



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

August 4, 2009

Francis A. McDermott, Esquire
Hunton and Williams, LLP
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Rezoning Application RZ 2008-PR-017
(Concurrent with Special Exception Application SE 2006-PR-018)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 3, 2009, granting Rezoning Application RZ 2008-PR-017 in the name of Merrifield Garden Center Corporation. The Board's action rezones certain property in the Providence District from the R-3 and HC Districts to the C-8 and HC Districts and permits a retail sales establishment with an overall Floor Area Ratio (FAR) of 0.32 and a waiver of the minimum lot size. The subject property is located east of Gallows Road and north of Lee Highway on approximately 10,155 square feet of land [Tax Map 49-2 ((1)) 28A], and is subject to the proffers dated June 12, 2009. Concurrent Special Exception Application SE 2006-PR-018 was also approved, subject to development conditions dated July 29, 2009.

The Board also:

- Waived the minimum lot size.

Sincerely,

Nancy Velts
Clerk to the Board of Supervisors
NV/dms
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 3rd day of August, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2008-PR-017
(CONCURRENT WITH SE 2006-PR-018)**

WHEREAS, Merrifield Garden Center Corporation, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 and HC Districts to the C-8 and HC Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

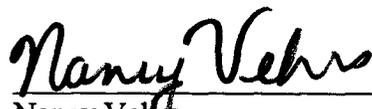
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-8 and HC Districts, and said property is subject to the use regulations of said C-8 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 3rd day of August, 2009.



Nancy Vehrs

Clerk to the Board of Supervisors



PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning

APPLICATION NO. R2 2008-PR-017
(Assigned by Staff)

SEP 19 2008

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Merrifield Garden Center Corporation, the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the R-3, HCOD District to the C-8, HCOD
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:
Merrifield

5737 - 1620

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
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2. TAX MAP DESCRIPTION:
49-2-((1))-28A

± 0.23313 acre

10,153 10,110 sq. ft.

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)
8112 Lee Highway

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
East of Gallows Road, and North of Lee Highway

5. PRESENT USE: Plant Nursery

6. PROPOSED USE: Plant Nursery

7. SUPERVISOR DISTRICT: Providence

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Robert P. Warhurst

Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

Merrifield Garden Center Corporation

P. O. Box 848, Merrifield, VA 22116

Address

Telephone No.

None

Work

Francis A. McDermott, Esquire

Hunton & Williams LLP

Please provide name and telephone number of contact person if different from above.

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

(703) 714-7422; (703) 714-7410 (FAX)

DO NOT WRITE IN THIS SPACE

R2 2008-0268 and 11/20/08

Date application received: _____

Application Fee Paid: \$915.00

Date application accepted: 11/20/08

Form RZ (10/89)

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
 APPLICATION NUMBER: RZ 2008-PR-017

DECISION DATE: 8-3-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME MERRIFIELD GARDEN CENTER CORPORATION

STAFF COORDINATOR: TSWAGL

ACTION: APPROVE

DECISION SUMMARY:

ON AUGUST 3, 2009, THE BOARD UNANIMOUSLY APPROVED RZ 20 08-PR-017, ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO PROFFERS DATED JUNE 12, 2009. THE BOARD ALSO APPROVED CONCURRENT SE 2006-PR-018, SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 29, 2009.

ZONING INFORMATION**EXISTING ZONING****PROPOSED ZONING****APPROVED ZONING**

<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
R-3	10,155.00 SQ FEET	C-8	0.23 ACRES	C-8	0.23 ACRES
TOTAL	0.23 ACRES	TOTAL	0.23 ACRES	TOTAL	0.23 ACRES

TAX MAP NUMBERS

049-2- /01/ /0028-A

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: C-8

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
PLANT/NURS					3,205.00	SQ FEET	10,155.00	SQ FEET	0.32
TOTAL					3,205.00	SQ FEET	10,155.00	SQ FEET	0.32

WAIVERS/MODIFICATIONS**APPROVED WAIVERS/MODIFICATIONS**

WAIVE MINIMUM LOT AREA/WIDTH

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

PROFFER INFORMATION

PROFFER STATEMENT DATE: 06-12-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
STORMWATER MANAGEMENT POND - OI	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	N/A	\$	01-01-0001



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

September 12, 2008

Description of
The property of
Merrifield Garden Center Corporation
(Deed Book 5737, Page 1620)
(Tax Map Parcel 049-2-01-0028A)
Providence District
Fairfax County, Virginia

Beginning at a point on the easterly line of the property now or formerly of Merrifield Garden Center Corporation (Deed Book 9599, Page 1513) marking the northwesterly corner of a second parcel of Merrifield Garden Center Corporation (Deed Book 5737, Page 1620), said point being

N 73° 54' 40" E, 152.10 feet

from a point marking the northeasterly corner of the property now or formerly of Abraham J. & Young Kang (Deed Book 9232, Page 1496);

thence with the said easterly line of Merrifield Garden Center Corporation

N 02° 39' 25" W, 100.37 feet

to a point marking a westerly corner to the property now or formerly of Warhurst & Williams, L.L.C. (Deed Book 10946, Page 399);

thence with the said westerly lines of Warhurst & Williams, L.L.C.

N 81° 53' 35" E, 101.64 feet to a point and

S 02° 39' 25" E, 100.37 feet

to a point marking the northeasterly corner of aforementioned second parcel of Merrifield Garden Center Corporation;

thence with the northerly line of said second parcel of Merrifield Garden Center Corporation

S 81° 53' 35" W, 101.64 feet

to the point of beginning.

Containing 10,155 square feet or 0.23313 acres of land.

G:\project\admin\0413\0401\Legal Descriptions\Descrip_Parcel 29A.doc

Engineers • Surveyors • Land Planners • Landscape Architects

RZ 2008-PR-017
MERRIFIELD GARDEN CENTER
PROFFER STATEMENT

MAY 18, 2009

MAY 29, 2009

June 12, 2009

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2008-PR-017, as proposed, from the R-3 and HC Districts, to the C-8 and HC Districts (collectively, the "Rezoning"), Merrifield Garden Center Corporation (the "Applicant"), for themselves and for their successors and assigns, hereby proffer that development of Tax Map Parcel 49-2(1)) 28A, containing approximately 10,155 square feet (the "Property") shall be in accordance with the following proffered conditions (the "Proffers"). In the event this application is denied, these proffers shall immediately be null and void.

1. **Substantial Conformance.** Subject to the Proffers and the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan and Special Exception Plat prepared by William H. Gordon Associates, Inc., dated September 19, 2008 with revisions through May 8, 2009 (the "GDP/SE Plat"), as further modified by these proffered conditions.
2. **Consolidated Site Plan.** The Applicant shall file a consolidated site plan to permit the retention of existing uses and site modifications as depicted on the GDP/SE Plat for this Property and Tax Map Parcels 49-2((1))27, 49-2((1))28, 49-2((1))28C, and 49-2((1))34B (the "Consolidated Site Plan"). The Applicant shall provide the Providence District Supervisor's office with a copy of each submission and final approved version of the site plan.
3. **Stormwater Management/Best Management Practices.** Stormwater management and Best Management Practices shall be provided for the Property as depicted on the GDP/SE Plat, subject to applicable waivers and/or modifications of Public Facilities Manual ("PFM") requirements deemed necessary to provide appropriate stormwater management and Best Management Practices for the entire Merrifield Garden Center use (the "Entire Site") pursuant to the Consolidated Site Plan.
4. **Landscaping.** Landscaping for the Entire Site pursuant to the Consolidated Site Plan shall be provided in conformance with that depicted on the GDP/SE Plat.
5. **Distribution of Transit Materials.** The Applicant shall provide literature regarding available transit opportunities within the vicinity of the Property (Metro rail, Metro bus, and Fairfax County Connector) to its employees. Transit materials shall be accessible to all employees and shall be located in a common employee area.

