

SOILS DATA								
LOT NO.	SOIL I.D. NAME	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS	GEOTECHNICAL REPORT REQ'D.
35-A	1	MIXED ALLUVIAL	POOR F.B.W	POOR F.W	GOOD	SLIGHT	A	YES
35-A	60C2	APPLING GRITTY LOAM	GOOD	GOOD	FAIR-S	SEVERE	C	NO

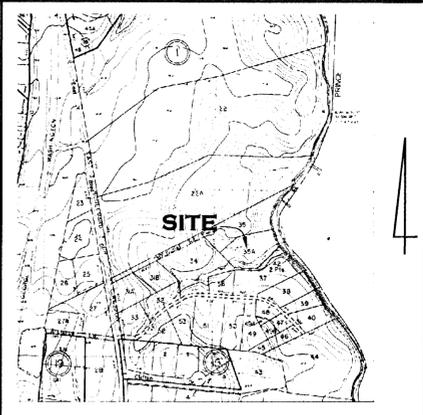
Application No. SEA 2002-MV-028

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS/BZA) approval 6/4/2007
Staff Coordinator G. Chase

N/P BOER
DEED BOOK 11451 AT PAGE 1123
8021 EAST BOULEVARD DRIVE
ALEXANDRIA, VIRGINIA 22308
USE: RESIDENTIAL
TAX MAP No.: 102-2-01-0035
PARCEL 35



RPA / VICINITY MAP
SCALE: 1" = 500'

NOTES : (cont)

- STORM WATER DETENTION IS NOT REQUIRED FOR THIS INFILL LOT DEVELOPMENT.
- GEOTECHNICAL REPORT HAS BEEN APPROVED AT PLAN NO. 0397-INF-02-1 FOR THIS DEVELOPMENT.
- LIMITS OF DISTURBANCE SHOWN IS NOW A FIELD CONDITION. THERE IS NO ADDITIONAL LAND DISTURBANCE PROPOSED OTHER THAN REFORESTATION OF SITE.
- THIS PROPERTY IS LOCATED IN ZONES "M" AND "AE" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 515525 0150D EFFECTIVE DATE OF MARCH 5, 1990.
- 100 YEAR FLOOD PLAIN LIMITS SET AT 10 FEET NGVD '29', AS ADOPTED BY FAIRFAX COUNTY BOARD OF SUPERVISORS AND CORRESPONDS TO FEMA FIRM PANEL No. 515525 0050 D, EFFECTIVE DATE OF MARCH 5, 1990.

