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 STATE RT. 143)

PROPOSED SIGN 32 S.F. PHASE 1

PROPOSED SIGN 32 S.F. PHASE 2

PROPOSED SIGN 32 S.F. PHASE 1

PROPOSED SIGNS, TOTAL AREA 576 2' HIGH PER 24' FACE ON ALL SIDES

PROP. INTERVIEW SIGN TO BE USED AS A TEMPORARY MEMORIAL TRAF. DURING CONSTRUCTION PHASE OF PROJECT

APPROXIMATE LOCATION OF EXISTING TREELINE

WASHINGTON PKG

PHASE 1 PARKING

PHASE 2 PARKING

TYP. 192 PARKING SPA.

STOP

VDOT 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 VDOT DB-11 ENTRANCE AT ROUTE #17

TYPICAL WHEEL STOP DETAIL

TYPICAL LANDSCAPE TIMBER DETAIL

VICINITY MAP

SCALE : 1" = 2,000'

SITE LIGHTING NOTES

1. ENTIRE LIGHTING SHALL BE PROVIDED BY ENERGY EFFICIENT LIGHTING.
2. ALL EXTERIOR LIGHTING IS TO BE DIRECTED AS TO WARD OFF LIGHT ON PLANS, AWAY FROM ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
3. ALL EXTERIOR LIGHTING IS NOT TO EXCEED 0.1 FOOT CANDLES AT THE PROPERTY LINE.

STATISTICAL INFORMATION

AREA OF DISTURBANCE	33,729 S.F. OR 1.2341 ACRES
AREA OF : EXISTING CONCRETE	2,665 S.F. OR 0.0612 ACRE
EXISTING ASPHALT	6,885 S.F. OR 0.1581 ACRE
EXISTING BUILDING	1,500 S.F. OR 0.0344 ACRE
EXIST. AREA OF IMPERVIOUS SURFACE	11,050 S.F. OR 0.2537 ACRES
(ALL EXISTING IMPERVIOUS SURFACES AREA IS TO BE REMOVED)	
PROPOSED GRAVEL / PAVE	1,395 S.F. OR 0.0320 ACRES
PROPOSED REPAVEL	545 S.F. OR 0.0125 ACRES
(PHASE 1) PROPOSED PARKING	10,646 S.F. OR 0.2727 ACRES
(PHASE 2) PROPOSED PARKING	674 S.F. OR 0.0155 ACRES
(PHASE 1) PROPOSED BUILDING	3,400 S.F. OR 0.0781 ACRE
(PHASE 2) PROPOSED BUILDING	640 S.F. OR 0.0147 ACRE
PROP. AREA OF IMPERVIOUS SURFACE	18,300 S.F. OR 0.4201 ACRES
PARKING SPACES REQUIRED	7 (1 SPACE PER 300 S.F. OF OFFICE SPACE 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 BUSINESS
TOTAL LOT AREA	53,344 S.F. OR 1.1388 ACRES
GREEN AREA REQUIREMENT OF LOT	12,448 S.F. OR 0.2858 ACRES
GREEN AREA PROVIDED (AVERAGE OF LOT)	35,139 S.F. OR 0.7271 ACRES
TAX MAP PARCEL	0234-02-02-026
GPIN	(0233-1456-2716)

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
(816 DARBY ROAD)
YORKTOWN, VA. 23693
(757)867–8583

LEGAL DESCRIPTION
PARCEL OF LAND
CONTAINING : 1.1388 ACRES
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

– SYMBOLS –

24.00	EXIST. PAVEMENT ELEVATION
24.0	EXIST. SPOT ELEVATION
FH= 26.00'	PROPOSED FINISHED ELEVATION
26.00	PROPOSED TOP OF CURB ELEV.
	EXIST. POWER POLE
	HANDICAP PARKING SPACE
	PROP. CLEAN OUT
	PROP. WATER METER

REVISIONS

SITE DEVELOPMENT PLAN
OF

J & K HEATING & COOLING

NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

SCALE : 1" = 80' DATE : 20 JUNE 2004

COMMONWEALTH OF VIRGINIA
DONALD W. DAVIS
No. 14189
PROFESSIONAL ENGINEER

DAVIS & ASSOCIATES, P.C.
SURVEYORS – PLANNERS
3830 GEORGE WASHINGTON
MEMORIAL HIGHWAY – SUITE C
YORKTOWN, VIRGINIA 23693
(757)867–8583

04–0231

SHEET 1 OF 4