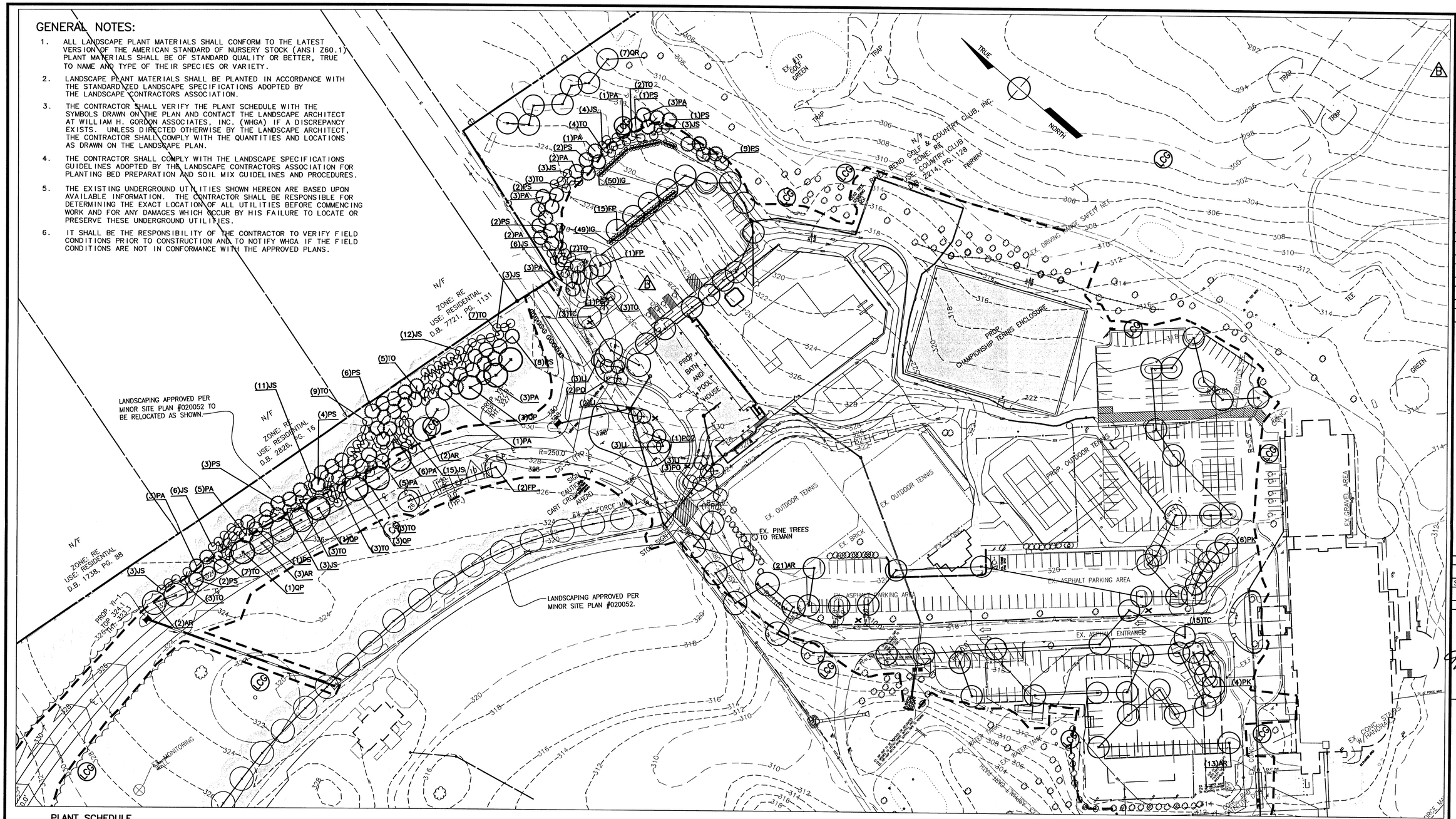
GENERAL NOTES:

1. ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1) PLANT MATERIALS SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIETY.
2. LANDSCAPE PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
3. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE SYMBOLS DRAWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT AT WILLIAM H. GORDON ASSOCIATES, INC. (WHGA) IF A DISCREPANCY EXISTS. UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL COMPLY WITH THE QUANTITIES AND LOCATIONS AS DRAWN ON THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL COMPLY WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY WHGA IF THE FIELD CONDITIONS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS.



PLANT SCHEDULE

ABR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE (MIN)	CONT.	10YR. CANOPY	TOTAL
DECIDUOUS TREES							
AR	34	ACER RUBRUM 'OCTOBER GLORY'	OCT. GLORY RED MAPLE	3" CAL.	B&B	250 SF	8,500 SF
FP	18	FRAXI. PENN. 'MARSHALL'S'	MARSHALL'S SEEDLESS ASH	3" CAL.	B&B	250 SF	4,500 SF
LI	11	LAGERSTROEMIA IND. 'TONTO'	TONTO CRAPE MYRTLE	4-5' HT.	B&B		
PK	10	PRUNUS SERR. 'KWANSAN'	KWANSAN CHERRY	3" CAL.	B&B	250 SF	2,500 SF
QR	7	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	250 SF	1,750 SF
TC	18	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	B&B	250 SF	4,500 SF
EVERGREEN TREES / SHRUBS							
IG	99	ILEX GLABRA	INKBERRY HOLLY	24-36"	B&B		
PA	15	PICEA ABIES	NORWAY SPRUCE	9-10' HT.	B&B	175 SF	2,625 SF
PO	6	PICEA ORIENTALIS	ORIENTAL SPRUCE	6-7' HT	B&B	75 SF	450 SF
PO2	1	PICEA ORIENTALIS	ORIENTAL SPRUCE	9-10' HT.	B&B	125 SF	125 SF
PS	14	PINUS STROBUS	WHITE PINE	9-10' HT	B&B	250 SF	3,500 SF
JS	16	JUNIP. SCOP.'BLUE HAVEN'	BLUE HAVEN JUNIPER	8-9' HT.	B&B	50 SF	800 SF
TO	19	THUJA OCCIDENTALIS 'NIGRA'	DK. AMER. ARBORVITAE	8-9' HT.	B&B	50 SF	950 SF
					TOTAL		30,200 SF

