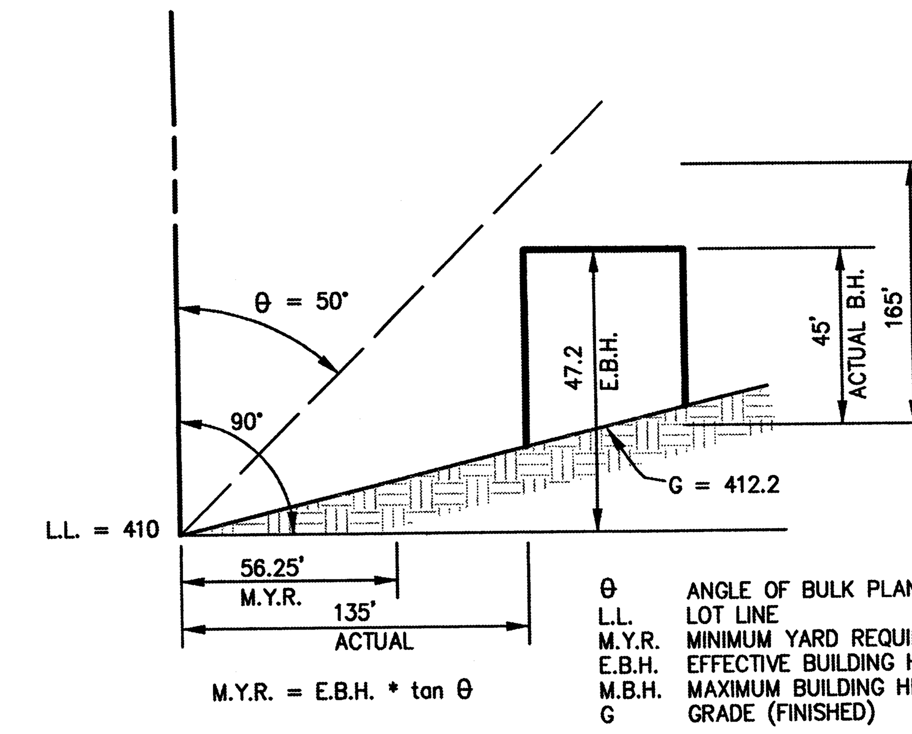
SPECIAL EXCEPTION AMENDMENT
MERRIFIELD GARDEN CENTER
SEA 82-S-Ø87-3



θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

GENERAL NOTES:

1. THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION AMENDMENT APPLICATION CONSISTS OF ± 37.92 ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 56-3((1)) PARCELS 13 & 14.

2. THE SUBJECT PROPERTY LOCATED AT 12101 AND 12039 LEE HIGHWAY, IS OWNED BY MERRIFIELD GARDEN CENTER ET AL.

3. THE PROPERTY OPERATES AS A PLANT NURSERY. THE APPLICANT, MERRIFIELD GARDEN CENTER, REQUESTS APPROVAL OF A SPECIAL EXCEPTION AMENDMENT TO BRING THE CURRENT FACILITY INTO CONFORMANCE WITH THE NEWLY AMENDED ZONING ORDINANCE FOR PLANT NURSERIES AND TO INCLUDE PARCEL 14. THE EXISTING HOUSE ON PARCEL 14 WILL BE MAINTAINED FOR RESIDENTIAL USE, TO BE OCCUPIED BY APPLICANT'S EMPLOYEE/SECURITY PERSON.

4. COUNTY TAX RECORDS INDICATE THAT THE EXISTING NURSERY FACILITY WAS BUILT IN 1993, AND THE RESIDENCE WAS BUILT IN 193Ø.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION ARE PER THE APPROVED SITE PLAN BY WHGA DATED 1987 AS REVISED THROUGH JANUARY 199Ø. THE FEATURES SHOWN ARE BASED ON A DECEMBER 2ØØ1 FIELD SURVEY TO REFLECT EXISTING CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS PLAT.

6. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. PRESENTLY, THE NURSERY FACILITY MAINTAINS TWO (2) DRIVEWAY ENTRANCES OFF A 24 FOOT WIDE SERVICE DRIVE, CONSTRUCTED BY APPLICANT, ADJACENT TO LEE HIGHWAY ROUTE 29/211. THE RESIDENCE MAINTAINS ONE (1) ENTRANCE OFF OF A SERVICE DRIVE. PREVIOUS CONDITIONS REQUIRING A LEFT TURN LANE, DECELERATION LANE, AND A RIGHT TURN DECELERATION LANE FOR THE SITE HAVE BEEN CONSTRUCTED. THERE ARE NO NEW ENTRANCES OR IMPROVEMENTS REQUIRED OR PROPOSED WITH THIS APPLICATION.

7. THERE ARE NO REQUIREMENTS FOR A COUNTY WIDE TRAIL ALONG THE SUBJECT PROPERTY

8. THE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE: ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.

9. SEE TABULATIONS ON THIS SHEET REGARDING FAR AND PARKING.

1Ø. THE SITE IS SERVICED BY PUBLIC WATER AS SHOWN. THERE IS NO PUBLIC SEWER PROPOSED WITH THIS APPLICATION. AN EXISTING SEPTIC DRAINFIELD WILL BE UTILIZED. THE REQUIREMENT FOR A STATEMENT FROM THE HEALTH DEPARTMENT THAT THE AVAILABLE FACILITIES ARE ADEQUATE FOR THE PROPOSED USE IS NOT APPLICABLE SINCE THE PROPOSED BUILDING H IS FOR STORAGE AND THE RESIDENCE IS CURRENTLY OCCUPIED AND SERVED BY AN APPROVED SEPTIC FIELD.

11. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:

A. AS PREVIOUSLY APPROVED IN CONJUNCTION WITH SEA 82-S-Ø87-2 WHERE SHOWN ON THE SUBJECT PLAT, EXISTING VEGETATION SHALL BE PRESERVED AND UTILIZED IN LIEU OF THE 5Ø' TRANSITIONAL SCREEN YARD REQUIREMENT PURSUANT TO SECTION 13-1Ø4.4.

