective back yards. These homes were built after the PUD Subject was acquired by the current owner in 1996. As such, they were developed in lower elevations and the water backs up and then is directed and relieved in the direction of the PUD Subject.

Although it is not the direct responsibility of the PUD Applicant to remedy these existing homeowner issues, the Grading and Drainage Plan takes into account the fact that at the time of the development, these limited number of homes issues can be mitigated through the plan. Thus, it is the intent of the PUD, through the plan, to assist in the remedy of this condition to the extent possible, and at the same time add benefit to the overall neighborhood.

The Applicant addresses this issue herein with respect to their neighborhood meetings and subsequent communications with these limited number of homes/neighbors.

K.3 WATER AND WASTEWATER SERVICES:

A. ***WATER***. City of Phoenix will be the potable water service provider for the property, with major water mains providing water service connection to the site. The distribution system internal to the project and fire hydrant spacing will be designed in accordance with City of Phoenix Water Services Design Manual.

B. ***WASTEWATER.*** The City of Phoenix is the designated service provider for Lone Mountain Senior Living. There are existing sewer mains located at the intersections of North Cave Creek Road and East Lone Mountain Road and at North 40th Street and East Lone Moutain Road.

The PUD includes an intent to aggregate from the existing 15 inch North Cave Creek Road sewer line to the subject property. The City of Phoenix has indicated this to encompass a distance of +/-2,200 feet. The PUD Applicant will bear the cost of the sewer extension in conjunction with the PUD. It is anticipated that the applicant, post sewer aggregation will enter into a 10 year reimbursement agreement for those applicable lots currently on septic that may want to also aggregate to the new sewer line in the future. Internal sewer line sizes and manhole spacing if required, will be as required by the City of Phoenix Water Services Design Manual.

L. PHASING

No project phasing is proposed.

APPENDIX 1

Legal Description PUD

EXHIBIT "A"

LEGAL DESCIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET;

AND EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 96-0583899, MARICOPA COUNTY RECORDER.

