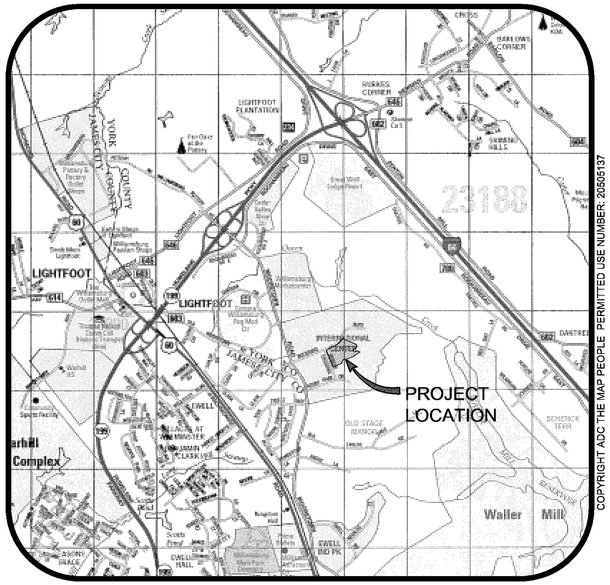
MASTER PLAN

FOR

Towne Parke Center

An Independent Living Senior Housing Community

BRUTON MAGISTERIAL DISTRICT YORK COUNTY VIRGINIA



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VICINITY MAP (APROX. SCALE 1"=2000')

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPTUAL PLAN
3	MASTER UTILITY PLAN
4	MASTER STORMWATER PLAN

ORIGINAL SUBMITTAL DATE: AUGUST 25, 2016

PREPARED FOR

Marlyn Development Corporation

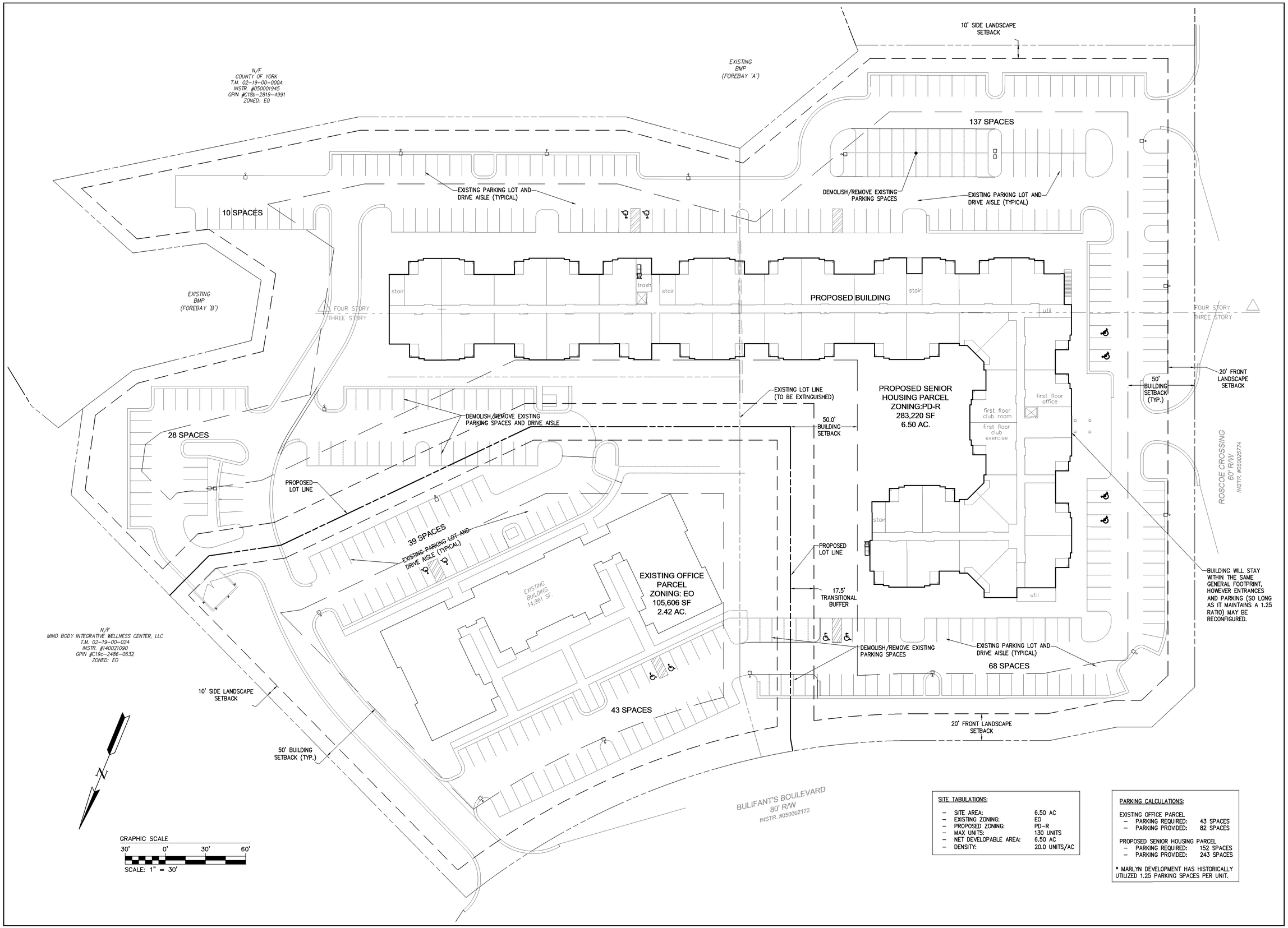
308 35th Street, Suite 101
Virginia Beach, VIRGINIA 23451