TREE COVER CALCULATIONS

TOTAL SITE AREA		7,657,848 SF
BUILDING FOOTPRINT		44,975 SF
ADJUSTED SITE AREA		7,612,873 SF
20% TREE COVER REQUIRED		1,522,574 SF
EX. VEGETATION TO REMAIN		1,961,500 SF
PROPOSED TREE COVER		30,200 SF
TREE COVER PROVIDED (26%)	TOTAL	1,991,700 SF

INTERIOR PARKING LOT

AREA OF PARKING LOT	93,511 SF
5% REQUIRED	4,676 SF
PROVIDED (7%)	8,750 SF

Application No. SE 2004-DR-031 Staff A. Shriber
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/1/2005
Date of (BOS) (BZA) approval 4/25/2005
Sheet 1 of 1
See SE Plat

RECEIVED Department of Planning & Zoning SEP 23 2005 Zoning Evaluation Division

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
A	MISC. GEOMETRY, GRADING AND UTILITY REVISIONS			
B	BATH HOUSE, POOL AND STORM OUTFALL REVISION			

REVISION APPROVED BY

THIS SHEET FOR LANDSCAPE PURPOSES ONLY!!!

REVISIONS
4/10/2000 FFX. CO.
10/12/01 REV. "A"
6/3/02 BID SET
7/11/02 COUNTY REV. 'B'

SURVEY: WHGA
DESIGN: K. DAVIS
DRAWN: K. DAVIS
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: SEPTEMBER, 1999
SCALE: HORZ: 1"=50' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · JOSEPH W. McCLELLAN · 9/13/04 · LICENSE No. 8521 · PROFESSIONAL ENGINEER

6/3/02 BID SET

LANDSCAPE PLAN

PROJECT: **RIVER BEND GOLF & COUNTRY CLUB**
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1174-0503
CADD: 1174LS1.DWG
SHEET: 18 OF 27

GENERAL NOTES:

RIVER BEND GOLF AND COUNTRY CLUB
SPECIAL PERMIT AMENDMENT APPLICATION

GENERAL

1. THE PARCELS SUBJECT TO THIS SPECIAL PERMIT AMENDMENT APPLICATION ARE OWNED BY RIVER BEND GOLF AND COUNTRY CLUB INC. THE TAX MAP REFERENCES FOR THESE PARCELS ARE 8-1-((1)) PARCELS 22, 23 AND 41, AND 8-3-((1)) PARCEL 4, AND A PORTION OF 7-2-((1)) PARCEL 21.

2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SPECIAL PERMIT AMENDMENT PLAT, DATED NOVEMBER 25, 1997 (CONSISTING OF FOUR (4) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOCIATES; SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY SOUND ENGINEERING AND/OR WHICH MAY BECOME NECESSARY AS PART OF FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ("DEM").

3. THE PROPERTY IS ZONED R-E AND CONTAINS 175.8 ACRES. (71.20 HECTARES)

4. THE PURPOSE OF THE SPECIAL PERMIT AMENDMENT IS TO AMEND SP 82-D-101-5 TO ALLOW AN INCREASE IN LAND AREA, RELOCATION OF GOLF PRACTICE FACILITY, RELOCATION OF THE SWIMMING POOL, AND MODIFICATIONS TO EXISTING FACILITIES INCLUDING ENCLOSURE OF EXISTING TENNIS COURTS ADDITION OF A PROPOSED INDOOR/OUTDOOR TENNIS/EXERCISE/RECREATION BUILDING, PROPOSED POOL BATH HOUSE AND GRILLE AND, AN ENLARGEMENT OF CLUB HOUSE ENTRANCE FEATURE AND PARKING AREAS, ADDITION OF OVERFLOW PARKING AREA, AND DEVELOPMENT OF A PROPOSED ENTRANCE ONTO WALKER ROAD TO THE ON-SITE PARKING AREAS AND DRIVE AISLEWAYS, ALL AS SHOWN ON THE PLAT.

5. THE APPLICANT IS REQUESTING A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL LOT LINES OF THE ADDED PARCEL (21) IN FAVOR OF THAT SHOWN ON THE SPECIAL PERMIT AMENDMENT PLAT, AND A REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL LOT LINES OF THE ORIGINAL PROPERTY PARCELS 4, 22,23 AND 41 TO ALLOW THE EXISTING VEGETATION AND FENCING TO SATISFY THE REQUIREMENT. NO REDUCTION OF THE EXISTING VEGETATION AND FENCING ALONG THOSE LOT LINES IS PROPOSED AS PART OF THIS APPLICATION. WAIVERS AND MODIFICATION ARE REQUESTED PURSUANT TO PARAGRAPH 3 OR 13-304 OF THE ZONING ORDINANCE.

6. THE EXISTING FEATURES INCLUDE A CLUB HOUSE, POOL HOUSE, 6 LIGHTED TENNIS COURTS (2 OF WHICH ARE PROPOSED TO BE ENCLOSED WITH A BUBBLE DURING NON-SUMMER MONTHS), PRACTICE FACILITY, GOLF COURSE, PARKING LOT, AND MISCELLANEOUS MAINTENANCE AND STORAGE BUILDINGS.

7. THE APPLICANT SHALL BE PERMITTED TO CONSTRUCT THE PROPOSED IMPROVEMENTS ALL AT ONE TIME OR IN SEVERAL PHASES OVER A FIVE± YEAR PERIOD AS THE NEEDS FOR THE NEW FACILITIES ARISE. THE FOLLOWING IS A GENERAL IDEA OF THE APPLICANT'S PHASING PROGRAM. HOWEVER, THE APPLICANT MAY CHANGE THIS AS NEEDED. EXISTING FACILITIES WILL BE REMOVED AS NECESSARY WITH EACH PHASE:

   PHASE 1 CONSTRUCTION OF THE PROPOSED GOLF PRACTICE FACILITY.

