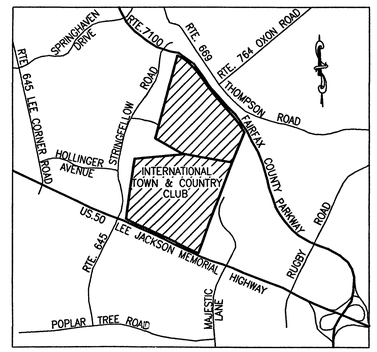
INTERNATIONAL TOWN & COUNTRY CLUB

SPECIAL EXCEPTION

TAX MAP
NO. 35-3-((1))-11 AND 45-1-((1))-11
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'

PURPOSE

THE FOLLOWING ACTIONS ARE REQUESTED AS PART OF THIS APPLICATION:

- **SPECIAL EXCEPTION TO ALLOW PROPOSED IMPROVEMENTS THROUGHOUT PROPERTY.**
- **WAIVER OF TRANSITIONAL SCREENING AND BARRIERS ALONG ALL PROPERTY BOUNDARIES**
- **WAIVER OF STREAM VALLEY TRAIL (COMPREHENSIVE PLAN) THAT RUNS THROUGH THE CENTER OF THE GOLF COURSE.**
- **WAIVER OF A SERVICE DRIVE ALONG ROUTE 50**

(SEE NOTE 5 ON SHEET 2 FOR THE WAIVER DETAILS.)

Application No. SE 2003-SU-037 Staff A. Shriber
APPROVED (SE) (SP) PLAN
SEE DEV CONDS DATED 3/10/04
Date of (BOS) (BZA) approval 3/10/04
Sheet 1 of 9

COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER

SHEET INDEX

1. SPECIAL EXCEPTION APPLICATION – COVER SHEET
2. GENERAL NOTES AND TABULATIONS
3. EXISTING CONDITIONS PLAN 1" = 200'
4. SPECIAL EXCEPTION PLAT 1" = 50'
5. SPECIAL EXCEPTION PLAT 1" = 100'
6. SPECIAL EXCEPTION PLAT 1" = 100'
7. SPECIAL EXCEPTION PLAT 1" = 100'
8. ARCHITECTURAL ELEVATIONS
9. DETAILS

PREPARED BY:

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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4501 Daly Drive · Chantilly, Virginia 20151
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RECEIVED
Department of Planning & Zoning
FEB 23 2004
Zoning Evaluation Division

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REVISIONS
REVISED 6-17-03
1/13/04 - REV. PER COUNTY COMMENTS

SURVEY: AIR SURVEY
DESIGN: J.T.WILLIAMS
DRAWN: J.T.WILLIAMS
CHECKED: J. McCLELLAN

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DATE: JANUARY 2004
SCALE: HORZ: N/A VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · JOSEPH W. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER · 3/13/03

SPECIAL EXCEPTION APPLICATION – COVER SHEET
PROJECT: INTERNATIONAL TOWN & COUNTRY CLUB
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1515-0301
CADD: 1515CS.DWG
SHEET: 1 OF 9

GENERAL NOTES:

1. PARCEL/TAX MAPS. THE PARCELS SUBJECT TO THIS SPECIAL EXCEPTION APPLICATION ARE OWNED BY INTERNATIONAL TOWN AND COUNTRY CLUB INC. THE TAX MAP REFERENCES FOR THESE PARCELS ARE 35-3-((1))-11 AND 45-1-((1))-11.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SEA PLAT CONSISTING OF NINE (9) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOC., INC., SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED OR WHICH BY SOUND ENGINEERING AND MAY BECOME NECESSARY AS PART OF FINAL ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
3. ZONING. THE PROPERTIES ARE ZONED R-1 AND CONTAINS 222.3 ACRES
4. INTENT. THE PURPOSE OF THIS SPECIAL EXCEPTION (CATEGORY 5) APPLICATION IS TO OBTAIN THE PERMIT TO EXPAND THE EXISTING CLUBHOUSE RELOCATE THE POOL, BATHHOUSE AND TENNIS PRO SHOP; RELOCATE THE INDOOR TENNIS FACILITY, ADD NEW OUTDOOR TENNIS COURTS, ADD CART STORAGE AND ADDITIONAL PARKING.
5. MODIFICATIONS/WAIVERS. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS STATED BELOW:

   A. A MODIFICATION TO THE TRANSITIONAL SCREEN YARD REQUIREMENTS PER Z.O. SECTION 13-104.4 AND 13-304 ALONG ALL LOT LINES TO USE EXISTING VEGETATION, SUPPLEMENTAL VEGETATION WHERE INDICATED ON THE PLAT AND /OR BERMS. THIS MODIFICATION WAS GRANTED WITH PREVIOUS ZONING ACTIONS ON THE PROPERTY AND IS FURTHER JUSTIFIED BY THE OPEN NATURE AND MATURE LANDSCAPING ON THE EXISTING GOLF COURSE.

   B. A MODIFICATION TO THE BARRIER REQUIREMENT ALONG ALL LOT LINES TO USE AN EXISTING FENCE PURSUANT TO 13-304-3, AS PREVIOUSLY APPROVED.

   C. A SERVICE DRIVE WAIVER PURSUANT TO SECTION 17-201-3(a), AS PREVIOUSLY APPROVED AND SINCE FAIRFAX COUNTY DOES NOT SEE THE NEED FOR SERVICE DRIVES ALONG THE NORTH SIDE OF ROUTE 50 IN THIS VICINITY.