6. **Rain Barrels.** Prior to the issuance of a Non-RUP for the uses depicted on the Consolidated Site Plan, the Applicant shall install rain barrels to the downspouts of existing gutter systems on the respective buildings for the purpose of providing an additional source of water for irrigation uses on the Entire Site.

7. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments which may be required as a result of final engineering, if such changes are in substantial conformance with the GDP and these proffers, and if the changes do not decrease the distance to property lines as shown on this GDP/SE Plat or reduce open space.

8. **Successors and Assigns.** Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successors(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURE ON FOLLOWING PAGE]

**MERRIFIELD GARDEN CENTER
CORPORATION, Applicant and Title Owner of
Parcel 49-2-((1))-28A**

BY: 
Robert P. Warhurst, President

MERRIFIELD GARDEN CENTER

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION

RZ 2008-PR- 017/SE 2006-PR-018

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

OWNER/APPLICANT

MERRIFIELD GARDEN CENTER CORPORATION

8112 LEE HIGHWAY FALLS CHURCH, VIRGINIA 22042

SEPTEMBER 19, 2008

GENERAL NOTES:

1A. LOCATION. THE AREA SUBJECT TO THIS ZONING (RZ) APPLICATION CONSISTS OF TAX MAP 48-3 (1/4 PARCEL 28A (19284) SF) AND IS ZONED R-3 AND HC.

1B. LOCATION. THE AREA SUBJECT TO THIS SPECIAL EXCEPTION (SE) APPLICATION CONSISTS OF TAX MAP 48-3 (1/4 PARCEL 28 (178,454) SF) AND IS ZONED R-3 AND HC.

2. GENERAL. THE SITE IS LOCATED AT THE LEE HIGHWAY, IS OWNED BY MERRIFIELD GARDEN CENTER CORP (PARCELS 28A) AND MERRIFIELD AND BILLINGS, LLC (PARCELS 28). THIS INFORMATION IS CONTAINED ON THE APPLICANT SUBMITTED SEPARATELY.

3. GENERAL. THE SITE GENERALLY OPERATES AS A GRANDOPENED ENTIRE PLANT NURSERY USE, AND FUNCTIONS AS A SALES FOR THE ENTIRE SITE. THE R-3 PORTION OF THE SITE IS REQUESTED TO BE REZONED TO A GENERALIZED DEVELOPMENT PLAN (GDP) TO THE C-5 ZONING DISTRICT, AND WILL INCLUDE A RETAIL SALES ESTABLISHMENT WITH OUTDOOR SALES DISPLAY PLANT NURSERY. THE SPECIAL EXCEPTION (SE) IS A REQUEST TO ALLOW THE CONTINUATION OF THE PLANT NURSERY USE ON THE R-3 ZONED PORTION OF THE SITE. THE C-5 PORTION OF THE PROPERTY WILL CONTINUE TO BE OPERATED AS A PLANT NURSERY BY RIGHT.

4. UTILITY. SPECIAL PERMIT SPACES-PR-096 TO ALLOW A PORTION OF BLDG. 6-1 TO REMAIN IN A FRONT YARD BEHIND A 10' SETBACK OF 46 FT. IS ALLOWED PER SEC. 4-901 WAS APPROVED BY THE S.E.A. ON JUNE 11, 2008. NOTWITHSTANDING THE PART SITE PLAN APPROVAL FOR MERRIFIELD GARDEN CENTER (PR-096) AND SITE PLAN NUMBER NO. 000-1 ORIGINAL NOTE 1 BELOW DETAILS THE APPLICANT'S MAJOR AND MODIFICATION REQUESTS. SEVERAL OF THESE REQUESTS ARE SUPPLY TO ALLOW THE EXISTING USES TO REMAIN UNTIL LEE HIGHWAY IS IMPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD IMPROVEMENTS.

5. BOUNDARY/TOPOGRAPHY. BOUNDARY & TOPOGRAPHIC INFORMATION WAS PREPARED BY WILLIAM H. GORDON AND ASSOCIATES (WGA) THE FEATURES SHOWN ARE BASED ON A JANUARY 2006 FIELD SURVEY TO REFLECT EXISTING CONDITIONS. NO TITLE REPORT WAS SUBMITTED FOR THE PREPARATION OF THIS PLAN.

6. RIGHT-OF-WAY. LEE HIGHWAY - ROUTE 2601 IS PRESENTLY A FOUR LANE ROAD WITH OFF-STREET PARKING ALONG THE SUBJECT PROPERTY. GALLOW ROAD IS PRESENTLY A FOUR LANE ROAD. THE COMPENSATIVE PLAN CALLS FOR SIX (6) LANE ROAD BEHIND TO BOTH GALLOW ROAD AND LEE HIGHWAY IN THIS AREA.

VDOT HAS PREPARED FIELD INSPECTION (FI) PLANS FOR IMPROVEMENTS TO GALLOW ROAD AND LEE HIGHWAY UNDER PROJECT NO. 0695-09-08. THE ASSOCIATED ULTIMATE RIGHT-OF-WAY LINES ARE SHOWN ON THE SPECIAL. THE APPLICANT INTENDS TO UTILIZE THE SITE IN ITS PRESENT CONFIGURATION - AS SHOWN ON THE SPECIAL UNTIL SUCH TIME AS VDOT BEGINS CONSTRUCTION.

7. SIDE ACCESS. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. PRESENTLY, THE APPLICANT MAINTAINS FIVE (5) DRIVEWAY ENTRANCES: TWO (2) ENTRANCES OFF OF LEE HIGHWAY, ONE (1) ENTRANCE OFF OF GALLOW ROAD, AND TWO (2) ENTRANCES OFF OF PROVIDENCE FOREST DRIVE. THERE ARE NO NEW ENTRANCES PROPOSED WITH THIS APPLICATION. UNTIL FUTURE VDOT ROAD IMPROVEMENTS OCCUR, THE APPLICANT REQUESTS USE OF ITS EXISTING ENTRANCES AS SHOWN. UPON APPROVED VDOT IMPROVEMENTS IN ASSOCIATION WITH VDOT PROJECT 0695-09-08, THE APPLICANT WILL RETAIN ONE ENTRANCE ON LEE HIGHWAY AND ONE ENTRANCE ON GALLOW ROAD AND TWO ENTRANCES ON PROVIDENCE FOREST DRIVE.

8. TRAILS. THE COUNTY TRAILS PLAN SHOWS AN OH-ROAD BICYCLE PATH WITHIN THE ROAD OF GALLOW ROAD AND MAJOR TRAILS ALONG THE EAST SIDE OF GALLOW ROAD AND ALONG THE NORTH SIDE OF LEE HIGHWAY (RZ 28). THESE TRAILS ARE PART OF THE FUTURE CONSTRUCTION BY VDOT PROJECT NO. 0695-09-08.

9. UTILITIES. THERE ARE NO UTILITY BASEMENTS MAJOR A SOUTH OF 35 FEET OR THERE. ALL FRESH UNDERGROUND UTILITY BASEMENTS ARE PRESENT.