Steven Seitz
PRINTED NAME

Principle
TITLE

SIGNATURE

6-25-14
DATE

(480) 225-4920 SSEAZ@COX.NET

CIVIL - STRUCTURAL
S S E
RESIDENTIAL - COMMERCIAL
11826 NORTH WINCHESTER DRIVE
FOUNTAIN HILLS, ARIZONA 85268

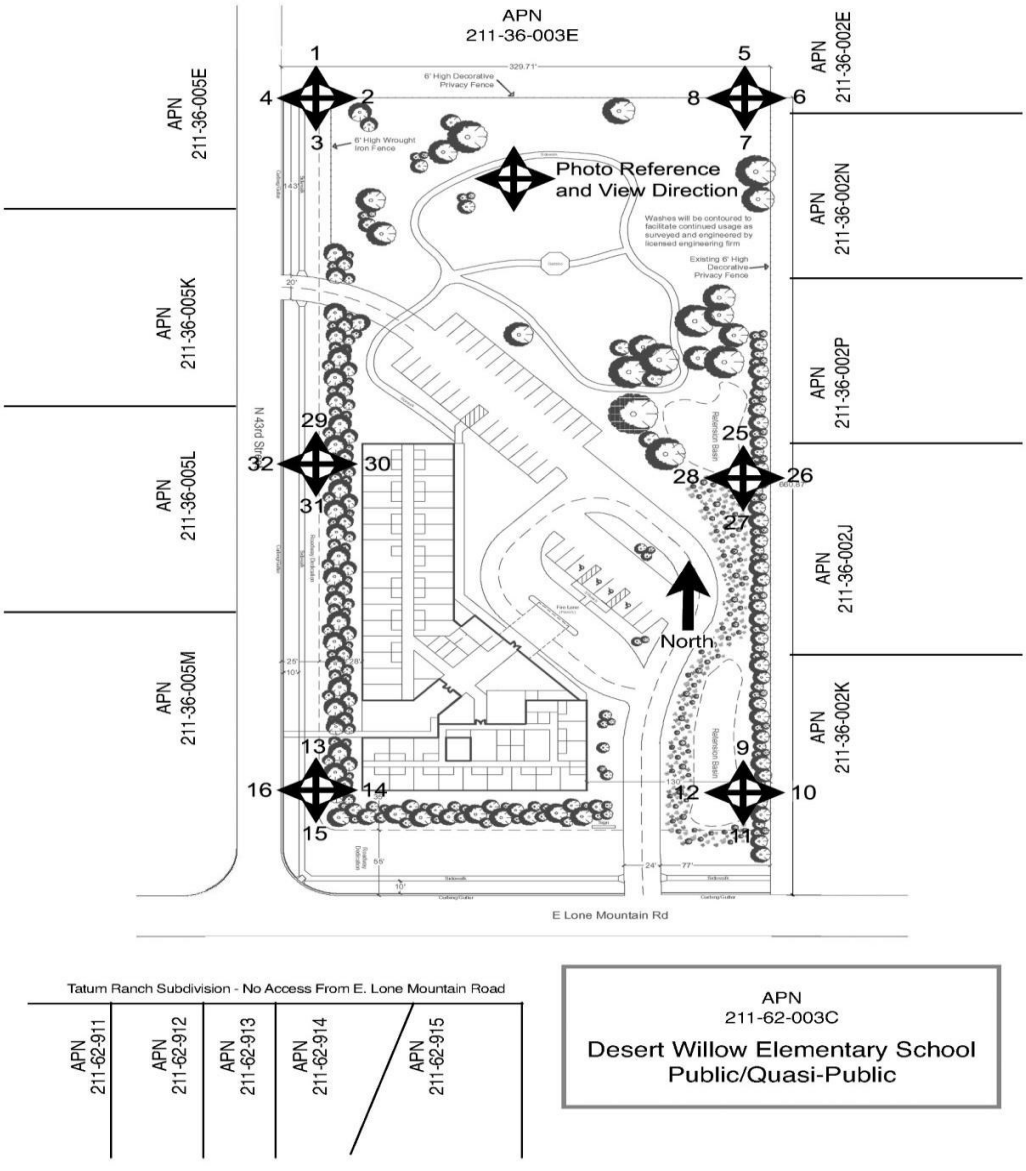
COMAPNY/ORGANIZATION

APPENDIX 2

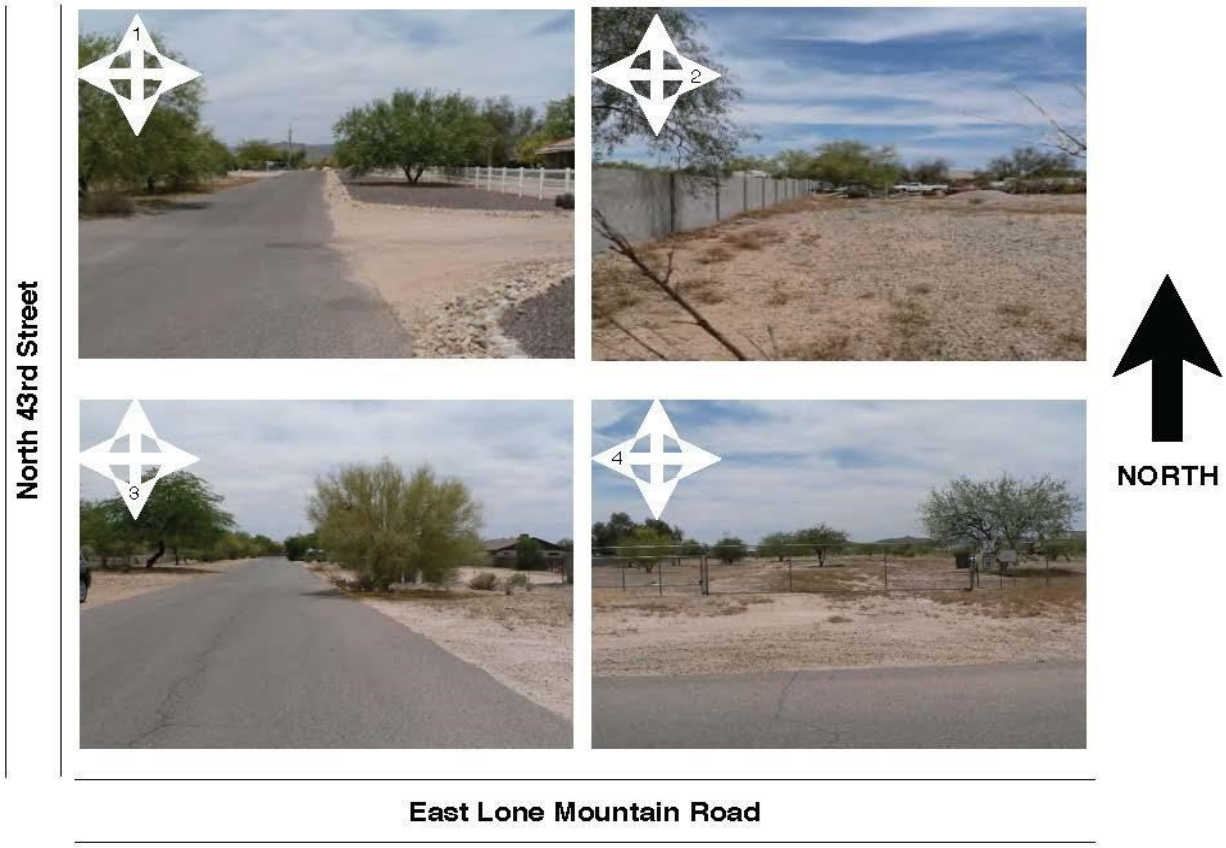
PUD Site Context Exhibits

Context Plan

Lone Mountain Senior Living
4302 E. Lone Mountain Road
Phoenix, AZ 85331

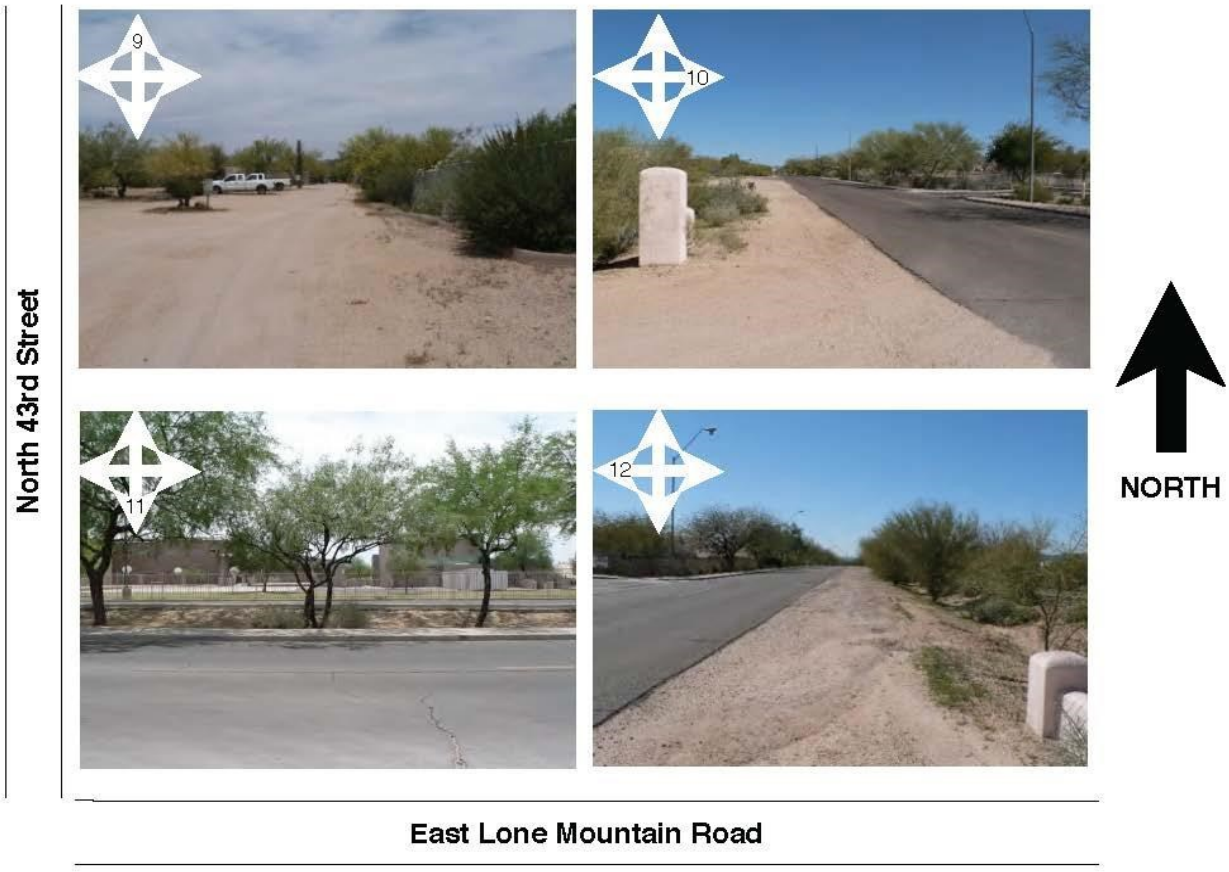


Lone Mountain Senior Living - Site Context Exhibit 1 (1-4)

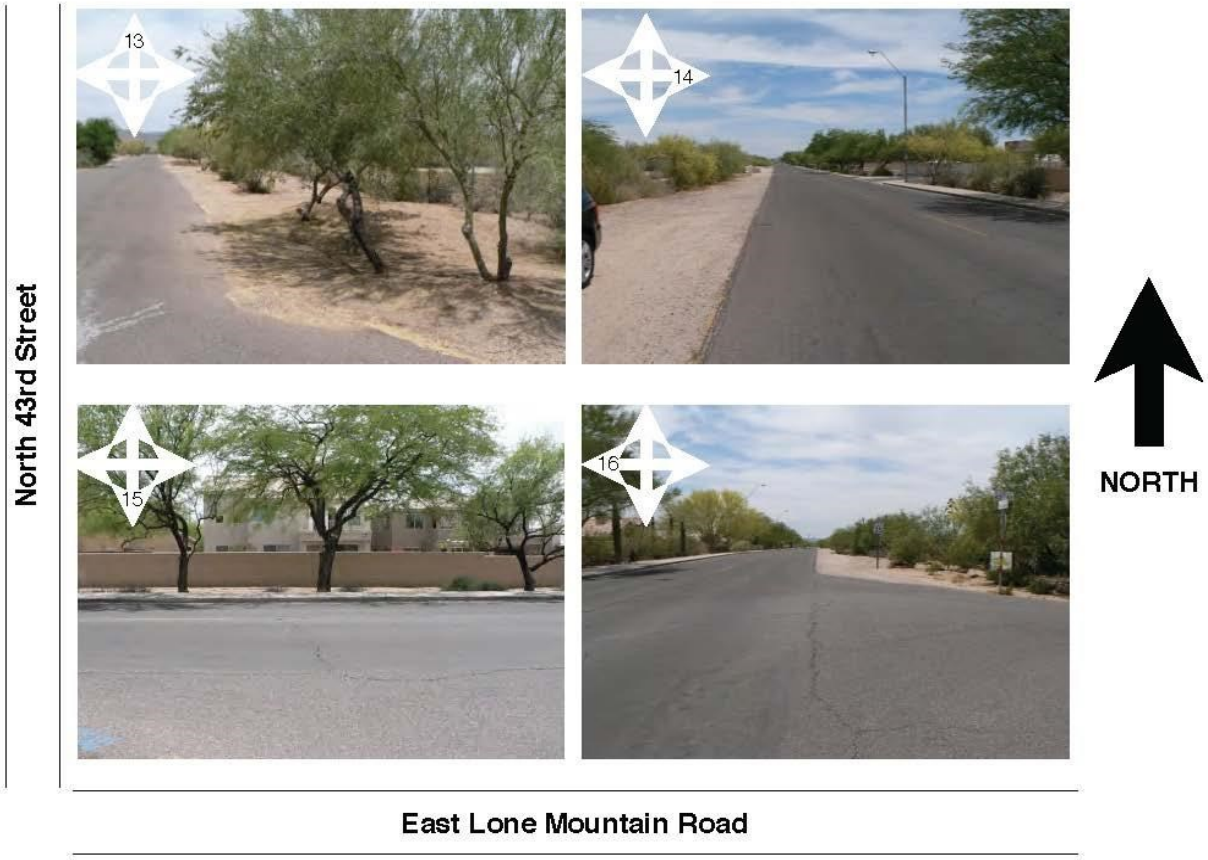


Lone Mountain Senior Living - Site Context Exhibit 2 (5-8)

Lone Mountain Senior Living - Site Context Exhibit 3 (9-12)

