RZ 1997-LE-043

Application No._____ Staff_____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 6.15.98

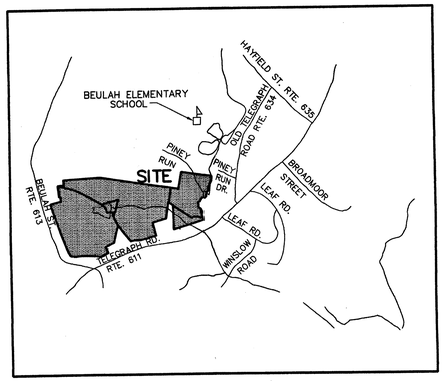
Date of (BOS) (PC) approval 7.27.98

Sheet_____ of 9

HILLTOP DRIVING RANGE/ GOLF COURSE - PHASE II

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT/ SPECIAL PERMIT - PLAT



VICINITY MAP
SCALE: 1"=2000'

RZ 1997-LE-041
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JUNE 8 1998
Date of (BOS) (PC) approval JULY 27 1998
Sheet 1 of 9

COMMONWEALTH OF VIRGINIA
J. THOMAS TARRER, JR.
No. 9708
5-20-98
PROFESSIONAL ENGINEER

APPLICANT:

HILLTOP SAND AND GRAVEL

7950 TELEGRAPH ROAD
ALEXANDRIA, VIRGINIA 22310

MAY 5, 1997
REV. JULY 23, 1997
REV. NOV. 3, 1997
REV. JAN. 28, 1997
REV. FEB. 20, 1998
REV. MAY 20, 1998
REV. MAY 29, 1998

COMMONWEALTH OF VIRGINIA
R. LIN LEMON SR.
No. 020670
5/23/98
PROFESSIONAL ENGINEER

LINDSAY ERVIN & ASSOCIATES, INC.
GOLF COURSE DESIGN - LAND PLANNING - LANDSCAPE ARCHITECTURE
1686 VILLAGE GREEN, SUITE 204
CROFTON, MARYLAND 21114
TEL. (410) 793-0310
(301) 261-0449

HILLTOP DRIVING RANGE/
GOLF COURSE - PHASE II
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION AMENDMENT/
SPECIAL PERMIT - PLAT

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 27 1998
ZONING EVALUATION DIVISION

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118

M-9600

SHEET INDEX:

1. COVER SHEET
2. NOTES & TABULATIONS
3. 200 SCALE OVERALL DEVELOPMENT PLAN
4. 100 SCALE-SEA/SP/GDP
5. 100 SCALE-SEA/SP/GDP
6. C-6 AREA ENLARGEMENT
7. METES AND BOUNDS
8. REZONING GRAPHIC/APPLICATION IDENTIFICATION
9. CONCEPTUAL MINIATURE GOLF COURSE LAYOUT

T:\HILLTOP\Cvr.dwg TOM DERRICKSON, LANDSCAPE ARCH

NOTES:

1. THE SPECIAL EXCEPTION AMENDMENT PLAT/SPECIAL PERMIT PLAT/ GENERALIZED DEVELOPMENT PLAN ACCOMPANIES APPLICATIONS FOR A SPECIAL EXCEPTION AMENDMENT, SPECIAL PERMITS AND REZONINGS. THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT (SEA) IS TO REDUCE THE ACREAGE OF THE CURRENTLY APPROVED SPECIAL EXCEPTION FOR A LANDFILL. THE PURPOSE OF THE SPECIAL PERMITS (SP) IS TO LOCATE A COMMERCIAL GOLF COURSE AND A GOLF DRIVING RANGE IN THE R-1 DISTRICT AND TO LOCATE A MINIATURE GOLF COURSE, BASEBALL HITTING CAGE, PRACTICE PUTTING GREENS AND UP TO FOUR PRACTICE HOLES IN THE C-6 DISTRICT. THE PURPOSE OF THE REZONINGS (RZ) IS TO REZONE A PORTION OF THE PROPERTY FROM THE I-3 DISTRICT TO THE R-1 DISTRICT AND FROM THE PDH-4 DISTRICT TO THE R-1 AND C-6 DISTRICTS.

2. THE PROPERTY THAT IS THE SUBJECT OF THE SEA APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 100-1 ((1)) 9. THE PROPERTY THAT IS THE SUBJECT OF THE SP APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 100-1 ((1)) 9 (PART), 17 AND 23A. THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION FOR THE REZONING TO THE R-1 DISTRICT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 100-1 ((1)) 9 (PART) AND 23A (PART). THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION FOR THE REZONING TO THE C-6 DISTRICT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 100-1 ((1)) 23A (PART).

3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AERIAL PHOTOGRAPHY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

5. THERE IS AN EXISTING CLUB HOUSE LOCATED WITHIN THE AREA OF THE COMMERCIAL GOLF COURSE AND GOLF DRIVING RANGE. THE CLUB HOUSE WAS BUILT IN 1996 AND WILL BE RETAINED. AS PART OF THIS APPLICATION, A SECOND STORY ADDITION IS BEING PROPOSED FOR THE EXISTING CLUB HOUSE, AS WELL AS A 800 SQUARE FOOT EXTENSION OF THE FIRST STORY. IT IS UNDERSTOOD THAT ACCESSORY USES INCLUDING, BUT NOT LIMITED TO, ARCADE/GAME AREA, MEETING/PARTY ROOMS AND FOOD SERVICE AREA WILL BE INCLUDED WITHIN THE MODIFIED CLUB HOUSE. THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THE AREA OF THE MINIATURE GOLF COURSE.

   ALL STRUCTURES LOCATED ON THE SUBJECT PROPERTY WITHIN THE AREA OF THE LANDFILL ARE ACCESSORY TO THE LANDFILL OPERATION. ALL STRUCTURES WITH THE EXCEPTION OF THE FARMHOUSE, PART OF WHICH WAS CONSTRUCTED IN THE EARLY 1900s, WERE CONSTRUCTED WITHIN THE PAST FOUR DECADES. ALL STRUCTURES WILL REMAIN AND CONTINUE TO BE USED IN SUPPORT OF THE LANDFILL OPERATIONS.