B. A MODIFICATION OF THE FULL RIGHT-OF-WAY DEDICATION AS PER THE COMPREHENSIVE PLAN, INSTEAD PROVIDING ROW AS PER THE PREVIOUSLY APPROVED SE PLAT AND SITE PLAN. SEE NOTE 12 BELOW.

C. A MODIFICATION OF THE PARKING REQUIREMENTS AS ALLOWED UNDER ARTICLE 9, SECTION 9-517, PARAGRAPH 9, AS SHOWN ON THIS PLAN.

D. A WAIVER OF THE DUSTLESS SURFACE REQUIREMENTS FOR SEASONAL OVERFLOW CUSTOMER PARKING.

12. LEE HIGHWAY- ROUTE 29/211 IS PRESENTLY A FOUR LANE DIVIDED ROAD WITH A SERVICE DRIVE (BUILT BY THE APPLICANT) ALONG THE SUBJECT PROPERTY. THE COMPREHENSIVE PLAN CALLS FOR SIX (6) LANE ROAD WIDENING IN THIS AREA. BASED ON PRIOR SE AND SITE PLAN APPROVALS FOR THE NURSERY THE APPLICANT HAS DEDICATED RIGHT-OF-WAY TO ALLOW A THIRD EASTBOUND LANE AND THE SERVICE DRIVE, FOR WHICH DEDICATIONS THE APPLICANT HAS RESERVED DENSITY CREDIT. DEDICATION ALONG PARCEL 14 IS PROPOSED AS SHOWN, FOR WHICH DEDICATIONS THE APPLICANT RESERVES DENSITY CREDIT.

13. STORM WATER MANAGEMENT TO SERVE THE SITE IS PROVIDED BY AN EXISTING WET SWM POND THAT INCLUDES BMP AS SHOWN. ADDITIONAL SWM/BMP MAY BE PROVIDED IF REQUIRED FOR ADDITIONAL PARKING ON PARCEL 14.

14. THE 1ØØ YEAR FLOODPLAIN LIMITS ARE PER FLOODPLAIN STUDY 4826-FP-Ø1-2. RPA LIMITS ARE BASED ON COUNTY RPA MAPS: EQC LIMITS ARE THE 1ØØ-YEAR FLOODPLAIN AND IN AREAS THAT ARE OUTSIDE OF THE FLOODPLAIN AS DETERMINED AT THE TIME OF THE PREVIOUSLY APPROVED SEA AND SHOWN ON THE PLAT APPROVED WITH SEA 82-S-Ø87-2.

15. THE LIMITS OF CLEARING AND GRADING PRESENTED FOR THE NURSERY REFLECTS THE APPROVED SPECAL EXCEPTION, AND THE EXISTING TREE LINE AS PER FIELD SURVEY BY WHGA. ADDITIONAL CLEARING AND GRADING LIMITS PROPOSED WITH THIS PLAN IS LIMITED TO PARCEL 14 AS SHOWN.

16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.

17. OUTSIDE LIGHTING CONSISTS OF EXISTING LIGHT POLES AND BUILDING MOUNTED LIGHTS AS CONSISTENT WITH APPROVED DEVELOPMENT CONDITION #1Ø OF SEA 82-S-Ø87-2. NO EXPANSION OF THE EXISTING LOUDSPEAKER SYSTEM IS PROPOSED.

18. EXISTING SIGNS SHALL BE RETAINED AS SHOWN.

19. THE APPLICANT SHALL COMPLY WITH ALL LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES, OR PETROLEUM PRODUCTS KEPT ON THE SUBJECT PROPERTY.

2Ø. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

21. WITHIN THE PROPOSED OUTDOOR SALES DISPLAY AREA SHOWN ON THE PLAN, PLANT MATERIALS REQUIRING PROTECTION FROM THE ELEMENTS MAY BE COVERED WITH A SHADE STRUCTURE, NOT TO EXCEED 22' IN HEIGHT.

22. NURSERY STOCK AND LANDSCAPE MATERIAL MAY BE LOCATED ANYWHERE ON THE SITE EXCEPT WHERE OTHERWISE RESTRICTED BY THE ACCOMPANYING DEVELOPMENT CONDITIONS. NO MORE THAN TWO (2) SHADE STRUCTURES MAY BE UTILIZED IN THE PLANT STORAGE AREAS LOCATED IN THE OPERATIONS AND STORAGE AREA, NOT TO EXCEED 22' IN HEIGHT, TO PROTECT PLANT NURSERY STOCK FROM THE ELEMENTS.

23. THE OPERATIONS AND STORAGE AREA IDENTIFIED ON THE PLAT MAY INCLUDE (BUT NOT LIMITED TO) SUCH ITEMS AS PLANTS, PLANT BEDS, VEHICLES, EQUIPMENT, LANDSCAPE CONTRACTING EQUIPMENT, LANDSCAPE MATERIALS, SOIL, GRAVEL, HOOP HOUSES, AND THE LIKE, AS ALLOWED BY THE ORDINANCE AND NOT OTHERWISE PROHIBITED IN THE DEVELOPMENT CONDITIONS OR ELSEWHERE. STORAGE CONTAINERS WILL BE ALLOWED WITHIN THE FOOTPRINT OF STRUCTURE 6.

24. THE PARKING SPACES AS DEPICTED ON THE PLAT REPRESENT BOTH THE EXISTING AND POSSIBLE FUTURE SPACES. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE LAYOUT AND INCREASE OR REDUCE THE QUANTITIES SHOWN PROVIDED THE MINIMUM SETBACKS TO THE PROPERTY LINE ARE NOT REDUCED AND THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY DPWES PURSUANT TO NOTES 25 AND 26 BELOW ARE MAINTAINED. THE APPLICANT RESERVES THE RIGHT TO PAVE UP TO 5Ø% OF THE PARKING AREA ON PARCEL 14, WHICH PAVED AREA SHALL BE LOCATED ON THE PORTION OF PARCEL 14 CLOSEST TO THE PARKING ON PARCEL 13.