   D. A WAIVER OF THE COMPREHENSIVE TRAILS PLAN FOR A STREAM VALLEY TRAIL PER Z.O. SECTION 17-201.2. THIS WAS WAIVED WITH PREVIOUS ZONING ACTIONS ON THIS PROPERTY AND IS FURTHER JUSTIFIED BY THE FACT THAT A TRAIL WOULD PRESENT AN UNSAFE CONDITION ACROSS THE EXISTING GOLF COURSE.
6. PONDS. THE PROPOSED PONDS SHOWN ON THIS PLAT ARE FOR AESTHETIC AND IRRIGATION PURPOSES AND MAY OR MAY NOT PROVIDE SWM OR BMP. THE POND CONFIGURATION AND LIMITS OF CLEARING IS SUBJECT TO THE FINAL ENGINEERING.
7. SWM/BMP. SWM AND BMP FOR THE PROPOSED IMPROVEMENTS WILL BE PROVIDED WITHIN EXISTING PONDS OR PROPOSED NEW FACILITIES. ANY NECESSARY IMPROVEMENT WILL BE DETAILED AT THE TIME OF SITE PLAN.
8. EXISTING FACILITIES. TO THE BEST OF OUR KNOWLEDGE ALL EXISTING FACILITIES CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR ANY ITEMS WAIVED OR MODIFIED THROUGH THE PREVIOUS SPECIAL PERMIT PLAT OR WAIVERS.
9. WATER/SEWER. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. PARKING LOT LANDSCAPING. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED. PROPOSED PAVEMENT SURFACE = 114,213 S.F. THEREFORE, LANDSCAPING REQUIRED = 5,710 S.F OR 5%.
11. BOUNDARY. BOUNDARY INFORMATION FOR THE ORIGINAL PROPERTY IS FROM EXISTING RECORDS FROM LAND DESIGN CONSULTANTS AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES INC.
12. TOPO. TOPOGRAPHIC INFORMATION FOR THESE PARCELS ARE FROM FAIRFAX COUNTY TOPOGRAPHICAL MAPS AT FIVE (5) FEET CONTOURS INTERVALS.
13. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, TREATED AND/OR DISPOSED OF ON THIS SITE WITH THE EXCEPTION OF THE FOLLOWING:
    GOLF COURSE MAINTENANCE:
    FUNGICIDES: CHLOROTHALONIL; AZOXYSTOBIN; PROPICONAZOLE; PROPAMOCARB HYDROCHLORIDE
    HERBICIDES: METALAXY; TRINEXAPAC-ETHYL; FENOXAPROP-P-ETYLE AND, DITHIOPYR
    INSECTICIDES: IMIDACLOPRID
    STANDARD POOL CHEMICALS: LIQUID CHLORINE; GRANULATED CHLORINE (HTH) AND MURATIC ACID.
14. ACCESS. THE EXISTING ENTRANCE TO THE PROPERTY IS FROM LEE JACKSON MEMORIAL HIGHWAY (RTE. #50) AND NO ADDITIONAL MEANS OF INGRESS AND EGRESS TO THE PROPERTY FROM PUBLIC STREETS ARE PROPOSED WITH THIS SPECIAL EXCEPTION APPLICATION.
15. EXISTING PARKING SPACES ARE PROPOSED TO BE RECONFIGURED AND RESTRIPPED AS SHOWN ON SHEET 4.
16. PARKING. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-106(7).
17. TABULATIONS. SEE TABULATIONS ON THIS SHEET FOR SUMMARY OF EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE AND SITE ACREAGE.
18. UTILITY EASEMENTS. THERE ARE NO MAJOR EXISTING UTILITY EASEMENTS IN THIS SITE.
19. GRAVES. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVE AND BURIAL PLACES ON-SITE.
20. THE ORIENTATION OF THE PROPOSED INDOOR AND OUTDOOR TENNIS COURTS MAYBE ALTERED DUE TO FINAL ENGINEERING AND/OR IF PROPER SUN ORIENTATION IS NECESSARY FOR OUTDOOR COURTS AS LONG AS THEY HONOR THE MINIMUM DISTANCE FROM THE PROPERTY BOUNDARY.
21. EX. UTILITIES. THE FINAL LOCATION OF PROPOSED UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE AND SANITARY SEWER SHOWN HEREIN IS SUBJECT TO RELOCATION BASED ON FINAL ENGINEERING.
22. PHASING. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ANY AND ALL OF THE PROPOSED IMPROVEMENTS IN PHASES. (SEE PHASING NARRATIVE THIS SHEET).
23. THE EXISTING GOLF FEATURES REPRESENTED WITHIN THIS APPLICATION ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE INTERPRETED TO BE SUBJECT TO THE SPECIAL EXCEPTION. THE EXISTING GOLF COURSE EXISTS PER THE PREVIOUS APPROVAL OF SP 82-C-037.
24. FLOODPLAIN. THERE ARE NO PROPOSED IMPROVEMENTS OR DISTURBED AREA WITHIN EXISTING 100 YR. FLOODPLAIN OR RPA LIMITS AS DELINEATED ON PLAN.
25. RPA. THE RPA LIMITS SHOWN ARE FROM COUNTY MAPPING AND SUBJECT TO ADJUSTMENTS BASED ON FIELD VERIFICATION.
26. DEBRIS REMOVAL. NO DUMPING OR STORAGE OF SOIL, DISCARDED MILLED ASPHALT, CONSTRUCTION DEBRIS, DECARDED BRUSH OR LEAVES, OR ANY OTHER TYPE OF DEBRIS SHALL BE PERMITTED WITHIN AREAS SHOWN TO BE COUNTED TOWARD TREE CANOPY REQUIREMENTS OR TRANSITIONAL SCREENING REQUIREMENTS. ALL SUCH DEBRIS THAT MAY BE CURRENTLY WITHIN SUCH AREAS SHALL BE REMOVED AND THE AREAS RESTORED TO A NATURAL CONDITION PRIOR TO THE ISSUANCE OF THE NONRESIDENTIAL USE PERMIT FOR ANY OF THE PROPOSED NEW STRUCTURES.
27. SITE LIGHTING. SITE LIGHTING WILL BE PROVIDED FOR THE POOL, TENNIS, & PARKING AREAS IN ACCORDANCE WITH THE ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL. A PHOTOMETRIC STUDY SHALL BE SUBMITTED SEPERATELY.
28. GOLF COURSE MANAGEMENT PLAN. THE APPLICANT WILL PROVIDE A GOLF COURSE MANAGEMENT PLAN FOR SUBMISSION TO THE NORTHERN VA. SOIL & WATER CONSERVATION SERVICE PRIOR TO SITE PLAN APPROVAL.
29. VPDES PERMIT. THE APPLICANT SHALL ACQUIRE A VIRGINIA POLLUTION & DISCHARGE ELIMINATION PERMIT PRIOR TO CONSTRUCTION.

TABULATIONS

TOTAL SITE AREA:	= 222.32 ACRES
PARCEL 1	= 99.60 ACRES
PARCEL 2	= 122.72 ACRES

R-1 ZONING REQUIREMENTS

BULK REGULATIONS	REQUIREMENTS	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT:	60 FEET	36 FT.MAX	41 FT.MAX
FRONT YARD:	CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	87.1 FT.	50.1 FT
SIDE YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET	64.3 FT.	50.1 FT
REAR YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	N/A	N/A
MAXIMUM FAR:	0.15	0.01	0.017
PARKING SPACES	166 ONE(1) SPACE PER FOUR(4) MEMBERS	201	246

OPEN SPACE TABULATIONS

SITE AREA:	222.32 ACRES OR 9,684,259 SQUARE FEET
OPEN SPACE REQUIRED:	20% OR 44.46 AC OR 1,936,685 SQUARE FEET
OPEN SPACE PROVIDED:	93% OR 206.36 AC OR 8,989,089 SQUARE FEET

EXISTING STRUCTURES	APPROX. SQ. FT.	APPROX. SIZE W' x D"	BLDG. HGT.	APPROX. DATE CONSTRUCTED
CLUBHOUSE	16,450 SQ. FT.	186'x 88.4'	36' (APPROX.)	8/01/67 REV. 1997
TENNIS SHOP (TO BE REMOVED)	770 SQ. FT.	32'x 24'	10' (APPROX.)	8/03/82
POOL BATH HOUSE (TO BE REMOVED)	2,000 SQ. FT.	70'x 28'	10' (APPROX.)	8/01/67
WOOD STORAGE SHED NEAR EX. TENNIS SHOP (TO BE REMOVED)	231 SQ. FT.	21'x 11'	10' (APPROX.)	1985
TENNIS COURT BUBBLE (TO BE REMOVED)	20,140 SQ. FT.	190'x 106'	36' (APPROX.)	1985
EQUIPMENT STORAGE BLDG.	5,033 SQ. FT.	100'x 50.4'	15' (APPROX.)	1985
GOLF CART BUILDING	2,906 SQ. FT.	100.2'x 29'	10' (APPROX.)	8/03/82
BLOCK BUILDING	100 SQ. FT.	10'x10'	8' (APPROX.)	1975
CROSSOVER BUILDING	430 SQ. FT.	23.5'x 18.2'	11' .(APPROX.)	1991
STARTER SHED	114 SQ. FT.	12.7'x 9.7'	8' (APPROX.)	1991
HUTCHESON HOUSE W/GAR. & STR.	2,370 SQ. FT.	60'x 25.5' 28'x 30'	18' (APPROX.)	1800'S
TWO COVERED OPEN AIR SHELTERS	288 SQ. FT.	12'x12'	10' (APPROX.)	1985
EX. BUILDINGS SQ. FT.(GROSS)	50,832 SQ. FT			
EX. BLDG.S TO BE DEMOLISHED	-23,141 SQ. FT			
EX. BUILDINGS SQ. FT.	28,461 SQ. FT			

PROPOSED STRUCTURES	APPROX. SQ. FT.	APPROX. SIZE W' x D"	BLDG. HGT.	PROPOSED DATE TO BE CONSTRUCTED
CLUB HOUSE ADDITIONS	10,000 SQ. FT		35'±	2004
BANQUET KITCHEN		62'x 68'		
PRE-FUNCTION EXPANSION		VARIOUS LOC.		
PORTE COHERE		42' x 55'		
DINING ROOM EXPANSION		30' x 14'		
ENCLOSED EXISTING BALCONY		16' x 57'		
COVERED LOADING DOCK		15' x 26'		
EXPANDED OVERHANG		20' x 55'		
POOL BATH HOUSE	8,712 SF	132' x 66'	10±	2004
INDOOR TENNIS BUILDING	35,179 SF	277'x 127'	41±	2004
NEW INDOOR TENNIS ENTRANCE	500 SF	20'x 25'	10'±	2004
GOLF CART & BAG STORAGE BUILDINGS	10,185 SF	35'x 35' 112' x 80'	25'±	2004
POOL DECK & GAZEBO	784 SF	28'x 28'	10'±	2004
NEW GARDEN GAZEBO	400 SF	20'x 20'	10'±	2004
PROP. BUILDINGS SQ. FT.	65,760 SQ. FT			
EX. BUILDINGS SQ. FT.	+28,461 SQ. FT			
TOTAL BUILDINGS SQ. FT.	94,221 SQ. FT			

NOTE:
(1) THE ABOVE TABULATION FOR EXISTING STRUCTURES IS BASED ON SPA 82-C-037-4 APPROVED ON JULY, 1993.