10. UTILITIES. THE SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER AS SHOWN.

11. MAJOR MODIFICATIONS. THE EXISTING PLAN NUMBER (M/S) WILL REMAIN ON THE R-3 ZONED PARCEL. THE PROPOSED RETAIL SALES USE AND OUTDOOR SALES USE FOR THE AREA WITHIN THE R-3 ZONED PARCEL, SHALL BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED ORDINANCES AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:

A. SIGN REGULATIONS. A MODIFICATION TO THE PROVISIONS OF SEC. 7-1-31 PAR. 4 TO ALLOW THE COMPENSATIVE PLANS RIGHT-OF-WAY REQUIREMENTS TO BE CONSISTENT WITH VDOT PROJECT NO. 0695-09-08 AND A CHANGE OF THE FRONTAGE ROAD SIGNAGE IMPROVEMENTS, ALONG LEE HIGHWAY.

B. TRAILS. IN ACCORDANCE WITH SEC. 7-1-31 PAR. 1, A CHANGE OF THE COUNTY TRAILS REQUIREMENT FOR A 3-FOOT-WIDE MULTIPURPOSE TRAIL, ALONG THE NORTH SIDE OF LEE HIGHWAY, LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY LIMITS SINCE THE TRAIL IS TO BE CONSTRUCTED AS PART OF VDOT PROJECT NO. 0695-09-08.

C. SERVICE DRIVE. PURSUANT TO SEC. 7-1-31 PAR. 1, A CHANGE OF THE SERVICE DRIVE REQUIREMENT ALONG THE SITE'S LEE HIGHWAY FRONTAGE IN ACCORDANCE WITH VDOT PROJECT NO. 0695-09-08.

D. C-5 MINIMUM LOT SUBDIVISION LOT WIDTH. A CHANGE OF SEC. 4-404 PAR. 1 (1) TO ALLOW A PORTION OF A RETAIL SALES ESTABLISHMENT ON A C-5 ZONED LOT OF LESS THAN 6600 SF (1 LESS THAN 200 FT. IN WIDTH).

E. PARKING REDUCTIONS. A MODIFICATION OF THE PMA REQUIREMENTS AS ALLOWED UNDER SEC. 5-911 PAR. 5. APPROVAL IS SOUGHT BY THE S.E.A. TO ALLOW A LARGER NUMBER OF PARKING SPACES THAN THAT REQUIRED DUE TO THE USABLE COMPENSATION AND OPERATION OF THE SITE AND THE USE THEREON.

F. YARDS & SCREENING. IN ACCORDANCE WITH SEC. 7-3-04, A CHANGE OF THE PROVISIONS IN PAR. 3 PROHIBITS OVERLAYING STORAGE OR OVERHANG FOR SALE GOODS WITHIN THE FRONT YARD AREAS DUE TO THE LOCATION OF THE SUBJECT PARCELS, ESPECIALLY WITHIN THE SELECT SITE AND SALES SUBMITTED BY THESE ASSOCIATED USES.

G. STORAGE. PER SEC. 7-3-05 PAR. 3, A CHANGE SO AS TO ALLOW STORAGE OF PLANT MATERIALS IN PLANT BEDS LOCATED WITHIN A PORTION OF THE FRONT REQUIRED FRONT YARD.

H. SOIL STORM WATER MANAGEMENT TO SERVE THE SITE IS PROVIDED BY AN EXISTING UNDERGROUND DRAINAGE POND AND PROPOSED IMPROVED FACILITIES AS GENERALLY SHOWN TO MAINTAIN THE NATURAL DRAINAGE DIVISION (SEE SHEETS 4 AND 5).

I. BACKLOGGED/LEAKAGE. NO ESC. FLOODPLAIN OR RFA EXIST ON SITE.

J. CLEARING & GRADING. THE LETTERS OF CLEARING AND GRADING FOR THE SITE CONCORD WITH THE EXISTING PERMISSIBLE PROPERTY LINES AS SHOWN ON THE SPECIAL PLAT. DUE TO THE DEVELOPMENT OF THE SITE, THE APPLICANT ANTICIPATES NO ADDITIONAL SITE CLEARING OR GRADING. EXCEPTIVE CONSTRUCTION TO ALLOW NURSERY ENTRANCE RECONFIGURATION AND INSTALLATION OF THE ADJACENT PARKING AREAS AS SHOWN, AS MAY BE REQUIRED TO SUPPORT ANY NEW ENTRANCE FACILITIES THAT WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION, AND AS NECESSARY TO PROVIDE FOR AN ADDITIONAL TRUCK LOADING DOCK AND ITS ASSOCIATED RAMPING BACK TO GRADE.

K. GRADING. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRADINGS ON THE SITE NOR DOES THE ADJACENT MERRIFIELD CENTURY EXTEND INTO THE SITE.

L. SITE LIGHTING/ILLUMINATION. SITE LIGHTING FIXTURES OF EXISTING LIGHT POLES AND BUILDING MOUNTED LIGHTS. LIGHT FIXTURES ARE USED FOR THE SITE'S SECURITY SYSTEM. THE APPLICANT INTENDS NO MODIFICATION TO THE SITE'S LIGHTING/ILLUMINATION OTHER THAN MODIFICATIONS NECESSITATED BY THE APPROVED/PROPOSED FROM IMPROVEMENTS. ALL NEW EXTERIOR LIGHTING FIXTURES WILL FULLY COMPLY WITH A.S.I. 14-100 OUTDOOR LIGHTING STANDARDS. EXISTING LIGHTING FIXTURES WILL NOT EXCEED THE STANDARDS. LIGHTING FIXTURES WILL FULLY COMPLY WITH A.S.I. 14-100 LIGHTING STANDARDS.

M. SIGNAGE. EXISTING SIGNS SHALL BE RETAINED AS SHOWN. SEE SIGNAGE TABLE ON SHEET 3 IN THIS SUBMISSION.

N. MAINT. THE APPLICANT SHALL COMPLY WITH ALL LAWS GOVERNING THE STORAGE OF ANY EXCESS HAZARDOUS OR CORROSIVE LIQUIDS OR HAZARDOUS SOLIDS OR PETROLEUM PRODUCTS WITHIN THE SELECT PROPERTY.

O. PLANT SCREENING. WITHIN THE PROPOSED OUTDOOR SALES DISPLAY AREA, ALL EXCESS PLANT MATERIALS THAT PLANT MATERIALS SHALL BE PROTECTED FROM THE ELEMENTS MAY BE COVERED WITH TEMPORARY BARRIERS STRUCTURES THAT SHALL BE REMOVED, AND SHALL NOT EXCEED THE HEIGHT TO THE TOP OF THE BARRIERS. THESE BARRIERS SHALL BE INCLUDED IN THE SIGN CALCULATIONS, BUT WILL BE CONSIDERED OUTDOOR SALES DISPLAY.

P. SCREENING OF LEE HIGHWAY TRUCK AND LANDSCAPE MATERIALS. THAT IS LOCATED WITHIN THE SITE SHOULD BE SCREENED FROM THE STREET.