25. THE APPLICANT RESERVES THE RIGHT TO UTILIZE SURPLUS PARKING FOR THE STORAGE OR SALE OF MATERIAL PERMITTED UNDER THIS APPLICATION, PROVIDED A MINIMUM OF 135 PARKING SPACES ARE AVAILABLE AT ALL TIMES.

26. THE APPLICANT RESERVES THE RIGHT TO PHASE CONSTRUCTION OF THE PARKING LOT SPACES. THE PHASING LIMITS WILL BE DETERMINED BY DPWES AT THE TIME OF SITE PLAN APPROVAL.

27. THE NUMBER OF EMPLOYEES SHOWN IS FOR THE PURPOSE OF PROVIDING PARKING TABULATIONS PURSUANT TO THE SPECIAL EXCEPTION PLAT SUBMITTAL REQUIREMENTS, AND SHALL NOT CONSTITUTE THE TOTAL NUMBER OF EMPLOYEES PERMITTED BY THE SEA APPROVAL.

28. THE PROPOSED DRAINFIELD FOR BUILDING 6 SHOWN HEREON IS SUBJECT TO COUNTY HEALTH DEPARTMENT APPROVAL AND MAY BE LOCATED ELSEWHERE OUTSIDE OF THE FLOODPLAIN, EQC, AND TRANSITIONAL SCREENING AREA.

29. ARTIFICIAL/DRIED PLANTS AND FLOWERS, AND SEASONAL/HOLIDAY DECORATIONS MAY BE SOLD ANYWHERE WITHIN THE INSIDE RETAIL FLOOR AREA OF BUILDINGS 1 & 1A IN THE LOCATIONS SHOWN ON SHEET 4, PROVIDED THAT, DURING THE MONTHS OF FEBRUARY THROUGH OCTOBER THE GROSS FLOOR AREA DEVOTED TO THE SALE OF SUCH ITEMS SHALL NOT EXCEED TWENTY (2Ø) PERCENT, AND, DURING THE MONTHS OF NOVEMBER THROUGH JANUARY, THE GROSS FLOOR AREA DEVOTED TO THE SALE OF SUCH ITEMS SHALL NOT EXCEED FIFTY (5Ø) PERCENT, OF THE TOTAL GROSS FLOOR AREA FOR RETAIL SALES.

3Ø. ON PARCEL 14, DISPLAY GARDENS AND SHADE PLANT STORAGE MAY BE LOCATED WITHIN THE AREA DESIGNATED FOR EXISTING CANOPY TREES TO REMAIN. SELECTIVE TREE REMOVAL MAY OCCUR WITH THE USE OF HAND-CARRIED OR WALK-BEHIND TOOLS AND MACHINERY ONLY.

31. IN ADDITION TO THE ACCESSORY RETAIL AREAS LOCATED ADJACENT TO BUILDINGS 1 & H, THE APPLICANT MAY PROVIDE UP TO TWENTY (2Ø) FREESTANDING ACCESSORY RETAIL NODES ANYWHERE THROUGHOUT THE OUTDOOR SALES DISPLAY AREA, PROVIDING THAT EACH NODE SHALL NOT EXCEED TWENTY (2Ø) SQUARE FEET, WITH AN AGGREGATE TOTAL NOT TO EXCEED FOUR HUNDRED (4ØØ) SF.

32. IF THE EXISTING STRUCTURE ON PARCEL 14 NEEDS TO BE MOVED OR IS DESTROYED AS A RESULT OF HIGHWAY CONSTRUCTION, DAMAGE, FIRE, OR OTHER ACT OF GOD THAT RESULTS IN A NEED FOR REPLACEMENT, SAID STRUCTURE MAY BE RELOCATED OR REBUILT OUTSIDE OF THE LIMITS OF CLEARING AND GRADING ON PARCEL 14.

SITE TABULATIONS

SITE INFORMATION

EXISTING ZONING	R-1 & R-C, W-S
SITE AREA	37.9277 ACRES, 1,652,131 SF
R-1 AREA (APPROXIMATE)	±3Ø ACRES
R-C AREA (APPROXIMATE)	±8 ACRES

AREA TABULATIONS

TOTAL EXISTING GSF	EST. 52,3ØØ SF
TOTAL EXISTING FAR	EST. Ø.Ø32
TOTAL APPROVED GSF (SEA 82-S-Ø87-2)	59,666 SF
TOTAL APPROVED FAR (SEA 82-S-Ø87-2)	Ø.Ø4
TOTAL PROPOSED GSF	65,5ØØ SF
TOTAL PROPOSED FAR (3)	Ø.Ø4
TOTAL PROPOSED GSF, R-1 ZONE	65,5ØØ SF
TOTAL PROPOSED FAR, R-1 ZONE (3)	±Ø.Ø5
TOTAL PROPOSED GSF, R-C ZONE	Ø SF
TOTAL PROPOSED FAR, R-C ZONE (3)	Ø.ØØ
TOTAL APPROVED DISPLAY AREA (1) (SEA 82-S-Ø87-2)	74,Ø2Ø SF
TOTAL PROPOSED DISPLAY AREA (1) (Includes Previously Approved Nursery Bed Areas)	184,7ØØ SF
EXISTING RESIDENCE (±1,4ØØ SF)	1 DU

PARKING TABULATION - REQUIRED

NET FLOOR AREA (1, 2) (44,ØØØ SF)	1/2ØØ SF FOR 1ST 1,ØØØ SF 6/1,ØØØ FOR ADDITIONAL SF	263 SPACES
SALES / DISPLAY AREA (1) (184,7ØØ SF)	1/5ØØ SF	37Ø SPACES
EMPLOYEES (85)	1 SPACE EACH	85 SPACES
COMPANY / COMMERCIAL VEHICLES (25)	1 SPACE EACH	25 SPACES
	TOTAL	743 SPACES