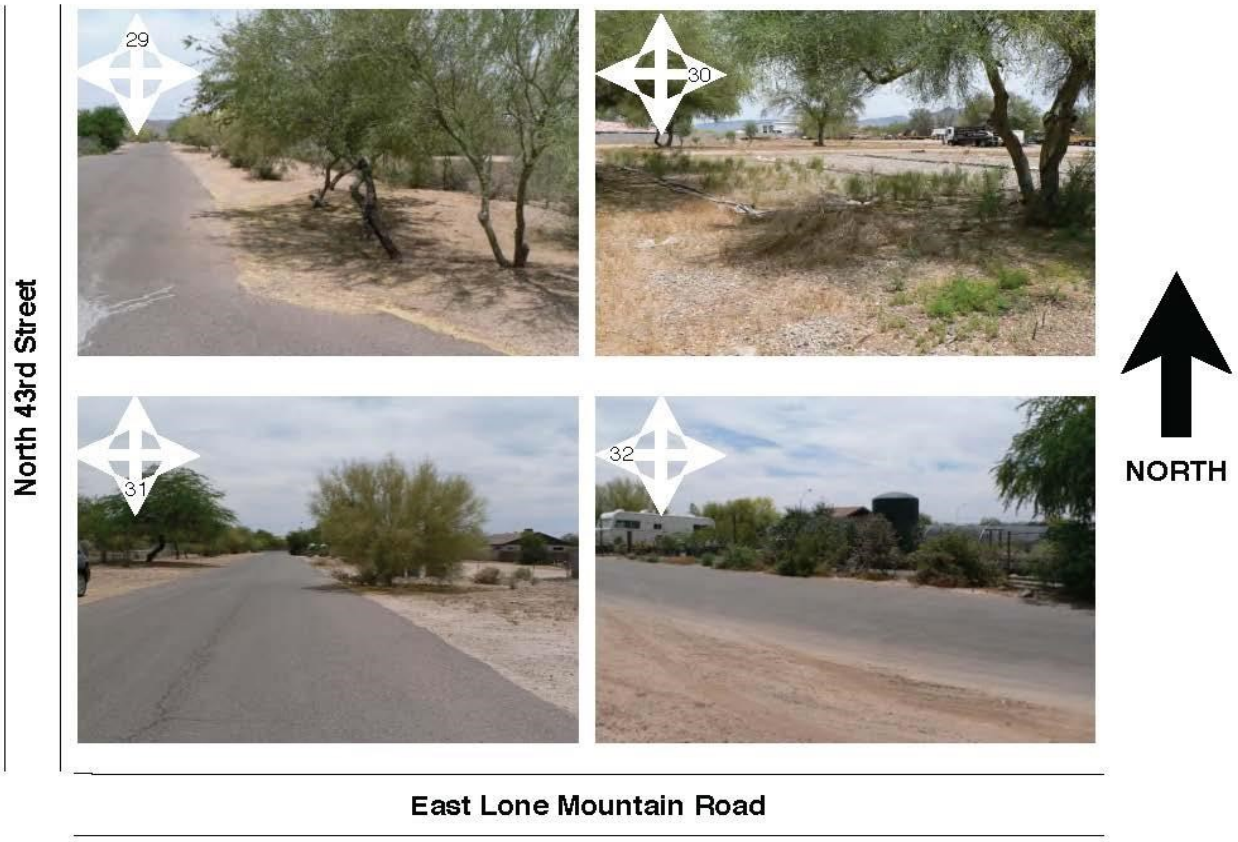


Lone Mountain Senior Living - Site Context Exhibit 4 (13-16)



Lone Mountain Senior Living - Site Context Exhibit 5 (25-28)

Lone Mountain Senior Living - Site Context Exhibit 6 (29-32)



APPENDIX 3

PUD Renderings

Lone Mountain Senior Living Conceptual Rendering # 1

View North Looking South

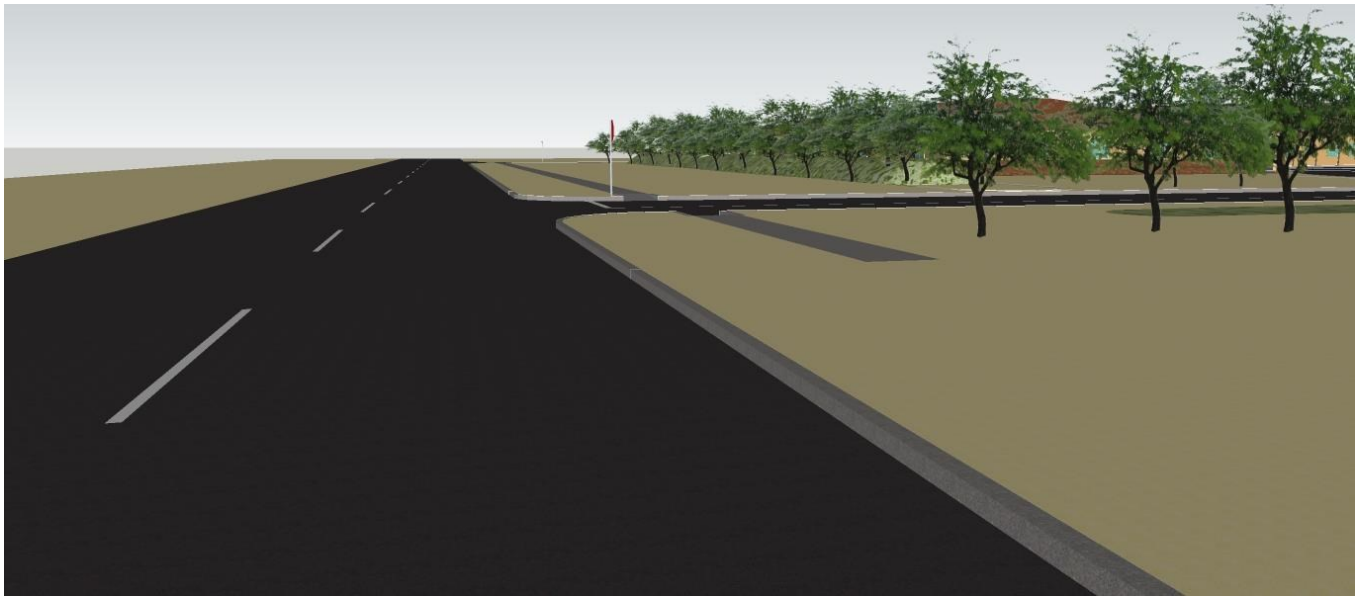
Lone Mountain Senior Living Conceptual Rendering # 2

