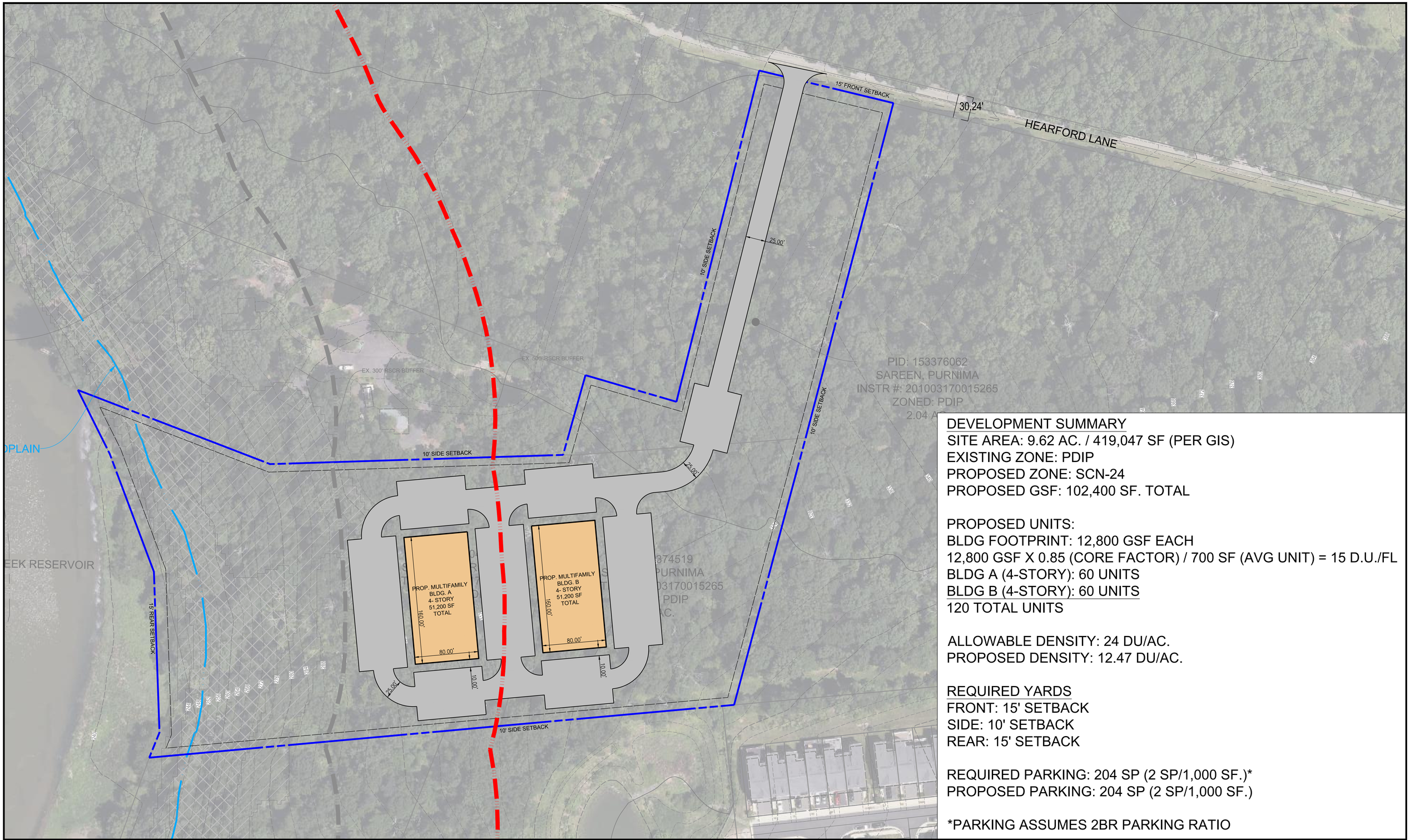

DEVELOPMENT SUMMARY

SITE AREA: 9.62 AC. / 419,047 SF (PER GIS)
EXISTING ZONE: PDIP
PROPOSED ZONE: SCN-24
PROPOSED GSF: 102,400 SF. TOTAL

PROPOSED UNITS:
BLDG FOOTPRINT: 12,800 GSF EACH
12,800 GSF X 0.85 (CORE FACTOR) / 700 SF (AVG UNIT) = 15 D.U./FL
BLDG A (4-STORY): 60 UNITS
BLDG B (4-STORY): 60 UNITS
120 TOTAL UNITS

ALLOWABLE DENSITY: 24 DU/AC.
PROPOSED DENSITY: 12.47 DU/AC.

REQUIRED YARDS
FRONT: 15' SETBACK
SIDE: 10' SETBACK
REAR: 15' SETBACK

REQUIRED PARKING: 204 SP (2 SP/1,000 SF.)*
PROPOSED PARKING: 204 SP (2 SP/1,000 SF.)

*PARKING ASSUMES 2BR PARKING RATIO

urban
Planners Engineers Landscape Architects Land Surveyors

LAYOUT 1 - MULTIFAMLY

HEARFORD LN

LOUDOUN COUNTY, VIRGINIA

NOTE: THIS LAYOUT IS BASED ON GIS DATA AVAILABLE AS OF THE DATE OF THIS PLAN. LAYOUT SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO ADJUSTMENT WITH ADDITIONAL ENGINEERING, ZONING AND SURVEY ANALYSIS. DEVELOPMENT DENSITY MAY BE IMPACTED BASED ON THE ADDITIONAL ANALYSIS. PLEASE CONTACT CLAYTON C. TOCK, P.E. WITH ANY QUESTIONS ON THIS LAYOUT.

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SCALE: 1"=50'
SEPTEMBER 8, 2025

Urban, Ltd. - J:\JOBS\Hearford Lane\B-Engineering\Due Diligence\Layout Studies\Hearford Lane - Multifamily Layout.dwg [Exhibit] September 08, 2025 - 1:33pm lhuynh