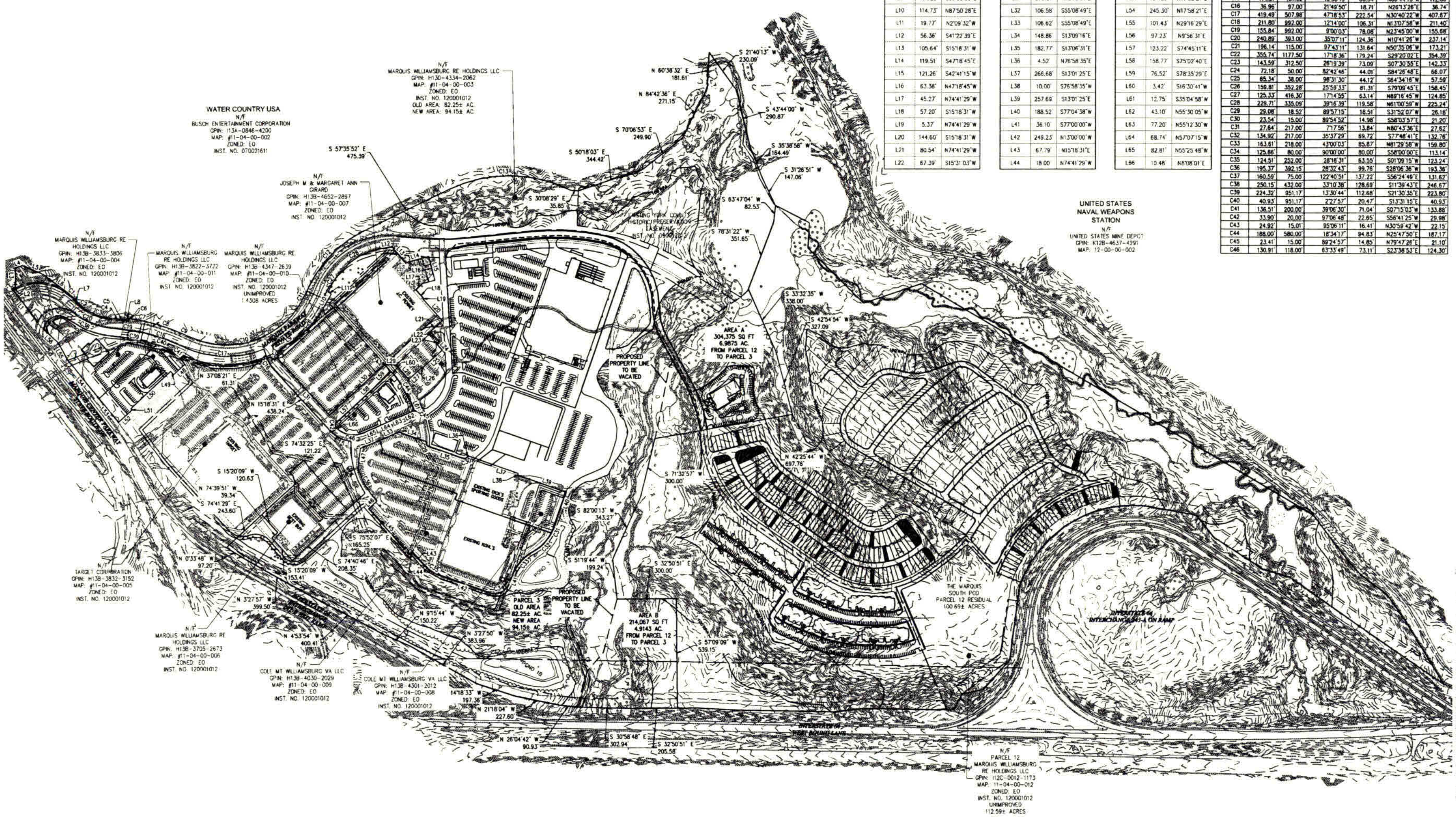
\\VHB\PROJ\WILLIAMSBURG\33510.00\CAD\LD\CONCEPTS\MASTER-PLAN\33510-00-MARQUIS-M1-REV-14-0121

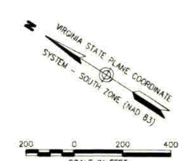
LINE DATA TABLE		
SEGMENT	LENGTH	BEARING
L1	208.64'	N19°37'22"E
L2	18.59'	S59°46'09"E
L3	93.12'	N57°20'41"E
L4	39.13'	S49°31'45"E
L5	112.72'	S9°12'59"E
L6	142.51'	S4°01'11"W
L7	12.04'	S17°32'34"W
L8	37.71'	S34°32'01"E
L9	104.28'	S66°09'59"E
L10	114.73'	N87°50'28"E
L11	19.77'	N2°09'32"W
L12	56.36'	S41°22'39"E
L13	105.64'	S15°18'31"W
L14	119.51'	S47°18'45"E
L15	121.26'	S42°41'15"W
L16	63.36'	N47°18'45"W
L17	45.27'	N74°41'29"W
L18	57.20'	S15°18'31"W
L19	5.37'	N74°41'29"W
L20	144.60'	S15°18'31"W
L21	80.54'	N74°41'29"W
L22	67.39'	S15°31'03"W

