

PROFFERS**RZ 1997-LE-041****June 2, 1998**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Hilltop Sand and Gravel Company, Inc., (hereinafter referred to as the "Applicant"), the Applicant in RZ 1997-LE-041, filed for property identified on the Fairfax County tax map as 100-1 ((1)) 23A, part, (hereinafter referred to as the "Application Property"), proffers to the following for itself, its successors and assigns, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property, containing approximately 25.64 acres, from the PDH-4 Zoning District to the R-1 Zoning District, in conjunction with a Generalized Development Plan/Special Exception Amendment/Special Permit Plat (hereinafter referred to as the "GDP") for a golf driving range, golf course, chipping/putting green, club house and additional accessory uses.

1. GENERALIZED DEVELOPMENT PLAN (GDP) -

- a. If accepted, these proffers shall replace and supercede previous proffers approved on the Application Property dated May 13, 1995 and September 19, 1986 and development conditions dated June 1, 1995 and March 30, 1988, applicable to the Application Property.
- b. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the GDP prepared by Dewberry and Davis, dated May 5, 1997 as revised through May 29, 1998.
- c. Pursuant to Section 18-204, minor deviations from the GDP may be permitted as determined by the Director, Department of Environmental Management (DEM). The Applicant shall have the flexibility to make minor modifications to the building footprints shown on the GDP, and make other minor modifications without requiring approval of an amended GDP, provided such modifications are in substantial conformance with the GDP as determined by the Director, DEM.

2. DESIGN -

- a. Existing driving range lights consist of eight light poles that are 30 feet in height with a cumulative total of 27 lumieres, and ten ground mounted lights with 20 lumieres in locations as shown on the GDP. The pole mounted lights consist of ten lumieres angled down to the ground (3 lumieres toward the chipping and putting greens behind

the tee line, and 7 lumieres toward the range). Seventeen of the pole mounted lumieres are directed parallel with the driving range. All lumieres are 1000 watts and no lumieres are directed to the sky. Any lights/poles installed in the future to replace or repair existing lights/poles shall not exceed these limitations. All driving range lights shall be shielded to reduce glare on adjacent properties.

- b. The existing entrance drive and parking lot lighting consists of twenty-six light poles, twelve feet in height. The light poles are mounted with downward directed 175 watt lumieres shielded to reduce glare on adjacent properties.
- c. The hours of operation of the chipping/putting green, and clubhouse shall be a maximum from 6:00 a.m. until 11:00 p.m., seven (7) days a week, during the spring, summer and fall. During the winter months (Thanksgiving to St. Patrick's Day) the hours of operation shall be from 6:00 a.m. to 9:30 p.m.
- d. The hours of operation of the golf driving range shall be a maximum from 9:00 a.m. until 11:00 p.m., seven (7) days a week during the spring, summer and fall. During the winter months (Thanksgiving to St. Patrick's Day) the hours of operation shall be from 9:00 a.m. to 9:30 p.m. All lighting on the golf driving range shall be turned off at closing. At such time as a non-residential use permit is issued for the nine hole golf course, the hours of operation of the golf driving range may be extended to a maximum from 6:00 a.m. until 11:00 p.m., seven (7) days a week, during the spring, summer and fall. During the winter months (Thanksgiving to St. Patrick's Day) the hours of operation may be extended from 6:00 a.m. to 9:30 p.m. No lighting of the golf driving range shall be permitted in the morning.
- e. The hours of operation of the nine hole golf course shall vary depending on the time of the year. The golf course shall operate at a maximum from 6:00 a.m. until dusk, seven (7) days a week.
- f. There shall be no lighting associated with the proposed nine hole golf course on the Application Property.
- g. The mechanical equipment used for maintenance of the golfing facilities shall not be operated outside of normal operating hours of the facilities, except, however, ball retrieval equipment may operate one (1) hour after the operating hours, and turf maintenance equipment may operate for one (1) hour before operating hours, but no earlier than 6:00 a.m. on the golf course and 7:00 a.m. on the golf driving range. During the one-hour period for maintenance and ball retrieval after closing at night, the lights on the driving range and the lights on the ground shall be turned off.

Operation of mechanical equipment shall be in compliance with the noise standards established in Article 14-700 of the Fairfax County Zoning Ordinance.

- h. The proposed parking surfaces shall be maintained and landscaped in accordance with PFM standards as determined by DEM.
- i. No loud speakers or amplification devices shall be permitted with the exception of announcements by the starter for golf course tee times. No amplified announcement shall be loud enough to be heard off-site.
- j. Green or black safety netting shall be provided as shown on the GDP. Netting poles shall be a natural wood color.
- k. The total number of golf tees associated with the driving range and the height of the golf driving range structure shall be provided as shown on the GDP.
- l. Vending machines shall not be visible from Telegraph Road.

3. LIMITS OF CLEARING AND GRADING -

The Application Property shall be developed in accordance with the limits of clearing and grading as shown on the GDP, subject to minor deviations/encroachments for the necessary installation of public utilities allowance and stormwater management areas, as approved by the Director, DEM and the Urban Forester, DEM. The Applicant shall provide landscaping as shown on the GDP. Minor modifications shall be permitted as determined appropriate by the Urban Forester, DEM.

4. TURF MAINTENANCE -

An integrated fertilizer, herbicide and pesticide management program and turf maintenance plan for limiting excessive chemicals and protecting water quality shall be implemented for this use. This program and plan shall include maintenance of the driving range and other lawn areas on the site and shall provide for periodic monitoring and adjustment that demonstrates an intent to reduce amounts of fertilizers, herbicides and pesticides applied to the property over time. The design of this program and all monitored parameters shall be consistent with the most current Virginia Cooperative Extension Pest Management Guide and be reviewed by Virginia Cooperative Extension, Fairfax County Office, as determined by DEM prior to site plan approval. Following site plan review, a copy of the approved management program

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shall be kept on-site at all times. Records of all applications of pesticides and herbicides shall be kept and shall be made available to County staff on demand.

OWNER:

HILLTOP SAND AND GRAVEL COMPANY, INC.

By: 

Name: Clemens S. Gailliot, Jr.

Its: President

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11/4/97, 2/3/98, 2/4/98, 2/23/98, 3/17/98, 3/18/98
3/23/98, 4/1/98, 4/8/98, 5/14/98