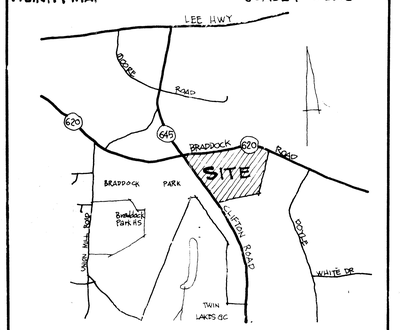
VICINITY MAP

SCALE 1" = 2000'



SITE SUMMARY

TOTAL AREA OF ORIGINAL SITE = 89.7334 AC.
AREA OF 1986 R.O.W. DEDICATION = 2.7059 AC.
87.0295 AC.
AREA OF 1995/96 R.O.W. DEDICATION = 1.4918 AC.

EXISTING PRO SHOP = 1624.09 SF
EXISTING MAINTENANCE SHED = 352 SF
EXISTING COVERED TEES = 1600 SF
EXISTING FLOOR AREA RATIO = .004

PROPOSED INTERIOR PRACTICE FACILITY 6,900 SF
PROPOSED PRO SHOP & GRILL
PROPOSED MAINTENANCE FACILITY = 3,500 SF
PROPOSED COVERED TEES = 9900 SF
} 20,300 SF TOTAL
FLOOR AREA RATIO PROPOSED = 20,300 SF ÷ 87.03 AC. = 0.008
FLOOR AREA RATIO ALLOWED = 0.1
OPEN SPACE REQUIRED = 28.9346 AC
OPEN SPACE PROVIDED = 54.50 AC.
TREE CANOPY REQUIRED = 11.41 AC
TREE CANOPY PROVIDED = ± 18.56 AC

NOTE!! SCREEN YARD REQUIREMENTS ARE SATISFIED BY EXISTING TREES ALONG MOST OF THE BRADDOCK ROAD FRONTAGE. WHERE NOT, APPLICANT PROPOSES TO MODIFY SCREEN YARD LANDSCAPING REQUIREMENTS AS INDICATED ON SHEET 2 OF 2.