   IN ADDITION, A NEW CLUB HOUSE IS PROPOSED IN THE AREA OF THE MINIATURE GOLF COURSE, BATTING CAGE AND PRACTICE HOLES WHICH ALSO WILL CONTAIN ACCESSORY USES SUCH AS, BUT NOT LIMITED TO, ARCADE/GAME ROOMS, MEETING/PARTY ROOMS AND FOOD SERVICE AREAS.

6. THE MINIMUM YARD REQUIREMENTS IN THE R-1, C-6 AND I-3 DISTRICTS ARE AS FOLLOWS:

   R-1 DISTRICT

   FRONT YARD: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

   SIDE YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.

   REAR YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

   C-6 DISTRICT

   FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

   SIDE YARD: NO REQUIREMENT.

   REAR YARD: 20 FEET.

   I-3 DISTRICT

   FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

   SIDE YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, EXCEPT NONE WHEN A SIDE YARD ABUTS A RAILROAD RIGHT-OF-WAY.

   REAR YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, EXCEPT NONE WHEN THE YARD ABUTS A RAILROAD RIGHT-OF-WAY.

7. THE LANDFILL PROPERTY IS SERVED BY SEPTIC FIELDS AND WELL WATER AS SHOWN HEREON.

   PUBLIC WATER AND SEWER WILL BE EXTENDED TO THE REMAINING PROPERTY AS SHOWN HEREON. IT IS TO BE UNDERSTOOD THAT THE LOCATION OF THE UTILITIES SHOWN ON THE GRAPHIC IS PRELIMINARY AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

8. STORMWATER MANAGEMENT FOR THE LANDFILL PROPERTY IS PROVIDED BY A WET POND AS SHOWN HEREON.

   AS PART OF THE GOLF DRIVING RANGE SITE PLAN, A WAIVER OF STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.

10. WITH THE EXCEPTION OF THE UNDERGROUND GASOLINE TANKS TO SERVE THE EQUIPMENT USED IN THE LANDFILL OPERATION, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO ADDITIONAL HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY. THE STORAGE OF FUEL ON SITE WILL CONFORM TO ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES.

11. THE PROPOSED STRUCTURES SHOWN HEREON ARE ONE OR TWO STORIES WITH A MAXIMUM HEIGHT OF THIRTY (30) FEET.

12. GIVEN THE SIZE AND NATURE OF THIS PROJECT, THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED. THE PROPOSED GOLF COURSE IN AND OF ITSELF IS CONSIDERED AN SPECIAL AMENITY.

13. AT THIS TIME IT IS ANTICIPATED THAT DEVELOPMENT OF THE MINIATURE GOLF COURSE, BATTING CAGE, PRACTICE HOLES, PUTTING GREENS AND EXPANSION OF THE EXISTING GOLF DRIVING RANGE WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. THE PROPOSED DEVELOPMENT OF THE NINE-HOLE GOLF COURSE WILL COMMENCE UPON APPROVAL OF THE LANDFILL CLOSURE BY APPROPRIATE STATE AGENCIES AT WHICH TIME THE SPECIAL EXCEPTION WILL BE VESTED.

14. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL DESIGN AND ENGINEERING.

15. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

16. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, BENCHES, PICNIC TABLE, FENCES, WALLS AND/OR LIGHT STANDARDS NOT REPRESENTED HEREON MAY BE PROVIDED.

17. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A MAXIMUM OF TWO (2) FOUL WEATHER SHELTERS NOT TO EXCEED 200 SQUARE FEET EACH. THE APPROXIMATE LOCATION OF SUCH SHELTERS ARE SHOWN ON THE OVERALL PLAN (SHEET 3 OF 9), HOWEVER, THE APPLICANT RESERVES THE RIGHT TO LOCATE THESE SHELTERS ELSEWHERE ON SITE PROVIDED THEY ARE NOT WITHIN THE FOOTPRINT OF THE APPROVED LANDFILL.

18. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

19. IN ACCORDANCE WITH PAR. 4 OF SECT. 8-004, PAR. 4 OF SECT. 9-004 AND PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS MAY RESULT FROM FINAL ENGINEERING AND DESIGN.

20. AT A MINIMUM PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. HOWEVER, ADDITIONAL PARKING SPACES MAY BE PROVIDED SO LONG AS THE AREA OF THE OPEN SPACE PROVIDED IS NOT DIMINISHED.

    A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

21. THE LANDSCAPING SHOWN HEREON IS PROPOSED TO SATISFY THE SCREENING AND BARRIER REQUIREMENT, PURSUANT TO PAR. 6 OF SECT. 13-301 OF THE ZONING ORDINANCE. EXISTING VEGETATION WILL BE USED AND SUPPLEMENTED WHERE NECESSARY FOR TRANSITIONAL SCREENING IN ACCORDANCE WITH PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE.

22. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LEHIGH COMMUNITY PLANNING SECTOR, ROSE HILL PLANNING DISTRICT OF AREA IV OF THE COMPREHENSIVE PLAN. WHILE THE PROPERTY IS PLANNED FOR PRIVATE RECREATION WITH THE OPTION OF RESIDENTIAL DEVELOPMENT AT 3-4 DWELLING UNITS PER ACRE, THE COMPREHENSIVE PLAN RECOGNIZES THE EXISTING LANDFILL USE AS WELL. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION

23. PER THE COMPREHENSIVE PLAN THERE IS A BICYCLE TRAIL LOCATED ON THE NORTH SIDE OF TELEGRAPH ROAD AND ON THE EAST SIDE OF BEULAH STREET ALONG THE PROPERTY FRONTAGE.

24. THERE IS A FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC.

25. THE PINEY RUN STREAM VALLEY AND THE RELATED FLOODPLAIN AND RPA LOCATED ON THE SUBJECT PROPERTY OFFER A SCENIC ASSET AND NATURAL FEATURE THAT IS DESERVING OF PRESERVATION. THE PROTECTION/PRESERVATION OF THIS NATURAL FEATURE IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.

26. THE PROPOSED USES ARE OUTDOOR RECREATION AND COMMERCIAL RECREATION USES WHICH WILL HAVE NO ADVERSE EFFECT ON NEIGHBORING PROPERTIES

27. DEDICATION OF APPROXIMATELY 0.49 ACRES ALONG THE PROPERTY FRONTAGE ON NORTH SIDE OF TELEGRAPH ROAD HAS BEEN PROVIDED IN CONJUNCTION WITH RZ 85-L-092-1. A STATEMENT OF ANY ADDITIONAL PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE PRESENTED WITH THE PROFFERS

30. THE OWNERSHIP OF THE SUBJECT PROPERTY, THE APPLICANT'S INTEREST IN SAME, AND THE ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 8-011, SECT. 9-011 AND SECT. 18-202 OF THE ZONING ORDINANCE ARE PROVIDED ON SEPARATE SUBMISSION DOCUMENTS.