PARKING TABULATION - PROPOSED

RETAIL AREA (14,647 NET)	6/1ØØØ SF	88 SPACES
NON-RETAIL AREA (29,353 NET)	1/1ØØØ SF	3Ø SPACES
SALES / DISPLAY AREA (184,7ØØ SF)	1/1ØØØ SF	185 SPACES
EMPLOYEES (85)	1 SPACE EACH	85 SPACES
COMPANY / COMMERCIAL VEHICLES (25)	1 SPACE EACH	25 SPACES
	TOTAL	413 SPACES
	APPROXIMATE OVERFLOW	166 SPACES
	APPROXIMATE YEAR-ROUND	247 SPACES
	MINIMUM YEAR-ROUND	135 SPACES

ZONING REQUIREMENTS: (R-1) (R-C)

	(R-1)	(R-C)
ALLOWABLE BUILDING HEIGHT:	6Ø'	6Ø'
ACTUAL BUILDING HEIGHT:	35'	N/A
MINIMUM FRONT YARD:	4Ø' / 5Ø° ABP	4Ø' / 5Ø° ABP
PROVIDED FRONT YARD:	135', 25' (4)	N/A
MINIMUM SIDE YARD:	2Ø' / 45° ABP	2Ø' / 45° ABP
PROVIDED SIDE YARD:	1ØØ'	N/A
MINIMUM REAR YARD:	25' / 45° ABP	25' / 45° ABP
PROVIDED REAR YARD:	±1,ØØØ'	N/A

NOTES

(1) GREENHOUSES ARE CONSIDERED DISPLAY AREA FOR THE PURPOSE OF THE TABULATIONS.
(2) NET FLOOR AREA IS CALCULATED AS 8Ø% OF THE PROPOSED G.S.F.
(3) INCLUDES THE DEDICATED ROW FROM PARCEL 13 AND THE ROW TO BE DEDICATED FROM PARCEL 14.
(4) SETBACK SHOWN FROM EX. ROW FOR EX. RESIDENCE ON PARCEL 14 PRIOR TO PROPOSED DEDICATION. PERMITTED SETBACK POST DEDICATION SHALL BE 1'.

SHEET INDEX:

1. COVER SHEET
2. SEA PLAT
3. LANDSCAPE PLAN
4. INTERIOR SALES AREAS

Application No. SEA 82-S-087-3 Staff [signature]
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 8-5-02
Date of (BOS) (BZA) approval 8-5-02
Sheet 1 of 4

COMMONWEALTH OF VIRGINIA
BRIAN DALE RAY
NO. 001017
CERTIFIED LANDSCAPE ARCHITECT
6/7/02

COMMONWEALTH OF VIRGINIA
BRIAN DALE RAY
NO. 001017
CERTIFIED LANDSCAPE ARCHITECT
6/7/02

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Department of Planning & Zoning
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Zoning Evaluation Division

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: FEBRUARY 2002 SHEET 1 OF 4

MERRIFIELD GARDEN CENTER
WHGA Ø369-Ø4Ø1

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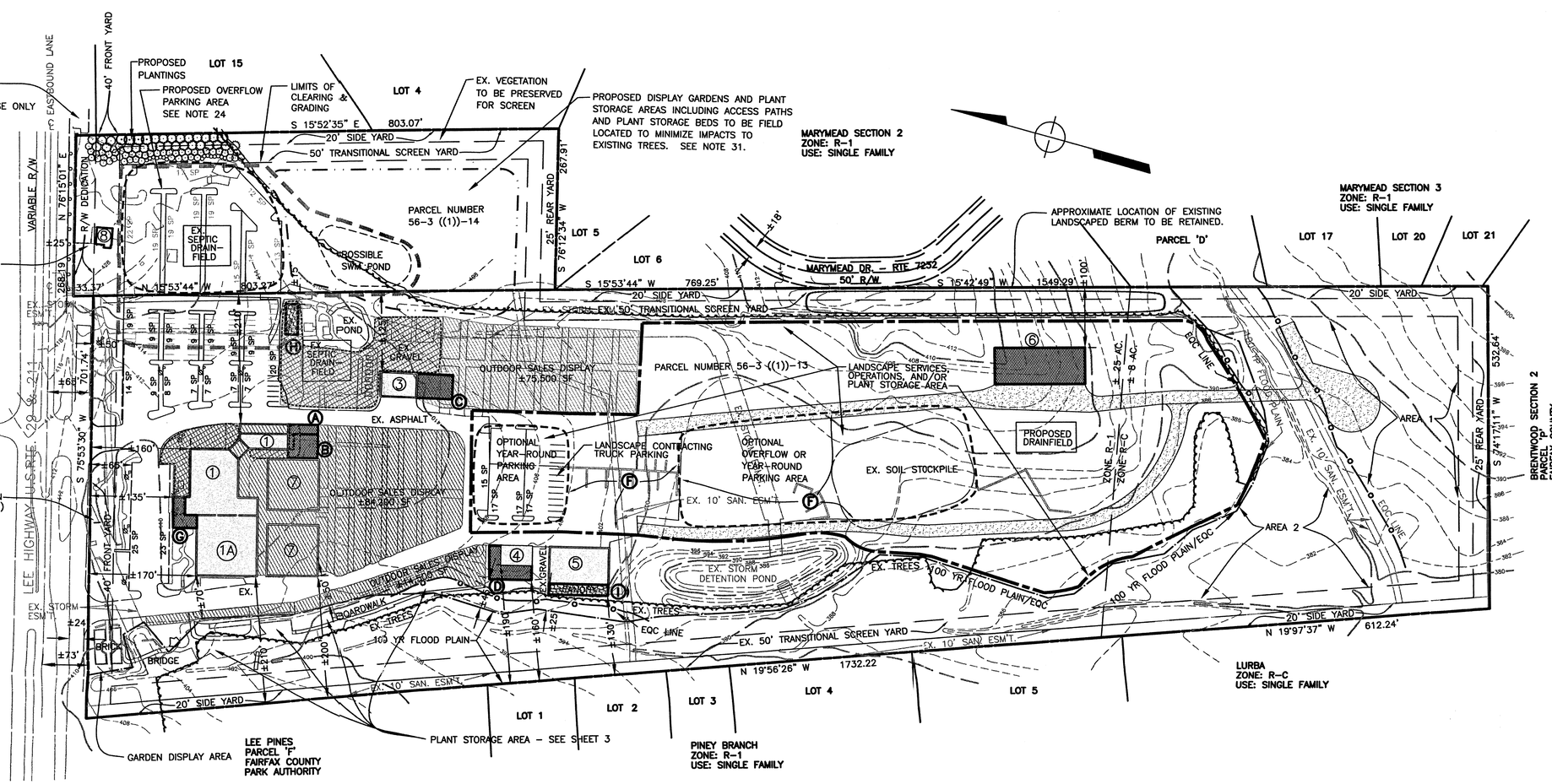

