

DEVELOPMENT CRITERIA

ZONE: R-3
USE: ASSISTED LIVING AND MEMORY CARE COMMUNITY & DUPLEX RETIREMENT COTTAGE BUILDINGS
SITE ADDRESS: BETWEEN COLLEGE DRIVE & WINTERHAWK, IMMEDIATELY EAST OF INTERSTATE 80 NE 1/4 SEC 27, T 19 N, R 105 W, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING
SITE AREA: 650,313 S.F. (14.47 AC)

PROPOSED ALLOCATIONS OF LAND USE:

OCUPIED BUILDING FOOTPRINT AREA TOTALS	29 X 2,906 SF. = 84,274 SF.
DUPLEX COTTAGES:	35,709 S.F.
ASSISTED LIVING BUILDING:	17, 278 SF
MEMORY CARE WING:	137, 261 SF (TOTAL) 22% (3.15 ACRE)

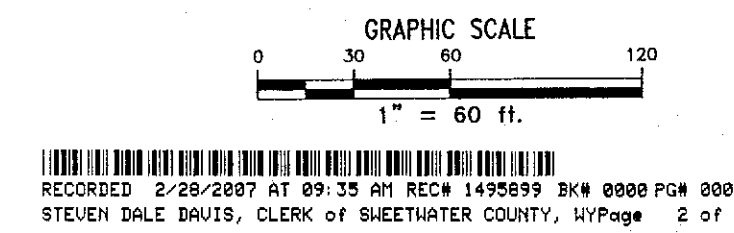
PROPERTY LINE SETBACKS	REQUIRED	PROPOSED
FRONT YARD	20'-0"	MINIMUM 20'-0"
REAR YARD	20'-0"	MINIMUM 20'-0"
CORNER SIDE	10'-0"	MINIMUM 20'-0"
SIDE	20'-0"	MINIMUM 20'-0"
REAR	20'-0"	MINIMUM 20'-0"

PARKING:	REQUIRED	PROPOSED
DUPLEX COTTAGES	2 SP./ DU (58 x 2 = 116 SPACES)	(58) GARAGE SPACES
ASSISTED LIVING AND MEMORY CARE BUILDING	4 SP. + 1 SP. /3 BEDS = (105 / 3) = 25 SP. + 1 SP./PEAK PERIOD EMPLOYEE (16) = 55 SPACES	(58) COTTAGE DRIVEWAY SPACES (56) PARKING LOT SPACES 172 SPACES

HEIGHT: 28 FT. MAX. (PITCHED ROOF MIDLINE)
 27'-0" (ASSISTED LIVING)
 16'-8 1/2" (MEMORY CARE WING)
 15'-7" (DUPLEX RETIREMENT COTTAGE)

- NOTES:**
- DUPLEXES 1-6 WILL BE CONSTRUCTED IN PHASE 1.
 - FUTURE DUPLEXES WILL BE BUILT BASED ON DEMAND.
 - CURB, GUTTER AND SIDEWALK THAT IS NOT INSTALLED FOR PHASE 1 WILL BE INSTALLED AT THE TIME THE DUPLEX IS BEING BUILT.
 - DRIVEWAYS WILL BE SAW CUT AT THE TIME OF CONSTRUCTION.
 - SEWERLINE, WATERLINE, STUBOUTS, AND SERVICES WILL BE INSTALLED THROUGHOUT LOMBARD DRIVE FOR PHASE 1.
 - WATER AND SEWER FOR SIDE STREETS WILL BE INSTALLED AT TIME OF CONSTRUCTION OF THE STREETS AND ADJACENT DUPLEXES.
 - EACH PHASE OF DEVELOPMENT WILL BE FULLY LANDSCAPED AND HAVE AUTOMATIC IRRIGATION.
 - EXTERIOR AREA LIGHTING (INCLUDING PARKING AND DRIVEWAYS) SHALL BE ARRANGED TO REFLECT LIGHT AWAY FROM THE ADJOINING PROPERTY LINE.
 - 26' WIDE PRIVATE STREETS WITH 5' SIDEWALK
 - STREET IN FRONT OF PARK WILL BE DEDICATED TO THE CITY AS A 60' R.O.W. WITH 39.5' STREETS AND 5' SIDEWALKS.
 - WATER, SANITARY SEWER, AND STORM SEWER WILL BE PRIVATE.
 - A 10' UTILITY EASEMENT HAS BEEN PROVIDED. WHERE DUPLEXES ARE CLOSE TO THE SIDEWALK NO LESS THAN A 5' UTILITY EASEMENT HAS BEEN PROVIDED.

- LEGEND**
- PHASE 1 ASPHALT
 - PHASE 1 SIDEWALK
 - UTILITY EASEMENT
 - PHASE 1 WATERLINE
 - FUTURE WATERLINE
 - EXISTING WATERLINE
 - PHASE 1 SEWERLINE
 - FUTURE SEWERLINE
 - EXISTING SEWERLINE
 - PHASE 1 STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MANHOLES
 - NEW SANITARY SEWER MANHOLES
 - EXISTING STORM SEWER MANHOLES
 - NEW STORM SEWER MANHOLES
 - EXISTING WATER VALVE
 - NEW WATER VALVE
 - NEW FIRE HYDRANT



JFC ENGINEERS SURVEYORS
 1515 NINTH STREET
 ROCK SPRINGS, WY 82901
 PHONE (307) 362-7519
 FAX (307) 362-7569
 http://www.jfc-wyo.com

SCALE: 1"=60'
 DRAWN BY: CRG

**THE BLUFFS SENIOR ESTATES
 PUD FINAL DEVELOPMENT PLAN**
 PREPARED FOR
CANYON CREEK DEVELOPMENT INC
 P.O. BOX 3006
 SALEM, OREGON 503-375-9016

DATE: MAR. 07, 2005
 PROJECT NO: 6619-05E
 SHEET NO: 2 OF 2

FILE NAME: c:\p\Draw\6619\6619.dwg 12 FEB 07 14:37