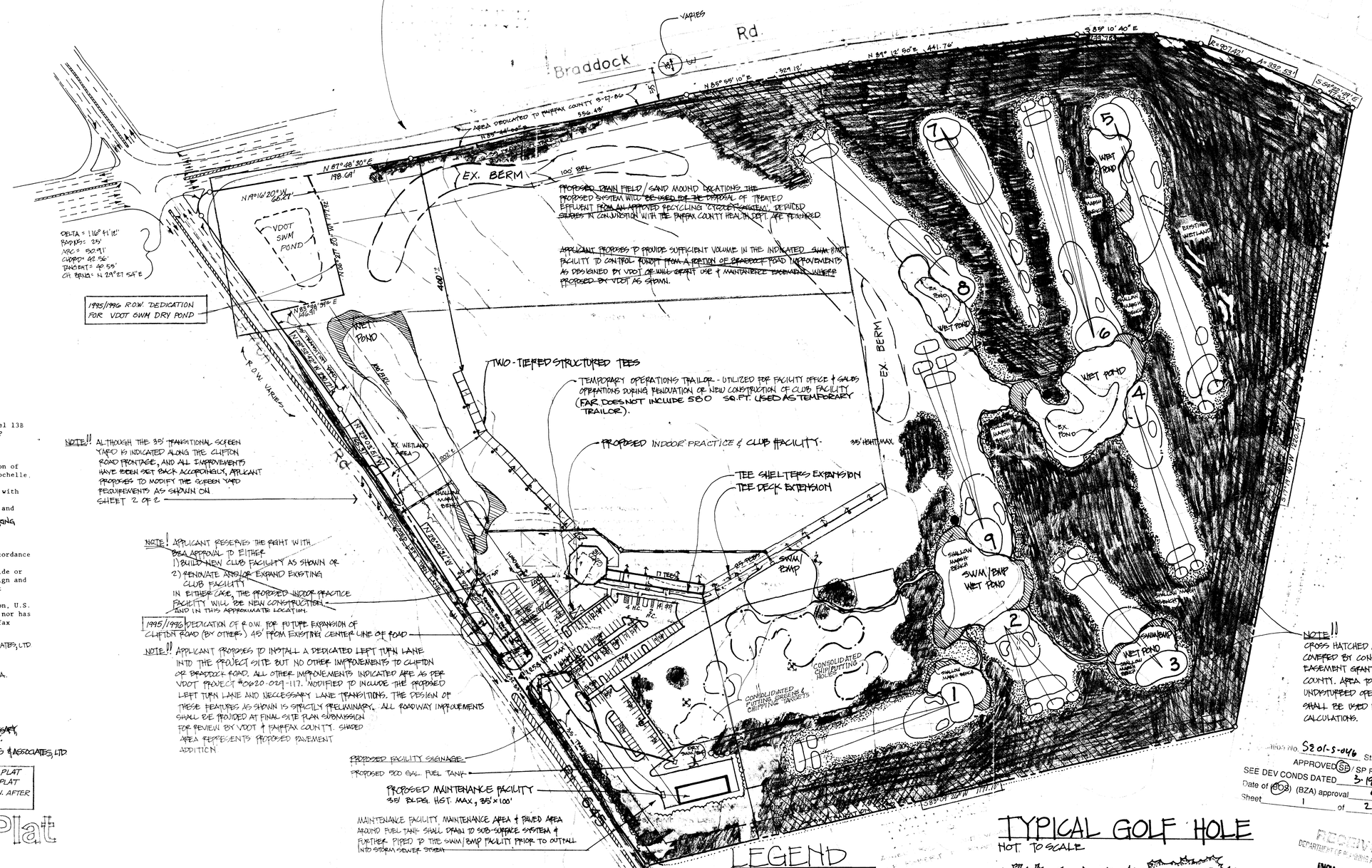
PARKING TABULATION

REQUIRED PARKING

- DRIVING RANGE
  120 TEES @ 1 SPACE PER 3 PEOPLE = 40 SPACES
- INTERIOR PRACTICE FACILITY
  20 TEES @ 1 SPACE PER 3 PEOPLE = 7 SPACES
- GOLF COURSE
  9 HOLES/4 PEOPLE PER HOLE = 36 PEOPLE
  36 PEOPLE @ 1 SPACE PER 3 PEOPLE = 12 SPACES
- CHIP/PUTT PRACTICE AREA
  9 GREEN PRACTICE AREA/4 PEOPLE PER GREEN = 36 PEOPLE
  36 PEOPLE @ 1 SPACE PER 3 PEOPLE = 12 SPACES
- PRO FACILITY EMPLOYEES = 18 EMPLOYEES
  1 SPACE/EMPLOYEE = 18 SPACES
- GOLF ACADEMY
  40 PEOPLE ON A COMBINATION OF:
  25 PUTTING GREENS
  15 CHIPPING TARGETS
  40 PEOPLE @ 1 SPACE PER 3 PEOPLE = 14 SPACES
- GRILL (COMMERCIAL REC RESTAURANT)
  10 COUNTER SEATS @ 1 SPACE/2 SEATS = 5 SPACES
  10 TABLES @ 4 PEOPLE/TABLE = 40 PEOPLE
  40 PEOPLE @ 1 SPACE/4 SEATS = 10 SPACES
  GRILL EMPLOYEES = 2
  1 SPACE/EMPLOYEE = 2
- TOTAL PARKING REQUIRED = 120 SPACES
- TOTAL PARKING PROVIDED = 160 SPACES