GENERAL NOTES

- TAX MAP PARCEL NO. 102-2-01-0035-A
- ZONE R-2, RESIDENTIAL (2DU/AC)
- OWNER: SCOTT & PHYLLIS CRABTREE
911 ARCTURUS ON THE POTOMAC
ALEXANDRIA, VIRGINIA
- THERE ARE WETLANDS LOCATED ON THE SITE. A WETLANDS DELINEATION BY WETLANDS STUDIES AND SOLUTIONS INC., PROJECT # 8600 DATED JANUARY 31, 2002 (US ARMY CORPS OF ENGINEERS #02-N0024). THE US ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT, CONDUCTED A SITE INSPECTION THAT VERIFIED THAT WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT EXIST AT THE AT THE IDENTIFIED WETLAND FLAGS. THE CORPS HAS ISSUED A JURISDICTIONAL DETERMINATION LETTER CONFIRMING THIS DATED FEBRUARY 21, 2002. ALL FEDERAL AND STATE PERMITS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED.
- TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED BY GEORGE M. O'QUINN, L.S. TOPOGRAPHY DELINEATED HEREON WAS FIELD RUN AND IS BASED ON NGVD 29 DATUM.
- NO TITLE REPORT WAS FURNISHED. THIS LOT IS SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL LOT AREA IS 58,484 SQUARE FEET OR 1.34 ACRES.
- EXISTING TREES TO BE SAVED ARE SHOWN HEREON.
- THERE IS NO DISTURBANCE OF WETLANDS ASSOCIATED WITH THIS APPLICATION.
- BUILDING HEIGHT SHALL NOT EXCEED 35 FEET AS MEASURED FROM THE AVERAGE GRADE TO MIDPOINT OF THE MODIFIED GABLE ROOF.
- THE FLOOD PLAIN ELEVATION IS 10 FEET, NGVD 29, BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0137 D, REVISED DATE MARCH 5, 1990.
- THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER AVAILABLE ON ARCTURUS ON THE POTOMAC AND/OR EAST BOULEVARD DRIVE. THE EXISTING SITE CONTAINS A SEPTIC SYSTEM AND A PRIVATE WELL. THE EXISTING SEPTIC SYSTEM AND WELL SHALL BE ABANDONED UNDER HEALTH DEPARTMENT PERMIT AND SPECIFICATIONS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- REQUIRED MINIMUM YARDS: FRONT: 35 FEET
SIDE: 15 FEET
REAR: 25 FEET
- SETBACKS PROPOSED: FRONT: 79.9 FEET
SIDE: 16.0 FEET
REAR: 128.4 FEET
- A HOLD HARMLESS AGREEMENT SHALL BE EXECUTED WITH FAIRFAX COUNTY FOR ALL ADVERSE EFFECTS WHICH MAY ARISE AS A RESULT OF THE SITE WITHIN A FLOODPLAIN.
- THIS SITE SHALL COMPLY WITH ALL STATE AND FEDERAL WATER FLOODPROOFING REQUIREMENTS.
- THERE IS NO ADVERSE IMPACT TO DOWNSTREAM DRAINAGE.
- THERE SHALL BE NO STORAGE OR HERBICIDES, PESTICIDES, OR TOXIC HAZARDOUS SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4 AND 261.30 ET SEQ. ON THE PROPERTY WITHIN THE FLOODPLAIN.
- THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
- EXISTING ACCESS, INGRESS, AND EGRESS EASEMENTS TO THE SITE ARE NOTED HEREON.
- A MINIMUM OF TWO OFF STREET PARKING SPACES ARE PROVIDED.
- THE HOUSE WILL BE OPEN AT GRADE LEVEL WITH THE EXCEPTION OF AN AREA AROUND AN EGRESS STAIR, A CONVENIENCE STAIR AND AN ELEVATOR. THE ELEVATOR SHALL BE DEWATERED. THE ELEVATOR WILL STOP AT THE FINISH FIRST FLOOR (ELEV.=16.0 FEET) IN THE CASE OF A FLOOD CONDITION. SEE BUILDING PLANS FOR DIMENSIONS.
- THE FOUNDATION STRUCTURAL SYSTEM WILL CONSIST OF PILES DRIVEN INTO THE EXISTING SOIL. A CONCRETE PILE CAP WILL CONNECT THE PILES TO THE CONCRETE COLUMNS THAT RAISE FINISH FIRST FLOOR OF THE HOUSE UP TO ELEVATION 16.0 FEET. THE SAME STRUCTURAL SYSTEM WILL SUPPORT THE ENCLOSED RESIDENTIAL ELEVATOR. ALL EXCESS SOILS CREATED BY THE EXCAVATION FOR PILE CAPS WILL BE REMOVED FROM THE SITE.
- FINISHED ELEVATIONS: GRADE OF GROUND SLAB: 7.5 FEET (VARIES AS SHOWN)
FF PROPOSED RESIDENCE (EXCLUDES STAIRS, ELEVATOR, ACCESS RAMP): 16.0 FEET
FINISH ELEV. EGRESS STAIR: 8.0 FEET
FINISH ELEV. @ ELEVATOR: 8.0 FEET

