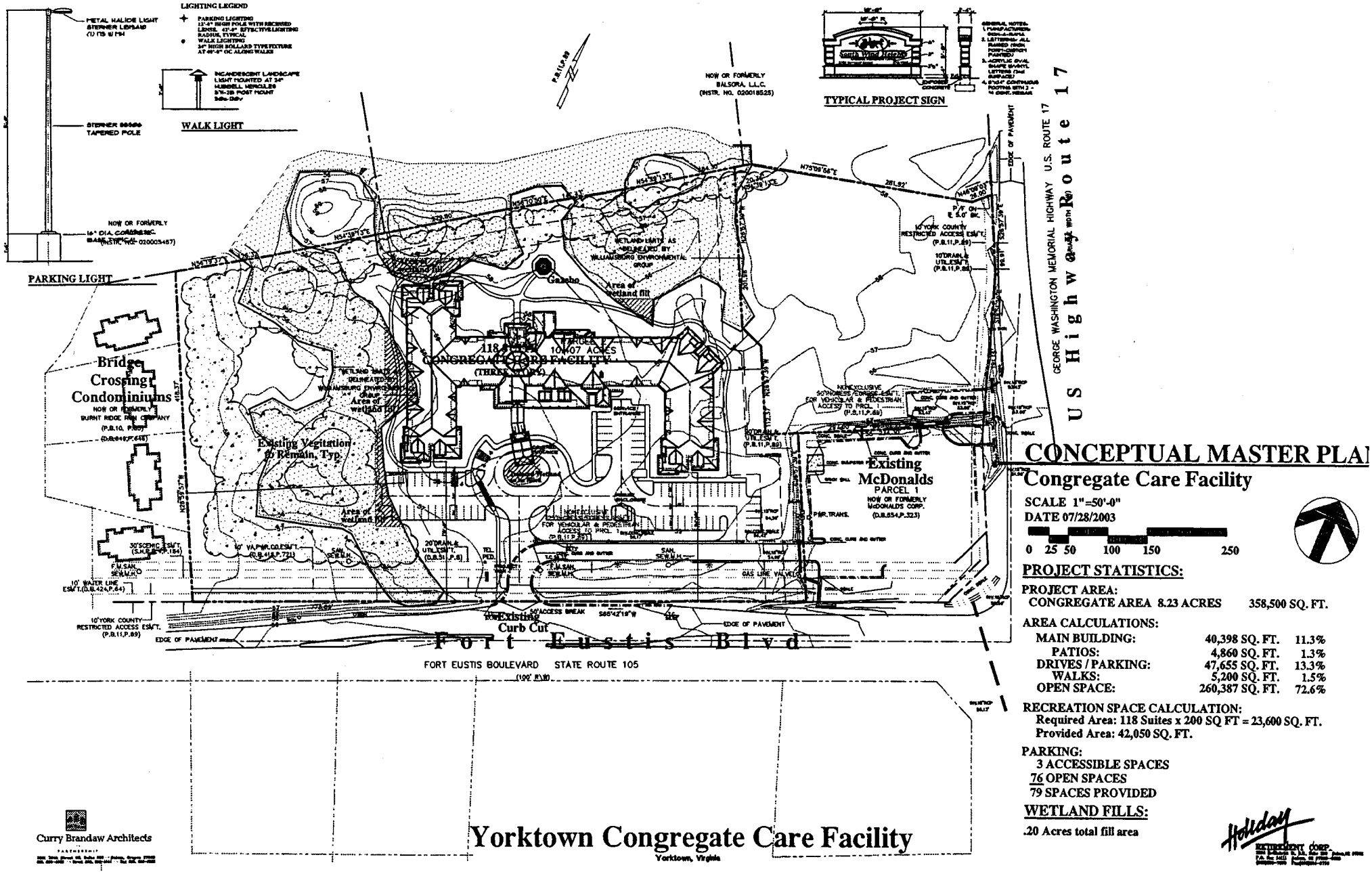
LIGHTING LEGEND
PARKING LIGHT
WALK LIGHT
TYPICAL PROJECT SIGN
NOW OR FORMERLY BALSORA, L.L.C. (INSTR. NO. 020018525)
Gazebo
Area of wetland fill
Bridge Crossing Condominiums
Existing Vegetation to Remain, Typ.
Existing McDonalds
PARCEL 1
NOW OR FORMERLY McDONALDS CORP.
Existing Curb Cut
Fort Eustis Blvd
FORT EUSTIS BOULEVARD STATE ROUTE 105
GEORGE WASHINGTON MEMORIAL HIGHWAY U.S. ROUTE 17
US Highway Route 17
CONCEPTUAL MASTER PLAN
Congregate Care Facility
SCALE 1"=50'-0"
DATE 07/28/2003
0 25 50 100 150 250
PROJECT STATISTICS:
PROJECT AREA:
CONGREGATE AREA 8.23 ACRES 358,500 SQ. FT.
AREA CALCULATIONS:
MAIN BUILDING: 40,398 SQ. FT. 11.3%
PATIOS: 4,860 SQ. FT. 1.3%
DRIVES / PARKING: 47,655 SQ. FT. 13.3%
WALKS: 5,200 SQ. FT. 1.5%
OPEN SPACE: 260,387 SQ. FT. 72.6%
RECREATION SPACE CALCULATION:
Required Area: 118 Suites x 200 SQ FT = 23,600 SQ. FT.
Provided Area: 42,050 SQ. FT.
PARKING:
3 ACCESSIBLE SPACES
76 OPEN SPACES
79 SPACES PROVIDED
WETLAND FILLS:
.20 Acres total fill area
Curry Brandaw Architects
Yorktown Congregate Care Facility
Yorktown, Virginia
Holiday Retirement Corp.