CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT / PROFFERED CONDITION AMENDMENT / SPECIAL EXCEPTION AMENDMENT PLAT

GOLF CENTER AT KINGSTOWNE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 7, 2003
REVISED MARCH 4, 2004 (By Burgess & Niple, Inc.)
REVISED JULY 12, 2004 (By Williamsburg Environmental Group, Inc.)
REVISED AUGUST 30, 2004 (By Williamsburg Environmental Group, Inc.)
REVISED SEPTEMBER 10, 2004 (By Williamsburg Environmental Group, Inc.)
REVISED SEPTEMBER 23, 2004 (By Williamsburg Environmental Group, Inc.)

TABULATION(PDH-4 SITE AREA)(LIMITS OF PCA/CDPA/FDPA):

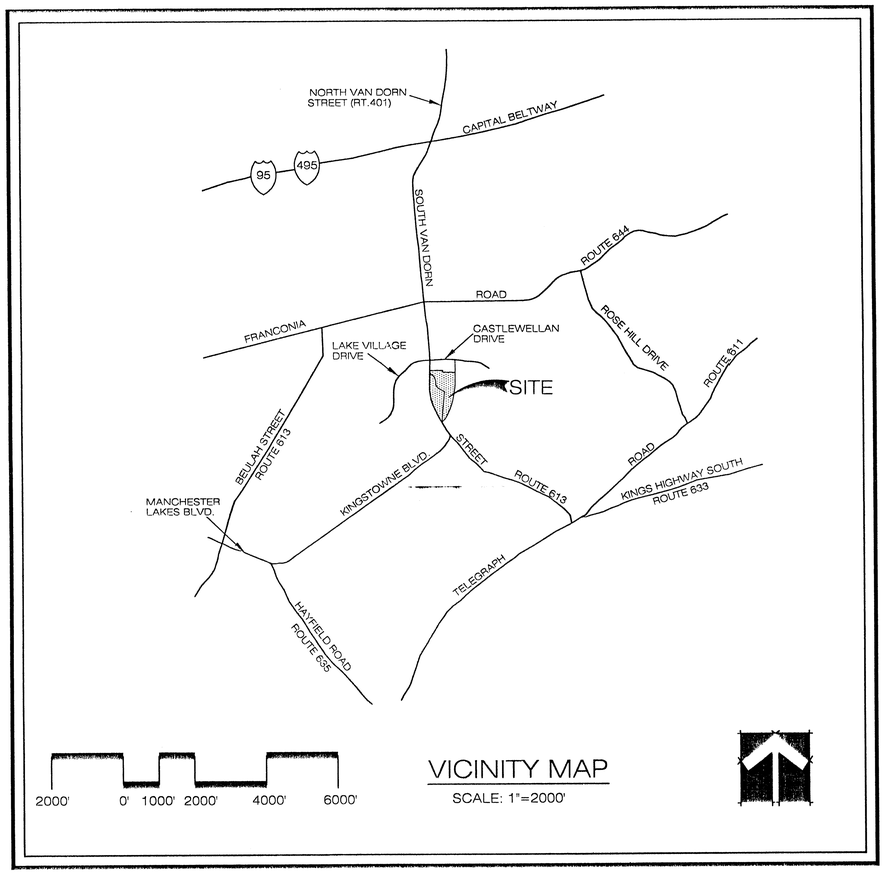
SITE AREA(PDH-4 DISTRICT):	6.40 ACRES
GOLF DRIVING RANGE/MINIATURE GOLF/EATING ESTABLISHMENT:	
AREA:	6.40 ACRES
BUILDING FLOOR AREA(WITHIN PDH-4 SITE AREA):	16,227 SF
CLUBHOUSE:	1,003 SF
DRIVING TEES/TRAINING/MAINTENANCE:	9,362 SF
EATING ESTABLISHMENT:	5,862 SF
FLOOR AREA RATIO:	0.06
OPEN SPACE:	5.18 ACRES (80%)

TABULATION(R-1 SITE AREA)(LIMITS OF SE):

