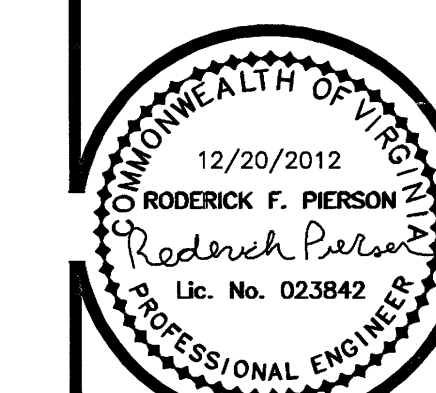


SITE DATA AND ZONING REQUIREMENT PLAN



PROPERTY OWNERS:	VILLAGE GREEN OF VIRGINIA, LLC
PROPERTY ADDRESS	6509 CAREFREE LANE
TAX MAP NUMBER:	27.17-04-13.06-0000
PROPERTY AREA:	14.041 AC. = 611,625 SF.
PROPERTY AREA:	PHASE II = 3.39 AC. = 147,668 SF.
PROPERTY ZONING:	R3C
PRESENT USE:	VACANT PROPERTY
PROPOSED USE:	RESIDENTIAL HOUSING (TOWNHOUSES)

ALLOWED MAX. GROSS DENSITY:	12 UNITS/ACRE = 168 UNITS ALLOWED
PROPOSED TOWNHOUSE UNITS:	39 UNITS

ALLOWED MAX. BUILDING COVERAGE: 40% OF TOTAL LOT AREA
PROPOSED BUILDING COVERAGE: 37,600 SF./147,668 SF. = 25.4%

PROPOSED STREET AREA: 17,600 SF.
PROPOSED DRIVEWAY AREA: 12,636 SF.

ALLOWED MAX. LOT COVERAGE: 65% OF TOTAL LOT AREA
PROPOSED LOT COVERAGE: 67,836 SF./147,668 SF. = 45.9%

ALLOWED MAX. NUMBER OF UNITS IN A GROUP OF TOWNHOUSES: 10 UNITS
PROPOSED MAX. NUMBER OF UNITS IN A GROUP OF TOWNHOUSES: 10 UNITS

ALLOWED MIN. WIDTH OF TOWNHOUSE LOTS:	18 FT.
PROPOSED MIN. WIDTH OF TOWNHOUSE LOTS:	20 FT.

ALLOWED MAX. HEIGHT OF TOWNHOUSES: 45 FT.

THE FACADES OF TOWNHOUSES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATIONS IN DESIGN SO THAT NO MORE THAN FOUR (4) ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND THE SAME OR ESSENTIALLY THE SAME ARCHITECTURAL TREATMENT OF FACADES AND ROOF LINES.

