80 0 80 240

Scale 1" = 80 ft

LANDSCAPE LEGEND

- DENOTES PROPOSED DECIDUOUS TREE
- DENOTES PROPOSED EVERGREEN TREE
- DENOTES PROPOSED FLOWERING AND ORNAMENTAL TREE
- DENOTES PROPOSED DECIDUOUS SHRUB
- DENOTES PROPOSED EVERGREEN TREE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- DESIGNATED -U.S. SURVEY FEET
- DESIGNATED -U.S. SURVEY FEET

GEORGE WASHINGTON MEMORIAL HIGHWAY – U. S. ROUTE #17

(FORMERLY NEW DAY)

NOW OR FORMERLY L. C. SAYRE (D.B. 200, PG. 691) PARCEL 1 OF TAX MAP PARCEL (09-0-10-0) GPIN (0000-00-00-0000)

PROPOSED OFFICE BLDG. 7,000 S.F. PHASE 1

PROPOSED SHOP 1,600 S.F. PHASE 1

PROPOSED SHOP 800 S.F. PHASE 2

PROPOSED GRAVEL ENTRANCE AREA WITH 6' HIGH PRIVACY FENCE ON ALL SIDES

PROP. RETENTION BASIN TO BE USED AS A SEDIMENTATION BASIN DURING CONSTRUCTION PHASE OF PROJECT

APPROXIMATE LOCATION OF EXISTING TREELINE

NOW OR FORMERLY DAVID N. POINDEXTER (DB 1000, PG. 1) PARCEL 1 OF TAX MAP PARCEL (09-0-10-0-1) GPIN (0000-00-00-0001)

NOW OR FORMERLY DAVID N. POINDEXTER (DB 1000, PG. 1) PARCEL 1 OF TAX MAP PARCEL (09-0-10-0-1) GPIN (0000-00-00-0001)

NOW OR FORMERLY YORKTOWN PROPERTIES, L.L.C. (INSTRUMENT #000010042) PARCEL 1 OF TAX MAP PARCEL (09-0-10-0-0) GPIN (0000-00-00-0000)

TYP. 90 PARKING SPA.

STOP

V.D.O.T. STANDARD

TYPICAL ENTRANCE SECTION

TYPICAL PAVEMENT SECTION DETAIL FOR PARKING LOT-SECTION "A"

TYPICAL PAVEMENT SECTION DETAIL FOR PARKING LOT-SECTION "B"

TYPICAL PAVEMENT SECTION DETAIL FOR V.D.O.T. DB-11 ENTRANCE AT ROUTE #17

TYPICAL WHEEL STOP DETAIL

TYPICAL LANDSCAPE TIMBER DETAIL

VICINITY MAP

SCALE : 1" = 2,000'

SITE LIGHTING NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. ALL EXTERIOR LIGHTING IS NOT TO EXCEED 0.1 FOOT CANDLES AT THE PROPERTY LINE.

STATISTICAL INFORMATION

AREA OF DISTURBANCE	55,729 S.F. OR 1.2791 ACRES
AREA OF : EXISTING COMPOSITE	2,665 S.F. OR 0.0612 ACRE
EXISTING ASPHALT	5,652 S.F. OR 0.1341 ACRE
EXISTING BUILDING	1,500 S.F. OR 0.0345 ACRE
EXIST. AREA OF NONPERVIOUS SURFACE	19,157 S.F. OR 0.3442 ACRES
(ALL EXISTING IMPERVIOUS SURFACES AREA IS TO BE REMOVED)	
PROPOSED GRAVEL (PHS)	13,996 S.F. OR 0.3213 ACRES
PROPOSED PERVIOUS	546 S.F. OR 0.0125 ACRES
(PHASE 1) PROPOSED PARKING	16,846 S.F. OR 0.3867 ACRES
(PHASE 2) PROPOSED PARKING	974 S.F. OR 0.0223 ACRES
(PHASE 1) PROPOSED BUILDING	5,400 S.F. OR 0.1239 ACRE
(PHASE 2) PROPOSED BUILDING	840 S.F. OR 0.0147 ACRE
PROP. AREA OF NONPERVIOUS SURFACE	18,206 S.F. OR 0.4181 ACRES
PARKING SPACES REQUIRED	7 (1 SPACE PER 300 S.F. OF OFFICE PLUS 1 SPACE PER 200 S.F. OF SHOP SPACE)
PARKING SPACES PROVIDED	8 (1 HANDICAP & 2 STANDARD/COMPACT)
PARKING SPACES PROVIDED	18 (1 HANDICAP & 12 STANDARD/COMPACT)
ZONE	GENERAL (GENERAL BUSINESS)
TOTAL LOT AREA	58,354 S.F. OR 1.3398 ACRES
GREEN AREA REQUIRED(20% OF LOT)	11,671 S.F. OR 0.2680 ACRES
GREEN AREA PROVIDED(40% OF LOT)	20,159 S.F. OR 0.5270 ACRES
TAX MAP PARCEL	(09-0-10-0-10)
GPIN	(0000-00-00-0010)

JOB LOCATION: (9815 GEO. WASH. MEM. HWY. (U.S. ROUTE #17)

TRIP GENERATION RATES (CODE 110)

MONDAY – FRIDAY / AM PEAK HOUR	3 TRIPS
PM PEAK HOUR	3 TRIPS
SATURDAY PEAK HOUR	<1 TRIPS
SUNDAY PEAK HOUR	<1 TRIPS

OWNER/DEVELOPER:
J & K HEATING & COOLING
c/o LINDA JO McINTYRE
(916 DARBY ROAD)
YORKTOWN, VA. 23693
(757)867-8583

LEGAL DESCRIPTION
PARCEL OF LAND
CONTAINING : 1.1398 ACRES
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

SITE DEVELOPMENT PLAN
OF
J & K HEATING & COOLING

NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 80' DATE : 30 JUNE 2004

- SYMBOLS -	
24.00	EXIST. PAVEMENT ELEVATION
24.0	EXIST. SPOT ELEVATION
FIN.= 24.50'	PROPOSED FINISHED ELEVATION
24.50'	PROPOSED TOP OF CURB ELEV.
	EXIST. POWER POLE
	HANDICAP PARKING SPACE
O	PROP. CLEAN OUT
O	PROP. WATER METER

REVISIONS

DAVIS & ASSOCIATES, P.C.
SURVEYORS – PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY – SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

SHEET 1 OF 4