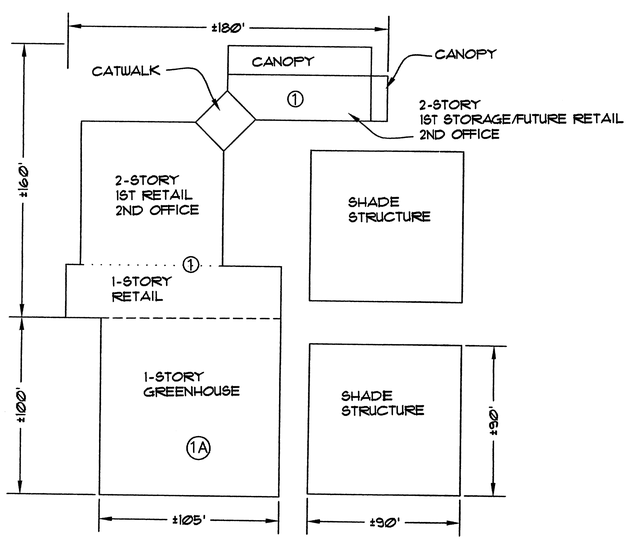

DETAIL OF MAIN BUILDING
SCALE: 1" = 40'

LEGEND

- EXISTING BUILDING
- APPROVED ADDITIONS
- PROPOSED ADDITIONS
- OUTDOOR SALES DISPLAY
- ACCESSORY RETAIL AREA (SEE NOTE 32)
- EXISTING TREES
- LIMITS OF CLEARING AND GRADING
- LIMITS OF EQC OUTSIDE FLOODPLAIN
- LIMITS OF 100 YEAR FLOOD PLAIN/EQC
- AREA FOR LANDSCAPE SERVICES, OPERATIONS, AND PLANT STORAGE
- LIGHT POLES
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- MEDIUM EVERGREEN TREES
- MEDIUM EVERGREEN SHRUB

100 50 0 100 200 300
GRAPHICAL SCALE: 1" = 100'

EXISTING STRUCTURES	APPROXIMATE DIMENSIONS	MAXIMUM HEIGHT	APPROXIMATE FLOOR AREA	NOTES
1 MAIN BUILDING	160' X 180'	35'	20,000 SF	SEE DETAIL
1A GREEN HOUSE	100' X 105'	35'	10,500 SF	SEE DETAIL
3 STORAGE	60' X 40'	35'	2,400 SF	1-STORY
4 WHOLESALE TRADE OFFICE	30' X 50'	35'	3,000 SF	2-STORY
5 WORKSHOP/GARAGE	60' X 100'	35'	6,000 SF	1-STORY
6 STORAGE (*)	150' X 60'	35'	9,000 SF	PARTIALLY CONSTRUCTED
7 SHADE STRUCTURES	90' X 90' (EA)	22'	N/A	SEE DETAIL
8 EXISTING RESIDENCE	32' X 28'	35'	11,400 SF	RESIDENTIAL USE

APPROVED BUT NOT CONSTRUCTED STRUCTURES	APPROXIMATE DIMENSIONS	MAXIMUM HEIGHT	APPROXIMATE FLOOR AREA	NOTES
A OVERHANG	50' X 16'	35'	N/A	
B STORAGE	40' X 50'	35'	2,000 SF	
C SERVICE/STORAGE	60' X 40'	35'	2,400 SF	
D WHOLESALE TRADE OFFICE	60' X 100'	35'	4,500 SF	
F OPEN STORAGE STRUCTURES (SOIL, HUMUS, PEAT MOSS)	N/A	N/A	N/A	
G ENTRANCE	50' X 30'	35'	1,500 SF	

PROPOSED STRUCTURES				
H STORAGE	20' X 50'	25'	11,000 SF	
I CANOPY ENCLOSURE	18' X 100'	35'	1,800 SF	EX. CANOPY
J GAZEBO FOCAL POINT (**)	15' X 20'	25'	N/A	

(*) STORAGE AREA 6 MAY INCLUDE STRUCTURES OR STORAGE CONTAINERS. UP TO 20% OF THE FLOOR AREA (1,800 SF) MAY BE USED FOR LANDSCAPE CONTRACTING EQUIPMENT STORAGE.
(**) THE GAZEBO FOCAL POINT MAY BE LOCATED WITHIN OR IN PROXIMITY TO THE OUTSIDE SALES / DISPLAY AREAS.

