ZONING TABULATION

ZONED: RS-16 CONDITIONAL USE: COUNTRY CLUB MIN. LOT AREA: 16,000 sq. ft.

MIN. LOT WIDTH: 50'

MIN. FRONT YARD: 60' MIN. SIDE YARD: 30' MIN. REAR YARD: 35'

MAX LOT COVERAGE: 25%

ALLOWABLE BUILDING HEIGHT: 2.5 STORIES OR 35'

EACH STANDARD PARKING SPACE IS 9.0' BY 18.0' EACH ACCESSIBLE PARKING SPACE IS 8.0' BY 20.0' PROVIDED

PROVIDED LOT AREA: 6,851,988 sq. ft. OR 157.30 AC

PROVIDED LOT WIDTH: ±2,337'

PROVIDED FRONT YARD: 60' PROVIDED SIDE YARD 30 PROVIDED REAR YARD: 35

PROPOSED LOT COVERAGE: 482,600/ 6,851,988 = 7.04%

PROPOSED BUILDING HEIGHT: ±34'

PARKING CALCULATIONS

REQUIRED BY CODE (TOWN CODE SECTION 18-130) CLUBS OR COMPARABLE ONES - MINIMUM (1) OFF-STREET PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA IN ANY BUILDING USED FOR SUCH PURPOSE.

TOTAL EXISTING GFA

32,231 SF / 300 SF GFA = 107 REQUIRED PARKING SPACES

TOTAL PROPOSED GFA 44. 231 SF / 300 SF GFA = 147 REQUIRED PARKING SPACES

PROPOSED PARKING FOR SUBJECT PROPERTY PER THIS APPLICATION EXISTING TOTAL PARKING SPACES ON-SITE ±342

TOTAL PROPOSED PARKING SPACES ON SITE:

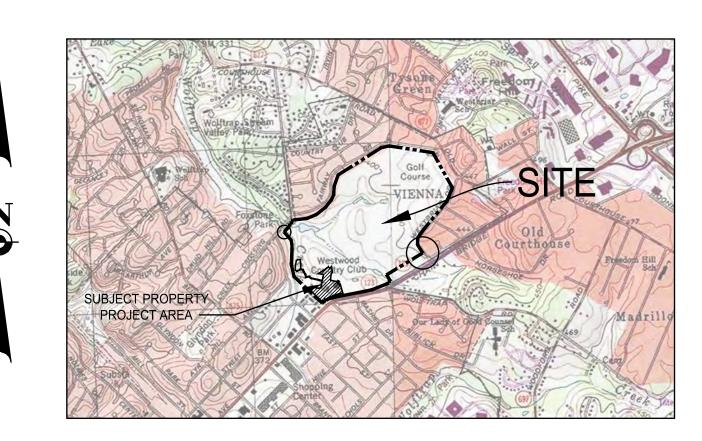
SITE NOTES:

THE SUBJECT PROPERTY PROJECT AREA IS A PORTION OF THE PARCEL IDENTIFIED ON 2020 FAIRFAX COUNTY TAX MAP# (39-1) (2-2).

±342

- EXISTING PROPERTY OWNER: WESTWOOD COUNTRY CLUB, INC
- PROPERTY LOCATION: 800 MAPLE AV E VIENNA VA 22180
- GROSS SITE AREA: 6,851,988 SF (157.30 AC): THIS AREA IS BASED ON AVAILABLE LAND RECORDS THE EXISTING ZONING FOR THE PROPERTIES IS RS-16 (SINGLE-FAMILY DETACHED RESIDENTIAL ZONE REGULATIONS).
- THE EXISTING USE FOR THE PROPERTY IS GOLF COURSE (PRIVATE).
- TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY christopher consultants, Itd., DATED BETWEEN NOVEMBER 4TH 2019 AND
- FEBRUARY 11TH 2020. THE CONTOUR INTERVAL IS TWO (2) FEET. HORIZONTAL DATUM: VCS 1983; VERTICAL DATUM: NGVD 29. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 51059C 0290E, WITH AN EFFECTIVE
- DATE OF SEPTEMBER 17, 2010. PER THESE FIRM TILES, THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAN). THERE IS NO RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) DELINEATED ON THE SUBJECT PROPERTY IN THE PROPOSED AREA OF
- DEVELOPMENT BASED ON AVAILABLE TOWN INFORMATION.
- NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS SUBJECT PROPERTY IS LOCATED IN THE WOLF TRAP CREEK WATERSHED. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. REFER TO SHEETC300
- MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) NARRATIVES. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR 12.
- POSSIBLE CEMETERIES. 13. THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINTS AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE
- TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CUP
- NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
- 15. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING SITE CONDITIONS PLAN. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND THE 17. DISCRETION OF THE OWNER.

CONDITIONAL USE PERMIT / (CUP) WESTWOOD COUNTRY CLUB TOWN OF VIENNA, VIRGINIA



VICINITY MAP SCALE: 1" = 2000'

ADDRESS: 800 MAPLE AVENUE EAST VIENNA, VA 22180

APPLICANT:

WESTWOOD COUNTRY CLUB

800 MAPLE AVE VIENNA, VA 22180

	Sheet List Table			
Sheet Number	Sheet Title			
C000	COVER SHEET			
C100	EXISTING CONDITIONS			
C101	PROPERTY OWNER MAP			
C200	CONDITIONAL USE PERMIT			
C300	SWM - BMP PLAN			
C400	CUP HISTORY			
A100	LEVEL 1 SCHEMATIC FLOOR PLAN			
A101	LEVEL 2 SCHEMATIC FLOOR PLAN			
A102	ARCHITECTURAL ELEVATIONS			
A103	ARCHITECTURAL ELEVATIONS			
A104	ARCHITECTURAL ELEVATIONS			

SUBMISSION NARRATIVE

THIS IS A CONDITIONAL USE PERMIT (CUP) PLAN TO AMEND THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO PERMIT A BUILDING ADDITION TO THE EXISTING STRUCTURE AND ADDITIONAL PARKING WITHIN THE EXISTING PARKING LOT.

PROPOSED USE NARRATIVE:

IN ORDER TO ENHANCE THE CURRENT MEMBER EXPERIENCE, THE NEW FITNESS CENTER WILL ALLOW THE CLUB TO INCREASE FITNESS OFFERINGS WITH UPDATED TRAINING EQUIPMENT, DEDICATED GROUP AND MULTI-USE FITNESS STUDIOS, AND IMPROVED SPACE WITH HIGHER CEILINGS AND NATURAL LIGHT. THE EXISTING FITNESS AREA INSIDE THE BUILDING WILL BE RENOVATED TO CREATE EXPANDED YOUTH SPACES TO SERVE THE CLUB'S LARGE FAMILY MEMBERSHIP. THE CART STORAGE EXPANSION IN THE ADDITION PROVIDES IMPROVED OPERATIONAL EFFICIENCY AND FACILITIES FOR MAINTENANCE AND STORAGE, WHILE ALLOWING THE EXISTING INTERIOR CART STORAGE AREA TO BE RENOVATED FOR NEW MEMBER AMENITIES. THE INTERIOR RENOVATIONS INCLUDE A WINE ROOM FOR PRIVATE EVENTS AND MEETINGS, A GOLF SIMULATOR LOUNGE TO PROVIDE OPPORTUNITIES FOR OFF-SEASON TRAINING AND A SOCIAL GATHERING AREA FOR MEMBERS, AND A IMPROVED FITNESS LOBBY EXPERIENCE.

