

SITE ADDRESSES:	4250 AND 4320 SEMINARY ROAD
TAX MAP:	031.03-01-16 AND 039.02-04-11
ZONE:	RB (REZ #2021-0001)
SMALL AREA PLAN DISTRICT:	SEMINARY HILL / STRAWBERRY HILL
SITE AREA:	257.374 SF OR 5.91 AC (TM #031.03-01-16) 1,204,255 SF OR 27.65 AC (TM #039.02-04-11) 1,461,629 SF OR 33.56 AC
EXISTING USE:	HOSPITAL
PROPOSED USE:	TOWNHOUSE
ZONE:	RB

	RB ZONE REQUIREMENTS	PROPOSED
USES	SF, TH, 2F	TH
MAX. FAR	0.75 (0.75 X 1,461,873 = 1,096,405 SF)	1,228,475 SF [4]
LOT SIZE	1,980 SF [1]	CLUSTER [5]
LOT WIDTH	18 FT [2]	16', 20', 22' [5]
OPEN SPACE	35%	41%
HEIGHT	SF/2F: 30 FT OTHER: 45 FT	45 FT (4 STORIES)
FRONT SETBACK	20 FT	CLUSTER [5]
SIDE SETBACK	1:3 (8 FT MIN.) [3]	CLUSTER [5]
REAR SETBACK	1:1 (8 FT MIN.)	CLUSTER [5]

- [1] IN THE CASE OF UNUSUAL CIRCUMSTANCES OR EXCEPTIONAL DESIGN, A MINIMUM LAND AREA OF 1,600 SQUARE FEET FOR EACH DWELLING UNIT MAY BE PROVIDED IF APPROVED PURSUANT TO A SPECIAL USE PERMIT.
- [2] 26 FEET FOR END LOTS AND 38 FEET FOR CORNER LOTS.
- [3] 1:3 SIDE YARD SETBACK RATIO FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS AND TOWNHOUSE END LOTS.
- [4] REDUCE TO AFFORDABLE HOUSING DENSITY BONUS FOR THE DENSITY ABOVE THE ZONING MAXIMUM.
- [5] MINIMUM LOT SIZE, WIDTHS AND SETBACKS ARE NOT REQUIRED UNDER CLUSTER SPECIAL USE PERMIT.

PROPOSED NUMBER OF UNITS:	TOWNHOUSE 16'X40' = 154 DU	N W D C
	TOWNHOUSE 20'X40' = 162 DU	
	TOWNHOUSE 22'X46' = 89 DU	
	TOWNHOUSE 20'X48' = 59 DU	
	TOTAL = 464 DU	

NOTE: THIS DEVELOPMENT WILL FOLLOW THE CLUSTER DEVELOPMENT PROVISIONS OF THE ZONING ORDINANCE.

PROPOSED GSF:	TH 16'X40' - 154 UNITS X 2,289 SF =	352,506 SF
	TH 20'X40' - 162 UNITS X 2,836 SF =	459,432 SF
	TH 22'X46' - 89 UNITS X 3,652 SF =	325,028 SF
	TH 20'X48' - 59 UNITS X 3,519 SF =	207,621 SF

TOTAL = 1,344,587 SF

PROPOSED NSF:

TH 16'X40' - 154 UNITS X 2,088 SF	=	321,552 SF
TH 20'X40' - 162 UNITS X 2,591 SF	=	419,742 SF
TH 22'X46' - 89 UNITS X 3,340 SF	=	297,260 SF
TH 20'X48' - 59 UNITS X 3,219 SF	=	189,921 SF

TOTAL = 1,228,475 SF

SECTION 7-700 DENSITY INCREASE: 12% AFFORDABLE HOUSING DENSITY BONUS
OF THE AVAILABLE 30% INCREASE

AFFORDABLE HOUSING REQUIRED (7-700): $(1,228,475 - 1,096,405) / 3 = 44,023$
 $44,023 / 2,088 = 21$ UNITS (16' X 40')

NOTE: THE 16'X40' WIDE UNIT HAS
A NET FLOOR AREA OF 2,088 SF.

AFFORDABLE HOUSING PROVIDED: 21 UNITS (16' X 40')

PARKING REQUIRED: 0.5 SPACES / DU = 0.5 x 464 = 232 SPACES

PROPOSED PARKING SPACES: 464 DU x 2 SPACE/UNIT = 928 SPACES
STREET PARKING = 164 SPACES

TOTAL = 1,092 SPACES

APPROXIMATE TOTAL AREA DISTURBED: 1,192,508 SF OR 27.38 AC.

EXISTING VPD: 8,427

PROPOSED VPD: 3,439

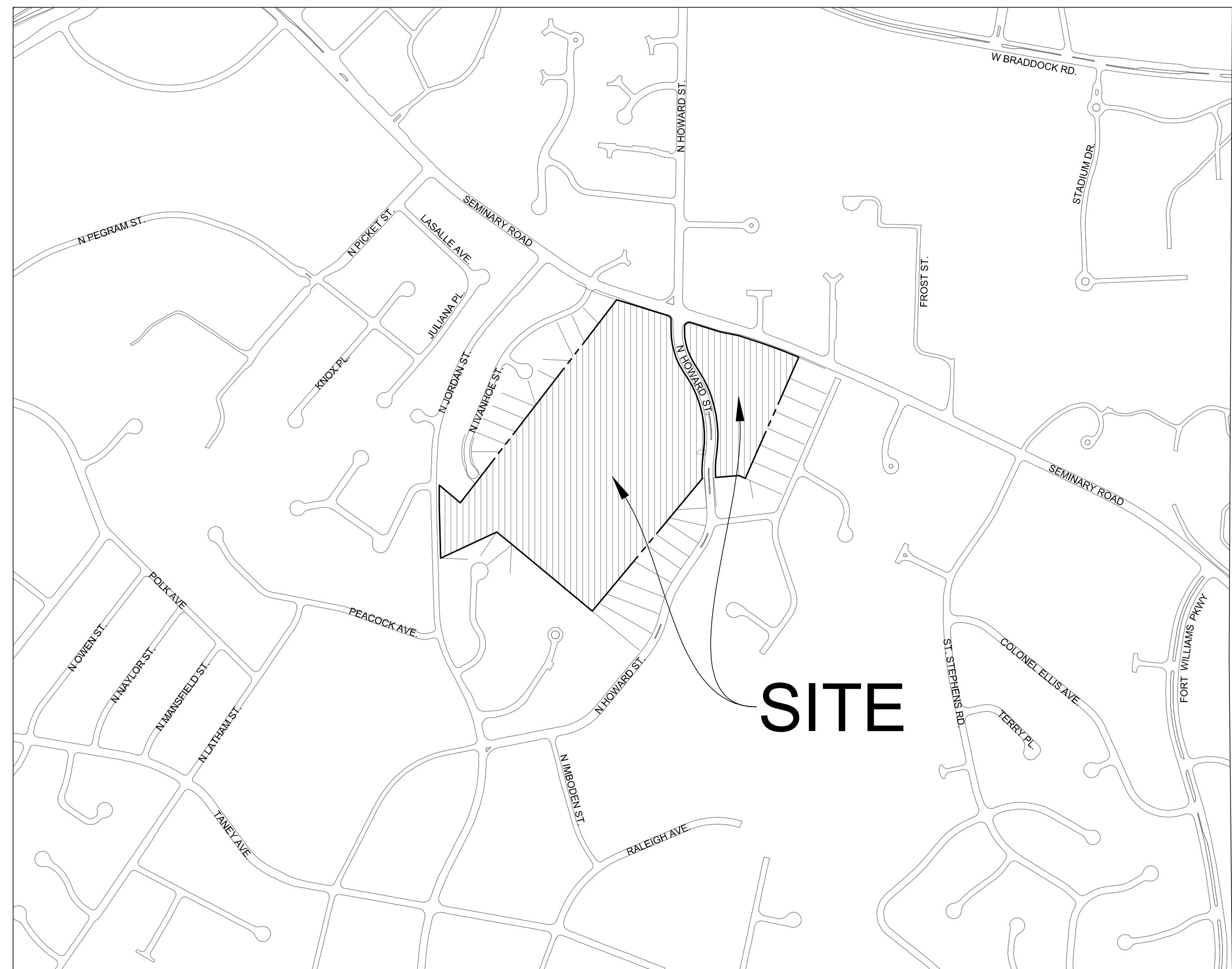
REQUIRED OPEN SPACE: 35%

PROVIDED OPEN SPACE: 41% (SEE SHEET C300)

PREPARED BY:

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM



VICINITY MAP

SCALE: 1" = 500'

OWNER
INOVA HEALTH CARE SERVICES
8110 GATEHOUSE ROAD
SUITE 200E
FALLS CHURCH, VIRGINIA 22042

APPLICANT
NVR INC.
1900 ORACLE WAY
SUITE 300
RESTON, VA 20190
(703) 956-4000

CIVIL ENGINEER/LANDSCAPE ARCHITECT
LandDesign
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

**LAND USE ATTORNEY
WIRE GILL**
700 NORTH FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
(202) 431-3624

THE APPLICANT PROPOSES DEMOLISHING THE EXISTING HOSPITAL TO BUILD A TOWNHOUSE DEVELOPMENT. THIS SITE HAS ALREADY BEEN REZONED TO RB WITH REZ #2021-0001. THE APPLICANT IS PROPOSING A CLUSTER DEVELOPMENT AND IS REQUESTING A 12 % DENSITY BONUS OUT OF THE AVAILABLE 30% DENSITY BONUS TO INCREASE THE AVAILABLE FLOOR AREA FROM 1,096,405 SF TO 1,228,475. THE AFFORDABLE HOUSING DENSITY BONUS IS NOT NEEDED TO INCREASE THE NUMBER OF LOTS.

THE SITE IS BORDERED BY SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO THE WEST, SOUTH, AND EAST. IT IS ALSO BORDERED BY SEMINARY ROAD TO THE NORTH.

SITE ACCESS: VEHICULAR ACCESS TO THE SITE WILL BE FROM NORTH HOWARD STREET.

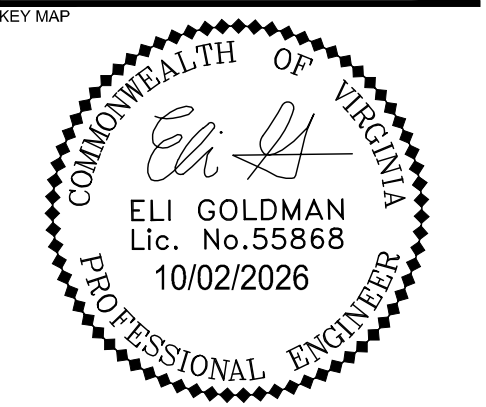
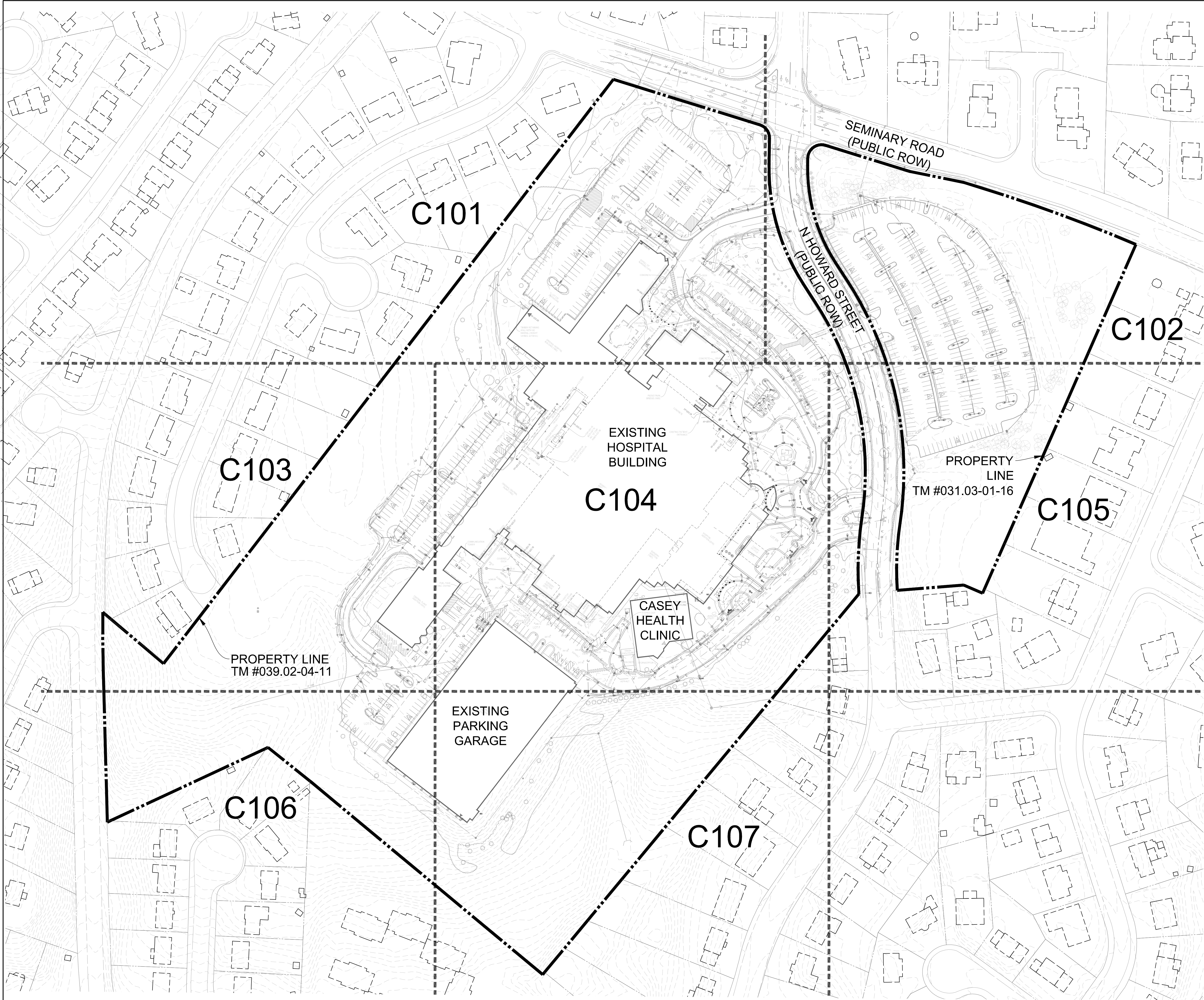
TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY APPROVED BMP FACILITIES OF STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