Application No. SEA 82-S-087-3 Staff L. Smith
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-5-02
Date of (BOS) (BZA) approval 8-5-02
Sheet 2 of 4

REVISIONS
4/22/02-Per Staff Comments
5/21/02-Per Staff Comments
6/7/02-Per Staff Comments

SURVEY
DESIGN
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ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE 02/12/02
SCALE HORZ: 1" = 100'
VERT: NA
SEAL
COMMONWEALTH OF VIRGINIA
BRIAN DALE RAY
NO. 001017
CERTIFIED LANDSCAPE ARCHITECT
6/7/02

SPECIAL EXCEPTION AMENDMENT

MERRIFIELD GARDEN CENTER

12101 LEE HIGHWAY
BULL RUN PLANNING DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT
JOB 0369-0401
CADD 0369SE02.dwg
SHEET 2 OF 4

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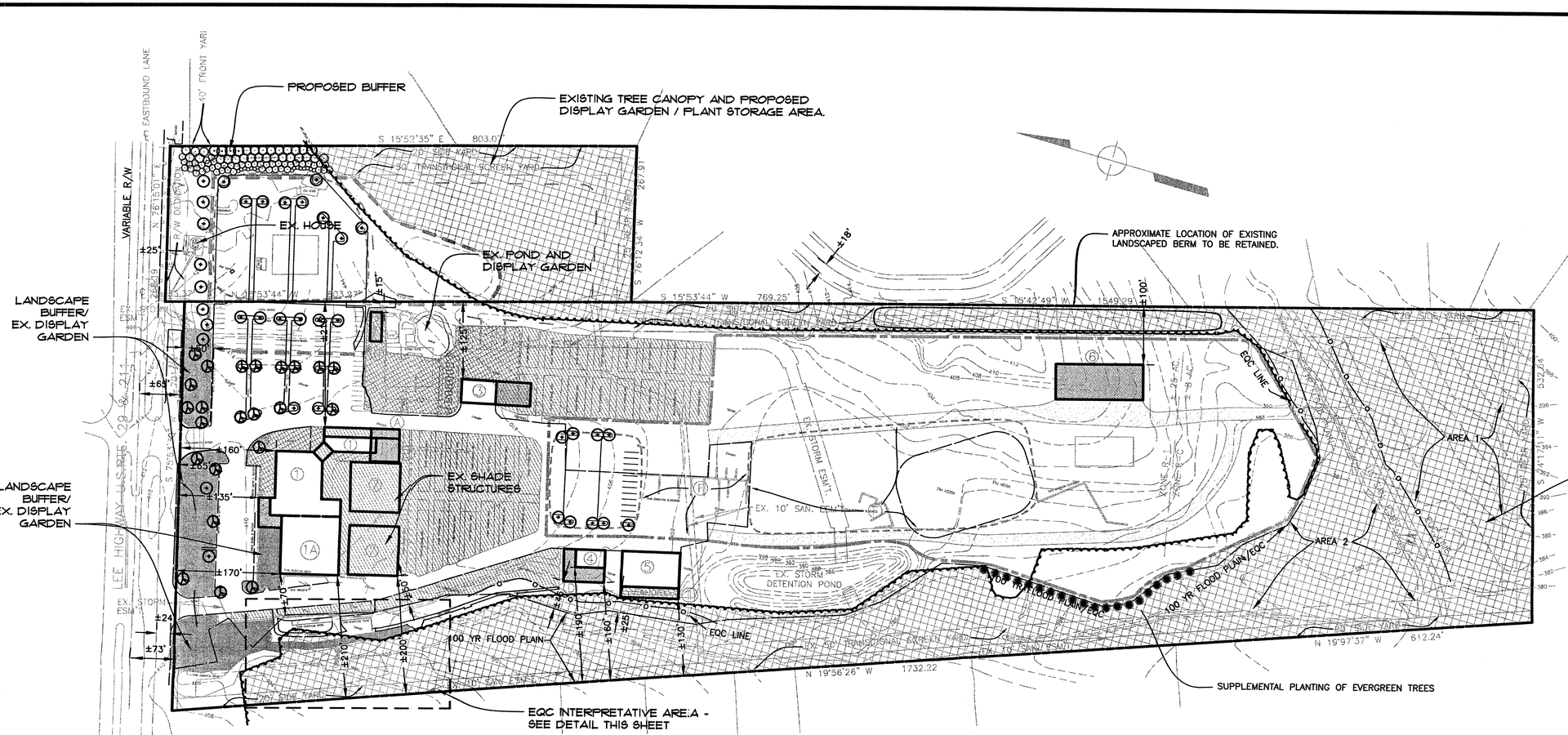


Application No. SEA 82-S-087-3 Staff
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 8-5-02
Date of (BOS) (BZA) approval 8-5-02
Sheet 3 of 4