SWM & BMP NARRATIVE

STORMWATER MANAGEMENT/BMP FOR THE PROPOSED IMPROVEMENTS WILL BE PROVIDED BY AN EXPANSION OF THE EXISTING POND ON HOLE #9. THE FINAL CONFIGURATION IS SUBJECT TO FINAL ENGINEERING. ADDITIONAL SWM/BMP FACILITIES MAY BE PROVIDED IF NECESSARY IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. WITHIN THE LIMITS OF CLEARING & GRADING PROPOSED FOR THIS APPLICATION THE INCREASE IN IMPERVIOUS AREA IS APPROX. 60,187 SF. THIS RESULTS IN AN INCREASE IN FLOW FOR THE 10-YR STORM EVENT BY APPROX. 5.51 CFS. THIS INCREASE WILL BE MITIGATED BY THE PROPOSED SWM/BMP FACILITY AT HOLE #9.

OUTFALL NARRATIVE

STORMWATER FOR THE PROPOSED IMPROVEMENTS WILL DRAIN TO THE EXPANDED POND ON HOLE #9. THIS POND WILL BE DESIGNED TO CONTROL THE STORMWATER RUN-OFF BY RESTRICTING THE OUTFLOW TO A PRE-DEVELOPED FLOW CONDITION. THE OUTFALL WILL PROVIDE A CONDITION THAT MINIMIZES EROSION AND REDUCES THE VLEOCITY OF THE STORMWATER. THE FINAL DETERMINATION WILL BE BASED ON FINAL ENGINEERING.

PHASING NARRATIVE

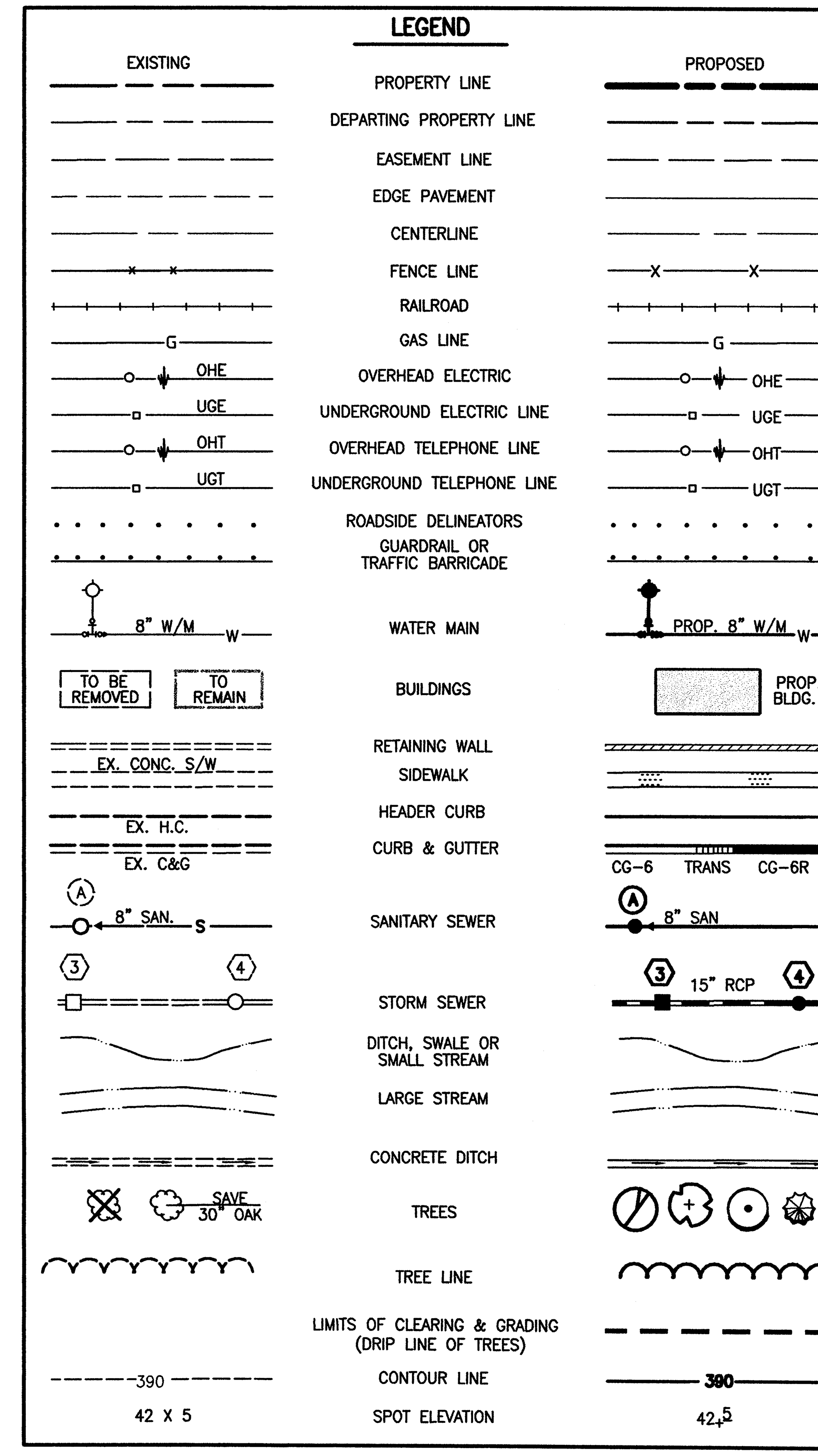
THIS PROJECT IS PROPOSED TO BE DEVELOPED IN NUMEROUS STAGES BASED UPON NEED AS ECONOMICAL CONDITIONS ALLOW FOR THE IMPROVEMENTS.

THE FIRST PHASE OF DEVELOPMENT INTENDS ON INCLIUDING THE FOLLOWING: NEW INDOOR TENNIS FACILITY, NEW TENNIS PRO SHOP/BATHHOUSE, NEW MAIN POOL & CHILDREN'S POOL, NEW PARKING AREA 1, STORMWATER MANAGEMENT FACILITY, NEW OUTDOOR PATIO, AND NEW ENCLOSED BALCONY. THE ADDITIONAL IMPROVEMENTS SHOWN HEREIN WILL BE STAGED AS THE FUTURE NEEDS ARISE.

