

PROPOSED TABULATIONS FOR PORTION OF TAX MAP PARCEL 47-4-02-02-001

SUBJECT PROPERTY AREA
 LOT AREA:
 REQUIRED: 20,000 SF MINIMUM
 PROVIDED: ±100,903 SF (± 2.32 AC)

LOT WIDTH
 REQUIRED: NO REQUIREMENT
 PROVIDED: 275 FEET

YARDS
 REQUIRED:
 FRONT YARD MAXIMUM: 93 FEET
 FRONT YARD MINIMUM: 20 FEET
 SIDE YARD MINIMUM: 10 FEET (WEST SIDE)
 INTERIOR NOT ADJACENT TO A RESIDENTIAL DISTRICT
 SIDE YARD MINIMUM: 25 FEET (EAST SIDE)
 INTERIOR ADJACENT TO A RESIDENTIAL DISTRICT
 REAR YARD MINIMUM: 0 FEET
 NOT ADJACENT TO A RESIDENTIAL DISTRICT

PROVIDED: FRONT YARD: 70 FEET
 SIDE YARDS: 11 FEET (WEST SIDE) AND 0 FEET (EAST SIDE)
 REAR YARD: 30 FEET

BUILD-TO LINE
 REQUIRED: NO REQUIREMENT
 PROVIDED: ±32%

FLOOR AREA: NON-RESIDENTIAL
 REQUIRED: NO REQUIREMENT
 PROVIDED: 1.2 (EXCLUDES PROPOSED PARKING GARAGE)

HEIGHT
 REQUIRED: 5 STORIES, 60 FEET MAXIMUM
 PROVIDED: EXISTING OFFICE BUILDING - 5 STORIES
 PROPOSED PARKING GARAGE - 6 STORIES, 65 FEET MAXIMUM

LOT COVERAGE
 REQUIRED: 85% MAXIMUM
 PROVIDED: ±96%

BUILDING COVERAGE
 REQUIRED: 60% MAXIMUM
 PROVIDED: ±44%

OFF-STREET PARKING
 REQUIRED:
 OFFICE
 BASED ON A 1985 SITE PLAN APPROVAL, THE EXISTING OFFICE BUILDING ON TAX MAP PARCEL 47-4-02-02-001 REQUIRED 368 SPACES. IT IS NOTED HOWEVER THAT A VARIANCE (V-949-84-1) WAS APPROVED ON NOVEMBER 6, 1984 REQUIRING 394 SPACES. THE APPLICANT PLANS TO AMEND THIS VARIANCE.

PROVIDED:
 REFER TO WILLOWOOD PLAZA PARKING REDUCTION REQUEST MEMO, DATED NOVEMBER 30, 2022, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

PROPOSED LOADING
 REQUIRED: 1 SPACE
 PROVIDED: 1 SPACE

#10304 EATON PL
 TM #47-4-02-02-004
**LOT 4,
 COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
WILLOWOOD PROPERTY, LLC
 D.B. 27193 PG. 1113
 ZONED: CR

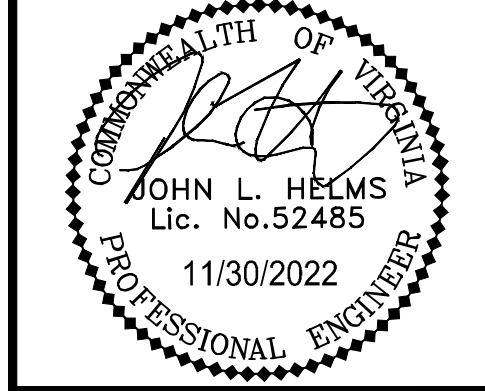
#10270 FAIRFAX BLVD
 TM #47-4-02-02-000-B
**PARCEL B,
 COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
WILLOWOOD LAND, LLC
 D.B. 25612 PG. 140
 ZONED: CR

**APPLICATION FOR
 OFFSITE DEVELOPMENT
 UNDER SEPARATE COVER
 (PROPOSED PARKING
 GARAGE FOR EXISTING
 OFFICE BUILDINGS)**

#10300 EATON PL
 TM #47-4-02-02-001
**LOT 1,
 COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
**WILLOWOOD OFFICE
 OWNER, LLC**
 D.B. 25440 PG. 407

#10300 EATON PL
 TM #47-4-02-02-001
**LOT 1,
 COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
**WILLOWOOD OFFICE
 OWNER, LLC**
 D.B. 25440 PG. 407
 196,195 SQ. FT. OR 4.50402 ACRES
 ZONED: CR

**PHASE II: N29
 RESIDENCES
 APPLICATION AREA**
**TOTAL AREA TO BE
 REZONED TO ZONE
 PD-R**
 95,292 SQ. FT. OR 2.18760 ACRES



N29 RESIDENCES
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111937
 DATE: 2022-11-30
 SCALE: 1" = 30'
 DESIGN: QN.ZY
 DRAWN: QN.ZY
 CHECKED: JMJJR

SHEET TITLE:
**SUBDIVISION
 ANALYSIS
 EXHIBIT**

SHEET No.
02

