

MERRIFIELD GARDEN CENTER

SPECIAL PERMIT AMENDMENT PLAT SPA 2006-PR-038-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA
OWNER/APPLICANT
MERRIFIELD GARDEN CENTER CORPORATION
8132 LEE HIGHWAY FALLS CHURCH, VIRGINIA 22042

JUNE 28, 2011

GENERAL NOTES:

1. **LOCATION.** THE AREA SUBJECT TO THIS SPECIAL PERMIT AMENDMENT (SPA) APPLICATION CONSISTS OF 124,891^{1/2} SF AND IS SHOWN ON FAIRFAX COUNTY TAX MAP (TM) 49-2(11) PARCEL 26C AND IS ZONED C-8 AND HCOD.

2. **OWNERSHIP.** THE SITE IS LOCATED AT 8132 LEE HIGHWAY, IS OWNED BY MERRIFIELD GARDEN CENTER CORPORATION. (MGC). THIS INFORMATION IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

3. **REQUESTS.**
A. SPA THE SITE GENERALLY OPERATES AS A GRANDFATHERED EXISTING PLANT NURSERY USE, AND WILL INCLUDE RETAIL SALES USES, WHOLESALE TRADE AND OUTDOOR STORAGE USES. THE APPLICANT, MGC, REQUESTS APPROVAL OF A SPECIAL PERMIT AMENDMENT (SPA) TO EXTEND A PREVIOUSLY APPROVED REDUCTION OF THE 40 FOOT FRONT YARD SETBACK REQUIREMENT TO 28 FEET FOR BUILDING 9-1.

4. **HISTORY.** NOTWITHSTANDING THE PAST SITE PLAN APPROVALS FOR MERRIFIELD GARDEN CENTER (PER 81-413-9P AND SITE PLAN WAIVER NO. 5066), GENERAL NOTE II BELOW DETAILS THE APPLICANT'S WAIVER AND MODIFICATION REQUESTS TO ALLOW THE USES TO REMAIN, UNTIL LEE HIGHWAY IS WIDENED BY FUTURE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD IMPROVEMENTS. SPA 2006-PR-038 APPROVED BY BZA ON 6/17/2008 TO PERMIT A REDUCTION IN FRONT YARD FOR BUILDING 9-1.

5. **BOUNDARY/TOPOGRAPHY.** BOUNDARY 4 TOPOGRAPHIC INFORMATION WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (WHGA). THE FEATURES SHOWN ARE BASED ON A JANUARY 2003 FIELD SURVEY TO REFLECT EXISTING CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS PLAT.

6. **RIGHTS-OF-WAY.** LEE HIGHWAY- ROUTE 29 IS PRESENTLY A FOUR LANE ROAD WITH OFF-STREET PARKING ALONG THE SUBJECT PROPERTY. GALLOW'S ROAD IS PRESENTLY A FOUR LANE ROAD. THE COMPREHENSIVE PLAN CALLS FOR SIX (6) LANE ROAD WIDENING TO BOTH GALLOW'S ROAD AND LEE HIGHWAY IN THIS AREA.

VDOT HAS PREPARED FIELD INSPECTION (F.I.) PLANS FOR IMPROVEMENTS TO GALLOW'S ROAD AND LEE HIGHWAY UNDER PROJECT NO. 0229-029-119. THE ASSOCIATED ULTIMATE RIGHT-OF-WAY LINES ARE SHOWN ON THE SPA PLAT. THE APPLICANT INTENDS TO UTILIZE THE SITE IN ITS PRESENT CONFIGURATION UNTIL SUCH TIME AS VDOT COMPLETES RIGHT-OF-WAY ACQUISITION AND BEGINS CONSTRUCTION.

7. **SITE 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'S ROAD, AND TWO (2) ENTRANCES OFF OF PROVIDENCE FOREST DRIVE. THERE ARE NO NEW ENTRANCES PROPOSED WITH THIS APPLICATION. UNTIL FUTURE VDOT ROAD WIDENING IMPROVEMENTS COMMENCE, THE APPLICANT REQUESTS USE OF ITS EXISTING ENTRANCES AS SHOWN. UPON ANTICIPATED VDOT WIDENING, THE APPLICANT WILL RETAIN ONE ENTRANCE ON LEE HIGHWAY AND ONE ENTRANCE ON GALLOW'S ROAD AND TWO ENTRANCES ON PROVIDENCE FOREST DRIVE.

