

Exhibit A

ZONING COMMISSION

CASE No. 06-08

EXHIBIT No. 4

ZONING COMMISSION
District of Columbia
CASE NO.06-08
EXHIBIT NO.4

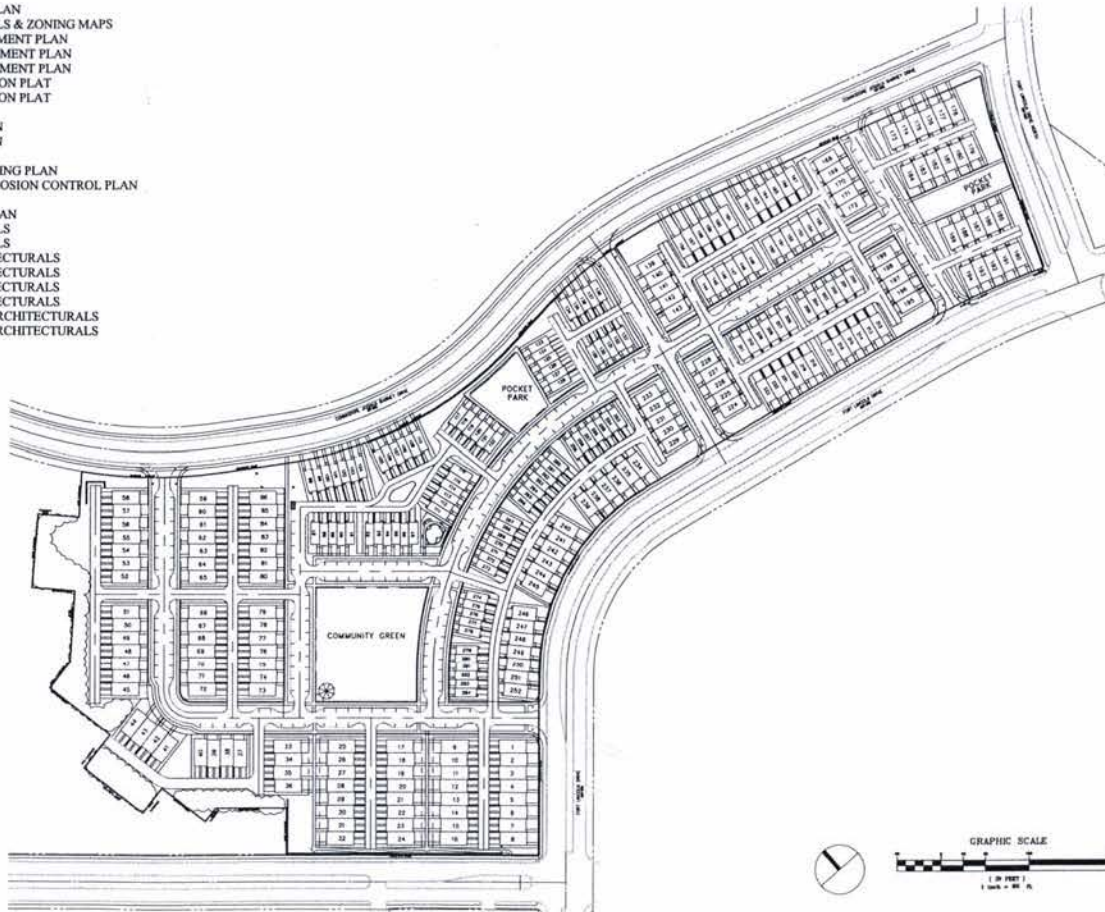
THE VILLAGE AT WASHINGTON GATEWAY PLANNED UNIT DEVELOPMENT

WASHINGTON, DISTRICT OF COLUMBIA

January 23, 2006

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- A-4A 2 OVER 2 TOWNHOUSE ARCHITECTURALS



SITE TABULATIONS:

Site Area: 1,000,573.2 sf or 22.97 Acres

Zoning:

Existing Zoning: R-5-D (MOR)
Proposed Zoning: R-5-D (PUD)

Setbacks:

Min. Front Yard Setback Provided: 8.5'
Min. Rear Yard Setback Provided: 4'
Min. Side Yard Setback Provided: 5'

Unit Count:

16' Townhomes: 84
20' Townhomes: 48
24' Townhomes: 66
2 over 2 Townhomes: 172

Dwelling units:

370 Dwelling Units Proposed

Building Height:

Determined by Measuring from Grade at Face of Building to Peak of Roof
16' Townhomes: +/- 43'-2" Slab on Grade Unit; +/- 40'-4" English Basement Unit
20' Townhomes: +/- 42'-4"
24' Townhomes: +/- 40'-3" Slab on Grade Unit; +/- 41'-1" English Basement Unit
2 over 2 Townhomes: 54'-0"

Total Area of Buildings:

16' Townhomes: 1,680 s/unit x 84 (GFA= SF x No. Structures) 141,120 GFA
20' Townhomes: 2,120 s/unit x 48 (GFA= SF x No. Structures) 101,760 GFA
24' Townhomes: 2,624 s/unit x 66 (GFA= SF x No. Structures) 173,184 GFA
2 over 2 Townhomes: 2,251 s/unit x 86 (GFA= SF x No. Structures) 193,586 GFA
Total Gross Floor Area of Buildings: 609,650 GFA
Gross Floor Area Ratio (GFA/Site Area): 0.60
Lot Occupancy: 55.4%

Area of Lots:

16' Townhomes: 109,375 sf
20' Townhomes: 77,026 sf
24' Townhomes: 115,182 sf
2 over 2 Townhomes: 185,967 sf
Total Area of Building Lots: 487,550 sf

Parking:

16' Townhomes Provide: 84 Garage Spaces; 84 Driveway
20' Townhomes Provide: 96 Garage Spaces; 48 Driveway
24' Townhomes Provide: 132 Garage Spaces
2 over 2 Townhomes Provide: 172 Garage Spaces, 172 driveway
On Street: 148 Spaces
Total Parking: 936 Spaces
Parking Ratio: 2.5 Spaces Per Unit

Open Space:

333,729.8 sf or 7.66 Acres or 33% of Site Area

ZONING COMMISSION
District of Columbia

CASE NO. 06-08

EXHIBIT NO. 4

2006 FEB 15 PM 4:22

D.C. OFFICE OF ZONING

RECEIVED

DEVELOPERS:

FORT LINCOLN NEW TOWN CORPORATION
3298 FORT LINCOLN DRIVE, NE
WASHINGTON, DC 20018
(202) 269-3400
CONTACT: MICHELE HAGANS

CONCORDIA GROUP
1485 CHAIN BRIDGE RD SUITE 100
MCLEAN, VA 22101
(703) 821-3558
CONTACT: WILL COLLINS

CIVIL ENGINEER

VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VA 22102
CONTACT: KYLE OLIVER
PHONE: 703-442-7800

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
101 UNION STREET, SUITE 320
ALEXANDRIA, VA 22314
CONTACT: CINDY AVRIT
PHONE: (703) 548-5010

ARCHITECTS:

PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 325
FAIRFAX, VA 22030
(703) 383-7888
CONTACT: JON LINDGREN

SMITH & ASSOCIATES P.C.
IN CONJUNCTION WITH
WINCHESTER HOMES
3609 CHAIN BRIDGE RD, SUITE D
FAIRFAX, VA 22030
CONTACT: ALAN SMITH
(703) 591-6885