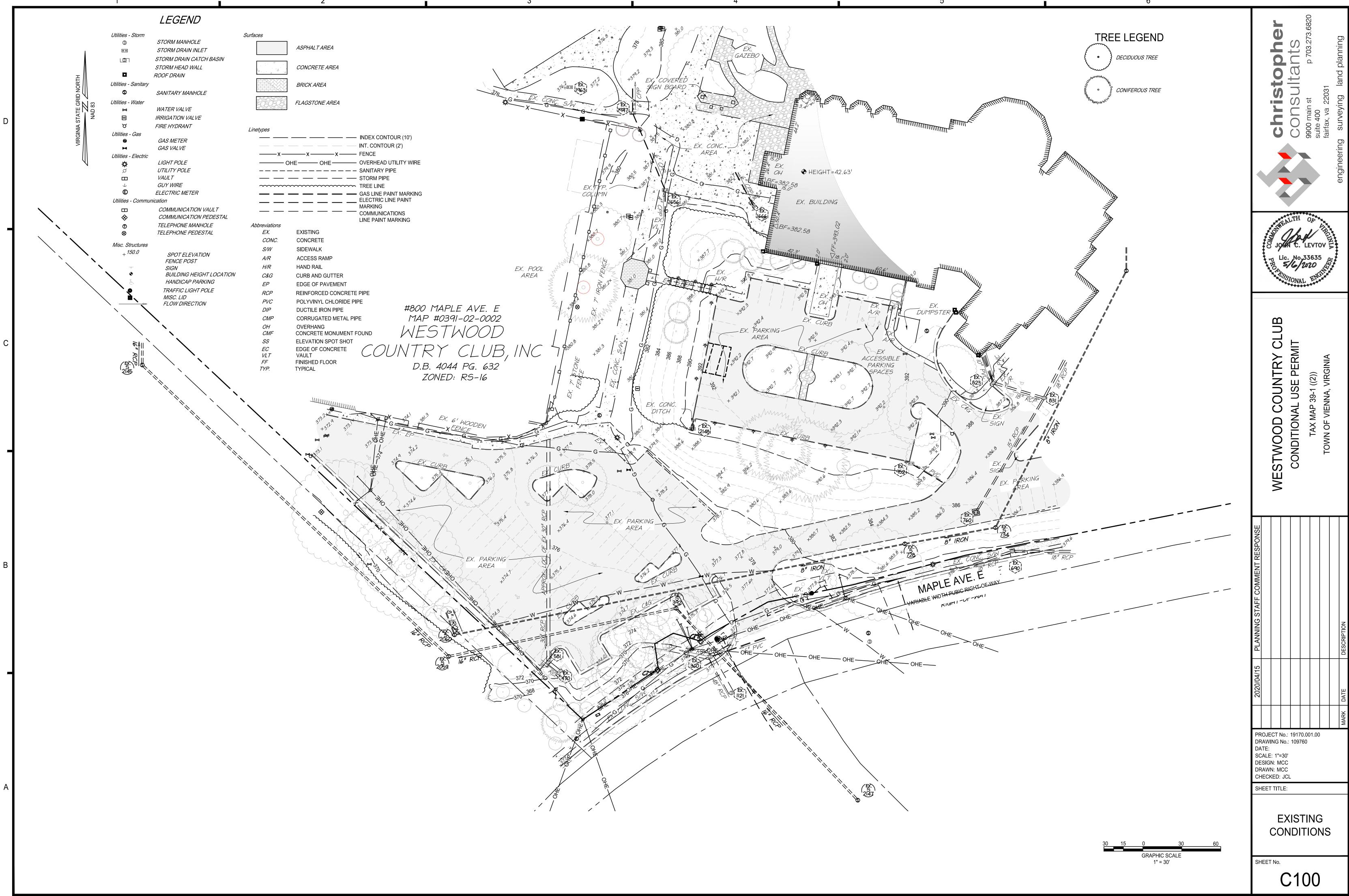
THE OCCUPIABLE ROOF TERRACE OVER THE FITNESS AREA OF THE ADDITION PROVIDES NEW UNENCLOSED OUTDOOR SPACE ADJACENT TO THE EXISTING BALLROOM TO SUPPORT FUNCTIONS SUCH AS MEMBER EVENTS AND WEDDINGS. A MODEST OUTDOOR STORAGE AREA IS ALSO PROPOSED TO STORE OUTDOOR EVENT FURNITURE, AND A FREESTANDING TRELLIS STRUCTURE PROVIDES SHADING AND ARCHITECTURAL CHARACTER TO THE TERRACE..

IN CONJUNCTION WITH THE BUILDING ADDITION THERE WILL BE ASSOCIATED SITE DEVELOPMENT TO PROVIDE A NEW SIDEWALK ON THE WEST SIDE OF THE BUILDING ADDITION AND A SIDEWALK CONNECTING THE UPPER AND LOWER PARKING LOTS. STORM WATER MANAGEMENT TO BE CAPTURED BY AN EXISTING (TO BE IMPROVED) WET SWALE.

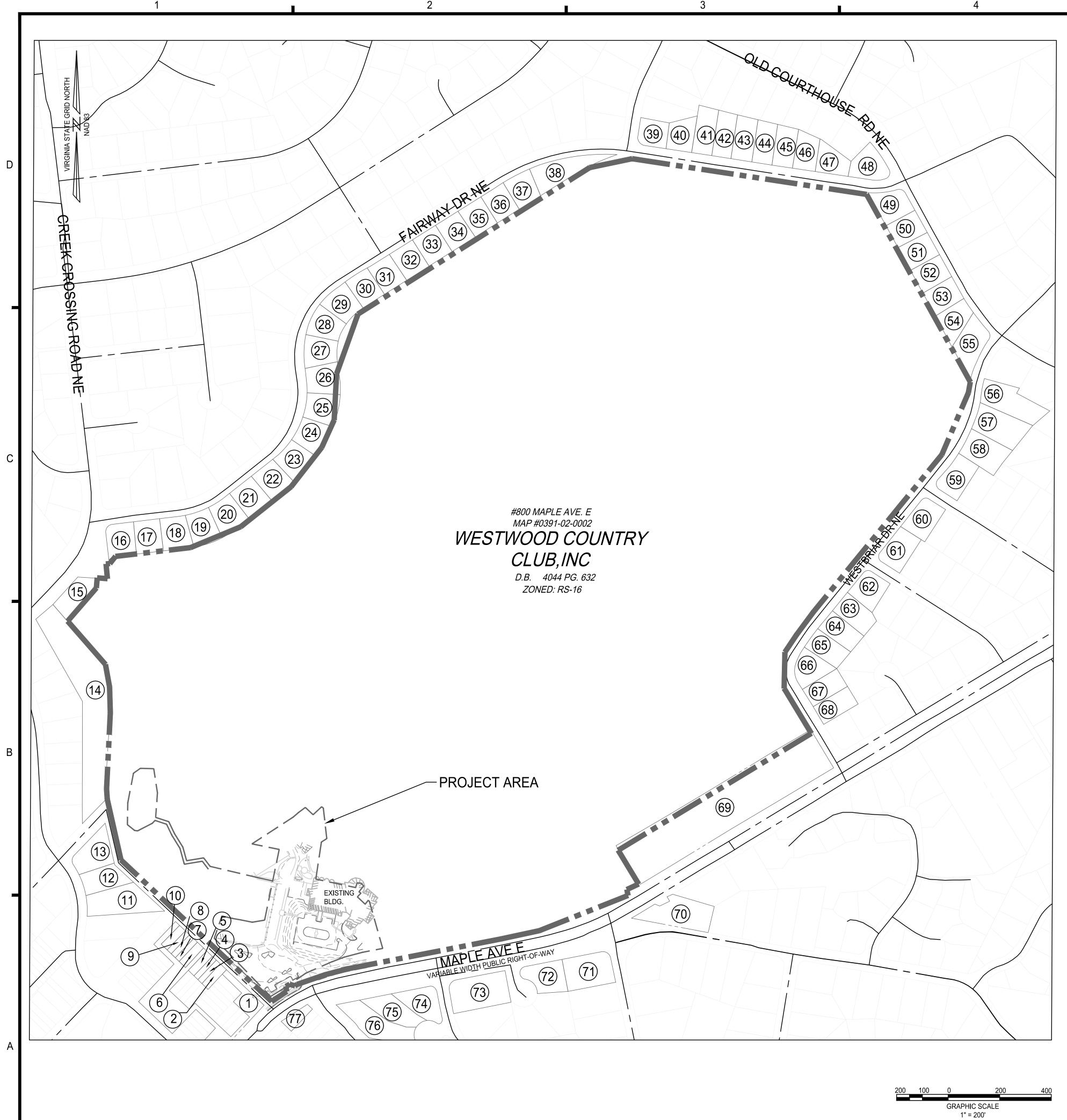
DATE OF 1ST SUBMISSION: MARCH 18TH 2020 DATE OF 2ND SUBMISSION: MAY 6TH 2020

CLUB PERMIT OUNTRY ((2)) USE MOOD ഗ MΕ PROJECT No.: 19170.001.00 DRAWING No.: 109760 DATE: 2020-04-23 SCALE: AS SHOWN DESIGN: MCC DRAWN: MCC CHECKED: JCL SHEET TITLE: COVER SHEET SHEET No. C000