- NO FLOODING WILL OCCUR ON ADJACENT PROPERTIES DUE TO RUNOFF GENERATED BY THIS DEVELOPMENT.
- THERE IS NO TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
- LOW AND HIGH TIDES HAVE BEEN IDENTIFIED BY MR. WILLIAM B. KAMM OF BEN KAMM BUILDERS, INC. USING INFORMATION FURNISHED BY THE US DEPARTMENT OF COMMERCE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AND A FIELD SURVEY. NOAA CHART: MOUNT VERNON, LATITUDE 3, LONGITUDE 7. SURVEY LOCATING HIGH AND LOW TIDES WAS CONDUCTED ON SEPTEMBER 24 AND 25, 2002 LOCATING CONSECUTIVE TIDES.
- ALL CONSTRUCTION ON THIS PROPERTY SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL REQUIRED CODES AND REGULATIONS.
- VEGETATION AND GROUND COVER SHALL BE LOCATED 5 TO 7 FEET OUT FROM THE BUILDING OUTLINE. THIS WILL OCCUR CONTINUOUSLY AT THE BUILDING OUTLINE WITH THE EXCEPTION OF VEHICULAR ACCESS TO PARKING UNDER THE BUILDING AT THE DRIVEWAY EXTENSION AND ONE FIVE FOOT WIDE PENETRATION FROM UNDERNEATH THE BUILDING TO THE REAR LAWN. OTHER SURFACES BENEATH THE BUILDING WILL BE IMPERVIOUS.
- UTILITIES SHALL BE PROVIDED UNDERGROUND WITHIN A UTILITY CORRIDOR LOCATED WITHIN THE EXISTING DRIVEWAY OR UNDER SEPARATE PERMIT AS NOTED.

RPA EXCEPTION NOTES

1. A) IMPERVIOUS AREA OF THE SITE EXCLUDES DRIVEWAY.	=	5,280 SF
B) IMPERVIOUS AREA OF THE SITE WITHIN THE RPA. EXCLUDES DRIVEWAY.	=	4,880 SF
C) TOTAL IMPERVIOUS AREA OF THE PROJECT. INCLUDES DRIVEWAY.	=	7,283 SF
2. A) DISTURBED AREA OF THE SITE. (118-1-6(M)) EXCLUDES DRIVEWAY.	=	10,775 SF
B) DISTURBED AREA OF THE SITE WITHIN THE RPA. EXCLUDES DRIVEWAY.	=	9,992 SF
C) AREA OF THE CARPORT. (104-1-7(M))	=	496 SF

BUFFER AREA NOTE:

THE EXCEPTION REQUIREMENTS UNDER 118-3-3(f) AND 118-6-7 REQUIRE LOCATION AND SIZES OF A BUFFER AREA AND VEGETATION EQUAL IN AREA TO THE RPA ENCROACHMENT. THERE ARE AREAS DENOTED ON THE PLAT THAT ARE BEING RESTORED TO NATURAL GROUND BY HAND. 1,778 SF OF EXISTING GRAVEL DRIVEWAY LOCATED ABOVE THE DELINEATED WETLANDS AND 1,105 SQUARE FEET OF EXISTING HOUSE AND PATIO AS SHOWN. A 5 TO 7 FOOT BUFFER IS PROPOSED AROUND THE PERIMETER OF THE PROPOSED DWELLING TO ACCEPT ROOF RUNOFF GENERATED BY THE DEVELOPMENT. AN AREA SOUTH OF THE EXISTING WETLANDS IS DENSELY WOODED AND SHALL REMAIN. VEGETATIVE BUFFER LANDSCAPING SHALL BE PROVIDED ON THE GRADING PLAN IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE AS SHOWN ON SHEET 2.

SEE SHEET 2 OF 2 FOR EXISTING VEGETATION AND LANDSCAPE PLAN

N/P MAX & PRISCILLA NOAH
DEED BOOK 6555 AT PAGE 1902
820 ARCTURUS ON THE POTOMAC
ALEXANDRIA, VIRGINIA 22308
USE: VACANT
TAX MAP No.: 102-2-01-0037
PARCEL 37