Q. COVER STORAGE. THE R-3 ZONING MAY INCLUDE (BUT IS NOT LIMITED TO) STORAGE OF SUCH ITEMS AS PLANTS, PLANT BEDS, COVERED OUTDOOR STORAGE BINS, VHS (OR EQUIPMENT), LANDSCAPE CONTRACTING EQUIPMENT, LANDSCAPE MATERIALS (SOIL, GRAVEL, SAND, MULCH, FERTILIZER, OVERFLOW TANKS) AND THE LIKE, AS ALLOWED BY THE ORDINANCE AND NOT OTHERWISE PROHIBITED ELSEWHERE. INCLUDED STORAGE CONTAINERS SHALL BE ALLOWED ANYWHERE WITHIN THE STORAGE AREA.

R. PARKING. THE TOTAL PARKING SPACES FOR THE USE ARE DETERMINED BY EXISTING AND PROPOSED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO OCCUPY THE LAYOUT AND NUMBER OF THE QUANTITIES OF THE TYPE OF SITE PLAN SUBMISSION PROVIDED THE MINIMUM RETRACTION TO THE PROPERTY LINE ARE NOT REDUCED AND THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE SPECIAL PLAT ARE PROVIDED.

S. DRIVEWAY. EXCEPTIVE CONSTRUCTION OF THE PERMANENT ENTRANCE DRIVE AND THE RELOCATION OF THE PARKING LOT WILL OCCUR AFTER COMPLETION OF THE VDOT ROAD IMPROVEMENTS ON LEE HIGHWAY AND GALLOW ROAD.

T. EMPLOYEES. THE NUMBER OF EMPLOYEES SHOWN IS FOR THE PURPOSE OF PROVIDING PARKING TABULATIONS PURSUANT TO THE SPECIAL PLAT. EMPLOYEES SHALL NOT EXCEED THE TOTAL NUMBER OF EMPLOYEES PERMITTED.

SITE TABULATIONS

SITE INFORMATION	
EXISTING ZONING	R-3 (PARCEL 28A) I-3 (PARCEL 28)
PROPOSED ZONING	C-5 (PARCEL 28A) I-3 (PARCEL 28)
C-5 AREA	2.34 ACRES, 102,000 SF
I-3 AREA	3.81 ACRES, 165,441 SF
EMPLOYEES	60 TOTAL, 9 ON PARCELS 28-A, 20 ON PARCEL 28
CO. VEHICLES	7 TOTAL, NONE ON PARCELS 28-A AND 28

OPEN SPACE REQUIRED: C-5 20% REQUIRED / I-3 10% REQUIRED
OPEN SPACE PROVIDED: C-5 20% PROVIDED / I-3 10% PROVIDED
OPEN SPACE PROVIDED: EXISTING SITE 20% (20% REQUIRED FOR I-3 AND C-5)

MINIMUM PARKING LOT LANDSCAPING REQUIRED/PROVIDED: AS REQUIRED / AS PROPOSED (SEE COVER SHEET FOR REQUIRED MIN PER PROVIDED FOR BOTH PARCELS)

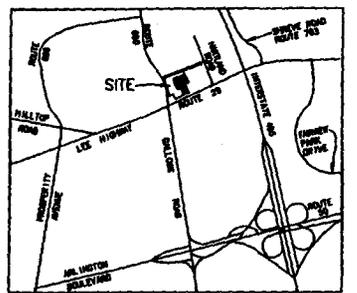
PARCEL 28-A C-5		PARCEL 28-I-3	
PAR. ALLOWED	680 PAR.	PAR. ALLOWED	680 PAR.
PAR. PROPOSED	680 PAR.	PAR. PROPOSED	680 PAR.
EXISTING/PROPOSED P.L.R. AREA	3,285 SQ. FT.	EXISTING/PROPOSED P.L.R. AREA	7,348 SQ. FT.

EXISTING/PROPOSED P.L.R. AREA	
PORTION OF BLDG. 6-1 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-2 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-3 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-4 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-5 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-6 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-7 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-8 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-9 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-10 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-11 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-12 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-13 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-14 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-15 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-16 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-17 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-18 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-19 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-20 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-21 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-22 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-23 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-24 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-25 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-26 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-27 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-28 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-29 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-30 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-31 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-32 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-33 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-34 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-35 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-36 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-37 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-38 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-39 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-40 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-41 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-42 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-43 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-44 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-45 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-46 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-47 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-48 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-49 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-50 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-51 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-52 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-53 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-54 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-55 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-56 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-57 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-58 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-59 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-60 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-61 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-62 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-63 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-64 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-65 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-66 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-67 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-68 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-69 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-70 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-71 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-72 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-73 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-74 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-75 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-76 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-77 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-78 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-79 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-80 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-81 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-82 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-83 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-84 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-85 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-86 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-87 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-88 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-89 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-90 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-91 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-92 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-93 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-94 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-95 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-96 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-97 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-98 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-99 (FORMER)	1,500 SQ. FT.
PORTION OF BLDG. 6-100 (FORMER)	1,500 SQ. FT.

ZONING REQUIREMENTS: (C-5) (I-3)

ALLOWABLE BUILDING HEIGHT:	
ACTUAL BUILDING HEIGHT:	35'
PERMITTED FRONT YARD:	45' / 45' ASP
PERMITTED FRONT YARD:	45' PER
PERMITTED SIDE YARD:	NONE
PERMITTED REAR YARD:	35' PER
PERMITTED REAR YARD:	35' PER

VICINITY MAP



LIST OF DRAWINGS

- COVER SHEET
- EXISTING CONDITIONS
- GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
- STORMWATER MANAGEMENT EXHIBIT
- ADEQUATE OUTFALL ANALYSIS



William H. Gordon Associates, Inc.
Engineers-Land Planners-Landscape Architects-Surveyors
4501 DALY DRIVE CHANTILLY, VIRGINIA 20151
(703) 263-1900

REVISION	DATE	BY	DESCRIPTION
1	September 19, 2008	WGA	Original Submission
2	March 16, 2009	WGA	County Comments
3	May 6, 2009	WGA	County Comments



