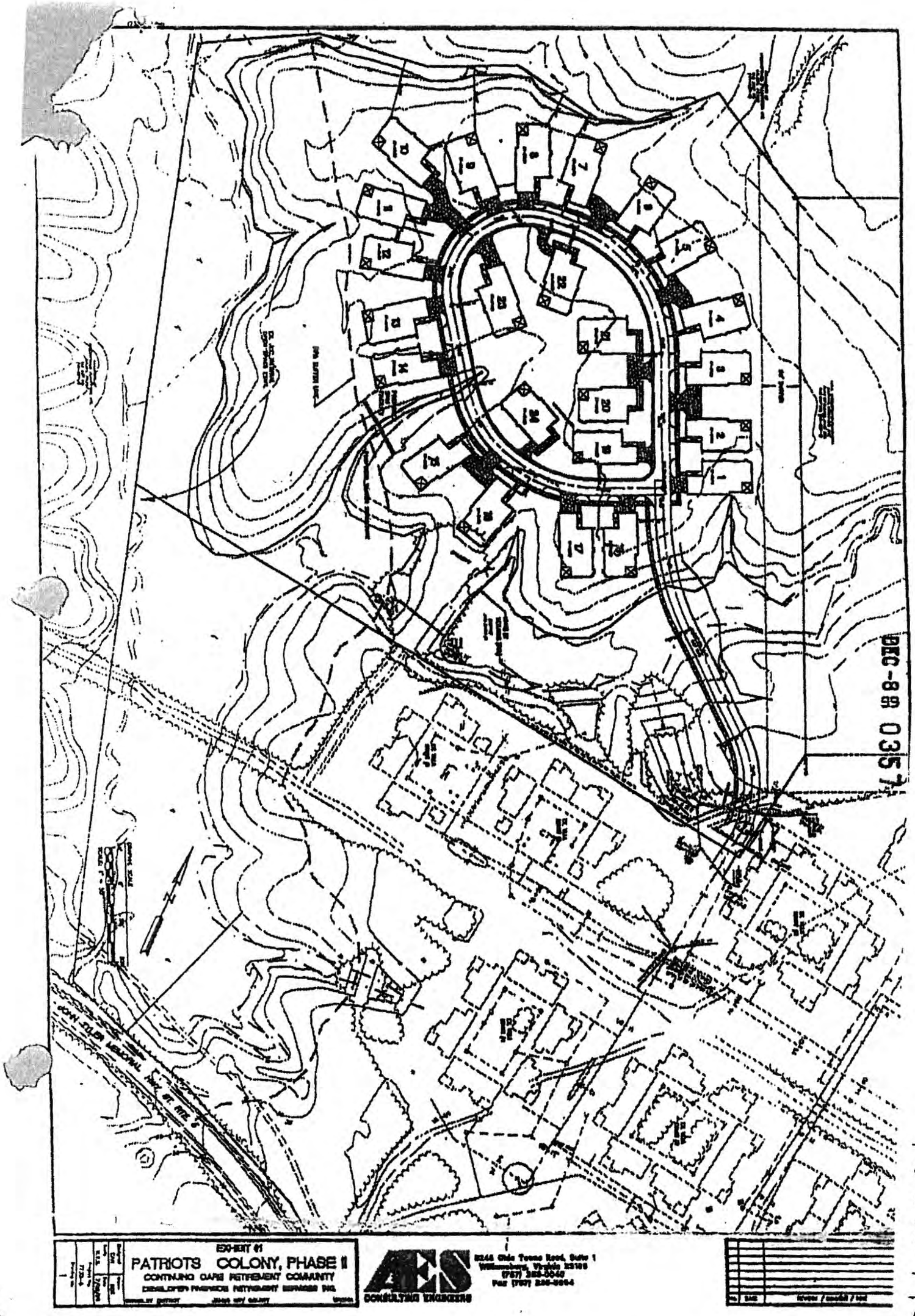

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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Document # 160007754
MONA A. FOLEY, CLERK
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3 Large/~~Small~~ Plat(s) Recorded
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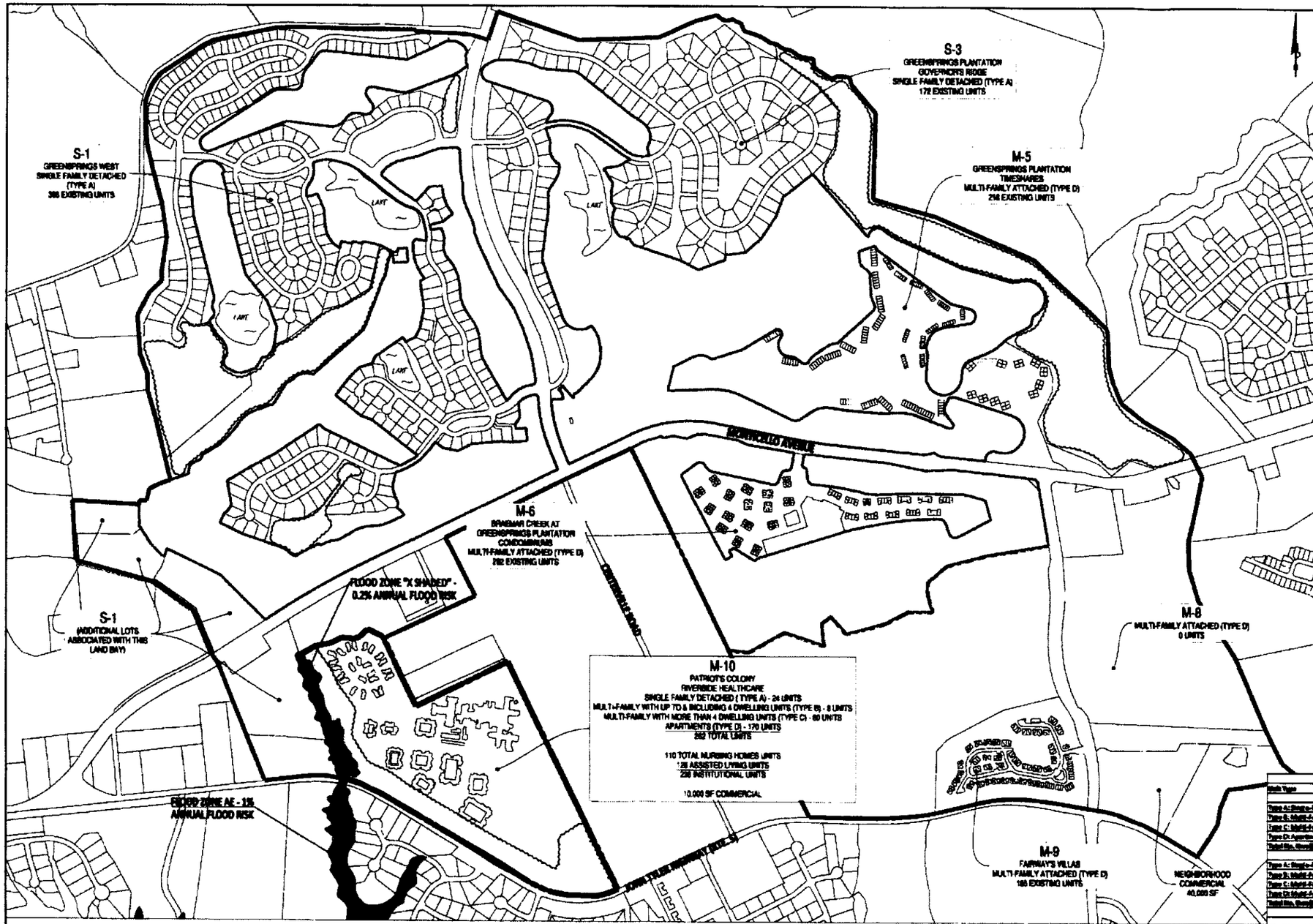
EXHIBIT B

160007754



VICINITY MAP
SCALE 1" = 4000'

General Notes:

1. Existing/Proposed Zoning: R-4
2. The information shown hereon reflects proposed changes in Land Bay M-10 per the Patriot's Colony Rezoning and master plan amendment. Please see rezoning case and master plan amendment documentation for Patriot's Colony for further information.
3. Please see 1999 Master Plan for Greensprings (MP-3-99) for existing master planned conceptual plan and details, including location of pedestrian trails, nature conservation parks, major open space, golf course limits and access points, neighborhood recreational centers, RPA boundaries, 100 year floodplain boundaries, road extensions, etc.)
4. Existing Unit Counts and acreage are based on 1999 Greensprings Plantation Master Plan and Prelim Amendment (MP-3-99, Z-11-99) and information from the unapproved Greensprings Master Plan Amendment dated 03/24/14 by Jamestown, LLC.
5. Lot lines and boundary shown are per James City County GIS.

