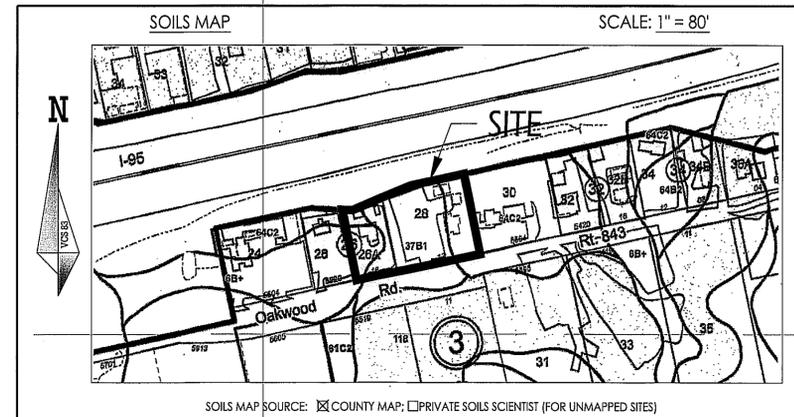
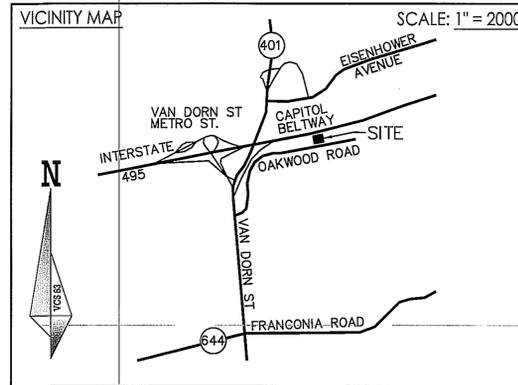


GENERAL DEVELOPMENT PLAN FOR 5512 & 5516 OAKWOOD ROAD LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

- THIS SITE CONSISTS OF THE FOLLOWING PARCELS:

TAX MAP #	AREA (SF/AC)	DB	PG	ADDRESS
081-2-(11)-26A	16,561 / 0.38018	21454	279	5516 OAKWOOD ROAD
081-2-(11)-28	36,785 / 0.84442	18437	923	5512 OAKWOOD ROAD
53,346 / 1.22466 (TOTAL)				
- THIS SITE IS LOCATED IN THE LEE DISTRICT AND IS CURRENTLY ZONED H (INDUSTRIAL - INSTITUTIONAL). THE PROPOSED ZONING IS I-4 (MEDIUM DENSITY INDUSTRIAL DISTRICT). NO ADDITIONAL DISTURBANCE IS PROPOSED WITH THIS GENERAL DEVELOPMENT PLAN, EXCEPT AS NOTED ON SHEET 2.
- BOUNDARY AND FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY JEFF WARNER LAND SURVEYING, INC. APRIL 15, 2011.
- THIS TOPOGRAPHY SHOWN IS AT A TWO-FOOT CONTOUR INTERVAL.
- EXISTING USE: CONTRACTOR'S OFFICE
- PROPOSED USE: CONTRACTOR'S OFFICE
- NEAREST SCHOOL: BUSH HILL ELEMENTARY SCHOOL
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THERE ARE NO KNOWN WELLS ON THIS SITE.
- UPON SITE INSPECTION, THERE ARE NO BURIAL STRUCTURES OR GRAVE SITES KNOWN TO EXIST ON SITE.
- THE PROPERTY IS NOT IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS SITUATED WITHIN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 51059C0295E, EFFECTIVE SEPTEMBER 17, 2010.
- THE EXISTING STRUCTURES ARE TO REMAIN.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR MODIFIED.
- SIGNS SHALL COMPLY WITH PERTINENT FAIRFAX COUNTY SIGN REGULATIONS.
- THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE
- THERE ARE NO KNOWN WETLANDS OR RESOURCE PROTECTION AREAS ON THE PROPERTY.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355; AND / OR ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND / OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF ON SITE.