ATTORNEYS

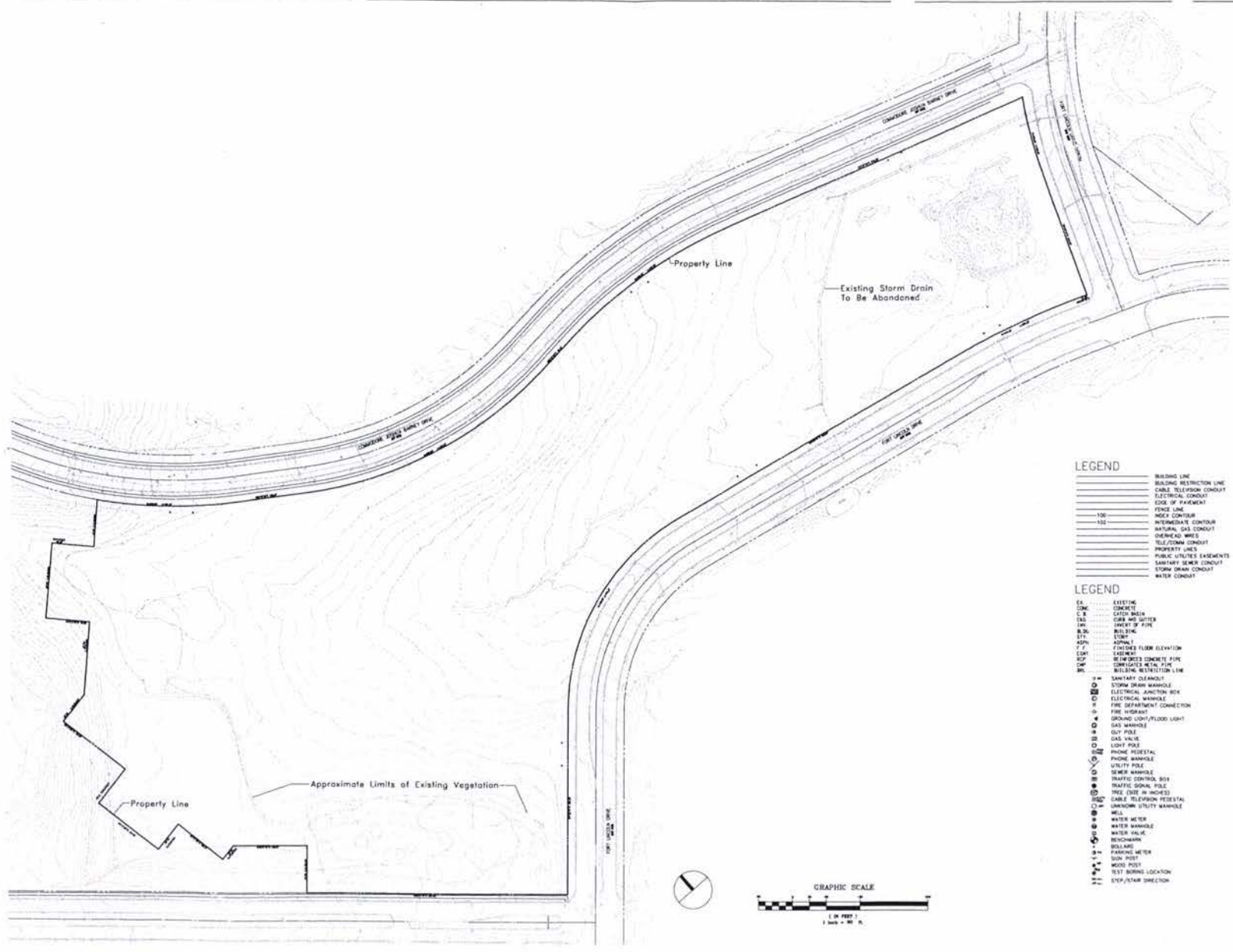
PILLSBURY, WINTHROP, SHAW, PITTMAN LLP
2300 N STREET, NW
WASHINGTON, DC 20037-1128
CONTACT: PHIL FEOLA
(202) 663-8789

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
 WASHINGTON, DISTRICT OF COLUMBIA

EXISTING CONDITIONS

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VFA REVISIONS	
DATE	JUN 15, 2005
DES	DES
SCALE	AS SHOWN
PROJECT/FILE NO	5350a
C-2	



- LEGEND**
- BUILDING LINE
 - BUILDING RESTRICTION LINE
 - CABLE TELEVISION CONDUIT
 - ELECTRICAL CONDUIT
 - EDGE OF PAVEMENT
 - FENCE LINE
 - 100' MOORE CONTOUR
 - 100' INTERMEDIATE CONTOUR
 - 100' NATURAL GAS CONDUIT
 - 100' OFFICIAL WIRE
 - TELEPHONE CONDUIT
 - PROPERTY LINES
 - PUBLIC UTILITIES EXHIBENTS
 - SANITARY SEWER CONDUIT
 - STORM DRAIN CONDUIT
 - WATER CONDUIT

- LEGEND**
- 1A. EXISTING CONCRETE
 - 1B. EXISTING ASPHALT
 - 1C. EXISTING GRASS AND UTILITY
 - 1D. EXISTING DRIVE
 - 1E. EXISTING DRIVE
 - 1F. EXISTING DRIVE
 - 1G. EXISTING DRIVE
 - 1H. EXISTING DRIVE
 - 1I. EXISTING DRIVE
 - 1J. EXISTING DRIVE
 - 1K. EXISTING DRIVE
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 - 1Y. EXISTING DRIVE
 - 1Z. EXISTING DRIVE
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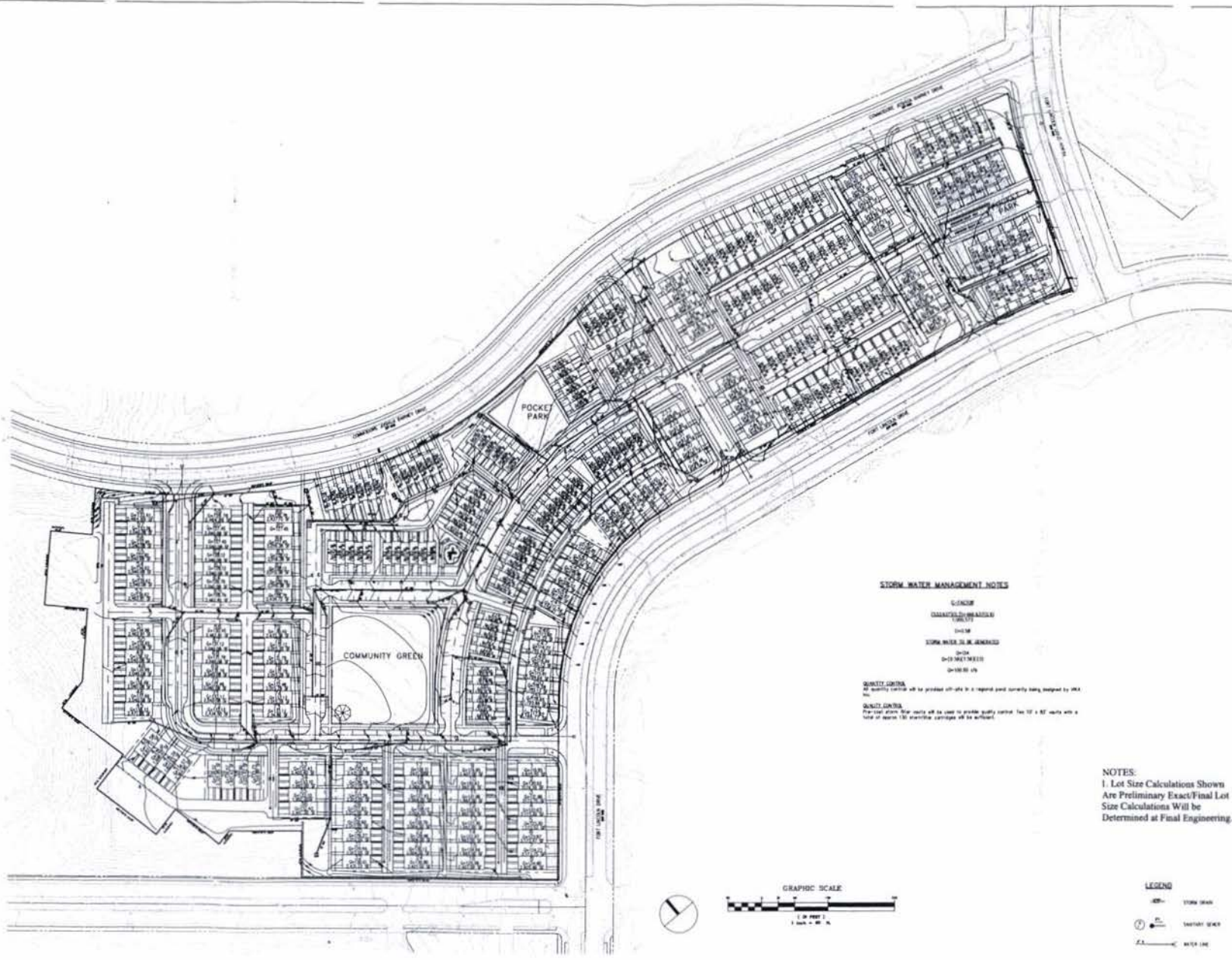
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
 WASHINGTON, DISTRICT OF COLUMBIA

**OVERALL
 SITE DEVELOPMENT PLAN**

VFA REVISIONS			
NO.	DATE	DESCRIPTION	BY
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STORM WATER MANAGEMENT NOTES

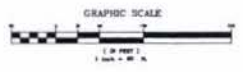
COLLECTOR
 (CALCULATED BY BRASSER)
 15" DIA
 STORM WATER TO BE REMOVED
 15" DIA
 (15" DIA) (15" DIA)
 (15" DIA) (15" DIA)

QUALITY CONTROL
 All quality control will be provided off-site in a regional pond currently being designed by VFA.