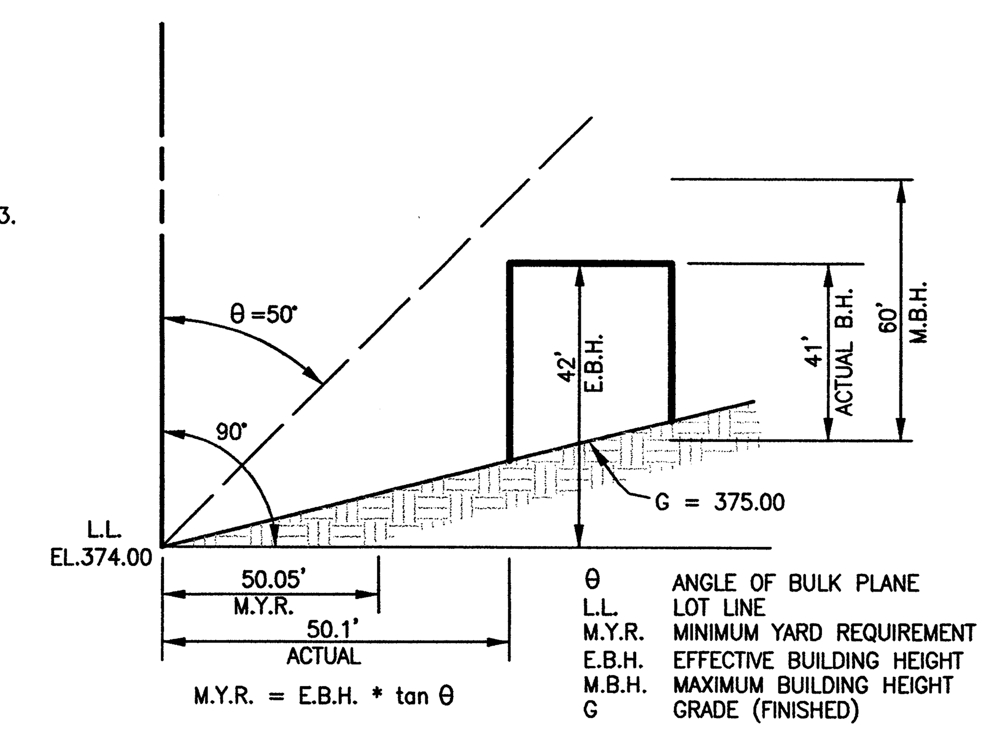
STREAM RESTORATION NARRATIVE

THE STREAM RESTORATION IF REQUIRED SHALL CONSIST OF FEATURES SUCH AS BANK STABILIZATION, BIO-LOG'S, AND NATIVE VEGETATION TO INCLUDE TREES AND SHRUBS IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT HANDBOOK SEC. 3.22. THE DETAILED DESIGN OF THE STREAM RESTORATION SHALL BE COMPLETED IN THE FINAL ENGINEERING STAGES OF SITE DEVELOPMENT.

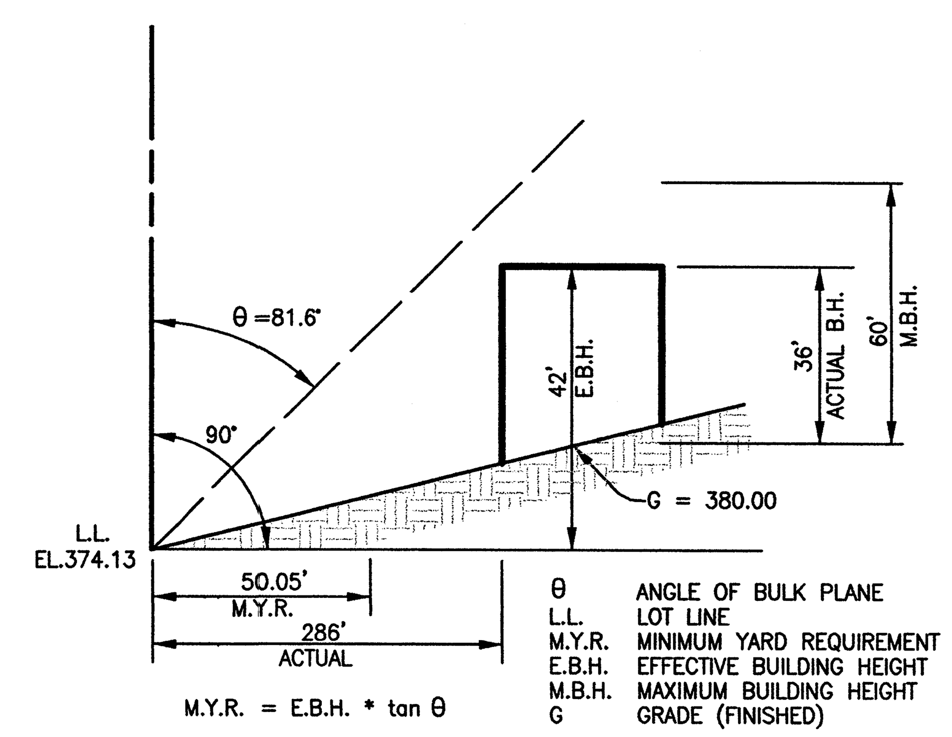
LEGEND



Application No SE 2003-SU-027 Staff A. Sheib
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of (BOS) (BZA) approval 5/10/04
Sheet 2 of 9



DETAIL ANGLE OF BULK PLANE – TENNIS BUILDING
(NOT TO SCALE)



DETAIL ANGLE OF BULK PLANE– CLUB HOUSE
(NOT TO SCALE)

REVISIONS
6/17/03
REV. LAYOUT & LIGHTING
1/15/04
REV. PER CTY. COMMENTS

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SURVEY	AIR SURVEY
DESIGN	H. HILTWINE
DRAWN	H. HILTWINE
CHECKED	J. McCLELLAN
DATE	JANUARY 2004
SCALE	HORZ: N/A VERT: N/A

SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — 2/20/04 — LICENSE No. 8521 — PROFESSIONAL ENGINEER

GENERAL NOTES & TABULATIONS

PROJECT: INTERNATIONAL TOWN & COUNTRY CLUB
FAIRFAX COUNTY, VIRGINIA

JOB	1515-0301
CADD	1515NT1.DWG
SHEET	2 OF 9

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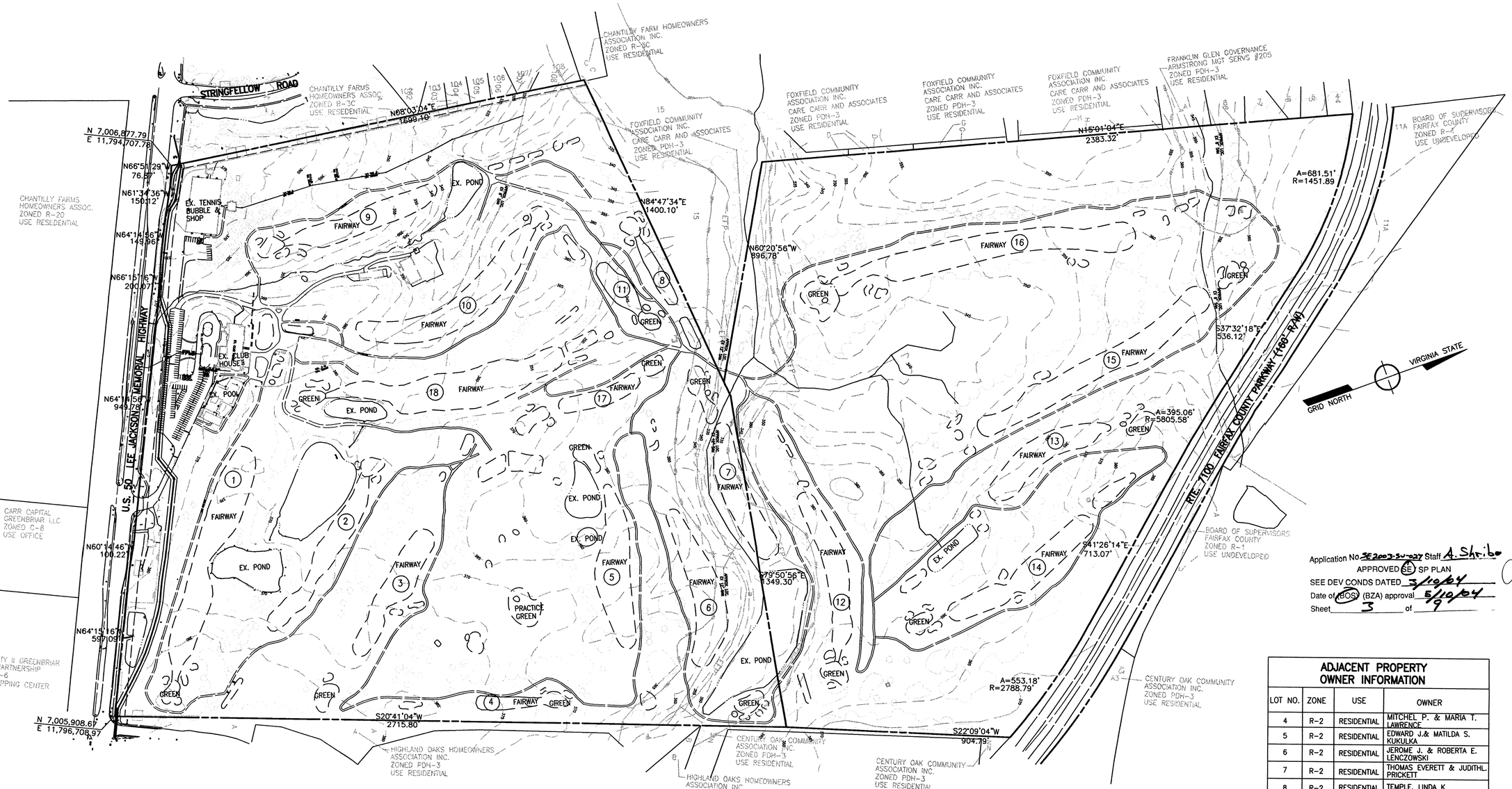