Greensprings Unit and Area Totals

Unit Type	Unit Count
Land Bay M-10 Unit Totals	
Type A: Single-Family Detached	24
Type B: Multi-Family with up to and including 4 Dwelling Units	8
Type C: Multi-Family with more than 4 Dwelling Units	60
Type D: Apartments	170
Total No. Dwelling Units	262
Greensprings Unit Totals (Exclusive of Land Bay M-10)	
Type A: Single-Family Detached	548
Type B: Multi-Family Attached with 2-4 Units per Building	-
Type C: Multi-Family Attached with more than 4 Units per Building and Under 3 Stories	-
Type D: Multi-Family Attached with more than 4 Units per Building and more than 3 Stories	396
Total No. Dwelling Units	944

Institutional Units (Beds)

Unit Type	1999 Approved Master Plan Unit Count	Proposed Master Plan Amendment (2016) Unit Count Level	Units Added	Total Proposed Unit Count
Institutional Units (Beds)	128	238	200	238
Commercial Square Footage				
Neighborhood Commercial***	20,000 sf			50,000 sf
Open Space (acres)				
Common Open Space Required in R-4	100.8			
Provided Common Open Space****	102.4			102.1

*Note that assisted living, nursing homes, and memory care units are currently considered institutional and therefore do not fall under density requirements

***Neighborhood Commercial total includes original 10,000 sf allocated to Land Bay M-10.

****No proposed change to developed/dedicated open space. Open space includes dedicated public land, recreational open space, other open space (parks, lakes, woodlands, walkways, trails, playgrounds, recreational facilities, golf and sports facilities, transmission right-of-way, surface easements for drainage, utilities outside of residential lots, road and parking areas)

Note: Unit types for Land Bay M-10 are changed to reflect R-4 zoning ordinance definitions as adopted Sept. 11, 2012. Greensprings Unit Matrix (exclusive of Land Bay M-10) uses unit type definitions in effect when original master plan was approved and counts are not proposed to change through this amendment.

GRAPHIC SCALE

(IN FEET)

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3901 Westerre Parkway
Suite 100
Richmond, Virginia 23233
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MASTER PLAN
GREENSPRINGS
MASTER PLAN AMENDMENT
JAMES CITY COUNTY
JAMESTOWN MAGISTERIAL DISTRICT