   PHASE 2 MODIFICATIONS TO EXISTING FACILITIES INCLUDING RELOCATION OF SEPTIC DRAINFIELDS, RELOCATION OF SWIMMING POOL, AND POOL/BATH HOUSE, CONSTRUCTION OF REVISED PARKING AREAS AND TRAVEL AISLEWAYS AND OVERFLOW PARKING AREA.

   PHASE 3 CONSTRUCTION OF A NEW INDOOR/OUTDOOR TENNIS FACILITY WHICH WOULD INCLUDE EXERCISE/RECREATION FACILITY IF CONSTRUCTED AS AN INDOOR FACILITY.

   PHASE 4 CONSTRUCTION OF THE PRIVATE DRIVEWAY AND PROPOSED ENTRANCE FROM WALKER ROAD.

8. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.

9. THIS APPLICATION REQUESTS A REAFFIRMATION OF THE MODIFICATION TO THE TREE COVER REQUIREMENTS APPROVED AS PART OF THE PREVIOUS SITE PLAN, PURSUANT TO 13-404(1B) OF THE ZONING ORDINANCE.

10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

11. THE MEMBERSHIP OF THIS COUNTRY CLUB SHALL BE LIMITED TO 600 ACTIVE MEMBERS AS SPECIFIED IN THE SPECIAL PERMIT RESOLUTION CONDITIONS OF THE ABOVE REFERENCED APPLICATION. NO INCREASE IN MEMBERSHIP IS PROPOSED.

12. OUTDOOR LIGHTING CONFORMS TO FAIRFAX COUNTY REQUIREMENTS AS SET FORTH IN THE SPECIAL PERMIT RESOLUTION CONDITIONS OF THE ABOVE REFERENCED APPLICATION. OUTDOOR LIGHTING IS PROPOSED FOR THE REVISED PARKING AREA, THE NEW TENNIS COURTS AND THE NEW POOL AREA. OUTDOOR LIGHTING IS NOT PROPOSED FOR THE NEW GOLF PRACTICE AREA .

13. HOURS OF OPERATION FOR THE COUNTRY CLUB AND THE PROPOSED GOLF PRACTICE FACILITY SHALL CONFORM TO THOSE SET FORTH IN THE SPECIAL PERMIT RESOLUTION CONDITIONS OF THE ABOVE REFERENCED APPLICATION WITH A REVISION TO THOSE CONDITIONS TO ALLOW THE CLUBHOUSE TO BE USED STARTING AT 7:00AM.

14. PEDESTRIAN AND VEHICULAR TRAFFIC ASSOCIATED WITH THE PROPOSED USE WILL NOT INCREASE USE INTENSITY AND THEREFORE DOES NOT ADVERSELY AFFECT EXISTING OR ANTICIPATED NEIGHBORHOOD TRAFFIC PATTERNS.

15. PROPOSED BUILDING AREAS, DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAT ARE APPROXIMATE AND MAY VARY SLIGHTLY DUE TO FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN.

16. THE PROPERTY IS SERVED BY SEPTIC DRAINFIELDS AND DOMESTIC WELLS. CERTAIN IMPROVEMENTS WILL REQUIRE THE EXISTING SEPTIC DRAINFIELDS TO BE RELOCATED. SEVERAL POSSIBLE SEPTIC DRAINFIELD LOCATIONS ARE IDENTIFIED ON THE PLAN. APPROVAL BY THE HEALTH DEPARTMENT WILL BE REQUIRED PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL. NEW SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED AND IN OPERATION PRIOR TO THE DEMOLITION OF THE EXISTING DRAINFIELDS.

17. BOUNDARY INFORMATION FOR THE ORIGINAL PROPERTY IS FROM EXISTING RECORDS AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. BOUNDARY INFORMATION FOR PARCEL 21 IS BASED UPON A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.

18. TOPOGRAPHIC INFORMATION FOR PARCEL 21 IS FROM A FIELD RUN SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC. CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION FOR THE REMAINDER OF THE PROPERTY IS FROM AN AERIAL TOPOGRAPHY BY OTHERS. CONTOUR INTERVAL IS 5 FEET.

19. THE PROPOSED USE DOES NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES DUE TO THE UNOBTRUSIVE NATURE OF THE PROPOSED USE (RECREATIONAL OPEN SPACE) AND THE RELOCATION AND IMPROVEMENT OF EXISTING RECREATIONAL FACILITIES AND THE LIMITING OR OPERATION OF THE GOLF PRACTICE FACILITY TO THE HOURS OF DAYLIGHT.

20. 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.

21. APPLICANT MAY LOCATE AND CONSTRUCT TYPICAL IRRIGATION, GOLF HAZARDS AND/OR GREENS WITHIN AND PROXIMATE TO THE GOLF PRACTICE FACILITY AND GOLF COURSE.

22. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR THE FOLLOWING:

   A. A WAIVER OF STORM WATER MANAGEMENT AND OR BEST MANAGEMENT PRATICES/BMP'S WILL BE REQUESTED AT THE TIME OF THE SUBMISSION OF A SITE PLAN, MINOR SITE PLAN OR ROUGH GRADING PLAN (RGP). LOCATIONS OF POSSIBLE SWM/BMP FACILITIES ARE SHOWN IN THE EVENT THE WAIVERS ARE NOT GRANTED.

   B. A WAIVER OF THE COMPREHENSIVE TRAIL ALONG WALKER ROAD WILL BE REQUESTED AT THE TIME OF THE SUBMISSION OF A SITE PLAN, MINOR SITE PLAN OR RGP SUBMISSION.

