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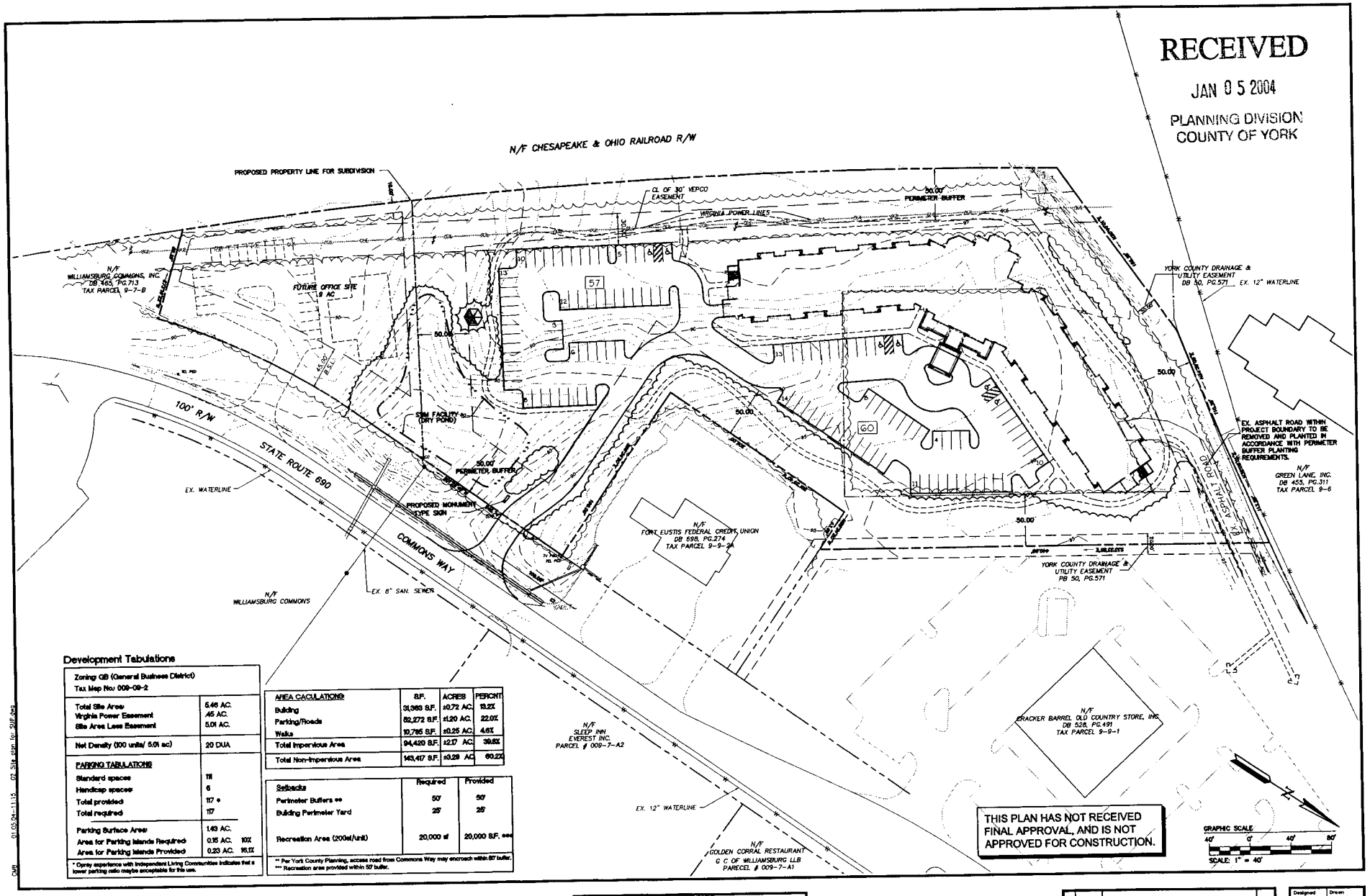
PLANNING DIVISION
COUNTY OF YORK



Development Tabulations

Zoning: GB (General Business District)	
Tax Map No: 009-09-2	
Total Site Area	5.46 AC.
Virginia Power Easement	.45 AC.
Site Area Less Easement	5.01 AC.
Net Density (100 units/ 5.01 ac)	20 DUA
PARKING TABULATIONS	
Standard spaces	111
Handicap spaces	6
Total provided	117 *
Total required	117
Parking Surface Areas	1.43 AC.
Area for Parking Islands Required	0.15 AC. 10%
Area for Parking Islands Provided	0.23 AC. 16.0%

* Opney experience with Independent Living Communities indicates that a lower parking ratio maybe acceptable for this use.

AREA CALCULATIONS	S.F.	ACRES	PERCENT
Building	31,363 S.F.	±0.72 AC.	13.2%
Parking/Roads	52,272 S.F.	±1.20 AC.	22.0%
Walks	10,785 S.F.	±0.25 AC.	4.6%
Total Impervious Area	94,420 S.F.	±2.17 AC.	39.8%
Total Non-Impervious Area	143,417 S.F.	±3.29 AC.	60.2%

Setbacks	Required	Provided
Perimeter Buffers **	50'	50'
Building Perimeter Yard	25'	25'
Recreation Area (200sf/unit)	20,000 sf	20,000 S.F. ***

** Per York County Planning, access road from Commons Way may encroach within 50' buffer.
*** Recreation area provided within 50' buffer.

AES CONSULTING ENGINEERS
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(757) 253-0040
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SITE PLAN FOR SPECIAL USE PERMIT
Commons Way Independent Living
for
OPNEY PROPERTY COMPANY
WALLER MILL DISTRICT COUNTY OF YORK VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY
1	1/05/03	REVISIONS PER Y.C. COMMENTS	JSP

Designed JSP/CMB	Drawn CMB/SCB
Scale 1"=40'	Date 11/03/03
Project No. 9179-01	
Drawing No. 2 OF 3	

S:\jobs\9179\01-Prelim. Engineering & SUP\dwg\Planning\02 Site plan for SUP.dwg, 01/05/04 11:15:14 AM, cmb
CMB 01/05/04-11:15 02 Site plan for SUP.dwg