

**SITE SUMMARY**

**PROJECT DEVELOPER**  
 NEXCORE GROUP  
 1550 MARKET STREET, SUITE 200  
 DENVER, CO 80202  
 CONTACT: WILLIAM MAGGARD  
 PHONE: 303.244.0710  
 EMAIL: WILLIAM.MAGGARD@NEXCOREGROUP.COM

**PLAN PREPARED BY**  
 TIMMONS GROUP  
 1001 BOULDERS PARKWAY, SUITE 300  
 RICHMOND, VA 23225  
 CONTACT: LEE ANN GUDORP, P.E.  
 PHONE: 804.200.6495  
 EMAIL: LEEANN.GUDORP@TIMMONS.COM

**SITE SUMMARY:**

1. OWNER: ALLENE D. WHEELHOUSE & PAUL D. FLETCHER
2. PROPERTY ID: 7796-95-4087, 7796-94-6872
3. ADDRESS: 9252 COOL SPRING ROAD
4. SITE ACREAGE: 3.068 AC, 4.175 AC (7.243 AC PROPOSED)
5. ZONING: R-1

**PARKING SUMMARY:**

PARKING REGULATION REQUIREMENTS	REQUIRED	PROVIDED
SPACES REQUIRED	65	82
STANDARD/VAN ACCESSIBLE SPACES*	4	4

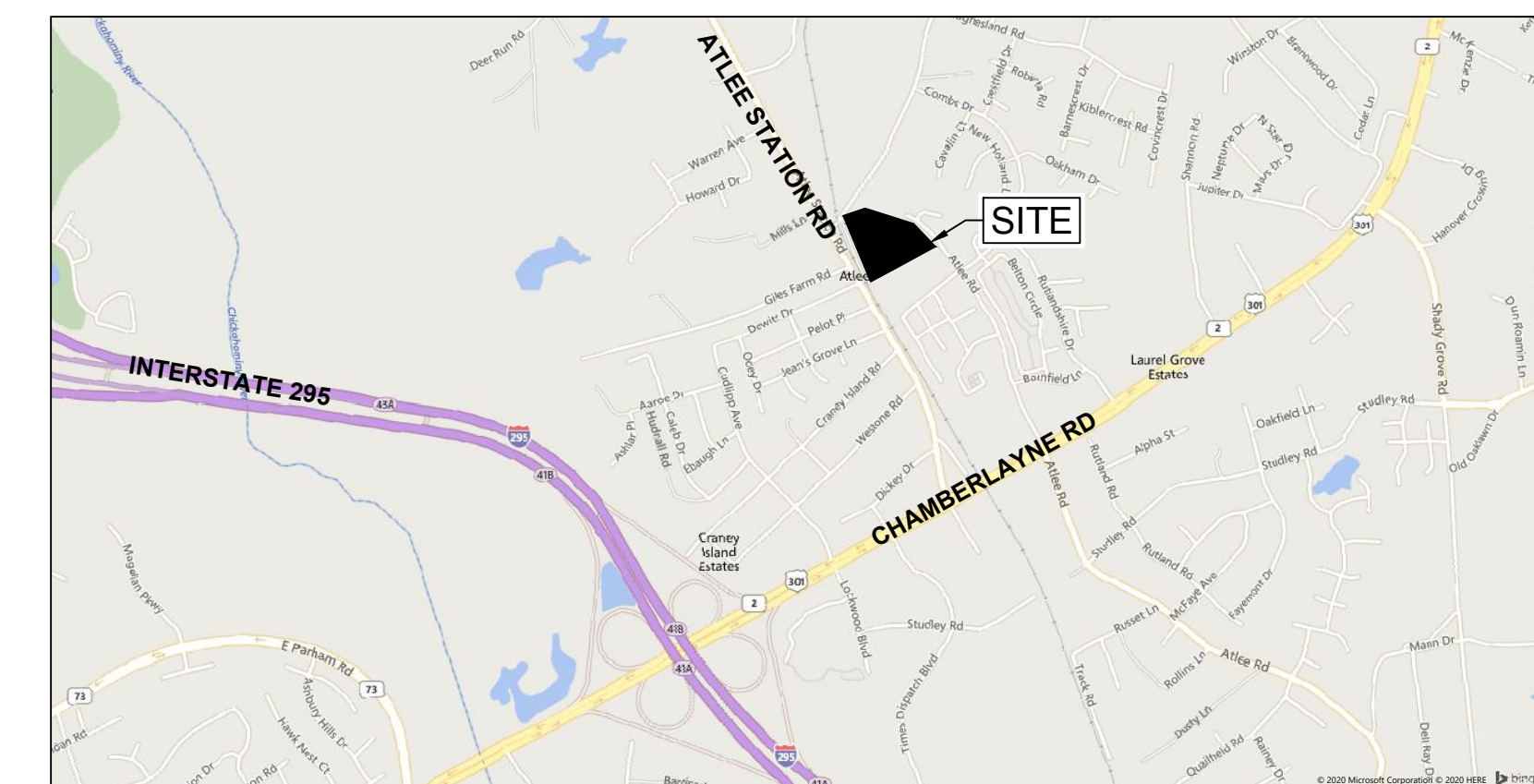
\* ADA/STATE/LOCAL REQUIREMENTS

**PARKING CALCULATIONS:**

ASSISTED LIVING FACILITY: 2 SPACES + 0.5 SPACES PER BEDROOM  
 125 BEDS x 0.5 SPACES / BED = 63 SPACES  
 63 SPACES + 2 SPACES = 65 SPACES REQUIRED