hdo









		PERTY OWNERS TABLE			
LABEL	MAP #	ADDRESS	OWNER	AREA (AC)	ZONING
1	0382 31 A		WOLFTRAPPE SQUARE ASSOCIATION INC THE,	1.35	RTH
2 3	0382 31 0017 0382 31 0016	131 EAST ST NE VIENNA VA 22180 135 EAST ST NE VIENNA VA 22180	BARTON MARY LEE TR REEVES JOHN	0.08	RTH RTH
4	0382 31 0015	139 EAST ST NE VIENNA VA 22180	MURPHY ELYSE A,	0.05	RTH
5	0382 31 0014	143 EAST ST NE VIENNA VA 22180	CHRISTIE JEANINE L,	0.08	RTH
6 7	0382 31 0013 0382 31 0012	145 EAST ST NE VIENNA VA 22180 147 EAST ST NE VIENNA VA 22180	KUNMING HUALI USA LLC, HICKMAN FARAH,	0.08	RTH RTH
8	0382 31 0012	149 EAST ST NE VIENNA VA 22180	LEVEY BRIAN S,	0.05	RTH
9	0382 31 0010	151 EAST ST NE VIENNA VA 22180	MCCALL OWEN MICHAEL TR,	0.05	RTH
10	0382 31 0009 0382 45 0016N	153 EAST ST NE VIENNA VA 22180		0.08	RTH
11 12	0382 45 0016M	205 EAST ST NE VIENNA VA 22180 207 EAST ST NE VIENNA VA 22180	MCKAY ARTHUR H, NELSEN PETER R,	0.59	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
13	0382 45 0016L	209 EAST ST NE VIENNA VA 22180	WOOD SIMEON C,	0.42	RS-12.5(12000 2.6 DU/AC
14 15	0382 37 A			2.07	RS-12.5(12000 2.6 DU/AC
15	0382 02 0002A 0382 24 0137	901 FAIRWAY DR NE VIENNA VA 22180	TOWN OF VIENNA THE, TALOUT FOUAD,	0.33	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
17	0382 24 0138	903 FAIRWAY DR NE VIENNA VA 22180	WANG YONGCHAO,	0.29	RS-12.5(12000 2.6 DU/AC
18	0382 24 0139	905 FAIRWAY DR NE VIENNA VA 22180		0.29	RS-12.5(12000 2.6 DU/AC
19 20	0382 24 0140	907 FAIRWAY DR NE VIENNA VA 22180 909 FAIRWAY DR NE VIENNA VA 22180	PETT JOSEPHINE O, CALLEN GARY M, CALLEN DEBRA H	0.32	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
21	0382 24 0142	911 FAIRWAY DR NE VIENNA VA 22180	MCWHORTER NANCI NEESON,	0.29	RS-12.5(12000 2.6 DU/AC
22	0382 24 0143	913 FAIRWAY DR NE VIENNA VA 22180	CHALABI MAHER TR,	0.29	RS-12.5(12000 2.6 DU/AC
23 24	0382 24 0144 0382 24 0145	915 FAIRWAY DR NE VIENNA VA 22180 917 FAIRWAY DR NE VIENNA VA 22180	COWLEY JODI H, BECHARA RODRIGUE A TR,	0.31	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
24	0382 24 0145	919 FAIRWAY DR NE VIENNA VA 22180	EARMAN JAMES M, EARMAN DEBORAH J	0.33	RS-12.5(12000 2.6 DU/AC
26	0382 24 0147	921 FAIRWAY DR NE VIENNA VA 22180	ROBINSON CLARENCE A JR, AND DORIS P	0.33	RS-12.5(12000 2.6 DU/AC
27 28	0284 12 0148 0284 12 0149	923 FAIRWAY DR NE VIENNA VA 22180 925 FAIRWAY DR NE VIENNA VA 22180	MISLEH USAMA, HOLMES EDWARD M TR,	0.30	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
20	0284 12 0149	927 FAIRWAY DR NE VIENNA VA 22180	BERGMAN CHRISTER, BERGMAN SUSANNE	0.30	RS-12.5(12000 2.6 DU/AC
30	0284 12 0151	929 FAIRWAY DR NE VIENNA VA 22180	CONOLLY ILONA T TR,	0.29	RS-12.5(12000 2.6 DU/AC
31	0284 12 0152	1001 FAIRWAY DR NE VIENNA VA 22180		0.29	RS-12.5(12000 2.6 DU/AC
32 33	0284 12 0153 0284 12 0154	1003 FAIRWAY DR NE VIENNA VA 22180 1005 FAIRWAY DR NE VIENNA VA 22180	LUTZ DAVID B, WOOD FRED D TR,	0.29	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
34	0284 12 0155	1007 FAIRWAY DR NE VIENNA VA 22180	KEK JOSEPH MELHEM,	0.29	RS-12.5(12000 2.6 DU/AC
35	0284 12 0156	1009 FAIRWAY DR NE VIENNA VA 22180	DABBAGH LOBNA Z TR,	0.29	RS-12.5(12000 2.6 DU/AC
36 37	0284 12 0157 0284 12 0158	1011 FAIRWAY DR NE VIENNA VA 22180 1013 FAIRWAY DR NE VIENNA VA 22180	KATONA STEPHEN J JR, KATONA SUSAN E CLARK CLYDE EVANS, AND AMY C	0.29	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
38	0284 12 0159	1015 FAIRWAY DR NE VIENNA VA 22180	SPENCER WILLIAM JOHN,	0.49	RS-12.5(12000 2.6 DU/AC
39	0293 10 0010	1100 FAIRWAY DR NE VIENNA VA 22180	NISHANIAN EZZAT,	0.29	RS-12.5(12000 2.6 DU/AC
40 41	0293 10 0009 0293 10 0008	1104 FAIRWAY DR NE VIENNA VA 22180 1108 FAIRWAY DR NE VIENNA VA 22180	1104 FAIRWAY DRIVE LLC, SMITH TONG IL,	0.29	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
42	0293 10 0007	1112 FAIRWAY DR NE VIENNA VA 22180	CRISP ROBERT V,	0.32	RS-12.5(12000 2.6 DU/AC
43	0293 10 0006	1116 FAIRWAY DR NE VIENNA VA 22180	BHATT NEERAJ,	0.31	RS-12.5(12000 2.6 DU/AC
44 45	0293 10 0005	1120 FAIRWAY DR NE VIENNA VA 22180 1124 FAIRWAY DR NE VIENNA VA 22180	RETSINAS PETER, PRICE JOHN S JR TR,	0.30	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
46	0293 10 0003	1128 FAIRWAY DR NE VIENNA VA 22180	MARSILI ANNA MARIA,	0.29	RS-12.5(12000 2.6 DU/AC
47	0293 10 0002	1132 FAIRWAY DR NE VIENNA VA 22180	DHOIEAM PEERA, DHOIEAM SAIYUD	0.29	RS-12.5(12000 2.6 DU/AC
48 49	0293 10 0001 0293 09 0058	1136 FAIRWAY DR NE VIENNA VA 22180312 OLD COURT HOUSE RD NE VIENNA VA 22180	ARENS JOHN B, AND JEANNINE R TOBIAS HERBERT V JR TR,	0.35	RS-12.5(12000 2.6 DU/AC RS-16(16000 2 DU/AC)
49 50	0293 09 0058	310 OLD COURT HOUSE RD NE VIENNA VA 22180	YOUSEFZADEH NAGHMEH,	0.34	RS-16(16000 2 DU/AC)
51	0293 09 0056	308 OLD COURT HOUSE RD NE VIENNA VA 22180	CENKCI SADAN,	0.29	RS-16(16000 2 DU/AC)
52 53	0293 09 0055	306 OLD COURT HOUSE RD NE VIENNA VA 22180	SUNFLOWER ESTATES LLC,	0.29	RS-16(16000 2 DU/AC)
53	0293 09 0054 0293 09 0053	304 OLD COURT HOUSE RD NE VIENNA VA 22180302 OLD COURT HOUSE RD NE VIENNA VA 22180	SUNFLOWER ESTATES LLC, LUCAS JOHN T,	0.29	RS-16(16000 2 DU/AC) RS-16(16000 2 DU/AC)
55	0293 09 0052	300 OLD COURT HOUSE RD NE VIENNA VA 22180	MENDIS-KRISHNAIYER NISHANTHI H TR,	0.42	RS-16(16000 2 DU/AC)
56 57	0391 12 0049	1121 WESTBRIAR DR NE VIENNA VA 22180		0.58	RS-12.5(12000 2.6 DU/AC
58	0391 12 0048 0391 12 0047	1113 WESTBRIAR DR NE VIENNA VA 221801107 WESTBRIAR DR NE VIENNA VA 22180	NICHOLSON EUGENE F, MOY PHILLIP J,	0.55	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
59	0391 12 0046	1101 WESTBRIAR DR NE VIENNA VA 22180	MIRMIRANI ELHAM,	0.39	RS-12.5(12000 2.6 DU/AC
60	0391 12 0029	1023 WESTBRIAR DR NE VIENNA VA 22180		0.38	RS-12.5(12000 2.6 DU/AC
61 62	0391 12 0028 0391 12 0008	1019 WESTBRIAR DR NE VIENNA VA 22180 1015 WESTBRIAR DR NE VIENNA VA 22180	DEPAOLA BRUNA, DEPAOLA ATTILIO LEE SAMUEL SUCKJAE,	0.39	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
63	0391 12 0007	1013 WESTBRIAR DR NE VIENNA VA 22180	AKHAVAN MARYAM,	0.32	RS-12.5(12000 2.6 DU/A0
64	0391 12 0006	1011 WESTBRIAR DR NE VIENNA VA 22180		0.31	RS-12.5(12000 2.6 DU/AC
65 66	0391 12 0005 0391 12 0004	1009 WESTBRIAR DR NE VIENNA VA 22180 1007 WESTBRIAR DR NE VIENNA VA 22180	BACHMANN THOMAS, RINGER STEPHAN W,	0.30	RS-12.5(12000 2.6 DU/AC RS-12.5(12000 2.6 DU/AC
67	0391 12 0004	1005 WESTBRIAR DR NE VIENNA VA 22180	CHAN KIWOOK,	0.33	RS-12.5(12000 2.6 DU/AC
68	0391 12 0002	1003 WESTBRIAR DR NE VIENNA VA 22180		0.29	RS-12.5(12000 2.6 DU/AC
69 70	0391 02 0002A 0391 01 0001	900 MAPLE AVE E VIENNA VA 22180 8740 WOLFTRAP RD VIENNA VA 22182	EMMAUS UNITED CHURCH OF CHRIST, FREEDOM HOME BUYERS LLC,	3.4624 0.60	RS-12.5(12000 2.6 DU/A0 R-1
70	0382 11 0039	101 NIBLICK DR SE VIENNA VA 22182	GARNES WILLARD K, PENNINO BONITA M	0.60	RS-16(16000 2 DU/AC)
72	0382 02 0003A	100 WESTMANOR CT SE VIENNA VA 22180	WANG CONG,	0.39	RS-16(16000 2 DU/AC)
73	0382 11 0040	100 MASHIE DR SE VIENNA VA 22180		0.64	RS-16(16000 2 DU/AC)
74 75	0382 70 0006 0382 70 0005	102 MASHIE CT SE VIENNA VA 22180 3612 104 MASHIE CT SE VIENNA VA 22180 3612	MASHIE DRIVE LLC, MASHIE DRIVE LLC,	0.37	RS-16(16000 2 DU/AC) RS-16(16000 2 DU/AC)
76	0382 70 0004	106 MASHIE CT SE VIENNA VA 22180 3612	MASHE DRIVE LLC,	0.53	RS-16(16000 2 DU/AC)
77	0382 57 0001	107 FOLLIN LN SE VIENNA VA 22180	ALSHUHAYEB SAAD M,	0.12	RS-16(16000 2 DU/AC)