PER MEMO TO INDUSTRY 01-18, 65% OF ON-SITE TREATMENT WILL BE THROUGH NONPROPRIETARY SURFACE BMPs AND 35% OF ON-SITE TREATMENT WILL BE THROUGH MANUFACTURED TREATMENT DEVICES. CONCEPTUAL BMPs FACILITIES WILL INCLUDE GREEN ROOF, TREE WELLS, AND HYDRODYNAMIC SEPARATOR. IN CASE PHYSICAL SITE CONSTRAINTS PREVENT FROM MEETING THE ON-SITE TREATMENT REQUIREMENTS, A WAIVER REQUEST WILL BE MADE TO THE DIRECTOR OF T&ES.

1. THERE ARE SCENIC AREA OR NATURAL FEATURES ONSITE THAT NEED TO BE MODIFIED AND NEED TO BE PRESERVED OR PROTECTED.
2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
3. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
4. THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
5. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S GREEN BUILDING POLICY.

Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL EXISTING CONDITION PLAN
C101	EXISTING CONDITION PLAN
C102	EXISTING CONDITION PLAN
C103	EXISTING CONDITION PLAN
C104	EXISTING CONDITION PLAN
C105	EXISTING CONDITION PLAN
C106	EXISTING CONDITION PLAN
C107	EXISTING CONDITION PLAN
C200	OVERALL CONCEPTUAL SITE PLAN
C201	CONCEPTUAL SITE PLAN
C202	CONCEPTUAL SITE PLAN
C203	CONCEPTUAL SITE PLAN
C204	CONCEPTUAL SITE PLAN
C205	CONCEPTUAL SITE PLAN
C206	CONCEPTUAL SITE PLAN
C207	CONCEPTUAL SITE PLAN
C300	CONCEPTUAL OPEN SPACE EXHIBIT
C301	CHARACTER PROGRAM EXHIBIT
C302	CROSS SECTION EXHIBIT AND LANDSCAPE VIGNETTE
C303	TURNING MOVEMENTS - CAR
C304	TURNING MOVEMENTS - FIRETRUCK
C400	CLUSTER LOT YIELD EXHIBIT

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SEAL

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**NVR AT
SEMINARY ROAD**

LANDDESIGN PROJ.# 2026086

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT 1 SUBMISSION	10/02/26

SCALE

VERT: N/A
HORZ: 1:80

0 80 160 320

NORTH

SHEET TITLE

**OVERALL EXISTING
CONDITION PLAN**

SHEET NUMBER

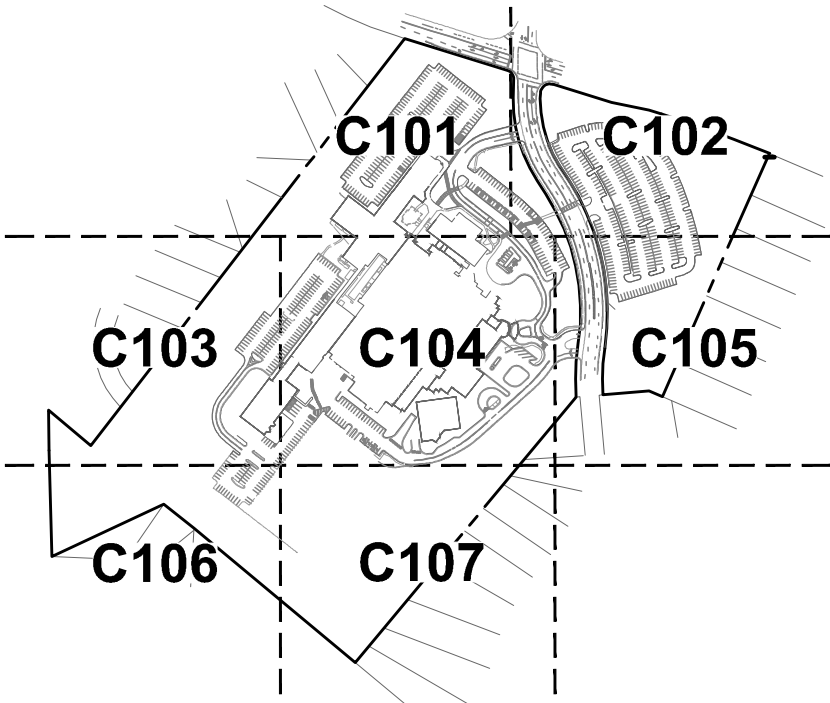
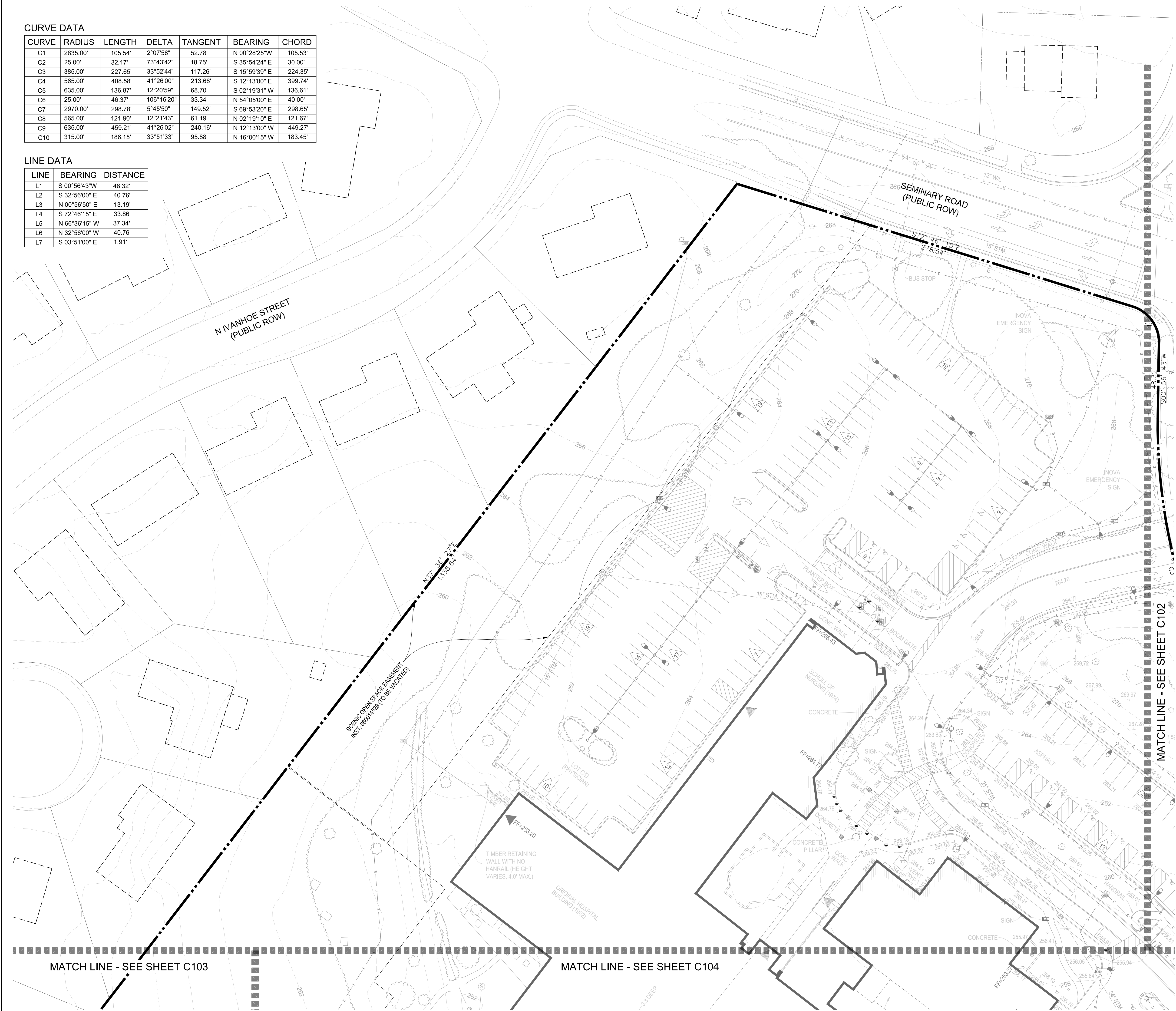
C100

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2835.00'	105.54'	2°07'58"	52.78'	N 00°28'25"W	105.53'
C2	25.00'	32.17'	73°43'42"	18.75'	S 35°54'24" E	30.00'
C3	385.00'	227.65'	33°52'44"	117.26'	S 15°59'39" E	224.35'
C4	565.00'	408.58'	41°26'00"	213.68'	S 12°13'00" E	399.74'
C5	635.00'	136.87'	12°20'59"	68.70'	S 02°19'31" W	136.61'
C6	25.00'	46.37'	106°16'20"	33.34'	N 54°05'00" E	40.00'
C7	2970.00'	298.78'	5°45'50"	149.52'	S 69°53'20" E	298.65'
C8	565.00'	121.90'	12°21'43"	61.19'	N 02°19'10" E	121.67'
C9	635.00'	459.21'	41°26'02"	240.16'	N 12°13'00" W	449.27'
C10	315.00'	186.15'	33°51'33"	95.88'	N 16°00'15" W	183.45'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°56'43"W	48.32'
L2	S 32°56'00" E	40.76'
L3	N 00°56'50" E	13.19'
L4	S 72°46'15" E	33.86'
L5	N 66°36'15" W	37.34'
L6	N 32°56'00" W	40.76'
L7	S 03°51'00" E	1.91'

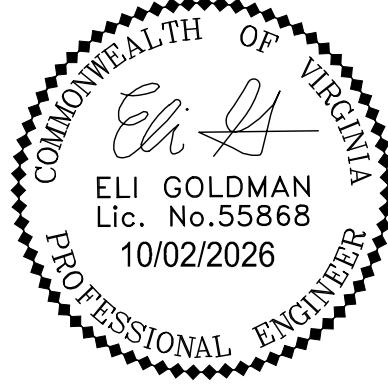


KEY MAP

LEGEND:

- EXISTING STORM MANHOLE
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING STORM LINE (WITH FLOW ARROW)
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE (WITH FLOW ARROW)
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KEY MAP



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1	CONCEPT 1 SUBMISSION	10/02/26

SCALE

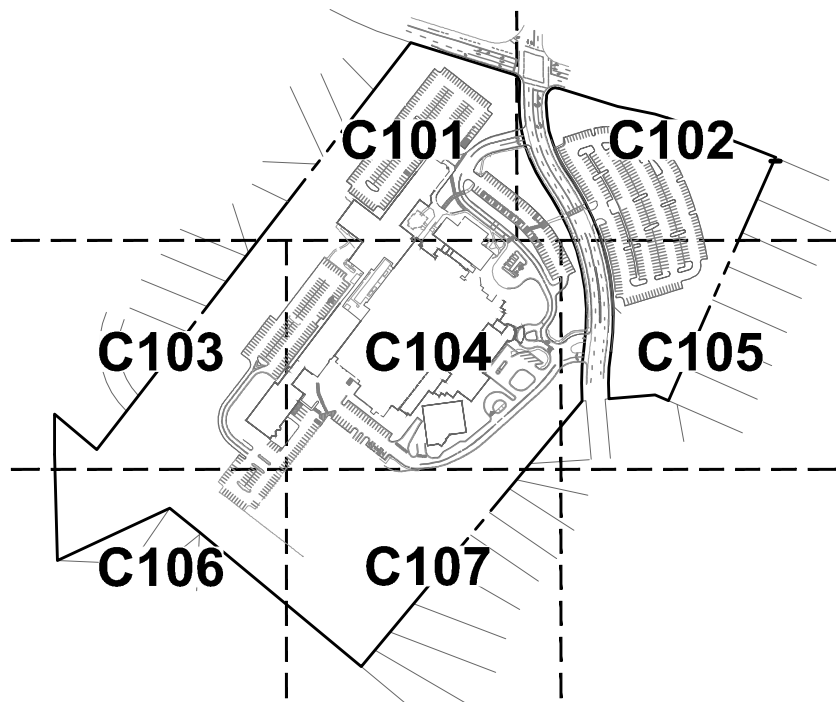
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SHEET TITLE

EXISTING CONDITION PLAN

SHEET NUMBER

C101

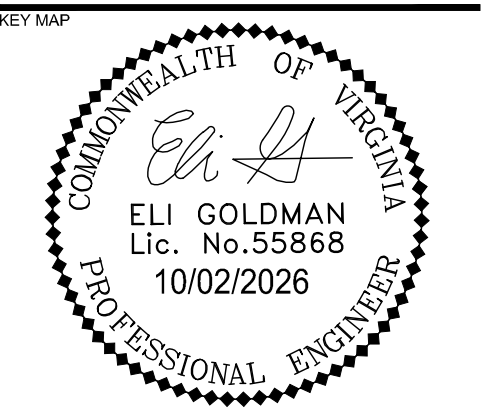


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NOTES:
1. SEE SHEET C101 FOR CURVE AND LINE DATA.



