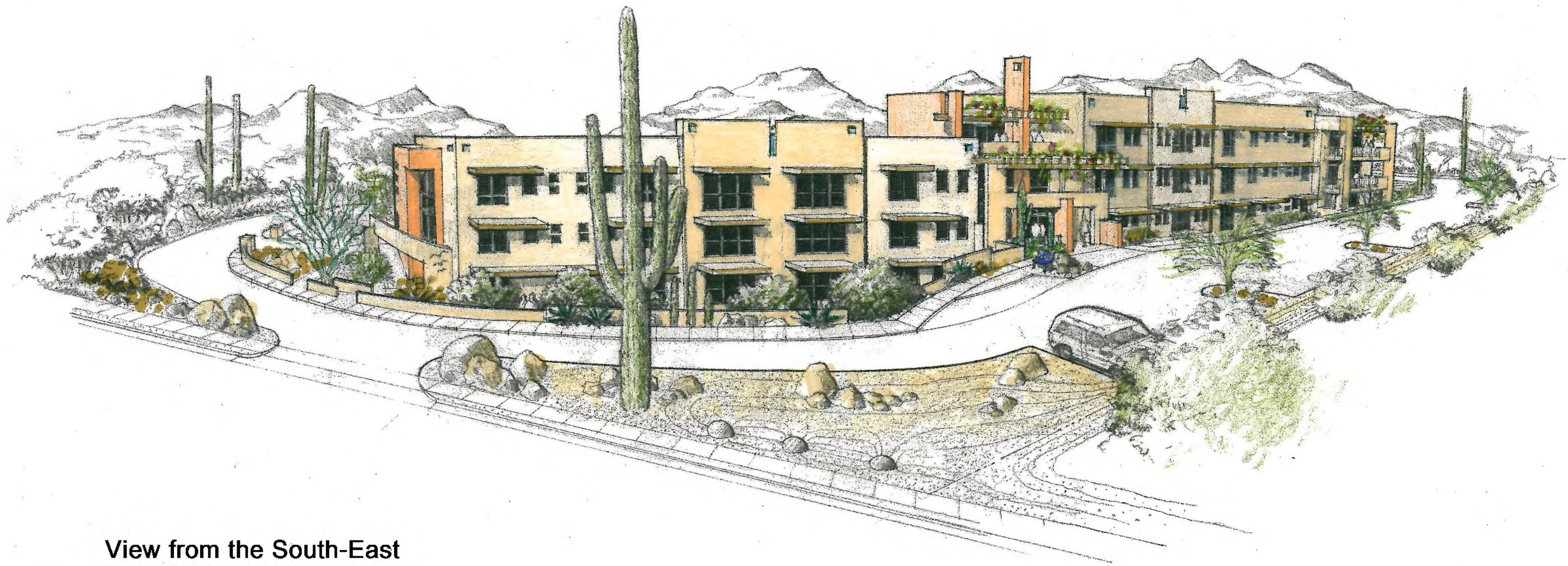


View from the South
Main Entrance

Dove Mountain Senior Living
Marana, Arizona

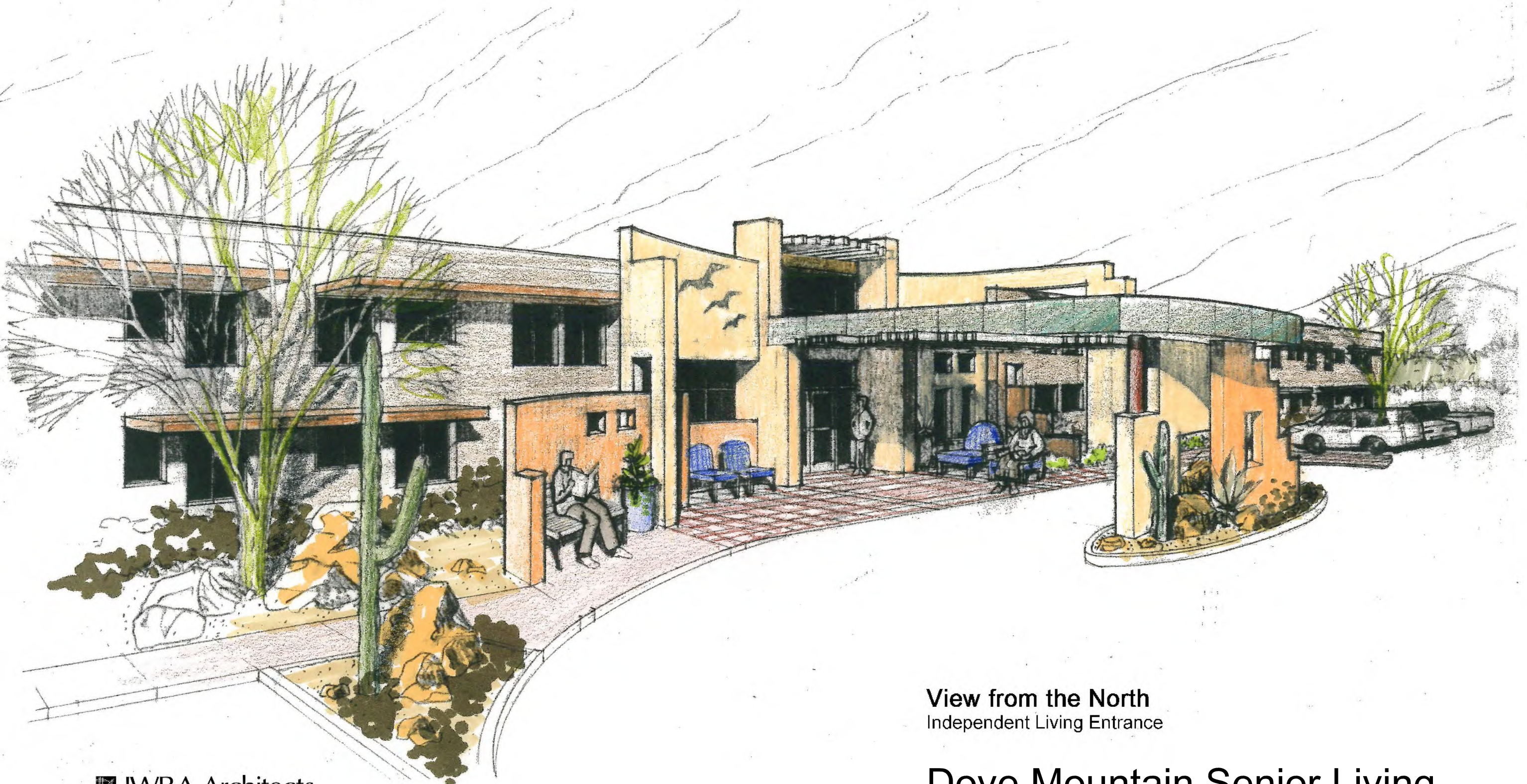
 JWRA Architects



