

DEVELOPMENT CONDITIONS

SE 2005-LE-027

July 10, 2006

The Board of Supervisors approved SE 2005-LE-027 located at Tax Map 100-1 ((1)) 9 pt., 17 and 23A (7928, 7836 and 7950 Telegraph Road) on 80.8 acres for the following outdoor recreation facilities uses: golf course, short game practice area and pitching and putting green; pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions (the conditions marked with an * have been carried forward from the previously approved special permit for these uses):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, which is a combined Generalized Development Plan/Special Exception Plat, entitled Hilltop Golf Course – Phase II, prepared by Urban Engineering and dated June 20, 2005 as revised through June 19, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. **Safety**
 - a. Prior to the issuance of a non-residential use permit for the commercial golf course, a professional engineer with expertise in geotechnical engineering and landfills shall be retained to certify that the site/grading plans have been prepared in accordance with the approved recommendations of the geotechnical report/closure plans and that the site/grading plans satisfy Section 9-205.9 of the Fairfax County Zoning Ordinance, as determined appropriate by the Director, DPWES.*
 - b. Prior to the issuance of a non-residential use permit for the commercial golf course, the Director, DPWES, shall be provided verification that the landfill has been closed (partial closure) to the satisfaction of the Virginia Department of Environmental Quality.*
5. **Transportation/Parking**

- a. A continuous pedestrian travel-way shall be provided from Telegraph Road to the proposed clubhouse.*
- b. The proposed parking surfaces shall be maintained and landscaped in accordance with PFM standards and the SE Plat as determined by the Director, DPWES. Interior and peripheral parking lot landscaping shall be installed prior to the issuance of the non-RUP for the clubhouse and maintained as determine by UFM, DPWES.*

6. **Environment**

- a. A water quality impact assessment which demonstrates that the proposed uses will not exceed runoff and nutrient loading requirements for the Chesapeake Bay Preservation Ordinance shall be provided to the Director, DPWES, prior to site plan approval.*
- b. Prior to site plan approval, a streambank restoration and stabilization plan for the unnamed tributary on Parcel 23A shall be provided to and approved by the Director, DPWES, consistent with that shown on Site Plan 3365-SP-02.*
- c. 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 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 monitors parameters shall be consistent with the most current Virginia Cooperative Extension Test Management Guide and reviewed by the Virginia Cooperative Extension, Fairfax County Office, as determined by DPWES prior to site plan approval. Following site plan review, a copy of the approved management program shall be kept on site at all times. Records of all applications of pesticides and herbicides shall be kept and made available to County staff on demand.
- d. The Resource Protection Area (RPA) associated with Piney Run shall remain undisturbed. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and

grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. The RPA area shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

7. Lights

- a. All lighting on the application site shall conform to Group I standards as defined in Sect. 14-900 of the Fairfax County Zoning Ordinance.*
- b. A maximum of thirty-one (31), twelve (12)-foot high lights, as measured from the ground to the top of the fixture, shall be permitted within the parking areas. Each pole shall contain no more than two (2) lumieres with a maximum of one-hundred-seventy-five 175 watts each.*
- c. A maximum of eighteen (18), twelve (12)-foot high lights shall line the travel lanes. Each pole shall contains no more than one (1) lumiere with a maximum of one-hundred-seventy-five (175) watts.*
- d. All lights on the application property, with the exception of necessary security lighting, shall be extinguished at closing of the facility.*

- e. No lighting of these facilities shall be permitted in the morning. There shall be no lighting associated with the golf course portion.*

8. Design/Style

- a. The proposed club house shall be constructed as illustrated in the combined GDP/SE Plat.
- b. All signs shall be designed and installed in accordance with Article 12 of the Fairfax County Zoning Ordinance.*

9. Additional Landscaping

In addition to the landscaping shown on the GDP/SE Plat, the following landscaping shall be added to the golf course facilities:

- a. Irrespective of the plantings shown on the GDP/SE Plat between the "Proposed Short Game Practice Area" and Telegraph Road, the amount of landscaping shall be the equivalent of the amount of plantings required for Transitional Screening Yard 1 and distributed within the whole of the setback shown on the GDP/SE Plat and shall be subject to the approval of Urban Forest Management.
- b. A minimum of six additional large deciduous trees shall be planted as interior parking lot landscaping in the parking lot between the proposed clubhouse and Telegraph Road. A minimum of four such trees shall be planted in the row of parking spaces closest to Telegraph Road and in between the row of large deciduous trees shown on the GDP/SE Plat along Telegraph Road. The parking spaces displaced by the additional interior parking lot landscaping shall be not be recovered elsewhere on the site. Trees planted at either end of the parking lot shall not be considered interior parking lot landscaping for the purposes of this condition.
- c. A minimum of twelve additional large deciduous trees shall be planted around the clubhouse and between the clubhouse, putting green and Parcel 20. The location and species of such additional landscaping shall be subject to the approval of Urban Forest Management.
- d. The amount and depth of the landscaped screening planted on top of the retaining wall shown along the western boundary and in the vicinity of the proposed clubhouse shall be increased to be twenty-five feet in depth. The parking spaces displaced by this additional landscaping shall not be relocated elsewhere on the property. These trees may be

removed if the proffered interparcel access pursuant to RZ 2006-LE-002 is utilized by the adjacent property owner.

- e. A continuous row of large deciduous trees shall be planted along the western boundary, similar to that shown along the containment structures.
- f. Six large deciduous trees shall be planted within the special exception application property immediately north of Parcel 20; however the trees shall not be required to be planted in a row.
- g. To provide shade and visual relief, a minimum of 10 trees shall be planted within the area identified as "Short Game Practice Area." A minimum of eight (8) of these trees shall be large deciduous trees.
- h. The location, types and species of all landscaping material shall be subject to the approval of Urban Forestry Management.
- i. All deciduous trees required by this condition shall be a minimum size of 3-3.5 inch caliper at the time of planting. All evergreen trees will be a minimum of six feet in height at the time of planting.

10. Hours of Operation, etc.

- a. The hours of operation of the nine-hole golf course, the short game practice area and the pitching and putting green shall be limited to a maximum from 6:00 a.m. until dusk, seven (7) days a week.
- b. The mechanical equipment used for maintenance of the golfing facilities shall not be operated outside of normal operating hours of the facilities, except, however maintenance equipment may operate for one (1) hour before operating hours, but no earlier than 6:00 a.m. Operation of mechanical equipment shall be in compliance with the noise standards established in Article 14-700 of the Fairfax County Zoning Ordinance.
- c. 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.
- d. Vending machines shall not be visible from Telegraph Road.

11. **General**

- a. Two (2) foul weather shelters, not to exceed two-hundred (200) square feet each, may be provided in the vicinity of the commercial golf course. These shelters shall provide adequate ventilation in order to prevent the collection of methane gases and shall not be constructed on top of the area formerly used as a landfill.*
- b. Sufficient green or black safety netting (containment structures) shall be provided in order to protect Parcels 19 and 20 from errant golf balls. Netting poles shall be of a natural wood color.*

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.