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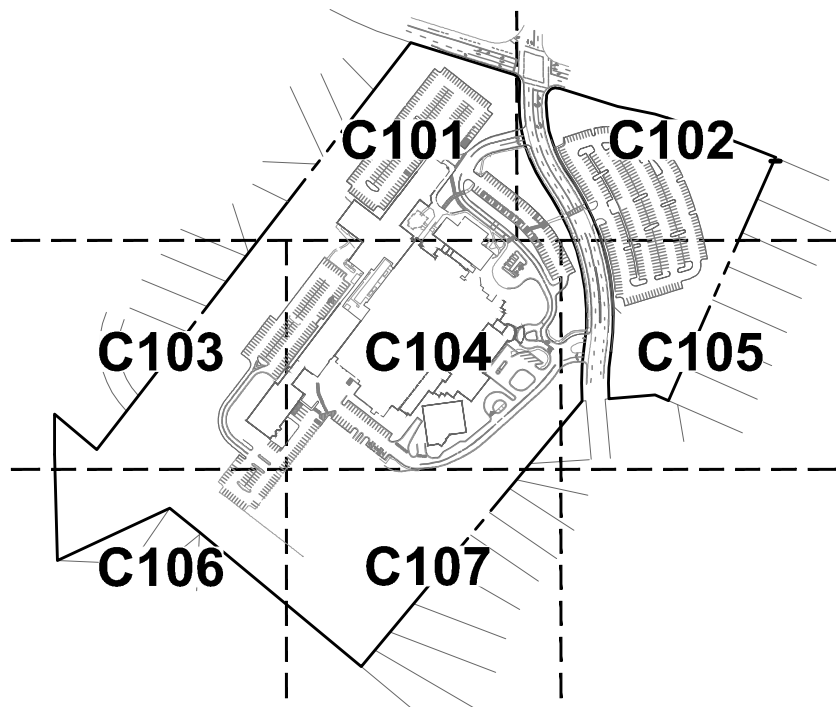
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EXISTING CONDITION PLAN

SHEET NUMBER

C102



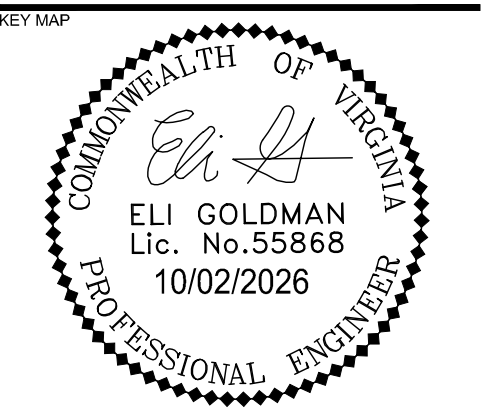


KEY MAP

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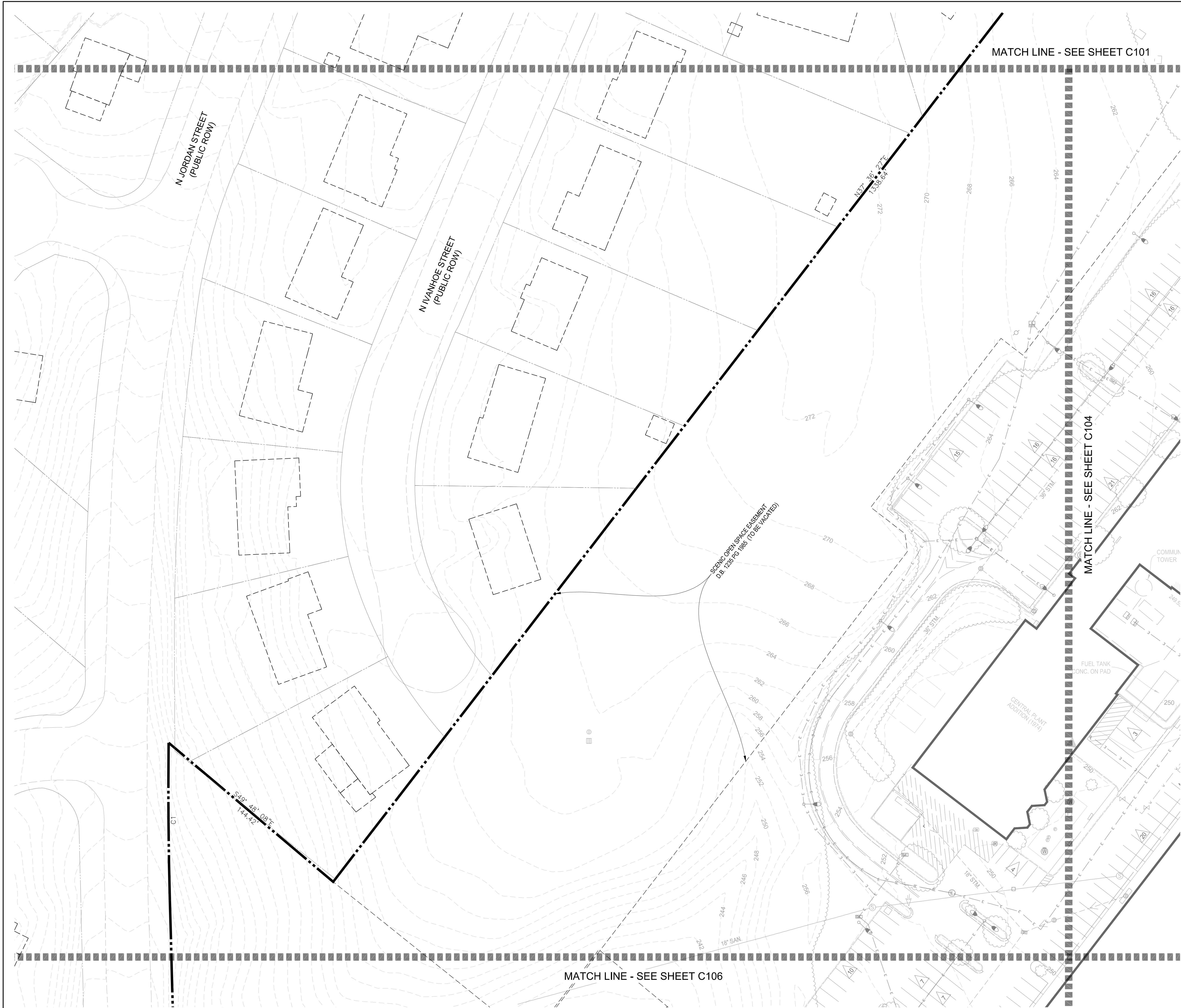
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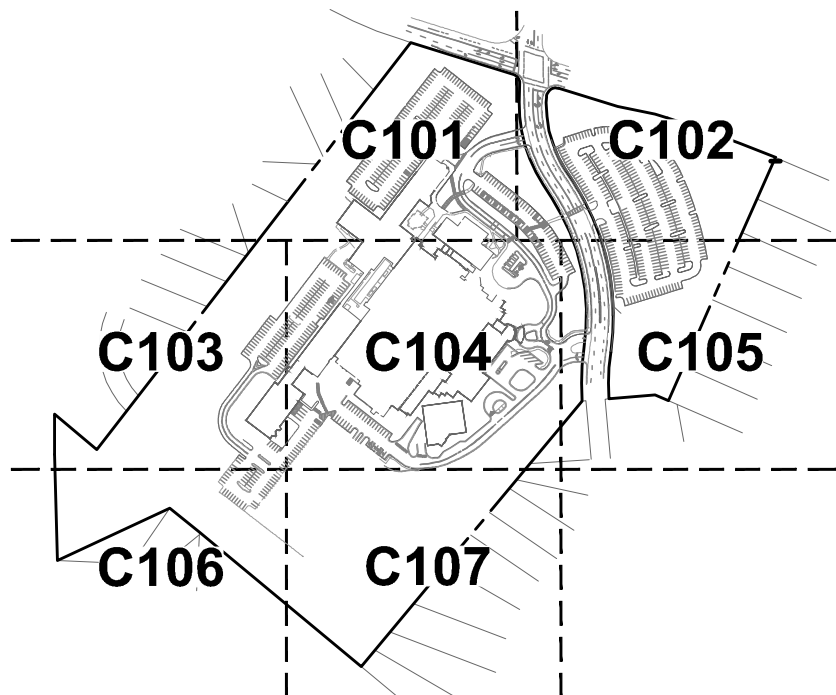
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SHEET TITLE
EXISTING CONDITION PLAN

SHEET NUMBER

C103



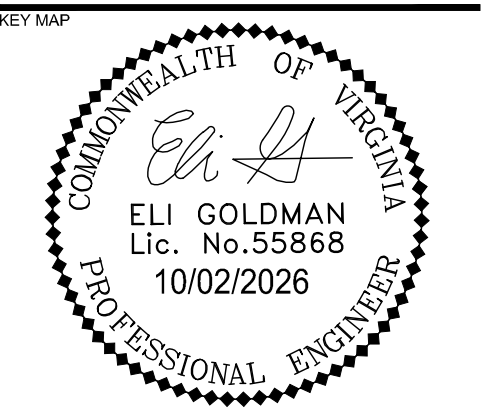


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SHEET TITLE
EXISTING CONDITION PLAN

SHEET NUMBER

C104

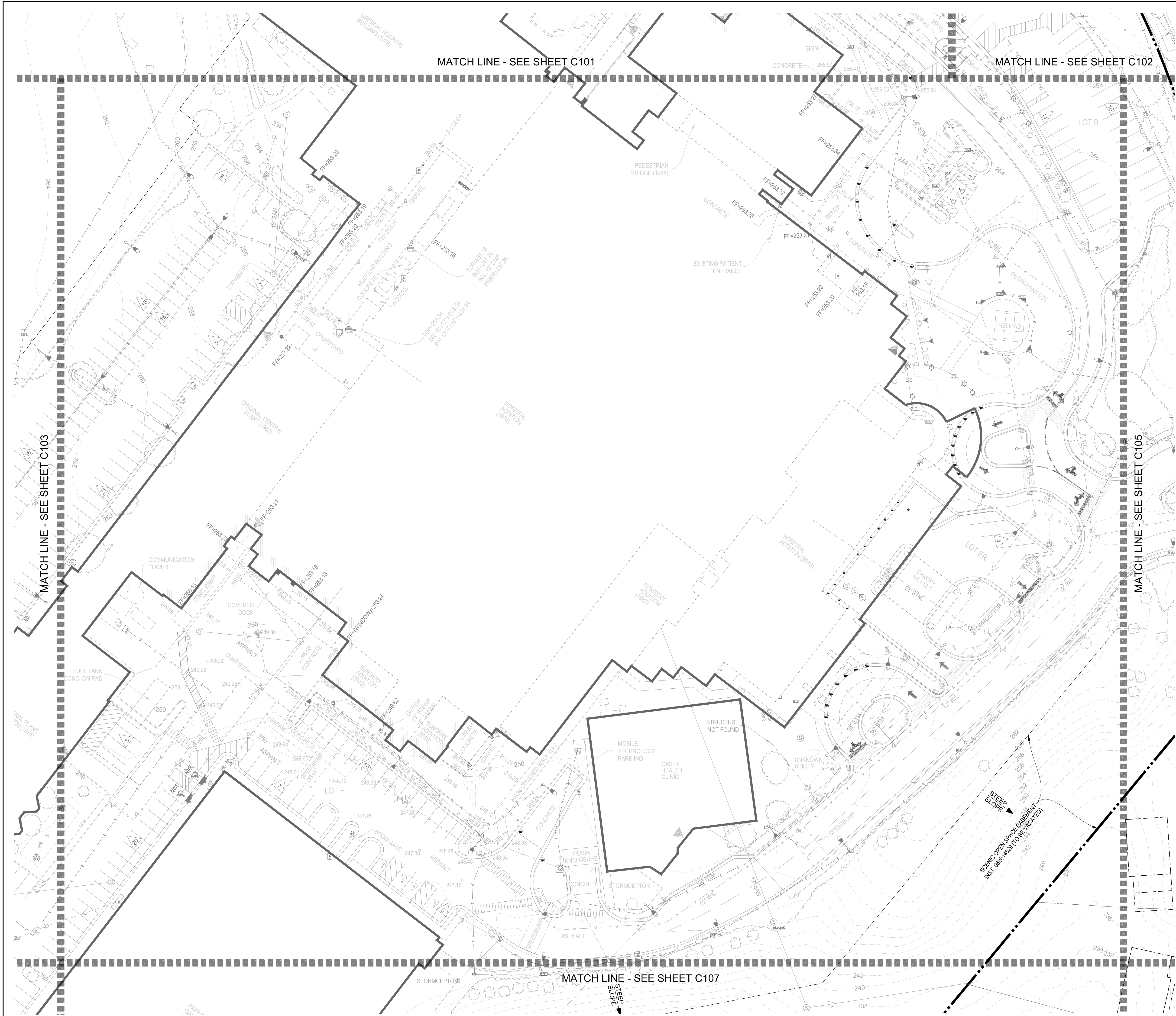
MATCH LINE - SEE SHEET C101

MATCH LINE - SEE SHEET C102

MATCH LINE - SEE SHEET C103

MATCH LINE - SEE SHEET C105

MATCH LINE - SEE SHEET C107





	EXISTING STORM MANHOLE
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	PROPERTY LINE