QUALITY CONTROL
 For each storm, flow rate will be used to provide quality control. For 10' x 50' units with a total of 1000 sq ft, the flow rate will be 1000 gpm.

NOTES:
 1. Lot Size Calculations Shown
 Are Preliminary Exact/Final Lot
 Size Calculations Will be
 Determined at Final Engineering.

LEGEND
 - - - - - STORM DRAIN
 - - - - - SANITARY DRAIN
 - - - - - WATER LINE



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DETAILED
DEVELOPMENT PLAN

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

VMA REMISSONS

DATE: JAN 11, 2016
DES: BOM BOM
VMA: AS SHOWN
PROJECT/FILE NO: 83104
C-4

CONSTRUCTION PLANNING & ANALYSIS, ARCHITECTS & ENGINEERS, P.C. SERVICES
1000 WASHINGTON ST., SUITE 1000
WASHINGTON, DC 20001
VMA: 1000 WASHINGTON ST., SUITE 1000
WASHINGTON, DC 20001

- NOTES:
1. Lot Size Calculations Shown Are Preliminary Exact/Final Lot Size Calculations Will be Determined at Final Engineering.
 2. For Continuation of Site See Sheet C-4A
 3. For Site Tabulations See Sheet C-11

FORT LINCOLN DRIVE

SEE SHEET C-4A

GRAPHIC SCALE
1" = 50' FEET
1" = 100' FEET

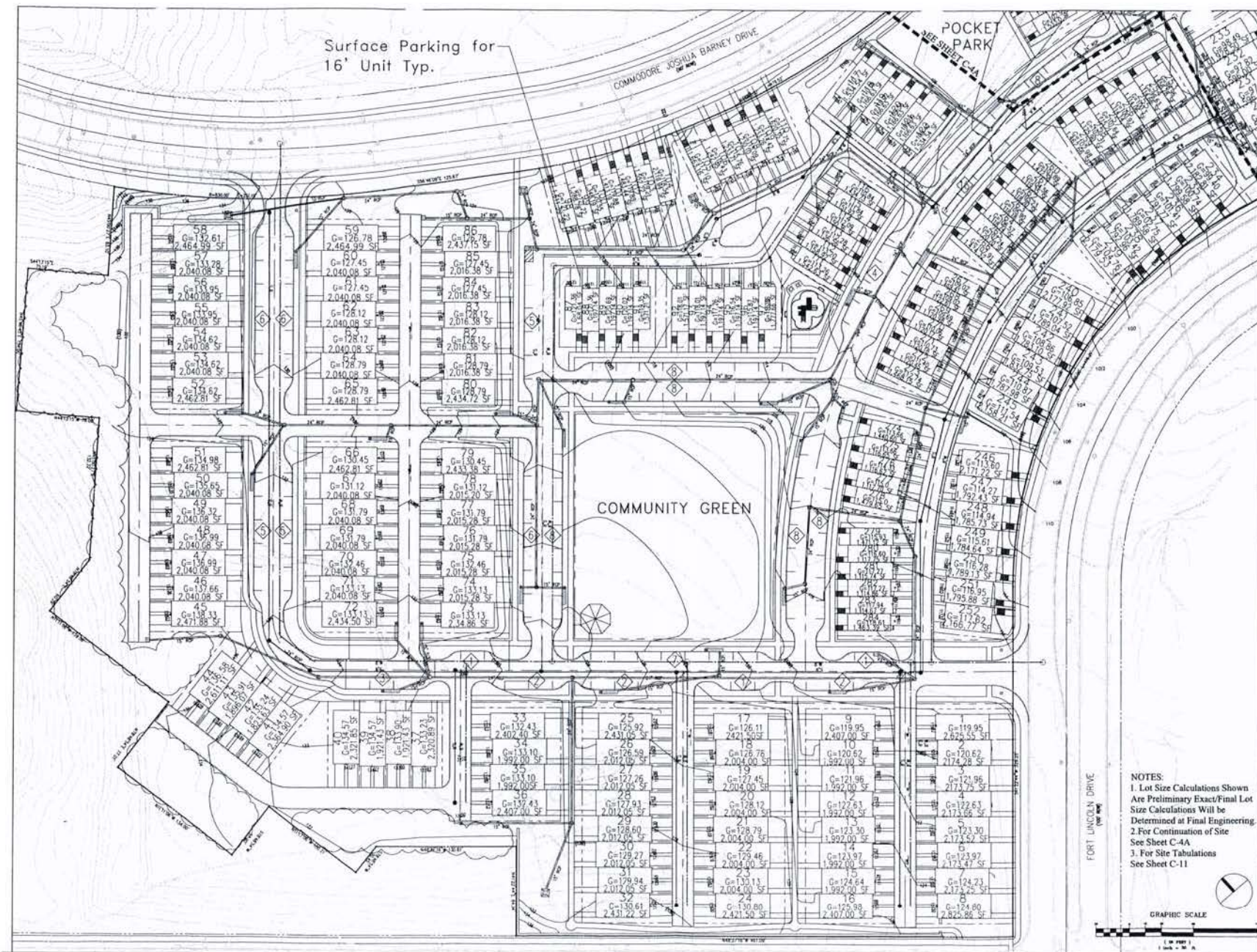
POCKET PARK

SEE SHEET C-4A

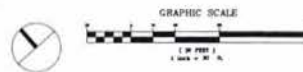
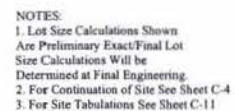
COMMODORE JOSHUA BARNEY DRIVE
(SEE SHEET C-4A)

Surface Parking for
16' Unit Typ.

COMMUNITY GREEN



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DATE: JAN 15, 2006
BY: [Signature]
SCALE: AS SHOWN
PROJECT/FILE NO: 0309
C-5

PRELIMINARY
SUBDIVISION PLAT

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

VKA
VILLAGE K&A ARCHITECTS & LANDSCAPE ARCHITECTS, INC.
1000 WASHINGTON BLVD., SUITE 200
WASHINGTON, DC 20005
TEL: 202-462-1111
FAX: 202-462-1112

- NOTES:
1. Total Site Area:
1,000,573.2 sf or 22.97 Acres
 2. Area of Lots: 487,550 sf
 3. Lot Dimensions Shown Are
Preliminary Exact/Final Lot
Dimensions Will be Determined
at Final Engineering.
 4. For Continuation of Site
See Sheet C-5A

