

PUBLIC-PRIVATE PARTNERSHIP FACILITIES PARKING					
	LUNT AUDITORIUM**	PLUMMER LIBRARY	MOTZ COMMUNITY CENTER	VILLAGE GREEN	TOTALS LUNT AUD./PLUMMER/MOTZ
Units/Bldg SF/Seats	110 seats (2,354 SF)	31,469 SF	39,222 SF	N/A	
Required/Recommended	(1 SP/AC/1 SEAT)	(2.6 SP/1000 SF)	(3.8 SP/1000 SF)	---	182
Proposed Development	28	82	73		
Parking Spaces:					
Existing	42	29	18	27	116
Proposed Onsite	60	30	25	62	177
Proposed Lunt Rd.	13				13
Proposed Totals:	83	30	25	62	200

\*\* Auditorium assumes that scheduling of large events to be non simultaneous with standard MOB/ADC business hours. 60 spaces north lot to be available. Small day events use Lunt Rd / Village Green/Lunt Parking.  
 \*\*\* Village Green events assumed to be scheduled at non peak hours of Plummer/Motz/Lunt Auditorium Uses such that majority of Plummer/Motz/Lunt Road spaces to be available.  
 (Parking requirements for Library and Community Center not defined in Falmouth Ord. ITE Figures Used)

**NOTES ON LOTS 'F', 'G' AND 'H' FOR APPROVALS:**

1. PLUMMER LOT 'G' AND MOTZ LOT 'F' PROPOSED PARKING, ACCESS, BUILDING AND SITE IMPROVEMENTS AS SHOWN ARE CONCEPTUAL ONLY FOR CONSISTENCY WITH THE APPROVED MASTERPLAN AND ARE SUBJECT TO CHANGE WITH FINAL INDIVIDUAL LOT DESIGN AND SITE PLAN PERMITTING IN THE FUTURE.
2. VILLAGE GREEN LOT 'H' FINAL DESIGN ELEMENTS ARE TO BE PROPOSED BY THE TOWN OF FALMOUTH AND INCORPORATED INTO THE OVERALL OCEANVIEW SCHOOL REDEVELOPMENT PROJECT PHASING IN PARTNERSHIP WITH THE TOWN OF FALMOUTH WITH THE EXCEPTION OF THE FOLLOWING IMPROVEMENTS:  
 A. THE EXPANSION, CLOSURE AND RELOCATION OF ACCESS DRIVES, LIGHTING AND LANDSCAPING IMPROVEMENTS ON THE LUNT ROAD PARKING LOT LOCATED ON LOTS 'G' AND 'H' ARE PROPOSED TO BE CONSTRUCTED AS PART OF THE PUBLIC-PRIVATE PARTNERSHIP PHASE FOR PLUMMER AND MOTZ RENOVATIONS PHASE (SEE PHASING PLAN).  
 B. FIRE ACCESS LANE ON LOT 'H' TO BE CONSTRUCTED AS PART OF THE LUNT MEMORY CARE PHASE 2/3 UNLESS OTHERWISE APPROVED BY THE FALMOUTH FIRE DEPARTMENT. INITIAL LOCATION TO BE ACROSS LOT 'I' FROM LUNT ROAD PARKING LOT ON LOT 'H' (VILLAGE GREEN) FOLLOWING EXISTING AND IMPROVED PAVED PATHWAY. ALTERNATE LOCATION SHOULD LOT 'I' BE DEVELOPED IS TO EXTEND FIRE LANE ON LOT 'H' AND FOLLOW EXISTING/IMPROVED PAVED PATHWAY ACROSS LOT 'J' TO REAR OF LUNT MEMORY CARE BUILDING.  
 C. STORMWATER POND TO BE CONSTRUCTED AS PART OF PHASE 4 COTTAGE DEVELOPMENT OR AS OTHERWISE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH THE PROJECT SITE LOCATION OF DEVELOPMENT AMENDMENT PERMIT.

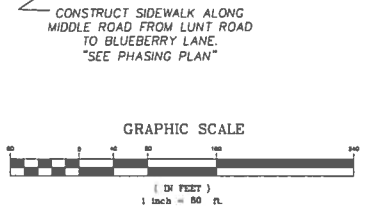
OCEANVIEW LODGE AND BLUE. COMMONS PARKING			
	OV MAIN LODGE	BLUEBERRY COMMONS (BC) APTS.	TOTALS LODGE AND BC COMPLEX
No. Units	83	36	119
Required/Proposed Development Spaces	83	36	119
Existing Spaces	92	0	92
Proposed Spaces (surface and garage)	77	73	150

OCEANVIEW LUNT OFFICE BLDG AND MEMORY CARE CENTER PARKING				
	LUNT OFFICE BLDG		LUNT MEMORY CARE CENTER (MCC)	TOTALS MOB/ADC AND MCC
	MED OFFICE (MOB)	ADULT DAY CARE (ADC)		
No. Units/SF/Seats	13,666 SF MOB	3,748 SF ADC	24 UNITS	24 UNITS
Required/Proposed Development Spaces*	50 (OFFICE @ 1/1200 SF)	12 (ADC @ 1/ENPH-1/1A PPI)	16	78
Existing Spaces	42	0	0	42
Proposed Spaces	60	30	30	90

\*MOB required reduced from 68 to 50 sp. based on proposed use by OV residents, driven by OV Staff.



**PROGRESS PLAN NOT FOR CONSTRUCTION**  
 THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.



**LIGHT ENVIRONMENTAL DESIGN, LLC**  
 Civil Engineering Planning Project Management Site Evaluation  
 35 Fran Circle Gray Maine 04530 207-451-4324 light@lightenv.com



**OceanView Campus and OceanView School Overall Plan**  
 OceanView School Redevelopment Project  
 20 Blueberry Lane, Falmouth, Maine 04105  
 OceanView Retirement Community, Limited Partnership & Oceanview at Lunt School, LLC

**BELANGER ENGINEERING**  
 CONSULTING ENGINEERS  
 ENVIRONMENTAL AND COMMERCIAL PROJECTS  
 TOWN AND STATE APPROVALS  
 SITE PLANNING & DESIGN  
 STORMWATER MANAGEMENT  
 ROAD AND UTILITY DESIGN  
 43 Second Avenue, Augusta, Maine 04330  
 Ph 207-433-1443, Cell 207-743-5713 Email: cbelanger@redrunner.com

FIELD WK. TITCOMB	SCALE: 1"=80'	SHEET:
DRN BY: CSB	JOB #:	
CHD BY: CSB	SS:	
DATE: 11-14-2012	FILE:	

**C1**