31. IF AN AMENDMENT TO ANY PORTION OF THIS PLAT/PLAN BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR BOARD OF SUPERVISORS REVIEW AND APPROVAL.

32. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING AND PROPOSED USES CONFORM TO ALL CURRENT, APPLICABLE LAND USE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

28. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

29. SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SECTS. 12-205 AND 12-208 OF THE ZONING ORDINANCE.

TABULATION FOR REZONING (TO R-1 DISTRICT):

EXISTING ZONING	I-3, PDH-4 AND NR
PROPOSED ZONING	R-1 AND NR
TOTAL LAND AREA	28.36± AC
I-3	2.72± AC
PDH-4	25.64± AC
EXISTING GROSS FLOOR AREA (CLUB HOUSE)	1,800± SF
PROPOSED ADDITIONAL GROSS FLOOR AREA	4,600± SF
EXISTING CLUB HOUSE (2nd STORY)	1,800± SF
(EXPANSION OF 1st STORY)	800± SF
MAINTENANCE SHED	2,000± SF
TOTAL GROSS FLOOR AREA	6,400± SF
PERMITTED MAXIMUM FLOOR AREA RATIO	
R-1 (USES OTHER THAN RESIDENTIAL OR PUBLIC)	0.15
R-1 (PUBLIC USES)	0.20
PROPOSED FLOOR AREA RATIO	0.005
MAXIMUM PERMITTED BUILDING HEIGHT	60 FT
MAXIMUM PROPOSED BUILDING HEIGHT	30 FT
PARKING SPACES REQUIRED/PROVIDED	100
1 SPACES/3 PERSONS BASED ON MAXIMUM OCCUPANCY PLUS 1 SPACE/EMPLOYEE	
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROPOSED(80± %)	23.0± AC

TABULATION FOR REZONING (TO C-6 DISTRICT):

EXISTING ZONING	PDH-4
PROPOSED ZONING	C-6
TOTAL LAND AREA	6.63± AC
PROPOSED GROSS FLOOR AREA	12,850± SF
CLUB HOUSE	8,000± SF
PAVILION	2,250± SF
GAZEBO (TWO @ 200 SF EACH)	400± SF
MAINTENANCE FACILITY	2,200± SF
PERMITTED MAXIMUM FLOOR AREA RATIO	0.40
PROPOSED FLOOR AREA RATIO	0.04
MAXIMUM PERMITTED BUILDING HEIGHT	40 FT
MAXIMUM PROPOSED BUILDING HEIGHT	30 FT
PARKING SPACES REQUIRED/PROVIDED	75
1 SPACES/3 PERSONS BASED ON MAXIMUM OCCUPANCY PLUS 1 SPACE/EMPLOYEE	
OPEN SPACE REQUIRED (15%)	0.99 AC
OPEN SPACE PROPOSED (60± %)	4.0± AC

TABULATION FOR SPECIAL PERMIT:

EXISTING ZONING	I-3, R-1, PDH-4 AND NR
PROPOSED ZONING	R-1, C-6 AND NR
TOTAL LAND AREA	106.19± AC
R-1	99.56± AC
C-6	6.63± AC
EXISTING GROSS FLOOR AREA (CLUB HOUSE)	1,800± SF
PROPOSED ADDITIONAL GROSS FLOOR AREA	17,450± SF
EXISTING CLUB HOUSE (2nd STORY)	1,800± SF
(EXPANSION OF 1st STORY)	800± SF
CLUB HOUSE	8,000± SF
MAINTENANCE FACILITY	2,200± SF
MAINTENANCE SHED	2,000± SF
GAZEBO (TWO @ 200 SF EACH)	400± SF
PAVILION	2,250± SF
TOTAL GROSS FLOOR AREA	19,250± SF
PERMITTED MAXIMUM FLOOR AREA RATIO	
R-1 (USES OTHER THAN RESIDENTIAL OR PUBLIC)	0.15
R-1 (PUBLIC USES)	0.20
C-6	0.40
PROPOSED FLOOR AREA RATIO	0.004
MAXIMUM BUILDING HEIGHT	30 FT
PARKING SPACES REQUIRED	191
1 SPACES/3 PERSONS BASED ON MAXIMUM OCCUPANCY PLUS 1 SPACE/EMPLOYEE	
PARKING SPACES PROVIDED	225
OPEN SPACE REQUIRED (15% FOR C-6 DISTRICT)	15.93 AC
OPEN SPACE PROVIDED (80%)	85.0 ± AC

TABULATION FOR SPECIAL EXCEPTION AMENDMENT:

EXISTING/PROPOSED ZONING	R-1, I-3 AND NR
TOTAL LAND AREA	135.97± AC
R-1	121.97± AC
I-3	14.00± AC
EXISTING/PROPOSED GROSS FLOOR AREA	20,000± SF
PERMITTED MAXIMUM FLOOR AREA RATIO	
R-1 (USES OTHER THAN RESIDENTIAL)	0.15
I-3	0.40
CURRENTLY APPROVED/PROPOSED FLOOR AREA RATIO	0.003
MAXIMUM BUILDING HEIGHT	50 FT
PARKING SPACES REQUIRED	16
(ONE SPACE/EMPLOYEE X 16 EMPLOYEES)	
PARKING SPACES PROVIDED	20
OPEN SPACE REQUIRED (R-1 DISTRICT)	NONE
OPEN SPACE REQUIRED (I-3 DISTRICT - 15%)	9.70 AC
OPEN SPACE PROVIDED (93± %)	126.0± AC

RZ 1997-LE-041
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JUNE 2 1998
Date of (BOS) (PC) approval JULY 27 1998
Sheet 8 of 9

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-20-98
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
R. LIN LEMON, JR.
No. 020670
2/23/98
PROFESSIONAL ENGINEER

