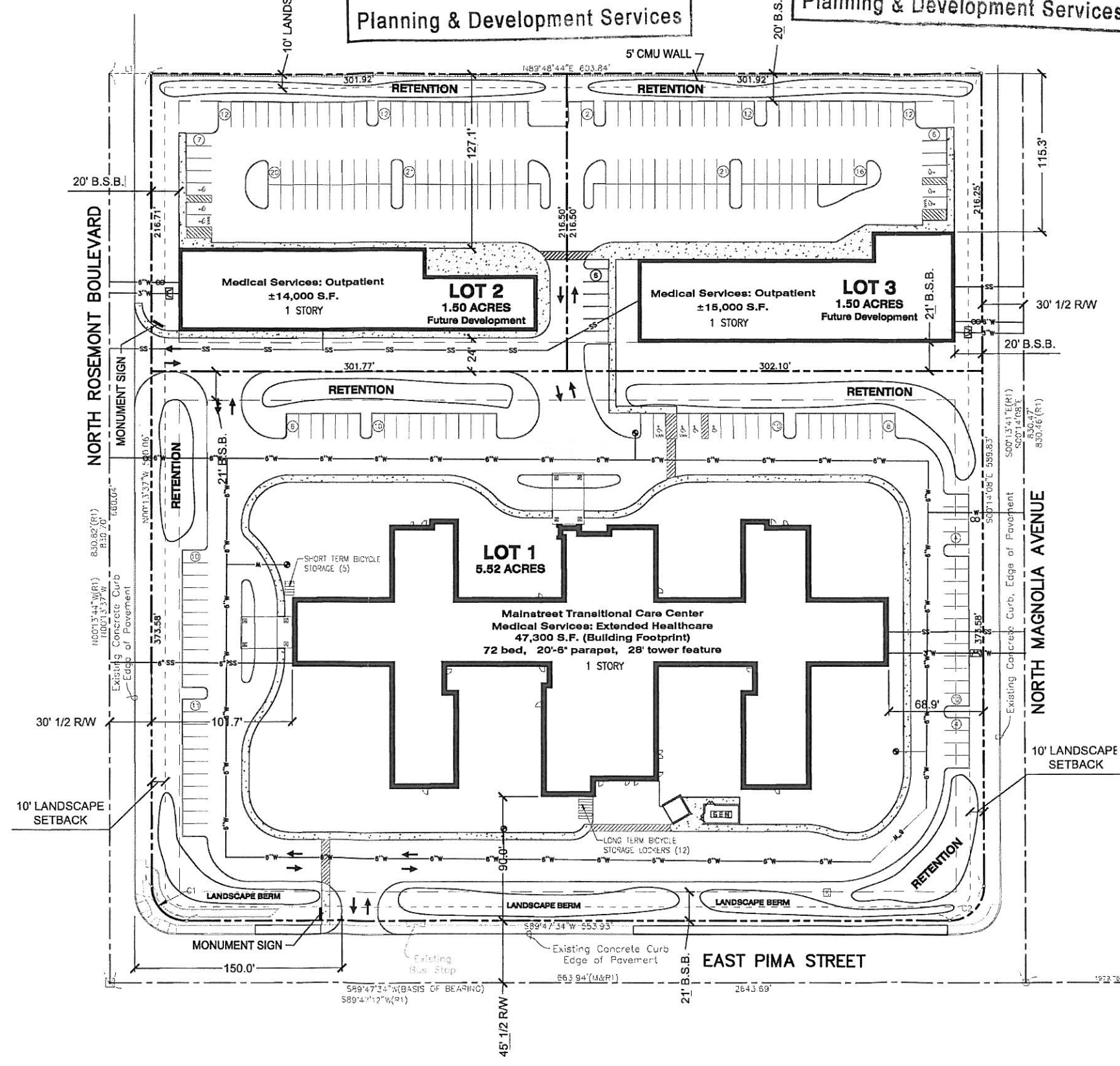
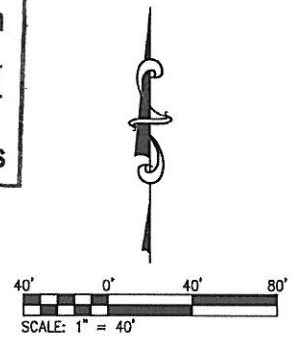
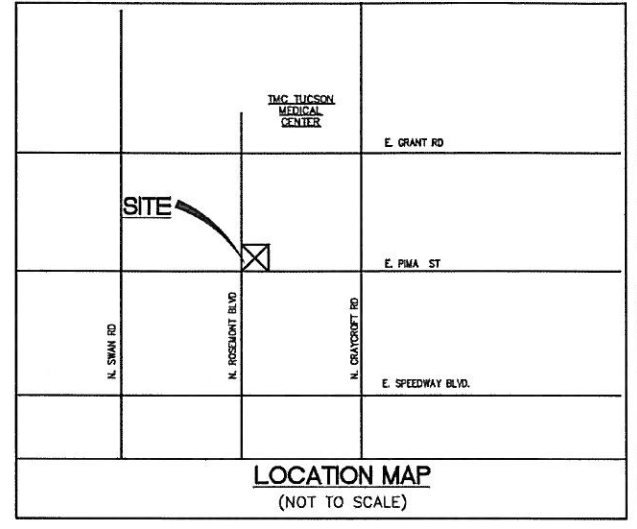


