



PID: 153376062
 SAREEN, PURNIMA
 INSTR #: 201003170015265
 ZONED: PDIP
 2.04 AC.

DEVELOPMENT SUMMARY
 SITE AREA: 9.62 AC. / 419,047 SF (PER GIS)
 EXISTING ZONE: PDIP
 PROPOSED ZONE: SCN-24
 PROPOSED GSF: 211,200 SF. TOTAL

PROPOSED UNITS:
 BLDG FOOTPRINT: 52,800 GSF EACH
 52,800 GSF X 0.85 (CORE FACTOR) / 700 SF (AVG UNIT) = 64 D.U./FL
 BLDG A (4-STORY): 256 UNITS
 256 TOTAL UNITS

ALLOWABLE DENSITY: 24 DU/AC.
 PROPOSED DENSITY: 26.61 DU/AC.

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

REQUIRED PARKING: 422 SP (2 SP/1,000 SF.)*
 PROPOSED PARKING: 393 SP (1.86 SP/1,000 SF.)

*PARKING ASSUMES 2 BR PARKING RATIO



LAYOUT 2 - MULTIFAMILY
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.