View from the South-East
Assisted Living Entrance

Dove Mountain Senior Living
Marana, Arizona

 JWRA Architects



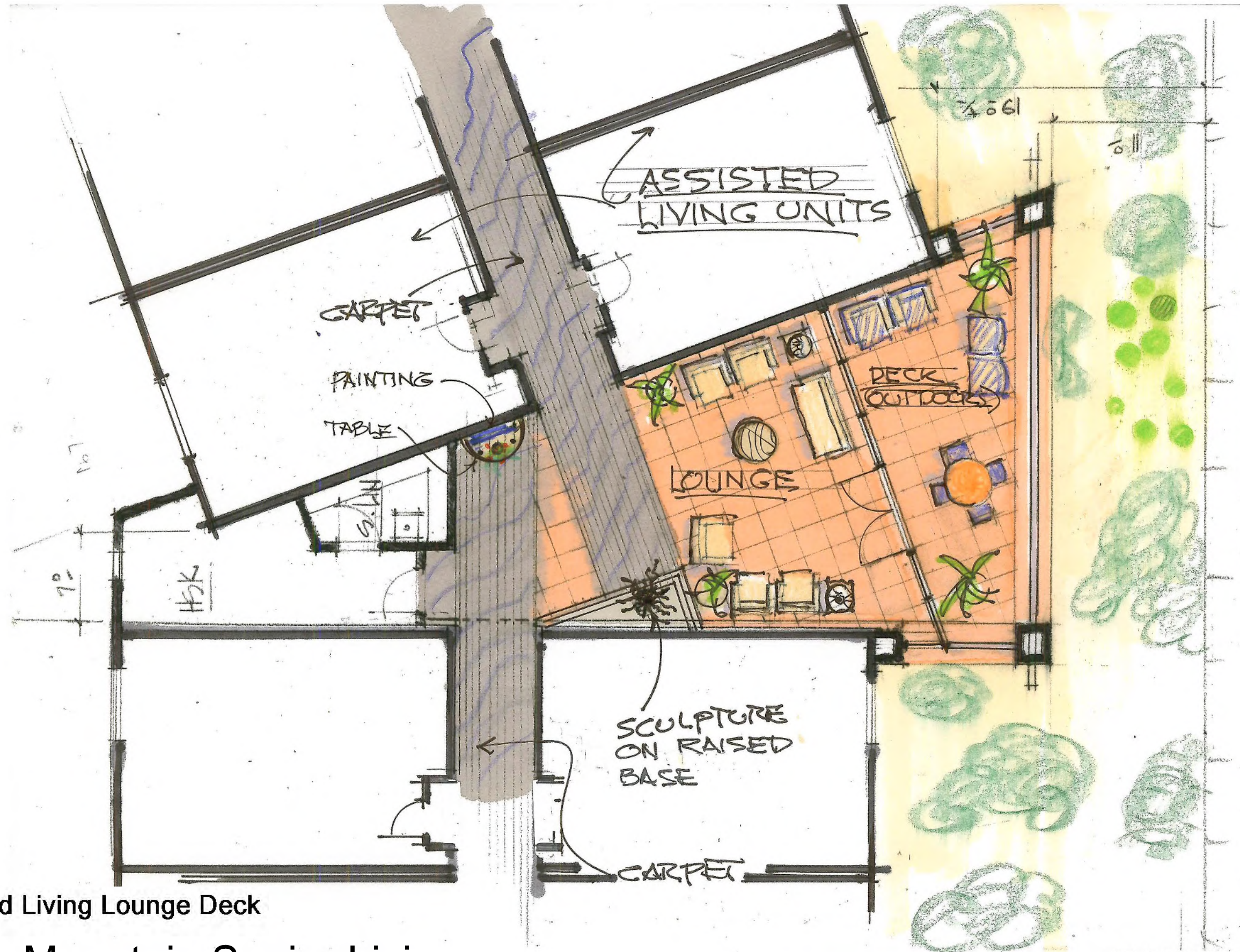
View from the North
Independent Living Entrance

