

FOUNTAIN PARK DEVELOPMENT UPDATE



Re: Development Plan Revisions Based on Village Planning Commission and Staff Comments

The following project updates will establish a significant buffer zone north of the Fairwinds Development, reduce density, increase safety, and improve amenities.

1. Additional Buffer Space (roundabout). The Development Plan has been updated to move the public roundabout and the eighty foot wide public road and right away (Chapman Blvd.) north to establish more buffer space between the Project and the Fairwinds Development.
2. Additional Buffer Space (townhomes). The applicant has acquired the rights to the land between the Fairwinds Development and Fountain Parks. The Development Plan has been updated to include two story townhome condominiums as a transition from the Fairwinds Development to Fountain Parks. The floor plans for the condominium units will include 3 bedrooms, two bathrooms, two stall garages and full basements. The units will each be approximately 1,650 square feet.
3. Additional Screening No 1. The Development Plan has been updated to add screening to the south of the condominiums and just north of the Fairwinds Development. The screening will include a four foot tall berm that will have 10 to 12 foot trees planted on top of it.
4. Additional Screening No 2. The Development Plan has been updated to add screening between the southern boundary of Fountain Parks and Chapman Boulevard (North of the condominium units). The screening will include a 6 foot tall berm that will have 10 to 12 foot trees planted on top of it.
5. Additional Screening No 3. The Development Plan has been updated to reduce the two most visible buildings near the grand entrance boulevard from three story buildings to two story buildings. This will further limit the visibility of the Development from the Fairwinds Development.

6. Decrease Density. The Development Plan has been updated to reduce the total number of residential units from 448 to 410.
7. Safety. The Development Plan has been updated to add a 24 foot wide emergency ingress/egress path to the north of the Fountain Park Community.
8. Increase Green Space. The Development Plan has been updated to increase the size of the multi-purpose field from 1.7 acres to approximately 2 acres.
9. Increase Green Space. The Development Plan has been updated to remove one-half of the surface parking in the interior of Fountain Parks and redesigned to shift the interior connecting road to the south to create more green space. The total green space is now at 51% of the property.
10. Amenities. The Development has been redesigned to move the park pavilion to the center of the multi-purpose field perimeter and increased its size to 50 feet by 30 feet.
11. Parking. The Development has been redesigned so that every unit has at least one covered garage stall. Moreover, the surface parking has been revised to 324 stalls with 103 future stalls if needed. This revision allows for more green space. Initially, there will be 776 total stalls (underground, attached, & surface), which is 1.89 stalls per unit with a potential of adding 103 additional surface stalls resulting in 2.14 stalls per unit.