0413-0501
0413-CS.DWG
SHEET 1 OF 5

LEGEND

1/4" = 1'0"	○	PROPERTY BOUNDARY
1/8" = 1'0"	○	EXISTING DRIVE
1/16" = 1'0"	○	EXISTING SIDEWALK
1/32" = 1'0"	○	EXISTING CURB
1/64" = 1'0"	○	EXISTING DRIVE
1/128" = 1'0"	○	EXISTING SIDEWALK
1/256" = 1'0"	○	EXISTING CURB
1/512" = 1'0"	○	EXISTING DRIVE
1/1024" = 1'0"	○	EXISTING SIDEWALK
1/2048" = 1'0"	○	EXISTING CURB
1/4096" = 1'0"	○	EXISTING DRIVE
1/8192" = 1'0"	○	EXISTING SIDEWALK
1/16384" = 1'0"	○	EXISTING CURB
1/32768" = 1'0"	○	EXISTING DRIVE
1/65536" = 1'0"	○	EXISTING SIDEWALK
1/131072" = 1'0"	○	EXISTING CURB
1/262144" = 1'0"	○	EXISTING DRIVE
1/524288" = 1'0"	○	EXISTING SIDEWALK
1/1048576" = 1'0"	○	EXISTING CURB
1/2097152" = 1'0"	○	EXISTING DRIVE
1/4194304" = 1'0"	○	EXISTING SIDEWALK
1/8388608" = 1'0"	○	EXISTING CURB
1/16777216" = 1'0"	○	EXISTING DRIVE
1/33554432" = 1'0"	○	EXISTING SIDEWALK
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1/134217728" = 1'0"	○	EXISTING DRIVE
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1/1099511627776" = 1'0"	○	EXISTING SIDEWALK
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1/8796093022208" = 1'0"	○	EXISTING SIDEWALK
1/17592186444416" = 1'0"	○	EXISTING CURB
1/35184372888832" = 1'0"	○	EXISTING DRIVE
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1/225179986484736" = 1'0"	○	EXISTING DRIVE
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1/478905728931270231111111066448251136" = 1'0"	○	EXISTING SIDEWALK
1/9578114578625404622222221328896502272" = 1'0"	○	EXISTING CURB
1/19156229152508809444444426577661144" = 1'0"	○	EXISTING DRIVE
1/3831245830501761888888853115522288" = 1'0"	○	EXISTING SIDEWALK
1/766249166100352377777776622111056" = 1'0"	○	EXISTING CURB
1/153249832200704755555553322222112" = 1'0"	○	EXISTING DRIVE
1/306499664401409511111111066448224" = 1'0"	○	EXISTING SIDEWALK
1/61299932880281902222222132889648" = 1'0"	○	EXISTING CURB
1/122599865605638364444444265776696" = 1'0"	○	EXISTING DRIVE
1/245199731211276728888885311552192" = 1'0"	○	EXISTING SIDEWALK
1/4903994624225534577777766221110704" = 1'0"	○	EXISTING CURB
1/980798924845106915555553322222112096" = 1'0"	○	EXISTING DRIVE
1/19615978497021338222222132889644192" = 1'0"	○	EXISTING SIDEWALK
1/39231956994042676444444265776688384" = 1'0"	○	EXISTING CURB
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1/321388215921552543288888531155226624" = 1'0"	○	EXISTING DRIVE
1/64277643030310508657777766221110704" = 1'0"	○	EXISTING SIDEWALK
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1/257110572121242034622222132889656432" = 1'0"	○	EXISTING DRIVE
1/5142211442424840692444442657766112864" = 1'0"	○	EXISTING SIDEWALK
1/10284		

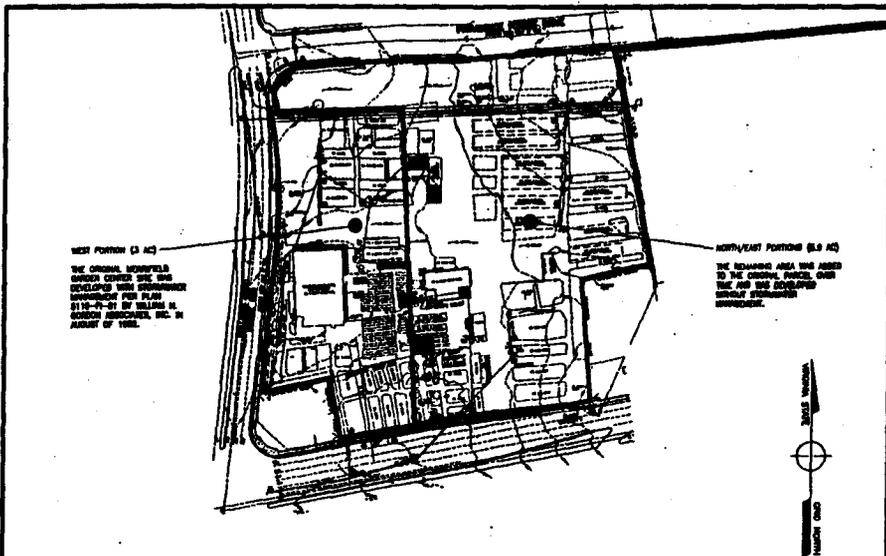


EXHIBIT A
MAP SHOWING EXISTING SITE (FOR WHICH SWM IS PROVIDED) AND ADDITIONAL PARCELS (FOR WHICH SWM HAS NOT YET BEEN PROVIDED)



EXHIBIT B
MAP AND PHOTOGRAPH SHOWING SITE CONDITIONS IN 1970 (FOR ANALYSIS OF NORTH/EAST PARCEL)

AERIAL PHOTOGRAPH OF MERRIFIELD GARDEN CENTER 1970

1970 DRAINAGE ANALYSIS FOR NORTH/EAST PARCEL

FROM THE PHOTOGRAPH, THE FOLLOWING ASSUMPTIONS WERE MADE:
THE BRIGHT AREAS (CONCRETE DRIVEWAYS, ETC.) ARE ASSUMED TO BE HIGH IMPERVIOUS DEVELOPMENT WITH A C VALUE OF 0.8. THE MEDIUM AREAS (DRIVEWAYS DEVELOPMENT, BUT NOT IMPERVIOUS, ETC.) ARE ASSUMED TO BE MEDIUM IMPERVIOUS DEVELOPMENT WITH A C VALUE OF 0.6. THE DARK AREAS (PARKING AREAS) ARE ASSUMED TO BE UNIMPAVED AREAS WITH A C VALUE OF 0.3.

HIGH IMPERVIOUS DEVELOPMENT	81,111 SF OR 1.4 AC
MEDIUM IMPERVIOUS DEVELOPMENT	113,907 SF OR 2.6 AC
TREE COVER	83,358 SF OR 1.9 AC
TOTAL SITE AREA WITHOUT DETENTION	= 268,376 SF OR 6.9 AC

TOTAL WEIGHTED C VALUE FOR THE SITE	
1.4 AC x 0.8 = 1.12	
2.6 AC x 0.6 = 1.56	
1.9 AC x 0.3 = 0.57	
3.88/6.9 = 0.57	

2004 DRAINAGE ANALYSIS FOR NORTH/EAST PARCEL

PERVIOUS/ROOFS	102,882 SF OR 2.3 AC
GRASS, TREE/PAINT AREAS	75,000 SF OR 1.7 AC
TREE COVER	46,438 SF OR 1.1 AC
TOTAL SITE AREA WITHOUT DETENTION	= 224,320 SF OR 5.1 AC

TOTAL WEIGHTED C VALUE FOR THE SITE	
2.3 AC x 0.8 = 1.84	
1.7 AC x 0.3 = 0.51	
1.1 AC x 0.3 = 0.33	
2.68/5.1 = 0.53	

02(2004) = 0.74 x 0.72 x 0.82 x 0.8 = 35.2 CFS (POST-DEVELOPMENT)
02(1970) = 0.74 x 0.57 x 0.82 x 0.8 = 19.3 CFS (PRE-DEVELOPMENT)
02(2004) = 0.74 x 0.72 x 7.57 x 0.8 = 32.8 CFS (POST-DEVELOPMENT)
02(1970) = 0.74 x 0.57 x 7.57 x 0.8 = 34.3 CFS (PRE-DEVELOPMENT)