Dove Mountain Senior Living
Marana, Arizona



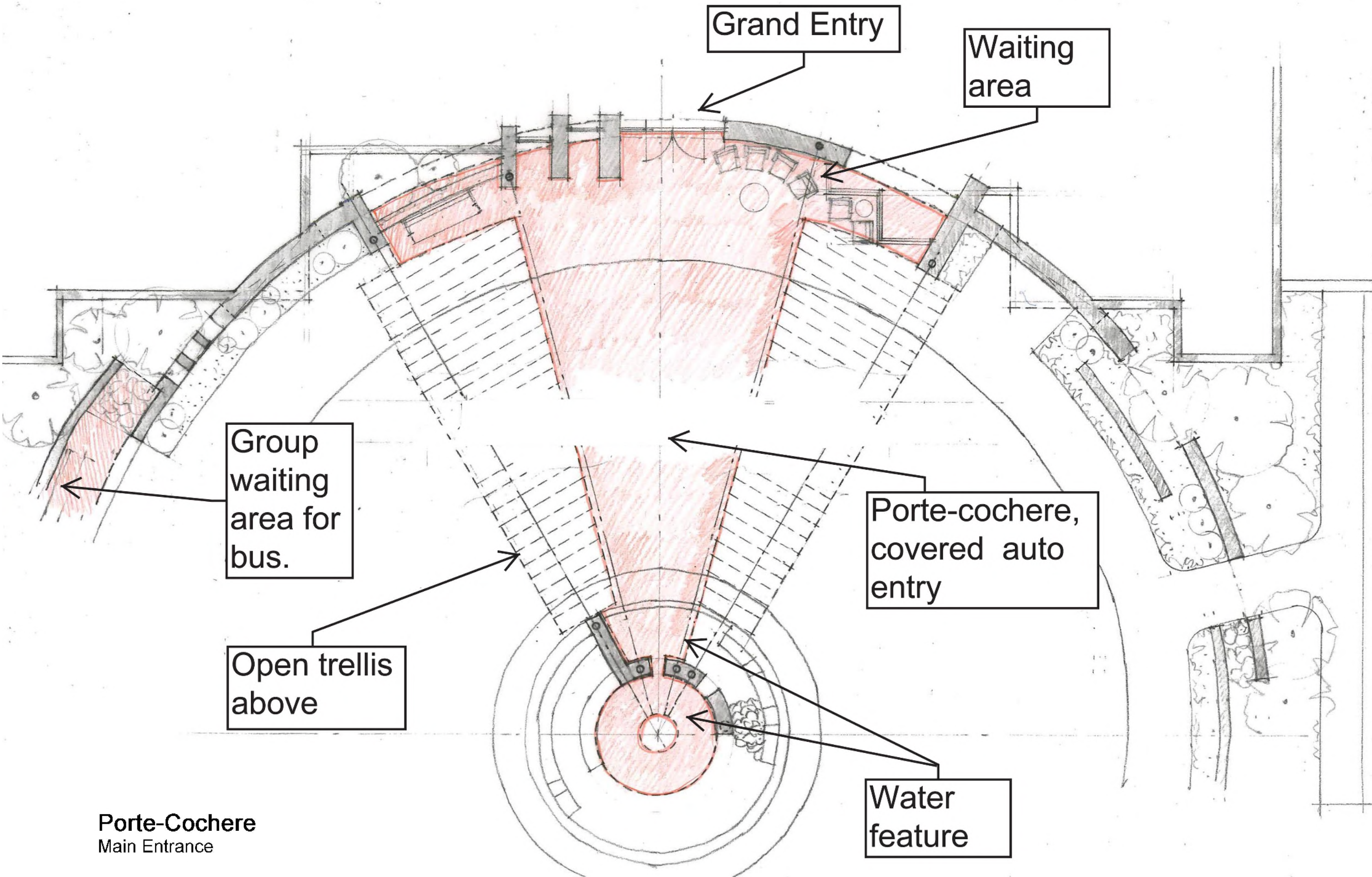
View from the North-East
Assisted Living Lounge Deck

Dove Mountain Senior Living
Marana, Arizona



Assisted Living Lounge Deck

Dove Mountain Senior Living
Marana, Arizona



Porte-Cochere
Main Entrance

Dove Mountain Senior Living
Marana, Arizona

JWRA Architects



Stairway Elevation
Various Locations

Dove Mountain Senior Living
Marana, Arizona

GENERAL NOTES

- GROSS AREA OF DEVELOPMENT IS 5.9 AC (256,161 S.F.).
- EXISTING ZONING IS DOVE MOUNTAIN SPECIFIC PLAN, LAND DESIGNATION - MIXED USE COMMERCIAL.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED MARCH 29, 2000 PER ORDINANCE NO. 2000.04.
- THE PROPOSED USE IS COMMERCIAL.
- PROPOSED BUILDING AREA (FOOTPRINT) IS 57,655 S.F.; PERCENTAGE OF LOT COVERAGE IS 22%.
- ALLOWABLE BUILDING HEIGHT IS 45' (4 STORIES WITH OPTIONAL THEME TOWERS TO 65'). PROPOSED BUILDING HEIGHT: VARIES - SEE PLAN VIEW.
- ALLOWABLE BUILDING SETBACKS PER THE DOVE MOUNTAIN SPECIFIC PLAN ARE:

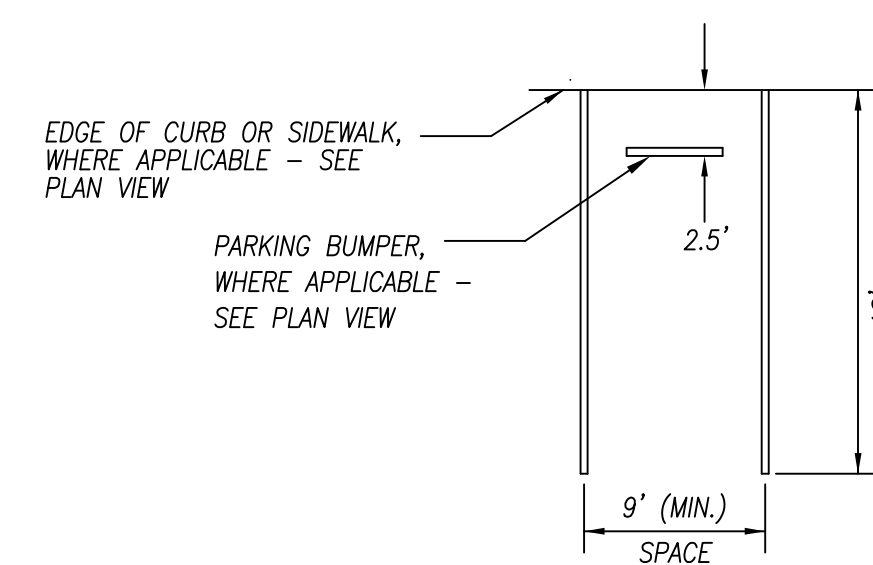
| | |
|-------|-----|
| FRONT | 20' |
| SIDE | 5' |
| REAR | 15' |
- PROPOSED BUILDING SETBACKS: SEE DIMENSIONS IN PLAN VIEW.
- FOR PARKING PROVISIONS, SEE PARKING DATA CHART, SHEET 1 OF 1.
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T-11-S, R-12-E, ALSO BEING THE CENTERLINE OF TANGERINE ROAD RECORDED IN BOOK 7 AT PAGE 83 OF ROAD MAPS AS SHOWN ON THE FINAL PLAT OF DOVE MOUNTAIN RETAIL CENTRE, AS RECORDED IN BOOK 61 AT PAGE 70, MAPS AND PLATS; SAID BEARING BEING N89°59'19"W.
- BASIS OF ELEVATION: A 3" BCSM LOCATED AT THE INTERSECTION OF NEW SHADOW WAY AND DOVE MOUNTAIN BOULEVARD; SAID ELEVATION BEING 2574.16 FT. (NGVD 29 DATUM).
- ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
- ALL DRIVES MUST ACCOMMODATE EMERGENCY AND SERVICE VEHICLES.
- THE DESIGN VEHICLE FOR MOUNTAIN CENTRE ROAD AND DOVE CENTRE ROAD IS WB-40; THE DESIGN SPEED FOR MOUNTAIN CENTRE ROAD AND DOVE CENTRE ROAD IS 25 MPH.
- ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ACCEPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING, AND HAVE NON-TRANSPARENT GATES. SEE ALSO DETAIL #4.
- THE WATER PROVIDER FOR THIS DEVELOPMENT IS TUCSON WATER.
- DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
- THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOOD PLAN ADMINISTRATOR.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES (EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 Kv OR MORE) WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- THE INSTALLATION OF PRIVATE DEVELOPMENT ITEMS SUCH AS LANDSCAPE, IRRIGATION AND OTHER PRIVATE FEATURES IS NOT PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE OWNER WILL PAY A DETENTION/RETENTION IN-LIEU FEE TO THE TOWN OF MARANA IN-LIEU OF PROVIDING DETENTION/RETENTION FACILITIES FOR THIS PROJECT. THE REQUIRED IN-LIEU FEE FOR THE PROJECT IS \$11,483.00 AND WILL BE DUE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

