



County of Fairfax, Virginia

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

June 6, 2007

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

Re: Special Exception Amendment Application SEA 2002-MV-028

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on June 4, 2007, the Board approved Special Exception Amendment Application SEA 2002-MV-028 in the name of Scott A. and Phyllis P. Crabtree. The subject property is located at 8019 East Boulevard Drive on approximately 1.34 acres of land zoned R-2 in the Mount Vernon District [Tax Map 102-2 ((1)) 35A]. The Board's action amends Special Exception Application SE 2002-MV-028, previously approved for residential use in a floodplain, to permit a change in development conditions to clarify fill and elevations and associated modifications to site design pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception plat titled Special Exception Plat, and prepared by Dominion Surveys, Inc., which is dated August 19, 2005 and revised to March 9, 2007, and these conditions.
4. A Hold Harmless agreement shall be executed with the County for all adverse effects which may arise as a result of the location of the house and appurtenant structures within a floodplain area.

Office of 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
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<http://www.fairfaxcounty.gov/bosclerk>

5. The limits of clearing and grading, as shown on the SEA shall be strictly observed and enforced. Any encroachment into or disturbance of the RPA not shown on the Plat is considered a violation of the CBPO and is subject to penalties of Article 9 of the CBPO.
6. The dwelling shall be constructed on pilings, as shown on the SEA Plat and shall be set at an elevation of sixteen (16) feet from the top of the first floor (NGVD 1929). The amount of fill permitted shall not exceed a maximum of 241.5 cubic yards. Trees and indigenous vegetation within the limits of clearing and grading shall be preserved on the site during the construction process to the maximum extent feasible as determined by the FM, DPWES.
7. If deemed necessary by DPWES, a geotechnical report shall be submitted to DPWES for foundation design and earthwork engineering. Plans shall be implemented as required by DPWES.
8. The applicant shall notify the US Army Corps of Engineers prior to the approval of a grading plan to ensure compliance with § 404 of the Clean Water Act. Any required wetlands permit shall be obtained prior to commencement of land disturbing activity.
9. As-built floor elevations for the residence shall be submitted in accordance with Section 3107.12.1 of the Virginia Uniform Statewide Building Code (VUSBC 1977) on a standard FEMA Elevation Certificate prior to approval of the framing inspection.
10. All construction shall be in conformance with Section 3107.0 Flood-Resistant Construction of the Virginia Uniform Statewide Building Code (VUSBC 1977). A statement certifying all floodproofing proposed, and indicating its compliance with all County, State, and Federal requirements shall be provided with the Building Permit application. This certification shall be signed, sealed, and indicate the address of the certifying professional and it shall cover all structural, electrical, mechanical, plumbing, water and sanitary facilities connected with the use.
11. Erosion and sediment control measures shall be installed at all stages of construction. Super-silt fence shall be required along the limits of any clearing and/or grading within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized as determined by the Environmental and Facilities Inspection Division site

inspector. No more land shall be disturbed than is necessary for the proposed construction within the RPA.

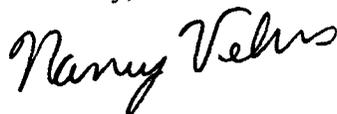
12. Stormwater drainage shall be directed to ditches through the use of pipes, swales, or other devices, as determined by DPWES. Any fill area shall be stabilized, graded, or have drains installed such that normal rainfall will not flow over unprotected fill area onto adjacent properties.
13. Disclosure of potential flood hazards due to the location of the site within the 100-year floodplain shall be made in writing to any potential home buyers prior to entering into a contract of sale.
14. All building supplies and construction equipment shall be located and stored only within the area designated as disturbed area on the SEA Plat.
15. The existing gravel turnaround located south of the existing driveway shall be removed and restored to a vegetated state, as depicted on the SEA Plat and as determined by DPWES.
16. The dwelling shall be limited to a maximum height of 35.0 feet.
17. An area equal in size to the disturbed area within the RPA shall be restored between the dwelling and the Potomac River, as defined by DPWES, and such area shall be planted with native plant species as determined by the Urban Forest Management Branch. The applicant shall provide plantings under and around the dwelling, as shown on the SEA Plat. No clearing, other than for dead or dying plants, shall be permitted between the dwelling and the Potomac River.
18. The existing carport shown to remain on the SEA Plat shall require a Special Exception Amendment to be enlarged or used for another purpose.
19. The area shown on the SEA Plat as an "existing Lawn Beach Area" shall remain undisturbed. Indigenous vegetation shall be preserved to the maximum extent possible. Additional plantings as indicated on the Landscape Plan shall be installed prior to issuance of a residential use permit.
20. To the extent possible, stable vegetation in the floodplain shall be protected and maintained as determined by DPWES.

21. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.
22. All mechanical, electrical, and utility equipment shall be at or above the flood level.
23. When replaced, all of the driveway that is in the RPA shall be constructed of pervious materials, such as pervious asphalt or brick pavers.
24. The construction material stockpile areas shall be located in the areas of the existing dwelling to be removed and within the existing driveway turnaround area. These stockpile areas shall be restored with vegetation upon completion of construction on the lot.
25. Vegetated buffer areas shall be located in the areas shown on the Plat and shall be of a combined area of at least 10,520 square feet. The size, species and density shall be consistent with the planting requirements of CBPO 118-3-3(f). A minimum of 23 overstory trees, 45 understory trees and 250 shrubs with groundcovers shall be planted within the 10,520 square feet of buffer areas. Notwithstanding the statements in the application or the associated Water Quality Impact Assessment, the proposed vegetation may only be revised with written approval of the Director of the Department of Public Works and Environmental Services (DPWES).
26. A revised lot grading plan shall be submitted and approved by the Director of DPWES prior to issuance of a residential use permit. The lot grading plan shall address the revisions to the Special Exception Plat and the conditions contained herein.
27. Four (4) copies of a slope stability analysis, including plans depicting the current slope of the northern portion of the site shall be submitted to DPWES for review by the Geotechnical Review Board prior to the issuance of a residential use permit. The analysis shall be prepared in accordance with Article 4-0202 of the Public Facilities Manual (PFM) as determined by DPWES and certified by a licensed geotechnical engineer.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, twenty-four (24) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a residential use permit. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Gerry Hyland, Mount Vernon 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
Audrey Clark, Director – Building Plan Review, DPWES
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
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
Dale Castellow, Chief Capital Projects Sections, Dept. of Transportation

SOILS DATA								
LOT NO.	SOIL I.D. NAME	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	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 CLAYTY LOAM	GOOD	GOOD	FAIR-S	SEVERE	C	NO

OUTLET ROAD TO EAST BOULEVARD DRIVE
SCOTT & PHYLLIS P. CRABTREE
1001 EAST BOULEVARD DRIVE
ALEXANDRIA, VIRGINIA 22304
PHONE: 703-619-6555
FAX: 703-799-6412

GENERAL NOTES

- TAX MAP PARCEL NO. 102-2-01-0035-A
- ZONE R-2, RESIDENTIAL (DU/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 #800 DATED JANUARY 31, 2002 (US ARMY CORPS OF ENGINEERS 802-10024). THE US ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT, CONDUCTED A SITE INSPECTION THAT VERIFIED THAT WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT EXIST AT THE AT THE IDENTIFIED WETLANDS LOCATIONS. 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 NVD 25 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, NVD 25, 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 OF 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 DIMENSIONED THE ELEVATOR WILL STOP AT THE FINISH FIRST FLOOR ELEVATION OF 16.0 FEET IN THE CASE OF A FLOOD CONDITION. SEE BUILDING PLANS FOR DIMENSIONS.
- 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. 8" ELEVATOR: 8.0 FEET

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. | 4,860 SF |
| C) TOTAL IMPERVIOUS AREA OF THE PROJECT, INCLUDES DRIVEWAY. | 7,243 SF |
| 2. A) DISTURBED AREA OF THE SITE. (1181-6000) EXCLUDES DRIVEWAY. | 10,775 SF |
| B) DISTURBED AREA OF THE SITE WITHIN THE RPA. EXCLUDES DRIVEWAY. | 9,992 SF |
| C) AREA OF THE CARPORT. (1041-7040) | 496 SF |

BUFFER AREA NOTE:

THE EXCEPTION REQUIREMENTS UNDER 118-6-310 AND 118-6-7 REQUIRE LOCATION AND SIZES OF A BUFFER AREA AND VEGETATION EQUAL IN AREA TO THE RPA ENCROACHMENT. THESE ARE AREAS DENOTED ON THE PLAT THAT ARE BEING RESTORED TO NATURAL GROUND BY HAND. 1,778 SF OF EXISTING 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 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

