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#10306 EATON PL
TM #47-4-02-02-002
**LOT 2, COMMONWEALTH
CORPORATE CENTER**
D.B. 6301 PG. 704
**WILLOWOOD OFFICE
OWNER, LLC**
D.B. 25440 PG. 407
195,743 SQ. FT. OR 4.49384 ACRES
ZONED: CR

#10306 EATON PL
TM #47-4-02-02-002
**LOT 2, COMMONWEALTH
CORPORATE CENTER**
D.B. 6301 PG. 704
**WILLOWOOD OFFICE
OWNER, LLC**
D.B. 25440 PG. 407

#10304 EATON PL
TM #47-4-02-02-003
**LOT 3,
COMMONWEALTH
CORPORATE CENTER**
D.B. 6301 PG. 704
WILLOWOOD PROPERTY, LLC
D.B. 27193 PG. 1113
ZONED: CR

#10400 EATON PL
TM #47-4-02-02-002-C
D.B. 25987 PG. 659
ZONED: CR
KENWOOD EATON PLACE, LLC

**PHASE 1: N29
APARTMENTS
APPLICATION AREA**

**PORTION OF TAX MAP
PARCEL 47-4-02-02-002
TO REMAIN AFTER
SUBDIVISION**
AREA TO REMAIN ZONE CR
66,208 SQ. FT. OR 1.51993 ACRES

EATON PLACE
60' PUBLIC RIGHT OF WAY

PROPOSED TABULATIONS FOR PORTION OF TAX MAP PARCEL 47-4-02-02-002

SUBJECT PROPERTY AREA
LOT AREA:
REQUIRED: 20,000 SF MINIMUM
PROVIDED: ±66,208 SF (± 1.52 AC)

LOT WIDTH
REQUIRED: NO REQUIREMENT
PROVIDED: 282 FEET

YARDS
REQUIRED: FRONT YARD MAXIMUM: 93 FEET
FRONT YARD MINIMUM: 20 FEET
SIDE YARD MINIMUM: 25 FEET ON WEST SIDE (ADJACENT TO PROP. APARTMENTS)
10 FEET ON EAST SIDE (ADJACENT TO NON-RESIDENTIAL LOT)
INTERIOR NOT ADJACENT TO A RESIDENTIAL DISTRICT
REAR YARD MINIMUM: 0 FEET
NOT ADJACENT TO A RESIDENTIAL DISTRICT

PROVIDED: FRONT YARD: 70.3 FEET
SIDE YARDS: 40.6 FEET ON WEST SIDE
11.1 FEET ON EAST SIDE
REAR YARD: 29.8 FEET

BUILD-TO LINE
REQUIRED: NOT REQUIRED
PROVIDED: ±39%

FLOOR AREA: NON-RESIDENTIAL
REQUIRED: NOT REQUIRED
PROVIDED: 122,040 SF BASED ON ALTA SURVEY BY THIS FIRM

HEIGHT
REQUIRED: 5 STORIES, 60 FEET MAXIMUM
PROVIDED: 5 STORIES, ±60 FEET

LOT COVERAGE
REQUIRED: 85% MAXIMUM
PROVIDED: ±90% SE REQUESTED

BUILDING COVERAGE
REQUIRED: 60% MAXIMUM
PROVIDED: ±37%

OFF-STREET PARKING
REQUIRED:
OFFICE

BASED ON A 1985 SITE PLAN APPROVAL, THE EXISTING OFFICE BUILDING ON TAX MAP PARCEL 47-4-02-02-002 REQUIRED 388 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.

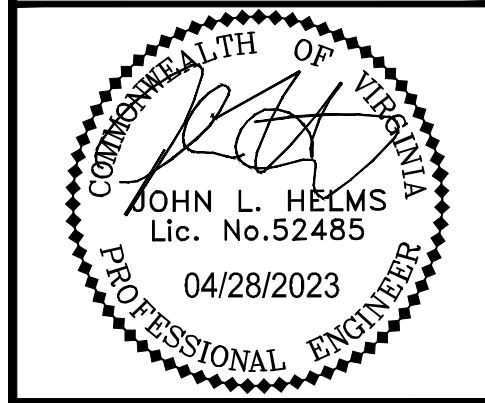
PROVIDED:
REFER TO WILLOWOOD PLAZA PARKING REDUCTION REQUEST MEMO, DATED NOVEMBER 30, 2022, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

PROPOSED LOADING
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING SPECIAL EXCEPTION REQUESTS:

- A. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 85% LOT COVERAGE.
- B. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 1.5.12.E REQUIREMENT TO ALLOW DRIVEWAY IN THE SIDE YARD.

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suite 601 fairfax, va 22030
engineering • surveying • land planning



N29 APARTMENTS
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-11-30
SCALE: 1" = 30'
DESIGN: ZY
DRAWN: ZY
CHECKED: JMJR

SHEET TITLE:
**SUBDIVISION
ANALYSIS
EXHIBIT**

SHEET No.
01