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:PROPOSED PROJECT AREA

:EXISTING ADJACENT PROPERTY BOUNDARY

:EXISTING PROPERTY BOUNDARY

consultants 03.2 0 st 9900 main suite 400 fairfax, va C. LEVTOV Lic. No. 33635 ΟΝΔ CLUB USE PERMIT COUNTRY MAP 39-1 ((2)) VIENNA, VIRGIN CONDITIONAL TAX MAP (TOWN OF VIEN WESTWOOD PROJECT No.: 19170.001.00 DRAWING No.: 109760 DATE: SCALE: 1" = 200' DESIGN: WJR DRAWN: WJR CHECKED: JCL SHEET TITLE: PROPERTY OWNER MAP

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SHEET No.

C101

ARCHITECTURAL DESCRIPTION OF PROPOSED IMPROVEMENTS TO THE EXISTING STRUCTURE AND ADDITION.

WESTWOOD COUNTRY CLUB WISHES TO BUILD A ONE-STORY BUILDING ADDITION FOR A FITNESS CENTER AND GOLF CART STORAGE WITH A PARTIALLY OCCUPIABLE ROOF TERRACE AND ASSOCIATED INTERIOR RENOVATIONS. THE TOTAL FOOTPRINT OF THE PROPOSED ADDITION IS APPROXIMATELY 12,000sf. THE HEIGHT OF THE ADDITION IS APPROXIMATELY 15-0", WHICH ALIGNS WITH THE EXISTING SECOND FLOOR TO PROVIDE AN ACCESSIBLE CONNECTION TO THE NEW OUTDOOR TERRACE AREA. THE ARCHITECTURAL DESIGN OF THE ADDITION WILL BE COMPATIBLE WITH THE EXISTING BUILDING IN MATERIAL, COLOR, AND CHARACTER.

PROPOSED ADDITION HEIGHT:

APPROX. 15'

TOTAL PROPOSED ADDITION AREA (GROSS FLOOR AREA):

APPROX. 12,000 sf (ADDITION FOOTPRINT) APPROX. 500 sf (OUTDOOR STORAGE AREA)

PARKING CALCULATIONS

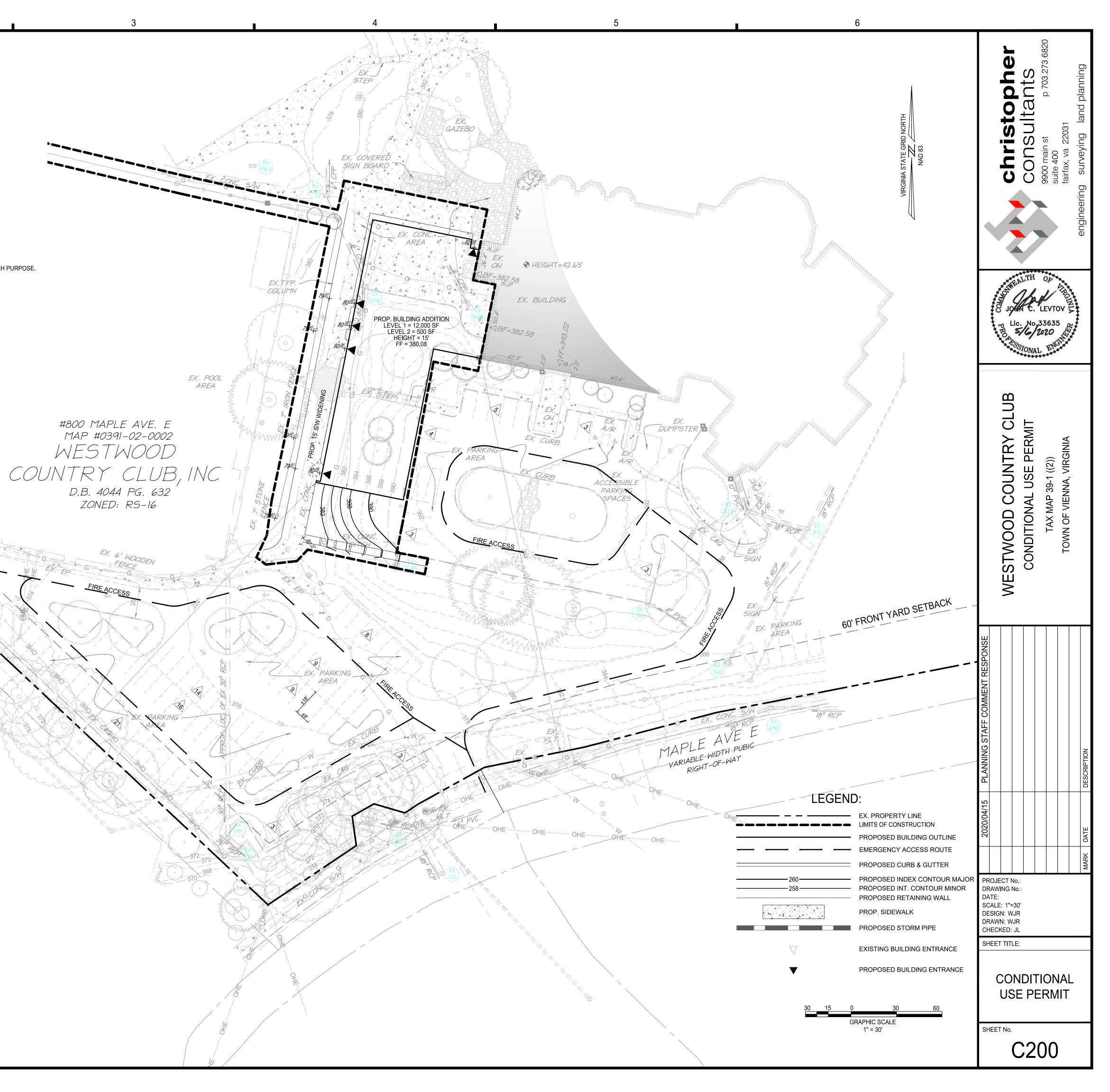
REQUIRED BY CODE (TOWN CODE SECTION 18-130) CLUBS OR COMPARABLE ONES - MINIMUM (1) OFF-STREET PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA IN ANY BUILDING USED FOR SUCH PURPOSE.