STATEMENT TO BE PROVIDED BY OWNER

A STATEMENT CERTIFYING ALL FLOOD PROOFING PROPOSED, AND INDICATING ITS COMPLIANCE WITH ALL COUNTY, STATE AND FEDERAL REQUIREMENTS IS REQUIRED. THIS CERTIFICATION MUST BE SIGNED, SEALED AND INDICATE THE ADDRESS OF THE CERTIFYING PROFESSIONAL AND IT MUST COVER ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, WATER AND SANITARY FACILITIES CONNECTED WITH ITS USE. SHALL BE PROVIDED BY APPLICANT. THE APPLICANT IS AWARE THAT FLOOD INSURANCE MAY BE REQUIRED BY THE APPLICANT'S LENDING INSTITUTION AND THAT FLOOD INSURANCE RATES MAY INCREASE BECAUSE OF INCREASES IN RISK TO USE AND PROPERTY. THIS STATEMENT SHALL BE PLACED ON THE GRADING PLAN.

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: _____ OWNER / DEVELOPER
NAME: SCOTT CRABTREE
TITLE: OWNER

AREA AND VOLUME

FILL IN FLOOD PLAN CONC SLAB	= 222 YD ³ CONC. HAZRD
38"-1:1 OAM. PERS @ 2.6 FT x 230.19'	= 8.5 YD ³ CONC. HAZRD
ELEVATOR SHAFT	= 11 YD ³ CONC. HAZRD
TOTAL AREA	= 241.5 YD ³ CONC. HAZRD
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

EXISTING VEGETATION STATEMENT

- EXISTING TREES NORTH OF THE WETLANDS AREA ARE MAPLE, SYCAMORE, CEDAR AND CUM. RANGING IN CALIBER 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 ANONUM (SLY DOGWOOD), VIBURNUM DENTATUM (AMERICAN HONEY SUCKLER), SAMBUCUS CANADENSIS (AMERICAN ELDERBERRY), SAGITTARIA LATHYLOIA (BROADLEAF ARROWHEAD), POLYGONUM MARITIMUM (WATER PERSICARIA), BOEHMIA CYLINDRICA (WATER HEMLOCK), TYPHLA LATHYLOIA (BROAD LEAF CATTAIL) AND HIBISCUS MOSCHEutosI DWAMP (ROSE MALLOW) GROWS AT THE SOUTHWEST CORNER OF THE SITE NEAR THE POTOMAC RIVER. THIS VEGETATION HAS BEEN IDENTIFIED BY A WETLAND DELINEATION REPORT PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED JANUARY 31, 2002.

GRADING PLAN REQUIRED

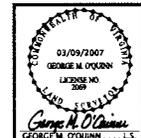
A GRADING PLAN SHOWING SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 104 OF THE FAIRFAX COUNTY CODE HAS BEEN APPROVED. PLAN #0397-10-021. DATE AUGUST 21, 2003. A REVISED GRADING PLAN IS REQUIRED.

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



8019 EAST BOULEVARD DRIVE
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

SHEET 1 OF 2
FILE NO. 101-2 60823001

NOTES (cont)

- STORM WATER DETENTION IS NOT REQUIRED FOR THIS INFILL LOT DEVELOPMENT.
- GEOTECHNICAL REPORT HAS BEEN APPROVED AT PLAN NO. 0397-10-021 FOR THIS DEVELOPMENT.
- LIMITS OF DISTURBANCE SHOWN IS HOW A FIELD CONDITION. THERE IS NO ADDITIONAL LAND DISTURBANCE PROPOSED OTHER THAN REFORESTATION OF SITE.
- THIS PROPERTY IS LOCATED IN ZONES "A" AND "AE" ON THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 515525 0130 EFFECTIVE DATE OF MARCH 5, 1990.
- 100 YEAR FLOOD PLAIN LIMITS SET AT 10 FEET NVD 25" AS ADOPTED BY FAIRFAX COUNTY BOARD OF SUPERVISORS AND CORRESPONDS TO FEMA FIRM PANEL NO. 515525 0050 D, EFFECTIVE DATE OF MARCH 5, 1990.