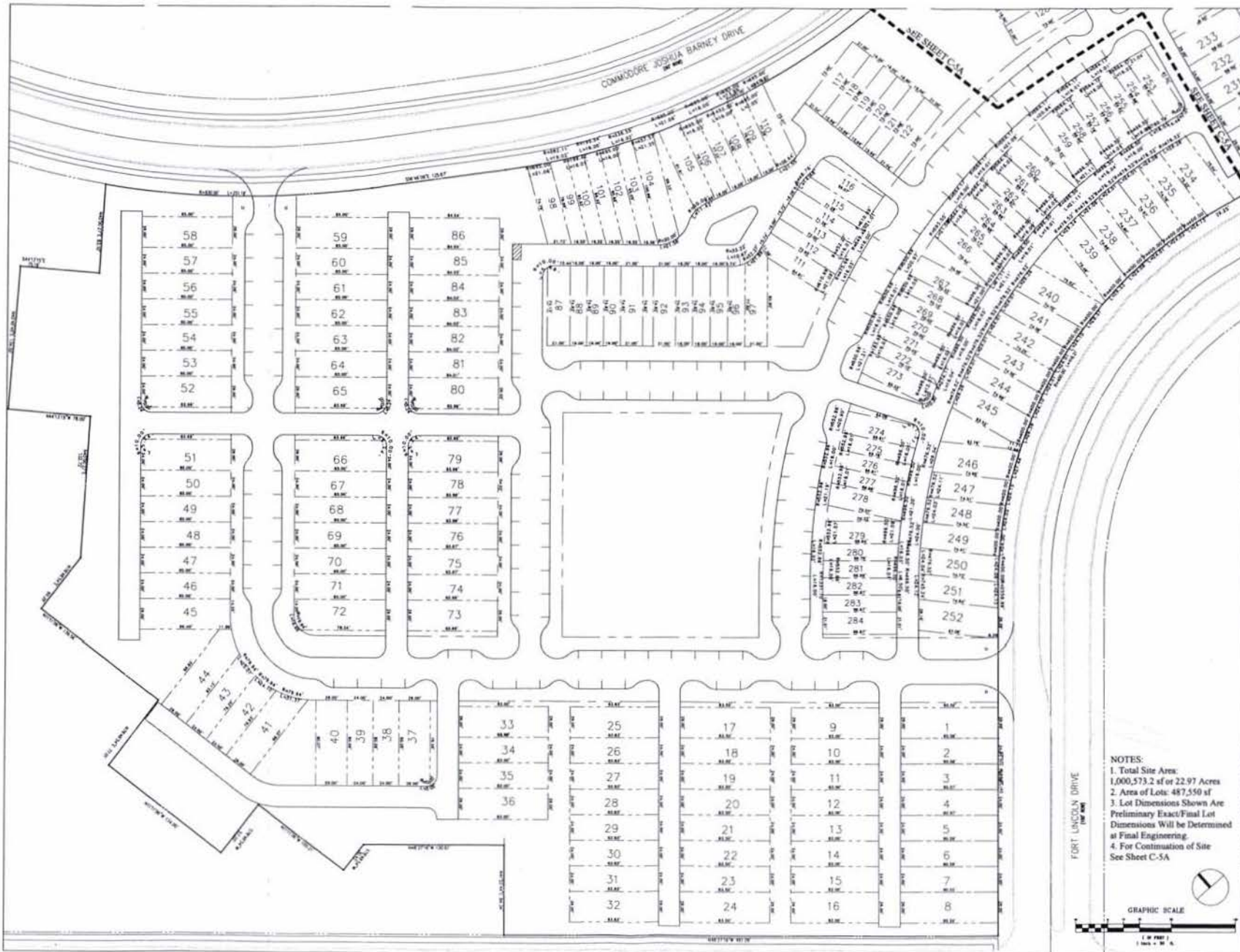
GRAPHIC SCALE

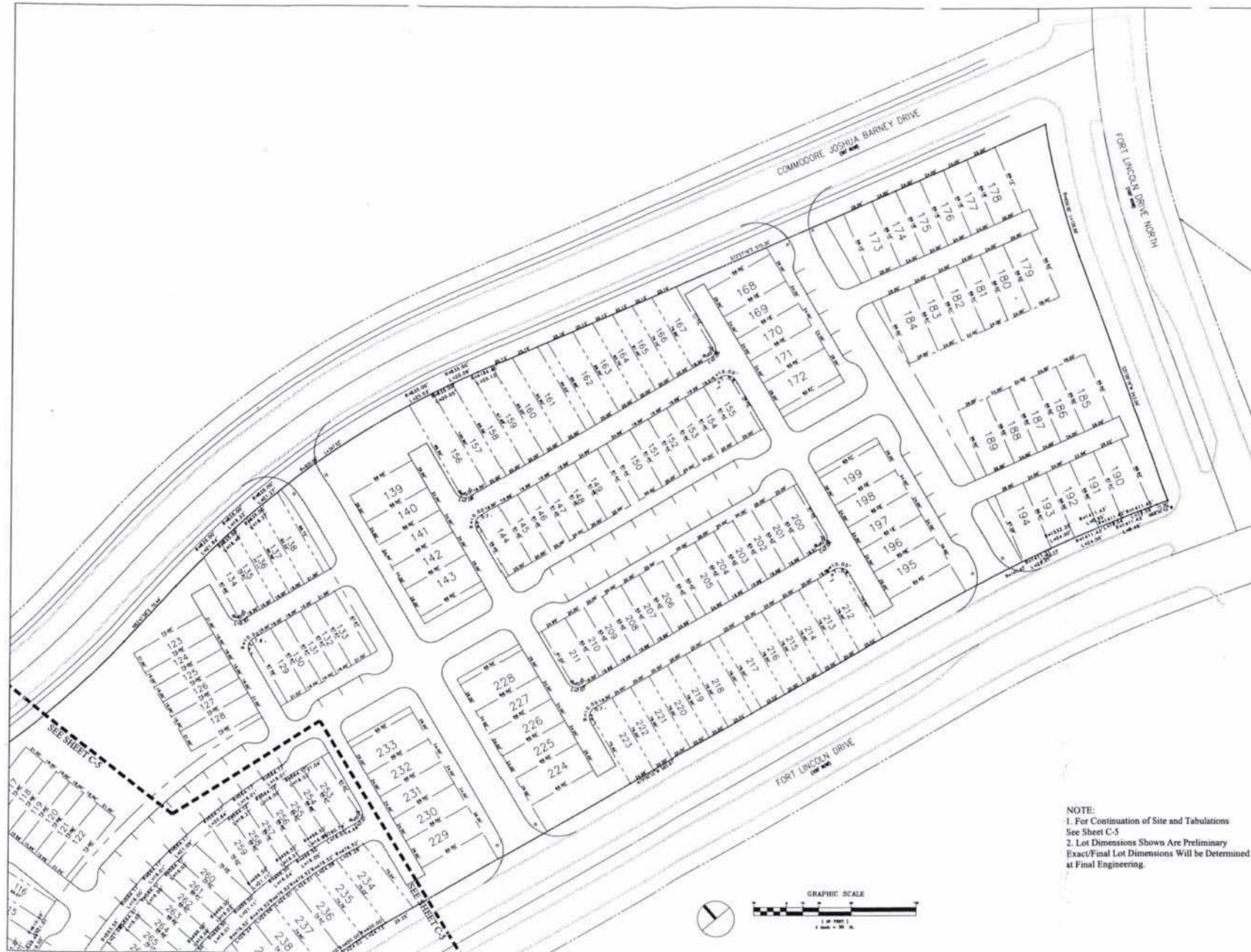


FORT LINCOLN DRIVE

SEE SHEET C-5A

COMMODORE JOSHUA BARNEY DRIVE





NOTE:
 1. For Continuation of Site and Tabulations
 See Sheet C-5
 2. Lot Dimensions Shown Are Preliminary
 Exact/Final Lot Dimensions Will be Determined
 at Final Engineering.

VIA
 CONSULTING ENGINEERS, INC.
 1000 15TH STREET, N.W.
 WASHINGTON, D.C. 20004-2212
 (202) 462-1100 FAX (202) 462-1101
 WWW.VIA-ENGINEERS.COM

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
 WASHINGTON, DISTRICT OF COLUMBIA

**PRELIMINARY
 SUBDIVISION PLAT**

VIA REVISIONS			
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PROJECT/FILE NO.	53104		
C-5A			

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VIA
VIA ENGINEERING & ARCHITECTURE, INC.
1100 K STREET, N.E.
WASHINGTON, D.C. 20002
TEL: 202-555-1234
FAX: 202-555-1235
WWW.VIAENGINEERING.COM

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

BUILDING SETBACKS

VIA REVISIONS

DATE: 02/15/06
DES: []
CHK: []
SCALE: AS SHOWN
PROJECT/FILE NO: []
SHEET: []
C-7A

NOTE:
1. Notwithstanding What is Shown on the Plans Owner Reserves the Right to meet the minimum yards for front, rear and side yards as shown on the cover sheet and in Notes 1-3 for Sheet C-7.
2. For Continuation of Site and Tabulations See Sheet C-7

