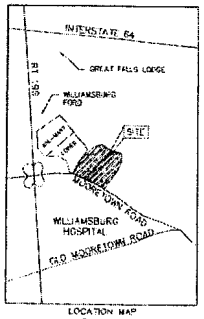
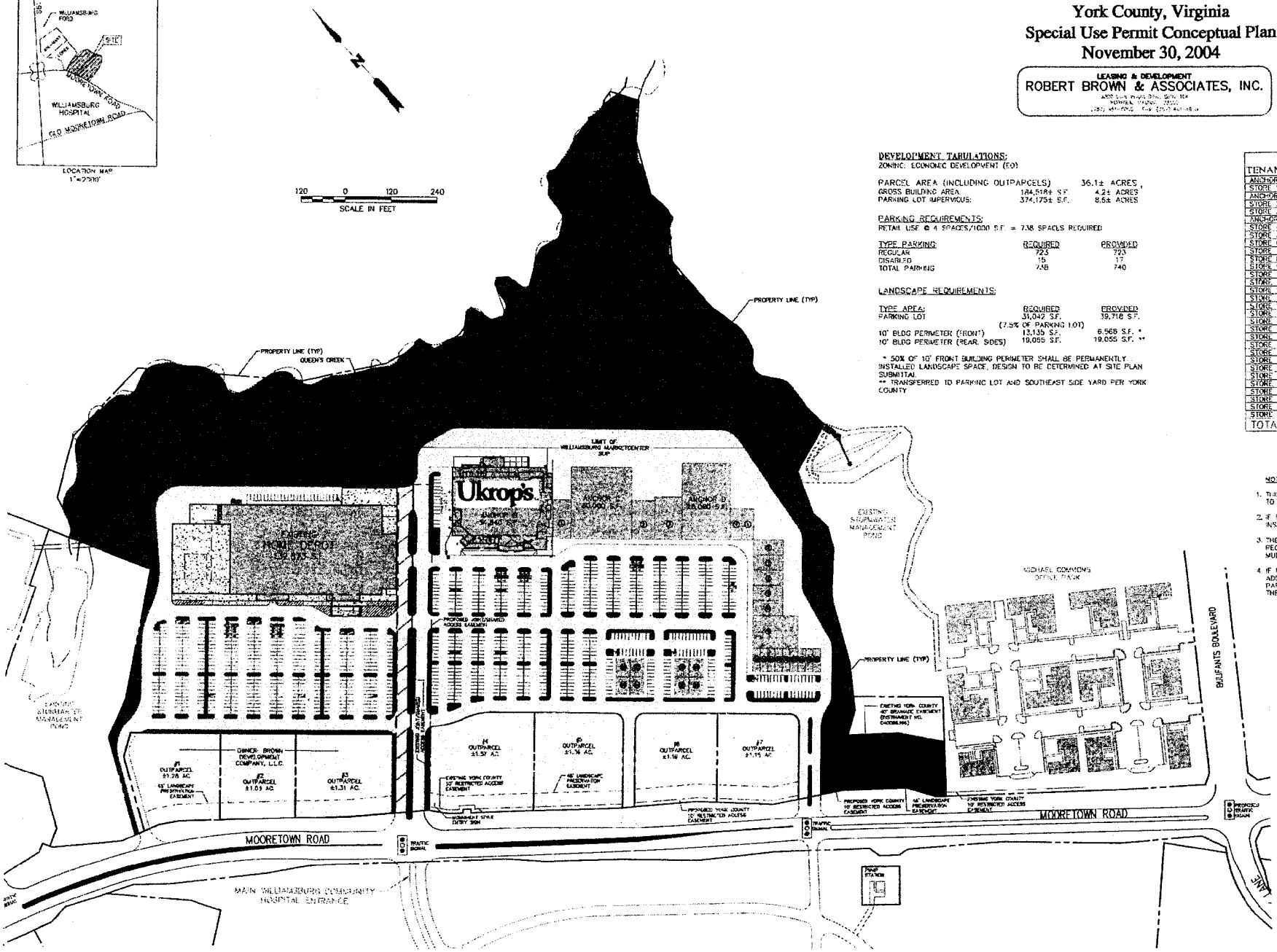
Williamsburg Marketcenter

Mooretown Road & State Route 199
York County, Virginia
Special Use Permit Conceptual Plan
November 30, 2004

LEASING & DEVELOPMENT
ROBERT BROWN & ASSOCIATES, INC.