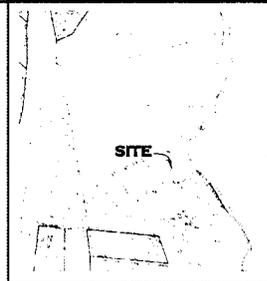
I HEREBY CERTIFY THAT THE LIMITS OF CLEANING AND GRADING DELINEATED ON THIS PLAT PREPARED BY ME, DATED MARCH 9, 2007 FOR THE PROPERTY LOCATED AT 8019 EAST BOULEVARD DRIVE ACCURATELY REFLECTS THE SCOPE OF THIS PROJECT AND THAT THE PROPOSED WORK CAN BE PERFORMED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN. I FURTHER CERTIFY THAT THE TOTAL DISTURBED LAND AREA THAT WILL BE ASSOCIATED WITH THE CONSTRUCTION OF THE PROPOSED DWELLING AND SITE IMPROVEMENTS WILL NOT EXCEED 10,000 SQUARE FEET.

THE TOTAL DISTURBED AREA FOR NEW DWELLING = 6,966 SQUARE FEET. THE TOTAL DISTURBED AREA WITHIN THE RPA = 9,992 SF. THE TOTAL NEW IMPERVIOUS AREA IN THE RPA OF NEW DWELLING AND DR. CAR PORT = 4,830 SF.



George M. O'Quinn
GEORGE M. O'QUINN, L.S.

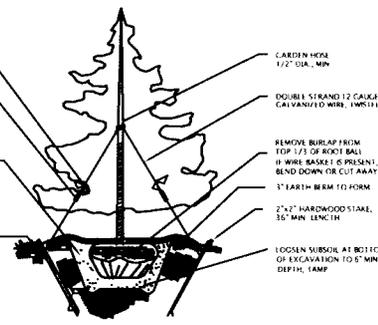
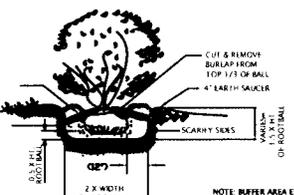
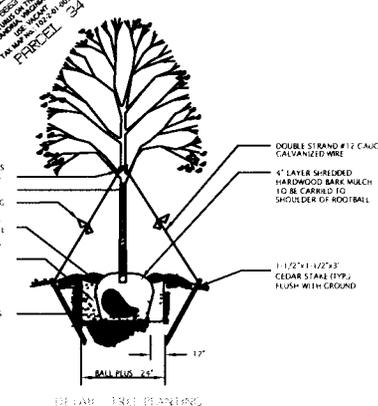
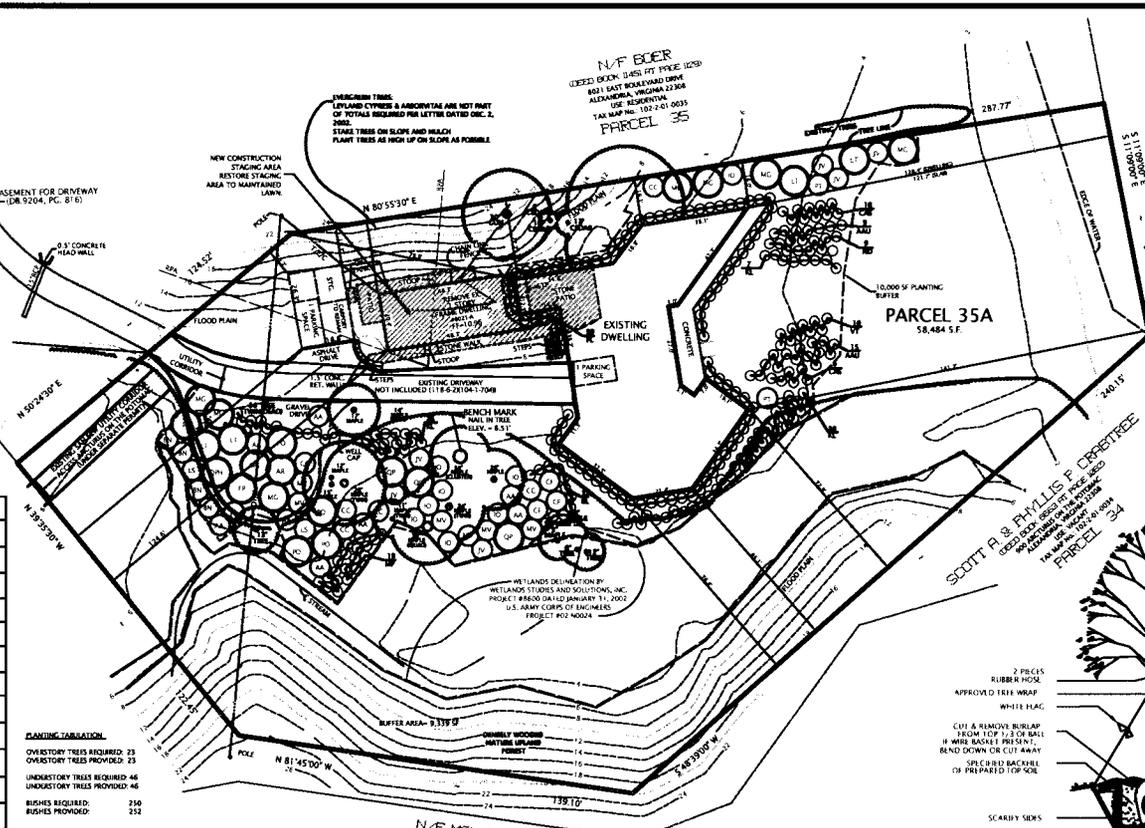
RPA / VICINITY MAP
SCALE: 1" = 500'