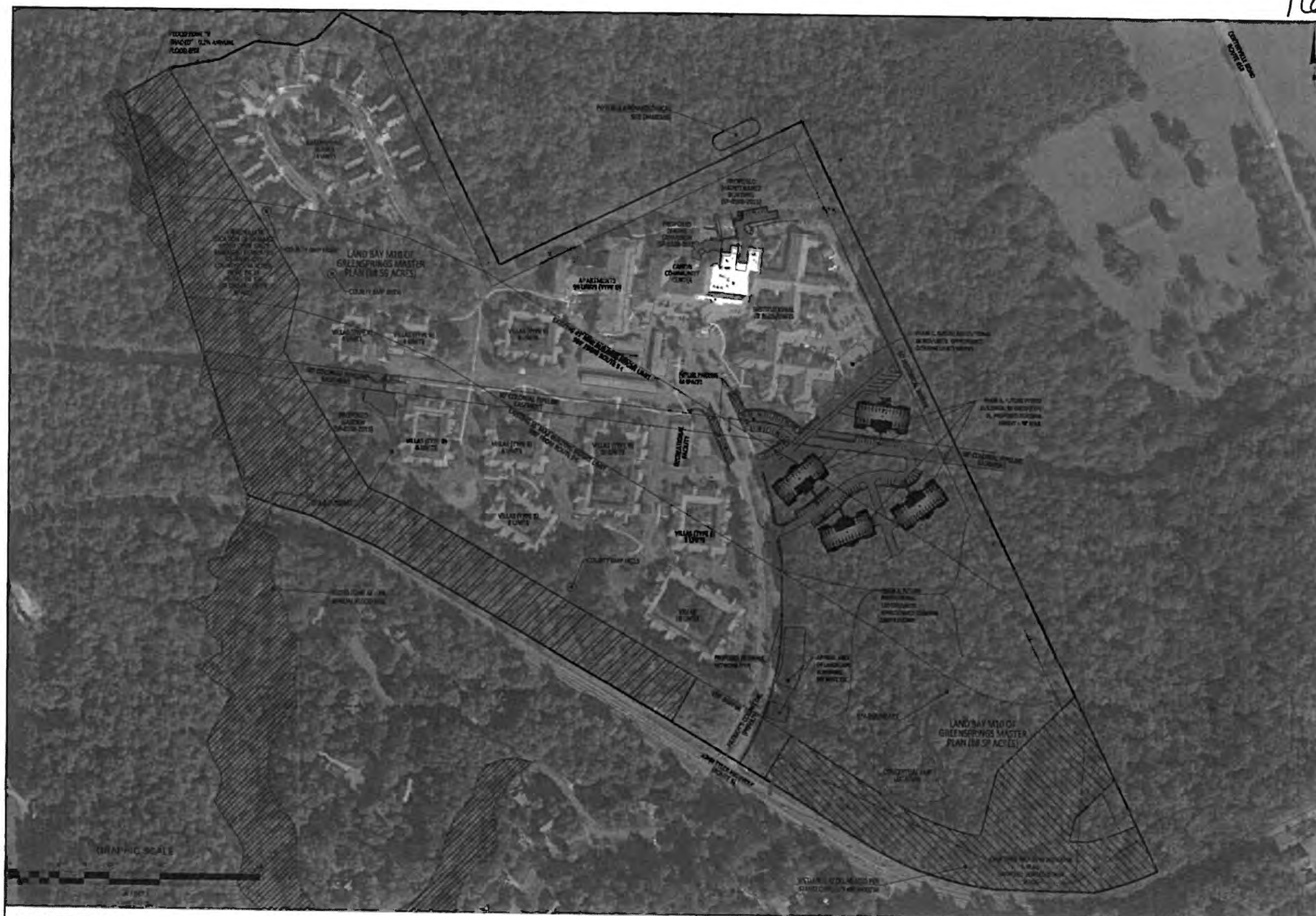
COUNTY PROJECT NUMBER

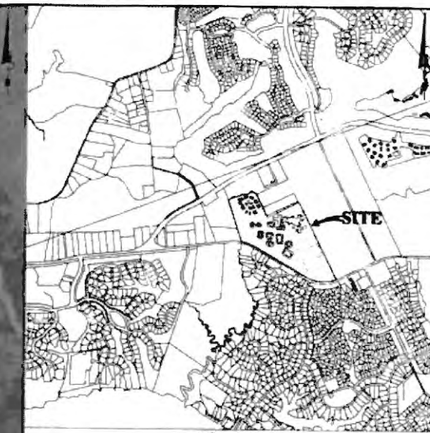
PLAN STATUS	
12/28/15	COUNTY COMMENTS

DATE	DESCRIPTION
MONU DESIGN	RC DRAWN	JJ CHKD
SCALE	H: V:
JOB No.	
DATE : Feb. 16, 2016	
FILE No.	

1 OF 2

1600007754





VICINITY MAP
SCALE: 1" = 2000'

SITE DATA:

1. SITE ADDRESS: 3400 John Tyler Highway, Williamsburg, VA 23185-1457
2. ACREAGE: 88.59 acres (Per PB 62, PC 12 and County GIS)
3. PARCEL NUMBER: GPIN #4520100013, Parcel ID: 8098
4. OWNER/DEVELOPER: Riverside Healthcare Association, Inc
5. ENGINEER: Bowman Consulting Group, Contact: Jonathan Jackson, P.E., 3951 Westerre Parkway, Suite 150, Richmond, Virginia 23233, Phone: (804) 616-3240, Fax: (804) 270-2008, e-mail: jjackson@bowmancg.com
6. PREVIOUS ZONING CASE: MP-0002-1999 and Z-0011-1999
7. CURRENT ZONING: R-4, Residential Planned Community District
8. SETBACKS: Front: 150' Greenbelt buffer along Route 5; Side: 50' Historical Buffer (Eastern)

OPEN SPACE: See calculations, this sheet. 25.32/88.59 = 28.6% open space

GROSS ACREAGE: Non-developable land (RPAs, steep slopes, FEMA floodzones) =13.92 acres. Developable land = 88.59-13.92 = 74.67 ac. (15.7%). Since percent non-developable land < 20%, use total parcel acreage. Gross acreage = 88.59 ac.