SITE AREA(R-1 DISTRICT):	11.00 ACRES
GOLF DRIVING RANGE:	
AREA:	11.00 ACRES
BUILDING FLOOR AREA(WITHIN R-1 SITE AREA):	12,741 SF
CLUBHOUSE:	5,267 SF
DRIVING TEES/TRAINING/MAINTENANCE:	7,474 SF
FLOOR AREA RATIO:	0.03
OPEN SPACE:	9.78 ACRES (89%)

TABULATION(TOTAL SITE AREA):

TOTAL SITE AREA:	17.4 ACRES
AREA ZONED PDH-4:	6.4 ACRES
AREA ZONED R-1:	11.00 ACRES
TOTAL BUILDING FLOOR AREA:	28,968 SF
CLUBHOUSE:	6,270 SF
DRIVING TEES/TRAINING/MAINTENANCE:	16,836 SF
EATING ESTABLISHMENT:	5,862 SF
FLOOR AREA RATIO:	0.04
OPEN SPACE:	14.96 ACRES (86%)
PARKING REQUIRED:	
DRIVING RANGE: 75 TEES @ 1 SPACE/2 TEES:	38 SPACES
CHIPPING AREA: 10 PERSONS @ 1 SPACE/2 PERSONS:	5 SPACES
CLUBHOUSE:	
OCCUPANCY: 30 PERSONS @ 1 SPACE/ 3 PERSONS:	10 SPACES
EMPLOYEES: 2 EMPLOYEES @ 1 SPACE/EMPLOYEE:	2 SPACES
PRO-SHOP:	
4,000 NET SF @ 1 SPACE/200 SF FOR FIRST 1,000 NET SF PLUS 6 SPACES PER EACH ADDITIONAL 1,000 NET SF:	23 SPACES
SNACK BAR:	
20 SEATS @ 1 SPACE/4 SEATS:	5 SPACES
4 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	2 SPACES
MINIATURE GOLF:	
36 PERSONS @ 1 SPACE/3 PERSONS:	12 SPACES
2 EMPLOYEES @ 1 SPACE/EMPLOYEE:	2 SPACES
RESTAURANT:	
TABLE SEATING: 195 SEATS @ 1 SPACE/4 SEATS:	49 SPACES
BAR SEATING: 25 SEATS @ 1 SPACE/2 SEATS:	13 SPACES
EMPLOYEES: 63 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	32 SPACES
TOTAL PARKING REQUIRED:	193 SPACES
PARKING PROVIDED:	225 SPACES(MAXIMUM)



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. THE PROPERTIES WHICH ARE THE SUBJECT OF THIS PLAT ARE LOCATED ON ASSESSMENT MAP NO. 091-2((1)) PARCELS 35A AND 35B.
2. EXISTING USES: PDH DISTRICT(PCA): GOLF DRIVING RANGE, RELATED OUTDOOR RECREATION FACILITIES AND EATING ESTABLISHMENT.
   R-1 DISTRICT(SPECIAL EXCEPTION): GOLF DRIVING RANGE, MINIATURE GOLF AND RELATED OUTDOOR RECREATION FACILITIES.
   EXISTING USES ARE TO REMAIN UNCHANGED, WITH THE HOURS OF OPERATION EXTENDED FOR THE GOLF DRIVING RANGE AND MINIATURE GOLF FACILITIES. EATING ESTABLISHMENT APPROVALS SHALL NOT BE AMENDED IN ANY WAY.
3. OWNER/APPLICANT:
   91-2((1))35A (17.12 ACRES)
   PCC-VAN DORN LLC
   6825 SOUTH VAN DORN STREET
   ALEXANDRIA, VIRGINIA 22315
   91-2((1))35B (0.28 ACRE)
   RUBY TUESDSAY INC.
   150 W. CHURCH STREET
   MARYVILLE, TENNESSEE 37801
4. DATUM: USGS; TOPOGRAPHY BASED ON AERIAL SURVEY.
5. STORM WATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO THIS SITE ARE MET BY EXISTING POND FACILITIES LOCATED OFFSITE. ADEQUATE OUTFALLS EXIST FOR THE DISCHARGE OF STORM RUNOFF FROM THIS PROPERTY.
6. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
7. THERE ARE NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THIS PROPERTY.
8. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
9. THIS SITE IS SUBJECT TO A PREVIOUSLY APPROVED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AND SPECIAL PERMIT (PCA C-448-16, FDP C-448-31, SP 97-L-051).
10. SITE SIGNAGE CONFORMS WITH THE APPLICABLE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDNANCE.
11. THE DEVELOPMENT SHOWN HEREON IS IN COMPLIANCE WITH APPLICABLE ORDINANCES, STANDARDS AND REGULATIONS.
12. THE EXISTING USES ON THIS PROPERTY INCLUDE A GOLF DRIVING RANGE, AND A MINIATURE GOLF COURSE, AND RELATED FACILITIES, AND AN EATING ESTABLISHMENT. OTHER THAN CLEANING PRODUCTS AND FERTILIZERS THAT MIGHT NORMALLY BE USED IN SUCH FACILITIES, NO TOXIC SUBSTANCES ARE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY.
13. THE FUNERAL HOME SITE AND THE CHILD CARE CENTER SITE ARE NOT PART OF THIS APPLICAITON.