LOCATION MAP
1"=2500'



DEVELOPMENT TABULATIONS:
ZONING: ECONOMIC DEVELOPMENT (ED)

PARCEL AREA (INCLUDING OUTPARCELS)		36.1± ACRES
GROSS BUILDING AREA	184,518± S.F.	4.2± ACRES
PARKING LOT IMPERVIOUS	374,175± S.F.	8.5± ACRES

PARKING REQUIREMENTS:
RETAIL USE @ 4 SPACES/1000 S.F. = 738 SPACES REQUIRED

TYPE PARKING	REQUIRED	PROVIDED
REGULAR	723	723
DISABLED	15	17
TOTAL PARKING	738	740

LANDSCAPE REQUIREMENTS:

TYPE AREA	REQUIRED	PROVIDED
PARKING LOT	31,042 S.F. (7.5% OF PARKING LOT)	39,718 S.F.
10' BLDG PERIMETER (FRONT)	13,135 S.F.	6,568 S.F. *
10' BLDG PERIMETER (REAR, SIDES)	19,055 S.F.	19,055 S.F. **

* 50% OF 10' FRONT BUILDING PERIMETER SHALL BE PERMANENTLY INSTALLED LANDSCAPE SPACE, DESIGN TO BE DETERMINED AT SITE PLAN SUBMITTAL
** TRANSFERRED TO PARKING LOT AND SOUTHEAST SIDE YARD PER YORK COUNTY

TENANT	SPACE DIMENSION	GROSS AREA
ANCHOR B	270.8 x 202.5	54,840 SF
STORE 1	47.5 x 100	4,750 SF
ANCHOR C	160 x 187.5	30,000 SF
STORE 2	60 x 100	6,000 SF
STORE 3	77 x 110	7,820 SF
ANCHOR D	125 x 200	25,000 SF
STORE 4	30 x 80	2,400 SF
STORE 5	30 x 80	2,400 SF
STORE 6	40 x 80	3,200 SF
STORE 7	40 x 80	3,200 SF
STORE 8	40 x 80	3,200 SF
STORE 9	40 x 80	3,200 SF
STORE 10	40 x 80	3,200 SF
STORE 11	85 x 120	10,200 SF
STORE 12	20 x 60	1,200 SF
STORE 13	20 x 60	1,200 SF
STORE 14	20 x 60	1,200 SF
STORE 15	20 x 60	1,200 SF
STORE 16	20 x 60	1,200 SF
STORE 17	20 x 60	1,200 SF
STORE 18	20 x 60	1,200 SF
STORE 19	20 x 60	1,200 SF
STORE 20	20 x 60	1,200 SF
STORE 21	27 x 48	1,276 SF
STORE 22	37 x 48	1,776 SF
STORE 23	37 x 48	1,776 SF
STORE 24	37 x 48	1,776 SF
STORE 25	37 x 48	1,776 SF
STORE 26	37 x 48	1,776 SF
STORE 27	37 x 48	1,776 SF
STORE 28	37 x 48	1,776 SF
TOTAL		184,518 SF

NOTES:

1. THIS DRAWING HAS BEEN REVISED ON JANUARY 3, 2005 TO REFLECT COMMENTS BY YORK COUNTY.
2. IF REQUIRED BY YORK COUNTY, A BUS STOP WILL BE INSTALLED AT A MUTUALLY AGREEABLE LOCATION.
3. THE PROJECT WILL BE SUBJECT TO AN OVERALL RECIPROCAL EASEMENT AGREEMENT ADDRESSING THE MULTIPLE JOINT ACCESS EASEMENTS.
4. IF MINIMUM PARKING REQUIREMENTS ARE EXCEEDED, ADDITIONAL LANDSCAPING WILL BE INSTALLED IN THE PARKING LOT OR ON ITS PERIMETER AS REQUIRED BY THE ZONING ORDINANCE.

RECEIVED
JAN 4 2005
PLANNING DIVISION
COUNTY OF YORK

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