Front View East Looking West

Lone Mountain Senior Living Conceptual Rendering # 3

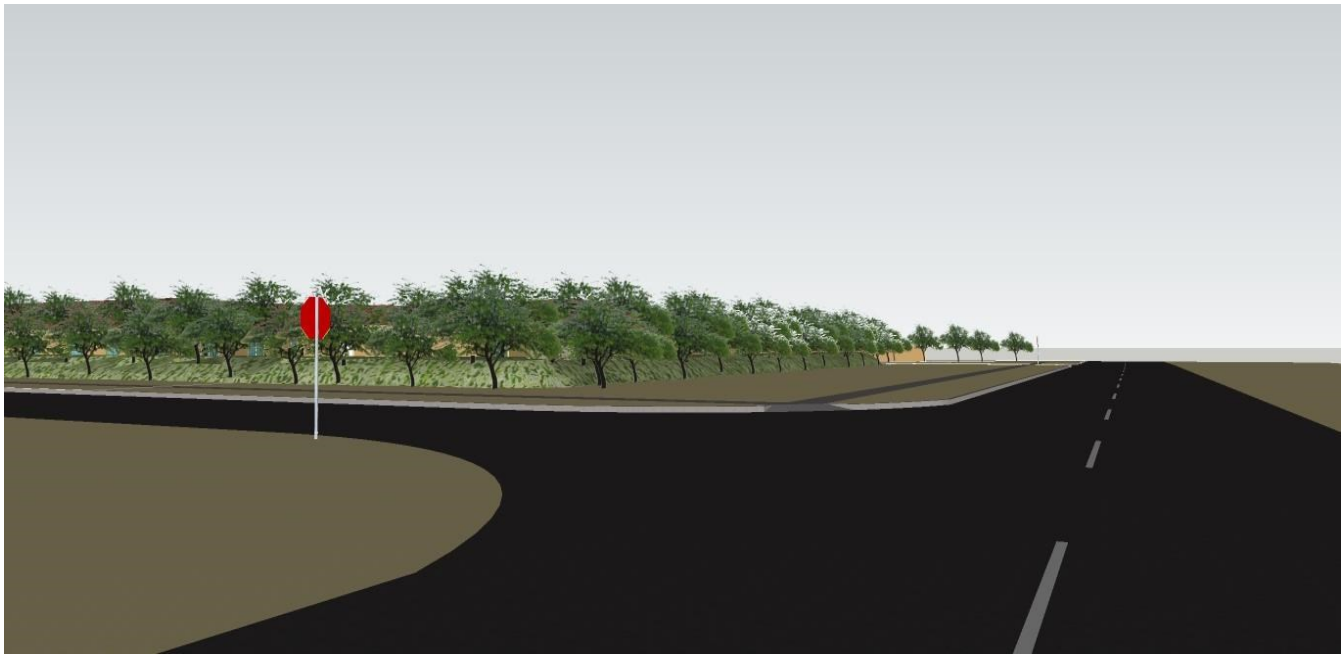
Front View Southeast Looking Northwest

Lone Mountain Senior Living Conceptual Rendering # 4



Street View Southeast Looking Southwest

Lone Mountain Senior Living Conceptual Rendering # 5

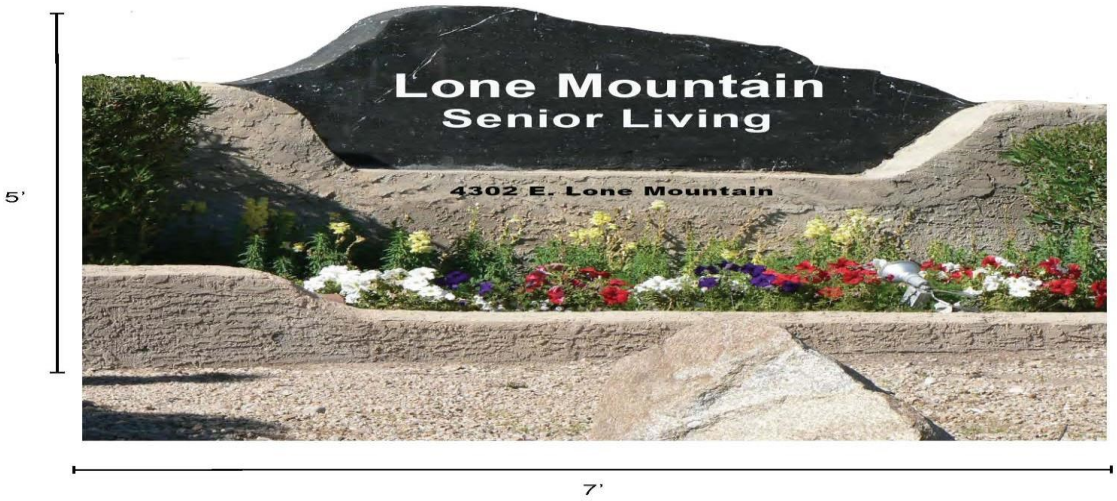


Street View Southwest Looking Southeast

APPENDIX 4

PUD Sign Rendering

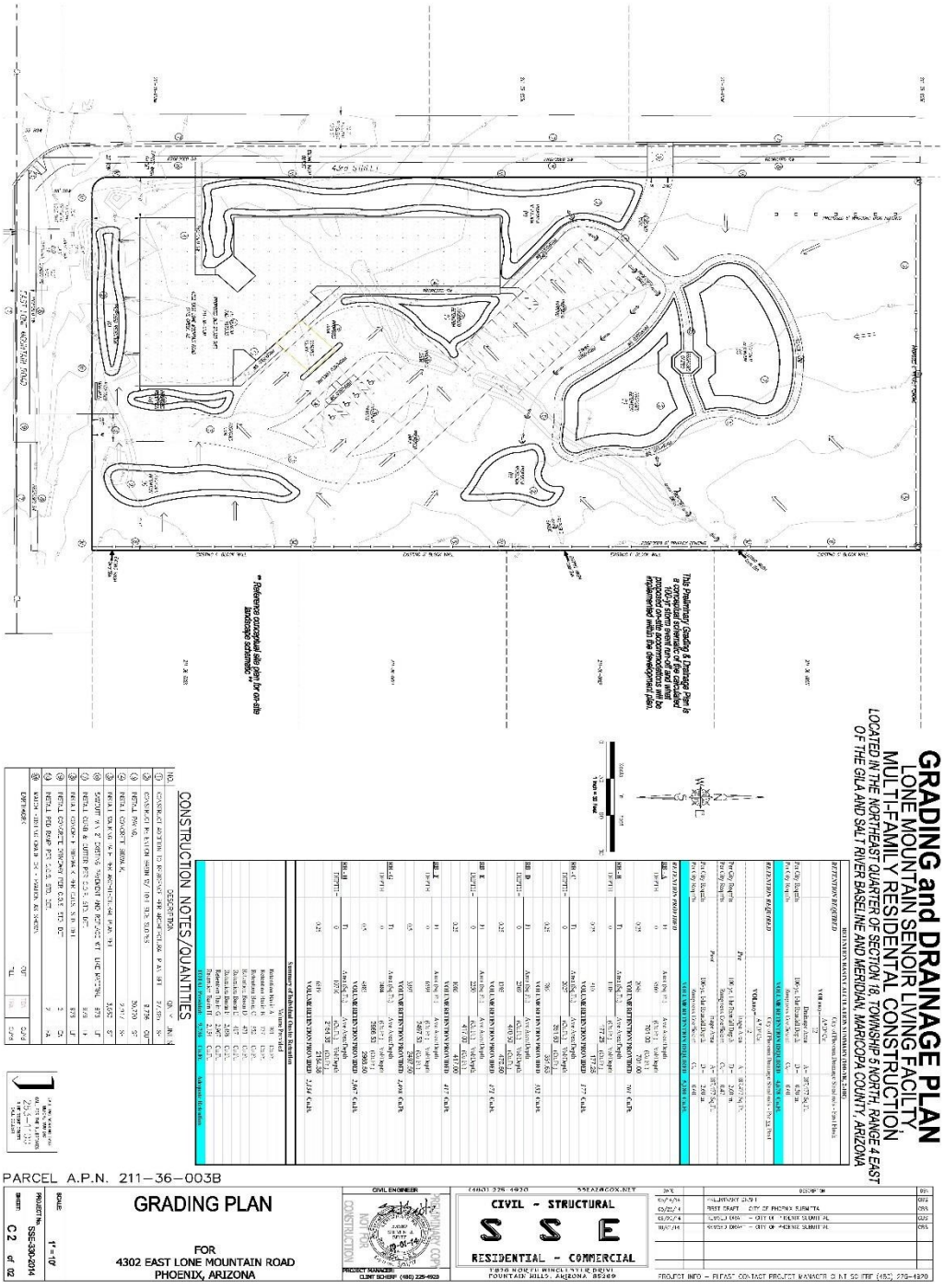
Lone Mountain Senior Living Conceptual Sign



Conceptual Signage Street View South Looking North

APPENDIX 5

Grading and Drainage Renderings 1-2



GRADING and DRAINAGE PLAN

LONE MOUNTAIN SENOIR LIVING FACILTY, MULTI-FAMILY RESIDENTAL CONSTRUCTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Grading and Drainage Notes (City of Phoenix)