REV. MAY 29, 1998
REV. MAY 20, 1998
REV. 2/20/98
REV. 1/28/98

Architects
Engineers
Planners
Surveyors

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518

NOTES & TABULATIONS

Hilltop Driving Range/Golf Course-Phase II

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	TWD
Designed By	MWT
Checked By	LAM
Date	NOV. 4, 1997
Scale	------
Plan Number	
Zoned	
Sheet	2 of 9
File Number	M-9600

T:\HILLTOP\NOTES.DWG TOM DERRICKSON, LANDSCAPE ARCH

40 EXISTING TEES
(20 COVERED)
PROPOSED ADDITIONAL 50 TEES
(UP TO 20 COVERED)

SUMMARY
40+/- TEES (COVERED)
42+/- TEES (OPEN)
8 PRACTICE TEES
90 TEES TOTAL

RZ 1997-LE-041
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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED June 8, 1998
Date of (BOS) (PC) approval July 27, 1998
Sheet 3 of 9

LEGEND

(dotted pattern)	PDH-4 TO R-1
(dense grid pattern)	PDH-4 TO C-6
(cross-hatch pattern)	I-3 TO R-1
☒	EXISTING TRANSMISSION TOWER

FRONT YARD : A 50° WITH A BUILDING HEIGHT OF 45' THE FRONT YARD = 54' BUT NOT LESS THAN 40'

SIDE YARD : B 45° WITH A BUILDING HEIGHT OF 45' THE SIDE YARD = 45' BUT NOT LESS THAN 20'

REAR YARD : C 45° WITH A BUILDING HEIGHT OF 45' THE REAR YARD = 45' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-29-98
PROFESSIONAL ENGINEER

REV 5/29/98
REV 5/20/98
REV 5/01/98
REV 2/20/98
REV 1/28/98
REV 11/3/97

Dewberry & Davis
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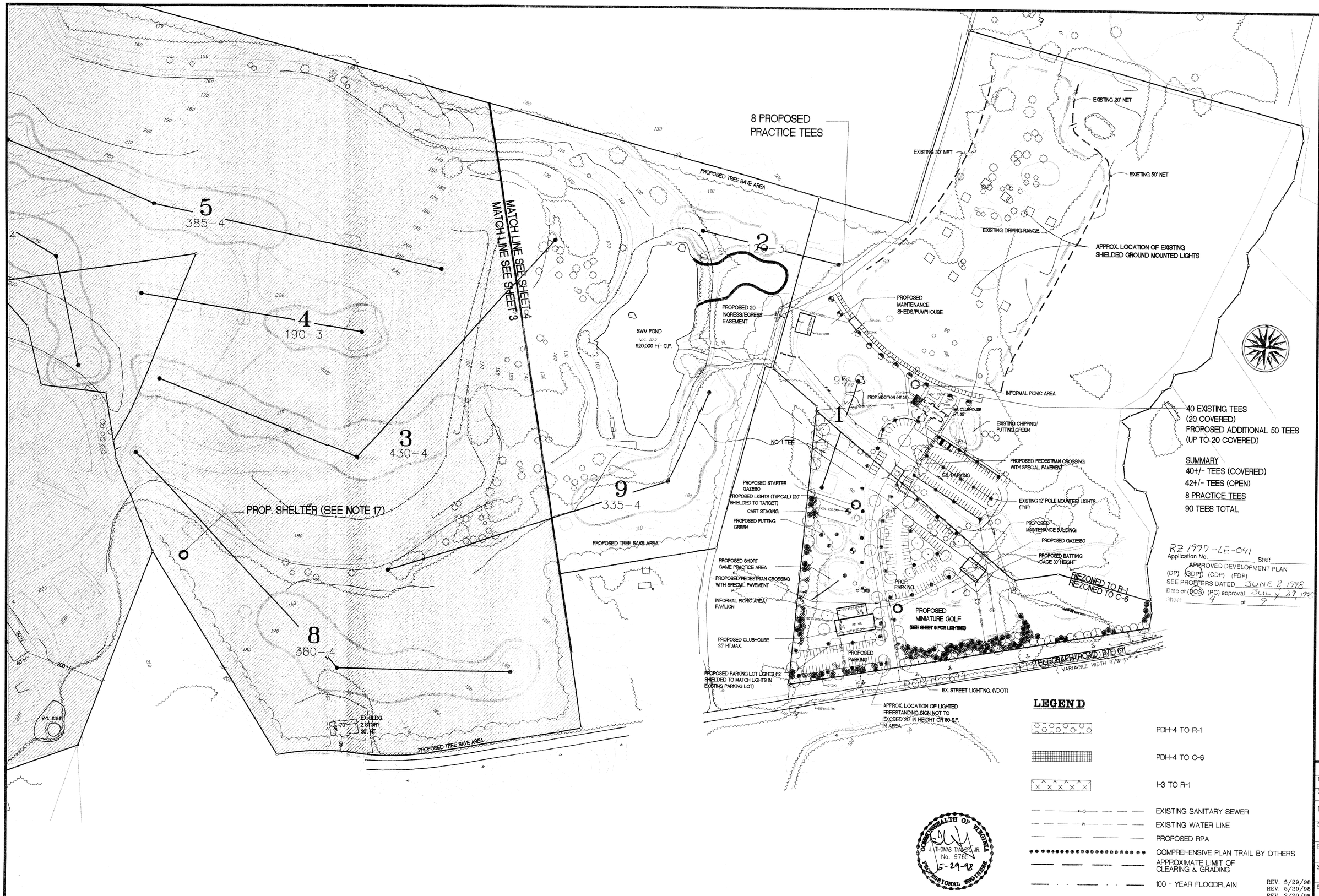
OVERALL PLAN

Hilltop Driving Range/Golf Course-Phase II

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	TWD
Designed By	MWT
Checked By	LAM
Date	MAY 5, 1997 REV 7/23/97
Scale	1"=200'
Plan Number	
Zoned	
Sheet	3 of 9
File Number	M-9600



Dewberry & Davis
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8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0518

Hilltop Driving Range/Golf Course-Phase II

SEA/SP/GDP

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

REV. 5/29/98
REV. 5/20/98
REV. 2/20/98
REV. 1/28/98
REV. 11/4/97

Drawn By	MWT
Designed By	MWT
Checked By	LAM
Date	MAY 5, 1997 REV. 7/23/97
Scale	1"=100'
Plan Number	
Zoned	
Sheet	4 of 9
File Number	

MATCH LINE-SEE BELOW

6

5

7

4

3

9

8

EX. BLDG. 1 STORY 32' HT.