Soil No.	Soil Name	Problem Class	Foundation Support	Drainage	Septic Drainfields	Infiltration Trenches	Erosion Potential	Other Notes
6	Hyattsville	B	Fair-B,W	Marg-W	Poor-W	Poor-W	Low	-
34	Woodstown Silty/Clayey	B	Fair-W	Marg-W	Poor-W	Poor-W	Low	-
64	Sediments	A	Marg-U,B,C,P	Marg-C,P	Poor-U,C,P	Poor-U,C,P	High	US

ZONING & AREA TABULATION - OVERALL

TOTAL SITE AREA:	= 53,346 S.F. / 1.22466 AC.
EXISTING ZONING:	= I-1
PROPOSED ZONING:	= I-4
PROPOSED USE:	= CONTRACTOR'S OFFICE
OPEN SPACE REQUIRED:	= 15%
OPEN SPACE PROVIDED:	= 39%
AREA OF 100 YR FLOODPLAIN:	= N/A
MINIMUM LOT AREA:	= 20,000 S.F.
PROVIDED LOT AREA:	= 16,561 S.F. (LOT 26A) / 36,785 S.F. (LOT 28)
MINIMUM LOT WIDTH:	= 100'
PROVIDED LOT WIDTH:	= 100'
PROVIDED BUILDING HEIGHT:	= +20 FEET
MAX FLOOR AREA RATIO:	= 50
PROVIDED FLOOR AREA RATIO:	= 13
PROVIDED GROSS FLOOR AREA:	= 2,448 S.F.

PARKING TABULATION

PARKING REQUIRED (LOT 26A):	
Number of Employees	= 8
Parking Required per Employee	= 1
Number of Vehicles	= 8
Parking Required per Vehicle	= 1
Total Required Parking	= 16
PARKING PROVIDED (LOT 26A):	
Existing Parking Spaces	= 26
PARKING REQUIRED (LOT 28):	
Number of Employees	= 17
Parking Required per Employee	= 1
Number of Vehicles	= 18
Parking Required per Vehicle	= 1
Total Required Parking	= 35
PARKING PROVIDED (LOT 28):	
Existing Parking Spaces	= 36

***BULK REGULATIONS**

FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'.
 SIDE YARD: NO REQUIREMENT.
 REAR YARD: NO REQUIREMENT.

REQUESTED WAIVERS

- DUSTLESS SURFACE WAIVER (PFM SECTION 7-0504)
- BEST MANAGEMENT PRACTICES WAIVER (PFM SECTION 6-0400)
- MINIMUM LOT SIZE (Z.O. 5-406)
- COMMERCIAL ENTRANCE WIDTH (PFM 7-0403.4)
- 10' LANDSCAPE STRIP BETWEEN PARKING LOT & RIGHT OF WAY (Z.O. 13-203.2)
- STORMWATER MANAGEMENT WAIVER (PFM SECTION 6-0300)

Application No: RZ 2011-LE-020 Staff: S.W

APPROVED DEVELOPMENT PLAN
 (DP) (GP) (CP) (FP) (PC) (C)

SEE FRONTERS DATES: September 13, 2011

Date of (RZ) (PC) Approval: November 1, 2011

Sheet: 1 of 3

OWNER - LOT 26A
 CHAO QIU WU & CUI MAY NIE
 5516 OAKWOOD ROAD
 ALEXANDRIA VA 22310

OWNER - LOT 28
 BELL GROUP GENERAL PARTNERSHIP
 5512 OAKWOOD ROAD
 ALEXANDRIA VA 22310

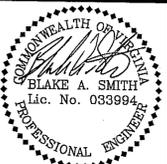
ENGINEER
SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 101
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

SHEET INDEX

- COVER SHEET
- LAYOUT PLAN
- EXISTING VEGETATION MAP

SMITH ENGINEERING

COVER SHEET
 5512 & 5516 OAKWOOD ROAD
 GENERAL DEVELOPMENT PLAN
 CO. #



SMITH ENGINEERING
 PROJECT: 072-01
 BLAKE SMITH, P.E.
 703-956-6204
 Blake@SMITHEngineeringVA.com
 14901 BOGLE DRIVE
 SUITE 101
 CHANTILLY, VA 20151