8. **TRAILS.** THE COUNTY TRAILS PLAN SHOWS AN ON-ROAD BICYCLE PATH WITHIN THE ROW OF GALLOW'S ROAD AND MAJOR TRAILS ALONG THE EAST SIDE OF GALLOW'S ROAD AND ALONG THE NORTH SIDE OF LEE HIGHWAY (RT. 29).

9. **EASEMENTS.** THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE; ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.

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

11. **WAIVERS/MODIFICATIONS.** THE EXISTING PLANT NURSERY USE(S) WILL REMAIN. THE PROPOSED RETAIL SALES USE FOR THE RESULTANT C-8 ZONED PARCELS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:

SPA BUILDING SETBACK. A MODIFICATION BY SPECIAL PERMIT AMENDMENT (SPA) TO ALLOW A PORTION OF BUILDING 9-1 TO REMAIN IN THE FRONT YARD MINIMUM SETBACK 40' PER SECTION 8-914.

PARKING LOT LANDSCAPING AND TRANSITIONAL SCREENING. PERIPHERAL PARKING LOT LANDSCAPING AND INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED AS GENERALLY SHOWN ON SHEET #3 A MODIFICATION OF THE TRANSITIONAL SCREEN YARD REQUIREMENT ALLOWED PURSUANT TO THE PROVISIONS OF SEC. 13-304 PARAS. 2 AND 5.

12. **SUM.** STORM WATER MANAGEMENT TO SERVE THE SITE IS PROVIDED BY AN EXISTING UNDERGROUND DETENTION POND AND PROPOSED UNDERGROUND FACILITIES AS GENERALLY SHOWN TO HONOR THE NATURAL DRAINAGE DIVIDES. (SEE SHEETS 4 AND 5)

13. **E.Q.C./FLOODPLAIN/RPA.** NO E.Q.C., FLOODPLAIN, OR RPA EXISTS ON SITE.

14. **CLEARING & GRADING.** THE LIMITS OF CLEARING AND GRADING FOR THE SPA SITE COINCIDE WITH THE EXISTING PERIPHERAL PROPERTY LINES AS SHOWN. DUE TO THE DEVELOPED NATURE OF THE SITE, THE APPLICANT ANTICIPATES NO ADDITIONAL SITE CLEARING OR GRADING, EXCEPTING CONSTRUCTION TO ALLOW FUTURE ENTRANCE RECONFIGURATION AND AS MAY BE REQUIRED TO SUPPORT ANY NEW SUM/BMP FACILITIES THAT WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.

15. **GRAVES.** TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE NOR DOES THE ADJACENT MERRIFIELD CEMETERY EXTEND ONTO THE SITE.

16. **SITE LIGHTING/LOUDSPEAKERS.** SITE LIGHTING CONSISTS OF EXISTING LIGHT POLES AND BUILDING MOUNTED LIGHTS. LOUDSPEAKERS ARE USED FOR THE SITE'S INTERCOM SYSTEM. THE APPLICANT INTENDS NO MODIFICATIONS TO THE SITE'S LIGHTS/LOUDSPEAKERS OTHER THAN MODIFICATIONS NECESSITATED BY THE AFOREMENTIONED POSSIBLE ROW IMPROVEMENTS. NEVERTHELESS, ANY NECESSITATED FUTURE LIGHTING MODIFICATIONS WILL FULLY COMPLY WITH ART. 14-220 (OUTDOOR LIGHTING STANDARDS) OF THE ZONING ORDINANCE. SIMILARLY, ANY NECESSITATED LOUDSPEAKER MODIFICATIONS WILL FULLY COMPLY WITH ART. 14-100 (NOISE STANDARDS).

17. **SIGNAGE.** EXISTING SIGNS SHALL BE RETAINED AS SHOWN. SEE SIGNAGE INSERT AT THE BOTTOM LEFT OF SHT. 3 IN THIS SUBMISSION.