EXISTING VEGETATION STATEMENT

- EXISTING TREES NORTH OF THE WETLANDS AREA ARE MAPLE, SYCAMORE, CEDAR, AND GUM RANGING IN CALIPER SIZE FROM 6" TO 30". THESE TREES WITH THE RESPECTIVE SIZES ARE NOTED ON THE PLAT. MATURE FOREST COVERS MUCH OF THE SITE EXCEPT FOR A MAINTAINED LAWN AND BEACH ON THE EAST SIDE BY THE RIVER. SEE LANDSCAPE PLAN.
- THE SITE CONTAINS JURISDICTIONAL WETLANDS CONSISTING PRIMARILY OF A DENSE GROWTH OF SHRUBS INCLUDING CORNUS AMOMUM (SILKY DOGWOOD), VIRBURNUM DENTATUM (ARROW-WOOD VIBURNUM) & SAMBUCUS CANADENSIS (AMERICAN ELDERBERRY), SAGITTARIA LATIFOLIA (BROADLEAF ARROWHEAD), POLYGONUM MARTIFOLIUM (HALBERD-LEAVED TEAR THUMB), BOEHMERIA CYLINDRICA (FALSE NETTLE), TYPIA LATIFOLIA (BROAD-LEAF CATTAIL) AND HIBISCUS MOSCHEUTOS (SWAMP ROSE MALLOW) EXISTS AT THE SOUTHEAST CORNER OF THE SITE NEAR THE POTOMAC RIVER. THIS VEGETATION HAS BEEN IDENTIFIED IN A WETLAND DELINEATION REPORT PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED JANUARY 31, 2002.

ADEQUATE OUTFALL NARRATIVE

RUNOFF FROM THE SITE WILL CONTINUE TO SHEET FLOW INTO THE POTOMAC RIVER FROM THE PROJECT SITE AND NO CHANGE TO THE EXISTING DRAINAGE PATTERN WILL BE MADE. THE POTOMAC RIVER AT THE EASTERN SIDE OF THE PROPERTY IS A POINT HAVING A DRAINAGE AREA EQUAL TO 100 TIMES THE CONTRIBUTING SITE AREA AND MOST OF THE SITE IS WITHIN A FLOODPLAIN. THEREFORE, IT IS OUR OPINION THAT THERE IS ADEQUATE OUTFALL AND THAT NO DOWNSTREAM PROPERTIES WILL BE ADVERSELY AFFECTED BY THIS PROJECT.

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: Scott Crabtree
OWNER / DEVELOPER: SCOTT CRABTREE
NAME: SCOTT CRABTREE
OWNER TITLE:

AREA AND VOLUME

FILL IN FLOOD PLAIN CONC SLAB = 222 yd³ (CUBIC YARDS)
38-1.1" DIAM. PIERS @ 2.6 FT= 230.19ft³ = 8.5 yd³ (CUBIC YARDS)
ELEVATOR SHAFT = 11 yd³ (CUBIC YARDS)
TOTAL AREA = 241.5 yd³ (CUBIC YARDS)

TOTAL AREA OF IMPERVIOUS SURFACE TO BE RESTORED TO NATURAL GROUND = 2,883 SF

TOTAL IMPERVIOUS AREA OF NEW DWELLING = 4,784 SF (DWELLING).

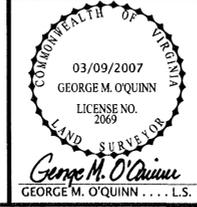
TOTAL AREA OF DISTURBANCE FOR NEW DWELLING = 6,966 SF

TOTAL AREA OF DISTURBANCE TO REMOVE EXISTING IMPROVEMENTS IN RPA = 674 SF

TOTAL AREA OF DISTURBANCE WITHIN THE RPA (EXCLUDING DRIVEWAY) = 9,992 SF

RECEIVED
MAR 29 2007
Zoning Evaluation Division

SPECIAL EXCEPTION PLAT
AND
RESOURCE PROTECTION AREA PLAT
ON
#8019 EAST BOULEVARD DRIVE
(DB 9204, PG 814)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
AUGUST 19, 2005
SEPTEMBER 22, 2006 (REVISED)
MARCH 9, 2007 (REVISED)