Application No. SE2003-SU-027 Staff A. Shribe
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of (BOS) (BZA) approval 5/10/04
Sheet 3 of 9

ADJACENT PROPERTY OWNER INFORMATION			
LOT NO.	ZONE	USE	OWNER
4	R-2	RESIDENTIAL	MITCHEL P. & MARIA T. LAWRENCE
5	R-2	RESIDENTIAL	EDWARD & MATILDA S. KUKULKA
6	R-2	RESIDENTIAL	JEROME J. & ROBERTA E. LENCZOWSKI
7	R-2	RESIDENTIAL	THOMAS EVERETT & JUDITHL. PRICKETT
8	R-2	RESIDENTIAL	TEMPLE, LINDA K
102	R-3C	RESIDENTIAL	CANHAM, ROBERT ALLEN JR.
103	R-3C	RESIDENTIAL	VIDYA BABU & SUTTI ANACHI KUPPUSAMY
104	R-3	RESIDENTIAL	WALKER, JOHN D.
105	R-3	RESIDENTIAL	LARRY A & TERESA M. BIBBS
106	R-3	RESIDENTIAL	DAY, ERNEST H.
107	R-3	RESIDENTIAL	JOHN III & SUSAN L. CHUDOVAN

EXISTING CONDITIONS PLAN

REVISIONS
REVISED 6/17/03
1/15/04 – REV. PER COUNTY COMMENTS

SURVEY WHGA
DESIGN J.T.WILLIAMS
DRAWN J.T.WILLIAMS
CHECKED J.McCLELLAN

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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DATE JANUARY 2004
SCALE HORZ: 1' = 200' VERT: N/A
SEAL COMMONWEALTH OF VIRGINIA JOHN T. McCLELLAN LICENSE NO. 8524 PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN
PROJECT INTERNATIONAL TOWN & COUNTRY CLUB
FAIRFAX COUNTY VIRGINIA

JOB 1515-0301
CADD 1515EC_PLN
SHEET 3 OF 9

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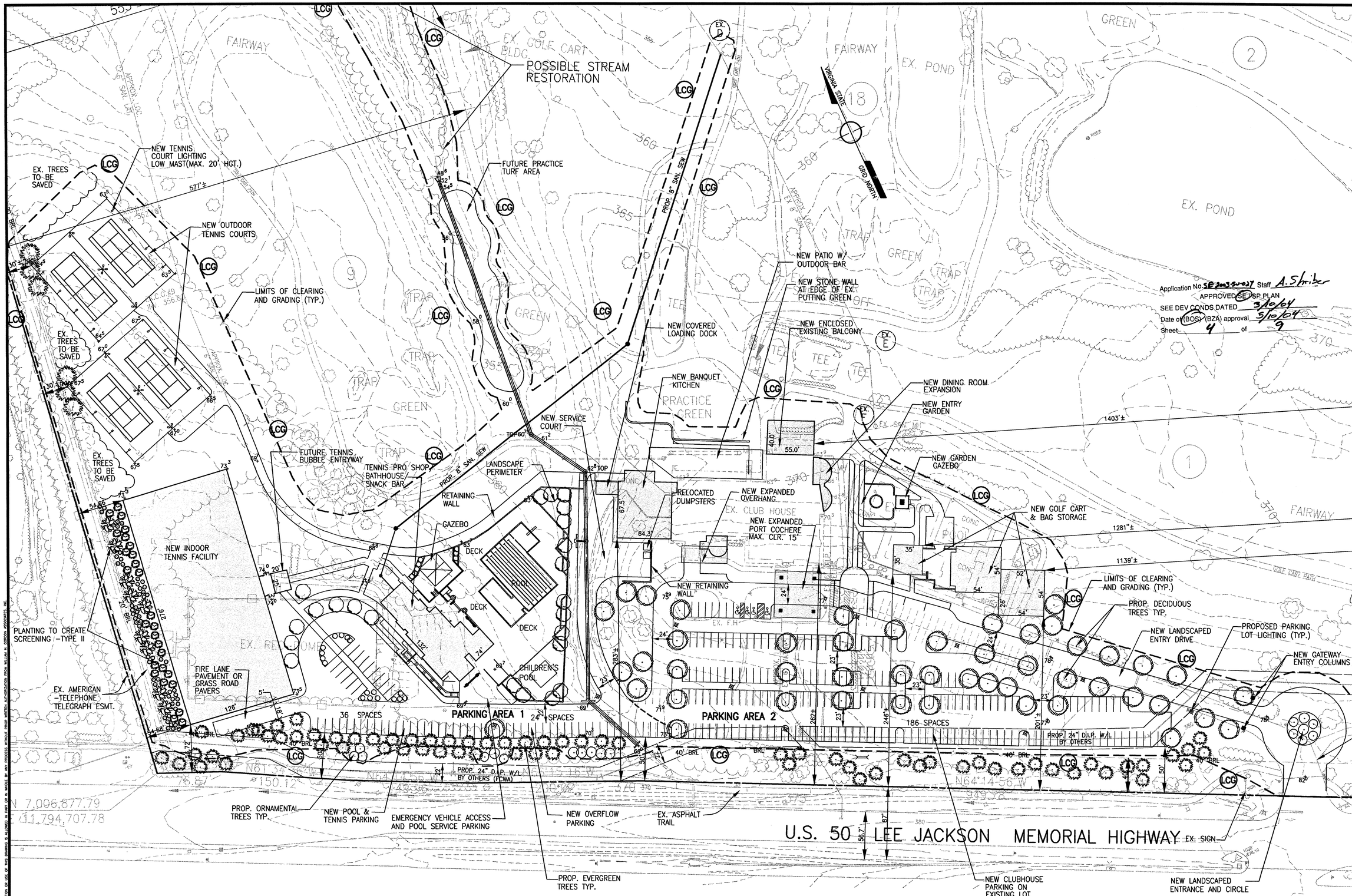

PROPOSED IMPROVEMENTS

REVISIONS
6/17/03
REVISED LAYOUT
1/15/04
REVISED PER COUNTY COMMENTS

SURVEY	AIR SURVEY
DESIGN	H. HILTWINE
DRAWN	H. HILTWINE
CHECKED	J.McCLELLAN

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SEAL	COMMONWEALTH OF VIRGINIA · JOSEPH W. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