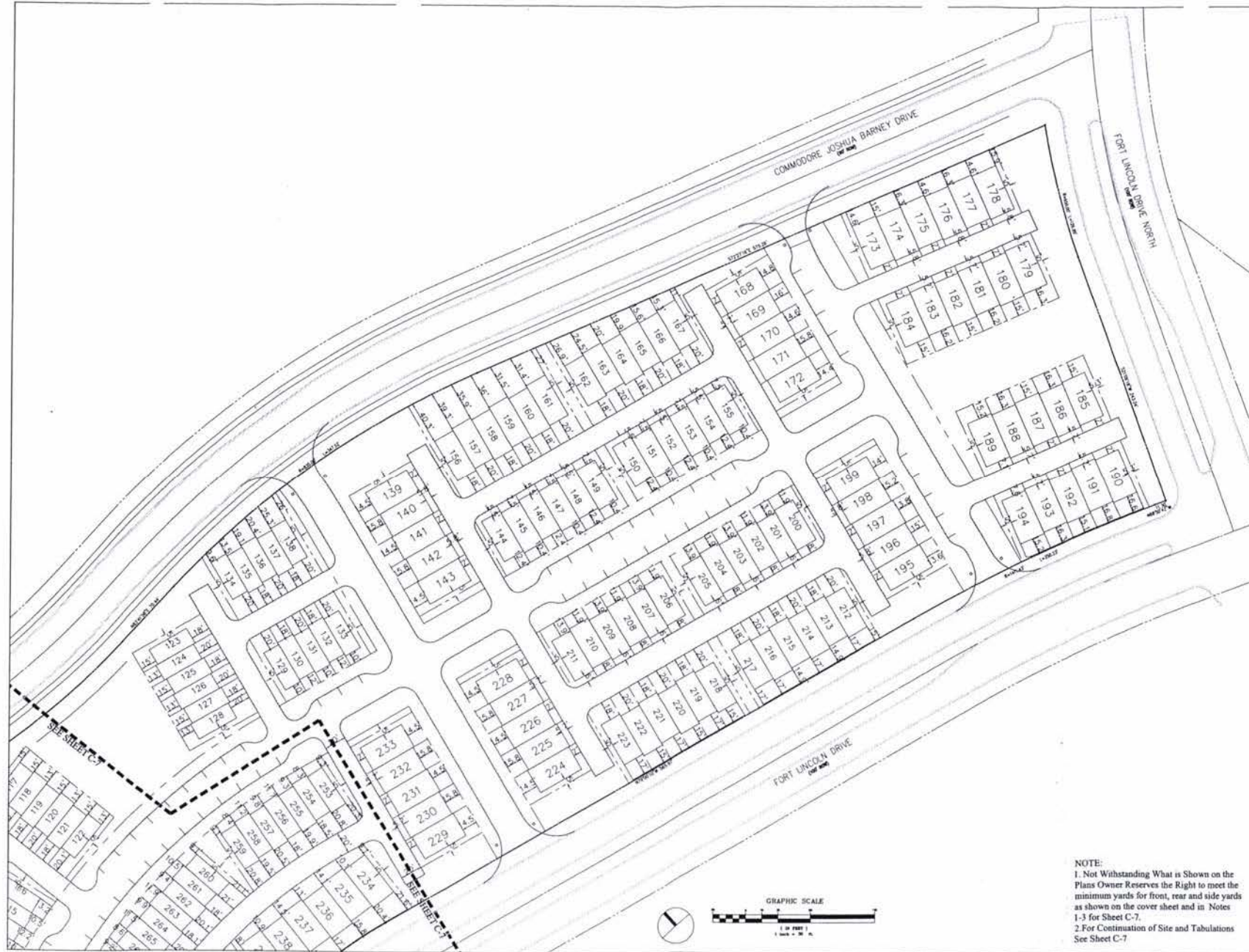
COMMODORE JOSHUA BARNEY DRIVE
(SEE MAP)

FORT LINCOLN DRIVE
(SEE MAP)

FORT LINCOLN DRIVE
(SEE MAP)

GRAPHIC SCALE

1" = 10' 0"



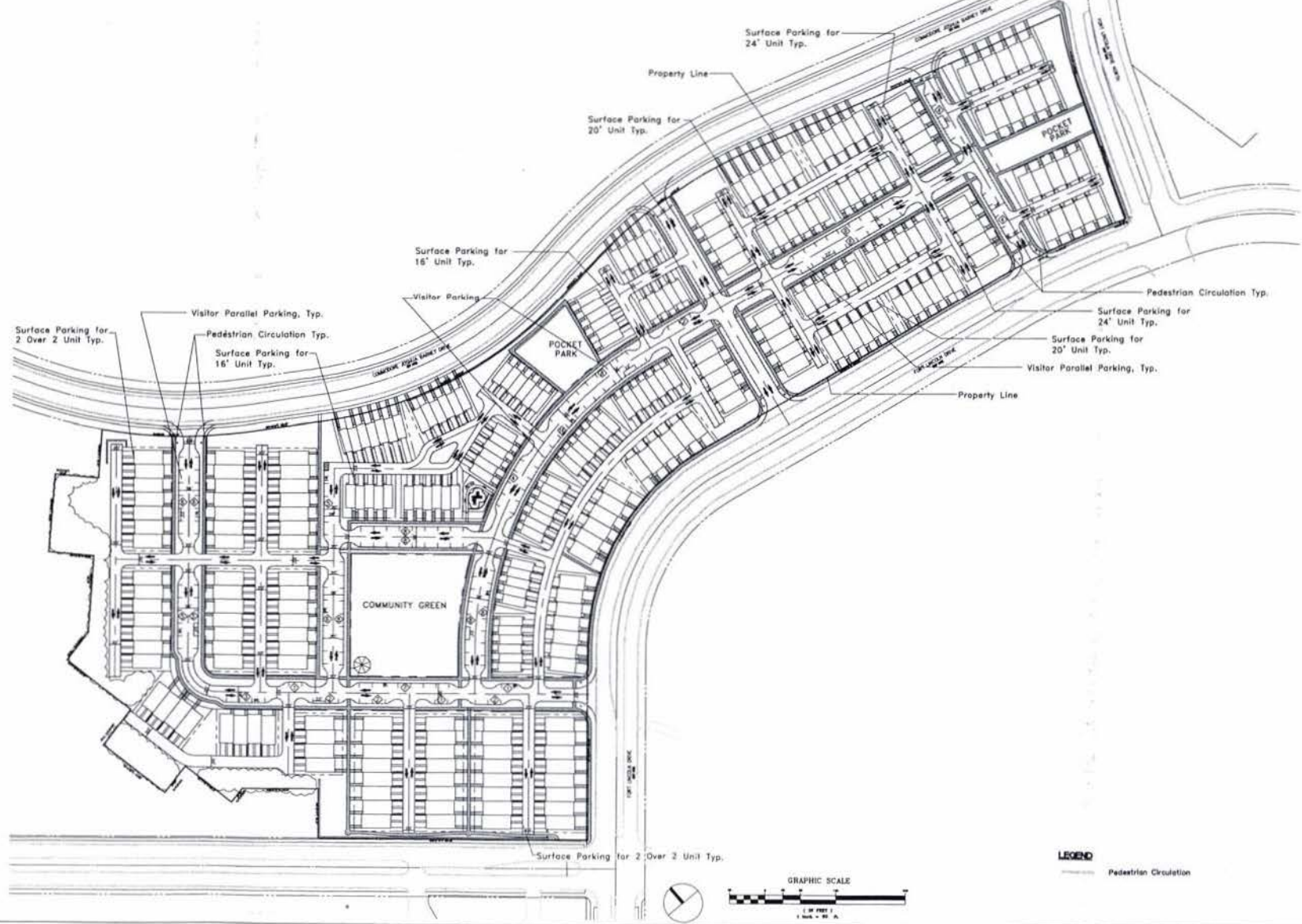
OPEN SPACE PLAN

VMA REVISIONS

DATE	JAN 21, 2008	
EXT.	0000	0000
SCALE	AS SHOWN	
PROJECT/FILE NO.	S-100a	

C-8





VKA

COMMERCIAL ARCHITECTS & ASSOCIATES ARCHITECTURAL SERVICES P.C.