PCA C-448-31/FDPA C-448-31-2
Application No.(s): Staff: LAS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 10.14.04
Date of (BOS) (PC) approval 12.6.04
Sheet 1 of 4
Conc W/SE 2004-LE-015

SHEET INDEX:

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT / PROFFERED CONDITION AMENDMENT / SPECIAL EXCEPTION AMENDMENT PLAT
3. SITE LIGHTING PHOTOMETRIC ANALYSIS
4. SITE LIGHTING PHOTOMETRIC ANALYSIS

COMMONWEALTH OF VIRGINIA
RICHARD M. BRAWLEY
NO. 025182
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
SEP 28 2004
Zoning Evaluation Division

WILLIAMSBURG ENVIRONMENTAL GROUP, INC.
3000 Easley Circle
Williamsburg, Virginia 23188
(757) 220-6869
7401 Beaufont Springs Drive, Suite 205
Richmond, Virginia 23225
(804) 267-3474
46030 Manekin Plaza, Suite 160
Sterling, Virginia 20166
(703) 406-1390
Environmental Consultants

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4th Submittal to County

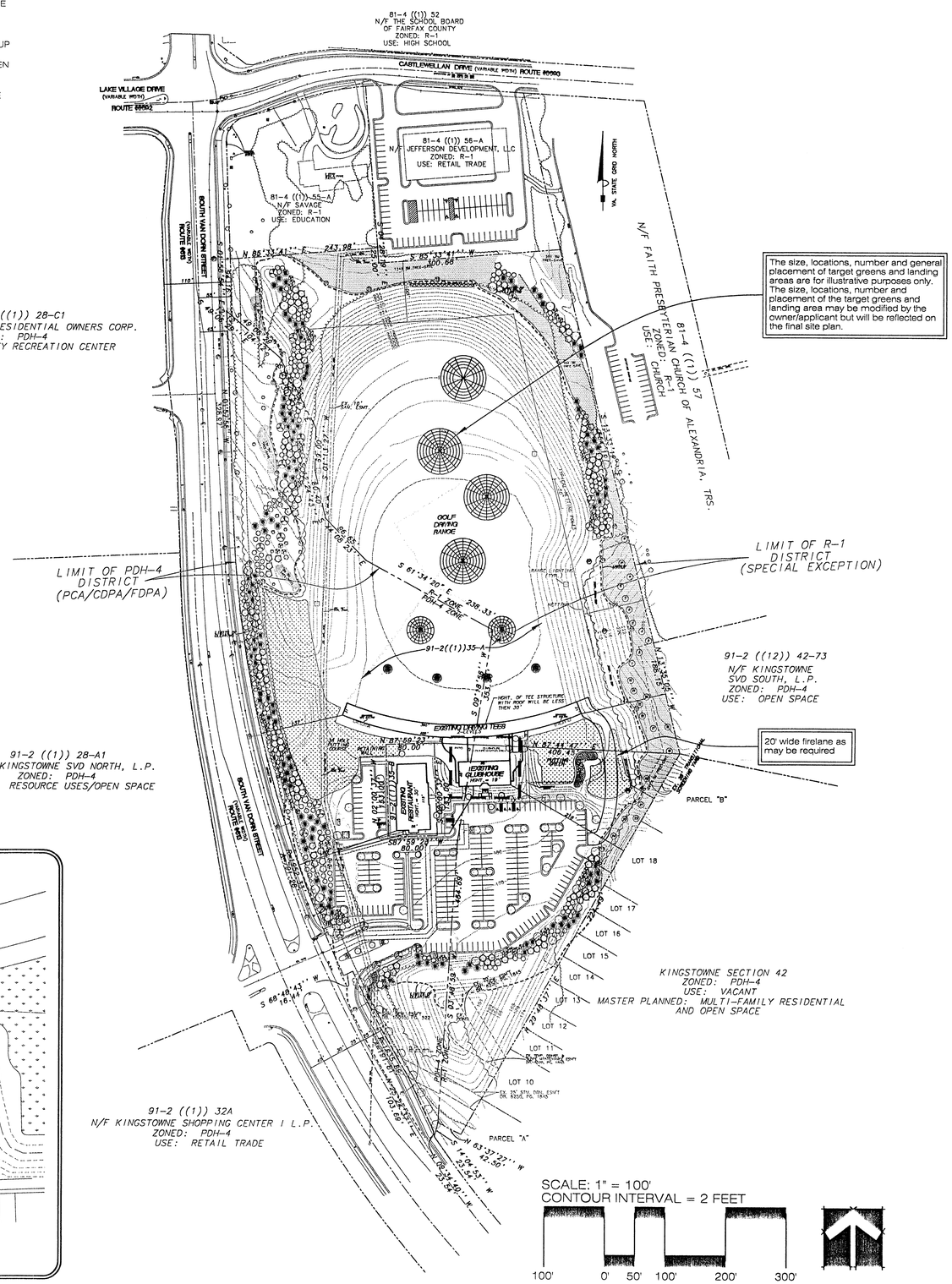
* 2202

NOTE:

1. ALL STRUCTURES AND FEATURES SHOWN HEREON ARE EXISTING WITH THE EXCEPTION OF THE APPROVED CLUBHOUSE EXPANSION TO THE EXISTING CLUBHOUSE.

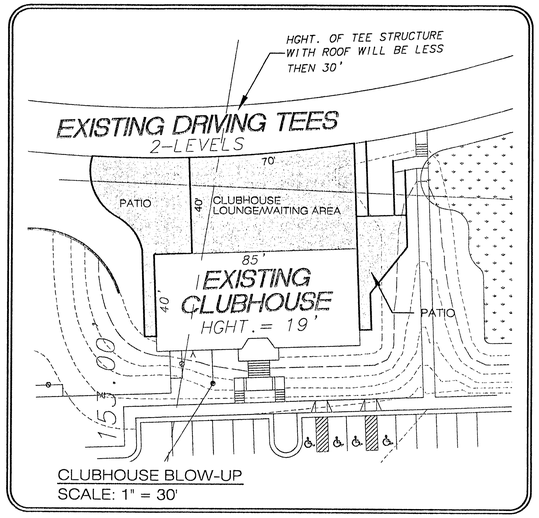
2. DIGITAL FILES WERE PROVIDED TO WILLIAMSBURG ENVIRONMENTAL GROUP BY BURGESS & NIPLE. THE ONLY CHANGES THAT HAVE BEEN MADE TO THE INFORMATION IS THE ADDITION OF THE NOTES REGARDING THE TARGET GREEN LOCATIONS, AND TO THE CLUB HOUSE EXPANSION.

3. THE SECOND (2ND) LEVEL OF EXISTING DRIVING TEES STRUCTURE WILL BE COVERED WITH A ROOF OVERHANG BUT NOT COMPLETELY ENCLOSED.



The size, locations, number and general placement of target greens and landing areas are for illustrative purposes only. The size, locations, number and placement of the target greens and landing area may be modified by the owner/applicant but will be reflected on the final site plan.

20' wide firelane as may be required



CLUBHOUSE BLOW-UP
SCALE: 1" = 30'

DRAWING FILES PROVIDED BY BURGESS & NIPLE, INC.