   C. A DEFERRAL OF FRONTAGE DEDICATION FOR EVENTUAL ROADWAY IMPROVEMENT AS WELL AS PROVISION OF THE EQUESTRIAN TRAIL RECOMMENDED ALONG THE EASTERN SIDE OF WALKER ROAD AND FRONTAGE IMPROVEMENTS OTHER THAN THOSE SHOWN ON THE PLAN IS HEREBY REQUESTED UNTIL THE REMAINDER OF PARCEL 21 DEVELOPS IN RESIDENTIAL USE AND IMPROVEMENTS TO WALKER ROAD ARE NECESSARY AND EFFECTIVE.

   D. SEE NOTE #5 THIS SHEET FOR WAIVER OF TRANSITIONAL SCREENING AND BARRIER.

23. THE ORIENTATION OF THE INDOOR/OUTDOOR TENNIS COURTS/EXERCISE RECREATION BUILDING MAY BE ALTERED DUE TO FINAL ENGINEERING AND OR IF PROPER SUN ORIENTATION IS NECESSARY FOR OUTDOOR TENNIS COURTS.

24. WATER STORAGE FOR THE EXISTING FIRE SUPPRESSION SYSTEM IS CURRENTLY HOUSED IN THE EXISTING POOL. PRIOR TO THE REMOVAL OF THE EXISTING POOL. A NEW WATER STORAGE FACILITY WILL BE CONSTRUCTED BY UTILIZING THE NEW POOL, UNDERGROUND STORAGE TANKS OR SURFACE WET PONDS AS WILL BE DETERMINED *WITH FINAL* ENGINEERING.

TABULATIONS

	APPROX. AREA
EXISTING SITE AREA PER PREVIOUS SPECIAL PERMIT (COUNTRY CLUB):	151.3 ACRES (61.28HA)
NEW AREA (PARCEL 21):	24.50 ACRES (9.92HA)
PROPOSED TOTAL SITE AREA:	175.8 ACRES (71.20HA)

ZONING REQUIREMENTS BULK REGULATIONS	REQUIREMENTS	PROPOSED
MAXIMUM BUILDING HEIGHT:	60 FEET (18.3 M)	40 FT. MAX (12.2m)
FRONT YARD:	CONTROLLED BY A 55 ANGLE OF BULK PLANE, BUT NOT LESS THAN 50 FEET (15.2M)	950 FT (289.6m)
SIDE YARD:	CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET (6.1M)	125 FT (38.1m)
REAR YARD:	CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET (7.6M)	876 FT (267.0m)
MAXIMUM FAR:	0.15	0.018
PARKING SPACES	150 EXISTING	289±