NORTHWEST FIRE NOTES

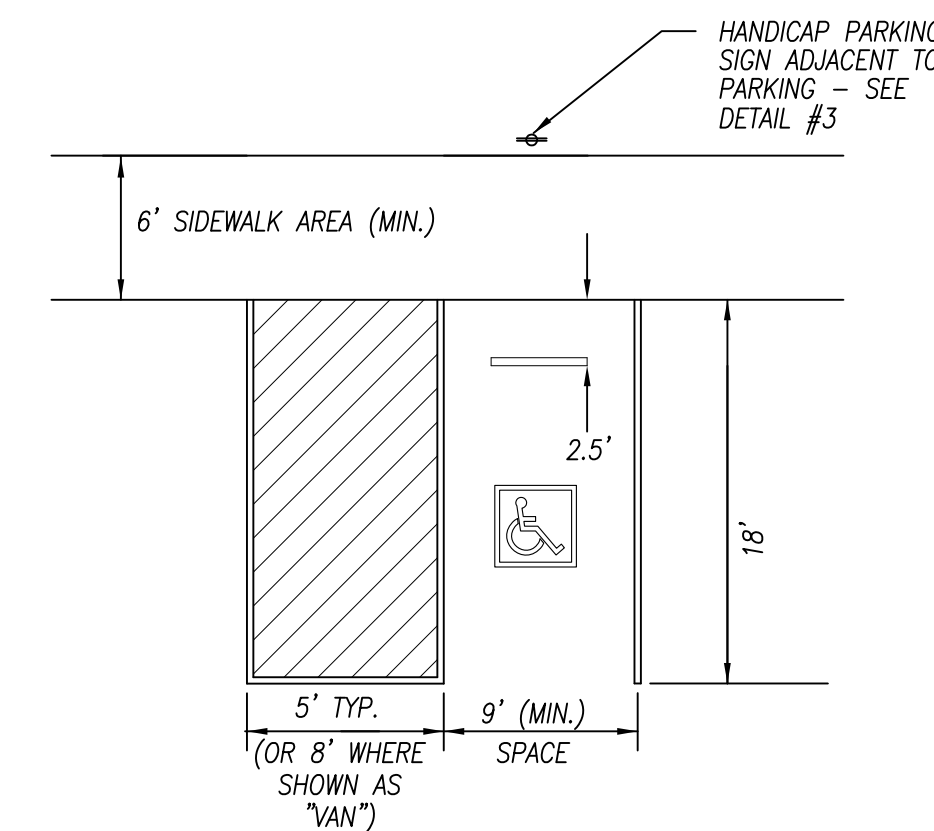
- FIRE HYDRANT(S) CAPABLE OF DELIVERING A MINIMUM FLOW OF _____ GALLONS PER MINUTE FOR 120 MINUTES AT A MINIMUM PRESSURE OF 20 PSIG SHALL BE APPROVED, INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE MATERIALS TO THE SITE.
- THE TOTAL COMBUSTIBLE BUILDING AREA (INCLUDING OVERHANGS) IS 168,275 S.F. THE BUILDING CONSTRUCTION TYPE IS TYPE IIIA, FULLY SPRINKLERED.

SEWER NOTES

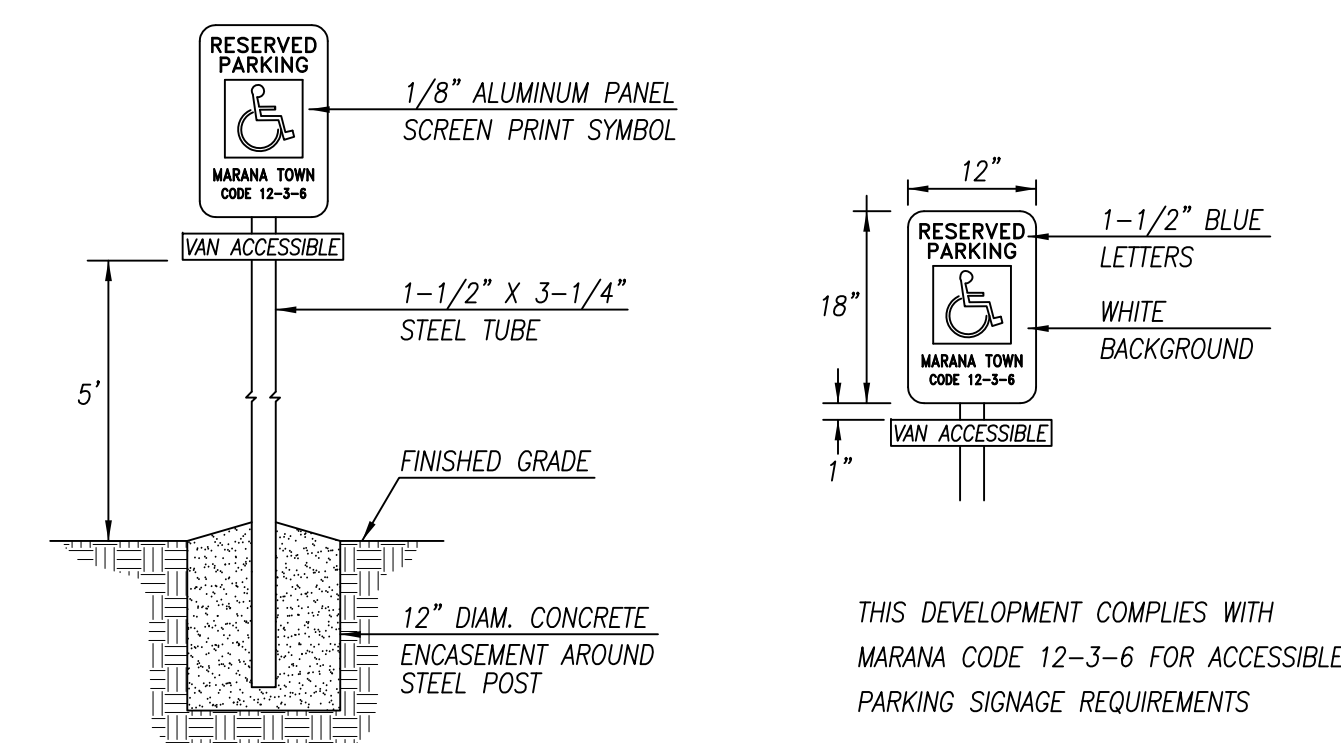
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE PIMA COUNTY ORDINANCE NO. 1981-154, AS AMENDED BY PIMA COUNTY ORDINANCE NO. 1983-5.
- EXISTING WATER METER SIZES: 0
NUMBER OF EXISTING WATER METERS AT THIS SIZE: 0
- PROPOSED WATER METER SIZES: 4"
NUMBER OF PROPOSED WATER METERS AT THIS SIZE: 1