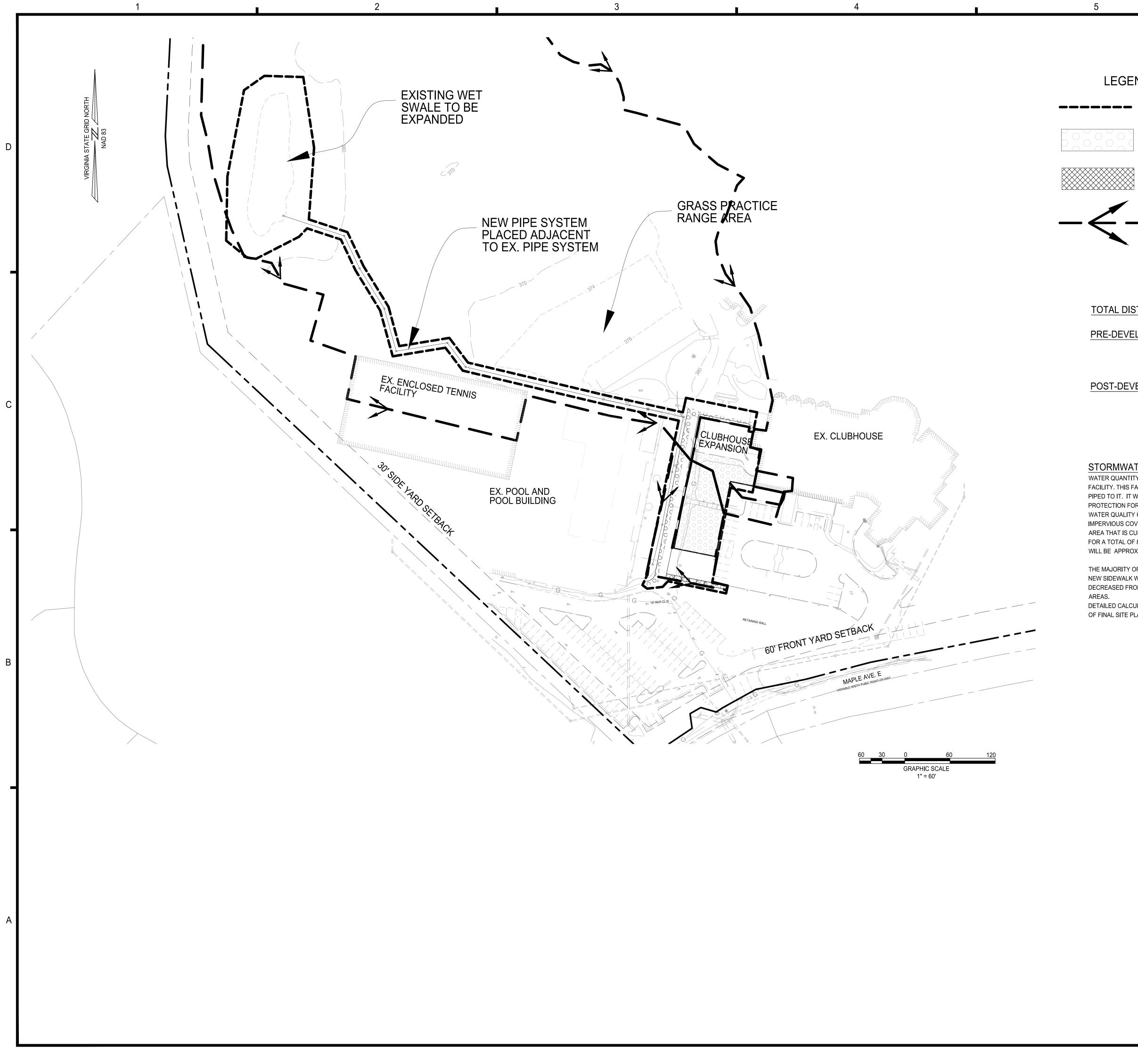
TOTAL EXISTING GFA 32,231 SF / 300 SF GFA = 107 REQUIRED PARKING SPACES TOTAL PROPOSED GFA 44, 231 SF / 300 SF GFA = 147 REQUIRED PARKING SPACES

PROPOSED PARKING FOR SUBJECT PROPERTY PER THIS APPLICATION
EXISTING TOTAL PARKING SPACES ON-SITE:±342TOTAL PROPOSED PARKING SPACES ON SITE:±342

С

APPROXIMATE ACREAGE	157.30 ±AC	6,851,988 ±SF	
ZONING	RS-16 - SINGLE FAMILY DETACHED RESIDENTIAL		
REQUIRED PARKING			
CLUBHOUSE	1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA IN ANY BUILDING USED FOR SUCH PURPOSE		
TENNIS COURT	2 SPACES PER COURT AND 1 PER EMPLOYEE ON MAXIMUM SHIFT		
POOL	1 SPACE PER 6 PERSONS ALLOWED IN POOL PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT		
SETBACKS			
FRONT	60' AS PER TOWN CODE CHAPTER 18 ARTICLE 5 SEC. 18-15.C.		ICLE 5 SEC. 18-15.C.
SIDE	30' AS PER TOWN CODE CHAPTER 18 ARTICLE 5 SEC. 18-15.D.		
REAR	35' AS PER TOWN CODE CHAPTER 18 ARTICLES 5 SEC. 18-15.E.		
MAXIMUM BUILDING HEIGHT	2.5 STORIES OR 35'		

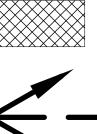




LEGEND:

LIMITS OF CONSTRUCTION

ON-SITE IMPERVIOUS AREA TO BE TREATED BY WET SWALE.



WET SWALE TO BE RECONSTRUCTED TO A LARGER SIZE

DRAINAGE DIVIDES

TOTAL DISTURBED AREA:

1.24 AC.

PRE-DEVELOPMENT CONDITIONS:

IMPERVIOUS AREAS = 0.23 AC. PERVIOUS AREAS = 1.01 AC.

POST-DEVELOPMENT CONDITIONS:

IMPERVIOUS AREAS = 0.42 AC. PERVIOUS AREAS = 0.82 AC.

STORMWATER MANAGEMENT / BMP NARRATIVE:

WATER QUANTITY CONTROL WILL BE PROVIDED BY EXPANDING THE EXISTING WET SWALE WATER QUALITY AND DETENTION FACILITY. THIS FACILITY IS PROPOSED TO BE EXPANDED TO ACCOUNT FOR THE ADDITIONAL DRAINAGE AREA COLLECTED AN PIPED TO IT. IT WILL BE DESIGNED WITH THE SITE PLAN TO MEET THE STATE REQUIREMENTS FOR CHANNEL AND FLOOD PROTECTION FOR THE TOTAL SITE AREA AS DEFINED AS THE LIMITS OF CLEARING AND GRADING.