POSSIBLE EQC PLANT SPECIES

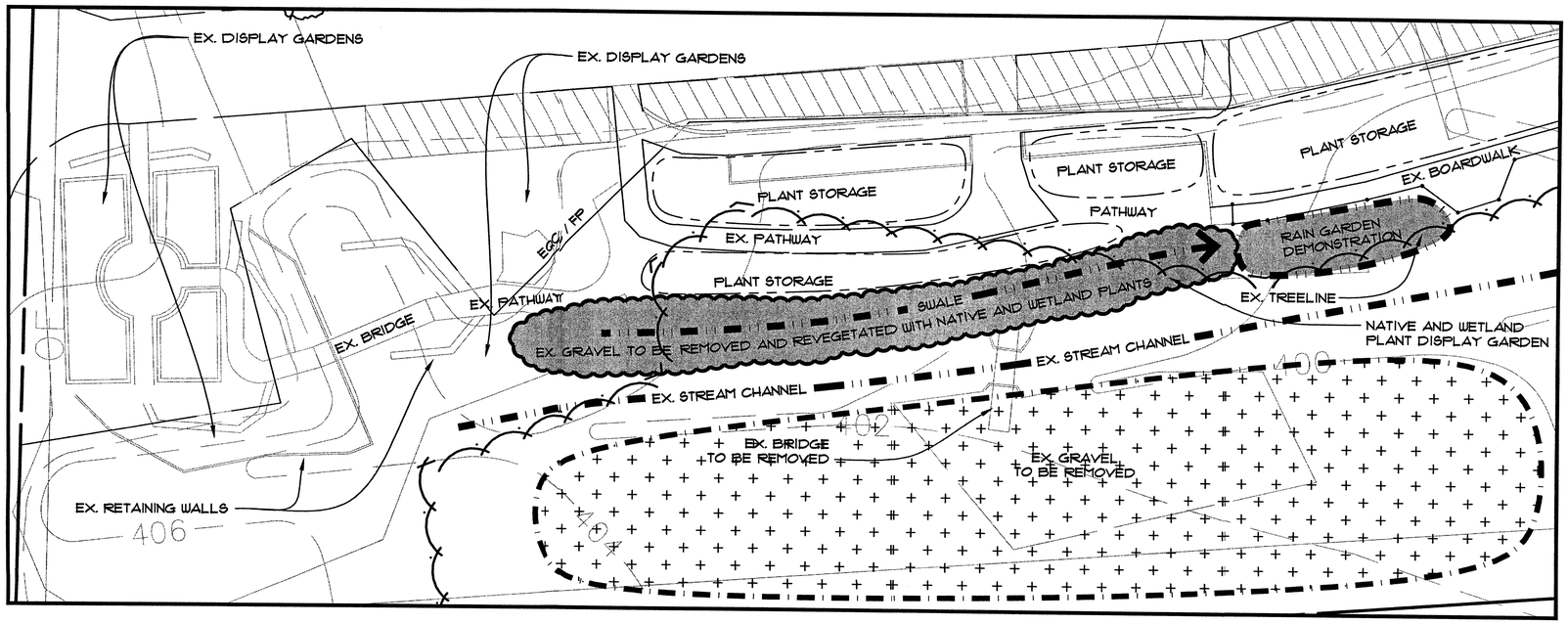
Black Chokeberry	Aronia melanocarpa
Gray dogwood	Cornus racemosa
White fringetree	Chionanthus virginicus
Winterberry	Ilex verticillata
Arrow-wood viburnum	Viburnum dentatum
Elderberry	Sambucus canadensis
Summersweet clethra	Clethra alnifolia
Serviceberry	Amelanchier canadensis
Nannyberry	Viburnum lentago
Eastern Redbud	Cercis canadensis
Eastern red cedar	Juniperus virginiana
Blackhaw viburnum	Viburnum prunifolium
Witch Hazel	Hamamelis virginiana
Sassafras	Sassafras albidum
Maple-leaf Viburnum	Viburnum acerifolium
Scarlet Hawthorn	Crataegus coccinea
One-flowered Hawthorn	Crataegus uniflora
Washington Hawthorn	Crataegus phaenopyrum
Winged Sumac	Rhus copallina
American Hazelnut	Corylus cornuta
Opossum Haw	Ilex decidua
Low Gallberry	Ilex Glabra
Taupon Holly	Ilex Vomitoria
Broomsedge	Andropogon virginicus
New York Aster	Aster novi-belgii
Bladder Sedge	Carex intumescens
Great Blue Lobelia	Lobelia siphilitica

LEGEND

- EXISTING SHADE TREES
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- EXISTING TREELINE
- REVEGETATION AREA
- TREES TO BE PRESERVED
- DISPLAY GARDENS

GENERAL NOTES

1. SIGNAGE, INFORMATION, AND EDUCATIONAL MATERIAL RELATED TO EQC, RPA, WETLANDS, RAIN GARDENS, AND SIMILAR PROGRAMS TO BE LOCATED ALONG BOARDWALK AND WALKWAYS IN THE EQC AREA.
2. RAIN GARDEN DEMONSTRATION BASED ON THE VIRGINIA DEPARTMENT OF FORESTRY INFORMATION AND GUIDELINES.
3. THE EQC AREA IS TO BE REVEGETATED WITH NATIVE SPECIES IN A NATURAL APPEARANCE IN CONSULTATION WITH THE URBAN FORESTER.
4. DISPLAY GARDEN WITHIN THE EQC INTERPRETATIVE AREA TO INCLUDE COMMONLY AVAILABLE NATIVE AND WETLAND SPECIES SUITABLE FOR USE IN RESIDENTIAL SETTINGS. SEE LIST FOR POSSIBLE SPECIES.
5. PLANTS WITHIN THE EQC INTERPRETATIVE AREA TO BE IDENTIFIED FOR EDUCATIONAL PURPOSES.
6. EXISTING AND PROPOSED DISPLAY GARDENS MAY INCLUDE PLANTS, SIGNAGE, PAVING, BENCHES, AND OTHER LANDSCAPE MATERIALS.



DETAIL OF EQC INTERPRETATIVE AREA

SCALE: 1" = 20'

REVISIONS
5/21/02-Per Staff Comments
6/7/02-Per Staff Comments

SURVEY: WHGA
DESIGN: BDR
DRAWN: BDR
CHECKED: SEG

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DATE: 04/22/02
SCALE: HORZ: 1" = 100' VERT: NA
SEAL: COMMONWEALTH OF VIRGINIA — BRIAN DALE RAY — NO. 001017 — CERTIFIED LANDSCAPE ARCHITECT — 6/7/02

LANDSCAPE PLAN

PROJECT: MERRIFIELD GARDEN CENTER
12101 LEE HIGHWAY
BULL RUN PLANNING DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0369-0401
CADD: 0365LS03.dwg
SHEET: 3 OF 4