SEA-2002-MV-028

DOMINION Surveyors Inc.®

8808 H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

SHEET
1
OF
2

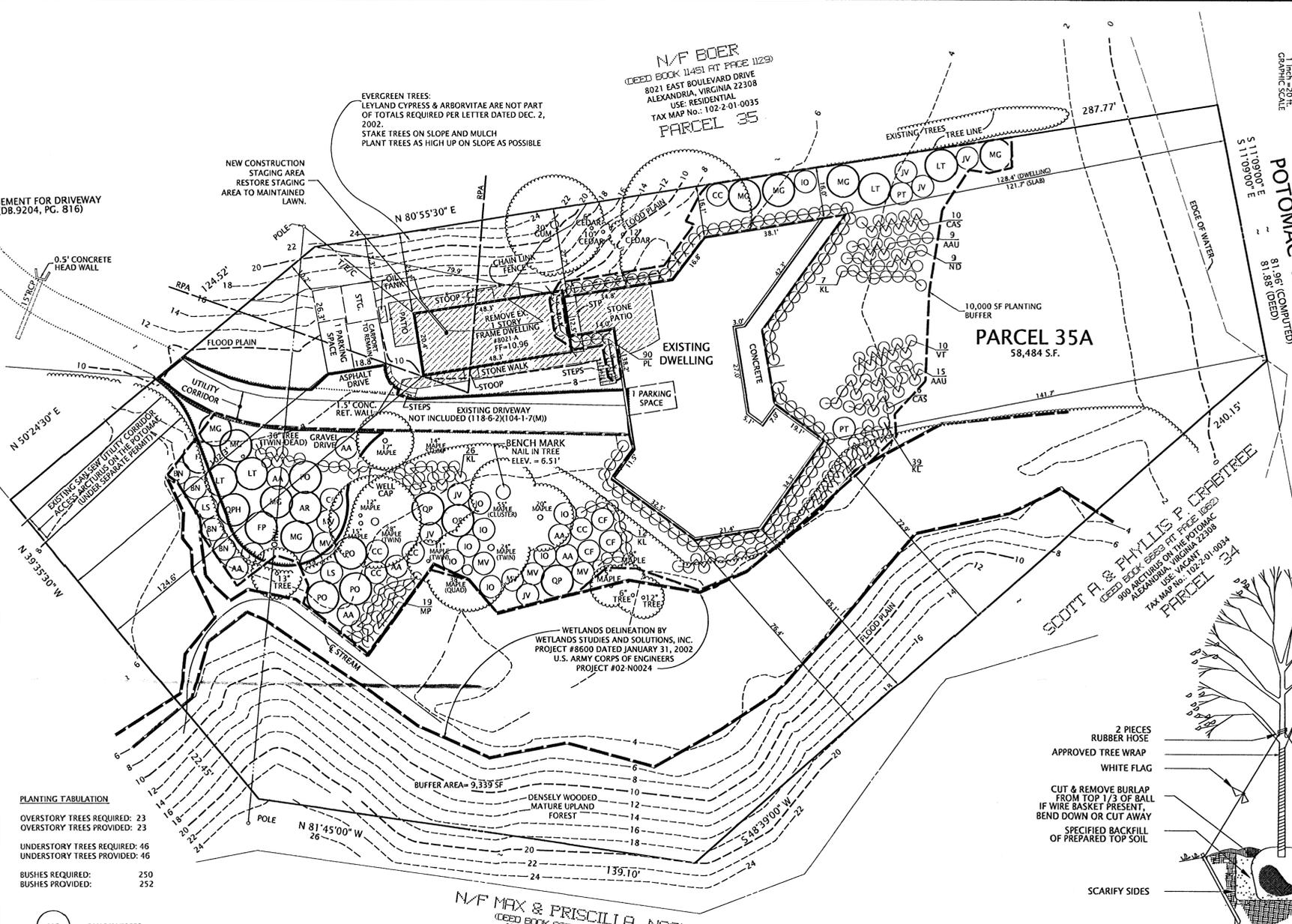
FILE NO.
101-2
60823001

Application No. SEA 2002-MV-029
APPROVED SR/SP PLAN
 DATE OF DEVELOPMENT CONDITIONS 6/14/2007
 Date of (BOS) (BZA) approval
 Staff Coordinator G. O'Quinn
 Sheet 2 of 2