1000 W. BROADWAY, SUITE 2000 • DALLAS, TEXAS 75202

PHONE: (214) 750-1100 • FAX: (214) 750-1101

WWW.VKA-ARCHITECTS.COM

PLANNED UNIT DEVELOPMENT

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON, DISTRICT OF COLUMBIA

DATE: JAN 13, 2008

DES: BKH DWH

SCALE: AS SHOWN

PROJECT FILE NO: 57101

C-9

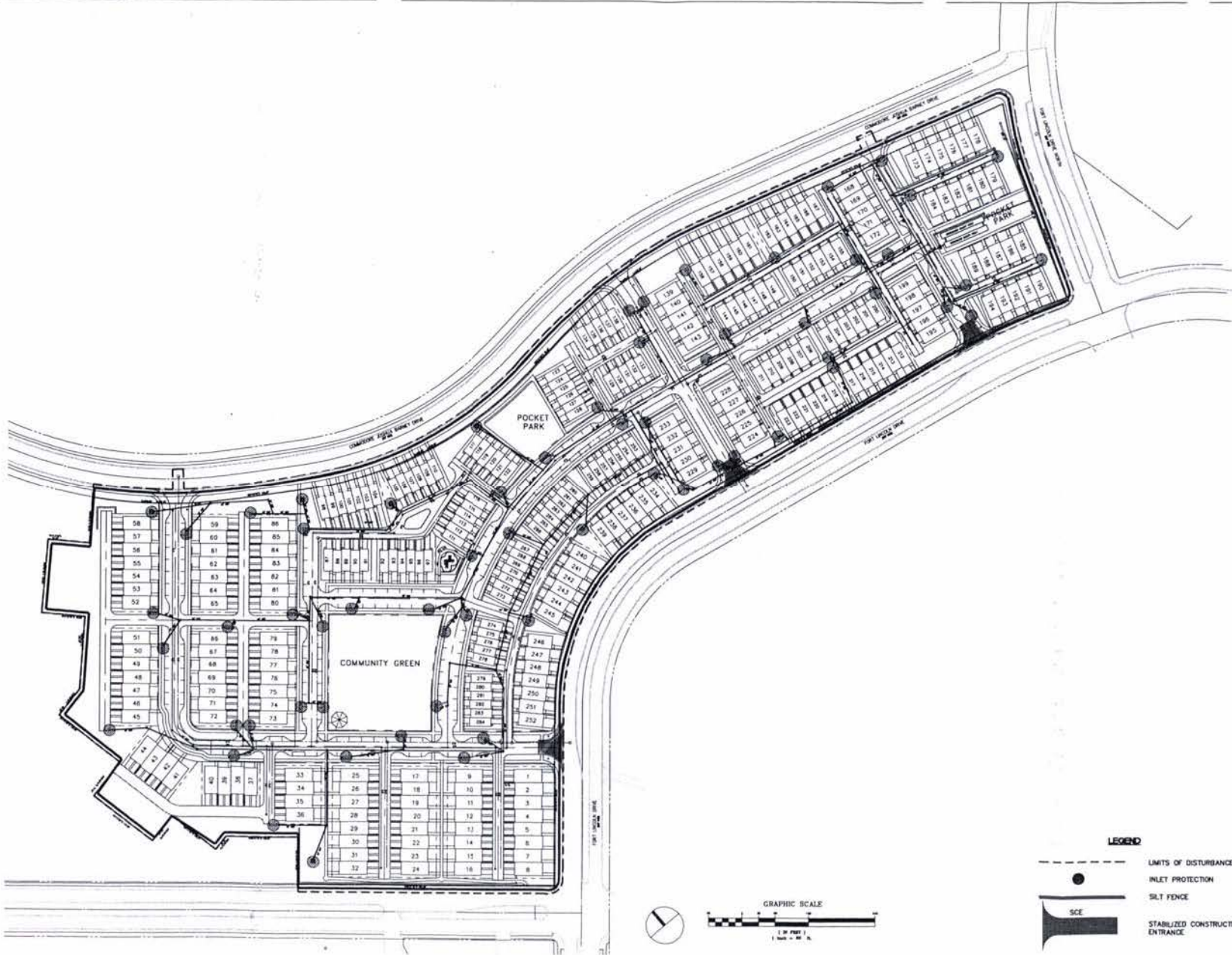
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LEGEND

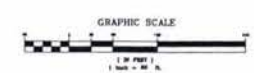
--- Pedestrian Circulation



LEGEND

- LIMITS OF DISTURBANCE
- INLET PROTECTION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

SCE



VKA

CONCRETE PLANNING & ARCHITECTURE, INC. 2000 14TH STREET, N.W. WASHINGTON, D.C. 20005

PREPARED FOR: THE DISTRICT OF COLUMBIA

PROJECT: THE VILLAGE AT WASHINGTON GATEWAY

DATE: JAN 11, 2008

SCALE: AS SHOWN

PROJECT FILE NO: 03104

C-10

PLANNED UNIT DEVELOPMENT

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON, DISTRICT OF COLUMBIA

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VIRGA REVISIONS					
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NEW		NEW			
SCALE AS SHOWN					
PROJECT FILE NO.					
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2006 FEB 15 PM 12: 29