1 TYPICAL STANDARD PARKING STALL DETAIL



2 TYPICAL HANDICAP PARKING STALL DETAIL



3 HANDICAP SIGN DETAIL

PARKING DATA CHART

| TYPE OF CARE | CALCULATION | TOTAL |
|------------------------|---------------------|-------------------|
| MEMORY CARE | 0.5 SPACES PER UNIT | 11 SPACES |
| ASSISTED LIVING | 0.5 SPACES PER UNIT | 46 SPACES |
| INDEPENDENT LIVING | 1 SPACE PER UNIT | 48 SPACES |
| TOTAL REQUIRED | | 105 SPACES |
| TOTAL PROVIDED | | 105 SPACES |
| SURPLUS PARKING | | 0 SPACES |

| BREAKDOWN OF PARKING TYPES: | | |
|---|--|----|
| STANDARD @ 9' (MIN.) X 18' | | 97 |
| HANDICAPPED @ 9' (MIN.) X 18' (INCLUDING 5' ACCESS AISLE RAMP OR 8' VAN ACCESS AISLE/RAMP, WHERE SHOWN) | | 8 |

| | |
|-------------------------|---|
| LOADING ZONES REQUIRED: | 0 |
| LOADING ZONES PROVIDED: | 1 |

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN REPRESENTS A SURVEY MADE BY ME AND THAT ALL BOUNDARY MONUMENTS ARE CORRECTLY SHOWN.

CHRIS E. MORRISON
OPW SURVEYING, LLC
REGISTERED LAND SURVEYOR NO. 26928
STATE OF ARIZONA



OWNER

RITA LAND CORPORATION
3567 E. SUNRISE DRIVE, SUITE 219
TUCSON, ARIZONA 85718

DEVELOPER

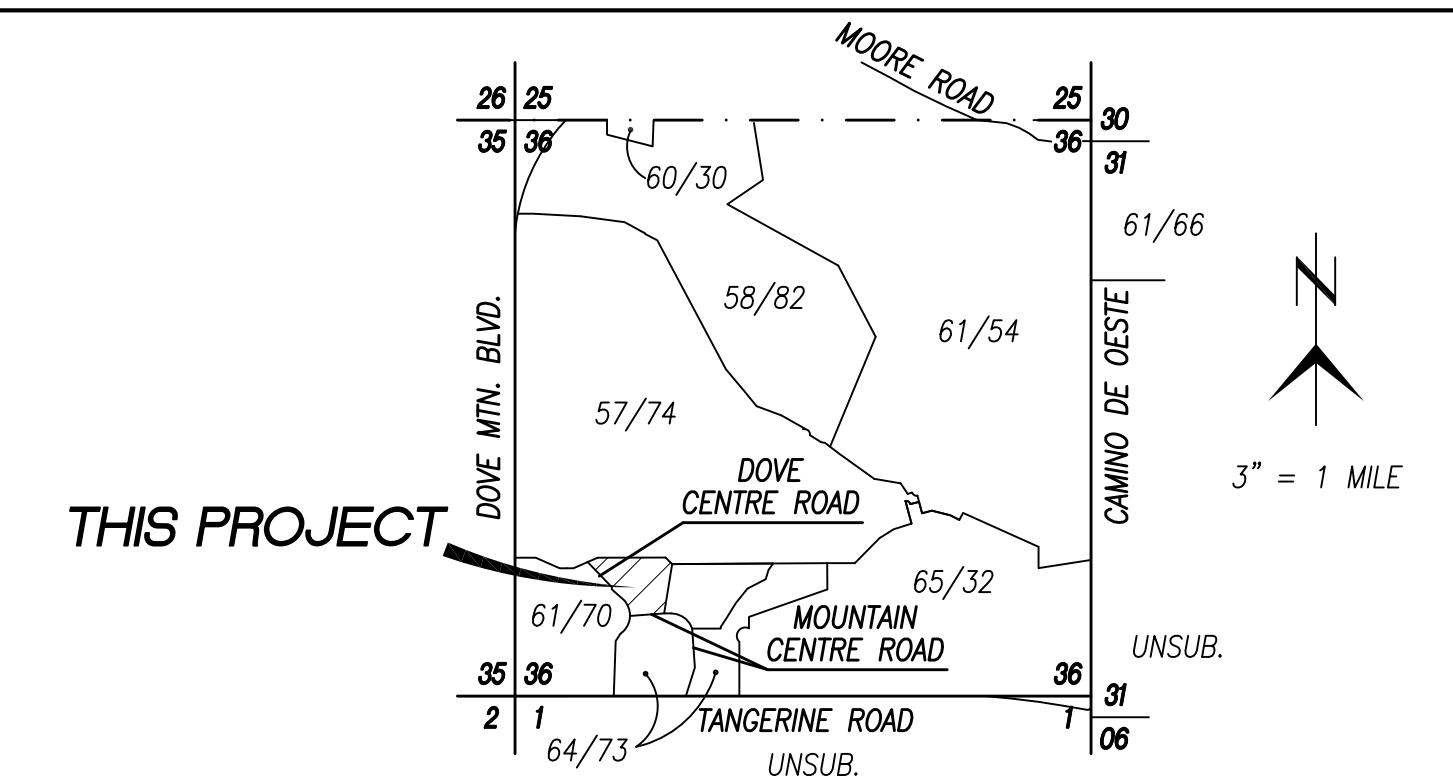
MOUNTAIN PLAINS EQUITY GROUP, INC.
2825 3RD AVENUE NORTH, SUITE 600
BILLINGS, MONTANA 59101
PHONE: 406-254-1677
CONTACT: DON STERHAN