LEGEND

EXISTING	DISCRIPTION
℄	CENTERLINE
	PL AND/OR R/W
CG-6	CG-6, CONC. C\G, 0.6 WIDE GUTTER
CG-2	CG-2, CONC. CURB, 0.15 WIDE
HC	HANDICAP RAMP
O/H T&E	OVERHEAD ELECTRIC POWER\TELE
U/G G	UNDERGROUND GAS LINE
U/G T	UNDERGROUND TELEPHONE LINE
U/G E	UNDERGROUND ELECTRIC LINE
U/G CTV	UNDERGROUND CABLE TV LINE
W	UNDERGROUND WATERLINE
	C/L DITCH
x CLF x	CHAIN LINK FENCE
x 1.2 WF x	WOOD FENCE
90	2.5 INDEX CONTOUR LINE
	0.5 INTERMEDIATE CONTOUR LINE
x 89.5	GROUND SPOT ELEVATION
△	TRAVERSE CONTROL POINT
IPF	IRON PIPE FOUND
EP	EDGE OF PAVEMENT
GV/WV	GAS VALVE/WATER VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	GUY ANCHOR
	SIGN
	TELEPHONE POLE
	ELECTRIC POWER/TELE POLE
	TRAFFIC SIGNAL POLE
	STORM DRAIN/DROP INLET
	STOP SIGN
	TREE/GROUP OF TREES
	SHRUB/SHRUBS
	CURB CUT RAMP CG-12
	LIGHT POLE
CG-6R	REVERSED CURB AND GUTTER
	LIMITS OF CONSTRUCTION
	DENOTES CG-6R

ZONING REQUIREMENTS PDH-4 DISTRICT

MINIMUM DISTRICT SIZE:	2 ACRES
MINIMUM LOT SIZE:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT:	CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE.
MINIMUM YARD REQUIREMENTS:	CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE.
OPEN SPACE:	20% OF THE GROSS AREA SHALL BE OPEN SPACE.

ZONING REQUIREMENTS R-1 DISTRICT

MINIMUM DISTRICT SIZE:	36,000 S.F.
MINIMUM LOT SIZE:	175 FEET (CORNER LOT)
MINIMUM LOT WIDTH:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT:	60 FEET
MINIMUM YARD REQUIREMENTS:	FRONT YARD: 50' ANGLE OF BULK PLANE, NOT < 40 FEET SIDE YARD: 45' ANGLE OF BULK PLANE, NOT < 20 FEET REAR YARD: 45' ANGLE OF BULK PLANE, NOT < 25 FEET
MAXIMUM FLOOR AREA RATIO:	0.15
OPEN SPACE:	20% OF THE GROSS AREA SHALL BE OPEN SPACE.

NOTE: DUE TO THE EXTENSIVE DISTANCES (MINIMUM 142') BETWEEN ANY STRUCTURE OR PORTION OF A STRUCTURE LOCATED IN THE R-1 ZONED PORTION OF THE PROPERTY AND THE CLOSEST EXTERNAL BOUNDARY OF THE PROPERTY, THE ANGLE OF BULK PLANE REQUIREMENTS ARE NOT A FACTOR RESTRICTING BUILDING LOCATION AND ALL BUILDINGS ARE IN COMPLIANCE WITH THE SETBACK REQUIREMENTS.

PROVIDED BY BURGESS & NIPLE, INC.

PCA C448-31/FDPA C448-31-2-1
Application No. Staff LAS
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-14-04
Date of (BOS) (PC) approval 12-6-04
Sheet 2 of 4
CONC W/SE 2004LE-015

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CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT / PROFFERED CONDITION AMENDMENT / SPECIAL EXCEPTION AMENDMENT PLAT

GOLF CENTER AT KINGSTOWNE

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
RICHARD M. BRAWLEY
NO. 025182
PROFESSIONAL ENGINEER

REVISIONS: DATE:	
3/4/04	SIGN SETBACK DISTANCE BY BURGESS & NIPLE.
7/12/04	CLUBHOUSE REVISION.
8/30/04	PER COUNTY COMMENTS.
9/10/04	PER COUNTY COMMENTS.
9/23/04	ADDED LANDSCAPING.

