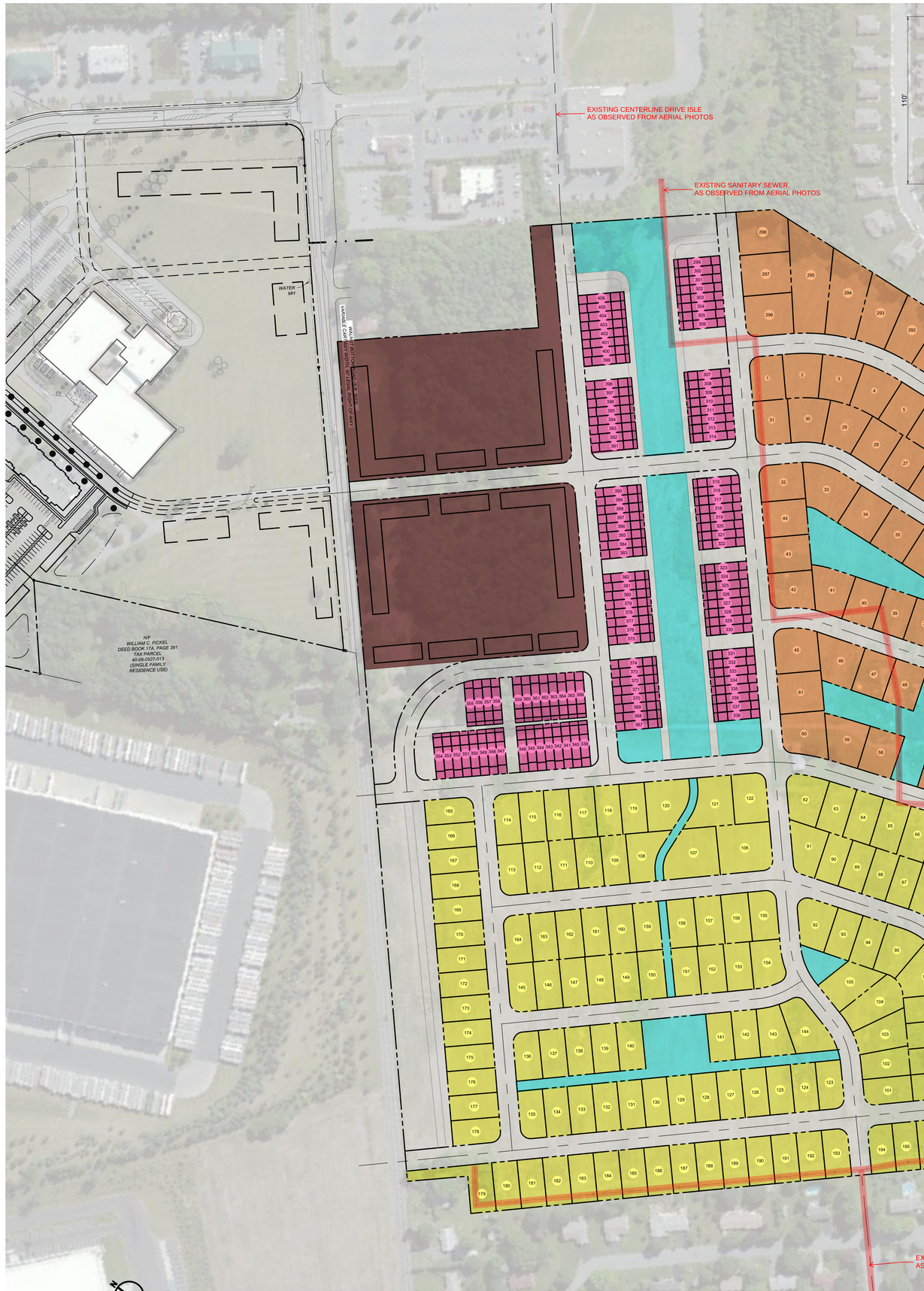
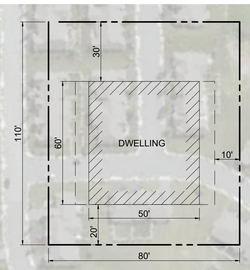
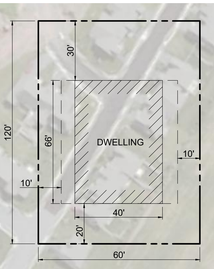
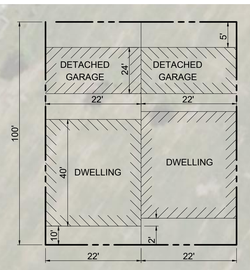



T-3 - AGE TARGETED
8,800 SF




T-3 - SIGNLE FAMILY
7,200 SF




T-4 - TOWNHOMES
2,200 SF

## DENSITY BREAKDOWN

| | # UNITS | LOT ACREAGE |
|---|---|---|
| TOWNHOMES - | 108 | 6.22 |
| AGE TARGETED - | 113 | 28.58 |
| SINGLE FAMILY - | 185 | 32.24 |
| PARK - | N/A | 8.90 |
| OPEN SPACE - | N/A | 11.49 |
| COMMERCIAL - | N/A | 10.62 |
| R/W - | N/A | 17.44 |
| TOTAL - | 406 | 115.49 |

DENOTES AGE-TARGETED LOTS.

DENOTES AREA RESERVED FOR STORMWATER MANAGEMENT AND COMMUNITY WALKING PATHS

DENOTES AREA RESERVED FOR COMMUNITY CENTER AND PARK

DENOTES DETACHED SINGLE FAMILY LOTS.

DENOTES ATTACHED SINGLE FAMILY LOTS TOWNHOMES.

DENOTES PHASE TWO COMMERCIAL

NOTES:

THIS CONCEPT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF TOPOGRAPHIC OR BOUNDARY SURVEYS.

LAYOUT IS SUJECT TO CHANGE.

0 100' 200'
SCALE: 1" = 100'

June 11, 2020

# CONCEPT LAYOUT (SK-2)
FOR
1235 WALNUT BOTTOM ROAD; FORMERLY KNOWN AS WALNUT BOTTOM GROVE

G&G, LLC
1420 KING STREET, SUITE 411
ALEXANDRIA, VA 22314

WARE HAUS