WATER QUALITY COMPLIANCE IS MET THROUGH EXPANDING THE EXISTING WET SWALE. SOME AREAS OF EXISTING IMPERVIOUS COVER WILL BE TREATED IN THIS FACILITY THEREFORE PROVIDING ADDITIONAL PHOSPHOROUS REMOVAL FOR AREA THAT IS CURRENTLY GRANDFATHERED AND UNTREATED. THE ORIGINAL DESIGN FOR THE WET SWALE ACCOUNTED FOR A TOTAL OF 8.72 AC OF DRAINAGE AND RESULTED IN A SURPLUS OF 0.70 LB REMOVAL. THE PROPOSED DRAINAGE ARE WILL BE APPROXIMATELY 9.1 AC AND FINAL DESIGN WILL DEMONSTRATE THAT THE WATER QUALITY REQUIREMENTS ARE ME

THE MAJORITY OF THE NEW DEVELOPMENT WILL BE CAPTURED AND TREATED IN THE EXPANDED FACILITY. A SMALL AREA O NEW SIDEWALK WILL SHEETFLOW OFF UNTREATED BUT THE OVERALL DRAIN AREA GENERATING THE SHEETFLOW IS DECREASED FROM THE EXISTING CONDITION SO THE RUNOFF RATE AND VOLUME IS DECREASED FOR THE UNTREATED

DETAILED CALCULATIONS WILL DEMONSTRATE THE ADEQUATE OUTFALL IS MEETING THE STATE REQUIREMENTS AT THE TIMI OF FINAL SITE PLAN.

SHEET TITLE:	PROJECT No. DRAWING No. DATE: SCALE: 1"=60 DESIGN: MFC DRAWN: MFC CHECKED: JC	2020/04/15 BBO/ECT No	/15 PLANNING STAFF COMMENT RESPONSE	WESTWOOD COUNTRY CLUB	PRO Lic	chri	christopher
	:: ; ; CL			CONDITIONAL USE PERMIT	1/2	CONS	consultants
				TAX MAP 39-1 ((2))	0F LEVT 3363: 020	9900 main st suite 400	t p 703.273.6820
				TOWN OF VIENNA, VIRGINIA	AIRCINIA CAR	fairfax, va 22031	2031
		MARK DATE	DESCRIPTION			engineering surveying land planning	g land planning

CUP HISTORY

APPROVAL DATE:

06/1962

06/1972

04/22/1999

ESTABLISHMENT OF COUNTRY CLUB

REQUEST(S)

INSTALLATION OF LIGHTING FACILITIES

CONSTRUCTION OF MAINTENANCE STRUCTURE

07/20/2000

CONSTRUCTION OF CLUBHOUSE ADDITION 3

ACTION

APPROVED

APPROVED

APPROVED WITH CONDITIONS/ REQUIREMENTS INCLUDING PROVIDING ADEQUATE SCREENING OF MAINTENANCE STRUCTURE. MAXIMUM HEIGHT OF FACILITY TO BE 26' (TWENTY-SIX FEET). MAINTAIN EXISTING HOURS OF OPERATION. COORDINATION OF LANDSCAPING WITH TOWN AND NEIGHBORING CHURCH.

APPROVED WITH STIPULATION THAT THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) ADJOINING WOLFTRAP CREEK AND WITHIN THE WESTWOOD COUNTRY CLUB PROPERTY SHALL NOT BE USED FOR INGRESS/EGRESS, STORAGE OF MATERIAL, SUPPLIES OR EQUIPMENT, OR FOR OTHER ACTIVITIES RELATED TO CONSTRUCTION OF THE ADDITION, AND AFTER COMPLETION OF THE WESTWOOD COUNTRY CLUB MAINTENANCE FACILITY, THE RPA SHALL BOT BE USED FOR EACH ACTIVITIES TO SUPPORT OTHER OPERATIONS OF THE WESTWOOD COUNTRY CLUB. BOARD OF ZONING APPEALS, TOWN OF Conditional Use Permit Application Submitted Inc., agents for Westwood Country Club.

THIS MATTER was considered by the Board o 2000, for a conditional use permit in accordance Vienna, Virginia. Based upon testimony offered b offered by members of the public and other in findings of fact:

- The major upgrade of facilities continuer preparation of a "club master plan" is completed in May 1997 next to the part. The Country Club also received approtection the property for storage purposes, and Zoning Appeals at its meeting of April.
- 2. Westwood now desires to construct a clubhouse and to rearrange associated "addition," at approximately 29,799 sq existing structure. A new main entran drop-off area. New parking lot landscap both in that area and next to the new lot
- An amendment to the existing condition is required to authorize construction o use permits were issued in June 1962 for installation of lighting facilities, and a maintenance facility.
- 4. The Planning Commission considered recommended approval of the request b Bay Resource Protection Area (RPA) Country Club property shall not be equipment, or for other activities related the Westwood Country Club maintena to support other operations of the Westwood

AND FROM THE FINDINGS OF FACT AS DET the following conclusions of law:

1.

2.

Granting of the requested condition of persons residing or working i detrimental to the public welfs neighborhood, and will be in acco Boardmembers noted that the prop proposed improvements. It was

proposed improvements. It was Country Club management durin application as it pertained to the

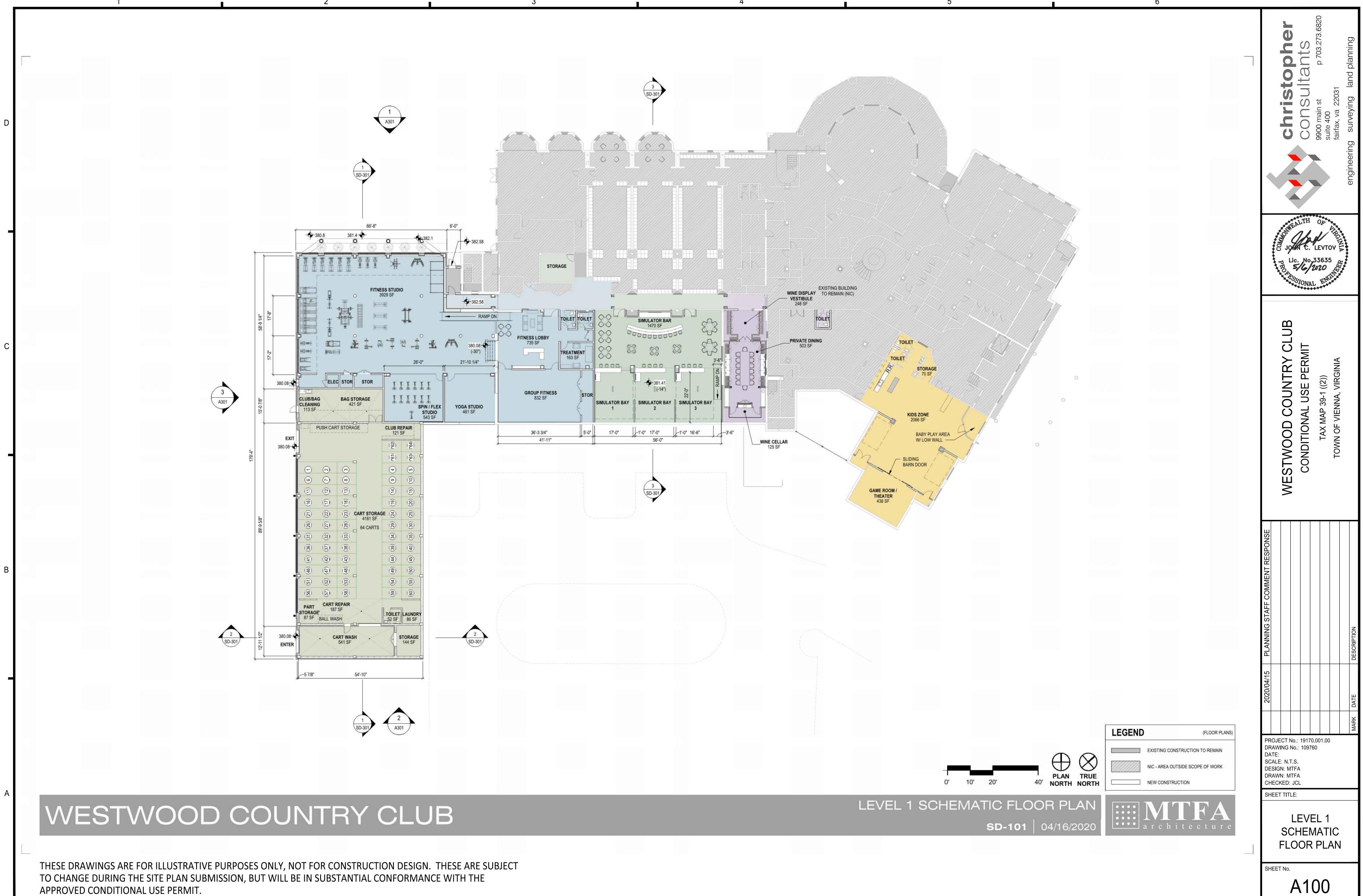
IT IS, THEREFORE, ORDERED, this <u>10</u> day of by Joseph W. McClellan, William H. Gordon As Maple Avenue, East, for a conditional use permit shall be approved subject to the stipulation as reco in paragraph 4 of the Findings of Fact.