PLAN STATUS	
5-3-11	ISSUED TO ATTORNEY
6-1-11	ISSUED TO ATTORNEY
6-24-11	ISSUED TO ATTORNEY
8-18-11	ISSUED TO ATTORNEY
9-12-11	ISSUED TO ATTORNEY

RECEIVED
 Department of Planning & Zoning
 SEP 12 2011
 Zoning Evaluation Division

SCALE: N/A
 DATE: MAY 3, 2011
 SHEET 1 OF 3

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1C) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _____
 Pond inlet and outlet pipe systems are shown on Sheet _____
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____
 Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet _____.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet _____.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _____.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 and 2.
11. A submission waiver is requested for SWP Requirements.
12. Stormwater management is not required because _____.

OUTFALL NARRATIVE
 THE SITE DISCHARGES INTO THE R/W OF INTERSTATE 495. DRAINAGE INFORMATION FOR I-495 IS NOT READILY AVAILABLE. NO ADDITIONAL DISTURBANCE IS PROPOSED WITH THIS GDP.

NOTES:
 1. RAIN BARRELS SHALL BE INSTALLED AT ALL DOWNSPOUTS ON EXISTING BUILDINGS

Application No: R2 2011-CE-026 Staff: S.W.

APPROVED DEVELOPMENT PLAN

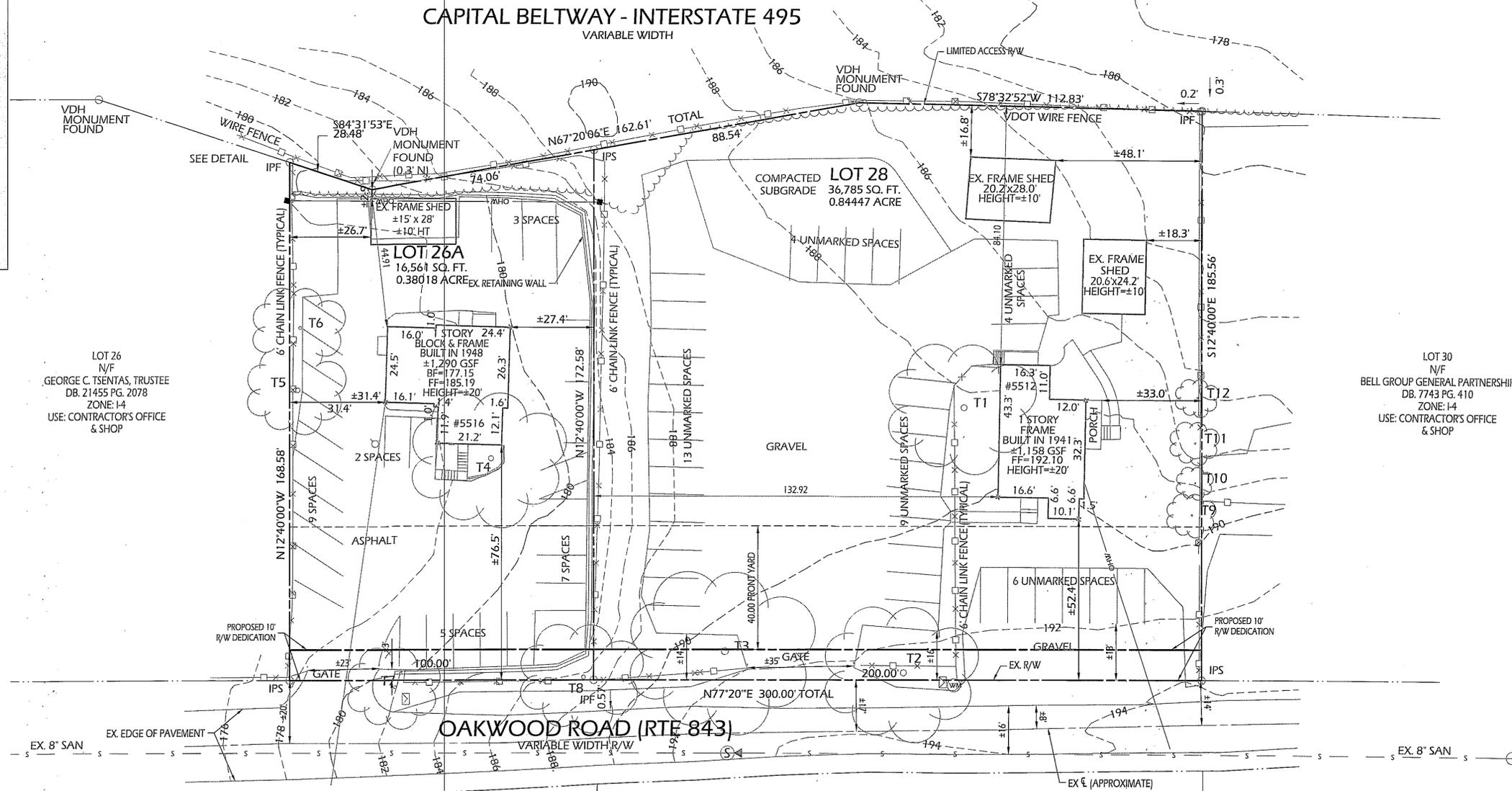
(DP) (GDP) (CDF) (DDP) (PRC) (CP)