GENERAL NOTES

1. Property shown hereon is delineated on tax map 66-1((1)), parcel 13B and is currently zoned R-C and subject to Special Permit No. SP 85-S-059.
2. No Title Report ffurnished.
3. Boundary information taken from information of record.
4. Existing improvements and clearing limits taken from information of record and supplemented by field survey performed by Stephen Rochelle, Licensed Surveyor in the State of Virginia.
5. Topography shown extracted from Fairfax County topography maps with maximum contour interval of five (5) feet.
6. Existing facilities currently served by private well, cyclelet and septic field
7. SWM/BMP FACILITY & GOLF HOLE CONFIGURATION SUBJECT TO FINAL ENGINEERING & FAIRFAX COUNTY REVIEW.
8. Parking lot and peripheral landscaping shall be provided in accordance with Fairfax County regulations
9. Proposed parking and site lighting = Quartz Halogen, Metal Halide or equal (1,500 W max.) sportlights with cut-off and reflector design and orientation on 30' maximum height poles so as to minimize light spillage and glare on adjacent properties.
10. No floodplain designated by the Federal Insurance Administration, U.S. Geological Survey, Fairfax County or others exists on the site nor has any Environmental Quality Corridor been identified by the Fairfax County Comprehensive Plan on the site.
11. WETLAND DELINEATION & REPORT PREPARED BY PACIULLI, SIMMONS & ASSOCIATES, LTD DATED APRIL 15, 1993
12. WETLAND AREAS FLAGGED IN FIELD BY THE ABOVE WERE SURVEYED BY STEPHEN ROCHELLE, LICENSED SURVEYOR IN THE STATE OF VIRGINIA.
13. SOIL STUDIES, BORINGS & PROBES CONDUCTED BY SOIL TECH, INC.
14. POTABLE WATER TO BE PROVIDED BY EXISTING ON SITE WELL AND, IF NECESSARY, SUPPLEMENTED BY ONE ADDITIONAL WELL APPROVED BY FAIRFAX COUNTY.
15. PRELIMINARY SWM/BMP CALCULATIONS PROVIDED BY PACIULLI SIMMONS & ASSOCIATES, LTD & SUBMITTED AS AN ATTACHMENT TO THIS PLAT.
16. THE BERM ALONG BRADDOCK ROAD SHOWN ON PAGES 1&2 OF THIS PLAT IS EXISTING. REMAINING SITE IMPROVEMENTS SHOWN ON THIS PLAT ARE UNDER CONSTRUCTION. METES & BOUNDS REFLECT ROW. AFTER 1995/1996 DEDICATIONS.



NOTE!! ALTHOUGH THE 35' TRANSITIONAL SCREEN YARD IS INDICATED ALONG THE CLIFTON ROAD FRONTAGE, AND ALL IMPROVEMENTS HAVE BEEN SET BACK ACCORDINGLY, APPLICANT PROPOSES TO MODIFY THE SCREEN YARD REQUIREMENTS AS SHOWN ON SHEET 2 OF 2

NOTE! APPLICANT RESERVES THE RIGHT WITH BOA APPROVAL TO EITHER
1) BUILD NEW CLUB FACILITY AS SHOWN OR
2) RENOVATE AND/OR EXPAND EXISTING CLUB FACILITY
IN EITHER CASE, THE PROPOSED INDOOR PRACTICE FACILITY WILL BE NEW CONSTRUCTION AND IN THIS APPROXIMATE LOCATION.

1995/1996 DEDICATION OF R.O.W. FOR FUTURE EXPANSION OF CLIFTON ROAD (BY OTHERS) 45' FROM EXISTING CENTER LINE OF ROAD

NOTE!! APPLICANT PROPOSES TO INSTALL A DEDICATED LEFT TURN LANE INTO THE PROJECT SITE BUT NO OTHER IMPROVEMENTS TO CLIFTON OR BRADDOCK ROAD. ALL OTHER IMPROVEMENTS INDICATED ARE AS PER VDOT PROJECT #0620-029-117. MODIFIED TO INCLUDE THE PROPOSED LEFT TURN LANE AND NECESSARY LANE TRANSITIONS. THE DESIGN OF THESE FEATURES AS SHOWN IS STRICTLY PRELIMINARY. ALL ROADWAY IMPROVEMENTS SHALL BE PROVIDED AT FINAL SITE PLAN SUBMISSION FOR REVIEW BY VDOT & FAIRFAX COUNTY. SHADED AREA REPRESENTS PROPOSED PAVEMENT ADDITION

Special Permit Plat

Northern Virginia Golf Center

Fairfax County, Virginia

Sang Oh & Co.