COMMONWEALTH OF VIRGINIA
Eli Goldman
 ELI GOLDMAN
 Lic. No. 55868
 10/02/2026
 PROFESSIONAL ENGINEER

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SCALE

NORTH

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C105



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VERT: N/A
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0 30 60 120

NORTH

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SHEET NUMBER

C106



	EXISTING STORM MANHOLE
	EXISTING CURB INLET
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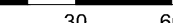
**NOT FOR
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NVR AT SEMINARY ROAD

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SCALE NORTH

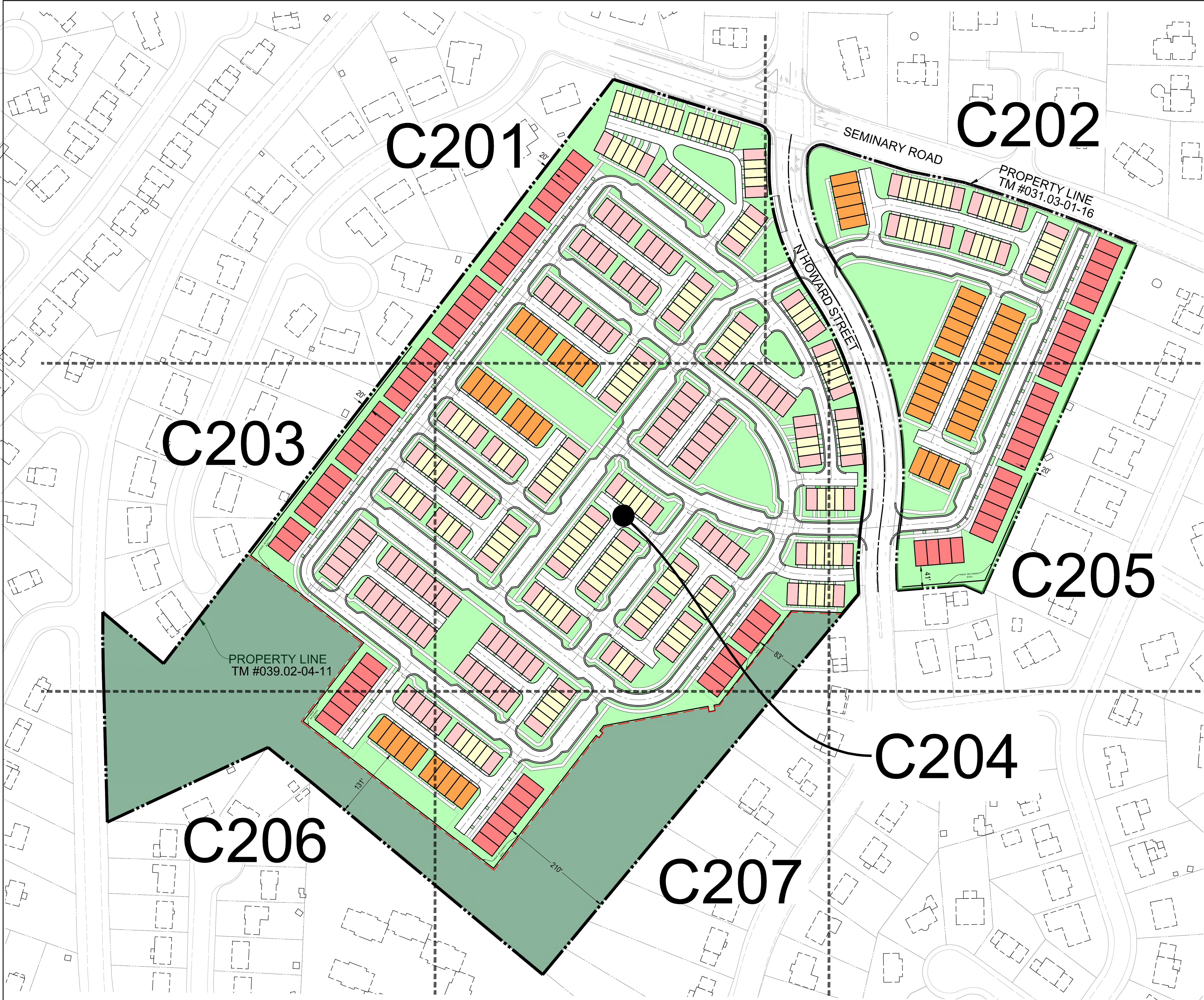
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EXISTING CONDITION PLAN

SHEET NUMBER

C107



LEGEND:

- TOWNHOUSE 16'X40': 184 DU (REAR LOAD)
- TOWNHOUSE 20'X40': 182 DU (REAR LOAD)
- TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
- TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

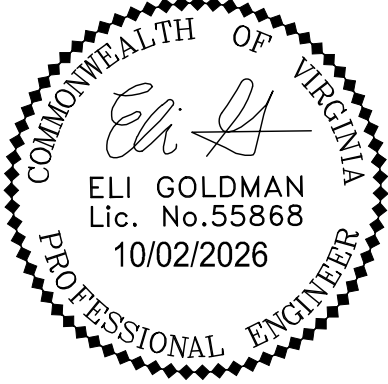
TOTAL : 464 DU

- PARK / OPEN SPACE / LANDSCAPE
- TREE CONSERVATION AREA
- PROPOSED SCENIC OPEN PROPERTY LINE

NOTES:

- UNIT MIX MAY VARY.
- PROPOSED CLUSTER DEVELOPMENT. LOT LINES TO BE PROVIDED IN FUTURE SUBMISSIONS.

KEY MAP



SEAL

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NVR AT
SEMINARY ROAD

LANDDESIGN PROJ.# 2026086

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT 1 SUBMISSION	10/02/26

SCALE

VERT: N/A
HORZ: 1:80



SHEET TITLE

OVERALL CONCEPTUAL SITE PLAN

SHEET NUMBER

C200

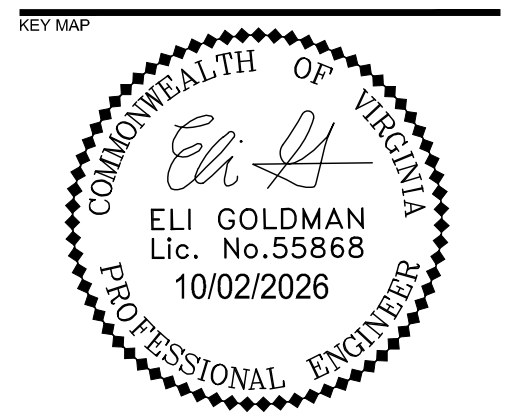
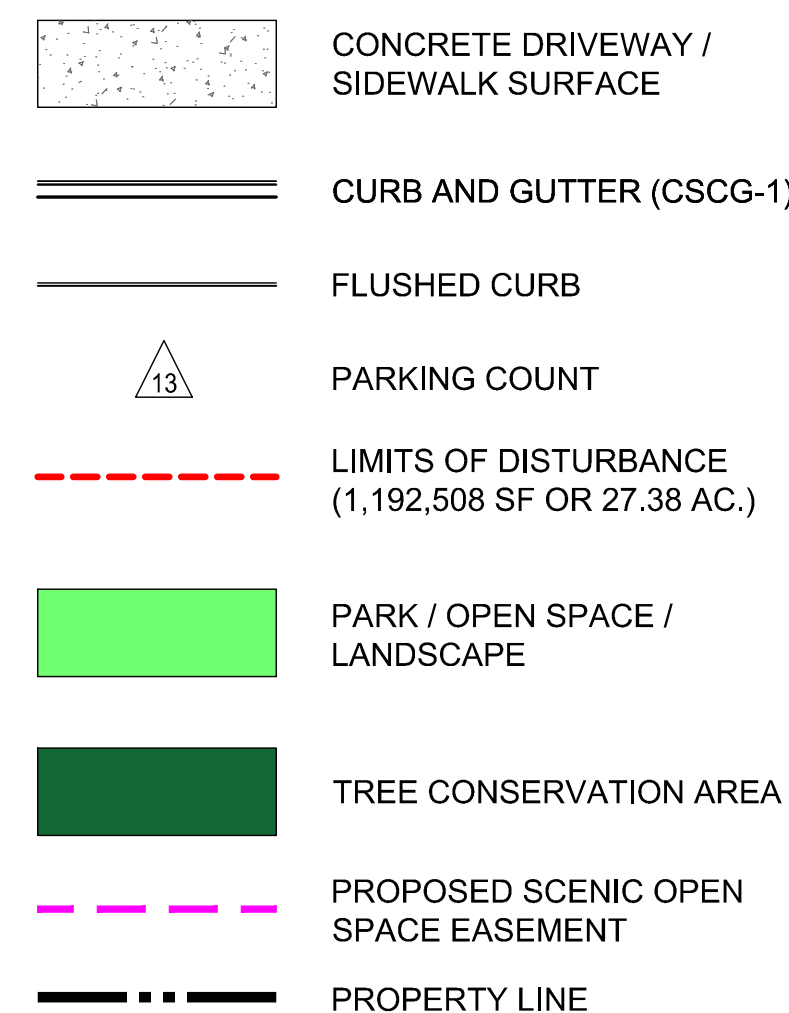
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2835.00'	105.54'	2'07"58"	52.78'	N 00°28'25"W	105.53'
C2	25.00'	32.17'	73°34'24"	18.75'	S 35°54'24"E	30.00'
C3	385.00'	227.65'	33°52'44"	117.26'	S 15°59'39"E	224.35'
C4	565.00'	408.58'	41°26'00"	213.68'	S 12°13'00"E	399.74'
C5	635.00'	136.87'	12°20'59"	68.70'	S 02°19'31"W	136.61'
C6	25.00'	46.37'	106°16'20"	33.34'	N 54°05'00"E	40.00'
C7	2970.00'	298.78'	5°45'50"	149.52'	S 89°53'20"E	298.65'
C8	565.00'	121.90'	12°21'43"	61.19'	S 02°19'10"E	121.67'
C9	635.00'	459.21'	41°26'02"	240.16'	N 12°13'00"W	449.27'
C10	315.00'	186.15'	33°51'33"	95.88'	N 16°00'15"W	183.45'

LINE	BEARING	DISTANCE
L1	S 00°56'43"W	48.32'
L2	S 32°56'00" E	40.76'
L3	N 00°56'50" E	13.19'
L4	S 72°46'15" E	33.86'
L5	N 66°36'15" W	37.34'
L6	N 32°56'00" W	40.76'
L7	S 03°51'00" E	1.91'



	TOWNHOUSE 16'X40': 154 DU (REAR LOAD)
	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

TOTAL : 464 DU



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NVR AT SEMINARY ROAD

[illegible]

SCALE NORTH

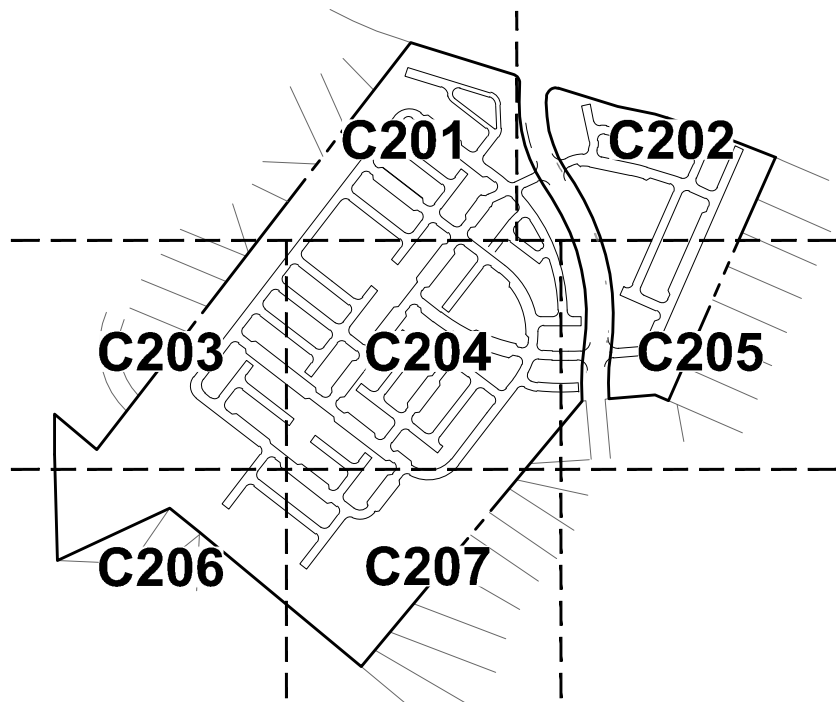
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HORZ: 1:30