18. **HAZMAT.** 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.

19. **PLANT SHADING.** WITHIN THE PROPOSED OUTDOOR SALES DISPLAY AREAS, PLANT MATERIALS REQUIRING PROTECTION FROM THE ELEMENTS MAY BE COVERED WITH SHADE STRUCTURES NOT TO EXCEED TWENTY-TWO FEET (22') IN HEIGHT.

20. **STORAGE OF PLANTS, NURSERY STOCK AND LANDSCAPE MATERIAL.** MAY BE LOCATED ANYWHERE ON THE SITE EXCEPT WHERE OTHERWISE RESTRICTED BY THE ACCOMPANYING DEVELOPMENT CONDITIONS.

21. **PARKING.** THE TOTAL PARKING SPACES FOR THE NURSERY REPRESENT RECONFIGURED SPACES DESIGNED IN ACCORDANCE WITH FPM STANDARDS AND WILL BE ESTABLISHED FOR THE OVERALL PROJECT (SEE SHEET 2). THE APPLICANT RESERVES THE RIGHT TO MODIFY THE LAYOUT AND INCREASE OR REDUCE THE QUANTITIES SHOWN AT THE TIME OF SITE PLAN SUBMISSION PROVIDED THE MINIMUM SETBACKS TO THE PROPERTY LINE ARE NOT REDUCED AND THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THIS SPA REMAIN.

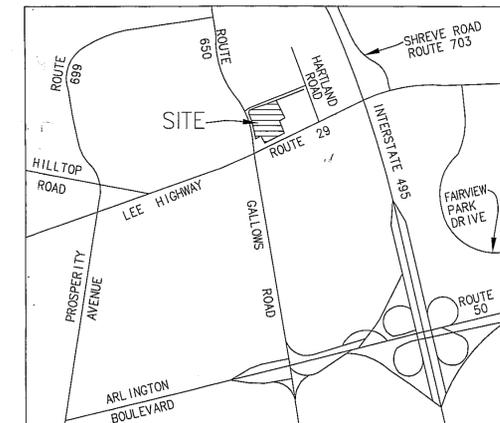
DUE TO THE SEASONAL NATURE OF THE NURSERY BUSINESS, THE APPLICANT RESERVES THE RIGHT TO UTILIZE THE AREA DEPICTED (ON SHEET 2) AS OVERFLOW PARKING FOR STORAGE AREAS OR RETAIL/WHOLESALE TRADE OF MATERIAL PERMITTED OR TO ALLOW PORTIONS OF THE WHOLESALE TRADE AND MATERIALS STORAGE AREA TO BE USED FOR OVERFLOW PARKING IN THE AREAS SO SHOWN, PROVIDED THE MINIMUM NUMBER OF SPACES REQUIRED ARE MAINTAINED ON THE SITE AT ALL TIMES.

PARKING QUANTITIES SHALL BE DETERMINED AT TIME OF SITE PLAN TO RE-CONFIGURE PARKING LOT FOR ENTIRE SITE AS GENERALLY SHOWN ON SHEET #2.

22. **PHASING - PARKING.** CONSTRUCTION OF THE PERMANENT ENTRANCE DRIVE AND THE RELOCATION OF THE PARKING LOT WILL COINCIDE WITH COMPLETION OF THE VDOT ROAD WIDENING ON LEE HIGHWAY AND GALLOW'S ROAD.

•VICINITY MAP

SCALE: 1"=2000'



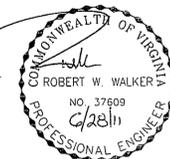
Application No. SPA 2006-PR-038-03 RECEIVED
Department of Planning & Zoning
JUN 30 2011
Zoning Enforcement Division
John W. Walker
Chairman, Board of Zoning Appeals