ACCEPTANCE

BY: _____ P.E. DATE: _____
TOWN OF MARANA ENGINEER/DEVELOPMENT ENGINEER

BY: _____ DATE: _____
TOWN OF MARANA PLANNING DIRECTOR

BY: _____ DATE: _____
NORTHWEST FIRE DISTRICT



LOCATION PLAN

A PORTION OF SECTION 36, T11S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

LEGEND

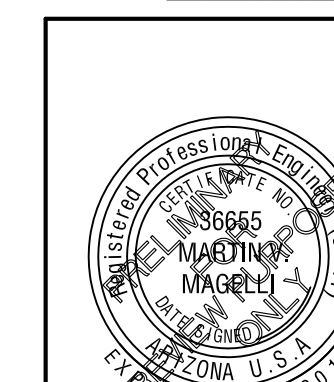
| | |
|-----------------------------|---|
| — | DEVELOPMENT BOUNDARY |
| - - - - | EXISTING ROAD CENTERLINE |
| • | 5/8" REBAR AT PROPERTY CORNERS TAGGED "RLS 26928" EXCEPT WHERE OTHERWISE SHOWN |
| - - - - | EASEMENT LINE |
| — SP — | PROPOSED PRIVATE SEWER |
| - - - S - - - | EXISTING PRIVATE SEWER/MANHOLE (APPROXIMATE LOCATION) |
| — SD — | PROPOSED PRIVATE STORM DRAIN (TO BE DESIGNED ON GRADING PLAN) |
| — W — | PROPOSED PRIVATE WATER |
| — W — | EXISTING PUBLIC WATER (APPROXIMATE LOCATION) |
| △ | SIGHT VISIBILITY TRIANGLE ("SVT") AREA DIMENSIONS - 240' (NEAR) OR 190' (FAR) |
| ♿ | HANDICAP PARKING |
| 2650 | EXISTING CONTOURS |
| - - - - - | DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L.") - SEE ALSO "FLOOD LIMITS NOTE", SHEET 3 OF 3 |
| - - - - - | DEVELOPED EROSION SETBACK LINE ("E.H.S.L.") |
| - - - - - | 404 LINE ("404") |
| ▬ | NEW PAVEMENT |
| ▬▬▬▬ | OFFSITE PAVEMENT |
| AREA=### ac Q100=### cfs | DRAINAGE CONCENTRATION POINT |
| #3 WSEL=74.3 (EX) | 100 YEAR WATER SURFACE ELEVATION |
| FFE 73 | PRELIMINARY FINISHED FLOOR ELEVATION |
| X 63 | PRELIMINARY SPOT GRADES |
| # | DETAIL # |