CONCEPTUAL SITE PLAN

SHEET NUMBER _____

C201



KEY MAP

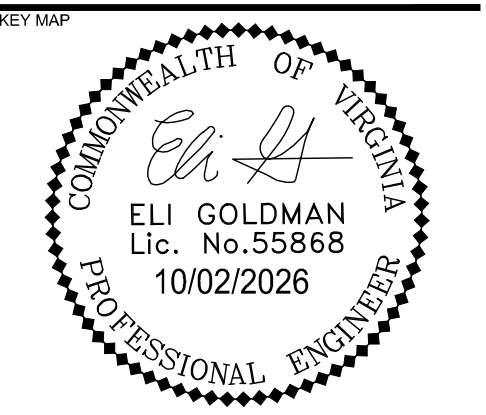
LEGEND:

- TOWNHOUSE 16'X40': 154 DU (REAR LOAD)
- TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
- TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
- TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

TOTAL : 464 DU

- CONCRETE DRIVEWAY / SIDEWALK SURFACE
- CURB AND GUTTER (CSCG-1)
- FLUSHED CURB
- PARKING COUNT
- LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
- PARK / OPEN SPACE / LANDSCAPE
- TREE CONSERVATION AREA
- PROPOSED SCENIC OPEN SPACE EASEMENT
- PROPERTY LINE

NOTES:
1. SEE SHEET C201 FOR CURVE AND LINE DATA.



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LANDDESIGN PROJ.# 2026086

REVISION / ISSUANCE

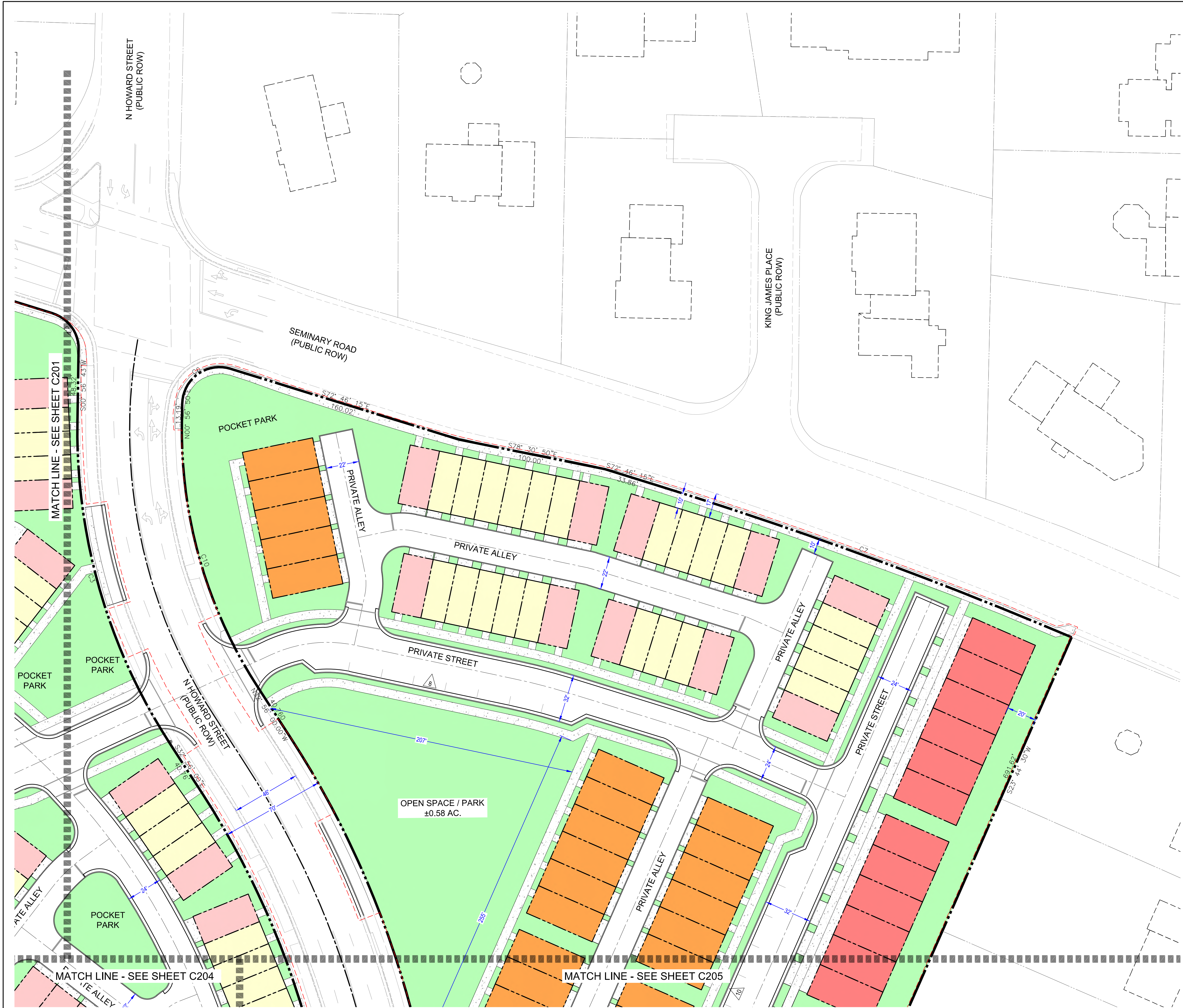
NO.	DESCRIPTION	DATE
1	CONCEPT 1 SUBMISSION	10/02/26

SCALE: NORTH
VERT: N/A
HORZ: 1:30
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CONCEPTUAL SITE PLAN

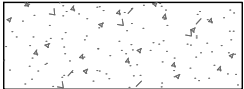
SHEET NUMBER

C202





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	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

	CONCRETE DRIVEWAY / SIDEWALK SURFACE
	CURB AND GUTTER (CSCG)
	FLUSHED CURB
	PARKING COUNT
	LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
	PARK / OPEN SPACE / LANDSCAPE
	TREE CONSERVATION AREA
	PROPOSED SCENIC OPEN SPACE EASEMENT
	PROPERTY LINE

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[illegible]

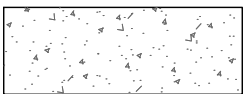
CONCEPTUAL SITE PLAN

SHEET NUMBER

C203



	TOWNHOUSE 16'X40': 154 DU (REAR LOAD)
	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

	CONCRETE DRIVEWAY / SIDEWALK SURFACE
	CURB AND GUTTER (CSCG-1)
	FLUSHED CURB
	PARKING COUNT
	LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
	PARK / OPEN SPACE / LANDSCAPE
	TREE CONSERVATION AREA
	PROPOSED SCENIC OPEN SPACE EASEMENT
	PROPERTY LINE

COMMONWEALTH OF VIRGINIA
Eli Goldman
 ELI GOLDMAN
 Lic. No. 55868
 10/02/2026
 PROFESSIONAL ENGINEER

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[illegible]

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HORZ: 1:30

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NORTH

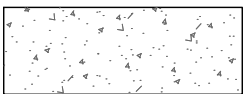
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SHEET NUMBER _____

C204



	TOWNHOUSE 16'X40': 154 DU (REAR LOAD)
	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

	CONCRETE DRIVEWAY / SIDEWALK SURFACE
	CURB AND GUTTER (CSCG-1)
	FLUSHED CURB
	PARKING COUNT
	LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
	PARK / OPEN SPACE / LANDSCAPE
	TREE CONSERVATION AREA
	PROPOSED SCENIC OPEN SPACE EASEMENT
	PROPERTY LINE

1. SEE SHEET C201 FOR CURVE AND LINE DATA.



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NVR AT SEMINARY ROAD

REVISION / ISSUANCE

[illegible]

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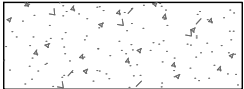
CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

C205



	TOWNHOUSE 16'X40': 154 DU (REAR LOAD)
	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

	CONCRETE DRIVEWAY / SIDEWALK SURFACE
	CURB AND GUTTER (CSCG)
	FLUSHED CURB
	PARKING COUNT
	LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
	PARK / OPEN SPACE / LANDSCAPE
	TREE CONSERVATION AREA
	PROPOSED SCENIC OPEN SPACE EASEMENT
	PROPERTY LINE

1. SEE SHEET C201 FOR CURVE AND LINE DATA.

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PROJECT

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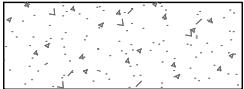
CONCEPTUAL SITE PLAN

SHEET NUMBER _____

C206



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	TOWNHOUSE 20'X40': 162 DU (REAR LOAD)
	TOWNHOUSE 22'X46': 89 DU (FRONT LOAD)
	TOWNHOUSE 20'X48': 59 DU (REAR LOAD)

	CONCRETE DRIVEWAY / SIDEWALK SURFACE
	CURB AND GUTTER (CSCG)
	FLUSHED CURB
	PARKING COUNT
	LIMITS OF DISTURBANCE (1,192,508 SF OR 27.38 AC.)
	PARK / OPEN SPACE / LANDSCAPE
	TREE CONSERVATION AREA
	PROPOSED SCENIC OPEN SPACE EASEMENT
	PROPERTY LINE

1. SEE SHEET C201 FOR CURVE AND LINE DATA.



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[illegible]

SHEET NUMBER

C207

LEGEND:

SITE AREA = 33.56 AC.

REQUIRED OPEN SPACE = 11.7 AC. (35%)

PROVIDED OPEN SPACE = 13.89 AC. (41.4%)

OPEN SPACE TABULATION:

PROGRAMMED = 1.62 AC.

DESIGNED AMENITY AREAS WITH BENCHES,
SIDEWALKS OR PATHS, UPGRADED
LANDSCAPING, SEATING AREAS, AND OTHER
GATHERING FEATURES.

PASSIVE = 5.91 AC.

LAWN, SIDEWALKS, SHRUBS, STREET TREES,
AND GENERAL LANDSCAPING AREAS FOR
INFORMAL USE.

NATURAL = 6.36 AC.

EXISTING FOREST, TREES, AND NATURAL
AREAS TO BE PRESERVED.

TOTAL OPEN SPACE = 13.89 AC.

A COMMUNITY PARK

GATHERING SPACE WITH FORMAL HARDSCAPE
AREA AND SHADE FEATURE. CENTRAL LAWN +
NATIVE LANDSCAPING BUFFERS WITH
DESIGNATED SEATING NOOKS FACING CENTRAL
SPACE .

B PLAYGROUND PARK

DESIGNATED COMMUNITY PLAYGROUND AREA
WITH NATIVE LANDSCAPING BUFFERS AND
SEATING NOOKS. PLAY FEATURES TO FIT WITHIN
THE COMMUNITY NEEDS AND SERVE MULTIPLE
AGES AND VARIETY OPTIONS OF PLAY.

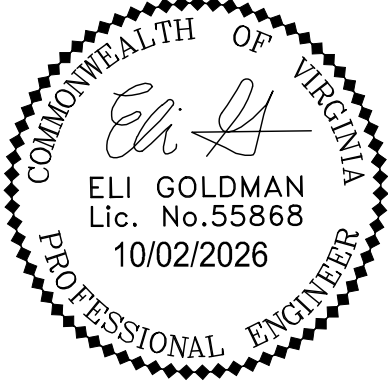
C NEIGHBORHOOD MEWS

CENTRAL SHADE FEATURE + COMMUNITY
GATHERING SPACE WITH OUTDOOR AMENITIES.
ADJACENT ALLEE OF TREES AND NATURAL
LANDSCAPE BUFFERS + FLEXIBLE LAWN SPACE
FOR PICNIC OR EVENTS.

D PASSIVE OPEN SPACE

ENHANCED NATIVE LANDSCAPE BUFFERS FROM
HOMES AND ADDED SEATING NOOKS FOR
COMMUNITY AMENITY. PROPOSED TREES TO
PROVIDE NATURAL SHADE AND REFUGE FOR
RESIDENTS.