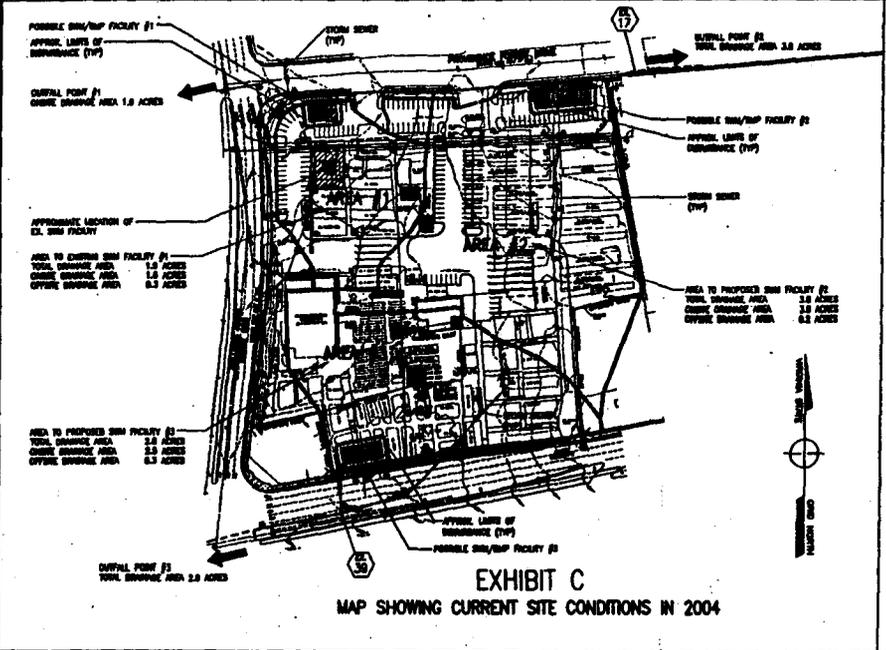


EXHIBIT C
MAP SHOWING CURRENT SITE CONDITIONS IN 2004

STORMWATER MANAGEMENT NARRATIVE

THE ORIGINAL MERRIFIELD GARDEN CENTER SITE CONSISTED OF 3 (THREE) ACRES. DEVELOPER/OWNER FOR THE ORIGINAL SITE WAS PROVIDED ACCESS TO PLAN 8119-P-01 BY WILLIAM H. GORDON ASSOCIATES, INC. DUBILED MERRIFIELD GARDEN CENTER AND DATED JANUARY 1980. THE ORIGINAL PARCEL IS SHOWN ON EXHIBIT 'A' AND RETURNED TO AS THE 'WEST PORTION'. THE EXISTING STORMWATER MANAGEMENT FACILITY CONSISTS OF AN UNDERGROUND POND FILLED WITH GRAVEL. THE USE VOID SPACE IN THE GRAVEL PROVIDES THE REQUIRED STORAGE VOLUME.

PARCELS WERE ADDED TO THE SITE OVER TIME, BUT NO ADDITIONAL STORMWATER MANAGEMENT WAS PROVIDED. THE ADDITIONAL PARCELS SHOWN ON EXHIBIT 'A' CONSIST OF 8.9 ACRES, AND ARE RETURNED TO AS THE 'NORTH/EAST PORTIONS'. STORMWATER MANAGEMENT FOR THE NORTH/EAST PORTION WILL BE PROVIDED SEPARATE OVERLAINING BASIN.

TO DETERMINE THE REQUIRED VOLUME FOR PROVISION OF STORMWATER MANAGEMENT, THE SITE CONDITIONS WERE EVALUATED AS THEY EXISTED IN 1970. A PHOTOGRAPH, A MAP OF THE SITE OVERLAYS A PHOTOGRAPH FROM 1970 AND AN EVALUATION OF THE DRAINAGE OF LAND USE WAS PERFORMED. BASED ON THAT ANALYSIS, A C VALUE OF 0.57 FOR THE NORTH/EAST PARCELS WAS ESTABLISHED. AN ANALYSIS OF THE CURRENT CONDITIONS ESTABLISHES THE CURRENT C VALUE FOR THE NORTH/EAST PORTION AT 0.53. BASED ON THE PREVIOUS ANALYSIS, A STORAGE VOLUME OF APPROXIMATELY 4000 CFS IS REQUIRED TO PROVIDE STORMWATER MANAGEMENT FOR THE NORTH/EAST PORTION, ASSUMING AN UNDERGROUND STORAGE OF SIMILAR TYPE WOULD BE PROVIDED.

THE CURRENT CONDITIONS MAP, EXHIBIT 'C', SHOWS THAT THE DRAINAGE FROM THE WEST PORTION DRAINAGE IS IN THREE DIRECTIONS (AREAS 1, 2 & 3). DRAINAGE FROM THE NORTH/EAST PORTION DRAINAGE IS IN TWO DIRECTIONS (AREAS 1 & 2). AN EXISTING STORMWATER SYSTEM IN PROVIDENCE PARK AND SOUTH AREA (1) IS AN EXISTING STORMWATER SYSTEM IN THE FORM OF A PRE-UNPAVED DRIVEWAY WITH UNDERGROUND STORAGE WHICH IS FULLY UTILIZED. THIS EXISTING STORMWATER MANAGEMENT SYSTEM SHOULD BE DEVELOPED.

AS AREA (1) OF THE SITE, AN EXISTING STORMWATER MANAGEMENT FACILITY CONSISTS OF AN UNDERGROUND POND FILLED WITH GRAVEL. THE USE VOID SPACE IN THE GRAVEL PROVIDES THE REQUIRED STORAGE VOLUME.

AS AREA (2) OF THE SITE, THE SEWER IS AN EXISTING GRADE IS APPROXIMATELY 300 AND THE HEIGHT OF THE SURFACE STRUCTURE (17'). AS PREVIOUSLY MENTIONED, THIS EXISTING GRADE AND HEIGHT OF SURFACE STRUCTURE COULD NOT BE MORE THAN 3'-4' FEET DEEP, ASSUMING THE USE OF THE REQUIRED DETENTION PROVIDED IN AREA (2) APPROXIMATELY 400 CFS. A SMALLER STORAGE FOR UNDERGROUND STORAGE MUST CONSIST OF A PRE-UNPAVED DRIVEWAY SUCH AS AREA (2) THAT WITH THE REQUIRED STORAGE VOLUME OF 4000 CFS.

AS AREA (3) OF THE SITE, THE EXISTING GRADE IS APPROXIMATELY 300 AND THE HEIGHT OF THE SURFACE STRUCTURE (18' ON THE HORIZONTAL) IS APPROXIMATELY 300'. ASSUMING THE USE OF THE REQUIRED DETENTION WOULD BE PROVIDED IN THE EXISTING DRIVEWAY (APPROXIMATELY 400 CFS). A SMALLER STORAGE FOR UNDERGROUND STORAGE MUST CONSIST OF A PRE-UNPAVED DRIVEWAY SUCH AS AREA (2) THAT WITH THE REQUIRED STORAGE VOLUME OF 4000 CFS.

ADDITIONALLY, THE POSSIBLE SOLUTIONS PROVIDED HERE ARE NOT THE ONLY OPTIONS FOR PROVISION OF THE REQUIRED STORAGE VOLUME. OTHER OPTIONS MIGHT INCLUDE GRAVEL-FILLED EXISTING DRIVEWAYS, PRE-UNPAVED DRIVEWAYS, OR SURFACE STORAGE BASINS. A FIVE UNDERGROUND MAY BE REQUIRED FROM SPACES TO PROVIDE SMALLER UNDERGROUND STORAGE SYSTEM AT THE TIME OF THE PLAN.

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

THE WEST PORTION OF THE SITE AS SHOWN ON EXHIBIT 'A' (THE ORIGINAL THREE ACRES) WAS DEVELOPED PRIOR TO THE ADOPTION OF THE OVERLAINING BASIN PRESERVATION ORDINANCE. THEREFORE, WATER QUALITY MANAGEMENT WAS NOT REQUIRED FOR THE WEST PORTION. THIS PLAN PROPOSES TO PROVIDE BMP FOR THE WEST PORTION OF USE OF AN UNDERGROUND BASIN WITH FILTERING OR STRUCTURES NEEDED SUCH AS FILTERING.