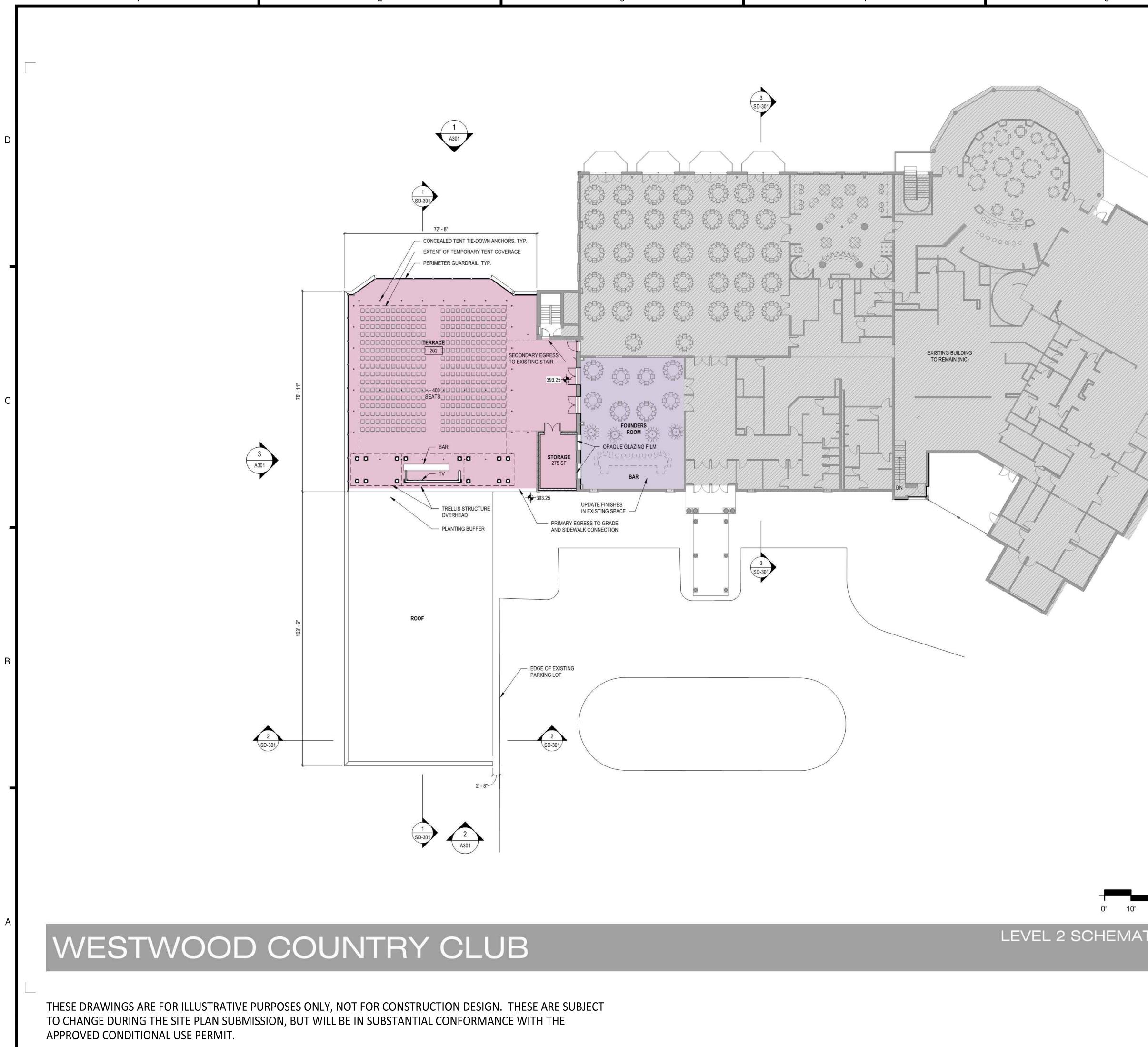
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VIENNA, VIRGINIA I by Joseph W. McClellan, William H. Gordon Associates, 800 Maple Avenuc, East	engineering surveying surveying land land
of Zoning Appeals during a public hearing held on July 19, ace with Sections 18-209:216 of the Code of the Town of by the applicant, exhibits offered into evidence, comments aterested parties, the Board has determined the following	OUNTEALTH OF
tinues at Westwood Country Club property since their ' in late 1996. A new pool house/snack bar facility was trking lot in the southwest corner of the 157-acre property. toval from the staff in 1997 to park trailers temporarily on and a Maintenance Facility was approved by the Board of il 21, 1999.	Lic. No.33635
a major addition on the east side of the existing two-story d parking lots and access ways. The two-story clubhouse equare feet, exceeds the areaat 29,078 square feetof the nce will be incorporated into the new addition along with pe islands, and a reasonable amount of landscape materials building, are also a part of this planned improvement.	CLUB
nal use permit (as set forth in § 18-13 of the Town Code) of the proposed clubhouse addition. Previous conditional or the establishment of the private club, June 1972 for the as previously mentioned, on April 21, 1999 for the new	JNTRY SE PERN 1 ((2)) , VIRGINIA
d this matter at its regular meeting of June 28, 2000, and by a vote of 6-0-1 with the stipulation that the Chesapeake () adjoining Wolftrap Creek and within the Westwood used for ingress/egress, storage of material, supplies or ed to construction of the addition, and after completion of pance facility, the RPA shall not be used for such activities estwood Country Club.	/ESTWOOD COUNTRY CLUB CONDITIONAL USE PERMIT TAX MAP 39-1 ((2)) TOWN OF VIENNA, VIRGINIA
ERMINED ABOVE, the Board of Zoning Appeals makes	VESTV CON
nal use permit will not affect adversely the health or safety in the neighborhood of the proposed use, will not be are or injurious to property or improvements in the ord with the Master Plan of the Town of Vienna.	>
perty would be more usable and desirable as a result of the also noted that certain changes were willing made by ing the Board's last review of the conditional use permit Maintenance Facility.	ESPONSE
that the application as submitted associates Inc., agents for Westwood Country Club, 800 it in accordance with the above-referenced Code sections commended by the Planning Commission and as set forth	F COMMENT RESPONSE
Glenwood P. Roane, Vice-Chairman Board of Zoning Appeals Town of Vienna, Virginia	PLANNING STAFF
	2020/04/15
	PROJECT No.: 19170.001.00 DRAWING No.: 109760 DATE: 2020-04-23 SCALE: N.T.S. DESIGN: WJR
	DRAWN: WJR CHECKED: JCL SHEET TITLE:
	CUP HISTORY

SHEET No.