EXISTING SEPTIC FIELDS

EXISTING 1979 WELL

EX. BLDG. 2 STORY 25. HT.

EX. BLDG. 45' HT.

EX. BLDG. 1 STORY 25' HT.

EX. BLDG. 2 STORY 30' HT.

SWM POND

920,000 +/- C.F.

PROPOSED TREE SAVE AREA

PROPOSED TREE SAVE AREA

BEULAH STREET ROUTE 613

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

MATCH LINE SEE ABOVE

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SEE PROFFERS DATED JUNE 2, 1998
Date of (BOS) (PC) approval JULY 22, 1998
Sheet 5 of 9
Staff

FAIRFAX COUNTY BOARD OF SUPERVISORS

HILLTOP SAND & GRAVEL INC.

LEGEND

I-3 TO R-1

EXISTING SANITARY SEWER

EXISTING WATER LINE

PROPOSED RPA

COMPREHENSIVE PLAN TRAIL BY OTHERS

APPROXIMATE LIMIT OF

EX. TRANSMISSION TOWER

COMMONWEALTH OF VIRGINIA
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MAY 29, 1998
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REV. 1/28/98
REV. 11/3/97

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Hilltop Driving Range/Golf Course-Phase II

SEA/SP/GDP

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

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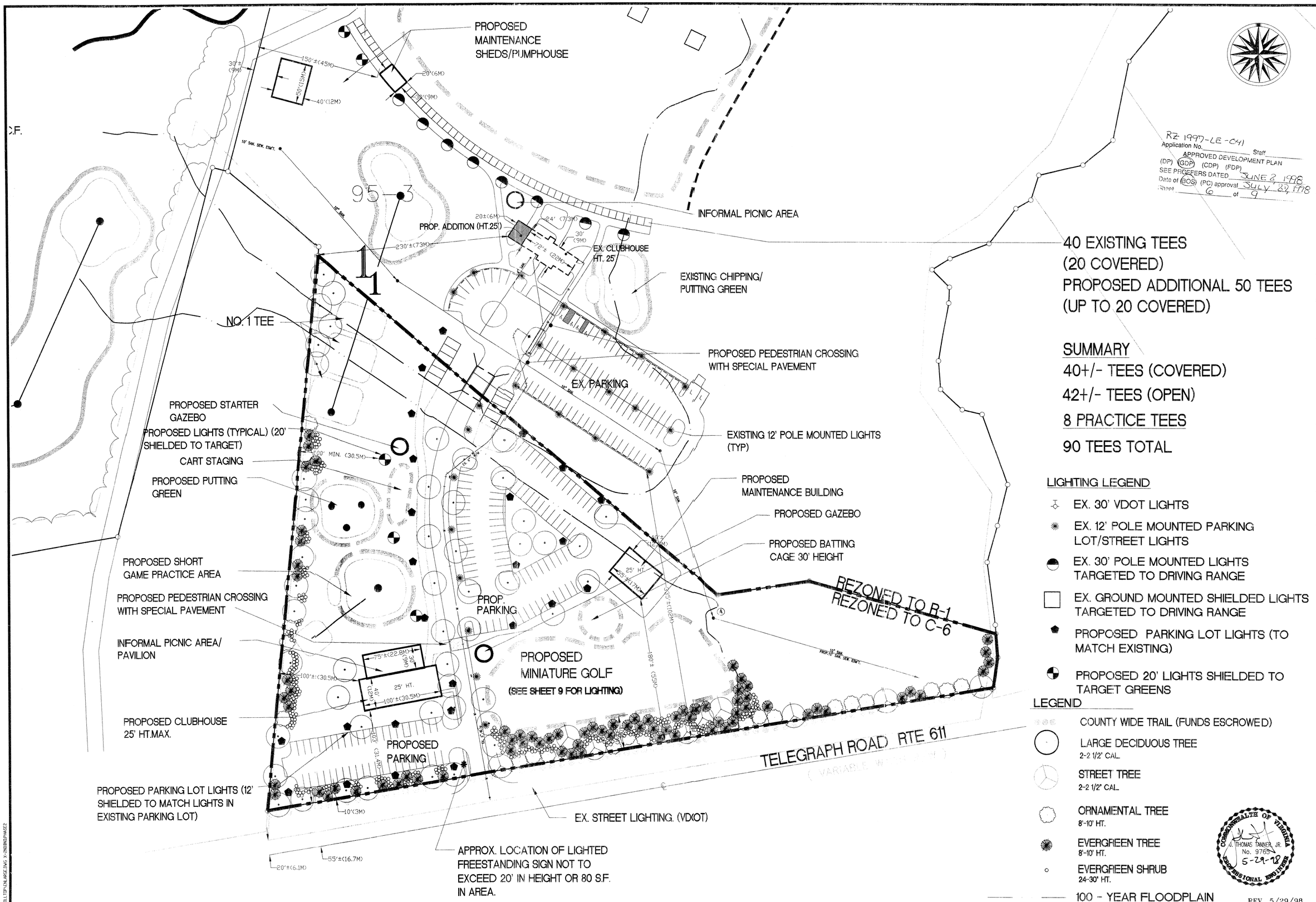
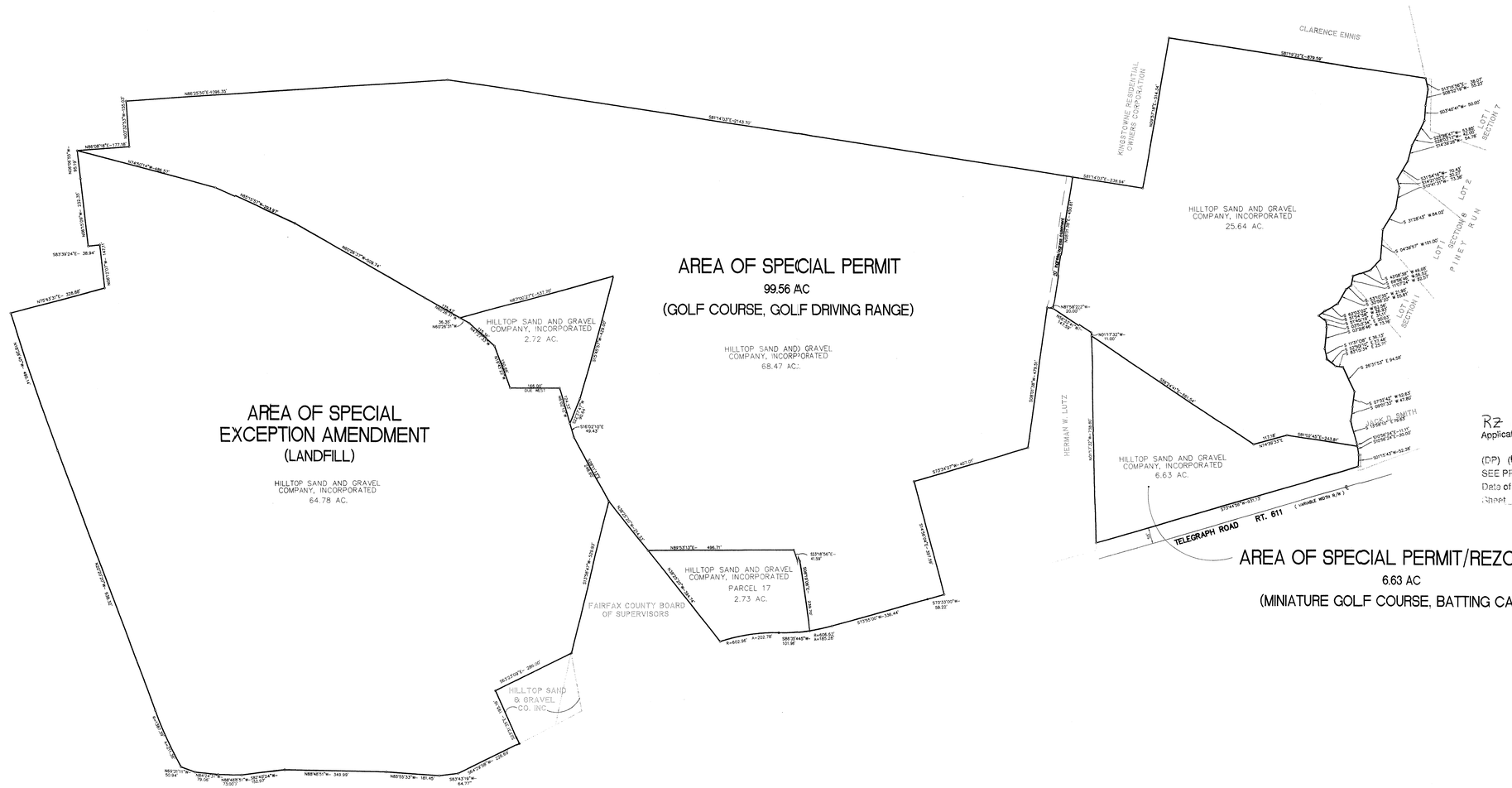


Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0518

ENLARGEMENT
Hilltop Driving Range/Golf Course-Phase II
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	TWD
Designed By	TWD
Checked By	LAM
OCT. 4, 1997 REV. 1/28/98 REV. 2/20/98 REV. 5/20/98	
1"=50'	
Plan Number	
6 of 9	
File Number	M-9600



RZ 1997-LE-011
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JUNE 2 1998
Date of (ROS) (PC) approval JULY 27 1998
Sheet 7 of 9

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 5768
PROFESSIONAL ENGINEER
5-20-98

REV. MAY 29, 1998
REV. MAY 20, 1998
REV. 2/20/98
REV. 1/28/98

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
7/23/97

REV. 11/4/97

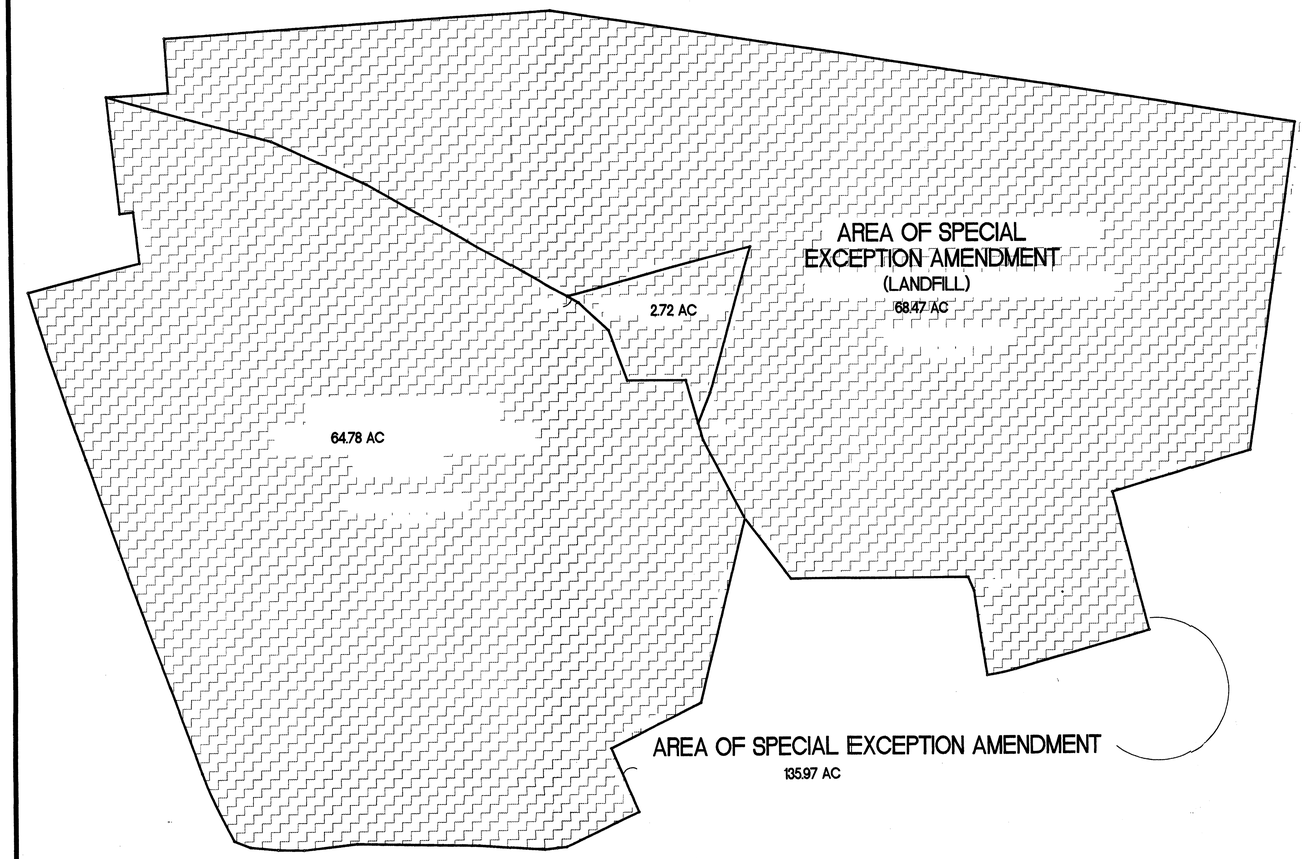
Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518