KEY MAP



SEAL

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT 1 SUBMISSION	10/02/26

SCALE

VERT: N/A
HORZ: 1:80

SHEET TITLE

CONCEPTUAL OPEN SPACE
EXHIBIT

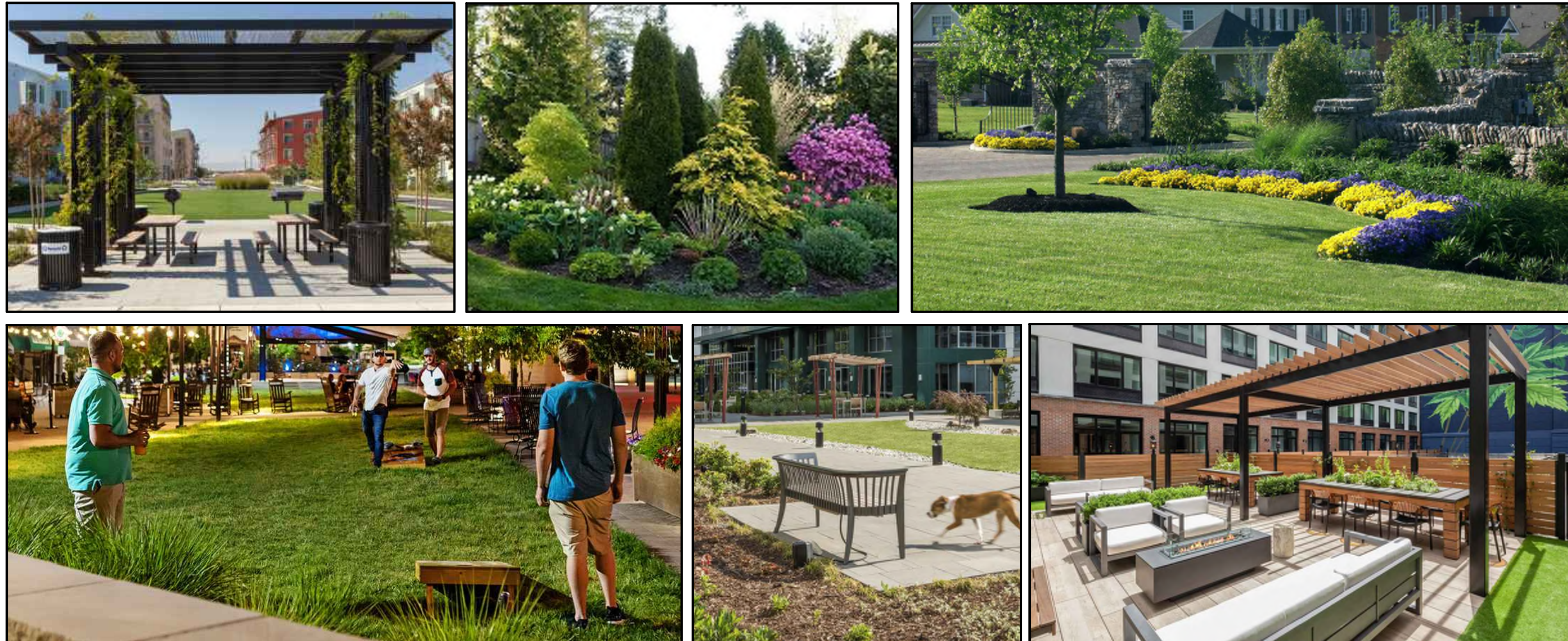
SHEET NUMBER

C300





A COMMUNITY PARK



B PLAYGROUND PARK



C NEIGHBORHOOD MEWS



D PASSIVE OPEN SPACE



1 KEY PLAN PLAN

1/16" = 1'-0"

A COMMUNITY PARK

GATHERING SPACE WITH FORMAL HARDSCAPE AREA AND SHADE FEATURE. CENTRAL LAWN + NATIVE LANDSCAPING BUFFERS WITH DESIGNATED SEATING NOOKS FACING CENTRAL SPACE .

B PLAYGROUND PARK

DESIGNATED COMMUNITY PLAYGROUND AREA WITH NATIVE LANDSCAPING BUFFERS AND SEATING NOOKS. PLAY FEATURES TO FIT WITHIN THE COMMUNITY NEEDS AND SERVE MULTIPLE AGES AND VARIETY OPTIONS OF PLAY.

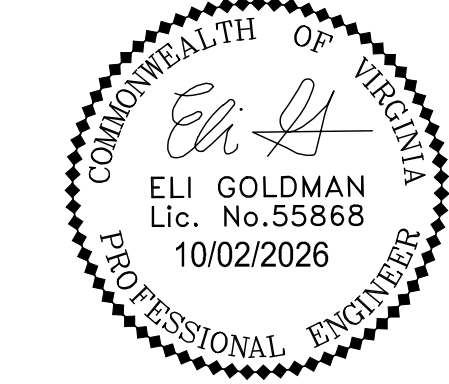
C NEIGHBORHOOD MEWS

CENTRAL SHADE FEATURE + COMMUNITY GATHERING SPACE WITH OUTDOOR AMENITIES. ADJACENT ALLEE OF TREES AND NATURAL LANDSCAPE BUFFERS + FLEXIBLE LAWN SPACE FOR PICNIC OR EVENTS.

D PASSIVE OPEN SPACE

ENHANCED NATIVE LANDSCAPE BUFFERS FROM HOMES AND ADDED SEATING NOOKS FOR COMMUNITY AMENITY. PROPOSED TREES TO PROVIDE NATURAL SHADE AND REFUGE FOR RESIDENTS.

KEY MAP



SEAL

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LANDDESIGN PROJ# 2026086

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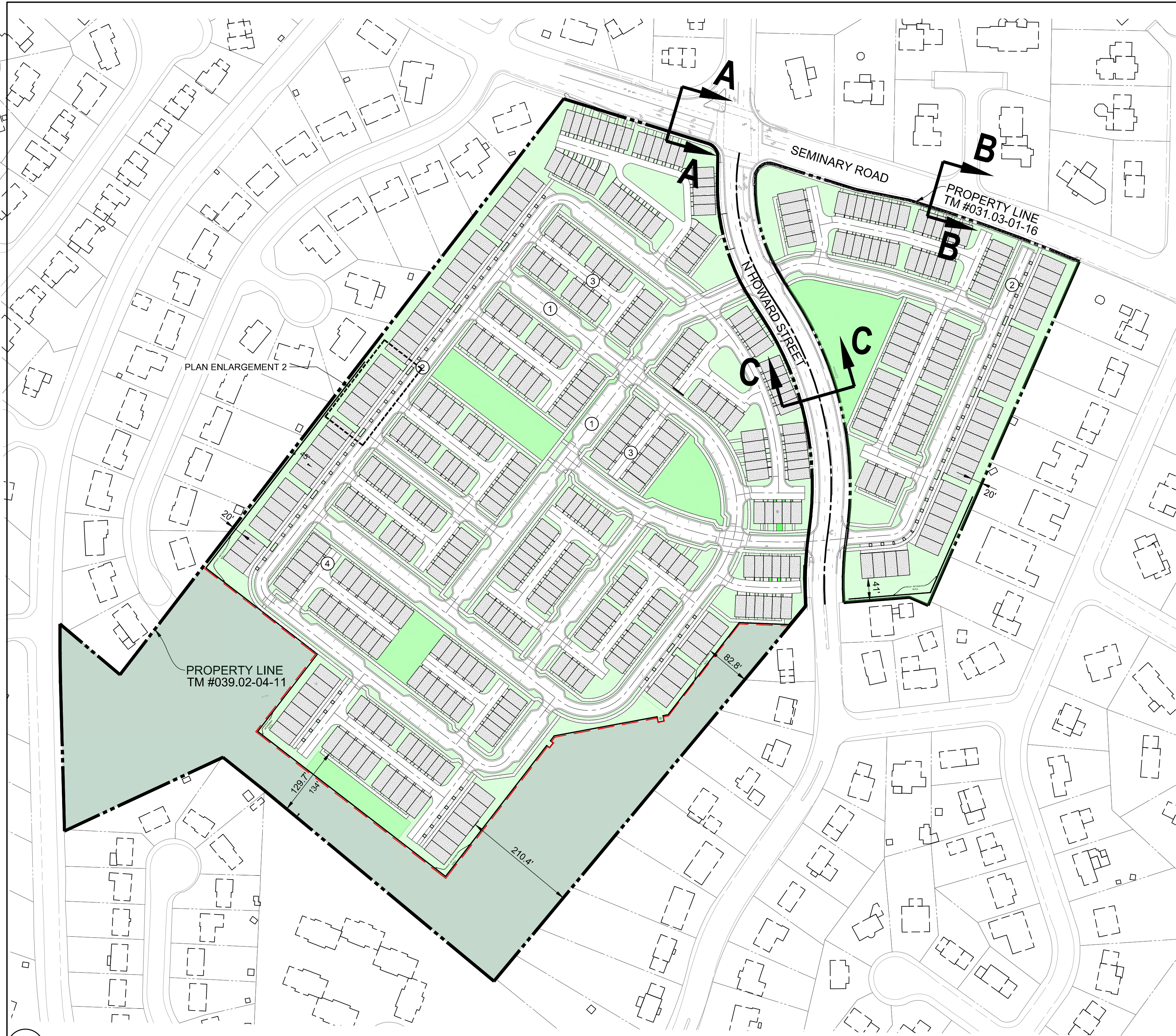
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SHEET TITLE