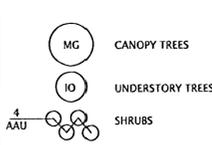
TREE COVER CALCULATIONS

1. TOTAL SITE AREA	58,484 SF
2. AREA OF FLOODPLAIN	48,020 SF
3. ADJUSTED SITE AREA	10,464 SF
4. x REQUIRED PERCENT (10, 15, 20)	x 0.20
5. = TREE COVER REQUIRED	2,093 SF
6. EXISTING TREE COVER AREA (x 1.25)	28,399 x 1.25 = 35,499 SF
7. TREE COVER TO BE PROVIDED BY PLANTING TREES	9,550 SF
8. = TREE COVER PROVIDED	45,049 SF
9. EXCESS TREE COVER	42,956 SF

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	TREE COVER CREDIT	COND.	REMARKS
CANOPY TREES							4,000 SF	
AR	ACER RUBRUM	RED MAPLE	1	2"	6'-8"	200 SF	B&B	
FG	FAGUS GRANDIFLORA	AMERICAN BEECH	1	2"	6'-8"	200 SF	B&B	KEEPS LEAVES IN WINTER
FP	FRAXINUS PENNSYLVANICA	GREEN ASH	1	2"	6'-8"	200 SF	B&B	
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4	2"	6'-8"	200 SF	B&B	
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8	2"	6'-8"	200 SF	B&B	EVERGREEN
QP	QUERCUS PALUSTRIS	PIN OAK	3	2"	6'-8"	200 SF	B&B	KEEPS LEAVES IN WINTER
PO	PLATANUS OCCIDENTALIS	SYCAMORE	4	2"	6'-8"	200 SF	B&B	
QPH	QUERCUS PHELLOS	WILLOW OAK	1	2"	6'-8"	200 SF	B&B	
UNDERSTORY TREES							4,550 SF	
LS	SWEETGUM	LIQUID AMBER STYRACIFWA	2	2"	5'-6"	100 SF	B&B	
AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8	2"	5'-6"	100 SF	B&B	
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	2"	5'-6"	100 SF	B&B	
BN	BETULA NIGRA	RIVER BIRCH	4	2"	6'-8"	100 SF	B&B	
PT	PINUS TAROA	LOBLOLLY PINE	2	2"	5'-6"	100 SF	B&B	
CC	CARPINUS CAROLINA	AMERICAN HORNBEAN	6	2"	5'-6"	100 SF	B&B	
IO	ILEX OPACA	AMERICAN HOLLY	8	2"	5'-6"	50 SF	B&B	EVERGREEN
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6	2"	5'-6"	150 SF	B&B	
CF	MAGNOLIA COROIFOLAS	BITTERNUT HICKORY	3	2"	5'-6"	150 SF	B&B	
SHRUBS, PLANTS AND GROUND COVER								
AAU	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24				#2 CONT.	
CAS	CORNUS ALBA SIBIRICA	SIBERIAN DOGWOOD	16				#2 CONT.	RED STEMS IN WINTER
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	84				#2 CONT.	
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	19				#2 CONT.	
PL	PRUNUS LAUROCERASUS SKIPKAENSIS	SKIPKA CHERRY LAUREL	90				#2 CONT.	
VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	10				#2 CONT.	
ND	NANDINA DOMESTICA	NANDINA	9				#2 CONT.	