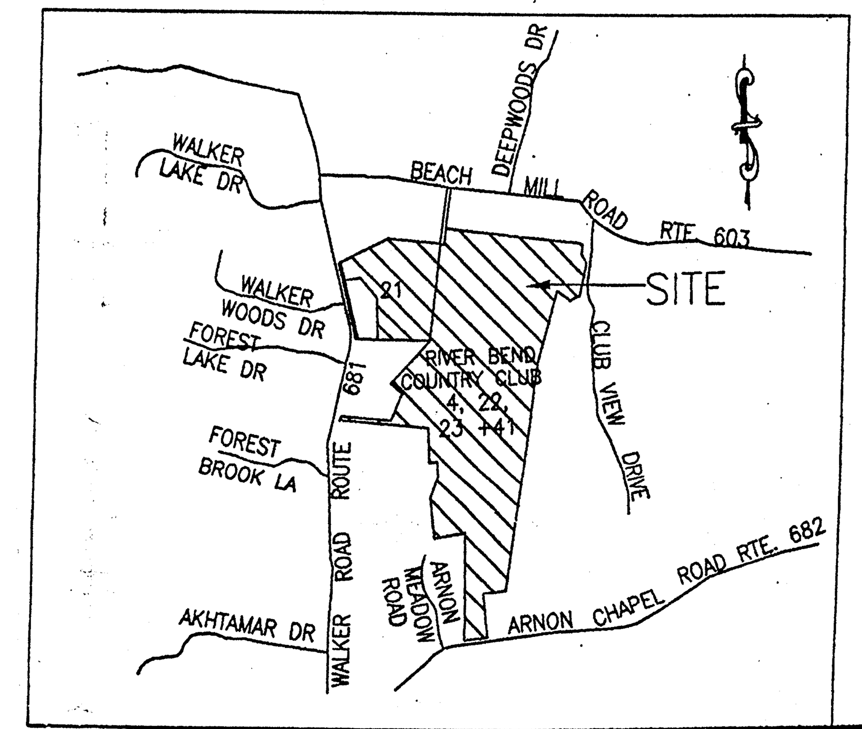
OPEN SPACE TABULATION

SITE AREA: 175.8 ACRES (71.20 HA) OR 7,657,848 SQUARE FEET

OPEN SPACE REQUIRED: 20% OR 35.16 (14.24 HA)OR 1,531,570 SQUARE FEET

OPEN SPACE PROVIDED: 95% OR 167.01 AC (67.64 HA) OR 7,274,955 SQUARE FEET

EXISTING BUILDINGS	SQ. FT.	SQ. M	BLDG. HGT.	APPROX. DATE CONSTRUCTED
CLUBHOUSE (TO REMAIN)	40,080 SQ. FT. (APPROX)	(3,727 SQ. M)	30' (APPROX.)	REV. 1993
TENNIS SHOP (TO REMAIN)	1,200 SQ. FT. (APPROX)	(112 SQ. M)	25' (APPROX.)	1993
MAINTENANCE (TO REMAIN) (3 BLDGS.)	9,375 SQ. FT. (APPROX)	(872 SQ. M)	25' (APPROX.)	1970's
EX. POOL HOUSE (TO BE REMOVED)	5,000 SQ. FT. (APPROX.)	(465 SQ. M)	15' (APPROX.)	1965±
EX. RESTROOM (TO REMAIN)	625 SQ. FT. (APPROX.)	(58 SQ. M)	20' (APPROX.)	1985
PROPOSED BUILDINGS				
POOL/BATH HOUSE	23,000 SQ. FT.	(2,139 SQ. M)	35'±	TO BE DETERMINED
GRILL/POOL	8,800 SQ. FT	(818 SQ. M)	35'±	TO BE DETERMINED
INDOOR TENNIS (POSSIBLE)	21,600 SQ. FT	(2,009 SQ. M)	40'±	TO BE DETERMINED
INDOOR TENNIS/ EXERCISE/	21,600 SQ. FT	(2,009 SQ. M)	40'±	TO BE DETERMINED
OPERATIONS BLDGS. (DRIVING RANGE)	3,000 SQ. FT	(279 SQ. M)	25'±	TO BE DETERMINED
COVERED TEES	2,825 SQ. FT	(263 SQ. M)	25'±	TO BE DETERMINED
COVERED WALKWAY	2,600 SQ. FT	(242 SQ. M)	25'±	TO BE DETERMINED
BUILDINGS SQ. FT. (TO REMAIN)	134,705 SQ. FT	(12,528 SQ. M)		



VICINITY MAP
SCALE: 1" = 2000'

Application No. SPA 82-D-101-6
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 4-28-98
Staff Coordinator Julie Schilling
Sheet 1 of

RECEIVED OFFICE OF COMPREHENSIVE PLANNING
MAR 2 0 1998
SPECIAL PERMIT & VARIANCE BRANCH

COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN 3/20/98 LICENSE No. 8521 PROFESSIONAL ENGINEER

SITE LIGHTINGS SPECIFICATION OR APPROVED EQUAL

PARKING: CUT-OFF TYPE LUMINAIRES WITH 250 WATT METAL HALIDE LAMPS ON MAX. 20' TALL POLES SPACED 80' TO 100' APART.

POOL: CUT-OFF TYPE LUMINAIRES WITH METAL HALIDE LAMPS (MAX. 250 WATTS, PROBABLY LESS) ON 12'-14' POLES SPACE 50' TO 60' APART.

TENNIS: 1000 WATT METAL HALIDE LAMPS ON 20' POLES ON BOTH SIDES OF COURT.

PATHWAYS: 42"± BOLLARDS WITH 70 WATT METAL HALIDE LAMPS OR LOW-VOLTAGE DECORATIVE PATHWAY LIGHTS.

...cation No. SE 2004-DR-031 Staff A. Shriber
APPROVED (SE)/SP PLAN
SEE DEV CONDS DATED 4/1/2005
Date of (BOS) (BZA) approval 4/25/2005
Sheet 1 of 5

SHEET INDEX

1. SPECIAL PERMIT AMENDMENT - COVER SHEET
2. SPECIAL PERMIT AMENDMENT 1" = 100'
3. SPECIAL PERMIT AMENDMENT 1" = 100'
4. SPECIAL PERMIT AMENDMENT 1" = 100'
4A. WALKER ROAD SIGHT DISTANCE PROFILE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
	FENCE LINE	X X
	RAILROAD	
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
OHT	OVERHEAD TELEPHONE LINE	OHT
UGT	UNDERGROUND TELEPHONE LINE	UGT
	ROADSIDE DELINEATORS	
	GUARDRAIL OR TRAFFIC BARRICADE	
8" W/M W	WATER MAIN	PROP. 8" W/M W
TO BE REMOVED / TO REMAIN	BUILDINGS	PROP. BLDG.
	RETAINING WALL	
EX. CONC. S/W	SIDEWALK	
EX. H.C.	HEADER CURB	
EX. C&G	CURB & GUTTER	CG-6 TRANS CG-6R
(A) 8" SAN. S	SANITARY SEWER	(A) 8" SAN
(3) (4)	STORM SEWER	(3) 15" RCP (4)
	DITCH, SWALE OR SMALL STREAM	
	LARGE STREAM	
	CONCRETE DITCH	
SAVE 30" OAK	TREES	
	TREE LINE	
	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	
390	CONTOUR LINE	390
42 X 5	SPOT ELEVATION	42.5

RECEIVED Department of Planning & Zoning SEP 2 3 2004 Zoning Evaluation Division

REVISIONS
1/22/98 REV. TABULATIONS
3/18/98 CO. COMM.

SURVEY AIR SURVEY
DESIGN R.WALKER
DRAWN J.T.WILLIAMS
CHECKED J.McCLELLAN

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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DATE 11/7/97
SCALE HORZ: N/A VERT: N/A
SEAL COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN 3/19/98 LICENSE No. 8521 PROFESSIONAL ENGINEER

SPECIAL PERMIT AMENDMENT- COVER SHEET

PROJECT
RIVER BEND GOLF & COUNTRY CLUB
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1174-0503
CADD 1174CS.DWG
SHEET 1 OF 4