CHARACTER PROGRAM
EXHIBIT

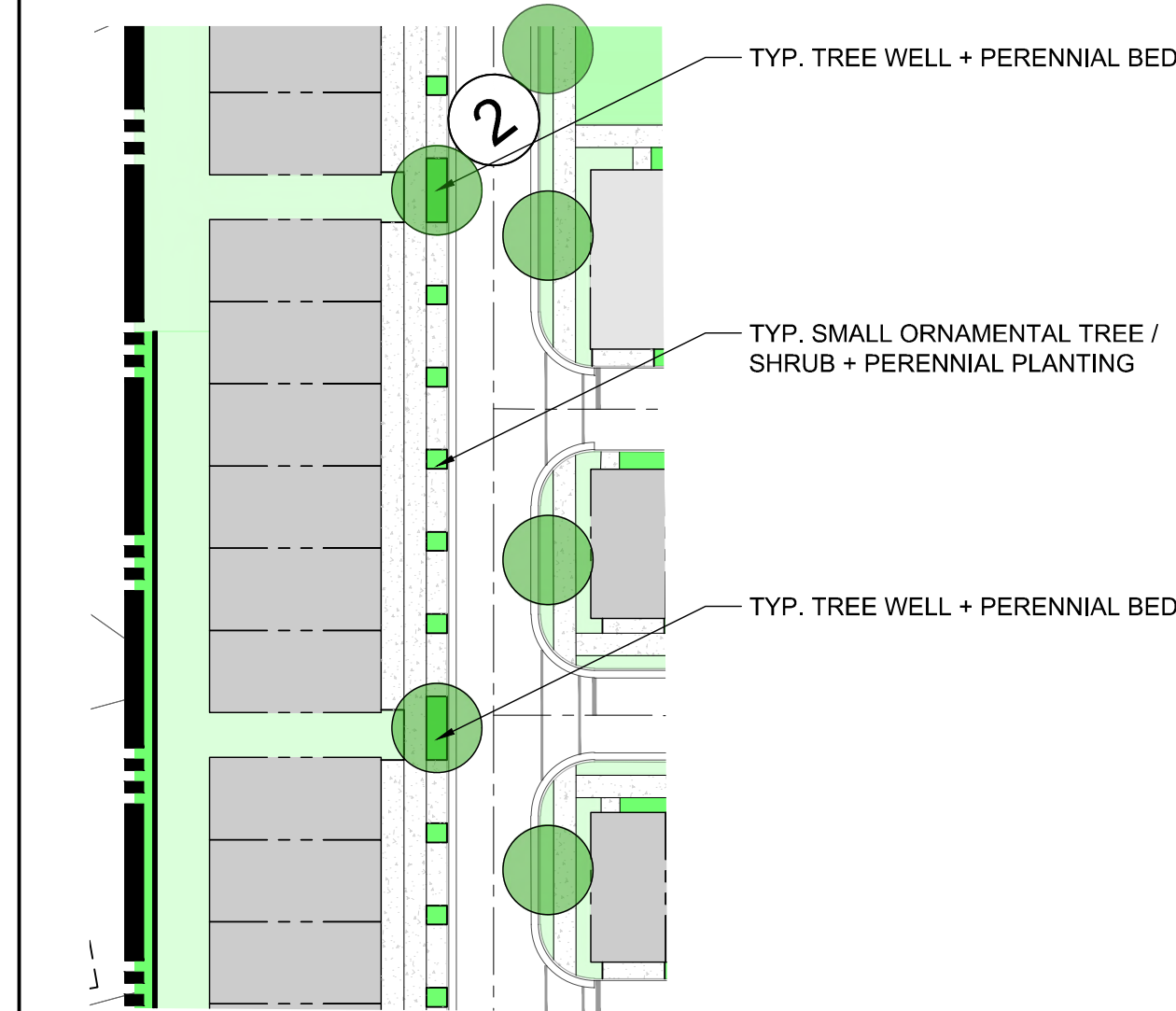
SHEET NUMBER

C301



1 KEY PLAN
PLAN

AS NOTED



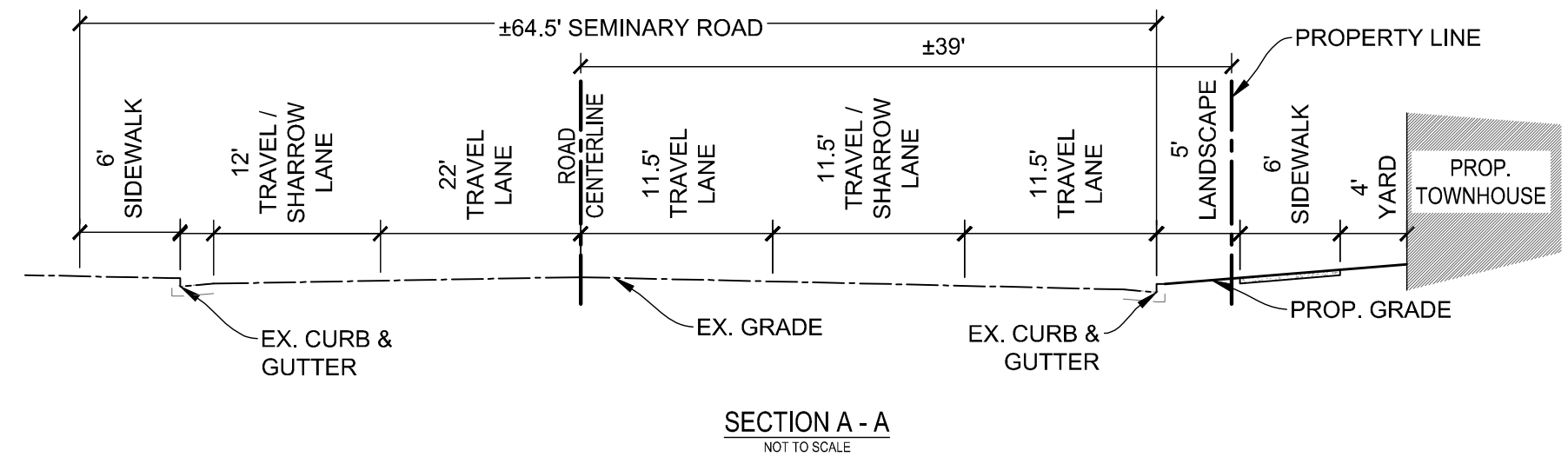
2 ENLARGMENT
PLAN

AS NOTED

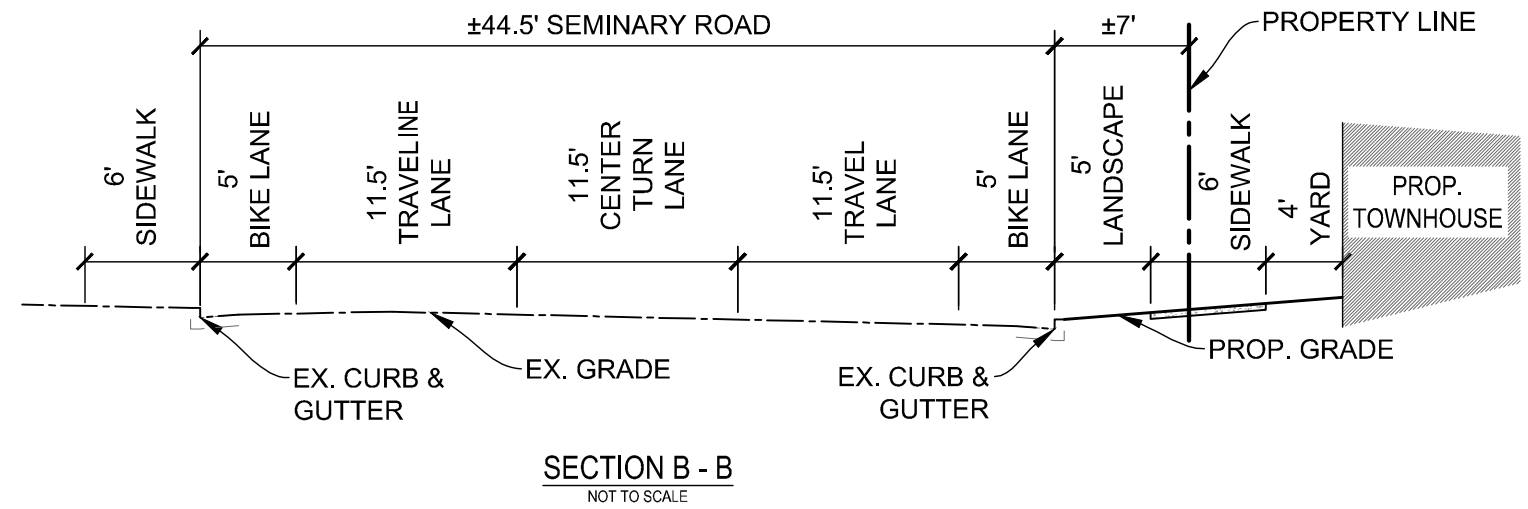


3 LANDSCAPE CHARACTER IMAGERY
PLAN

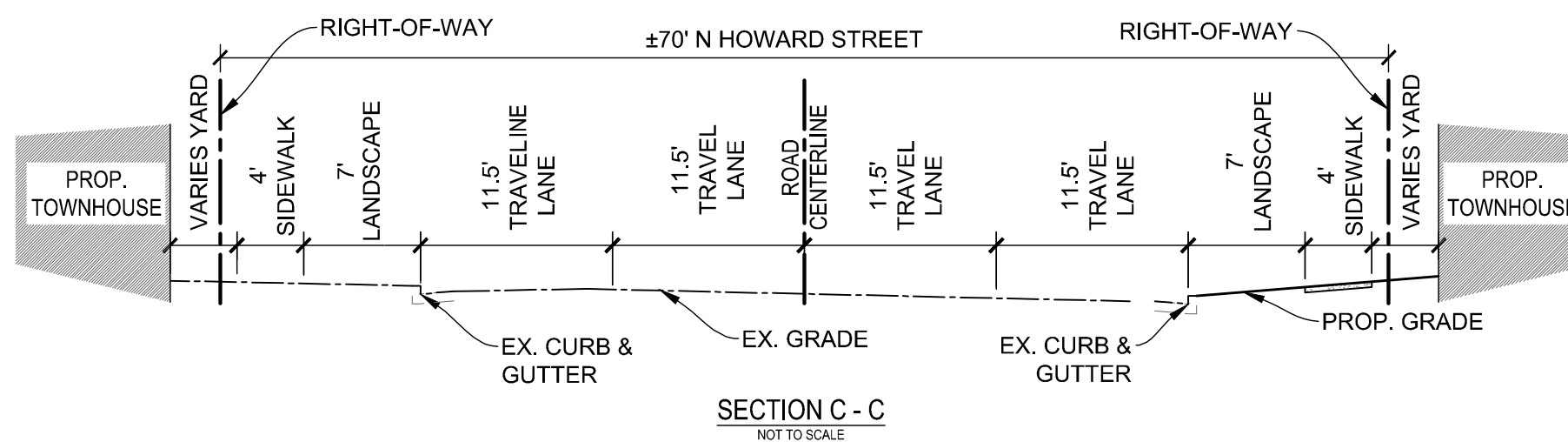
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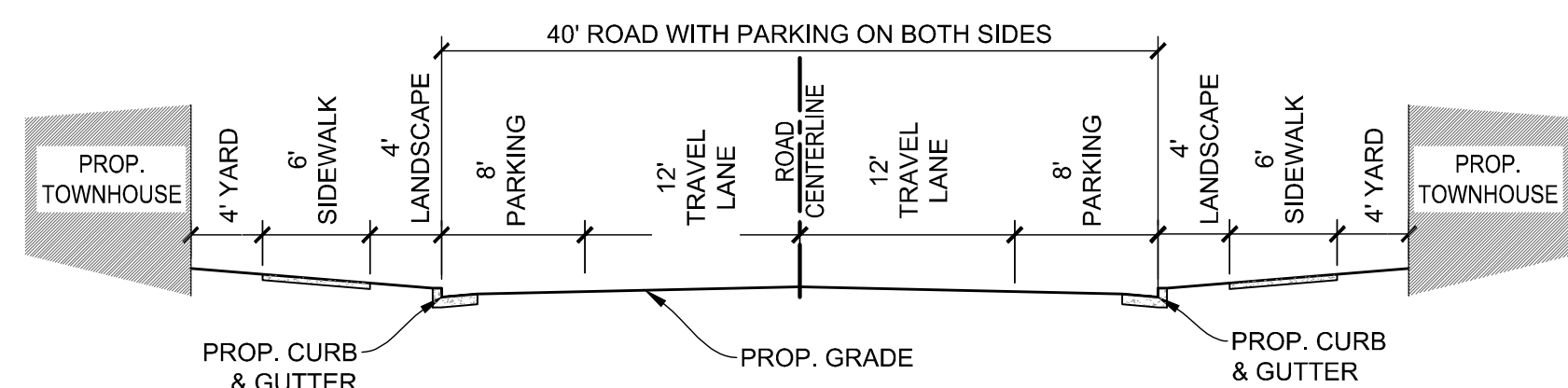
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NOT TO SCALE



SECTION B - B
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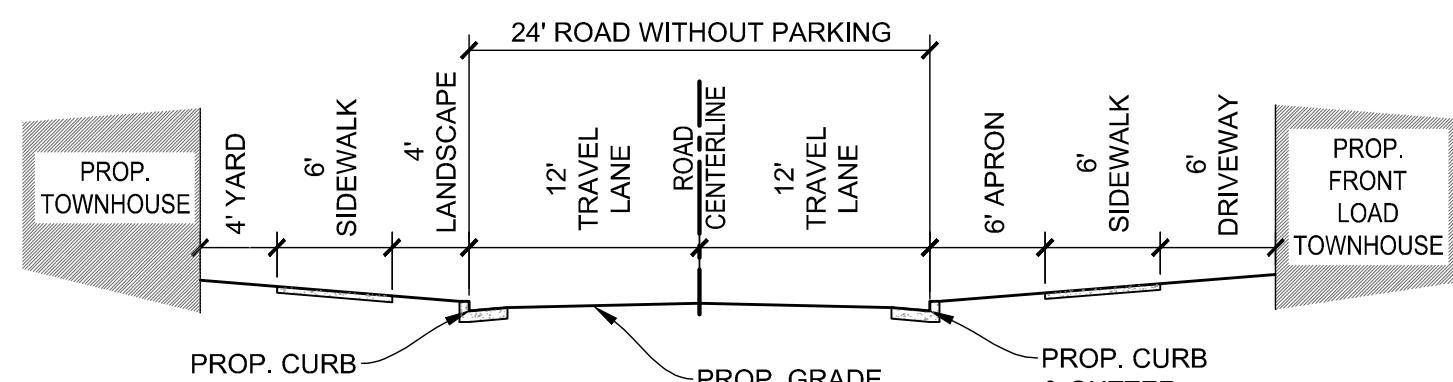


SECTION C - C
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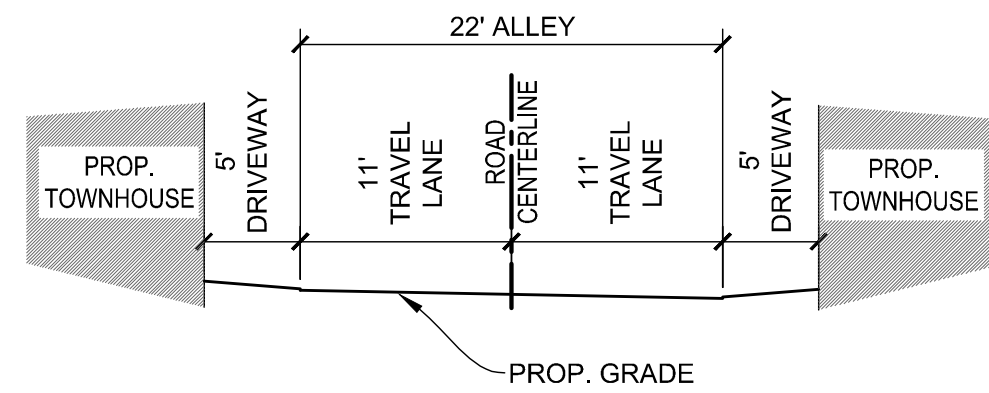
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IDENTIFIED ON PLAN AS ①



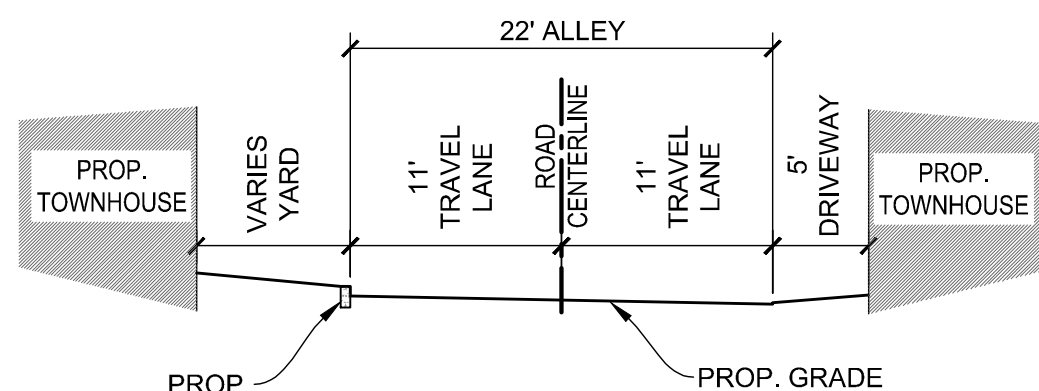
TYPICAL STREET SECTION TYPE 2
NOT TO SCALE

