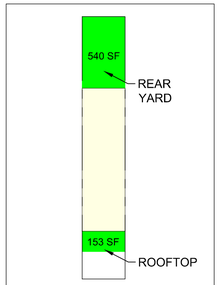
LEGEND:

- CORNER TOWNHOUSE LOT: 30 DU
- INTERIOR TOWNHOUSE LOT: 302 DU
- INTERIOR END TOWNHOUSE LOT: 96 DU

TOTAL: 428 DU

RIGHT-OF-WAY

ROADWAY



TYPICAL OPEN SPACE DIAGRAM
NOT TO SCALE

SEMINARY RD (PUBLIC)

N HOWARD ST (PUBLIC)

N GAILLARD ST

N JORDAN ST

N IVANHOE ST (PUBLIC)

ORMOND AVE

PUBLIC STREET 1 (50' ROW)

PUBLIC STREET 2 (50' ROW)

PUBLIC STREET 3 (50' ROW)

PUBLIC STREET 4 (50' ROW)

PUBLIC STREET 5 (50' ROW)

PUBLIC STREET 6 (50' ROW)

PUBLIC STREET 7 (50' ROW)

PUBLIC STREET 8 (50' ROW)

PUBLIC STREET 9 (50' ROW)

PUBLIC STREET 10 (50' ROW)

PROP. RETAINING WALL

SCALE: 1"=80'
0 40' 80' 120' 200'

RB ZONE BY-RIGHT TABULATIONS:

SITE AREA = 33.56 AC (1,461,873 SF)
FAR = 0.75 = 1,096,405 SF

TOTAL LOTS = 428 UNITS

UNIT SIZE = 2,561 SF

FLOOR AREA PROPOSED = 428 UNITS x 2,561
= 1,096,108 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%
(1,980 SF X 0.35 = 693 SF)

OPEN SPACE PROVIDED = 35%
540 SF (REAR) + 153 SF (ROOFTOP) =693 SF

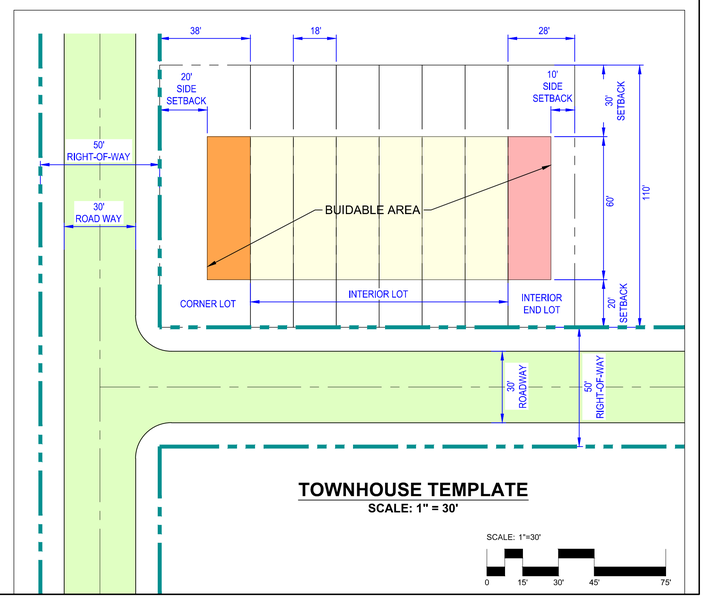
MAXIMUM HEIGHT = 45'

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 NARRATIVE:

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).



TOWNHOUSE TEMPLATE
SCALE: 1" = 30'

SCALE: 1"=30'
0 15' 30' 45' 75'

Inova Alexandria Hospital Seminary Road - By Right Layout Exhibit

PN02021002 | 10.13.2026 | Inova Health Care Services

10/9/2026 12:14 PM JSU P:\ALX_2026\2026086\CAD\DOCUMENTATION\EXHIBITS\INOVA TOWNHOMES BY_RIGHT EXHIBIT-2021-02-09_BY RIGHT-OPTION 2.DWG

LandDesign.