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PHOENIX CITY CODE.
2. WHEN HAUL PERMITS ARE REQUIRED, THEY MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. PLANNING & DEVELOPMENT DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ONSITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (602) 262-7811.
5. STAKING FINISH FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT THREE SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) PRIOR TO THE REQUEST FOR FINAL INSPECTION.
5a. (CERTIFICATION OF FINISH FLOOR ELEVATION IS MANDATORY IF STRUCTURE IS LOCATED IN A FLOODPLAIN OR OTHER CRITICAL DRAINAGE AREA.) USE THE AS-BUILT CERTIFICATION, PLUS A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) "ELEVATION CERTIFICATE" MUST BE COMPLETED FOR EACH STRUCTURE CONSTRUCTED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PRIOR TO AN ELECTRICAL CLEARANCE FOR THAT STRUCTURE. ONE COPY OF THE "ELEVATION CERTIFICATE" IS TO BE SUBMITTED TO THE GENERAL BUILDING SAFETY INSPECTOR ON SITE AND ONE COPY IS TO BE SUBMITTED TO THE CITY OF PHOENIX FLOOD PLAIN MANAGER. IN ADDITION, SPECIFY THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE ARIZONA REGISTERED ENGINEER OR LAND SURVEYOR RESPONSIBLE FOR PROVIDING CERTIFICATION.
6. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
7. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
8. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
9. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
11. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
12. PER SECTION 6.8.7 OF THE STORM WATER POLICIES AND STANDARDS, SIDE SLOPES OF STORM WATER STORAGE FACILITIES SHALL BE NO STEEPER THAN 5:1 FOR IRRIGATED GRASS AREAS AND 3:1 FOR LANDSCAPE AREAS. SLOPE STABILIZATION MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 5:1. THE SLOPE STABILIZATION MEASURES MUST BE READILY MAINTAINABLE USING COMMON MAINTENANCE EQUIPMENT AND BE DESIGNED WITH CONSIDERATION TO AESTHETICS. THE SLOPE STABILIZATION MEASURES SHALL BE CONSISTENT WITH COMMONLY USED ENGINEERING PRACTICES. UN-STABILIZED DECOMPOSED GRANITE IS NOT ALLOWED ON SLOPES GREATER THAN 5:1.
13. RETAINING WALLS 3'4" OR LESS MEASURED FROM THE TOP OF THE FOOTING TO THE TOP OF THE RETAINING WALL THAT SUPPORT A SURCHARGE ARE TO BE REVIEWED AND PERMITTED BY THE CIVIL PLAN REVIEW STAFF AND INSPECTED BY THE RESIDENTIAL INSPECTION STAFF. RETAINING WALL OVER 3'4" ON NON-HILLSIDE RESIDENTIAL ZONING DISTRICTS REQUIRE A USE PERMIT. WALLS OVER 3'4" WILL BE REVIEWED, PERMITTED, AND INSPECTED BY THE RESIDENTIAL SECTION OF THE PLANNING & DEVELOPMENT DEPARTMENT UNDER SEPARATE SUBMITTAL BY THE APPLICANT.
14. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
15. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
16. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
17. THE ENGINEERING DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
18. THE CITY OF PHOENIX POLICE DEPARTMENT ENFORCES LAWS REGULATING THE OPERATION OF COMMERCIAL VEHICLES. THIS INCLUDES ENFORCEMENT OF FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES. QUESTIONS REGARDING COMMERCIAL VEHICLE ENFORCEMENT MAY BE DIRECTED TO THE COMMERCIAL VEHICLE ENFORCEMENT SUPERVISOR AT (602) 495-7813 (TRAFFIC BUREAU SOUTH) OR (602) 495-6784 (TRAFFIC BUREAU NORTH).
19. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

SAFTEY NOTE TO THE CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLEY AND COMPLETELY BE RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THEIR WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS, ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OR THEIR DEPICTED LOCATION ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INVESTIGATION OF THE ACTUAL LOCATION OF THEIR WORK ATTRIBUTED TO THEIR LOCATION.

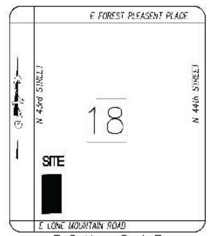
"Per City of Phoenix Ordinance G-4396, these plans are for official use only and may not be shared with others except as required for the construction of the public works facilities shown hereon. The Project Owner, and the Owner's Lenders, Consultants, Contractors and Subcontractors are prohibited from disclosing the plans and specifications to any persons other than those who have a need to know the information for the Project."

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR ______ DATE ______

REGISTRATION NUMBER ______



T 5 N - R 4 E

VICINITY MAP

(NOT TO SCALE)

LEGEND

○	FOUND REBAR
◉	FOUND BRASS CAP
(R)	RECORD BEARING / DISTANCE
(M)	MEASURED BEARING / DISTANCE
MCR	MARICOPA COUNTY RECORDER
	SEWER CLEANOUT
Ⓢ	SANITARY SEWER MANHOLE
C	CABLE TV BOX
T	TELEPHONE
	GAS METER
	WATER METER
	MAIL BOX
	ELECTRIC BOX/METER
—F—	FENCE (TYPE AS NOTED)
X84.2	SPOT ELEVATION (ADD 1300)
	CITRUS
	PALM
	ARBORVITAE
	CACTUS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040129	0860	L	10/16/13	X	NA

A FEDERAL EMERGENCY MANAGMENT AGENCY (FEMA) ELEVATION CERTIFICATION BASED ON FINISHED CONSTRUCTION MUST BE REVIEWED AND APPROVED BY FLOOD MANAGEMENT FORE EACH NEW AND SUBSTANTIAL IMPROVEMENT STRUCTURE CONSTRUCTED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. A COPY OF THE ELEVATION CERTIFICATION MUST BE SUBMITTED TO THE GENERAL AND STRUCTURAL INSPECTOR.

SITE IS IN A SPECIAL FLOOD HAZARD AREA: NO
OFFSITE FLOWS AFFECT THIS SITE: NO
RETENTION PROVIDED FOR 100YR 2HR STORM EVENT: YES
EXTREME STORM OUTFALLS THE SITE AT THE ELEVATION OF TBA

UTILITY COORDINATION

COMPANY	CONTACT	
ELECTRIC (APS)	AL BAIZEL	(602) 236-6203
CATV & FIBER OPTICS (COX COMMUNICATIONS)	GWENDALYN GARCIA	(623) 328-3554
SEWER (CITY OF PHOENIX)	GARY GRIFFIN	(602) 261-8363
WATER (CITY OF PHOENIX)	GARY GRIFFIN	(602) 261-8363
COAXIAL & FIBER OPTICS (QWEST)	CONFLICT JASON	(602) 630-0492
NATURAL GAS (SOUTHWEST GAS)	LEITH HOHNS	(602) 484-5077

LEGAL DESCRITPION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET;

AND EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 90-0593899, MARICOPA COUNTY RECORDER.

PROJECT DATA

APN: 211-36-003B
ADDRESS: 4302 EAST LONE MOUNTAIN ROAD, CAVE CREEK, ARIZONA, 85331
LOT SIZE: 184,477 SqF. (4.23 ACRES)
ZONING: S-1 (CURRENT); R-3 (PROPOSED)
LOT COVERAGE: 27,326/184,477 SqFt (14.8%)
EARTHWORK CALCS:
TOTAL CUT: TBA
TOTAL FILL: TBA
NET: TBA Cu. Yd. (EXPORT)
* APPROXIMATE TOTALS, NOT FOR BID
– GRADING CONTRACTOR TO VERIFY
S.S.E. MAKES NO ASSURANCES AS TO THE FINAL EARTHWORK QUANTITIES

SETBACKS

FRONT: 0'
REAR: 0'
SIDE: 0'

OWNERS

GREEN THUMB NURSERY, LLC
PRINCIPALS: JEFFERY & LAURA MAY
4302 EAST LONE MOUNTAIN ROAD
CAVE CREEK, ARIZONA 85331

ENGINEERING NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY WAS DONE BY OTHERS, S S E MAKES NO ASSURANCES TO THE ACCURACY OF CONTOURS, BOUNDARY LOCATIONS, OR EASEMENT LOCATIONS WITHIN SAID SURVEY.
2. THE BUILDING SETBACKS, ENVELOPE AND LOT COVERAGE ARE SHOWN PER THE ZONING DISTRICT. SETBACKS AND OTHER RESTRICTIONS CREATED BY AMENDED STANDARDS OR COVENANTS MAY BE APPLICABLE. FINAL INTERPRETATION IS THE RESPONSIBILITY OF THE OWNER OF SAID PROPERTY AND THE CORRESPONDING GOVERNMENTAL AGENCY OVERSEEING SAID PROPERTY.
3. WATERMAIN AND SEWER LOCATIONS ARE BASED ON INFORMATION PROVIDED BY THE TOPOGRAPHIC/BOUNDARY AND MONUMENTS FOUND IN THE FIELD MAY NOT BE EXACT. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS AND TYPES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM BUILDING FOUNDATION FOR A MINIMUM OF 5% SLOPE FOR 10 FEET, NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. ALL COMPACTION, EXCAVATION AND BACK FILL SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT OR AT MINIMUM A 95% COMPACTION RATE IS REQUIRES PER ASTM D698.