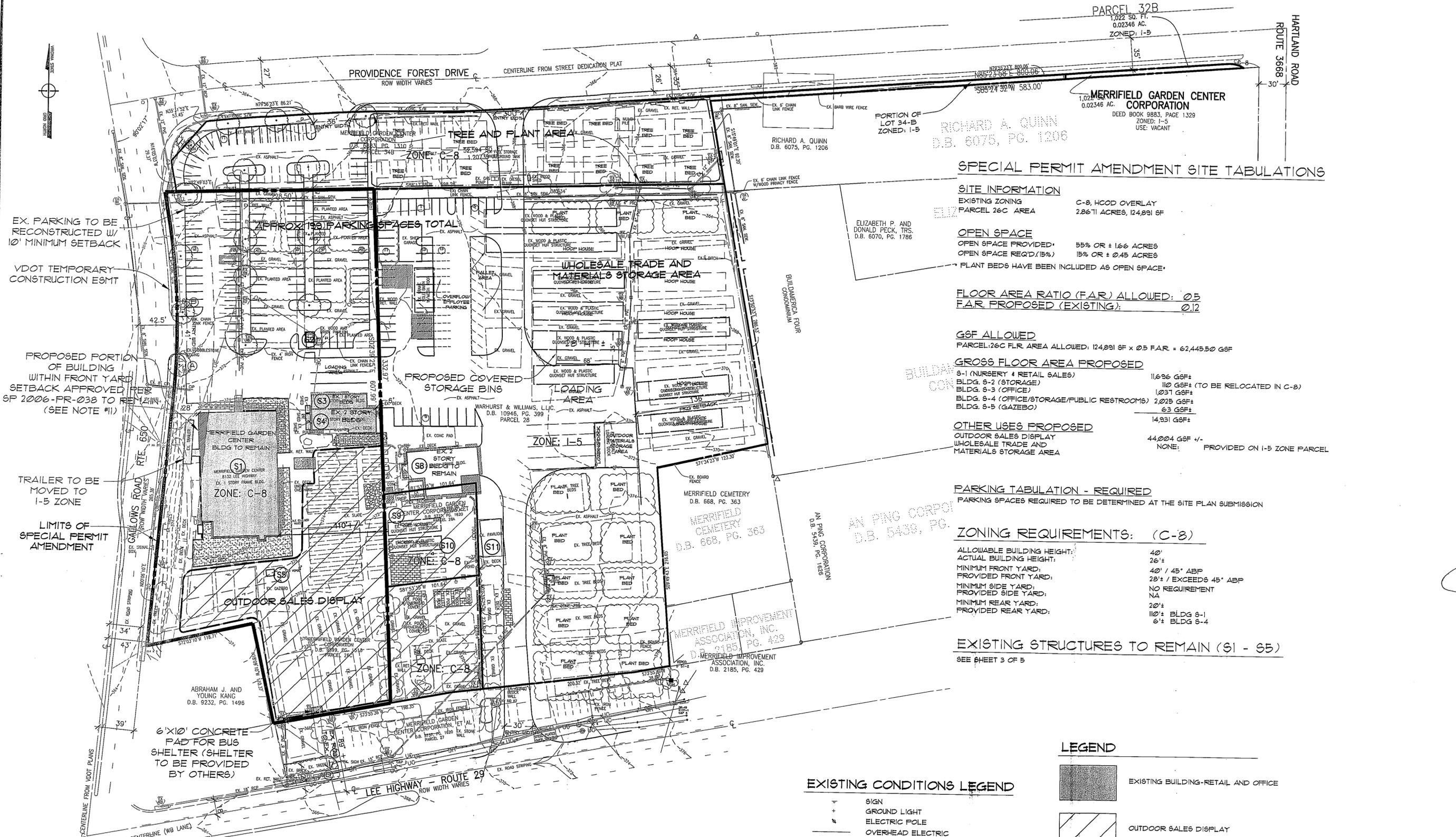
•LIST OF DRAWINGS

1. COVER SHEET
2. SPECIAL PERMIT PLAT AMENDMENT
3. EXISTING CONDITIONS
4. STORMWATER MANAGEMENT ANALYSIS
5. ADEQUATE OUTFALL ANALYSIS



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SPECIAL PERMIT AMENDMENT SITE TABULATIONS

SITE INFORMATION
 EXISTING ZONING C-8, HOOD OVERLAY
 PARCEL 26C AREA 2.8711 ACRES, 124,891 SF

OPEN SPACE
 OPEN SPACE PROVIDED 55% OR ± 1.66 ACRES
 OPEN SPACE REQ'D (15%) 15% OR ± 0.45 ACRES
 PLANT BEDS HAVE BEEN INCLUDED AS OPEN SPACE

FLOOR AREA RATIO (F.A.R.) ALLOWED: 0.5
F.A.R. PROPOSED (EXISTING): 0.12

G.S.F. ALLOWED
 PARCEL 26C FLR. AREA ALLOWED: 124,891 SF x 0.5 F.A.R. = 62,445.50 G.S.F.

