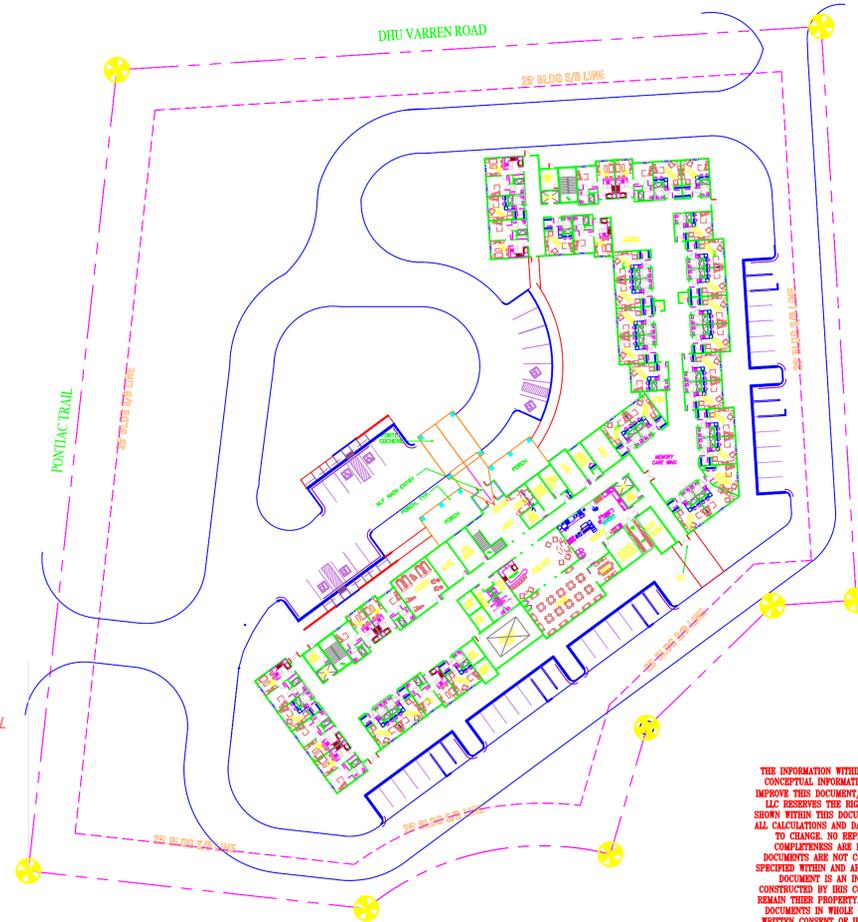


**68,084 SQ FT GROSS BLDG AREA**  
**(27) MEMORY CARE STUDIO UNITS**  
**(27) ASSISTED LIVING STUDIO UNITS**  
**(26) ASSISTED LIVING ONE BED UNITS**  
**(4) ASSISTED LIVING TWO BED UNITS**  
**(84) TOTAL UNITS**

1. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES TO MATCH THE ENCLOSURE. GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES.
2. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL.
3. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINETS SHALL BE FULLY SCREENED FROM STREETS OR FROM AREAS ACCESSIBLE TO THE GENERAL PUBLIC.
4. ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW.
5. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE.
6. ALL FREESTANDING LIGHT POLES SHALL:
  - a. BE LOCATED WITHIN LANDSCAPE OR PLANTER ISLANDS.
  - b. HAVE CONCRETE BASES MATCHING THE PRIMARY BUILDING COLORS.
  - c. CONCRETE BASES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - d. BE LOCATED TO AVOID CONFLICT WITH TREES.
7. SIGHT LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN BY THE LOCAL MUNICIPALITY INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF ANY RESIDENTIAL ZONED PROPERTY IS 14'.
8. LANDSCAPE AREAS ADJACENT TO PUBLIC R-O-W SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED LANDSCAPING ADJACENT TO STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
9. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



FIRE TURNING RADIUS WITH .35' INSIDE RADIUS AND 55' OUTSIDE RADIUS.

GROSS SITE AREA:  
4.85 ACRES  
 NET SITE AREA:  
4.15 ACRES  
 LOT COVERAGE: 30%

PARKING REQUIRED:  
RESIDENCES (AL AND MC):  
.5 SPACES PER UNIT = .5 X 84 = 42 SPACES

PARKING PROVIDED:  
59 TOTAL PARKING SPACES  
(6 ACCESSIBLE SPACES)

TOTAL BUILDING AREA: 68,084 SF

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**THE FOUNTAINS OF DHU VARREN**  
**A TWO STORY CONTINUUM OF CARE FACILITY**

**OCTOBER 5, 2016**