DRAWN BY: GCR
DESIGNED BY: GCR
DATE: OCTOBER 2003
CHECKED BY: RMB
SHEET: 2 OF 4
JOB#: 2202

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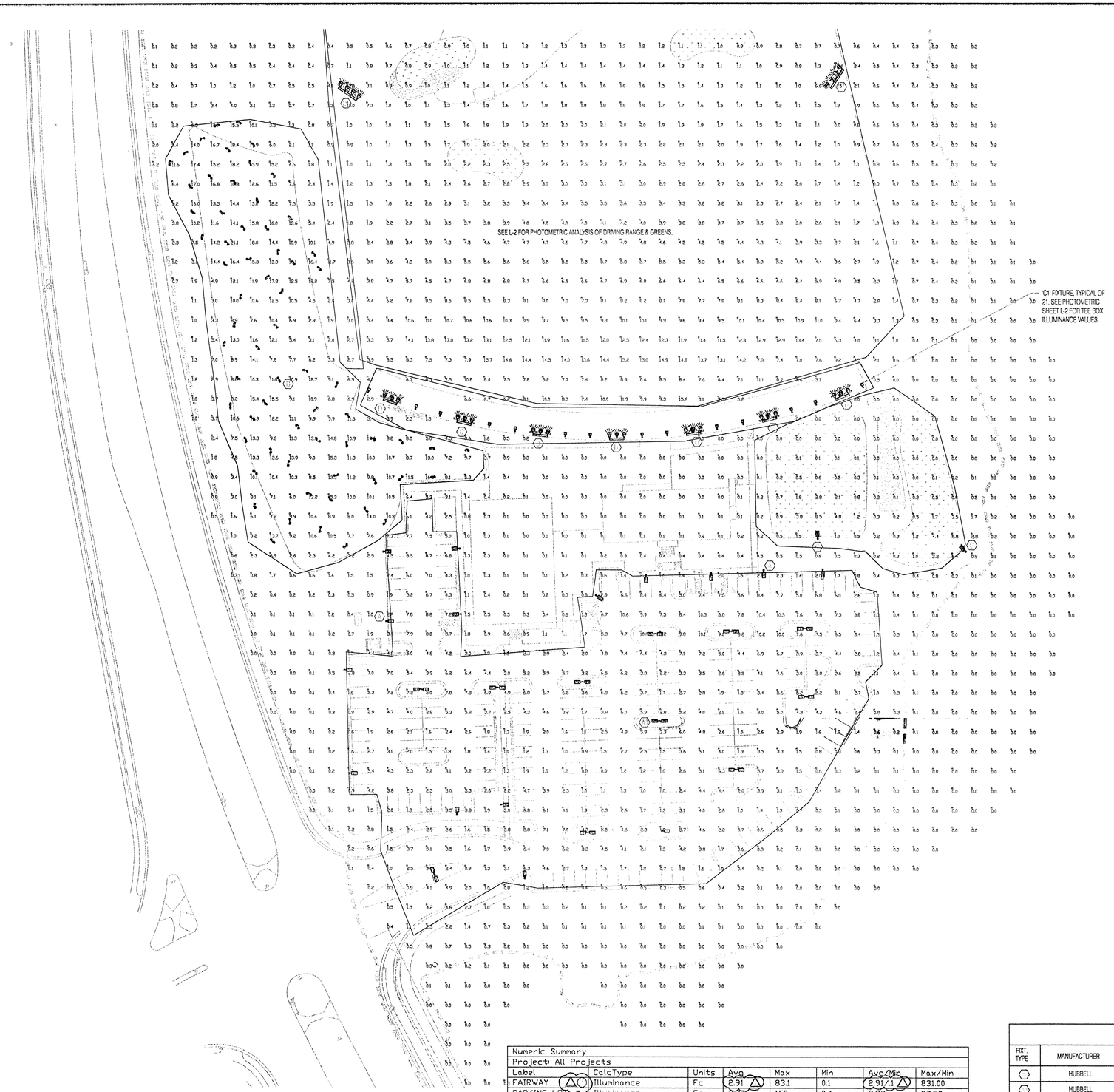
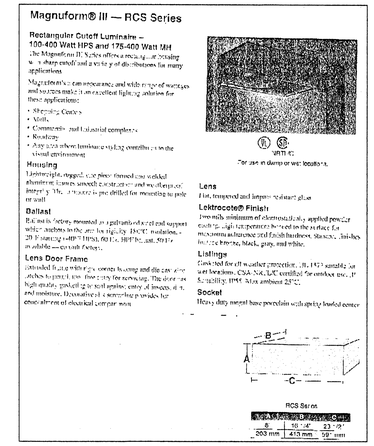
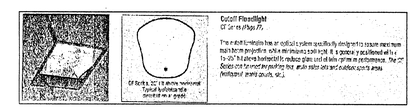