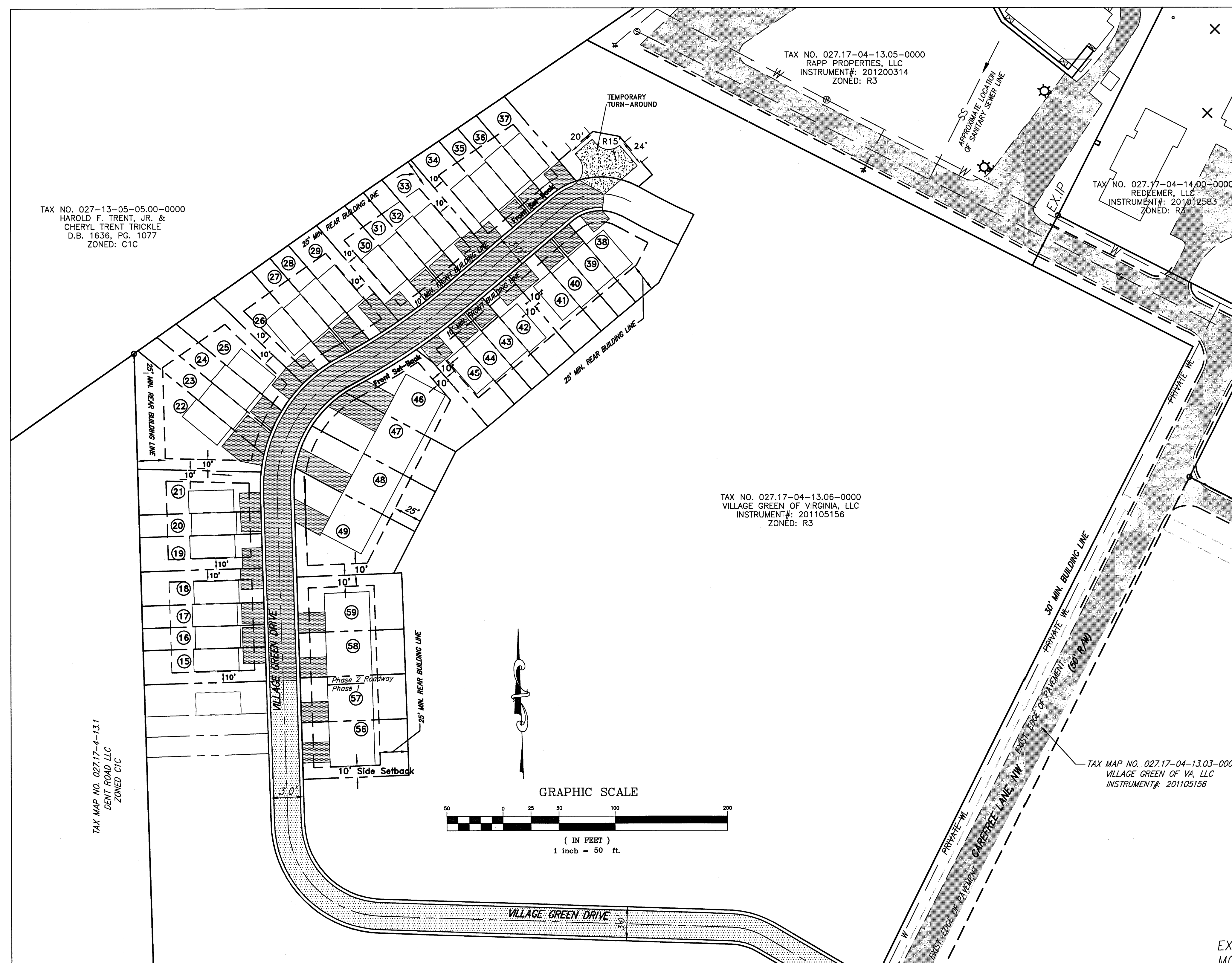
THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING A GROUP OF FIVE (5) OR MORE TOWNHOUSE UNITS SHALL BE FORTY (40) FEET FROM ANY OTHER TOWNHOUSE BUILDING. THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSE UNITS SHALL BE TWENTY (20) FEET FROM ANY OTHER BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSES.

FRONT: FOR EACH GROUP OF TOWNHOUSE UNITS:
AN AVERAGE OF 15 FT. & NOT LESS THAN
10 FT. FOR ANY INDIVIDUAL TOWNHOUSE UNIT

REAR: MIN. SETBACK=25 FT.

SIDE: A SETBACK OF 10 FT. SHALL BE PROVIDED FOR EACH END RESIDENCE IN ANY GROUP OF TOWNHOUSES ADJOINING A; PROPERTY BOUNDARY OF THE DEVELOPMENT, OR A STREET R/W, PRIVATE DRIVE, PARKING AREA OR WALKWAY INTENDED FOR THE COMMON USE OF TOWNHOUSE OCCUPANTS.

FRONT: REFER TO TOWNHOUSE SETBACK
 REAR: REFER TO TOWNHOUSE SETBACK
 SIDE: MIN. 10 FT. & REFER TO TOWNHOUSE SETBACK

☒ APPROVE