PROJECT: **INTERNATIONAL TOWN & COUNTRY CLUB**
FAIRFAX COUNTY, VIRGINIA

JOB	1515-0301
CADD	1515_G00
SHEET	4 OF 9

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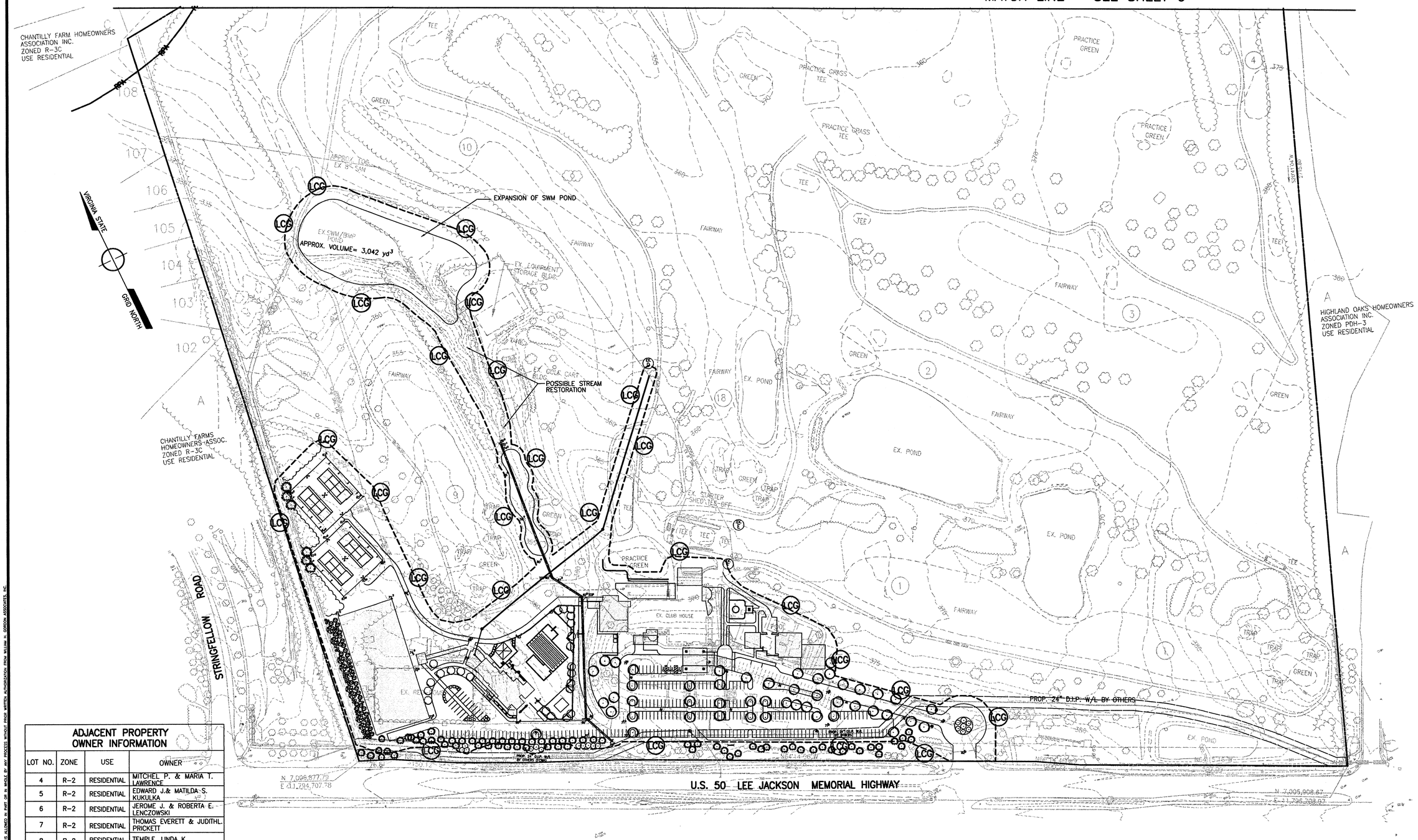
MATCH LINE – SEE SHEET 6

MATCH LINE – SEE SHEET 6



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103	R-3C	RESIDENTIAL	VIDYA BABU & SUTTI ANACHI KUPPUSAMY
104	R-3	RESIDENTIAL	WALKER, JOHN D,
105	R-3	RESIDENTIAL	LARRY A & TERESA M. BIBBS
106	R-3	RESIDENTIAL	DAY, ERNEST H.
107	R-3	RESIDENTIAL	JOHN III & SUSAN L. CHUDOVAN

PROPOSED IMPROVEMENTS

Application No. ~~SE 2003-SU-027~~ Staff A. Shriber
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of (BOS) (BZA) approval 5/10/04
Sheet 5 of 9

REVISIONS
6/17/03
REVISED LAYOUT
1/15/04
REVISED PER COUNTY COMMENTS

SURVEY: AIR SURVEY
DESIGN: H. HILTWINE
DRAWN: H. HILTWINE
CHECKED: J. McCLELLAN

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive - Chantilly, Virginia 20151
(703) 263-1900 - METRO (703) 803-9508 - FAX (703) 263-0766

DATE: JANUARY 2004
SCALE: HORZ: 1' = 100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — LICENSE NO. 8521 — PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

PROJECT: INTERNATIONAL TOWN & COUNTRY CLUB
FAIRFAX COUNTY, VIRGINIA

JOB: 1515-0301
CADD: 1515_G00
SHEET: 5 OF 9

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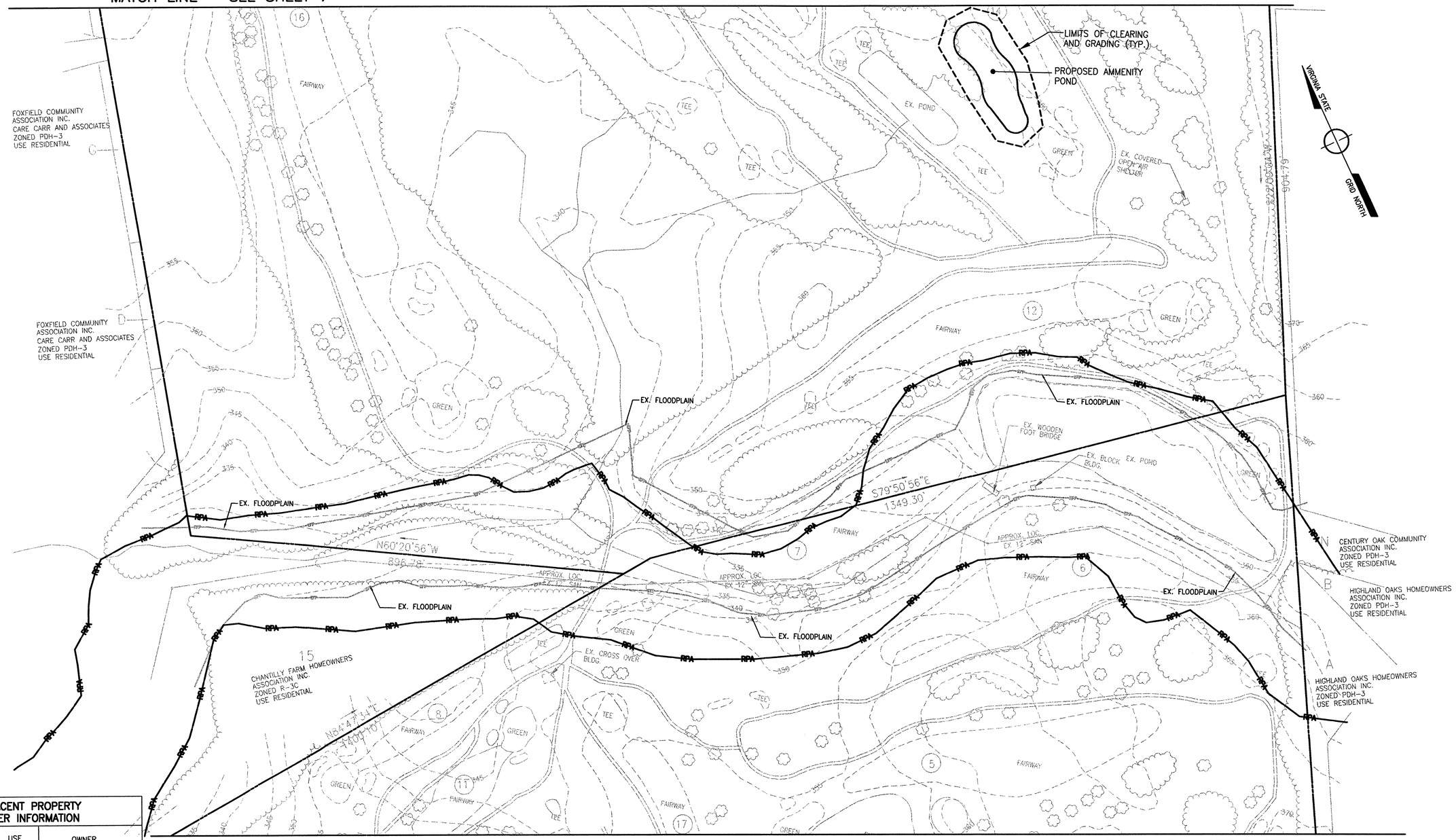
MATCH LINE – SEE SHEET 7

