



**Project: Volcano Valley Mini Golf**

**Preliminary PUD Plan - 07/07/2023**

**Applicant: Joseph Dorsey**  
**Owner: Liberty Land Co, LLC**

Gross Area of Parcel to be cut-up: 2.2 AC's  
Net Area excluding streets and r.o.w.: 2.2 AC's  
Current Zoning: Mixed Use PUD; Partial east of creek is RES-PUD.  
Max Height of any structure or built feature: 16'  
Proposed Facility: Course and ½ (max of 27; 25 holes planned) mini golf course with one story 16'x 32' ticket office and patio, "jungle ruins" trellis, volcano as major structures + various props, fountains, statues, etc. TBD throughout course.  
Parking: 1.5 space / green, 38 spaces in lot + 2 Handicap on Winner's Circle in front of ticket office. Additional existing parallel common parking of 5 spaces available on Infield Way across from proposed lot location entry.  
Proposed Treatment of Tree Cover: Existing trees to remain with possible exception of 1~3 trees due to serious safety concerns (trees in question are honey locust; species has large thorns on trunk and branches)  
Lighting: Standard 15' LED cut-off parking lot lights on parking lot; lights on course to be low level (24" or less) pathway lights and rope lights around perimeter of holes.  
Sound System: No overhead loudspeaker system or course wide broadcast. Any speakers will be "hidden in fake rock, ground level type" with only nature or acoustical sound tracks for atmosphere played.  
Operating Times: Apr 1 ~ May 15: 10:00 am ~ 9:00 pm M- Sat; 11:00 am ~ 8:00 pm Sun  
May 15 ~ Labor Day: 10:00am ~ 10:00 pm M-Th; 10:00am ~ 11:00 pm Sat & Sun; 11:00am ~ 9:00 pm Sun  
Labor Day ~ Oct 31: 10:00 am ~ 8:00 pm M- Th; 11:00 am ~ 8:00 pm Sun  
All boundary lines and distances shown are approximate and subject to survey.