BMP'S WILL BE PROVIDED FOR THE REMAINDER OF THE PROPERTY UNLESS OTHERWISE NOTED. IF REQUIRED, BMP'S MAY BE LOCATED GENERALLY IN THE SAME LOCATION AS THE PROPOSED POSSIBLE BASIN LOCATIONS AND MAY CONSIST OF 30'-MINIMUM INFILTRATION AREAS, PRE-UNPAVED DRIVEWAYS, TREE PLANTING, VEGETATED GRAVEL SHALES, MINIMUM USE OF THE PLAN AND AREAS, OR A COMBINATION OF APPROACHES.

BMP CALCULATIONS

TOTAL SITE AREA = 6.9 ACRES
EXISTING DEVELOPMENT
TOTAL SITE AREA = 6.9 ACRES
C = 0.57
Q = 0.72 x 0.57 x 0.82 x 0.8 = 35.2 CFS
Q = 0.72 x 0.57 x 7.57 x 0.8 = 34.3 CFS
POST DEVELOPMENT
TOTAL SITE AREA = 6.9 ACRES
C = 0.72
Q = 0.72 x 0.72 x 0.82 x 0.8 = 32.8 CFS
Q = 0.72 x 0.72 x 7.57 x 0.8 = 34.3 CFS
AREA 1 = 1.4 ACRES
Q = 0.72
Q = 0.72 x 0.72 x 0.82 x 0.8 = 35.2 CFS
Q = 0.72 x 0.72 x 7.57 x 0.8 = 34.3 CFS
AREA 2 = 2.6 ACRES
Q = 0.72
Q = 0.72 x 0.72 x 0.82 x 0.8 = 35.2 CFS
Q = 0.72 x 0.72 x 7.57 x 0.8 = 34.3 CFS
AREA 3 = 2.9 ACRES
Q = 0.72
Q = 0.72 x 0.72 x 0.82 x 0.8 = 35.2 CFS
Q = 0.72 x 0.72 x 7.57 x 0.8 = 34.3 CFS
UNCONTROLLED AREA = 6.9 ACRES
C = 0.72
Q = 0.72 x 0.72 x 0.82 x 0.8 = 35.2 CFS
Q = 0.72 x 0.72 x 7.57 x 0.8 = 34.3 CFS
ALLOWABLE FILLAGE RATE
Q = 0.8 - 0.8 = 0.0 CFS
Q = 0.8 CFS - 3.1 CFS = 3.9 CFS
Q = 0.8 CFS - 4.2 CFS = 3.4 CFS

NOTE:
AN ASSUMED INFILTRATION RATE OF 1/2" PER HOUR WAS USED FOR PRELIMINARY CALCULATIONS. AT THE TIME OF THE PLAN, FINAL ENGINEERING WILL DETERMINE THE INFILTRATION RATE OF THE SOIL. IF THE INFILTRATION RATE IS LESS THAN 1/2" PER HOUR, THE INFILTRATION RATE OF THE SOIL WILL BE USED FOR THE CALCULATIONS. THE INFILTRATION RATE OF THE SOIL WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER. THE INFILTRATION RATE OF THE SOIL WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER.

POSSIBLE SWM TANK 1
SURFACE AREA = 2.0 ACRES @ 0.72 = 80,641 SF
VOLUME REQUIRED FOR FIRST 1" FLUSH
80,641 SF x 0.8417 = 6,789 FT ³
Q = 11.5 CFS
Q = INFILTRATION RATE INTO SOIL
Q = INFILTRATION RATE OF THE SOIL = 0.50 IN/HOUR
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
DEPTH OF SWM = 1.0 FT
VOLUME PROVIDED = 72,000 SF x 1.0 = 72,000 FT ³
SWF DOWN TIME = 1.0 FT / 0.8417/HR = 33.9 HRS
POSSIBLE SWM TANK 2
SURFACE AREA = 2.0 ACRES @ 0.72 = 112,000 SF
VOLUME REQUIRED FOR FIRST 1" FLUSH
112,000 SF x 0.8417 = 9,426 FT ³
Q = 11.5 CFS
Q = INFILTRATION RATE INTO SOIL
Q = INFILTRATION RATE OF THE SOIL = 0.50 IN/HOUR
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
DEPTH OF SWM = 1.0 FT
VOLUME PROVIDED = 72,000 SF x 1.0 = 72,000 FT ³
SWF DOWN TIME = 1.0 FT / 0.8417/HR = 35.1 HRS
POSSIBLE SWM TANK 3
SURFACE AREA = 2.0 ACRES @ 0.72 = 70,000 SF
VOLUME REQUIRED FOR FIRST 1" FLUSH
70,000 SF x 0.8417 = 5,892 FT ³
Q = 11.5 CFS
Q = INFILTRATION RATE INTO SOIL
Q = INFILTRATION RATE OF THE SOIL = 0.50 IN/HOUR
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
Q = 0.50 IN/HOUR x 144 IN/FT x 1000 SF = 72,000 SF
DEPTH OF SWM = 1.0 FT
VOLUME PROVIDED = 72,000 SF x 1.0 = 72,000 FT ³
SWF DOWN TIME = 1.0 FT / 0.8417/HR = 34.1 HRS

12-10-09 County Comments
02-20-09 County Comments

REVISIONS

DATE: SEPTEMBER 14, 2008
SCALE: 1"=100'
VRS: N/A

DESIGNED BY: J. WALKER
CHECKED BY: J. WALKER
DATE: 09/11/08

PROJECT: MERRIFIELD GARDEN CENTER
LOCATION: PROVIDENCE DISTRICT
COUNTY: FAIRFAX COUNTY, VIRGINIA

DATE: 09/11/08
DATE: 09/11-08-40.000
PAGE: 4 OF 5

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be absent or provided to all zoning applications, or a further request of the subdivision department with justification shall be obtained. Major violations will be noted upon inspection. Failure to satisfactorily address the required information information may result in a delay in processing the application.

This information is required under the following zoning Ordinance paragraphs:
 Ordinance Paragraphs (9-011 3.1 & 3.2) Special Paragraphs (9-011 3.1 & 3.2)
 Ordinance Paragraphs (9-011 4.0 & 4.1) Ordinance Paragraphs (9-011 4.0 & 4.1) & (10) & (14)
 Development Plans (10-001 2.6 & 4.1) PUD Plan (10-001 2.6 & 4.1)
 PUP P (10-001 2.6 & 4.1) Amendments (10-001 2.6 & 4.1)

1. Plot to at a minimum scale of 1"=50' (unless it is depicted on a site plan with a minimum scale of 1"=100').
2. A plan depicting the stormwater management facilities and limits of drainage and quality assessment for the stormwater management facility, storm drainage pipe systems and outlet structure, pond systems, access roads, site erosion, energy dissipation devices, and stream discharge structures as shown on sheet .
3. Provide:

Number	Flow Rate (cfs)	Channel Area (sq ft)	Channel Slope (ft/ft)	Channel Velocity (ft/s)	Channel Capacity (cfs)	Channel Length (ft)	Channel Width (ft)	Channel Depth (ft)
1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
4. Create drainage channels, outlets and pipe systems not shown on sheet .
 Point inlet and outlet pipe systems not shown on sheet .
5. Stormwater access (road) to stormwater management facilities not shown on sheet N/A.
 Type of stormwater access road surface noted on the plan to be N/A (asphalt, gravel, dirt, etc.).
6. Landscaping and tree preservation shown to and near the stormwater management facility to obtain on sheet .
7. A stormwater management manual which contains a description of how detention and best management practices requirements will be used to implement on sheet .
8. A description of the existing condition of each channel and outlet structure shown from the site to a public water body or to a public water body which has a drainage area of at least one acre with (100 cfs) to be provided on sheet .
9. A description of how the outlet structure, including controlling drainage areas of the Public Facilities Manual will be installed to prevent on sheet .
10. Submitting responsibility with maintenance and inspection of item (9) but and a note as to whether it is an air survey or field test is provided on sheet .
11. A stormwater water is requested by N/A.
12. Stormwater management to not required because N/A.