SEE PROFFERS DATED: September 13, 2011

Date of (BOB) (PC) Approval: November 1, 2011

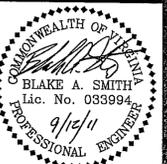
Sheet: 2 of 3

Comments:



SMITH ENGINEERING

LAYOUT PLAN
 5512 & 5516 OAKWOOD ROAD
 GENERAL DEVELOPMENT PLAN

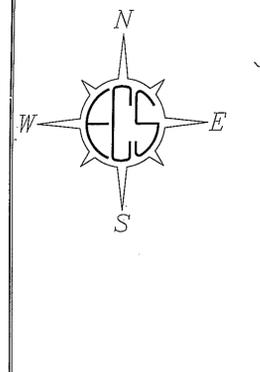


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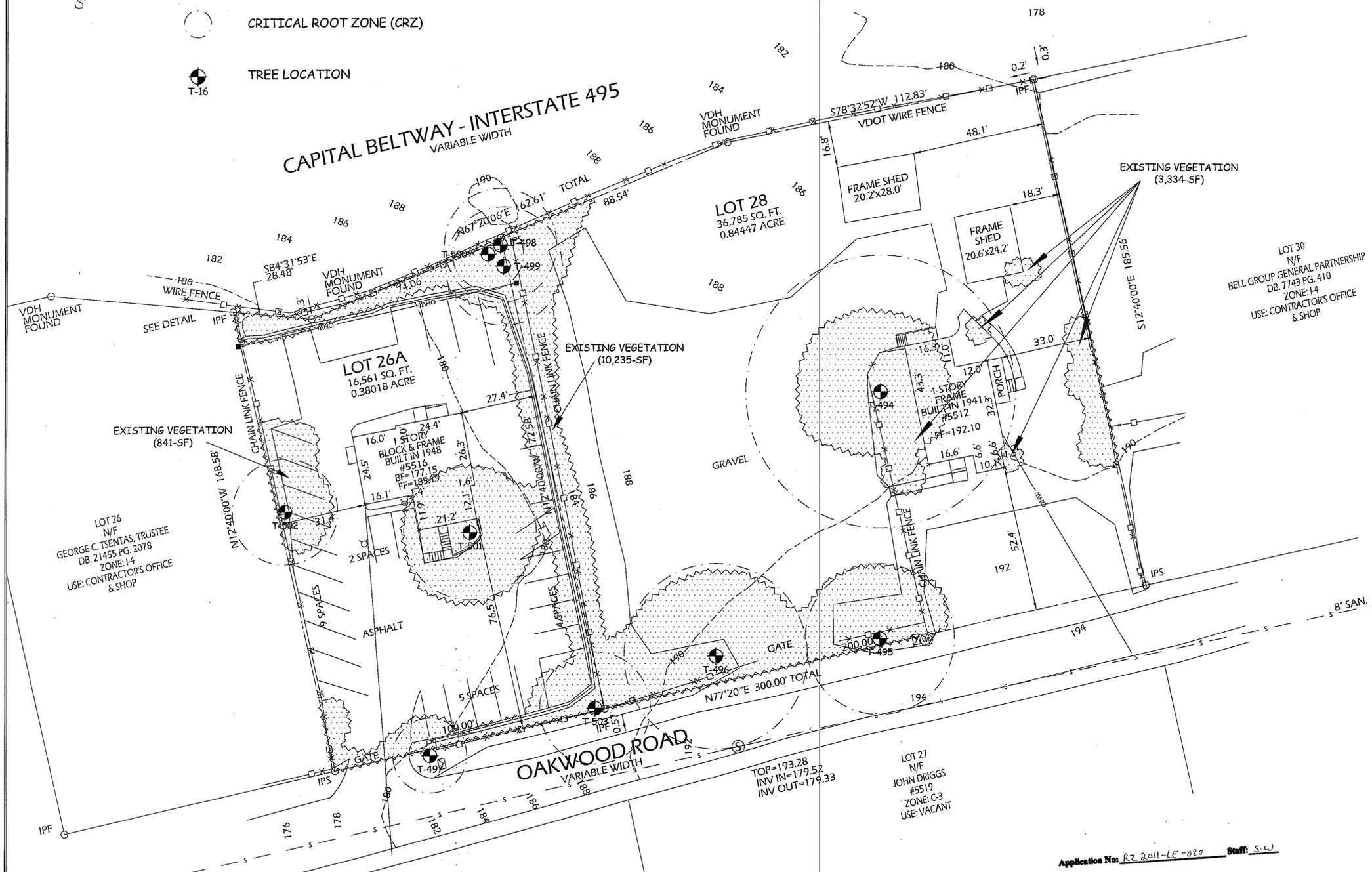
SCALE: 1" = 20'
 DATE: MAY 3, 2011
 SHEET 2 OF 3

LEGEND



- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (14,410-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION

LEGEND	DESIGNATION	DESCRIPTION	AREA
(2) UPLAND FOREST		UPLAND HARDWOODS: OAK, HICKORY AND YELLOW-POPLAR UPLAND SOFTWOODS: VIRGINIA PINE	14,410 S.F.
(5) DEVELOPED LAND		AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS	38,936 S.F.



Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
494	Red Maple	48.7	48.7	Fair		Prune Dead Limbs - Some Root Damage
495	Black Oak	26.9	26.9	Poor		Many Dead Limbs
496	Black Oak	33.1	33.1	Poor		Many Dead Limbs
497	Black Locust	13.4	13.4	Poor		Many Dead Limbs
498	Chestnut Oak	20.3	20.3	Good		
499	Chestnut Oak	21.1	21.1	Good		
500	Black Locust	12.8	12.8	Poor		Dead wood
501	White Ash	24.0	24.0	Good		
502	Sweetgum	19.0	19.0	Good		
503	White Ash	20.0	20.0	Fair		