PROPOSED SCOPE OF WORK

1. CONSTRUCTION OF 24,047 SqFt BUILDING PER BUILDING PLAN SET
2. CONSTRUCTION OF PAVED DRIVEWAY AND PARKING AREA PER BUILDING PLAN SET
3. CONSTRUCTION OF ON-SITE RETENTION BASIN PER GRADING & PLAN

RETENTION CALCULATIONS

RETENTION VOLUME REQUIRED: PRE VS POST
V=CP(A)/12 WHERE: V =VOLUME REQUIRED; C =RUNOFF COEFFICIENT; P =100 YR-2HR INTENSITY OF RAINFALL, INCHES; A =AREA IN SQF
V_1=(0.47)(2.80/12)(184,477)
V_1=[illegible] CF (Pre_Agricultural Area)
V_2=(0.80)(2.80/12)(184,477)
V_2= 24,372 CF (Post_Multi-Family)
TOTAL V_R=5,180 CF

RETENTION VOLUME REQUIRED: FIRST FLUSH
V=CP(A)/12 WHERE: V =VOLUME REQUIRED; C =RUNOFF COEFFICIENT; P =FIRST FLUSH OF RAINFALL, INCHES; A =AREA IN SQFT
V_1=(0.80)(0.50/12)(184,477)
V_1= 4,687 CF

TOTAL RETENTION VOLUME PROVIDED
V_P= 5,736 CF
AS-BUILT VOLUME V = ______ CF

ENGINEER

S S E
11826 NORTH WINCHESTER DRIVE
FOUNTAIN HILLS, ARIZONA 85268
SSEAZ@Cox.Net
PRINCIPLE: STEVE SEITZ
PROJECT MANAGER: CLINT SCHERF (480) 225-4920

SURVEYOR

PEW LAND SURVEYING, LLC
P.O. BOX 18211
FOUNTAIN HILLS, AZ 85269
(480) 239-1807

SURVEY DATE: 4/26/14

BENCHMARK (COP DATUM)

BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 44TH STREET AND LONE MOUNTAIN ROAD MARKING THE SOUTH QUARTER CORNER OF SECTION 18, T. 5 N., R. 4 E., HAVING AN ELEVATION OF 1[illegible] CITY OF PHOENIX DATUM '29 NGVD

SHEET INDEX

1. COVER SHEET
2. GRADING AND DRAINAGE PLAN

NOTICE TO CONTRACTORS:

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "BLUE STAKE" AT 1-800-STAKE IT (1-800-782-5348) OR 602-263-1100 TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. FIELD VERIFY UTILITY LOCATIONS.

CALL TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
263-1100
BLUE STAKE CENTER
CALL COLLECT

APPROVAL STAMP

KIVA # ______
CRPR # ______
Q.S. ______

PARCEL A.P.N. 211-36-003B

GRADING PLAN COVER SHEET
FOR
4302 EAST LONE MOUNTAIN ROAD
PHOENIX, ARIZONA

SCALE: N.T.S.
PROJECT No. SSE-330-2014
SHEET: C1 of 02

CIVIL ENGINEER — PRELIMINARY COPY — NOT FOR CONSTRUCTION — 33582 STEVEN J. SEITZ — 10-01-14 — Expires: 3/31/17
PROJECT MANAGER: CLINT SCHERF (480) 225-4920

(480) 225-4920 SSEAZ@COX.NET
CIVIL - STRUCTURAL
S S E
RESIDENTIAL - COMMERCIAL
11826 NORTH WINCHESTER DRIVE
FOUNTAIN HILLS, ARIZONA 85269

DATE		DESCRIPTION	DSN
05/14/14		PRELIMINARY DRAFT	CBS
5/29/14		FIRST DRAFT – CITY OF PHOENIX SUBMITTAL	CBS
06/25/14		REVISED DRAFT – CITY OF PHOENIX SUBMITTAL	CBS
10/01/14		REVISED DRAFT – CITY OF PHOENIX SUBMITTAL	CBS

PROJECT INFO – PLEASE CONTACT PROJECT MANAGER CLINT SCHERF (480) 225-4920

APPENDIX 6

Neighborhood Outreach Statement

Neighborhood Outreach in Support of PUD

Historically, there has been very little objection to assisted living facilities being built in any neighborhood. It is important not to get assisted living for senior adults confused with behavioral health facilities, hospitals, nursing homes and addiction recovery centers, that routinely get denied due to neighborhood objections. Those types of facilities do not specifically belong in a residential neighborhood and unlike assisted living, can and do often have a traffic impact.

Accordingly, there are currently thousands of assisted living facilities that are located in residential areas similar to the subject property. According to the National Center for Assisted Living (NCAL), there are more than 30,000 assisted living facilities nationwide serving the needs of more than one million senior adults. And the majority of them are built in the middle of residential population centers, and not in the city core or next to the corner shopping plaza. Assisted living such as that proposed in the PUD is strictly a residential model.

To date there has already been significant interaction with the neighborhood at large, regarding the PUD. The results of that interaction are included herein:

The direct neighborhood related to the PUD subject property is represented as consisting of the lots and residences bordered on the South by East Lone Mountain Road, the North by East Asher Hills Road, the West by N. 40th Street and the East by N Cave Creek Road (See City of PhoenixNeighborhood Services Department Map).

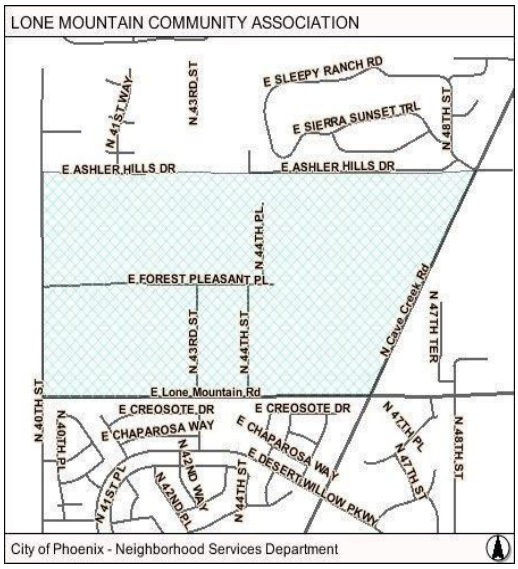
In contemplation of the proposed development, we contacted Lone Mountain Community Association President Norman Neville with regards to the PUD subject. Mr. Neville indicated that he appreciated the courtesy of a call prior to the PUD filing and that he would suggest to those he represents to withhold any opinion until such time that we had the opportunity to present our plan, renderings, etc., to the neighborhood at large. He also indicated that they would like to have some input as to the various elements. We agreed to hold a meeting prior to the formal submission of the PUD with the neighborhood and present our thoughts.

With respect to this, Mr. Neville indicated that he e-mailed and reached out to the neighborhood at large and a meeting was held at his residence on May 7, 2014. A sign in sheet was utilized to record the participants along with their contact information.

Much of the meeting was initially occupied with discussions as to the dislike of the look and use of the parcel as it exists today. It is supported by the storage of greenhouse and nursery equipment is not consistent with the aesthetics expected by the neighborhood.

One of the neighbors, who resides at 31440 N. 44th Street, also indicated that the existing wash in his yard, which continues on through the PUD subject is backing up during periods of intense rain. The PUD Applicant, represented that by virtue of the PUD Grading and Drainage Plan, this situation would be remedied. Subsequent to that meeting. The neighbor has met with the proposed developer and has been provided with a grading and drainage plan as well as having direct contact with the Grading and Drainage Engineer. At that time the neighbor indicated he was satisfied with the plan.

Post the May 7th meeting and after having provided the participants with renderings, Mr. Neville indicated that the neighborhood participants were in favor of the development as proposed.



Lone Mountain Community Association Map

President: Norman Neville
4286 East Forest Pleasant Place
Cave Creek, Arizona 85331
Contact: (480)595-7990

Desert Willow Elementary School

Desert Willow Elementary School (rear of school with only bus drop off and 22 parking spaces) is not included as part of the Lone Mountain Neighborhood.

Because the PUD subject is specifically for an assisted living development for senior adults, there is zero impact on any schools. Of note is the fact that even though the PUD is directly across from the rear entrance of the Desert Willow Elementary School, the PUD is actually part of the Lone Mountain Elementary School District. Because the average resident in

assisted living is 80 - 85 years of age, it is extremely rare that they would drive. Thus, traffic impact related to the Desert Willow Elementary School is minimal.

The Applicant contacted the school, and the response from the applicable party was, "As long as there is no attendance impact on the school, we have no opinion as to the PUD across the street".

Tatum Ranch Subdivision

Tatum Ranch has no direct association with the PUD and is not part of the represented Lone Mountain Neighborhood Association. This is primarily by virtue of the fact that there are no direct roads or access points to the Tatum Ranch Subdivision from E Lone Mountain Road. The Tatum Ranch Subdivision is accessed only from Cave Creek Road and North 40th Street.