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2006 FEB 15 PM 12:26

OVERALL LANDSCAPE PLAN

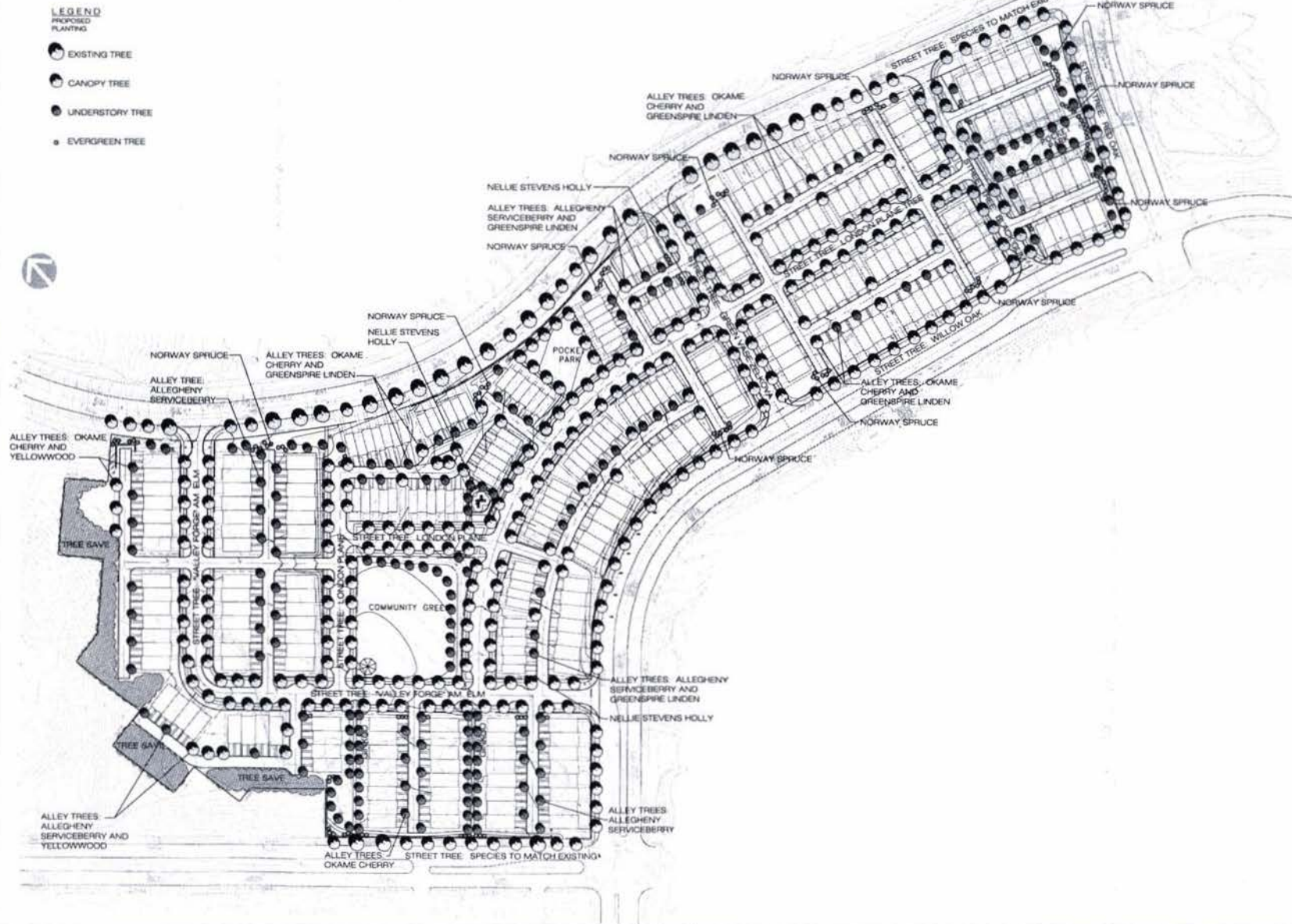
THE VILLAGE AT
WASHINGTON GATEWAY
DISTRICT OF COLUMBIA

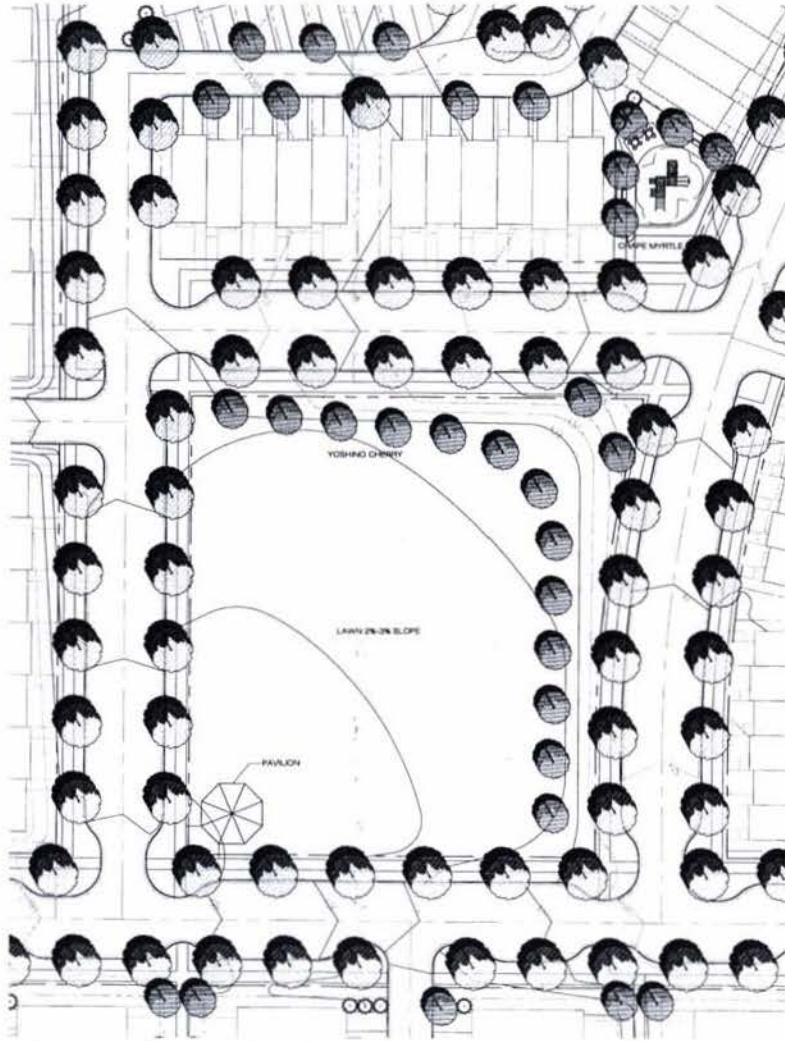
Franchise
Schwartz, David... 10.10.00
10.10.00

Keywords: *work, stress, coping, organizational commitment, turnover*

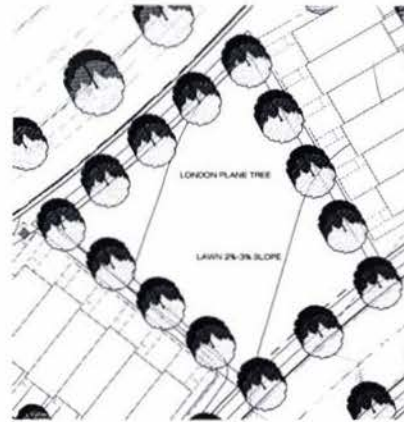
Drawn By
 CR
 Designed By
 DA/MS
 Checked By
 MS
 Date
 December 14, 2015
 Scale 1" = 80'-0"

L-1

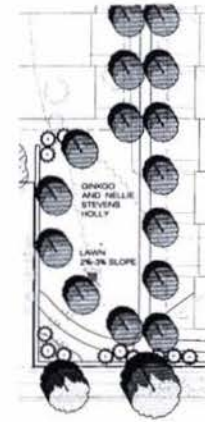




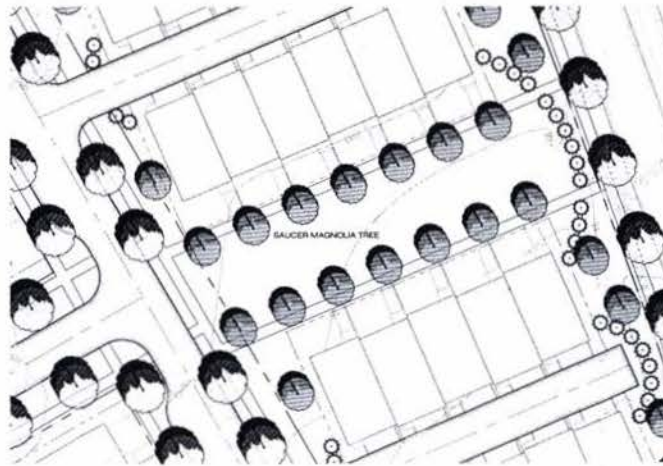
COMMUNITY GREEN AND TOT LOT



POCKET PARK



CRESCENT PARK



MEWS GREEN

LEGEND
PROPOSED PLANTING



PARKER RODRIGUEZ, INC.
3000 14th St NW, Suite 100
Washington, DC 20005
Tel: 202-462-1000
Fax: 202-462-1001

LANDSCAPE PLAN DETAILS

THE VILLAGE AT
WASHINGTON GATEWAY
DISTRICT OF COLUMBIA

Project:

Sheet No.:

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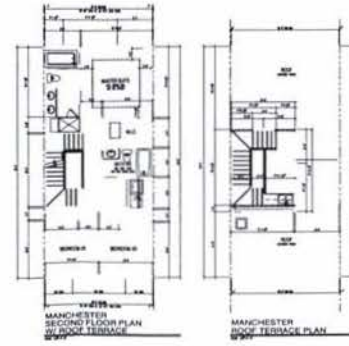
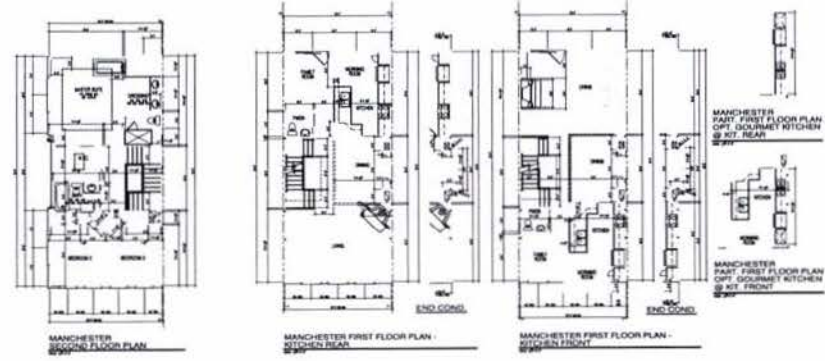
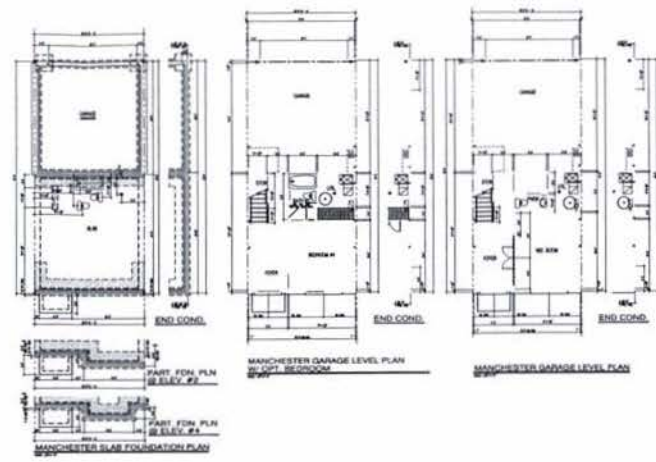
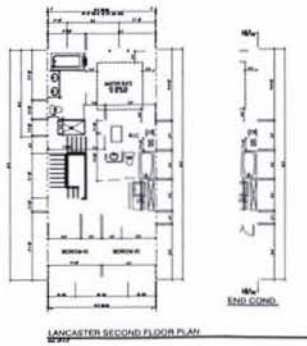
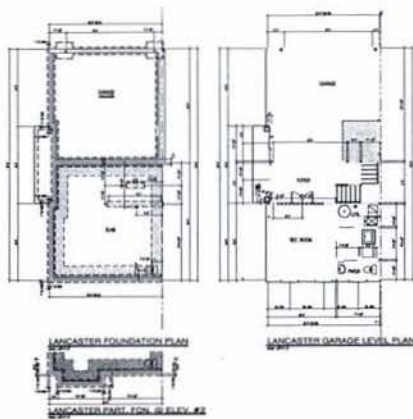
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PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