LINE DATA TABLE		
SEGMENT	LENGTH	BEARING
L23	17.65'	N73°14'03"W
L24	41.61'	S15°24'19"W
L25	132.66'	N74°08'11"W
L26	3.68	N15°51'49"E
L27	90.25'	N74°32'45"W
L28	97.04'	N15°32'24"E
L29	59.32'	N29°41'29"W
L30	375.52'	N74°41'29"W
L31	370.31'	N15°18'31"E
L32	106.58'	S55°08'49"E
L33	106.62'	S55°08'49"E
L34	148.86	S13°09'16"E
L35	182.77'	S13°06'31"E
L36	4.52	N76°58'35"E
L37	266.68'	S13°01'25"E
L38	10.00'	S76°58'35"W
L39	257.69'	S13°01'25"E
L40	188.52	S77°04'38"W
L41	36.10	S77°00'00"W
L42	249.23	N13°00'00"W
L43	67.79'	N15°18'31"E
L44	18.00	N74°41'29"W

LINE DATA TABLE		
SEGMENT	LENGTH	BEARING
L45	311.04'	N15°18'31"E
L46	57.12'	S74°41'29"E
L47	96.89'	N64°25'32"E
L48	75.70'	N74°41'29"W
L49	22.78'	N15°18'31"E
L50	276.73'	N74°41'29"W
L51	9.00'	S15°18'31"W
L52	91.03'	N74°41'29"W
L53	154.80'	N17°58'21"E
L54	245.30'	N17°58'21"E
L55	101.43'	N29°16'29"E
L56	97.23'	N9°56'31"E
L57	123.22'	S74°45'11"E
L58	158.77'	S75°02'40"E
L59	76.52'	S78°35'29"E
L60	3.42'	S16°30'41"W
L61	12.75'	S35°04'58"W
L62	43.10'	N55°30'05"W
L63	77.20'	N55°12'30"W
L64	68.74'	N57°07'15"W
L65	82.81'	N55°25'48"W
L66	10.48'	N8°08'01"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	57.95'	235.00'	14°07'44"	29.12'	S11°05'04"W	57.80'
C2	80.57'	231.15'	19°58'18"	40.70'	S04°42'16"W	80.17'
C3	137.29'	344.50'	22°49'58"	69.57'	S16°50'02"E	136.38'
C4	23.71'	1040.50'	1°18'21"	11.86'	S27°35'51"E	23.71'
C5	17.62'	424.88'	2°22'33"	8.81'	S35°30'33"E	17.62'
C6	2.37'	174.75'	0°46'33"	1.18'	S34°55'19"E	2.37'
C7	154.70'	1049.99'	8°26'29"	77.49'	S19°36'15"E	154.56'
C8	58.54'	1049.99'	3°11'40"	29.28'	S13°47'10"E	58.54'
C9	94.81'	1049.99'	5°10'26"	47.44'	S09°36'07"E	94.78'
C10	572.93'	449.98'	72°57'07"	332.67'	S43°29'34"E	535.01'
C11	140.78'	461.94'	17°27'42"	70.94'	N89°19'19"E	140.24'
C12	419.60'	575.00'	41°48'40"	219.63'	S78°30'12"E	410.35'
C13	631.99'	706.26'	51°16'16"	338.92'	S31°57'45"E	611.12'
C14	276.20'	415.00'	38°07'58"	143.43'	N42°38'43"E	271.13'
C15	114.81'	151.02'	43°33'19"	60.34'	N06°44'13"W	112.06'
C16	36.96'	97.00'	21°49'50"	18.71'	N26°13'26"E	36.74'
C17	419.49'	507.98'	47°18'53"	222.54'	N30°40'22"W	407.67'
C18	211.80'	992.00'	12°14'00"	106.31'	N13°07'58"W	211.40'
C19	155.84'	992.00'	9°00'03"	78.08'	N23°45'00"W	155.68'
C20	240.89'	393.00'	35°07'11"	124.36'	N10°41'26"W	237.14'
C21	196.14'	115.00'	97°43'11"	131.64'	N50°35'06"W	173.21'
C22	355.74'	1177.50'	17°18'36"	179.24'	S29°20'02"E	354.39'
C23	143.59'	312.50'	26°19'39"	73.09'	S07°30'55"E	142.33'
C24	72.18'	50.00'	82°42'46"	44.01'	S84°26'48"E	66.07'
C25	65.34'	38.00'	98°31'30"	44.12'	S64°34'16"W	57.59'
C26	159.81'	352.28'	25°59'33"	81.31'	S79°09'45"E	158.45'
C27	125.33'	416.30'	17°14'55"	63.14'	N89°16'45"W	124.85'
C28	229.71'	335.09'	39°16'39"	119.58'	N61°00'59"W	225.24'
C29	29.08'	18.52'	89°57'15"	18.51'	S31°52'07"W	26.18'
C30	23.54'	15.00'	89°54'52"	14.98'	S58°03'57"E	21.20'
C31	27.64'	217.00'	7°17'56"	13.84'	N80°43'36"E	27.62'
C32	134.92'	217.00'	35°37'29"	69.72'	S77°48'41"E	132.76'
C33	163.61'	218.00'	43°00'03"	85.87'	N81°29'58"W	159.80'
C34	125.66'	80.00'	90°00'00"	80.00'	S58°00'00"E	113.14'
C35	124.51'	252.00'	28°18'31"	63.55'	S01°09'15"W	123.24'
C36	195.37'	392.15'	28°32'43"	99.76'	S28°06'36"W	193.36'
C37	160.59'	75.00'	122°40'51"	137.22'	S56°24'49"E	131.62'
C38	250.15'	432.00'	33°10'38"	128.69'	S11°39'43"E	246.67'
C39	224.32'	951.17'	13°30'44"	112.68'	S21°30'35"E	223.80'
C40	40.93'	951.17'	2°27'57"	20.47'	S13°31'15"E	40.93'
C41	136.51'	200.00'	39°06'30"	71.04'	S07°15'03"W	133.88'
C42	33.90'	20.00'	97°06'48"	22.65'	S56°41'25"W	29.98'
C43	24.92'	15.01'	95°06'11"	16.41'	N30°59'42"W	22.15'
C44	188.00'	580.00'	18°34'17"	94.83'	N25°47'50"E	187.17'
C45	23.41'	15.00'	89°24'57"	14.85'	N79°47'26"E	21.10'
C46	130.91'	118.00'	63°33'49"	73.11'	S23°38'53"E	124.30'