Even though this is the case, the Applicant recognizes the requirement to contact those parties within 600 feet of the proposed PUD as well as the neighborhood associations within 1 mile of the corners of the PUD.

The Applicant reached out to those limited houses in Tatum Ranch, which if the owners walked to the back of their lot line and looked over the existing wall and across E Lone Mountain and to their extreme Northeast, they might they have a very limited view of the PUD subject. None of those homes contacted voiced any objections to the proposed PUD.

A subsequent neighborhood meeting was held on June 21, 2014, and the Tatum Ranch Community Association Manager (Rick Nowell) was present. In his position representing the association, he voiced no opposition to the PUD.

An on-site informal interim neighborhood meeting (Between the May 7th and June 21st meetings) was also held and it reflected several concerns from a limited number of neighbors who did not attend the May 7 meeting. These were addressed and the plan was revised prior to the June 21st. meeting and the 1st official submission of the PUD on July 28, 2014. At the meeting, after presenting the requested changes, all parties, except for one, who left the meeting early were generally not opposed to the PUD.

Because the PUD process is one that typically includes and encourages direct neighborhood participation in designing the built environment, the Applicant made the following modifications to the original plan:

1. The driveway entrance was relocated more toward the interior of the lot thus proving a distance of 77 feet from the east wall to the closest side of the driveway. The distance between the east wall and the driveway now includes 2 landscaped buffer zones and a grassed retention area.

2. A revised parking plan now reflects only 37 spaces. We eliminated 8 of the 16 originally designed spaces in the front of the building. The plan includes 4 assessable spaces. The City Standard is one parking space for every 2 beds and a 1-25 ratio for assessable spaces.

3. The building height was reduced to a maximum of 18 feet. The second floor offices above the lobby was eliminated.

4. The overall number of units was reduced from the initial 48 to 40. This is a reduction of approximately 17% of the original overall contemplated number of units.

5. The building wing bordering E Lone Mountain Road was reduced in size.

6. The sewer will be aggregated, at a cost to the PUD Applicant, from the N Cave Creek Road Sewer Main. Applicable neighborhood homes will then have the ability to aggregate to the line in the future as well, if they should desire.

7. A secondary (gated) entrance on N 43rd Street, is now presented to be considered. It should be noted that there already exists a designated entrance from N 43rd Street to the lot, but it is gated and rarely used.

8. The Applicant has completed a grading and drainage plan to address any and all existing and contemplated drainage issues. Grading and Drainage has to meet the required engineered standards. In addition, the Applicant retained an Engineering Firm to meet one on one with the attendees to explain how any existing drainage issues will be addressed through the PUD and subsequent development plan.

9. A Traffic Impact Study was conducted and it reflects minimal impact to the neighborhood at large.

Neighborhood Outreach Summary

As the subject property exists now, there are not many aesthetically redeeming attributes. It is exactly what you would expect to find on a lot solely dedicated to use as a nursery/greenhouse operation. This includes oversized equipment, portable buildings, landscaping devices and a lot of dirt. The subject property is sparsely landscaped and in the words of many neighbors, "somewhat of an eyesore". In the alternative, the proposed development will include lushly landscaped areas, significant buffer zones, and a beautiful building that marries well with the surroundings.

Extensive neighborhood outreach has been completed (neighbors were able to review preliminary development plans and subsequent renderings and make comments and recommendations).

The Applicant has been and will continue to be flexible in various aspects of the current design, as has been demonstrated to date, and is desirous of making the PUD a win-win for all associated parties. They believe this is aided in part by the size of the lot, the very limited lot coverage of the building (14.85%) and the willingness to intensify streetscape, buffer zones and landscaping attributes.

Lastly, during the course of the immediate neighborhood outreach, it was discovered that numerous homes in just the immediate neighborhood and Tatum Ranch, had a senior relative or loved one living in assisted living or living with them. This further demonstrates the need for the PUD subject.

APPENDIX 7

Mitigating Measures Statement

Mitigating Measures Lone Mountain

Mid-Block Status

The Applicant is aware that the subject property is mid-block. However, it is also a corner lot that is bordered by E Lone Mountain Road and N 43rd Street. And if this was a commercial application or one of high traffic usage, then it might be less appropriate for the location. The PUD Model is a residential application by nature.

The Applicant feels the PUD is of no detriment to the mid-block designation. The fact that the subject property is bordered on the immediate west by a thru street (N 43rd Street) and is only one large lot removed from another thru street to the east (N 44th Street) does not place it in the category of what you would typically describe as mid-block. Both of those streets, N 43rd and N 44th have alternate points of access and egress by virtue of E Forest Pleasant Place, which feed directly into either N Cave Creek Road or N 40th Street, both of which are main corridor routes. Thus the mid-block concern would carry greater weight if this were not the case.

Also, given the fact that the lots to the north, east and west of the property are larger lots, the traffic and circulation are greatly reduced vs. a typical high density neighborhood. Tatum Ranch, which contains a vast number of homes, and which is located to the southeast and southwest of the PUD Subject but has no access or egress points on E Lone Mountain road and thus is inconsequential to the mid-block consideration.

The subject property would share commonality (across East Lone Mountain Road) with the rear entrance of Desert Willow Elementary School, but the proposed PUD Platform has minimal traffic impact and the peak times, which does not coincide with the peak times of the school. As indicated, typically assisted living residents do not drive. Accordingly, The Village/City of Phoenix was not concerned with a mid-block status when it approved the development of the school.

The Applicant believes that they can demonstrably prove that after review of the PUD submission, the mid-block issue, with regard to aesthetics, traffic and overall usage will not be objectionable.

In the event the City of Phoenix should require any additional mitigating measures such as directing the exact location of the proposed property entrance, the incorporation of any traffic

movement device or measure, the developer is willing to meet those requirements with no resistance. However, the use as a boutique assisted living center for senior adults of the size and type proposed will have minimal impact on the traffic patterns for the area. It is widely known that assisted living does not impact traffic. The average age of a resident is projected at 80 to 85 years and it is very rare that they would drive a car. The staffing is such that the maximum number of employees on any shift is 10 or less.

Cumulative Effect Traffic Impact

From E Lone Mountain Road, there are 3 Access or Egress Points into the rear of Desert Willow Elementary School. This is not the primary entrance to the school. The primary entrance for staff and visitors is located off of E Desert Willow Parkway.

Regarding the E Lone Mountain Access or Egress Points, the first point is a service delivery entrance and a small parking lot that has only has 18 parking spaces. These are primarily for staff parking There are an additional 4 spaces located closer to the building (cafeteria) and they are for staff as well. These spaces are observed as principally being occupied by staff for the entire school day. Thus the impact is low except for the time of discharge of the staff, which is later than that of the students. In the worse-case, 22 cars would be exiting.

The remaining points have no capacity for parking and are only a bus pick-up and drop off area. These are fashioned in a half moon and has an exit opposite the entrance. Being that this is strictly a drop off and pick up area, there is zero parking capacity. Thus, it is used 2 times a day, that being the time of pick-up and the time of delivery. These peak times are generally between the hours of 8:30 am to 9:00 am and 3:20 pm to 3:50 pm. School starts at 9:00 am and finishes at 3:30 pm. Staff hours are 8:00 am to 4:00 pm so these do not overlap. None of these would coincide with the peak hours of the subject property, even though they are projected at less than 10 movements.

So in general terms, you have 22 parking spots being serviced off of E Lone Mountain Road, all of which only facilitate a single entrance and exit per day and an additional entrance and exit that is utilized less than 1.0 hours per day and has no facility for parking.

Equally important is the fact that there would be no traffic impact after hours, on weekends or holidays and while the school is on summer break. In fact, there are only 180 school days in the year and that reflects less than 50% of the entire days in the year that the school is active. That means 185 days a year there is no traffic impact at all.

This means that this specific bus pick up and drop off area is only active approximately 180 hours per year. For comparison, there are 8760 hours in a year. Thus only approximately 2% of the time is the school traffic of any consequence.

The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As such, the proposed project would not expose people or structures to a significant risk of loss, injury or death as a result.

A Traffic Study, that supports these assertions is included in the PUD.

School District Notification Policies and Procedures

The PUD will be requested for an age restricted assisted living community. As such, the minimum age for residency will be 62 years and there will be no school aged children residing in the development.

Accordingly, there will be zero impact on the school districts attendance area.

Notice of Airport in Vicinity

The PUD is being requested for an age restricted rental assisted living community. It is located at 4302 E. Lone Mountain Road in Phoenix, Arizona.