SITE LIGHTING & PHOTOMETRIC ANALYSIS OF EXISTING PARKING LOT & MINIATURE GOLF AREAS

1/32"=1'-0"



TYPE 'A' & 'A1' FIXTURE



TYPE 'B', 'C' & 'C1' FIXTURE

TYPE 'D', 'D1' & 'D2' FIXTURE

PCA C448-31
FDPA C448-31-2-1
Application No.
Staff LAS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-14-04
Date of (BOS) (PC) approval 12-6-04
Sheet 3 of 4
Conc w/SE 2004-LE-015

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FAIRWAY △○	Illuminance	Fc	2.91 △	83.1	0.1	2.91/.1 △	831.00
PARKING LOT	Illuminance	Fc	3.97	11.0	0.4	9.93	27.50
GREEN	Illuminance	Fc	1.7	9.5	0.1	17.0	0.00
MINI - GOLF	Illuminance	Fc	10.25	21.8	0.8	12.81	27.25
TEE BOXES	Illuminance	Fc	12.9	20.3	6.9	1.9	2.9

NOTE:
○ VALUES EXPRESSED FOR FAIRWAY ILLUMINANCE BASED ON ACTUAL FIELD MEASUREMENTS TAKEN AT GRADE ON JULY 22, 2004, 9:00PM.
△

LIGHTING FIXTURE SCHEDULE

FIXT. TYPE	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS TYPE	VOLTS	MOUNTG	REMARKS
A	HUBBELL	RCS-A400H-3PB-1L	1	400W MH	120	25' POLE	EXISTING TO REMAIN
A	HUBBELL	RCS-A400H-3PB-1L	2	400W MH	120	25' POLE	EXISTING TO REMAIN
B	RUUD	MCF3410-D	2	100W MH	120	12' POLE	EXISTING TO REMAIN
C	HUBBELL	MCF SERIES	1	400W MH	120	20' POLE	EXISTING TO REMAIN
C	HUBBELL	MCF3410-D	1	400W MH	120	WALL	EXISTING TO REMAIN, 18' AFF
C	HUBBELL	SLS-1500H-1WB-SGA/WB-SG	3	1500W MH	120	32' POLE	EXISTING TO REMAIN
C1	HUBBELL	SLS-1500H-1WB-SGA/WB-SG	4	1500W MH	120	BUNKER	EXISTING TO REMAIN
C	HUBBELL	SLS-1500H-1WB-SGA/WB-SG	3	1500W MH	120	BUNKER	EXISTING TO REMAIN

ekf

E. K. FOX & ASSOCIATES, LTD.

CONSULTING ENGINEERS

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Fairfax, Virginia 22030
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MID-ATLANTIC GOLF CENTER

Issue :
PHOTOMETRICS
FINAL SUBMISSION - 4/15/04
RESUBMISSION - 7/13/04
RESUBMISSION - REV1 - 7/26/04

Stamp :