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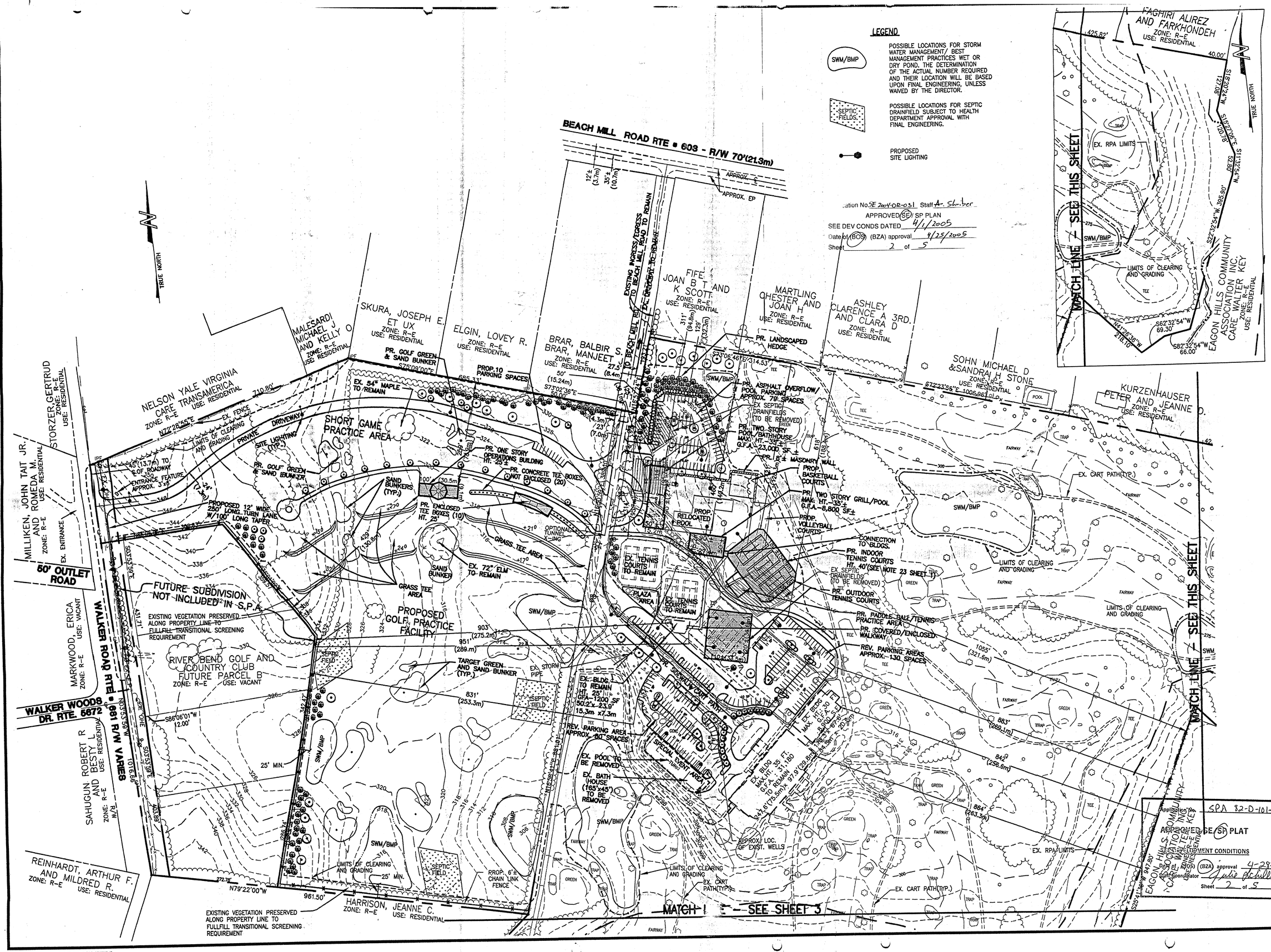

REVISIONS		
1/22/98	ADD. BLDG.	DIM.
3/18/98	CO. COMM.	
	OWNER REV.	

SURVEY: AIR SURVEY
DESIGN: R.WALKER
DRAWN: J.T.W/ K.DAVIS
CHECKED: J.McCLELLAN

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
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DATE: 11/25/97
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA, 3/19/98, LICENSE No. 8521, PROFESSIONAL ENGINEER

SPECIAL PERMIT AMENDMENT
PROJECT: RIVER BEND GOLF & COUNTRY CLUB
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1174-0503
CADD: 1174GP1.DWG
SHEET: 2 OF 4

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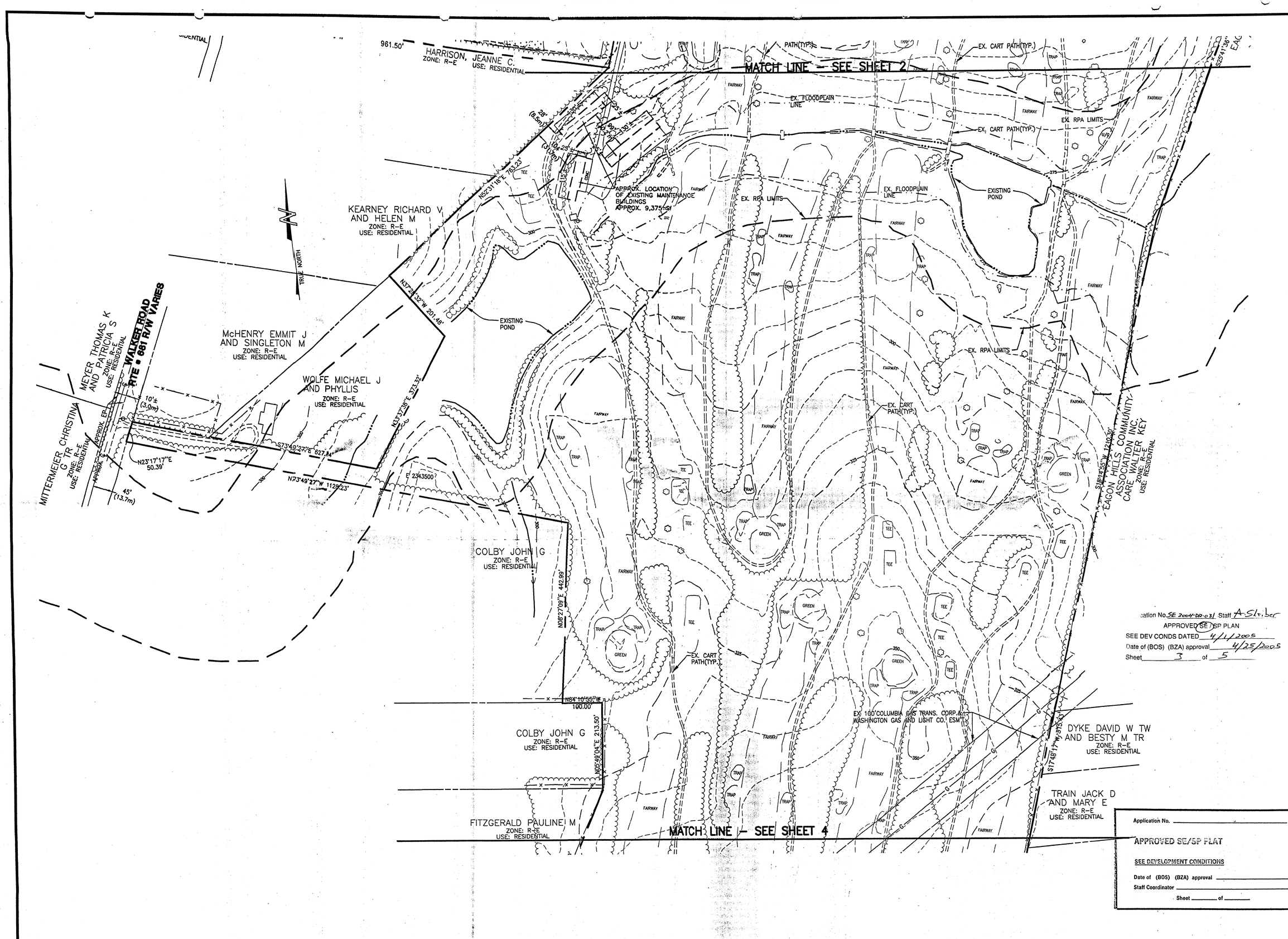

