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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

#10400 EATON PL
TM #47-4-02-02-002-C
KENWOOD EATON PLACE, LLC
D.B. 25967 PG. 659
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

**TOTAL AREA TO BE
REZONED TO ZONE CU**
129,130 SQ. FT. OR 2.96442 ACRES

**PORTION OF TAX MAP
PARCEL 47-4-02-02-002
TO REMAIN AFTER
SUBDIVISION**
AREA TO REMAIN ZONE CR
66,613 SQ. FT. OR 1.52922 ACRES

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

SUBJECT PROPERTY AREA
LOT AREA:
REQUIRED: 20,000 SF MINIMUM
PROVIDED: ±66,613 SF (± 1.53 AC)

LOT WIDTH
REQUIRED: NO REQUIREMENT
PROVIDED: ±283 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 FEET
SIDE YARDS: ±42 FEET ON WEST SIDE TO BUILDING AND 10.0' TO ROAD
±11 FEET ON EAST SIDE
REAR YARD: ±30 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: ±80%

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

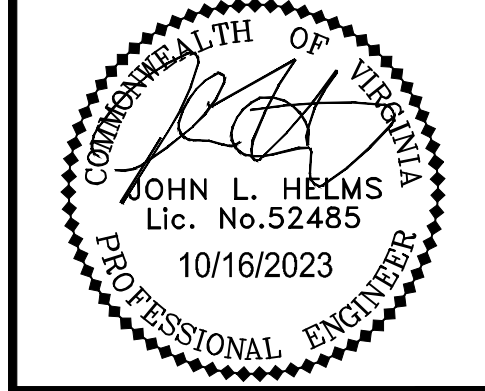
OFF-STREET PARKING
REQUIRED: OFFICE

BASED ON THE APRIL 2018 DETERMINATION FROM CITY STAFF, THE EXISTING OFFICE BUILDINGS ARE IN CONFORMANCE TO CITY STANDARDS, THEREFORE, THE EXISTING PARKING SUPPLY OF 763 PARKING SPACES IS ASSUMED FOR PURPOSES OF THE OFFICE PARKING REQUIREMENT.

PROVIDED: REFER TO WILLOWOOD PLAZA PARKING REDUCTION REQUEST MEMO, DATED OCTOBER 16, 2023, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

PROPOSED LOADING
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

**christopher
consultants**
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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
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:
**SUBDIVISION
ANALYSIS
EXHIBIT**

SHEET No.
01