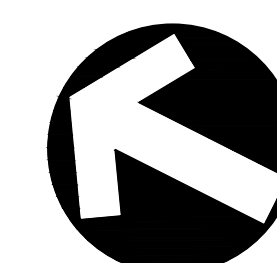
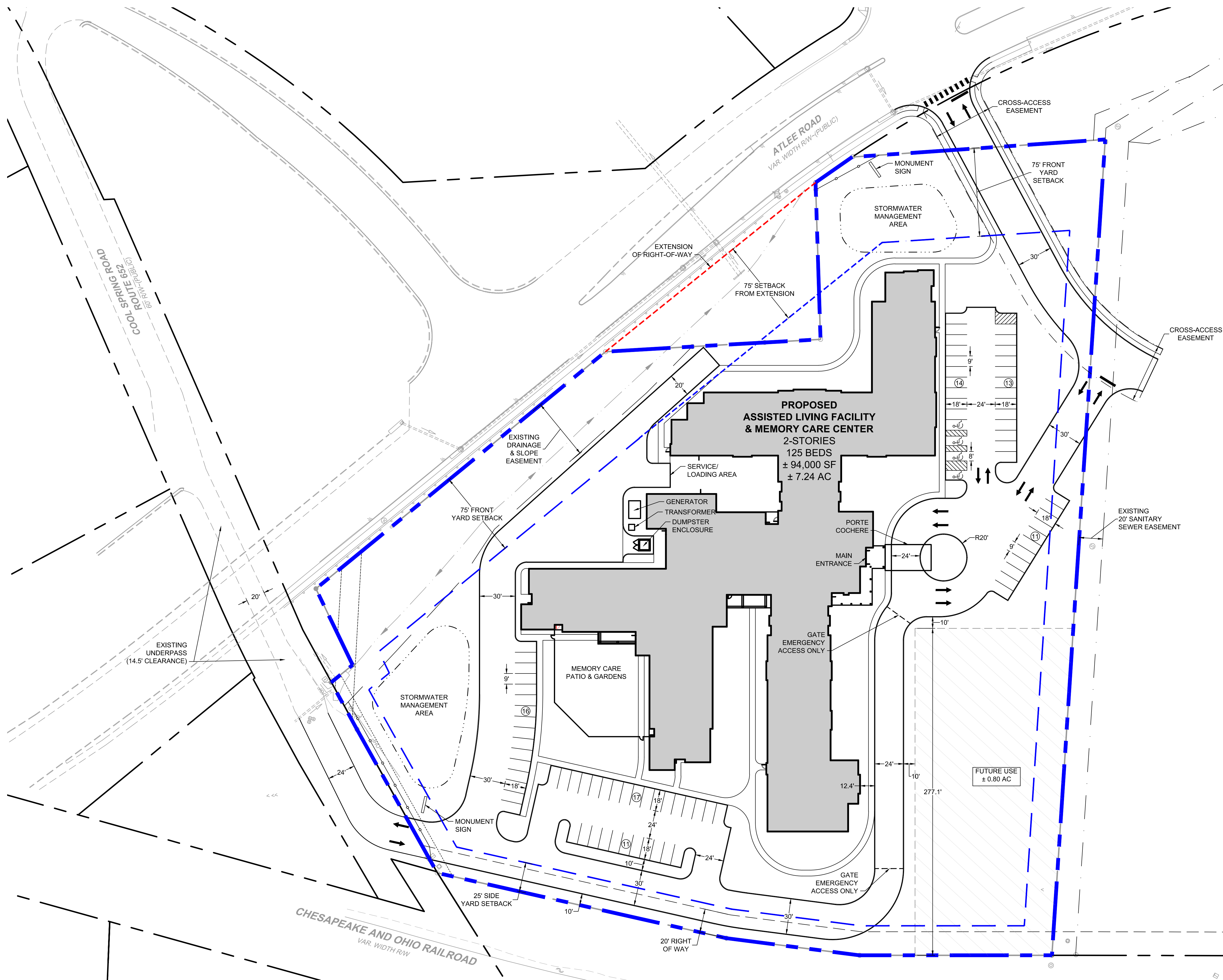
**SITE NOTES:**

1. BASEMAP INFORMATION IS ALTA SURVEY PROVIDED BY TIMMONS GROUP, DATED 04/28/2020.
2. FURTHER RESEARCH IS REQUIRED ON STORMWATER MANAGEMENT, OFFSITE TRANSPORTATION IMPROVEMENTS, WETLANDS IMPACTS, AND UTILITY EXTENSIONS WITH THIS PROJECT.



**VICINITY MAP**  
 1" = 2,000'

YOUNG MENS CHRISTIAN ASSOCIATION  
 OF GREATER RICHMOND  
 D.B. 3214, PG. 2438  
 GPIN: 7796-94-7576



SCALE 1"=40'  
 0 40' 80'