Application No. SE 2004-DR-031 Staff A. Shriber
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 4/1/2005
Date of (BOS) (BZA) approval 4/25/2005
Sheet 3 of 5

Application No. _____

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval _____

Staff Coordinator _____

Sheet _____ of _____

REVISIONS

SURVEY	AIR SURVEY
DESIGN	R.WALKER
DRAWN	J.T.W/ K.DAVIS
CHECKED	J.McCLELLAN

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DATE	11/25/97
SCALE	HORZ: 1"=100' VERT: N/A
SEAL	COMMONWEALTH OF VIRGINIA JOHN H. McCLELLAN 12/2/97 LICENSE No. 8521 PROFESSIONAL ENGINEER

SPECIAL PERMIT AMENDMENT

PROJECT

RIVER BEND GOLF & COUNTRY CLUB

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB	1174-0503
CADD	1174GP2
SHEET	3 OF 4

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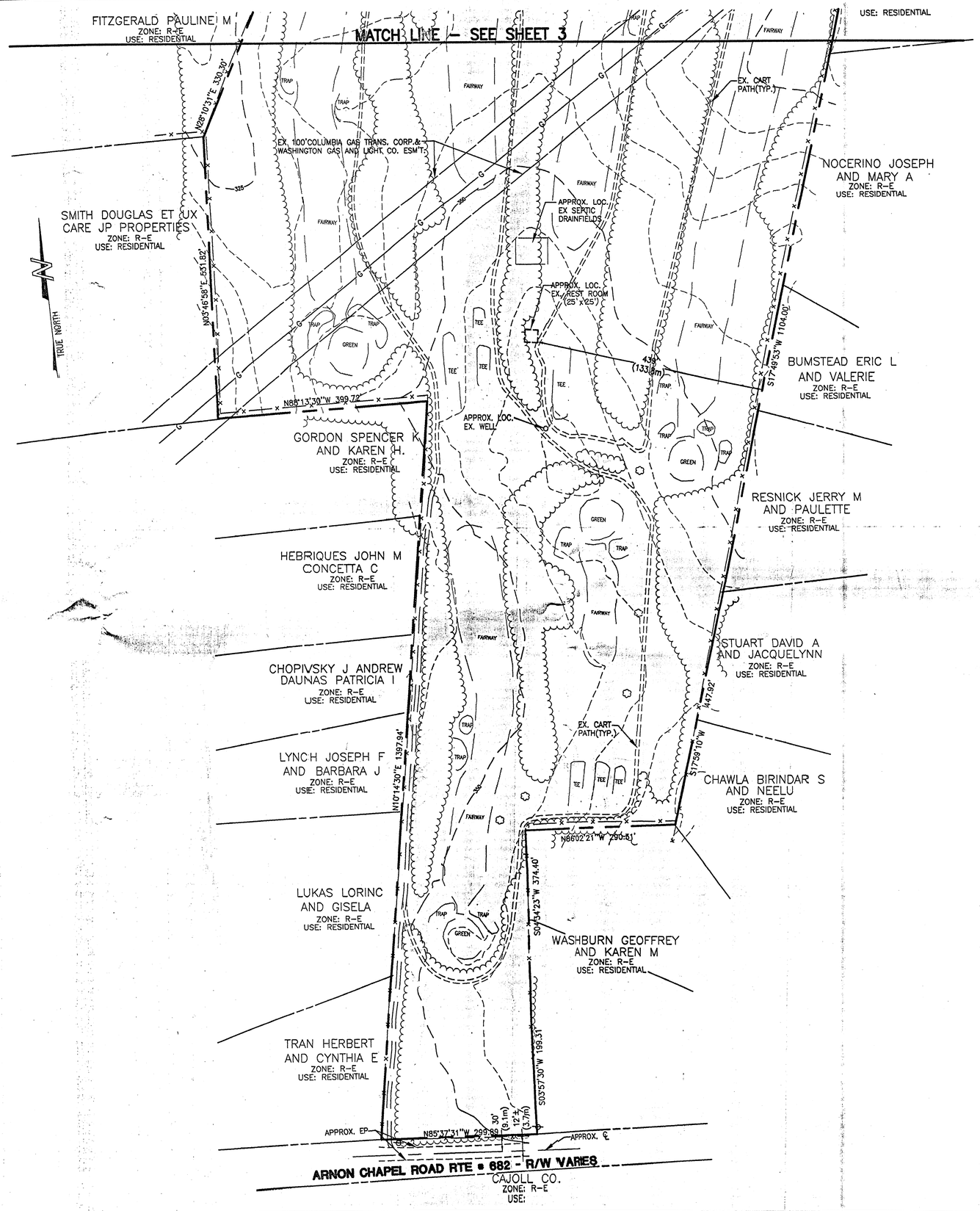

Application No. SE 2004-DR-031 Staff A. Shriber
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 4/1/2005
Date of (BOS) (BZA) approval 4/25/2005
Sheet 4 of 5

Application No. _____
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval _____
Staff Coordinator _____
Sheet _____ of _____

REVISIONS
1/22/98 ADD. BLDG. DIM.