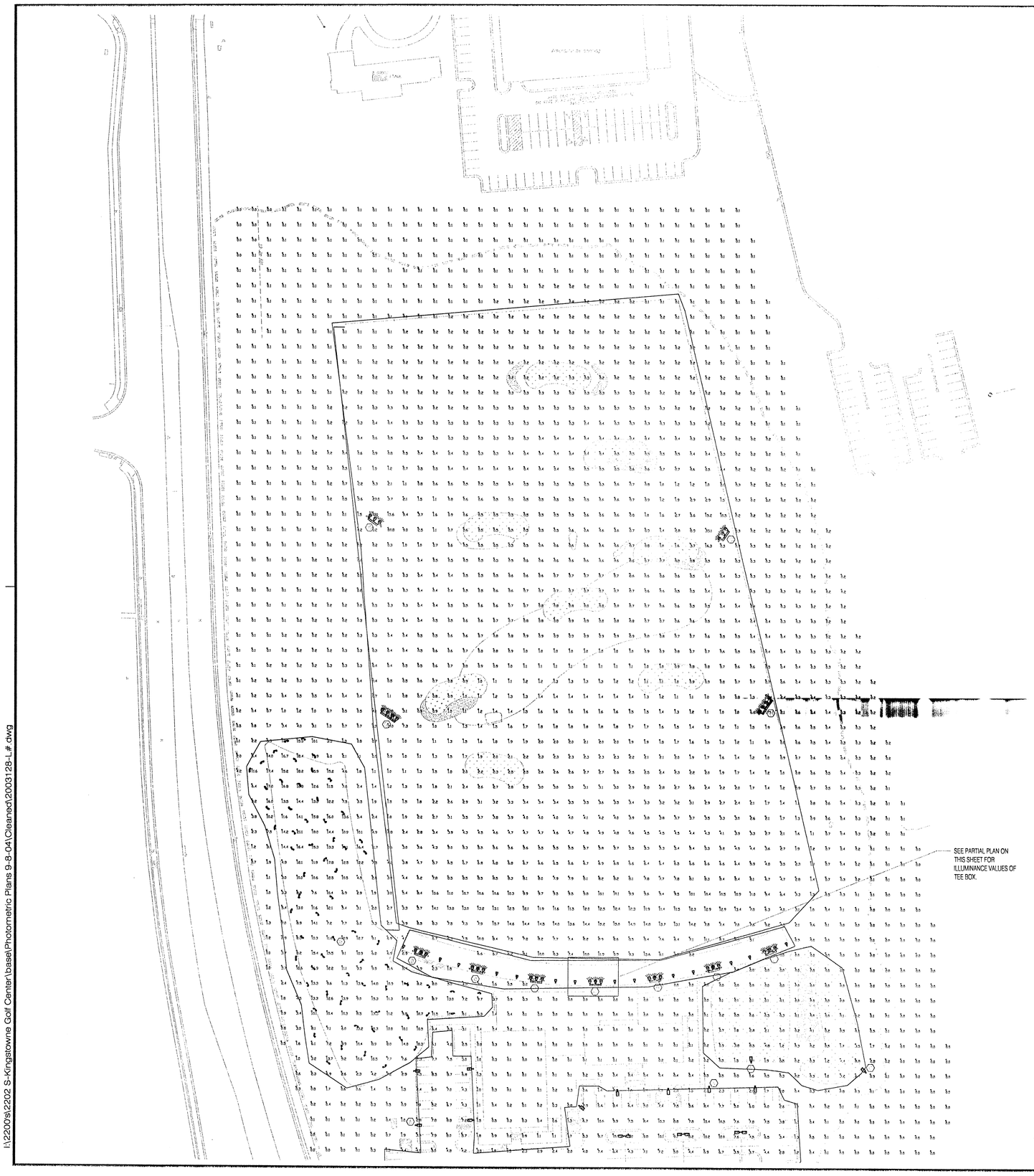
Subject :
SITE LIGHTING PHOTOMETRIC ANALYSIS

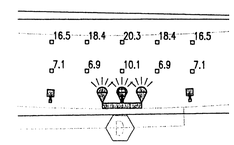
Scale : 1/32" = 1'-0"
Drawn : DGM
Checked : JMD
Date : 11/20/03

L-1

Sheet 3 of 4

I:\2200's\2202 S-Kingstowne Golf Center\base\Photometric Plans 9-8-04\Cleaned\2003128-L.# dwg





TEE BOX – PARTIAL PLAN – ILLUMINANCE VALUES

1/16"=1'-0"

SITE LIGHTING & PHOTOMETRIC ANALYSIS OF EXISTING DRIVING RANGE

1/32"=1'-0"

PCA C448·31
FDPA C·448·31·2·1
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10·14·04
Date of BOS (PC) approval 12·6·04
Sheet 4 of 4
CONC W/SE 2004·LE·015

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&
ASSOCIATES, LTD.

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MID-ATLANTIC GOLF CENTER

Issue :
PHOTOMETRICS
FINAL SUBMISSION - 4/15/04
RESUBMISSION - 7/13/04
RESUBMISSION - REV1 - 7/26/04

Stamp :

Subject :
SITE LIGHTING PHOTOMETRIC ANALYSIS

EXISTING DRIVING RANGE & GREEN

Scale :	1/32" = 1'-0"
Drawn :	DGM
Checked :	JMD
Date :	4/8/04

L-2

Sheet 4 of 4

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