A review of the Airport Disclosure Map indicates that the property which is the subject of the PUD is not within the boundaries of the Public Airport Disclosure Area. The subject property is:

a. 41.53 miles from the Phoenix Goodyear Airport
b. 31.34 miles from the Glendale Municipal Airport
c. 28.95 miles from the Phoenix Sky Harbor International Airport
d. 14.30 miles from the Scottsdale Municipal Airport
e. 10.29 miles from the Phoenix Deer Valley Airport

In review of the Airport Disclosure Map, it is the belief of the Applicant that the subject property is unaffected.

SRP Canal Bank Right of Way

The PUD is not subject to Review of Projects Utilizing SRO Canal Bank Right of Way.

Designation of Electrical Substations Locations

It is believed that the PUD would not require an additional substation as represented by SRP for a development of the size and type proposed.

Cumulative Impact Public Views

With a proposed maximum height of 18 feet (similar to a house), there will be limited disruption of public views as a result of the development. The building is a single story type and the limited number of residential lots on either side are bordered by a 6' tall decorative

solid wall. Given the location of the building and the orientation to the 4.23 acre lot, coupled with the limited lot coverage, it is anticipated that it will not adversely affect any sight lines or public views. Directly across the street is a school.

Cumulative Impact Visual Character

The building is contemplated to be designed in such a way that it will blend in with the character of the surroundings. This would include typical southwest styling with an emphasis given to blending the attributes of the land with that of the architecture. Accordingly, it should not be inconsistent with the visual character of the surrounding developments, with the exception of the school directly across the street which is basic institutional in nature.

The PUD as designed would be more aesthetically pleasing than the existing lot which is being used in support of a nursery and greenhouse operation (scattered portable buildings, equipment, vast areas of dirt and un-manicured landscape).

Cumulative Impact Cultural Resources

There are no known Cultural Resources that will be affected by the development.

Cumulative Impact Agricultural Operations

There are no known agricultural operations that will be affected by the development.

Cumulative Impact on Geological Hazards

There are no known Geological Hazards associated with the development of the property.

Cumulative Impact Light and Glare

The developers are familiar with Light and Glare impacts and will respond with a development that is in accordance with all lighting requirements. It is anticipated that there will be no light and glare impact on the surrounding neighborhood. The PUD calls for Dark Sky Standards.

Cumulative Impact Drainage and Runoff

The developer is familiar with the requirements related to drainage and runoff. As such, and given the limited size of the development footprint, it is anticipated that the development will be engineered to meet the standard as set forth by the regulation for drainage and runoff.

The four neighbors to the immediate east of the PUD (Separated by 6' high decorative wall) have expressed that they are experiencing drainage issues since the development of their lots.

This often results in significant back-ups and considerable amounts of standing water on their lots at times of heavy rainfall. One of the benefits of the PUD is that it will allow for relief of these drainage issues, as the grading and drainage plan compensates for their current drainage challenges. This is one of the benefits of the PUD to these direct bordered neighbors.

It is not anticipated that there will be any adverse effects related to drainage and runoff as it relates to the subject property being developed as proposed. A grading and drainage is included as an exhibit in the PUD Submission.

Cumulative Impacts to Public Schools

There would be zero impact on public schools. This would be an age restricted community and thus there would be no persons of school age living on the premises.

Cumulative Impacts to Community Libraries

There would be minimal to zero impact on Community Libraries. It is contemplated that the facility will have its own library (small scale) and many persons living in assisted living facilities would not typically frequent a public library.

Cumulative Impacts to Parks and Recreation

There would be minimal to zero impact on Parks and Recreation. It is contemplated that the facility will have its own park, walking paths, and recreational programs. The vast majority of the people living in senior assisted living facilities typically do not frequent City Parks or Recreational Areas.

Cumulative Impacts to Police Protection Services

There would be minimal impact on Police Protection Services. Typically residents of senior assisted living facilities do not commit crimes. The facility is staffed 24 hours per day and includes its own security measures and personnel. Senior adults living in assisted living communities are less likely to be a burden on Police Protection Services than persons of younger ages.

Cumulative Impacts to Transit Facilities

There would be minimal to zero impact on Transit Facilities. Typically, residents of assisted living facilities do not drive and do not utilize public transportation. There is no transit system that is site specific and thus it is highly doubtful that any form of public transportation would be used by the residents or employees. The facility, when operational, does provide direct transportation services to residents for various activities and appointments.

Cumulative Impacts to Land Use

There is minimal impact on land use as it relates to the senior population. Typically they spend the greater portion of their days inside and when they are outside, it is for occasional walks or sitting in covered lounging areas. There are purposeful walking paths designated in the plan and a gazebo for sitting but those elements will see minimal use except as weather permits.

Cumulative Impacts to Fire Protection Services

There would be an impact on Fire Protection Services as it relates to emergency calls for residents. Although this is not a daily occurrence and typically involves non-emergency transport, it is one area that is represented as such. Given the limited size of the proposed development (boutique 40 unit/ max. 60 bed community), it is not anticipated that the effect will require any changes to the existing service system. The building is single story and ADA accessible. This eliminates the Fire Department need for any special equipment vs. a mid-rise or high-rise development. A separate fire lane has been incorporated into the plan design (Front of building) that allows for emergency access to the main entrance.

Cumulative Impact Clean Air Consistency

The PUD in no way will conflict with the clean air standards. Likewise it will not generate any hazardous air pollutants or operational emissions that would be of detriment to the area.

Cumulative Impacts to Solid Waste Generation

The PUD way will not conflict with the use of services for the disposal of waste. Typically a separate contract for waste disposal is applied and the municipality does not participate in the collection of waste at an assisted living facility. Solid waste pick-up times (only 2 per week) are only scheduled between noon and 2pm.

Cumulative Impacts of Noise

Typically, senior living assisted living developments do not generate excessive noise. The residents typically do not drive, do not play loud music, go to bed at earl hours and have a limited amount of visitors. The proposed project would not result in noise levels that would exceed City thresholds at any nearby sensitive receptor.

As a result, The PUD will have no noise impact to the greater area.

Cumulative Environmental Effects

The project will not physically divide an established community or conflict with any applicable habitat conservation plan or natural community conservation plans. There is no anticipated cumulative environmental effects related to the development.

IMPACT CONCLUSIONS

The Applicant does not believe that they have identified any significant or unavoidable impacts.

APPENDIX 8

Traffic Impact Study

July 11, 2014

Ms. Laura May

Green Thumb Nursery, LLC

4302 East Lone Mountain Road

Phoenix, AZ 85331

Re: Lone Mountain Senior Living - NEC Lone Mountain Road and 43rd Street Traffic Impact Statement, Phoenix, Arizona Dear Ms. May:

The purpose of this letter is to address site specific issues for the proposed assisted living and memory care development located on the northeast corner of the intersection of Lone Mountain Road and 43rd Street in Phoenix, Arizona. This letter outlines our findings regarding the traffic generation of the proposed 40 unit assisted living and memory care development.

The development is proposed to consist of congregate care and assisted living uses on approximately 4.23 acres. The congregate care use will consist of 24 dwelling units. The memory care use will consist of 24 beds. The site is currently occupied by the Green Thumb Nursery containing nursery and greenhouse uses. Access to the proposed development will be provided by two driveways. One driveway will access the site from Lone Mountain Road. This driveway is a full access driveway located approximately 255 feet east of 43rd Street. The second driveway will access the site from 43rd Street. This driveway is a full access driveway located approximately 530 north of Lone Mountain Road. A preliminary site plan for the development is attached.

Trip generation rates published by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition were used to calculate the trip generation characteristics of the proposed land uses. Trip generation calculations for the proposed assisted living use and memory care units were determined using ITE Code 253 for Congregate Care Facility and ITE Code 254 for Assisted Living, respectively. Trip generation calculations are summarized in **Table 1**. Trip generation calculations are attached.

Table 1. Proposed Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total

The trip generation calculations indicate that on an average weekday the proposed development would be expected to generate 114 daily trips with 4 trips occurring in the AM peak hour and 9 trips occurring in the PM peak hour.

Based on the results of this analysis the proposed development's trip generation would not result in a significant change in traffic conditions or significant change in delay in the area surrounding the project.

If you have any further questions please feel free to contact me at (602) 944-5500. Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Neil Byrne, P.E.

Congregate Care Facility	253	24	D. U.	50	1	0	1	2	2	4
Assisted Living	254	24	Beds	64	2	1	3	2	3	5
Total Trip Generation				**114**	**3**	**1**	**4**	**4**	**5**	**9**