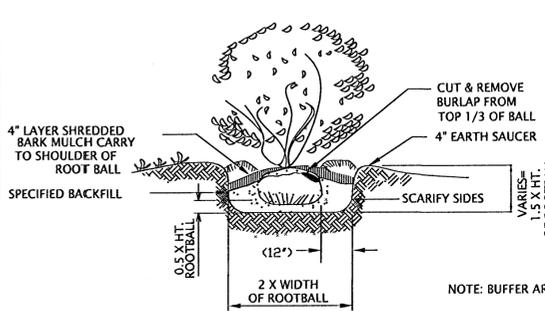
PLANTING TABULATION
 OVERSTORY TREES REQUIRED: 23
 OVERSTORY TREES PROVIDED: 23
 UNDERSTORY TREES REQUIRED: 46
 UNDERSTORY TREES PROVIDED: 46
 BUSHES REQUIRED: 250
 BUSHES PROVIDED: 252



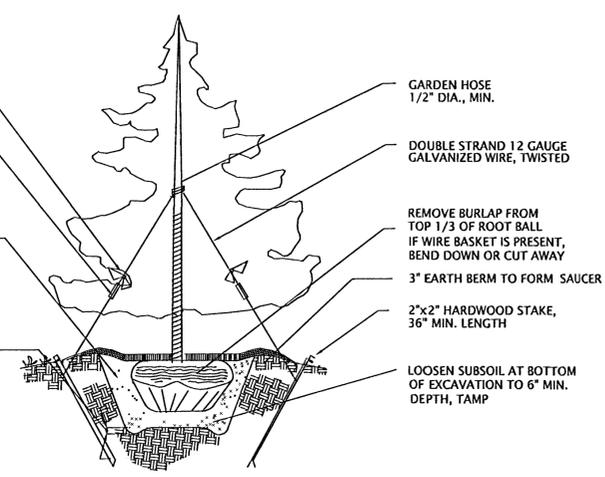
NOTE: WHERE NEEDED FOR INCREASED EFFECTIVENESS, LARGER PLANTS THAN SPECIFIED MAY BE USED.
 PLANTING ARRANGEMENT SHALL TAKE EXISTING VEGETATION INTO ACCOUNT AND BE MODIFIED AS REQUIRED.

TOTAL PLANTING BUFFER AREA = 10,000 SF

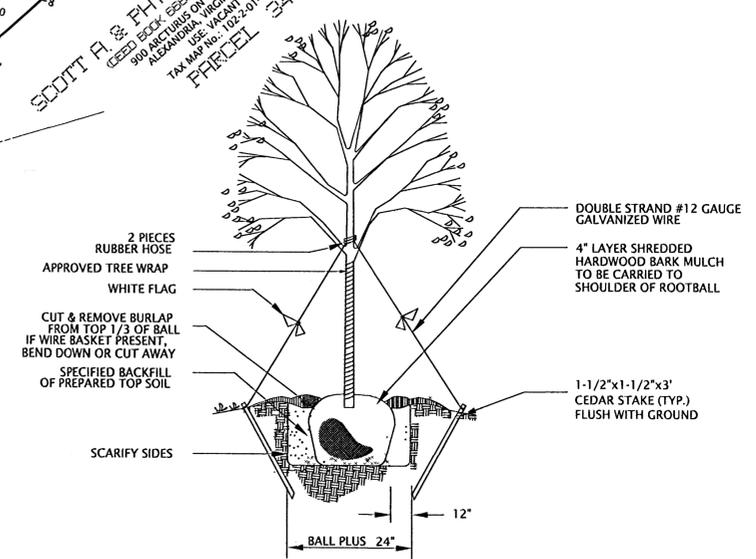
ZONING CATEGORY: R-2



NOTE: BUFFER AREA ESTABLISHMENT
 118-3-3(f) ... IF SEEDLINGS ARE USED INSTEAD OF CONTAINER PLANTS, THE DENSITY OF TREES SHALL BE DOUBLED.



DETAIL - EVERGREEN TREE PLANTING



DETAIL - TREE PLANTING

LANDSCAPE PLAN ON
#8019 EAST BOULEVARD DRIVE
 (DB 9204, PG 814)
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=20'
 AUGUST 19, 2005
 SEPTEMBER 22, 2006 (REVISED)
 MARCH 9, 2007 (REVISED)

SEA-2002-MV-028

03/09/2007
 GEORGE M. O'QUINN
 LICENSE NO. 2069
 LAND SURVEYOR

DOMINION Surveyors Inc.[®]

8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412

SHEET 2 OF 2
 FILE NO. 101-2 60823001