10. PROPOSED UNIT COUNT:

UNIT TYPE	CURRENT	PLANNED EXPANSION	TOTAL	DENSITY
Greensprings Homes (Type A)	24	0	24	0.27/ac
Villa Homes (Type B < 4)	8	0	8	0.09/ac
Villa Homes (Type C > 4)	60	0	60	0.67/ac
Ind. Living Apartments (Type D)	90	0	90	1.02/ac
NEW CONSTRUCTION				
Hybrid Homes (Type D)		80	80	0.90/ac
Totals	182	80	262	2.95/ac

Note that assisted living, nursing home, and memory care units are considered institutional uses and therefore do not fall under density requirements.

INSTITUTIONAL UNIT COUNT:

UNIT TYPE	CURRENT	PLANNED EXPANSION	PLANNED REMOVAL	TOTAL
Nursing (Skilled Nursing)	80	80	-50	110
Assisted Living/Memory Care	99	70	-20	128
Total Institutional	128	138	-50	238

Note: The institutional unit counts shown are based on the number of proposed/existing beds.

11. NOTES:
A. All streets shown within the MTD land bay are private.
B. A height limitation waiver request has been submitted. Whereas, a portion of the property was proffered to restrict the maximum height permitted to 45 feet and two of the structures shown on the master plan exceed the 45 foot restriction and whereas the remainder of the property is in the R4 district where the maximum height permitted is 60 feet. Whereas, waivers are available for taller structures. Applicant is requesting a height limitation waiver to allow four buildings that will be five stories high that not exceed 70 feet above average finished grade. Please note that average height above mean sea level will range up to 111' based on existing grade, tentative finished floor elevations, and maximum building height permissible (under the proposed height waiver).
C. Existing vegetation to be preserved and supplemented as needed, or replaced, with low, mid and high canopy vegetation so as to provide aural and visual screening of proposed buildings from Rte. 5/First Colony neighborhood.
D. Clearing limits/proposed stormwater management limits for Phases A, B, C, and future parking area shown hereon total approximately 12 acres. Note that these area calculations are are preliminary only.

PARKING REQUIREMENTS

UNIT TYPE	REQUIRED	EXISTING	PROPOSED	TOTAL
Single Family Detached (24, Type A) - 2 sp/unit	48	58		58
Attached Multi-Family (8 Villas, Type B) - 1.5 sp/unit	12	153		153
Multi-Family (60 units, Type C) - Min 0.76 sp/unit	46	121		121
Multi-Family (90 lower units, Type D) - 1.5 sp/unit	135	142		142
Multi-Family (80 hybrid units, Type D) - 1.5 sp/unit	120		139	139 (55 surface lot spaces + 84 garage spaces)
Nursing Home (110 @ 1 sp/4 units + 1 sp/emp) (28+30)	58		-	
Assisted Living (126 @ 1 sp/4 units + 1 sp/emp) (32+30)	62			
Proposed Garden			6	6
Proposed Maintenance Building			9	9
Proposed Additional Parking Area			54	54
Total	481	474	208	682

OPEN AREA:

AREA	ACRES
DEDICATED OPEN SPACE	11.94
PROPOSED DEDICATED OPEN SPACE	6.36
HISTORICAL BUFFER	4.37
GREEN BELT BUFFER	1.15
RECREATIONAL/SPORT AREA	0.82
SITE WALKWAY/TRAIL NETWORK	0.68
TOTAL	25.32

SITE COVER TABULATIONS:

CONDITION	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	TOTAL (AC)
EXISTING CONDITION	16.74	71.85	88.59
SITE EXPANSION (SP-0108-2015)	17.24	71.35	88.59
FUTURE INSTITUTIONAL AND PARKING EXPANSION	17.78	70.81	88.59
REZONING (HYBRID UNITS AND ASSOCIATED PARKING)	19.94	68.65	88.59
REZONING (LONG TERM CARE UNITS AND PARKING)	NOT YET DETERMINED AT THIS TIME		

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MASTER PLAN
PATRIOT'S COLONY
(LAND BAY M-10 OF GREENSPRINGS)
JAMESTOWN MAGESTERIAL DISTRICT
JAMES CITY COUNTY

COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

KCJJ	KC	JJ
DESIGN	DRAWN	CHKD

SCALE: H: 150' V:

JOB No. 009316-01-004
DATE: Feb 17, 2016
FILE No. 009316-01-004