20' TOWNHOUSE ARCHITECTURAL
PLANS & ELEVATIONS

VIFA REVISIONS		
NO.	DATE	DESCRIPTION
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3	03/15/2008	REVISED PER COMMENTS
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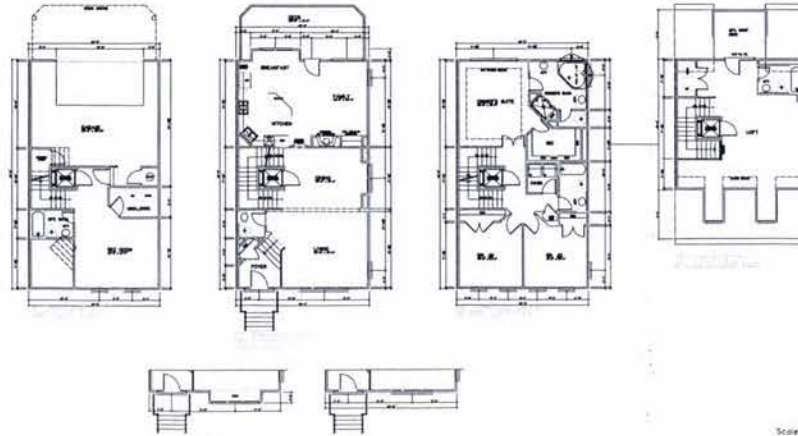
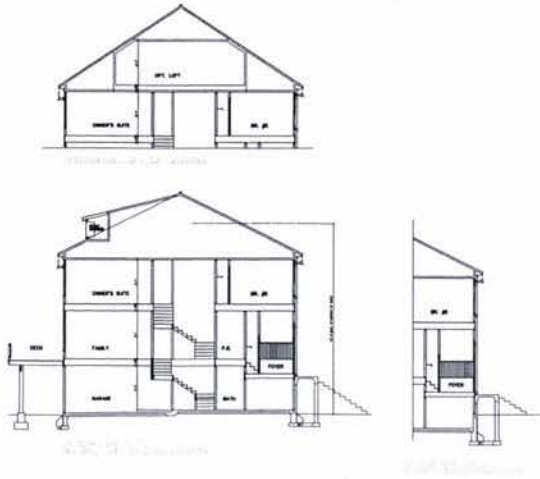
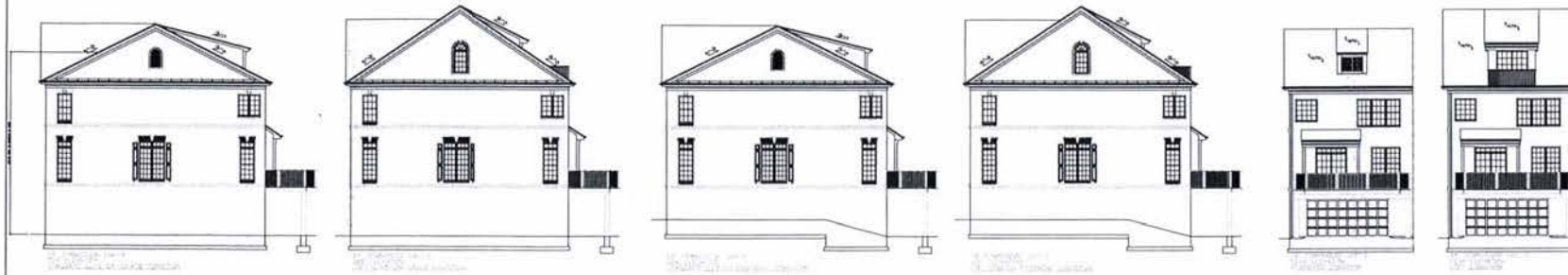
VKA
 VILLAGE KITCHEN ARCHITECTS
 1000 15TH STREET NW, SUITE 200
 WASHINGTON, DC 20005
 TEL: 202-462-1111 FAX: 202-462-1112
 WWW.VKAKITCHENARCHITECTS.COM

PLANNED UNIT DEVELOPMENT
 THE VILLAGE AT WASHINGTON GATEWAY
 WASHINGTON, DISTRICT OF COLUMBIA

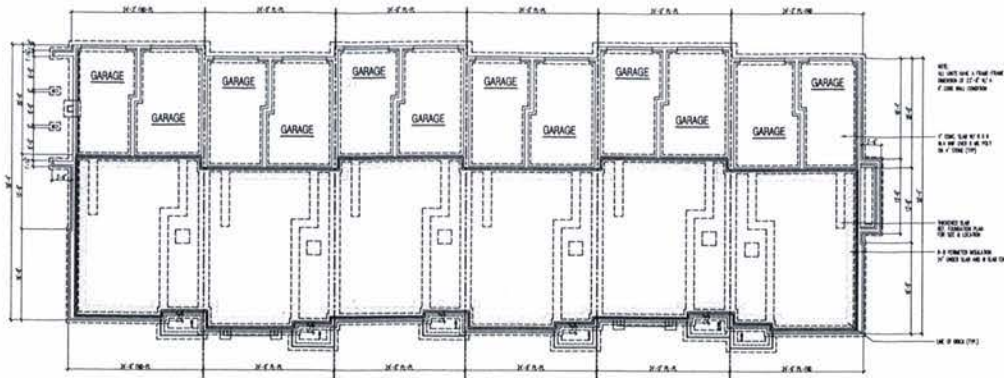
24' TOWNHOUSE ARCHITECTURAL
 PLANS, SECTIONS & ELEVATIONS

VKA REVISIONS

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 RBY: [blank] RBY: [blank]
 SCALE: AS SHOWN
 PROJECT/FILE NO: 13104
 SHEET NO: A-3

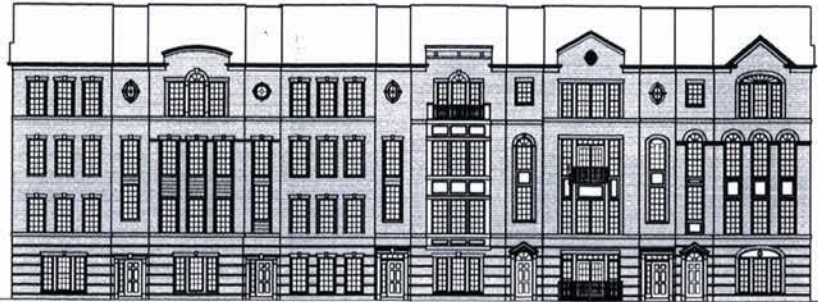


Scale: 1/8" inch = 1 foot
 NOTE: END & CORNER UNITS
 EXTERIOR TO BE SHEATHED WITH
 BRICK. INTERIOR UNITS TO BE
 SHEATHED WITH GIPSOM.



6-plex building footprint 10' slab condition

SEE THE UNIT LAYOUT WITH THE UNIT OPTION. THIS UNIT LAYOUT IS TO BE SUBMITTED WITH THE ARCHITECTURAL.



6-plex front elevation

SCALE: 1/8" = 1'-0"



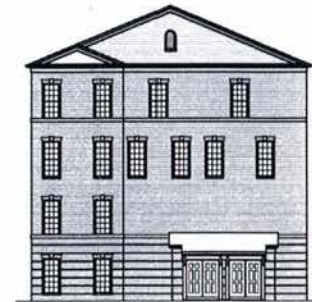
6-plex rear elevation

SCALE: 1/8" = 1'-0"



side elev. w/ brick & siding - w/ meter rm.

SCALE: 1/8" = 1'-0"



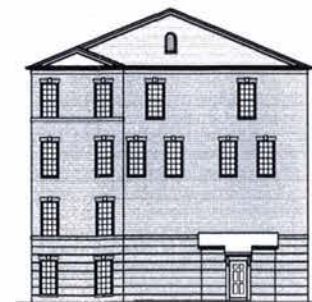
side elev. w/ opt. full brick - w/ meter rm.

SCALE: 1/8" = 1'-0"



side elev. w/ brick & siding - w/ sprinkler rm.

SCALE: 1/8" = 1'-0"



side elev. w/ opt. full brick - w/ sprinkler rm.

SCALE: 1/8" = 1'-0"



VKA ARCHITECTURE & INTERIORS, LLC
1000 14TH STREET, NW
WASHINGTON, DC 20005
TEL: 202.462.1111
WWW.VKAARCHITECTURE.COM

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

2 OVER2 TOWNHOUSE
ARCHITECTURAL PLANS & ELEVATIONS

VKA REVISIONS	
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