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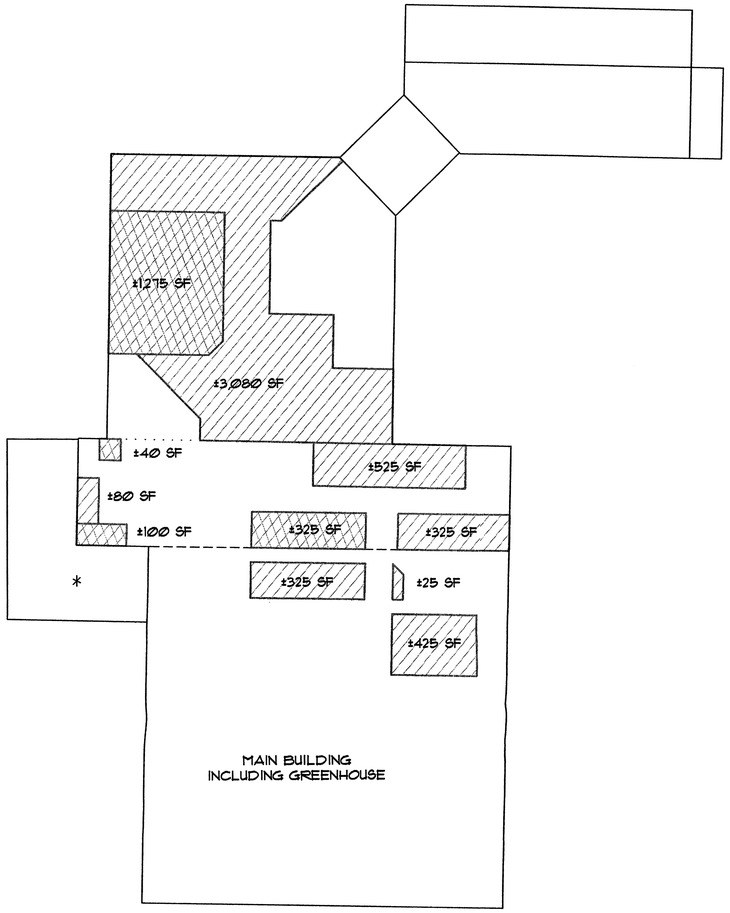
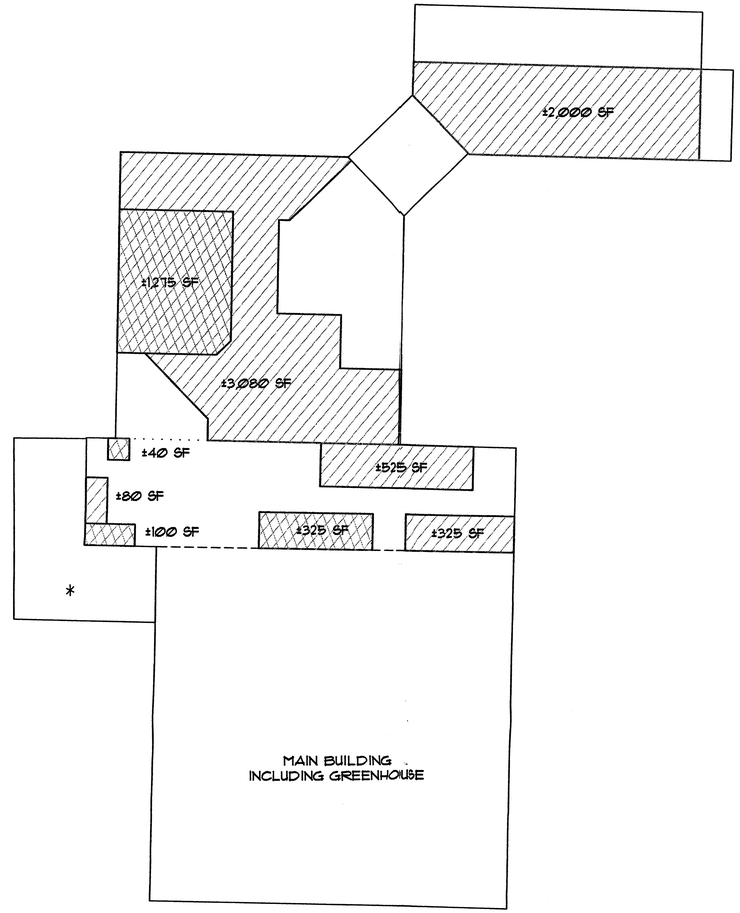


SALES AREAS ALTERNATE A
SCALE: 1" = 20'



SALES AREAS ALTERNATE B
SCALE: 1" = 20'

* IF ADDITION G IS CONSTRUCTED, APPROXIMATELY 1500 SF OF THE APPROXIMATELY 1,500 SF MAY BE UTILIZED FOR THE NOVEMBER THROUGH JANUARY RETAIL AREA.

Application No. SEA 82-S-087-3 Staff t. [illegible]
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-5-02
Date of BOS (BZA) approval 8-5-02
Sheet 4 of 4

LEGEND

YEAR-ROUND
ARTIFICIAL/DRIED PLANTS & FLOWERS
SEASONAL / HOLIDAY DECORATIONS

NOVEMBER THROUGH JANUARY
ARTIFICIAL/DRIED PLANTS & FLOWERS
SEASONAL / HOLIDAY DECORATIONS

TABULATION

TOTAL PROPOSED RETAIL AREA		23,400 SF
MAXIMUM AREA ALLOWED FEBRUARY THROUGH OCTOBER	20%	4,680 SF
MAXIMUM AREA REQUESTED FEBRUARY THROUGH OCTOBER	7.3%	1,700 SF
MAXIMUM AREA ALLOWED NOVEMBER THROUGH JANUARY	50%	11,700 SF
MAXIMUM AREA REQUESTED NOVEMBER THROUGH JANUARY	35.3%	8,250 SF

REVISIONS
6/7/02-Per Staff Comments

SURVEY
DESIGN
DRAWN BDR
CHECKED SEG

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 5/21/02
SCALE HORZ: AS SHOWN
VERT: NA
SEAL
COMMONWEALTH OF VIRGINIA
BRIAN DALE RAY
NO. 001017
CERTIFIED LANDSCAPE ARCHITECT
6/7/02

INTERIOR SALES AREAS

PROJECT
MERRIFIELD GARDEN CENTER
12101 LEE HIGHWAY
BULL RUN PLANNING DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0369-0401
CADD 0369SE04.dwg
SHEET 4 OF 4

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