IDENTIFIED ON PLAN AS ②



TYPICAL STREET SECTION TYPE 3
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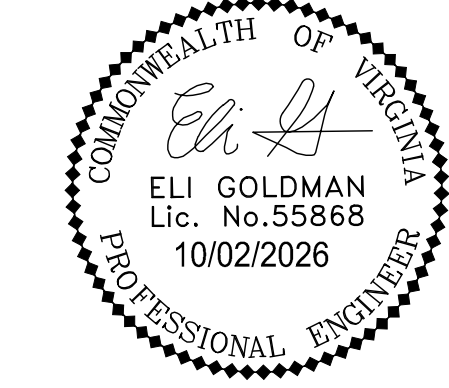
IDENTIFIED ON PLAN AS ③



TYPICAL STREET SECTION TYPE 4
NOT TO SCALE

IDENTIFIED ON PLAN AS ④

KEY MAP



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SCALE

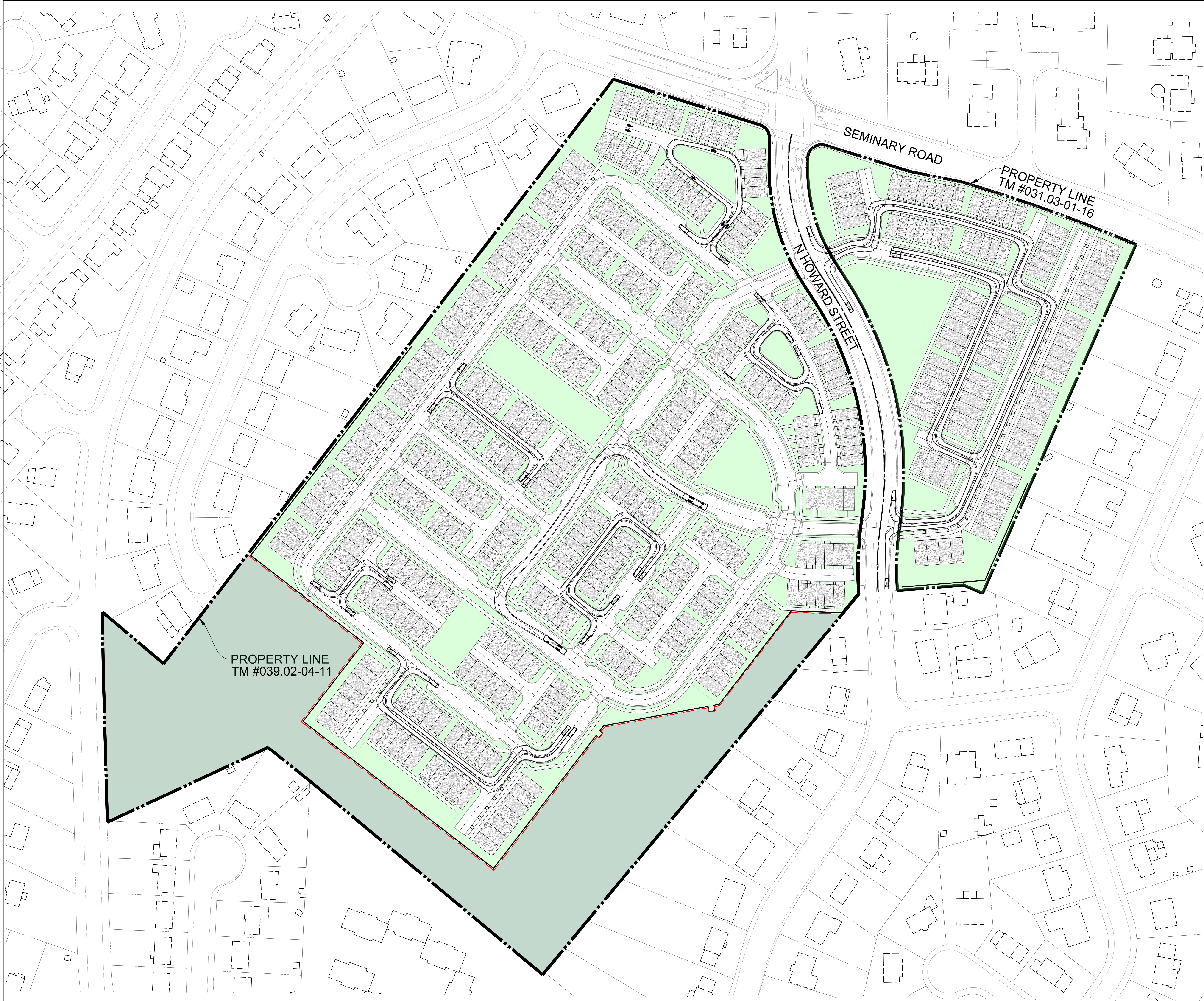
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SHEET TITLE

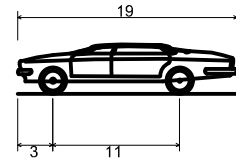
**CROSS SECTION EXHIBIT
AND LANDSCAPE VIGNETTE**

SHEET NUMBER

C302



LEGEND:
— — — — — PROPERTY LINE



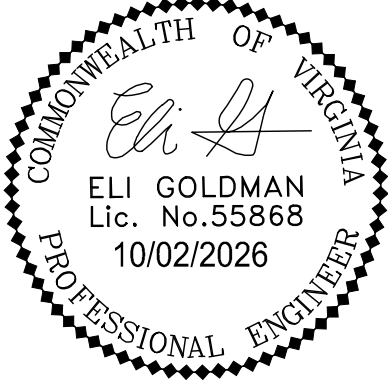
P - Passenger Car
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

19.000ft
7.000ft
4.300ft
1.115ft
6.000ft
4.00s
31.50°

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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2026086

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SCALE

VERT: N/A
HORZ: 1:80

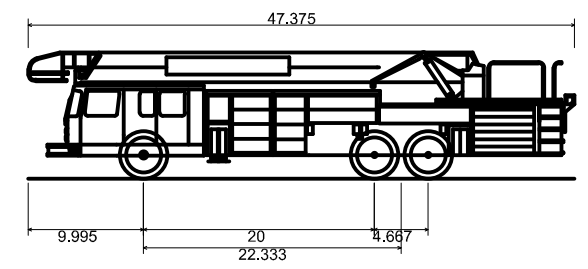
SHEET TITLE

TURNING MOVEMENTS - CAR

SHEET NUMBER

C303

PROPERTY LINE



47.375ft
10.083ft
10.976ft
1.512ft
7.667ft
4.00s
54.980ft

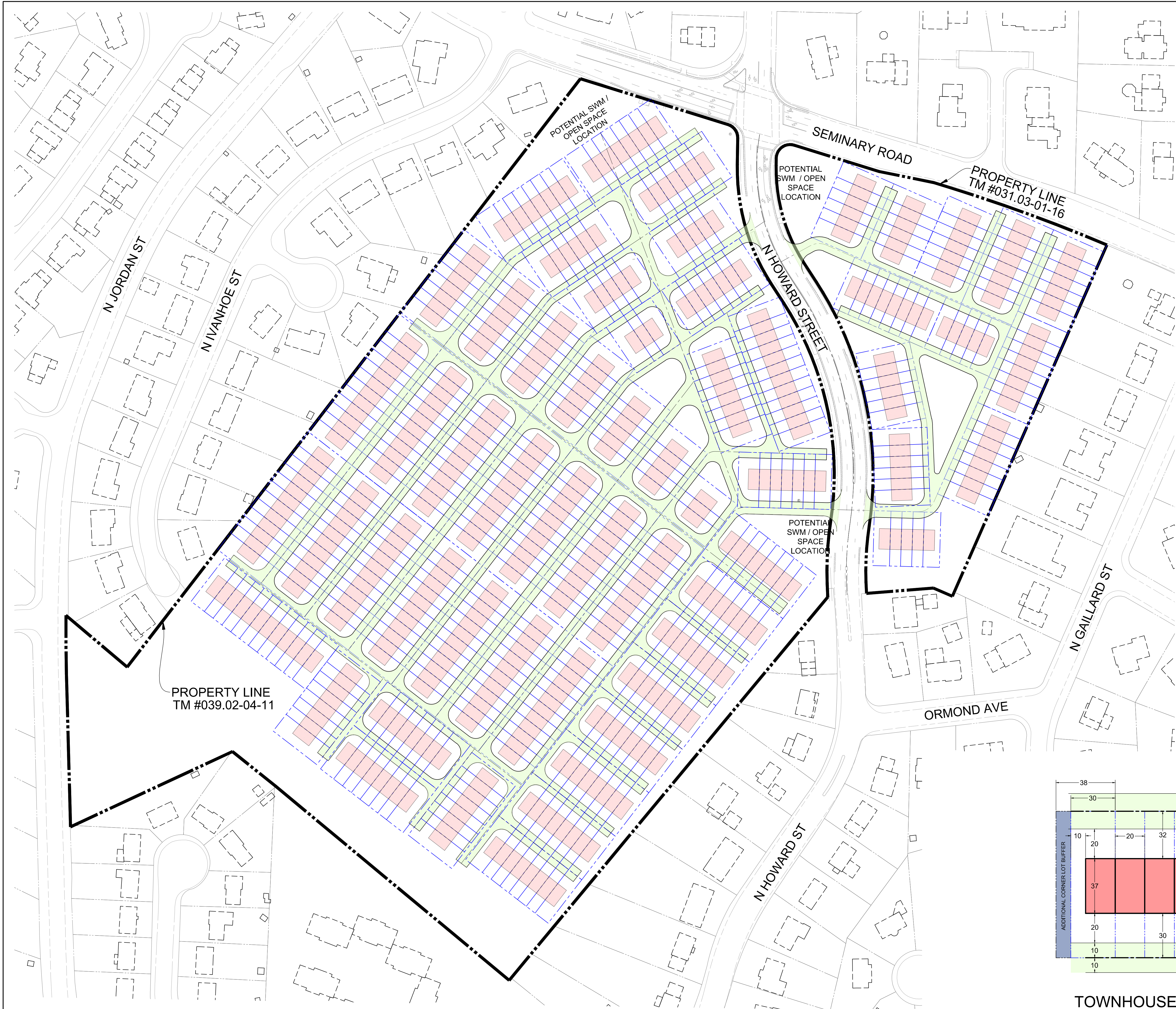


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[illegible]

C304



TABUKATION:

TOWNHOUSE 20'X40': 477 DU

RB ZONE BY-RIGHT TABULATIONS:
SITE AREA = 33.56 AC (1,461,873 SF)
FAR = 0.75 = 1,096,405 SF

TOTAL LOTS = 477 UNITS

UNIT SIZE = 2,298 SF

FLOOR AREA PROPOSED = 477 UNITS x 2,298 SF
= 1,096,146 SF
FAR PROPOSED = 0.75

LOT AREA REQUIRED = 1,980 SF
MIN LOT AREA PROVIDED = 1,980 SF

MINIMUM LOT WIDTH REQUIRED
INTERIOR = 18'
END LOT = 26'
CORNER LOT = 38'
MINIMUM LOT WIDTH PROVIDED
INTERIOR = 20'
END LOT = 28'
CORNER LOT = 38'

FRONT SETBACK REQUIRED = 20'
FRONT SETBACK PROVIDED = 20'

SIDE SETBACK REQUIRED = 6' MIN (1:3)
SIDE SETBACK PROVIDED = 10'

REAR SETBACK REQUIRED = 8' MIN (1:1)
REAR SETBACK PROVIDED = 30'

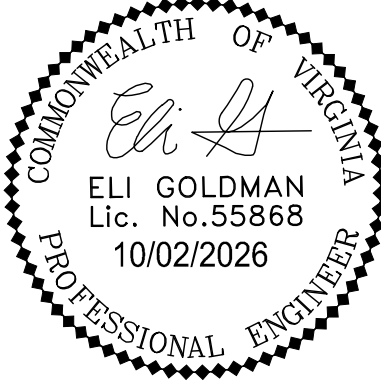
OPEN SPACE REQUIRED = 35%
OPEN SPACE PROVIDED = 35%

MAXIMUM HEIGHT = 45'
HEIGHT PROVIDED = 30'

CLUSTER DEVELOPMENT NARRATIVE:

1. THIS LOT YIELD STUDY IS INTENDED TO SHOW WHAT A POTENTIAL RB ZONE BY-RIGHT DEVELOPMENT COULD LOOK LIKE. THIS LAYOUT IS PROVIDED PER ZONING ORDINANCE SECTION 11-600 (CLUSTER DEVELOPMENT).

KEY MAP



SEAL

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NO.	DESCRIPTION	DATE
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SCALE

VERT: N/A
HORZ: 1:80



0 80 160 320

SHEET TITLE

CLUSTER LOT YIELD EXHIBT

SHEET NUMBER

C400

TOWNHOUSE 20'X37' TEMPLATE

