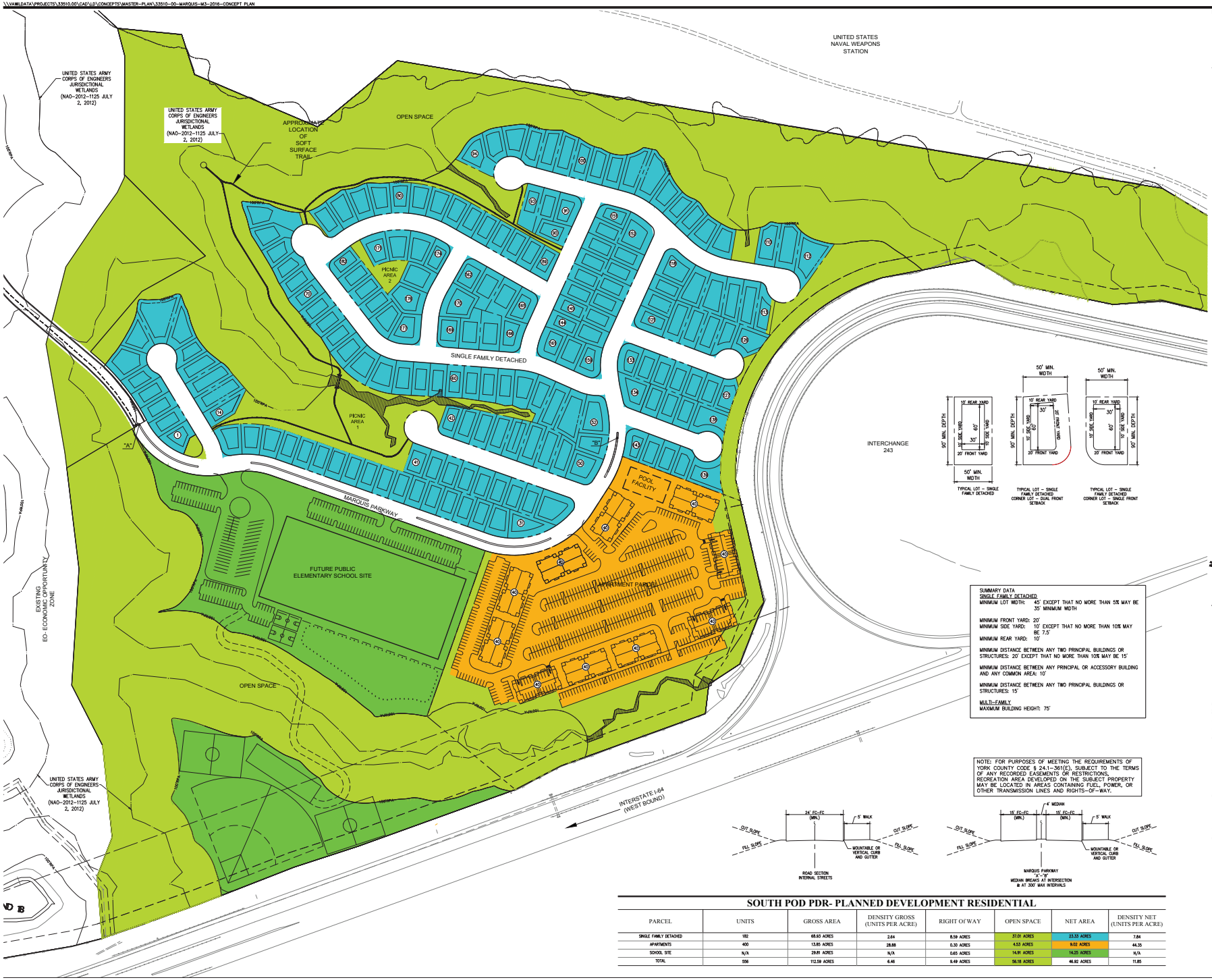
Saved Tuesday, June 21, 2016 9:22:14 AM BORENDE Plotted Tuesday, June 28, 2016 12:05:25 PM Greene, Scott

\\VAWILDATA\PROJECTS\33510.00\CAD\LD\CONCEPTS\MASTER-PLAN\33510-00-MARQUIS-M3-2016-CONCEPT PLAN



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: 10' EXCEPT THAT NO MORE THAN 10% MAY BE 7.5'

MINIMUM REAR YARD: 10'

MINIMUM DISTANCE BETWEEN ANY TWO PRINCIPAL BUILDINGS OR STRUCTURES: 20' EXCEPT THAT NO MORE THAN 10% MAY BE 15'

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

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

MULTI-FAMILY

MAXIMUM BUILDING HEIGHT: 75'

NOTE: FOR PURPOSES OF MEETING THE REQUIREMENTS OF YORK COUNTY CODE § 24.1-361(E), SUBJECT TO THE TERMS OF ANY RECORDED EASEMENTS OR RESTRICTIONS, RECREATION AREA DEVELOPED ON THE SUBJECT PROPERTY MAY BE LOCATED IN AREAS CONTAINING FUEL, POWER, OR OTHER TRANSMISSION LINES AND RIGHTS-OF-WAY.

SOUTH POD PDR- PLANNED DEVELOPMENT RESIDENTIAL

PARCEL	UNITS	GROSS AREA	DENSITY GROSS (UNITS PER ACRE)	RIGHT OF WAY	OPEN SPACE	NET AREA	DENSITY NET (UNITS PER ACRE)
SINGLE FAMILY DETACHED	182	68.83 ACRES	2.64	8.59 ACRES	37.01 ACRES	23.33 ACRES	7.84
APARTMENTS	400	13.85 ACRES	28.88	0.30 ACRES	4.53 ACRES	9.02 ACRES	44.35
SCHOOL SITE	N/A	29.81 ACRES	N/A	0.65 ACRES	14.91 ACRES	14.25 ACRES	N/A
TOTAL	556	112.59 ACRES	6.46	9.49 ACRES	56.18 ACRES	46.92 ACRES	11.85

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757.220.0500 • FAX 757.220.8544

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 June 28, 2016

Project Title
The Marquis

Marquis Parkway
York County Virginia

Issued for
Not Approved for Construction

Drawing Title
South Pod Concept Plan

Drawing Number
MP-3

Sheet 3 of 3

Project Number
33510.00