MATCH LINE – SEE SHEET 7



MATCH LINE – SEE SHEET 5

MATCH LINE – SEE SHEET 5

ADJACENT PROPERTY OWNER INFORMATION

LOT NO.	ZONE	USE	OWNER
4	R-2	RESIDENTIAL	MITCHEL P. & MARIA T. LAWRENCE
5	R-2	RESIDENTIAL	EDWARD J.& MATILDA S. KUKULKA
6	R-2	RESIDENTIAL	JEROME J. & ROBERTA E. LENCZOWSKI
7	R-2	RESIDENTIAL	THOMAS EVERETT & JUDITHL. PRICKETT
8	R-2	RESIDENTIAL	TEMPLE, LINDA K
102	R-3C	RESIDENTIAL	CANHAM, ROBERT ALLEN JR.
103	R-3C	RESIDENTIAL	VIDYA BABU & SUTTI ANACHI KUPPUSAMY
104	R-3	RESIDENTIAL	WALKER, JOHN D,
105	R-3	RESIDENTIAL	LARRY A & TERESA M. BIBBS
106	R-3	RESIDENTIAL	DAY, ERNEST H.
107	R-3	RESIDENTIAL	JOHN III & SUSAN L. CHUDOVAN

Application No. SE2003-SU-027 Staff A. Shriber
APPROVED SE SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of BOS (BZA) approval 5/10/04
Sheet 6 of 9

PROPOSED IMPROVEMENTS

REVISIONS
6/17/03
REVISED LAYOUT
1/15/04
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SURVEY: AIR SURVEY
DESIGN: H. HILTWINE
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DATE: JANUARY 2004
SCALE: HORZ: 1" = 100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · JOHN D. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT
PROJECT: INTERNATIONAL TOWN & COUNTRY CLUB
FAIRFAX COUNTY, VIRGINIA

JOB: 1515-0301
CADD: 1515_G00
SHEET: 6 OF 9

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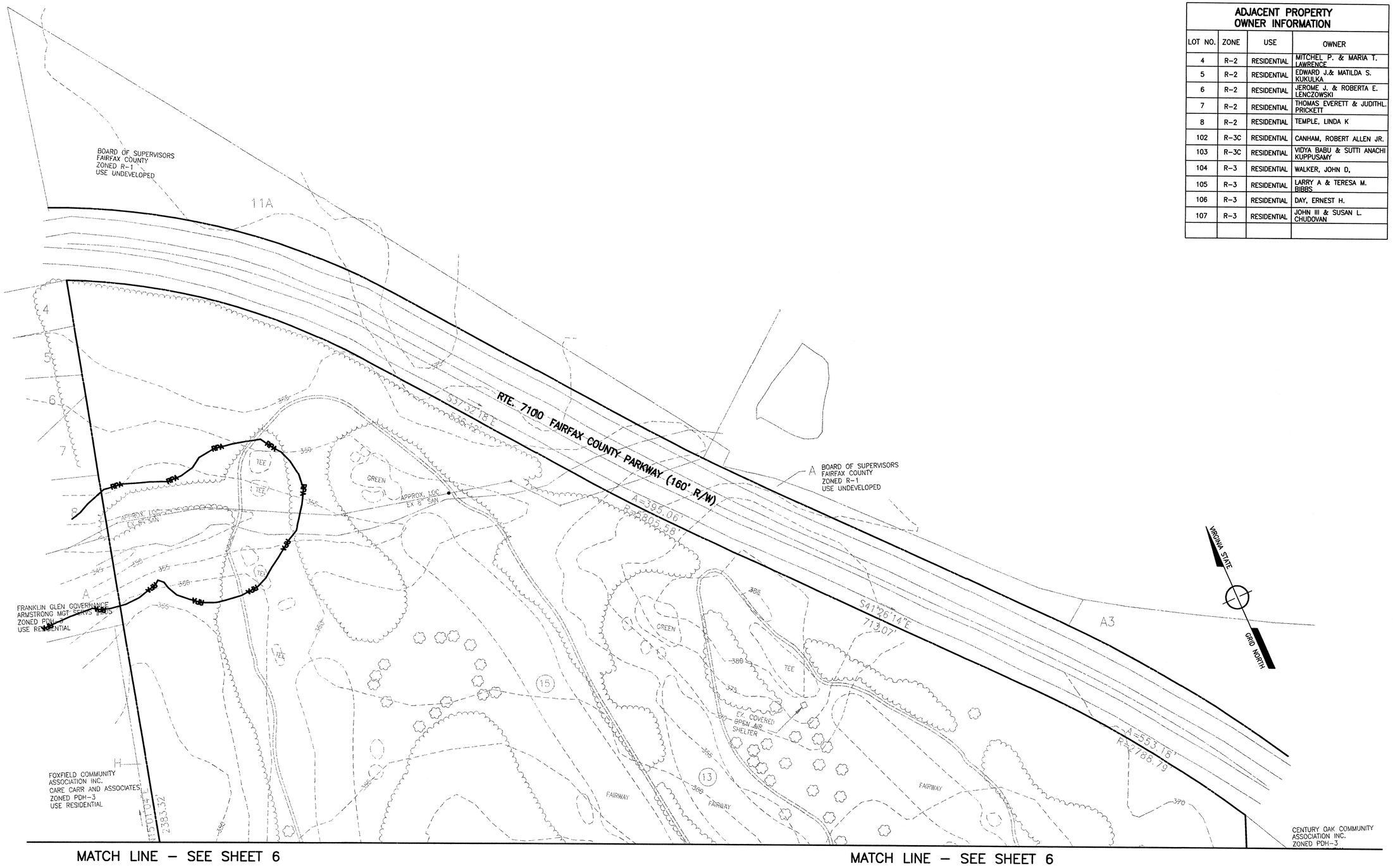

ADJACENT PROPERTY OWNER INFORMATION

LOT NO.	ZONE	USE	OWNER
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Application No. SE 2003-SU-027 Staff A. Shriber
APPROVED SE SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of BOS (BZA) approval 5/10/04
Sheet 7 of 9

PROPOSED IMPROVEMENTS

REVISIONS
6/17/03
REVISED LAYOUT
1/15/04
REVISED PER COUNTY COMMENTS

SURVEY: AIR SURVEY
DESIGN: H. HILTWINE
DRAWN: H. HILTWINE
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DATE: JANUARY 2004
SCALE: HORZ: 1' = 100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA JOSEPH M. McCLELLAN 6/26/04 LICENSE No. 8521 PROFESSIONAL ENGINEER