Scale 1" = 50', 100', 200', 400', 500'

Sheet 1 of 2

4-19-93

REV. 1-25-99 MWB
REV. 6-16-98 NJC
REV. 5-27-93 MWB
REV. 4-19-93 MWB

COMMONWEALTH OF VIRGINIA
FRANK M. KEA
LICENSE No. 000408
CERTIFIED LANDSCAPE ARCHITECT
4-19-93

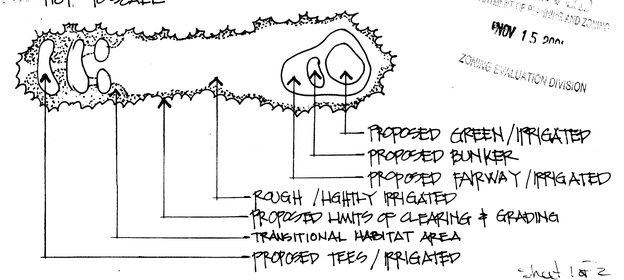
I CERTIFY ALL CHANGES SHOWN IN BOXED AREAS SINCE 5-27-93
1/25/99
PROFESSIONAL ENGINEER

LEGEND

- APPROXIMATE STORM DRAIN SYSTEM
- PROPOSED TREE SAVE AREA
- PROPOSED SUPPLEMENTARY IRRIGATION WELLS
- PROPOSED LIMIT OF CLEARING & GRADING
- 35P DENOTES NUMBER OF EXISTING OR PROPOSED PARKING SPACES
- DENOTES PROPOSED SITE LIGHTING
- (PG) PROPOSED PUTTING GREEN
- (CT) CHIPPING TARGET
- WETLAND
- EXISTING POND

TYPICAL GOLF HOLE

NOT TO SCALE



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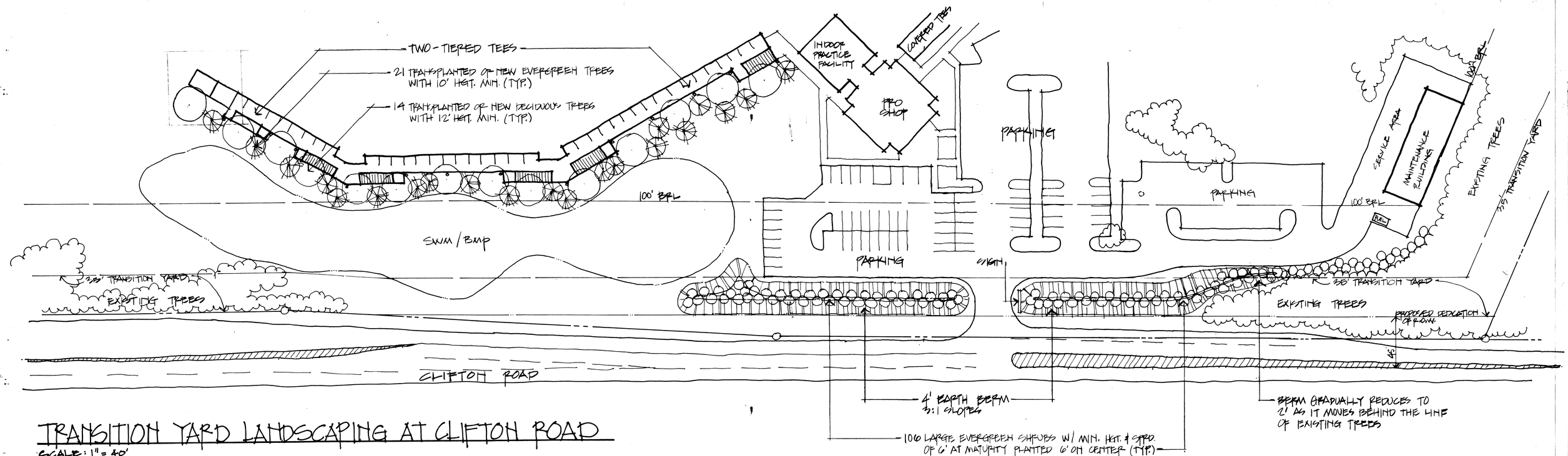
DEPARTMENT OF PLANNING AND ZONING
NOV 15 2001
ZONING EVALUATION DIVISION