Rezoning
 Preliminary Development Plan
 C9-15-07 Date 12/18/15
 Planning & Development Services

Special Exception
 Preliminary Development Plan
 S.E.-15-83 Date 12/18/15
 Planning & Development Services



PROJECT NARRATIVE

CONSTRUCT A ±68,000 SQ. FT. TRANSITIONAL CARE CENTER DEDICATED TO THERAPY, POST-ACUTE CARE AFTER SURGERY OR INJURY.

AREA SUMMARY

LOT 1	GROSS AREA = 6.76 ACRES
	RIGHT OF WAY= 1.24 ACRES
	NET AREA = 5.52 ACRES
LOT 2	GROSS AREA = 1.65 ACRES
	RIGHT OF WAY= 0.15 ACRES
	NET AREA = 1.50 ACRES
LOT 3	GROSS AREA = 1.65 ACRES
	RIGHT OF WAY= 0.15 ACRES
	NET AREA = 1.50 ACRES
TOTAL	GROSS AREA = 10.06 ACRES
	RIGHT OF WAY= 1.54 ACRES
	NET AREA = 8.52 ACRES

LOT 1	PARKING REQ'D	75 SPACES
	PARKING PRV'D	75 SPACES (INCLUDES 4 ADA P.S.)
LOT 2	PARKING REQ'D	70 SPACES
	PARKING PRV'D	72 SPACES (INCLUDES 3 ADA P.S.)
LOT 3	PARKING REQ'D	75 SPACES
	PARKING PRV'D	75 SPACES (INCLUDES 3 ADA P.S.)

CONCEPT PLAN ASSUMPTIONS

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.
2. GENERALLY ACCEPTED DESIGN PRACTICES HAVE BEEN USED IN THE CREATION OF THIS PLAN. NO FINAL ENGINEERING DESIGN, REPORTS OR STUDIES HAVE BEEN COMPLETED.
3. SUFFICIENT ENGINEERING DESIGN HAS NOT BEEN COMPLETED TO INSURE FEASIBILITY OF THE SITE LAYOUT SHOWN.
4. BOUNDARY AND EASEMENT INFORMATION SHOWN IS BASED ON INFORMATION RECEIVED FROM CLIENT.
5. THIS SITE HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE EXISTING REGULATIONS BY THE AUTHORITY HAVING JURISDICTION.

OWNER
 MAINSTREET PROPERTY GROUP
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 461 EAST DARTMOUTH DRIVE
 CASA GRANDE, AZ 85122
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NO	REVISION DESCRIPTION	DATE

mainstreet
 DEVELOPER/OWNER
 THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ARE NOT TO BE TAKEN AS AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR ANY OTHER PLANS OR SPECIFICATIONS PREPARED BY OTHER PROFESSIONALS. THE PROFESSIONAL'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY HIMSELF OR HERSELF OR ANY PART OF PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



MAINSTREET TRANSITIONAL CARE FACILITY
 PRELIMINARY SITE PLAN 24

PHOENIX
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 Suite 175
 Phoenix, AZ 85004
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 COLE
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY	TBL
DRAWN BY	IC
CHECKED BY	TBL
DRAWING SCALE	1"=40'
DATE	12/17/15
Job Number	14-0105
Sheet Number	SP 1.0

USER: John Funch 746: Concept Plan 24
 DATE: December 17, 2015 11:15:58 AM
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