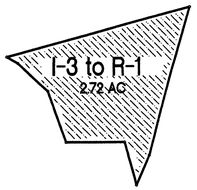
METES & BOUNDS

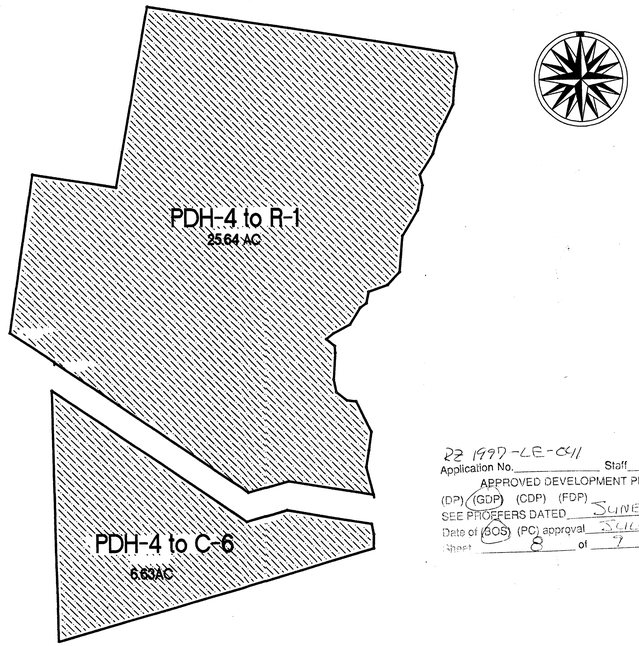
Hilltop Driving Range/Golf Course-Phase II

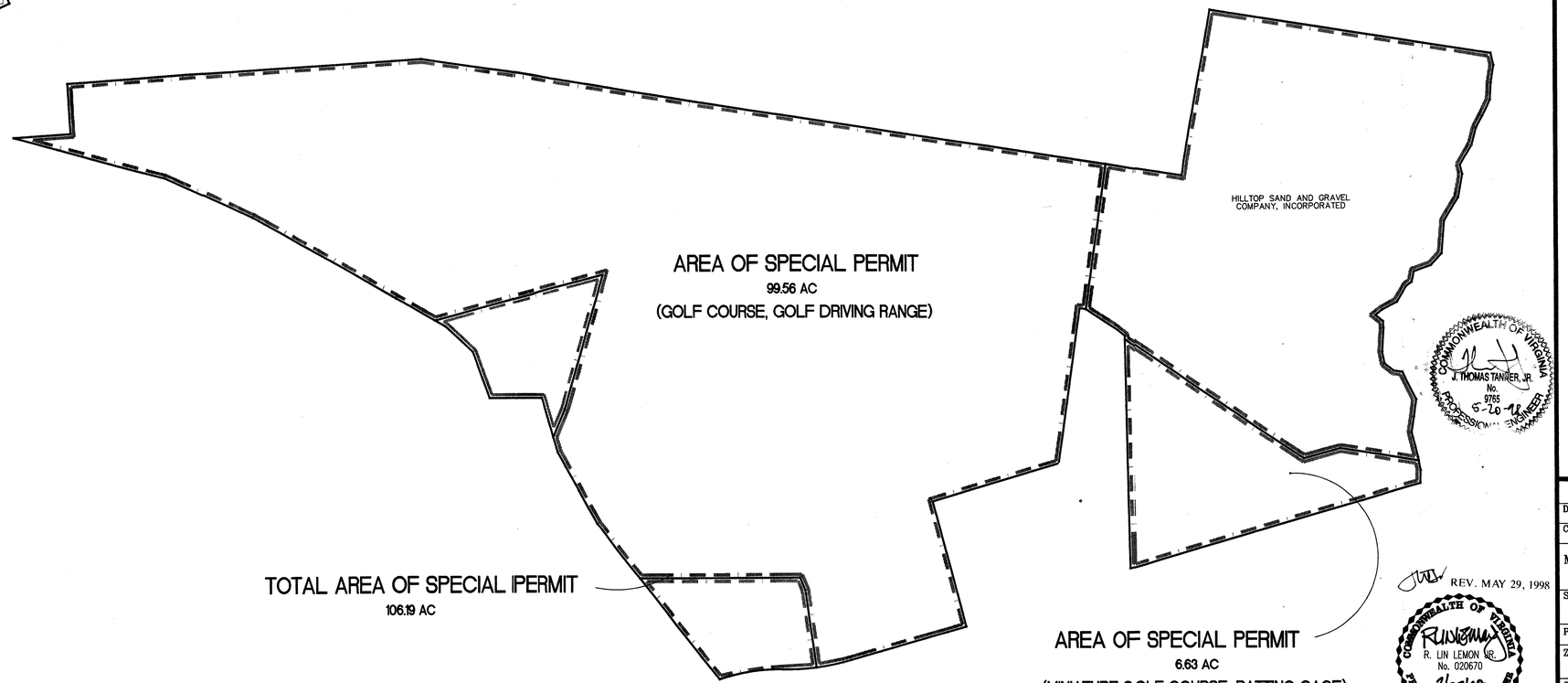
LEE DISTRICT — FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	MWT
Checked By	LAM
Date	MAY 1, 1997 REV. 7/23/97
Scale	1"=200'
Plan Number	
Zoned	
Sheet	7 of 9
File Number	M-9600









LEGEND:

