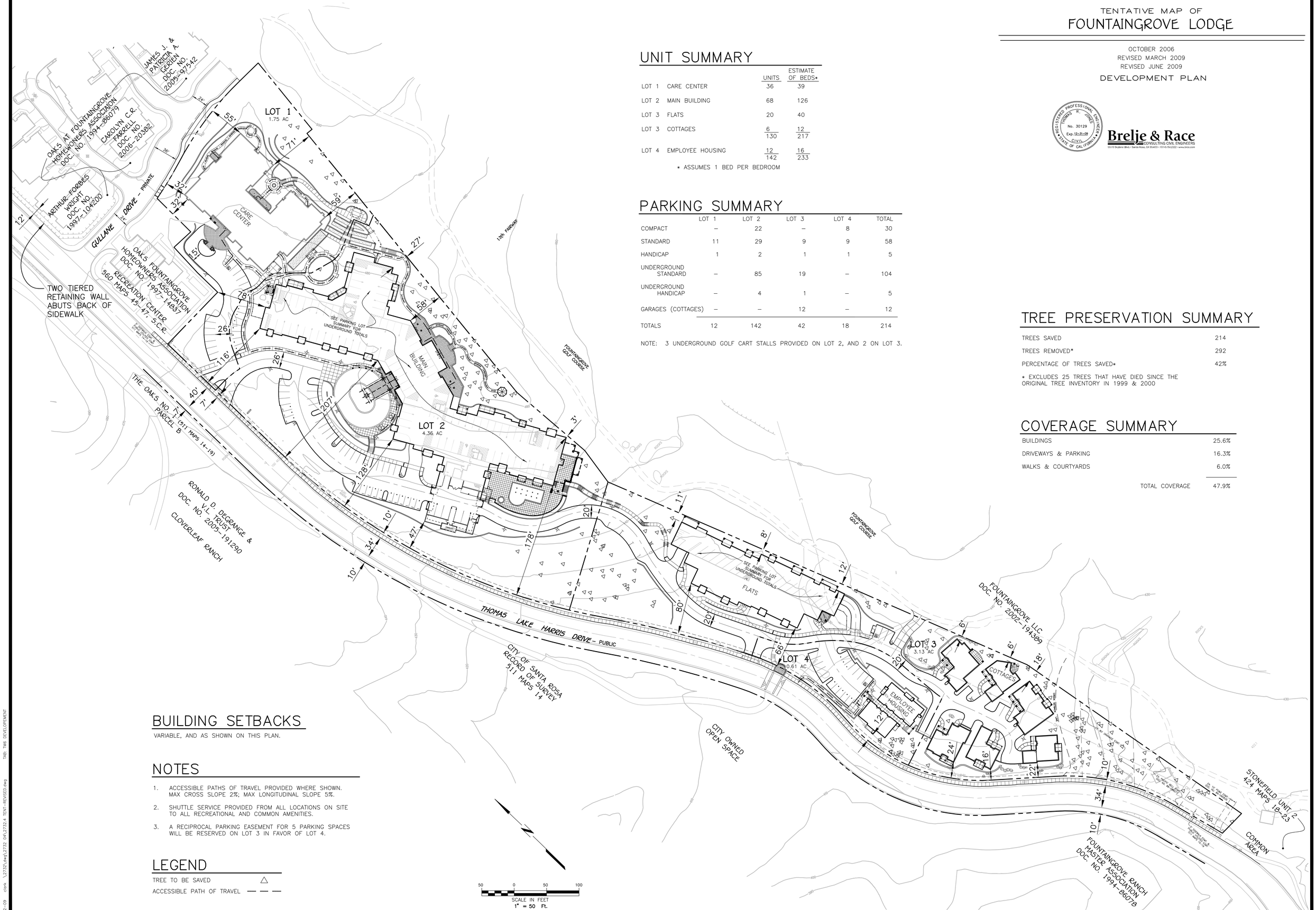
TENTATIVE MAP OF

FOUNTAINGROVE LODGE

OCTOBER 2006
REVISED MARCH 2009
REVISED JUNE 2009

DEVELOPMENT PLAN

Brelje & Race
CONSULTING CIVIL ENGINEERS



UNIT SUMMARY

		UNITS	ESTIMATE OF BEDS*
LOT 1	CARE CENTER	36	39
LOT 2	MAIN BUILDING	68	126
LOT 3	FLATS	20	40
LOT 3	COTTAGES	6	12
		130	217
LOT 4	EMPLOYEE HOUSING	12	16
		142	233

* ASSUMES 1 BED PER BEDROOM

PARKING SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL
COMPACT	–	22	–	8	30
STANDARD	11	29	9	9	58
HANDICAP	1	2	1	1	5
UNDERGROUND STANDARD	–	85	19	–	104
UNDERGROUND HANDICAP	–	4	1	–	5
GARAGES (COTTAGES)	–	–	12	–	12
TOTALS	12	142	42	18	214

NOTE: 3 UNDERGROUND GOLF CART STALLS PROVIDED ON LOT 2, AND 2 ON LOT 3.

TREE PRESERVATION SUMMARY

TREES SAVED	214
TREES REMOVED*	292
PERCENTAGE OF TREES SAVED*	42%

* EXCLUDES 25 TREES THAT HAVE DIED SINCE THE ORIGINAL TREE INVENTORY IN 1999 & 2000

COVERAGE SUMMARY

BUILDINGS	25.6%
DRIVEWAYS & PARKING	16.3%
WALKS & COURTYARDS	6.0%
TOTAL COVERAGE	47.9%

BUILDING SETBACKS

VARIABLE, AND AS SHOWN ON THIS PLAN.

NOTES

1. ACCESSIBLE PATHS OF TRAVEL PROVIDED WHERE SHOWN. MAX CROSS SLOPE 2%; MAX LONGITUDINAL SLOPE 5%.
2. SHUTTLE SERVICE PROVIDED FROM ALL LOCATIONS ON SITE TO ALL RECREATIONAL AND COMMON AMENITIES.
3. A RECIPROCAL PARKING EASEMENT FOR 5 PARKING SPACES WILL BE RESERVED ON LOT 3 IN FAVOR OF LOT 4.

LEGEND

TREE TO BE SAVED △

ACCESSIBLE PATH OF TRAVEL — — —

07-02-09 clark \2732\dwg\2732 04\2732.4 TENT-REVISED.dwg TAB: TM6 DEVELOPEMENT