Rev.	Date	Description	Revised By

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

TOWNE PARK CENTER
AN INDEPENDENT LIVING SENIOR HOUSING COMMUNITY
for
MARLYN DEVELOPMENT CORPORATION
BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	TRS / HWP
Project Number:	W10444-00
Scale: AS NOTED	Date: 8-25-16
Sheet Title: COVER SHEET	
Sheet Number	1



SITE TABULATIONS:

– SITE AREA:	6.50 AC
– EXISTING ZONING:	EO
– PROPOSED ZONING:	PD-R
– MAX UNITS:	130 UNITS
– NET DEVELOPABLE AREA:	6.50 AC
– DENSITY:	20.0 UNITS/AC

PARKING CALCULATIONS:

EXISTING OFFICE PARCEL
- PARKING REQUIRED: 43 SPACES
- PARKING PROVIDED: 82 SPACES

PROPOSED SENIOR HOUSING PARCEL
- PARKING REQUIRED: 152 SPACES
- PARKING PROVIDED: 243 SPACES

* MARLYN DEVELOPMENT HAS HISTORICALLY UTILIZED 1.25 PARKING SPACES PER UNIT.

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614 Moorefield Park Drive
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BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	TRS / HWP
Project Number:	W10444-00
Scale: 1"=30'	Date: 8-25-16

Sheet Title:
MASTER CONCEPTUAL PLAN

Sheet Number
2

N/F
COUNTY OF YORK
T.M. 02-19-00-000A
INSTR. #050001945
GPIN #C18b-2819-4991
ZONED: EO

EXISTING BMP (FOREBAY 'A')

ADDITIONAL 8" WATER LINE SHALL BE PROVIDED (APPROXIMATELY AS SHOWN) IN ORDER TO CREATE A LOOPED SYSTEM. THE EXISTING FIRE HYDRANTS AT EACH TIE-IN POINT SHALL BE ADJUSTED AS NECESSARY

EXISTING GRINDER PUMP STATION

EX. 10' YORK COUNTY UTILITY EASEMENT (TYPICAL)

EXISTING FORCE MAIN

EXISTING BMP (FOREBAY 'B')

FOUR STORY
THREE STORY

stair
trash
stair
stair
util

PROPOSED BUILDING

EX. 20' YORK COUNTY SANITARY SEWER EASEMENT (TYPICAL)

EXISTING WATER MAIN TO BE CAPPED (AS SHOWN) AND A PORTION OF WATER MAIN SHALL BE REMOVED OR ABANDONED IN ORDER TO AVOID THE PROPOSED BUILDING FOOTPRINT

first floor office
first floor club room
first floor club exercise

EX. 10' YORK COUNTY UTILITY EASEMENT (TYP)

EX. 20' YORK COUNTY SANITARY SEWER EASEMENT (TYPICAL)

EXISTING SANITARY MANHOLE AND PORTION OF SEWER MAIN TO BE RELOCATED OUTSIDE OF PROPOSED BUILDING FOOTPRINT

stair
util

ROSCOE CROSSING
60' R/W
INSTR. #050025774

EXISTING BUILDING

N/F
MIND BODY INTEGRATIVE WELLNESS CENTER, LLC
T.M. 02-19-00-024
INSTR. #140021090
GPIN #C19c-2486-0632
ZONED: EO

BULIFANT'S BOULEVARD
80' R/W
INSTR. #050002172

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

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Scale: 1"=30'	Date: 8-25-16

Sheet Title:
MASTER UTILITY PLAN

Sheet Number
3

N/F
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T.M. 02-19-00-000A
INSTR. #050001945
GPIN #C18b-2819-4991
ZONED: EO

EXISTING BMP (FOREBAY 'A')

EXISTING STORM SYSTEM (TYPICAL)

EXISTING STORM SYSTEM (TYPICAL)

ENHANCE EXISTING FOREBAY (AS NECESSARY)

EXISTING BMP (FOREBAY 'B')