EXHIBIT A
MAP SHOWING DRAINAGE AREAS FOR OUTFALL #1
SCALE: 1"=500'



EXHIBIT B
MAP SHOWING DRAINAGE AREAS FOR OUTFALL #2
SCALE: 1"=500'



EXHIBIT C
MAP SHOWING DRAINAGE AREAS FOR OUTFALL #3
SCALE: 1"=500'

ADEQUATE OUTFALL NARRATIVE

THE CURRENT CONDITIONS MAP, SHEETS "C"-1", SHOW THAT THE DRAINAGE FROM THE SITE DEPARTS IN THREE DIRECTIONS:
 1) NORTH TO AN EXISTING STORM DRAINAGE SYSTEM IN PROSPERITY FOREST DRIVE
 2) SOUTH TO AN EXISTING STORM DRAINAGE SYSTEM IN LEE HIGHWAY, AND
 3) WEST TO AN EXISTING STORM DRAINAGE SYSTEM IN GARDNER ROAD.

DESCRIPTION OF OUTFALLS FROM THE SITE

THE SITE IS LOCATED AT A HIGHER ELEVATION THAN ITS NEIGHBORING PROPERTIES AND THEREFORE DOES NOT RECEIVE OUTSIDE RUNOFF. THE SITE ISSUES INTO THREE SEPARATE OUTFALLS IN THREE DIFFERENT DIRECTIONS WHICH ARE ELABORATED ON THE SHEETS ON THIS SHEET.

LIMIT OF DRAINAGE AREA

ACCORDING TO THE PWS SECTION 6-003.13, THE LIMITS OF DRAINAGE AREA IS TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER TRIBUTARY THAT HAS A DRAINAGE AREA AT LEAST ONE (1) TIME THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THIS METHOD IS USED FOR ALL THREE OUTFALLS.

OUTFALL #1 (SHEET 4)

THE TOTAL DRAINAGE AREA LEADING THE SITE FROM OUTFALL #1 IS 2.8 ACRES. AT THE POINT OF CONFLUENCE, THE TRIBUTARY JOINING THE DOWNSTREAM STORM SEWER BRANCH 22.8 ACRES WHICH IS MORE THAN ONE (1) TIME THE FIRST AREA (2.8 ACRES). THE LIMIT OF DRAINAGE AREA IS TO A POINT 150' FROM THE POINT OF CONFLUENCE.

OUTFALL #2 (SHEET 5)

THE TOTAL DRAINAGE AREA LEADING THE SITE FROM OUTFALL #2 IS 3.7 ACRES. AT THE POINT OF CONFLUENCE, THE TRIBUTARY JOINING THE DOWNSTREAM STORM SEWER BRANCH 22.8 ACRES WHICH IS MORE THAN ONE (1) TIME THE FIRST AREA (3.7 ACRES). THE LIMIT OF DRAINAGE AREA IS TO A POINT 150' FROM THE POINT OF CONFLUENCE.

OUTFALL #3 (SHEET 6)

THE TOTAL DRAINAGE AREA LEADING THE SITE FROM OUTFALL #3 IS 3.3 ACRES. AT THE POINT OF CONFLUENCE, THE TRIBUTARY JOINING THE DOWNSTREAM STORM SEWER BRANCH 22.8 ACRES WHICH IS MORE THAN ONE (1) TIME THE FIRST AREA (3.3 ACRES). THE LIMIT OF DRAINAGE AREA IS TO A POINT 150' FROM THE POINT OF CONFLUENCE.

OUTFALL ANALYSIS

OUTFALL #1 DRAINS INTO AN EXISTING 12" PVC STORM SEWER AND INTO THE SEWER SYSTEM WHICH CONSISTS OF UNDERGROUND CONCRETE STORM SEWER PIPE. THE POST-DEVELOPMENT CONDITIONS ONE (1) C FACTOR OF 0.70 YIELDING A Q10 OF 0.70(1.27)(2.8) = 1.4 CFS. BECAUSE THE DOWNSTREAM STORM SEWER IS DESIGN AND APPROVED UNDER FAYATX COUNTY AND CITY ORDINANCE, AND BECAUSE THE IMPROVEMENTS HAS NOT CHANGED SIGNIFICANTLY OVER TIME, IT IS EXPECTED THAT THE EXISTING STORM SEWER WILL PROVE TO BE ADEQUATE.

OUTFALL #2 DRAINS INTO THE EXISTING STORM SEWER SYSTEM WHICH CONSISTS OF UNDERGROUND CONCRETE STORM SEWER PIPE. THE POST-DEVELOPMENT CONDITIONS ONE (1) C FACTOR OF 0.70 YIELDING A Q10 OF 0.70(1.27)(3.7) = 1.7 CFS. BECAUSE THE DOWNSTREAM STORM SEWER IS DESIGN AND APPROVED UNDER FAYATX COUNTY AND CITY ORDINANCE, AND BECAUSE THE IMPROVEMENTS HAS NOT CHANGED SIGNIFICANTLY OVER TIME, THE EXISTING STORM SEWER WILL PROVE TO BE ADEQUATE.

OUTFALL #3 DRAINS INTO AN EXISTING 12" PVC STORM SEWER AND INTO THE SEWER SYSTEM WHICH CONSISTS OF UNDERGROUND CONCRETE STORM SEWER PIPE. THE POST-DEVELOPMENT CONDITIONS ONE (1) C FACTOR OF 0.70 YIELDING A Q10 OF 0.70(1.27)(3.3) = 1.2 CFS. BECAUSE THE DOWNSTREAM STORM SEWER IS DESIGN AND APPROVED UNDER FAYATX COUNTY AND CITY ORDINANCE, AND BECAUSE THE IMPROVEMENTS HAS NOT CHANGED SIGNIFICANTLY OVER TIME, THE EXISTING STORM SEWER WILL PROVE TO BE ADEQUATE.

REVISIONS
 03-10-08 County Comments
 05-09-08 County Comments

DESIGNER: W. WALKER
 CHECKER: W. WALKER
 DATE: 1. OLSON
 PROJECT: R. WALKER

WILLIAM H. GARDNER ASSOCIATES, INC.
 1000 N. GARDNER ROAD, SUITE 200
 FAYATX COUNTY, MISSOURI 65201
 (314) 341-1111 • FAX (314) 341-1112

DATE: SEPTEMBER 19, 2008
 SCALE: HORIZ: 1"=500'
 VERT: 1/2"

ROBERT W. WALKER
 5/1/07

ADEQUATE OUTFALL ANALYSIS
MERRIFIELD GARDEN CENTER
 PROSPERITY DISTRICT
 FAYATX COUNTY, MISSOURI

9413-0001
 0411-000-ADJUDG
 1 OF 5