

CONSERVATION ACREAGE 7.6

NOTES:

TAX MAP NO. 11-1, JAMES CITY COUNTY

OVERALL ACREAGE: 19.06 ACRES

SHOPPING CENTER: 6.71

RESIDENTIAL: 22.35

ILLUSTRATIVE INFORMATION ONLY

FOR 10000 sq SHOPPING CENTER

RESIDENTIAL R-3

THIS MAPLETON IS FROM 10,000 SQ. FT. TO 15,000 SQ. FT.

1.5 ACRES OF PERMANENT OPEN SPACE FOR ROAD BUFFER.

SHOPPING CENTER D -

LOT: 31,153 SQ. FT.

DRUG STORE: 10,000 SQ. FT.

SHOP: 38,000 SQ. FT.

TOTAL: 89,153 SQ. FT.

TOTAL PARKING SPACES: 211,245 SQ. FT. (17.45 ACRES) AREA OF POTENTIAL HABITAT

TOTAL OPEN AREA: 14,216 SQ. FT.

MINIMUM LOT: 4,512 SQ. FT.

1/3 OF EXCESS PERIMETER: 17,717 SQ. FT.

1.5% OF 211,245 = 3,169, EXCEEDS COOL BY 3125 SQ. FT.

TOTAL PARKING SPACES - 741

BUILDING AREA - 69,158 SQ. FT. = 277 SPACES NEEDED

P.A.R. (FLOOR AREA RATIO) = BLDG. AREA / NET AREA

49,158 SQ. FT. / 187,787.5 SQ. FT. = .26

FOR 10000 sq SHOPPING CENTER

AREA OF POTENTIAL HABITAT

FOR SMALL WHORLED POGONIA

CONSERVATION AREA

AREA EXCLUDED FROM STORMWATER MANAGEMENT POND

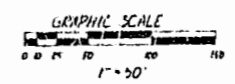
A-2 TO R-3
(26.27 ACRES)
MAX. 53 LOTS

B-1
(3.13 ACRES)

A-2 TO B-1
(5.66 ACRES)

LEGEND

- AREA OF POTENTIAL HABITAT FOR SMALL WHORLED POGONIA
- CONSERVATION AREA



Langley and McDonald
 A PROFESSIONAL CORPORATION
 ENGINEERS-PLANNERS-SURVEYORS
 VIRGINIA BEACH - WILMINGTON, DEL.

DES
APP
CHK
DATE

REZONING FOR FIVE FORKS ASSOCIATES
 SCHEMATIC PLAN
 REV. 5/22/88, 9/5/89

PROJ. NO.	88123
SCALE	1" = 50'
SHEET	8
DWG.	88123

5.3 12 p.m.
 Recorded 9/4 at 10:15 a.m. 1983
 D. E. No. 6-281 pages 125
 Clerk

ALIGN WITH EXISTING SCHOOL ENTRANCE

ALONG APPROX. CENTERLINE OF ROAD

PARCEL OWNED BY OTHERS

ADDITIONAL DEDICATION FOR 90' ROW

IRON BOUND RD

DESIGNATED OPEN SPACE

DESIGNATED OPEN SPACE

DESIGNATED OPEN SPACE

DESIGNATED OPEN SPACE

DESIGNATED OPEN SPACE

CONSERVATION AREA

CONSERVATION AREA

CONSERVATION AREA



*OR AS REQUIRED BY V.D.O.T.

700' ±

ROUTE 3

MT. S. SOUTH R/W

ALONG APPROX. CENTERLINE OF ROAD