FOUR STORY
THREE STORY

stair
trash
stair
stair
PROPOSED BUILDING
util

PROPOSED STORM SYSTEM WHICH REDIRECTS OFFSITE DRAINAGE

PROVIDE MANHOLE OVER EXISTING STORM PIPE IN ORDER TO REDIRECT STORM FROM OFFSITE TO EXISTING FOREBAY 'B' (EXISTING STORM PIPE LOCATED UNDER FUTURE BUILDING FOOTPRINT SHALL BE DEMOLISHED/REMOVED)

first floor office

~~first floor club room~~

~~first floor club exercise~~

FOUR STORY
THREE STORY

ROSCOE CROSSING
60' R/W
INSTR. #050025774

EXISTING BUILDING

stair

util

EXISTING STORM SYSTEM WHICH COLLECTS OFFSITE DRAINAGE

EXISTING STORM SYSTEM (TYPICAL)

N/F
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Project Contacts:	TRS / HWP
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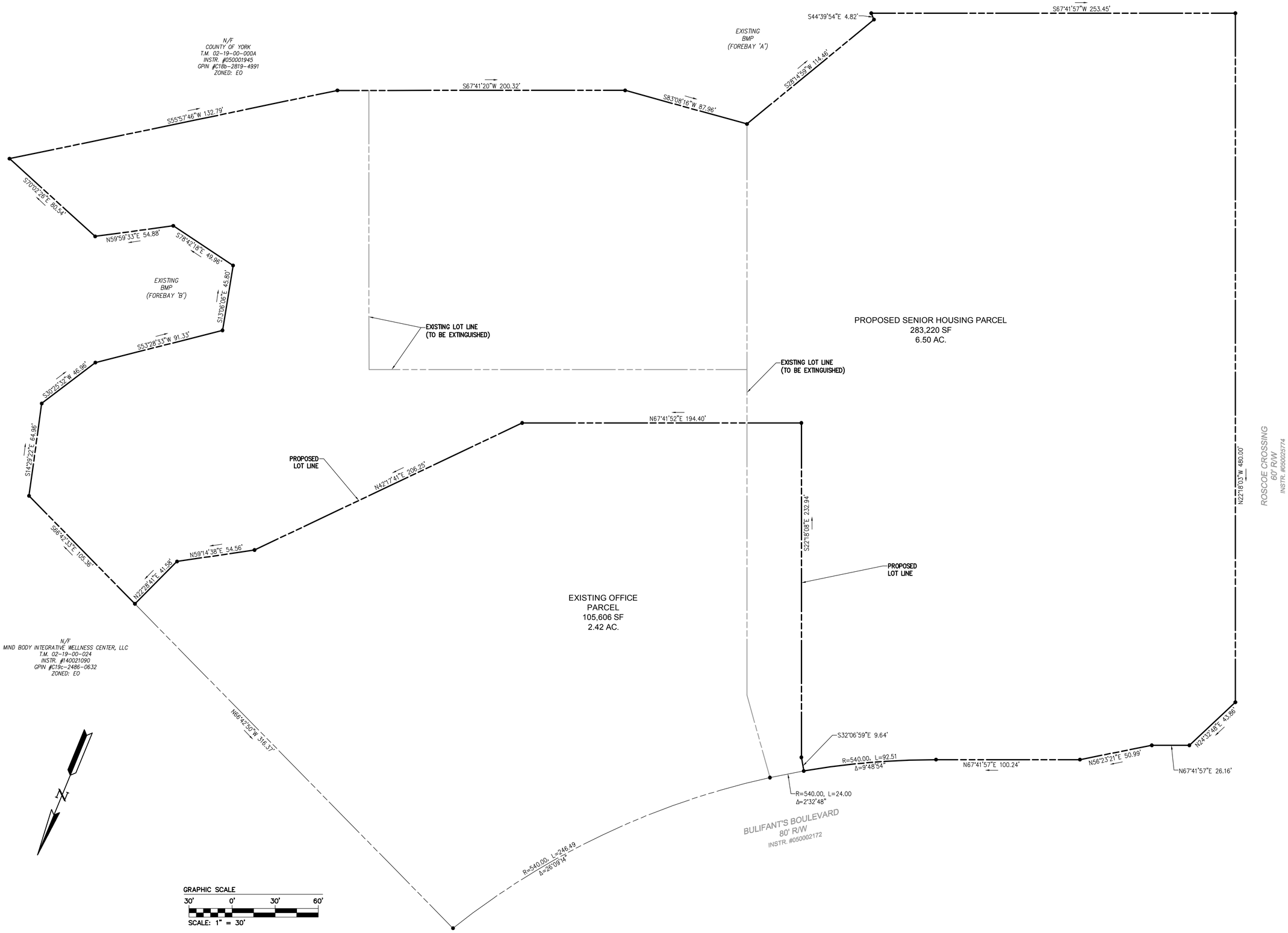
Sheet Title:
MASTER STORMWATER PLAN

Sheet Number
4



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TOWN PARK CENTER

YORK COUNTY, VIRGINIA

Project Contacts:	TRS/HWP
Project Number:	W10444
Scale: 1"=30'	Date: 6/24/16

Sheet Title:
PROPOSED BOUNDARY PLAT EXHIBIT

Sheet Number
1 OF 1