SUB 1
DPR1711-001

SHEET INDEX

SHEET #1 NOTES/DETAILS
SHEET #2 SITE PLAN
SHEET #3 PRELIMINARY IMPROVEMENT PLAN/HYDROLOGY PLAN

_____ REFERENCE: #PRV-09014F; PRV-03016; PRV-04048P

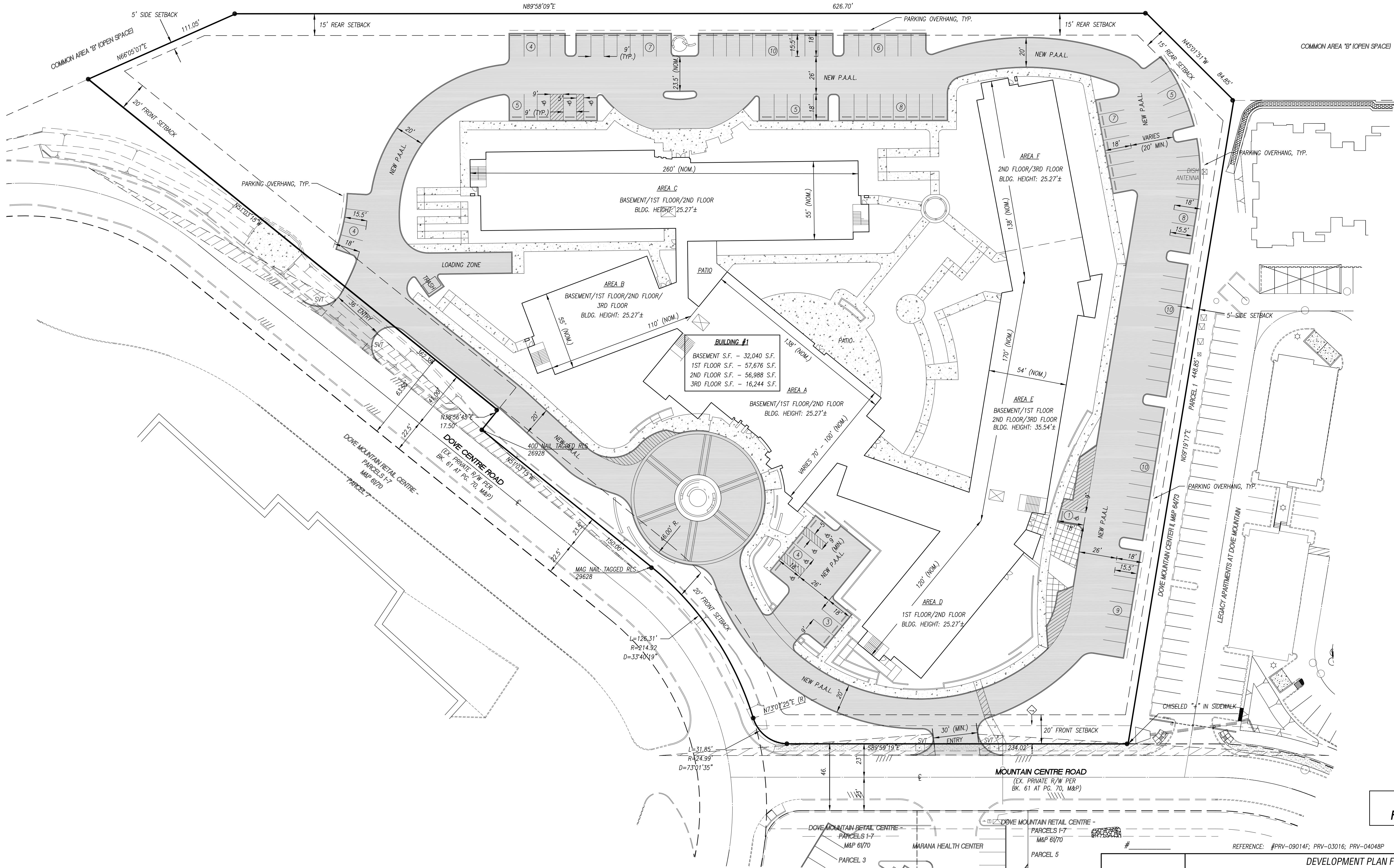


DEVELOPMENT PLAN FOR DOVE MOUNTAIN SENIOR LIVING

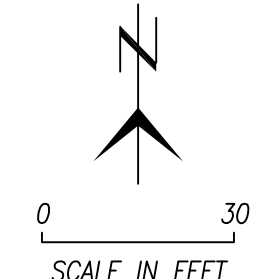
BEING A DEVELOPMENT OF PARCEL 2 OF DOVE MOUNTAIN CENTRE II,
PARCELS 1 - 7, MAPS & PLATS 64/72, LOCATED IN SECTION 36, T11S, R12E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

| SCALE: | DRAWN BY: | DATE: | DRAWING # | SHEET |
|------------|-----------|------------|--------------------|--------|
| HORIZ: N/A | JVA | 11/8/17 | 2392.1-MAR-DP1.DWG | 1 of 3 |
| CL: N/A | MVM | REV. DATE: | PLAN #2392.1 | |
| | MVM | REV. DATE: | | |



BUILDING #1
 BASEMENT S.F. - 32,040 S.F.
 1ST FLOOR S.F. - 57,676 S.F.
 2ND FLOOR S.F. - 56,988 S.F.
 3RD FLOOR S.F. - 16,244 S.F.



SITE PLAN

EASEMENT KEYNOTE
 10' PUBLIC UTILITY, ROADWAY MAINTENANCE,
 PEDESTRIAN ACCESS AND SIGNAGE EASEMENT
 PER MAPS & PLATS, BOOK 64/PAGE 73



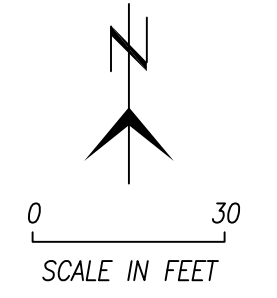
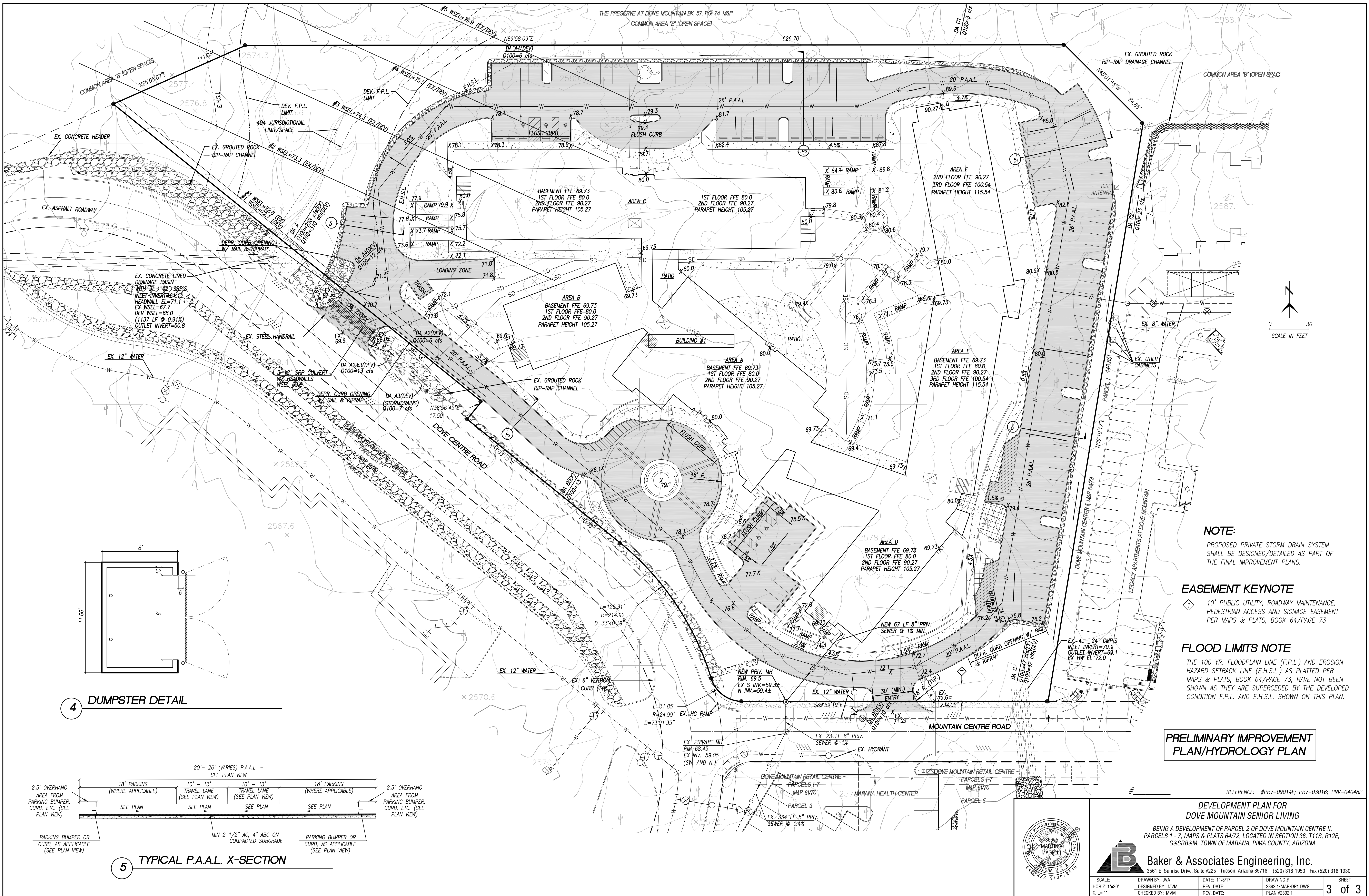
REFERENCE: #PRV-09014F; PRV-03016; PRV-04048P