- AREA OF THE SPECIAL EXCEPTION
- AREA OF THE SPECIAL PERMIT
- AREA OF THE REZONING

Application No. 22 1997-LE-041 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JUNE 2 1998
Date of (BOS) (PC) approval JUNE 22, 1998
Sheet 8 of 9

J. THOMAS TANNER, JR. No. 9785 5-20-98 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

REV. MAY 29, 1998

R. LIN LEMON JR. No. 020670 2/23/98 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

REV. MAY 20, 1998

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Architects Engineers Planners Surveyors
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REZONING GRAPHIC/APPLICATION IDENTIFICATION

Hilltop Driving Range/Golf Course-Phase II

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	TWD
Designed By	MWT
Checked By	LAM
Date	MAY 1, 1997 REV. 7/23/97 REV. 2/20/98
Scale	1"=200'
Plan Number	
Zoned	
Sheet	8 of 9
File Number	M-9600

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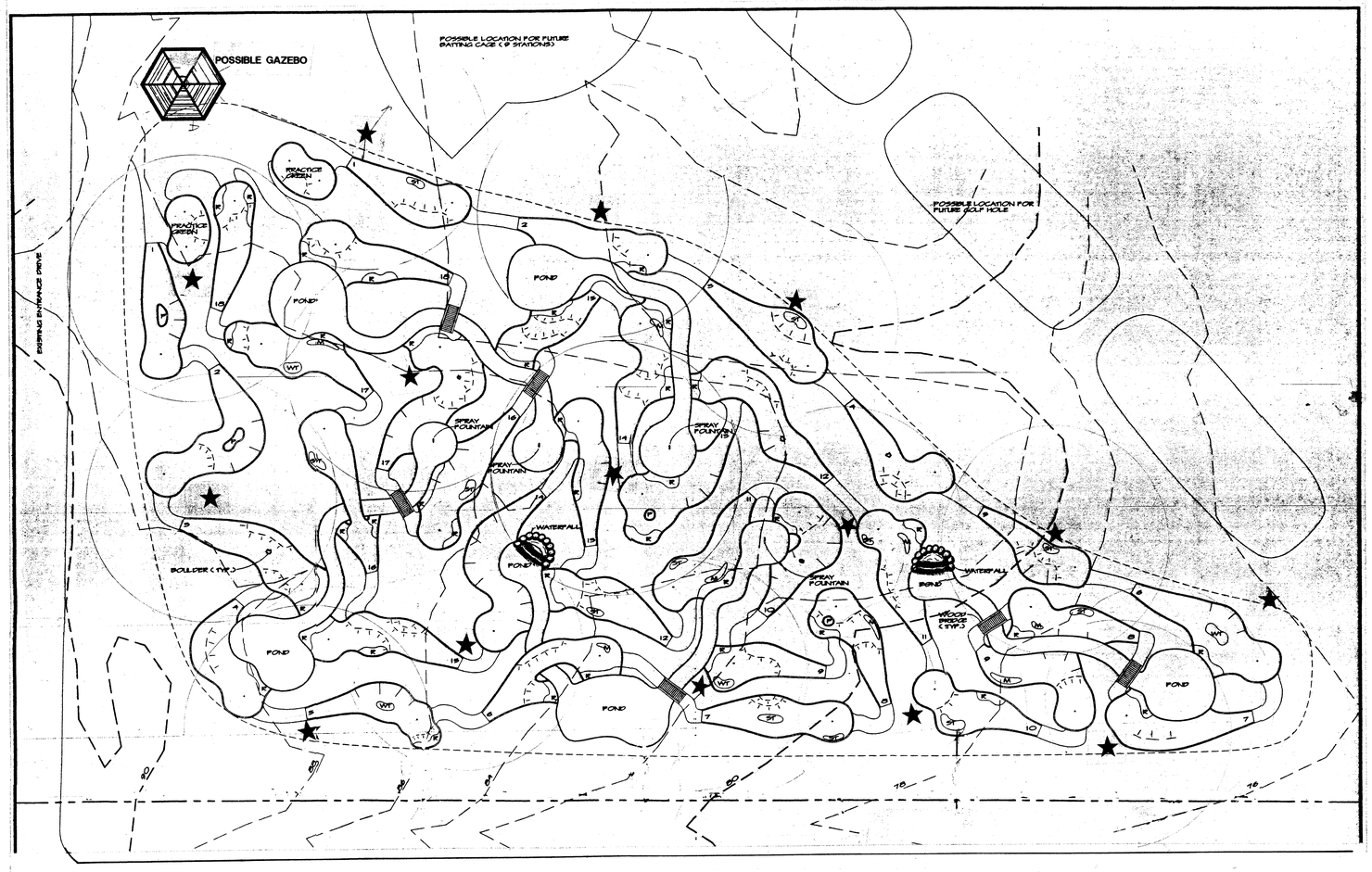

LIGHTING LEGEND

★ POSSIBLE LOCATION OF 12' LIGHT SHIELDED TO MINIATURE GOLF PLAYING AREA

NOTE: LIGHT LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN AND ENGINEERING.

RZ 1997-LE-041
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED JUNE 2 1998
Date of (BOS) (PC) approval JULY 20, 1998
Sheet 9 of 9

COMMONWEALTH OF VIRGINIA
J. THOMAS TRAINER, JR.
No. 9765
PROFESSIONAL ENGINEER
5-20-98

COMMONWEALTH OF VIRGINIA
R. LIN LEMON (JR.)
No. 020670
PROFESSIONAL ENGINEER
1/28/98

RLL
JMC

HARRIS
MINIATURE GOLF COURSES INC.
WILDWOOD, NJ 609-522-4200

GRAPHICS KEY

DROP-OFF ELEV. CHANGE

EMBANKMENT

R — ROUGH
M — MOUND
P — PLANTER
ST — SAND TRAP
WT — WATER TRAP

Dewberry & Davis
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8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

CONCEPTUAL MINIATURE GOLF COURSE LAYOUT

Hilltop Driving Range/Golf Course-Phase II

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Revision Date	
REV. 2/20/98	
REV. MAY 20, 1998	
REV. MAY 29, 1998	

Drawn By	JMC
Designed By	OTHERS
Checked By	LAM
Engineer	
Date	1/28/98
Scale	1"=20'
Plan Number	
Zoned	
Sheet	9 of 9
File Number	M-9600

14-A

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