PROJECT: SPECIAL EXCEPTION PLAT
INTERNATIONAL TOWN & COUNTRY CLUB
FAIRFAX COUNTY, VIRGINIA

JOB: 1515-0301
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SHEET: 7 OF 9

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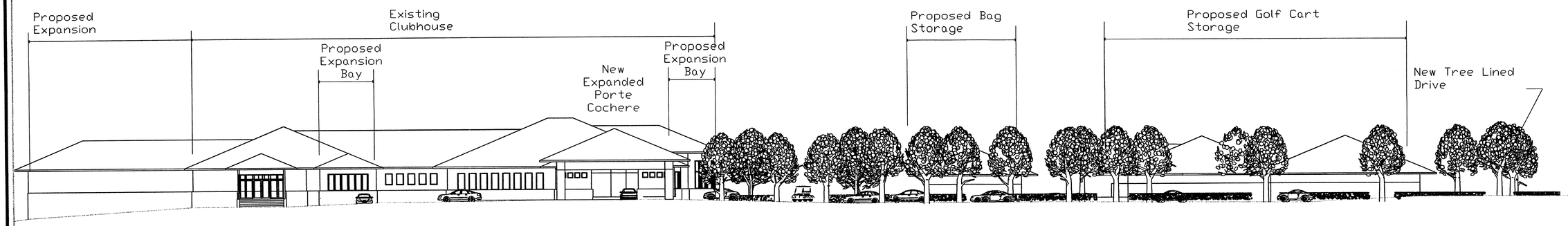
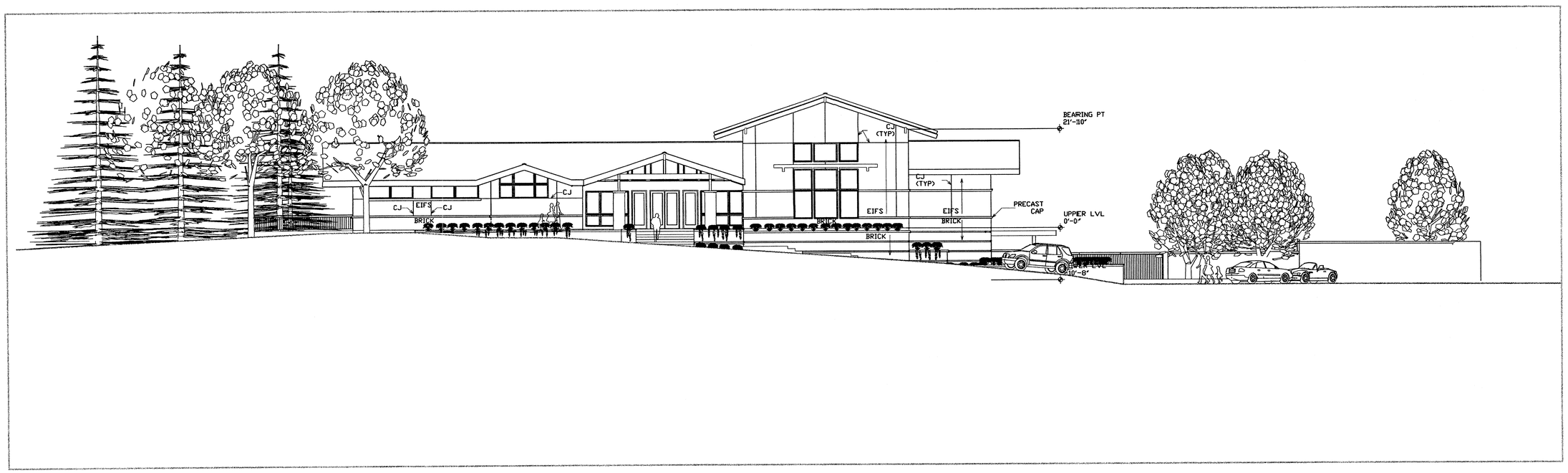


EX. CLUBHOUSE WITH EXPANSIONS PROPOSED - SOUTH ELEVATION



POOL & FITNESS FACILITY ELEVATION

Application No. SE 2003-SV-027 Staff A. Shriber
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3/10/04
Date of (BOS) (BZA) approval 5/10/04
Sheet 8 of 9

REVISIONS
6/17/03
REVISED LAYOUT
1/15/04
REVISED PER COUNTY COMMENTS

SURVEY	WHGA
DESIGN	H. HILTWINE
DRAWN	H. HILTWINE
CHECKED	J. McCLELLAN

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DATE	JANUARY 2004
SCALE	HORZ: N/A VERT: N/A
SEAL	COMMONWEALTH OF VIRGINIA JOSEPH M. McCLELLAN LICENSE No. 8521 PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

PROJECT: INTERNATIONAL TOWN & COUNTRY
FAIRFAX COUNTY, VIRGINIA

JOB	1515-0301
CADD	1515_ARCH
SHEET	8 OF 9

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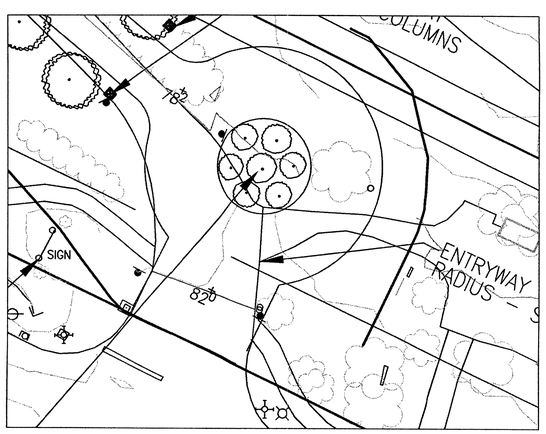
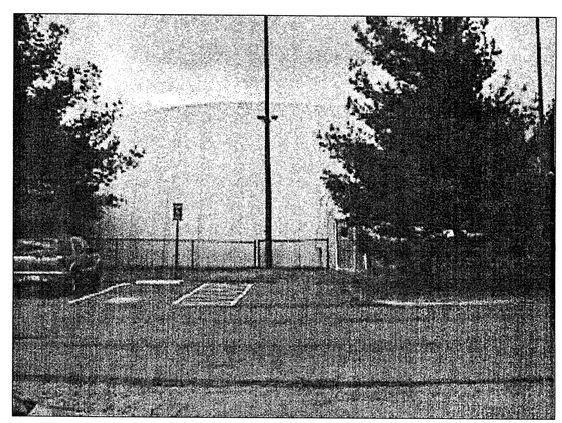
EXISTING VIEW FROM HOA FENCE ALONG STRINGFELLOW RD. TOWARDS INTERNATIONAL COUNTRY CLUB

FUTURE VIEW OF PROPOSED TENNIS BUBBLE WITH PLANTED TREE BUFFER



FIRE TRUCK TURNING RADIUS SKETCH



TENNIS BUBBLE

Application No. SE 2003-SU-027 Staff A. Shriber
APPROVED SE SP PLAN
SEE DEV CONDS DATED 3/19/04
Date of BOS (BZA) approval 5/10/04
Sheet 9 of 9

REVISIONS
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REVISED LAYOUT
1/15/04
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SURVEY	AIR SURVEY
DESIGN	H. HILTWINE
DRAWN	H. HILTWINE
CHECKED	J. McCLELLAN

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DATE	JANUARY 2004
SCALE	HORZ: 1"=20' VERT: N/A
SEAL	COMMONWEALTH OF VIRGINIA · JOSEPH W. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER · 2/20/04

DETAILS

PROJECT: INTERNATIONAL TOWN & COUNTRY
FAIRFAX COUNTY, VIRGINIA

JOB	1515-0301
CADD	1515XB1.DWG
SHEET	9 OF 9

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