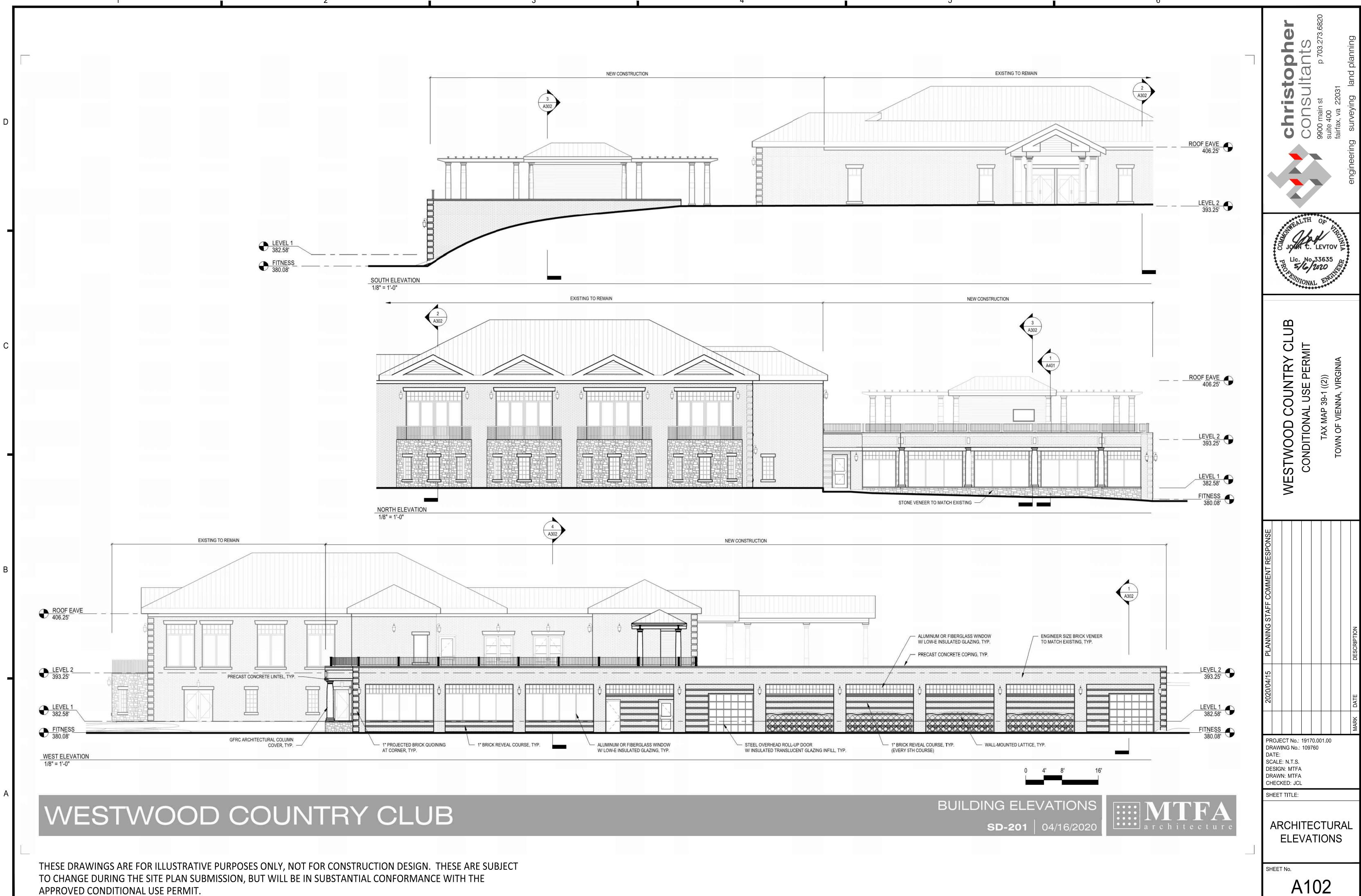
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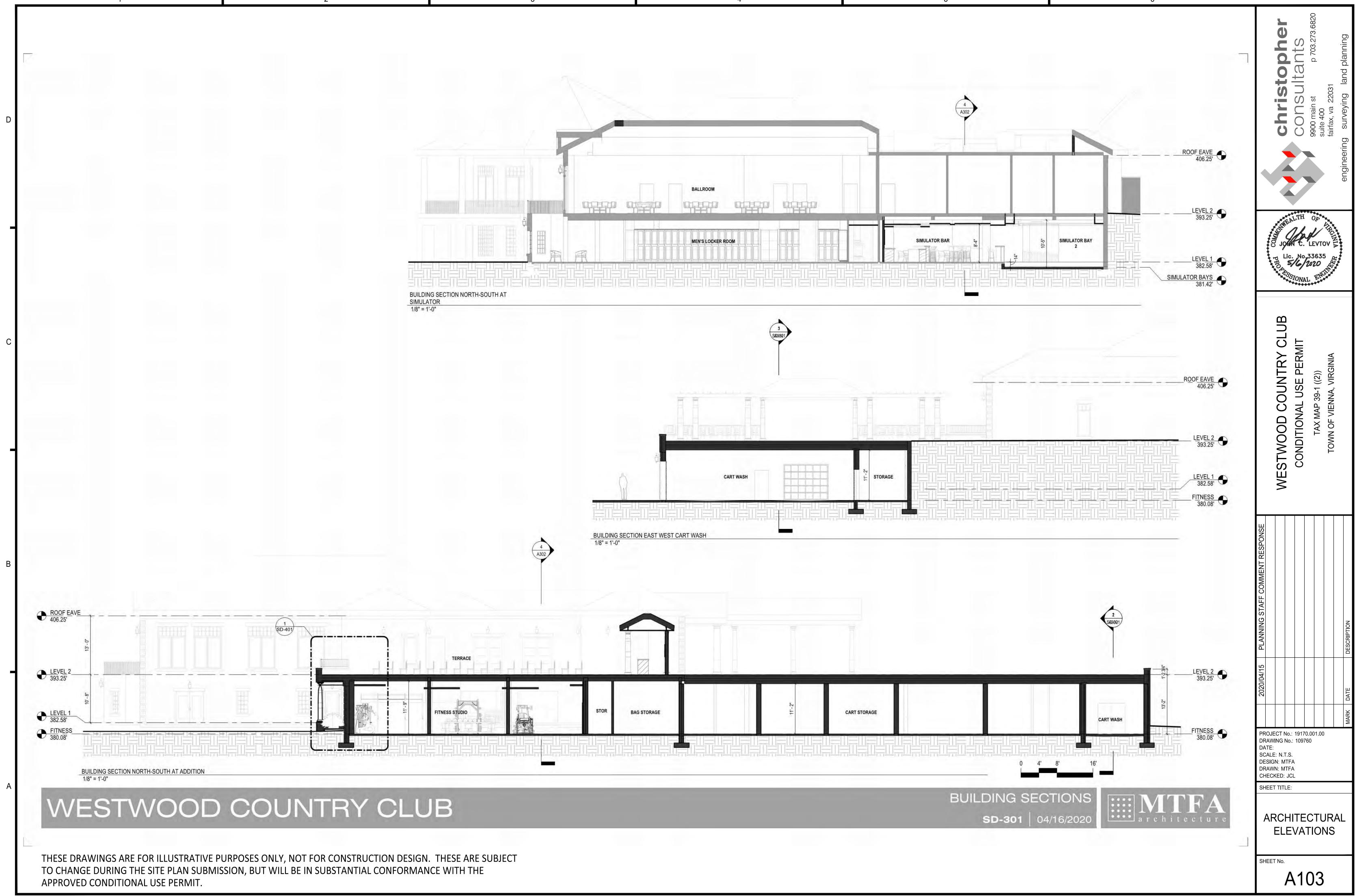




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	PLANNING STAFF COMMENT RESPONSE WESTWOOD COUNTRY CLUB Image: State of the state o
	2020/04/15 2020/04/15 MARK DATE
LEGEND (FLOOR PLANS) (FLOOR PLANS) EXISTING CONSTRUCTION TO REMAIN MIC - AREA OUTSIDE SCOPE OF WORK NEW CONSTRUCTION NEW CONSTRUCTION NEW CONSTRUCTION NEW CONSTRUCTION NEW CONSTRUCTION	PROJECT No.: 19170.001.00 DRAWING No.: 109760 DATE: SCALE: N.T.S. DESIGN: MTFA DRAWN: MTFA CHECKED: JCL SHEET TITLE: LEVEL 2 SCHEMATIC FLOOR PLAN
	A101





WESTWOOD COUNTRY CLUB

THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION DESIGN. THESE ARE SUBJECT TO CHANGE DURING THE SITE PLAN SUBMISSION, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONDITIONAL USE PERMIT.