SURVEY: AIR SURVEY
DESIGN: R.WALKER
DRAWN: J.T.W/ K.DAVIS
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: 11/25/97
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOHN M. McCLELLAN — 12/2/97 — LICENSE No. 8521 — PROFESSIONAL ENGINEER

SPECIAL PERMIT AMENDMENT
PROJECT: RIVER BEND GOLF & COUNTRY CLUB
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1174-0503
CADD: 1174GP3.DWG
SHEET: 4 OF 4

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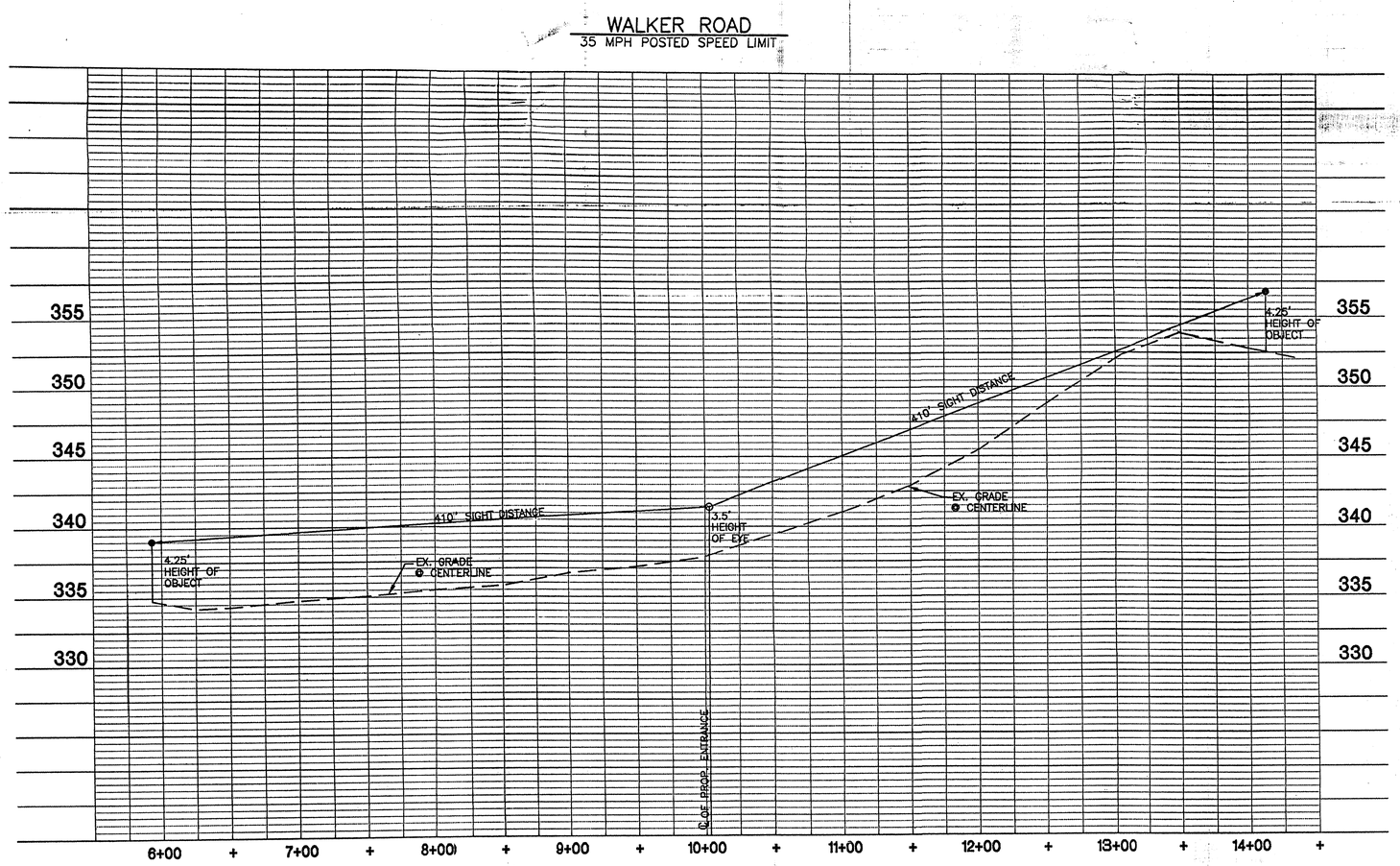

ation No. SE 2004-DP-031 Staff A. Shriber
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/1/2005
Date of (BOS) (BZA) approval 4/25/2005
Sheet 5 of 5

Application No.
APPROVED
Date of (BOS) (BZA) approval
Staff Coordinator
Sheet of

REVISIONS		
3/18/98	ADD	SHEET

SURVEY: AIR SURVEY
DESIGN: R.WALKER
DRAWN: J.T.W
CHECKED: R.WALKER

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DATE: 11/25/97
SCALE: HORZ: 1" = 50'
VERT: 1" = 5'
SEAL: COMMONWEALTH OF VIRGINIA — 3/19/98 — LICENSE No. 8521 — PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILE – WALKER ROAD

PROJECT: RIVER BEND GOLF AND COUNTRY CLUB

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 1174-0503
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