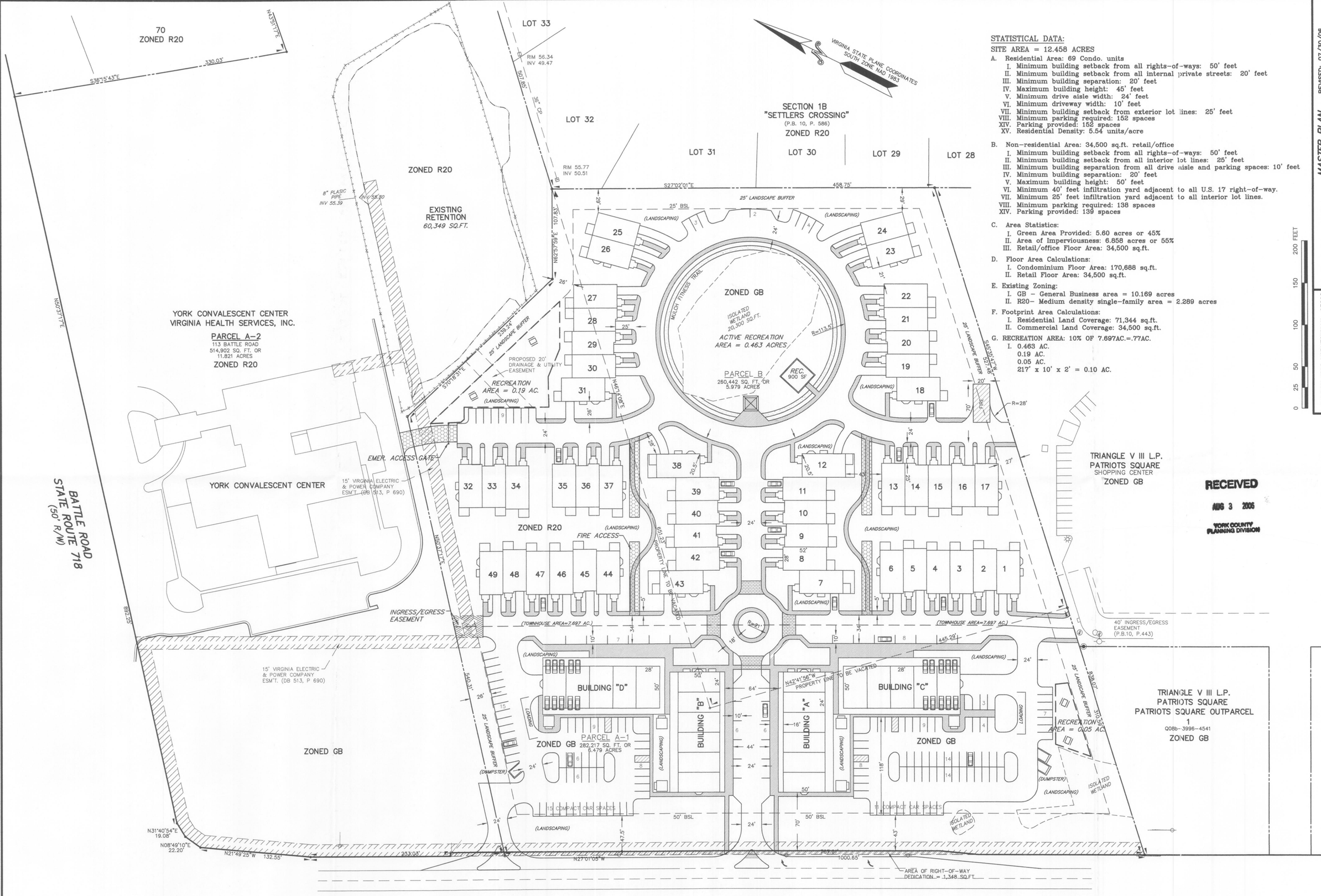

STATISTICAL DATA:

SITE AREA = 12.458 ACRES

A. Residential Area: 69 Condo. units
- I. Minimum building setback from all rights-of-ways: 50' feet
- II. Minimum building setback from all internal private streets: 20' feet
- III. Minimum building separation: 20' feet
- IV. Maximum building height: 45' feet
- V. Minimum drive aisle width: 24' feet
- VI. Minimum driveway width: 10' feet
- VII. Minimum building setback from exterior lot lines: 25' feet
- VIII. Minimum parking required: 152 spaces
- XIV. Parking provided: 152 spaces
- XV. Residential Density: 5.54 units/acre

B. Non-residential Area: 34,500 sq.ft. retail/office
- I. Minimum building setback from all rights-of-ways: 50' feet
- II. Minimum building setback from all interior lot lines: 25' feet
- III. Minimum building separation from all drive aisle and parking spaces: 10' feet
- IV. Minimum building separation: 20' feet
- V. Maximum building height: 50' feet
- VI. Minimum 40' feet infiltration yard adjacent to all U.S. 17 right-of-way.
- VII. Minimum 25' feet infiltration yard adjacent to all interior lot lines.
- VIII. Minimum parking required: 138 spaces
- XIV. Parking provided: 139 spaces

C. Area Statistics:
- I. Green Area Provided: 5.60 acres or 45%
- II. Area of Imperviousness: 6.858 acres or 55%
- III. Retail/office Floor Area: 34,500 sq.ft.

D. Floor Area Calculations:
- I. Condominium Floor Area: 170,688 sq.ft.
- II. Retail Floor Area: 34,500 sq.ft.

E. Existing Zoning:
- I. GB - General Business area = 10.169 acres
- II. R20- Medium density single-family area = 2.289 acres

F. Footprint Area Calculations:
- I. Residential Land Coverage: 71,344 sq.ft.
- II. Commercial Land Coverage: 34,500 sq.ft.

G. RECREATION AREA: 10% OF 7.697AC.=.77AC.
- I. 0.463 AC.
- 0.19 AC.
- 0.05 AC.
- 217' x 10' x 2' = 0.10 AC.

0 25 50 100 150 200 FEET

RECEIVED
AUG 3 2006
YORK COUNTY
PLANNING DIVISION

MASTER PLAN REVISED: 07/30/06

Yorktown Green

NELSON DISTRICT - YORK COUNTY, VIRGINIA

SCALE:	DATE:	FIELD BOOK & PAGE:	OFFICE FILE NAME	SHEET	DRAWN
1" = 50'	04/28/06		383-MASTER		KEN

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