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

TABLE 12.12 10-Year Tree Canopy Calculation Worksheet			
A. TREE PRESERVATION TARGET AND STATEMENT			
TABLE 12.3 Tree Preservation Target Calculations and Statement			
		Acres	Sq. Ft.
TOTAL SITE AREA		1.225	53,346
A	PRE DEVELOPMENT AREA OF EXISTING TREE CANOPY	0.33	14,410
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	27%	
C	PERCENTAGE OF 10-YEAR CANOPY REQUIRED FOR SITE	10%	5,335
D	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	27%	1,441
E	MIN. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	270%	14,410
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES	
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	N/A	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	N/A	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	✓	
B. TREE CANOPY REQUIREMENT			
		Acres	Sq. Ft.
B1	IDENTIFY GROSS SITE AREA	1.2246556	53,346
B2	SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE, AND	0.00	0
B3	SUBTRACT AREA OF EXEMPTIONS	0.00	0
B4	ADJUSTED GROSS SITE AREA (B1-B2)	1.22	53,346
B5	IDENTIFY SITE'S ZONING AND OR USE	I-1, Industrial Office	
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED	10%	
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED	0.12	5,335
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO	
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION IS LOCATED	N/A	
C. TREE PRESERVATION			
		Acres	Sq. Ft.
C1	TREE PRESERVATION TARGET AREA	0.03	1,441
C2	*TOTAL CANOPY AREA MEETING STANDARDS OF 12-0200	0.33	14,410
C3	C2 X 1.25	0.41	18,013
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0.00	0
C5	(4 X 1.5)	0.00	0
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0.00	0
C7	C6 X 1.5 TO 3.0	0.00	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100 YEAR FLOODPLAINS	0.00	0
C9	(8 X 1.0)	0.00	0
C10	TOTAL OF C3, C5, C7, C9, AND C11	0.41	18,013
D. TREE PLANTING			
		Acres	Sq. Ft.
D1	**AREA OF CANOPY TO BE MET THROUGH TREE PLANTING	0.00	0
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0.00	0
D3	D2 X 1.5	0.00	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0.00	0
D5	D4 X 1.5	0.00	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0.00	0
D7	D6 X 1.25	0.00	0
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0.00	0
D9	D8 X 1.5	0.00	0
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES	0.00	0
D11	D10 X 1.5	0.00	0
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0.00	0
D13	D12 X 1.25	0.00	0
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0.00	0
D15	D14 X 1.0	0.00	0
D16	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX	0.00	0
D17	D16 X 1.0	0.00	0
D18	PERCENTAGE OF D14 REPRESENTED BY D16 (MAX 33%)	0.00	0
D19	AREA OF CANOPY PROVIDED THROUGH THE PLANTING OF ALL OTHER TYPES OF TREES OR THE PRESERVATION OF ADDITIONAL TREES EXISTING ON SITE**	0.00	0
D20	D19 X 1.0	0.00	0
D21	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING	0.00	0
D22	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO	
D23	TREE BANK OR TREE FUND?	NO	
D24	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND	0	0
D25	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	\$0.00	
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED			
		Acres	Sq. Ft.
E1	MIN. TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	0.41	18,013
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D 21)	0.00	0
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D22)	0	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED (E1 + E2 + E3) MUST MEET OR EXCEED B7	0.41	18,013

Application No: RZ 2011-LE-020 Staff: S-W
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDF) (DFP) (PRC) (CF)
 SEE PROFFERS DATED: September 13, 2011
 Date of (BOB) (PC) Approval: November 1, 2011
 Sheet: 3 of 3
 Comments:



EVM INFORMATION PROVIDED BY
 ARI SAREEN, ECS MIDATLANTIC, LLC
 ISA CERTIFIED ARBORIST #MA4727-1
 JUNE 2009

CELEBRATING 20 YEARS OF EXCELLENCE
 ECS MIDATLANTIC, LLC
 1400 HUNSBRO PLACE
 SUITE 100
 CHANTILLY, VA 20151
 1-800-892-3469
 703-471-8400
 (FAX) 703-834-9527
 SETTING THE STANDARD FOR SERVICE

EXISTING VEGETATION MAP
SMITH ENGINEERING

5512 & 5516 OAKWOOD RD.
ALEXANDRIA, VIRGINIA
FAIRFAX COUNTY

ECS REVISIONS
 9/12/11 - ISSUED TO ATTORNEY

ENGINEER	DRAFTING
AMS	AEA

SCALE: 1" = 20'

PROJECT NO. 01:17923

SHEET 3 OF 3

DATE 4/28/11