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Environmental Services

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No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by

CAD checked by | Approved by

Scale 1"=200' | Date Jan. 21, 2014

Project Title

The Marquis North Pod Addition

Marquis Parkway
York County, Virginia

Issued for

Not Approved for Construction

Drawing Title

Master Plan

Drawing Number

M-1

Sheet 1 of 2

Project Number
33510.00

P:\33510.00\CAD\LD\CONCEPTS\MASTER-PLAN\33510-00-MARQUIS-MASTER-PLAN BASE-REV-13-1111

Saved Tuesday, November 12, 2013 11:28:11 AM CORSBORNE Plotted Tuesday, November 12, 2013 11:29:19 AM Osborne, Christopher

SUMMARY DATA
SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH: 45' EXCEPT THAT NO MORE THAN 5% MAY BE 35' MINIMUM WIDTH

MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7.5'
MINIMUM REAR YARD: 10'

MINIMUM DISTANCE BETWEEN ANY TWO PRINCIPAL BUILDINGS OR STRUCTURES: 15'

MINIMUM DISTANCE BETWEEN ANY PRINCIPAL OR ACCESSORY BUILDING AND ANY COMMON AREA: 10'

SINGLE FAMILY ATTACHED
MINIMUM LOT WIDTH: 20' (END UNITS @ 22')
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 10'

MINIMUM DISTANCE BETWEEN ANY TWO PRINCIPAL BUILDINGS OR STRUCTURES: 15'

MULTI-FAMILY
MAXIMUM BUILDING HEIGHT: 75'

SOUTH POD PDR- PLANNED DEVELOPMENT RESIDENTIAL

PARCEL	UNITS	GROSS AREA	DENSITY GROSS (UNITS PER ACRE)	OPEN SPACE AMENITY	NET AREA	DENSITY NET (UNITS PER ACRE)
SINGLE FAMILY DETACHED	161	49.72 ACRES	3.24	26.60/ 1.63 ACRES	21.47 ACRES	7.50
TOWNHOUSE	189	16.01 ACRES	11.81	0.87/ 2.97 ACRES	12.41 ACRES	15.28
APARTMENTS	300	28.45 ACRES	10.54	13.15/ 6.98 ACRES	8.31 ACRES	36.06
SCHOOL SITE	N/A	6.51 ACRES	N/A	0/ 0 ACRES	8.51 ACRES	N/A
TOTAL	850	100.89 ACRES	6.46	40.44/ 11.58 ACRES	48.67 ACRES	13.36

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VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD 83)

100 0 100 200
SCALE IN FEET

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=100' | Date Nov. 12, 2013

Project Title
The Marquis

Marquis Parkway
York County Virginia

Issued for

Not Approved for Construction

Drawing Title
South Pod Concept Plan

Drawing Number
M-3

Sheet 3 of 3

Project Number
33510.00