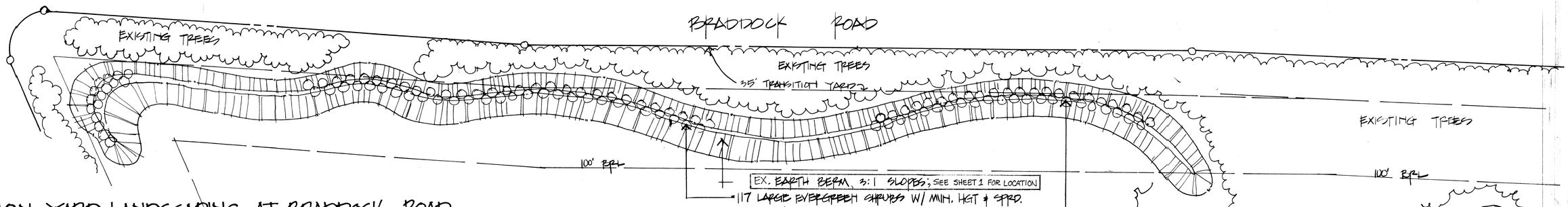
Sheet 1 of 2
HFR-165-8

Application No. S201-S-046 Staff
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED 3-19-02
Date of (BOS) (BZA) approval 4-29-02
Sheet 1 of 2



TRANSITION YARD LANDSCAPING AT CLIFTON ROAD

SCALE: 1" = 40'



TRANSITION YARD LANDSCAPING AT BRADDOCK ROAD

SCALE: 1" = 40'

Special Permit Plat (EXHIBIT)

Northern Virginia Golf Center

Fairfax County, Virginia

Owned by: Sang Oh & Co., Inc.

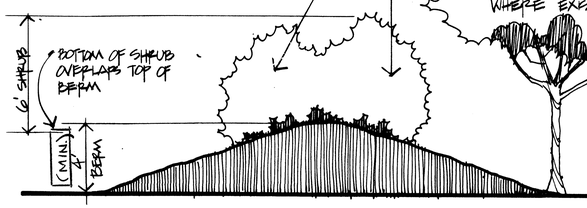
Planning & Design by: Frank M. Kea, RLA

scale: as shown
date: 5.26.93
sheet 2 of 2

REV. 1-25-99 MttB
REV. 9-22-97 NJC

COMMONWEALTH OF VIRGINIA — FRANK MYKEA — LICENSE No. 000408 — 5-26-93 — CERTIFIED LANDSCAPE ARCHITECT

I CERTIFY ALL CHANGES SHOWN IN BOXED AREAS SINCE 5-26-93
COMMONWEALTH OF VIRGINIA — PETER J. [illegible] — 1/25/99 — PROFESSIONAL ENGINEER



TYP. SECTION OF SCREENING BERM

SCALE: 1/4" = 1'-0"

SP 01-S-046 Staff L. Smyth
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED 3-19-02
Date of (BOS) (BZA) approval 4-29-02
Sheet 2 of 2

Sheet 2 of 2
95F-2485-18