GROSS FLOOR AREA PROPOSED
 S-1 (NURSERY & RETAIL SALES) 11,696 G.S.F.
 BLDG. S-2 (STORAGE) 110 G.S.F. (TO BE RELOCATED IN C-8)
 BLDG. S-3 (OFFICE) 1,031 G.S.F.
 BLDG. S-4 (OFFICE/STORAGE/PUBLIC RESTROOMS) 2,025 G.S.F.
 BLDG. S-5 (GAZEBO) 63 G.S.F.
 14,931 G.S.F.

OTHER USES PROPOSED
 OUTDOOR SALES DISPLAY 44,004 G.S.F. +/-
 WHOLESALE TRADE AND MATERIALS STORAGE AREA NONE; PROVIDED ON I-5 ZONE PARCEL

PARKING TABULATION - REQUIRED
 PARKING SPACES REQUIRED TO BE DETERMINED AT THE SITE PLAN SUBMISSION

ZONING REQUIREMENTS: (C-8)
 ALLOWABLE BUILDING HEIGHT: 40'
 ACTUAL BUILDING HEIGHT: 26'
 MINIMUM FRONT YARD: 40' / 45' ABP
 PROVIDED FRONT YARD: 28' / EXCEEDS 45' ABP
 MINIMUM SIDE YARD: NO REQUIREMENT
 PROVIDED SIDE YARD: NA
 MINIMUM REAR YARD: 20'
 PROVIDED REAR YARD: 110' BLDG S-1
 6' BLDG S-4

EXISTING STRUCTURES TO REMAIN (S1 - S5)
 SEE SHEET 3 OF 5

EX. PARKING TO BE RECONSTRUCTED W/ 10' MINIMUM SETBACK

VDOT TEMPORARY CONSTRUCTION ESMT

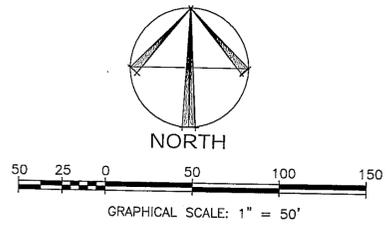
PROPOSED PORTION OF BUILDING WITHIN FRONT YARD SETBACK APPROVED PER SP 2006-FR-038 TO RE-1 (SEE NOTE #11)

TRAILER TO BE MOVED TO I-5 ZONE

LIMITS OF SPECIAL PERMIT AMENDMENT

SIGNAGE

SIGN ID, LTR.	SIZE (L x W)	LIGHTED?	SEASONAL?
		YES/NO	YES/NO
A	1-SIDED 2' 4" x 8'	NO	YES
B	2-SIDED 3'-2" x 6'-6"	NO	NO
C	1-SIDED 4' x 8'	YES	NO
D	1-SIDED 2' 4" x 8'	YES	YES
E	2-SIDED 3'-2" x 6'-6"	YES	NO



EXISTING CONDITIONS LEGEND

- SIGN
- + GROUND LIGHT
- ELECTRIC POLE
- OVERHEAD ELECTRIC
- COMMUNICATION POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE
- BRICK
- BUILDING OVERHANG
- SLATE PAD
- OVERHEAD TRELLIS

LEGEND

- EXISTING BUILDING-RETAIL AND OFFICE
- ▨ OUTDOOR SALES DISPLAY
- ACCESSORY, RETAIL AREA
- - - LIMITS OF CLEARING AND GRADING (SAME AS PROPERTY LINE)
- LIGHT POLES
- - - YARD SETBACK
- PROPOSED TREES (INTERIOR AND/OR PERIPHERAL PARKING LOT LANDSCAPE)