**DEVELOPMENT PLAN FOR
DOVE MOUNTAIN SENIOR LIVING**

BEING A DEVELOPMENT OF PARCEL 2 OF DOVE MOUNTAIN CENTRE II,
 PARCELS 1 - 7, MAPS & PLATS 64/72, LOCATED IN SECTION 36, T11S, R12E,
 G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

| | | | | |
|-----------------------------------|--|---|---|-----------------|
| SCALE: HORIZ: 1"=30' V: N/A | DRAWN BY: JVA DESIGNED BY: MVM CHECKED BY: MVM | DATE: 11/8/17 REV. DATE: REV. DATE: | DRAWING # 2392.1-MAR-DP1.DWG PLAN #2392.1 | SHEET 2 of 3 |
|-----------------------------------|--|---|---|-----------------|



NOTE:
 PROPOSED PRIVATE STORM DRAIN SYSTEM SHALL BE DESIGNED/DETAILED AS PART OF THE FINAL IMPROVEMENT PLANS.

EASEMENT KEYNOTE
 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, PEDESTRIAN ACCESS AND SIGNAGE EASEMENT PER MAPS & PLATS, BOOK 64/PAGE 73

FLOOD LIMITS NOTE
 THE 100 YR. FLOODPLAIN LINE (F.P.L.) AND EROSION HAZARD SETBACK LINE (E.H.S.L.) AS PLATTED PER MAPS & PLATS, BOOK 64/PAGE 73, HAVE NOT BEEN SHOWN AS THEY ARE SUPERCEDED BY THE DEVELOPED CONDITION F.P.L. AND E.H.S.L. SHOWN ON THIS PLAN.

PRELIMINARY IMPROVEMENT PLAN/HYDROLOGY PLAN

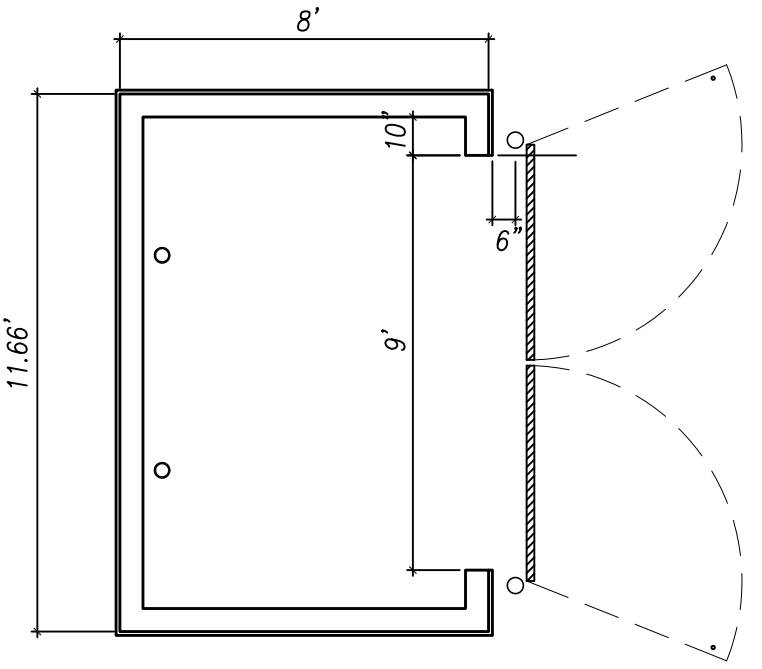
REFERENCE: #PRV-09014F; PRV-03016; PRV-04048P

DEVELOPMENT PLAN FOR DOVE MOUNTAIN SENIOR LIVING
 BEING A DEVELOPMENT OF PARCEL 2 OF DOVE MOUNTAIN CENTRE II, PARCELS 1 - 7, MAPS & PLATS 64/72, LOCATED IN SECTION 36, T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

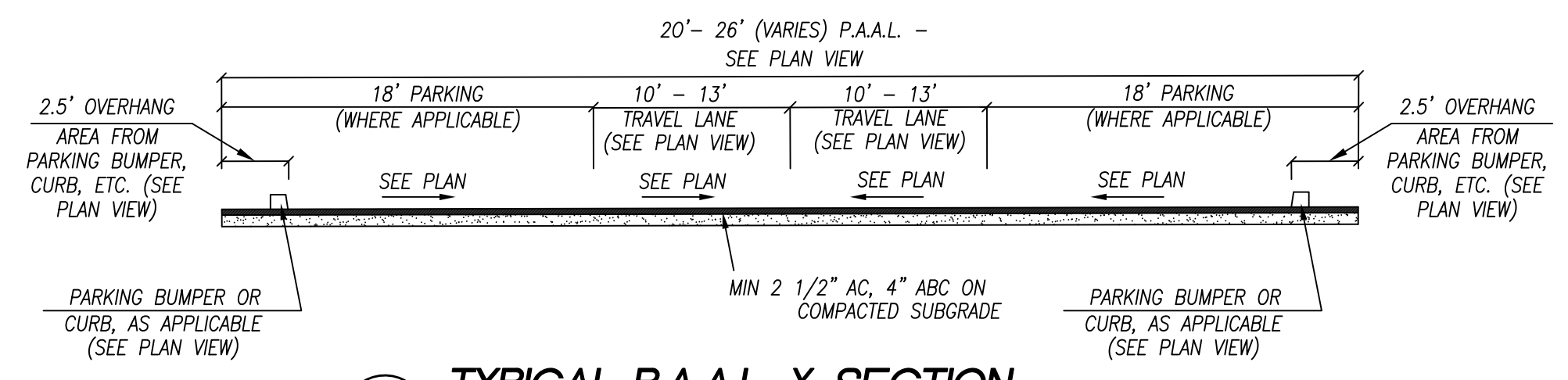


Baker & Associates Engineering, Inc.
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

| | | | | |
|----------------------|------------------|---------------|--------------------|--------|
| SCALE: HORIZ: 1"=30' | DRAWN BY: JVA | DATE: 11/8/17 | DRAWING # | SHEET |
| C.I.: 1" | DESIGNED BY: MVM | REV. DATE: | 2392.1-MAR-DP1.DWG | 3 of 3 |
| | CHECKED BY: MVM | REV. DATE: | PLAN #2392.1 | |



4 DUMPSTER DETAIL



5 TYPICAL P.A.A.L. X-SECTION