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	CALIBER	HEIGHT	TREE COVER CREDIT	COND.	REMARKS
CANOPY TREES						4,000 SF		
AR	ACER RUBRUM	RED MAPLE	1	2"	6'-6"	200 SF	868	
FC	FACUS GRANDIFLORA	AMERICAN BEECH	1	2"	6'-6"	200 SF	868	KEEPS LEAVES IN WINTER
FP	FRAXINUS PENNSYLVANICA	GREEN ASH	1	2"	6'-6"	200 SF	868	
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4	2"	6'-6"	200 SF	868	
MC	MACHONIA GRANDIFLORA	SOUTHERN MAGNOLIA	8	2"	6'-6"	200 SF	868	EVERGREEN
QP	QUERCUS PALUSTRIS	PIN OAK	3	2"	6'-6"	200 SF	868	KEEPS LEAVES IN WINTER
PO	PLATANUS OCCIDENTALIS	SYCAMORE	4	2"	6'-6"	200 SF	868	
QPH	QUERCUS PHellos	WILLOW OAK	1	2"	6'-6"	200 SF	868	
UNDERSTORY TREES						4,550 SF		
LS	SWEETGUM	LIQUID AMBER SYCAMORE	2	2"	5'-6"	100 SF	868	
AA	AMELANCHIER ALBOEA	DOWNEY SERVICEBERRY	8	2"	5'-6"	100 SF	868	
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	2"	5'-6"	100 SF	868	
BN	BETULA NIGRA	RIVER BIRCH	4	2"	6'-6"	100 SF	868	
PT	PINUS LARDO	LOBLOLLY PINE	7	2"	5'-6"	100 SF	868	
CC	CARPINUS CAROLINA	AMERICAN HORNBEAM	6	2"	5'-6"	100 SF	868	
KV	KELC OPACA	AMERICAN HOLLY	8	2"	5'-6"	50 SF	868	EVERGREEN
MY	MACHONIA VIRGINIANA	SWEETBAY MAGNOLIA	6	2"	5'-6"	150 SF	868	
CF	MACHONIA CHOROLIAS	BITTERNUT HICKORY	3	2"	5'-6"	150 SF	868	
SHRUBS, PLANTS AND GROUND COVER								
AAU	ARIZONA ARBUTUS	RED CHERRYBERRY	24				#2 CONT.	
CAC	CORNUS ALBA SIBIRICA	SIBERIAN DOGWOOD	16				#2 CONT.	RED STEMS IN WINTER
KL	KALAMA LALAMA	MOUNTAIN LAUREL	84				#2 CONT.	
NP	NORTHERN PENNSYLVANICA	NORTHERN BAYBERRY	19				#2 CONT.	
PL	PRUNUS LANCEOLATA	SKYPIKE CHERRY LAUREL	90				#2 CONT.	
VT	VIBURNUM TRICOLOR	AMERICAN CRANBERRY BUSH	10				#2 CONT.	
ND	NANDINA DOMESTICA	NANDINA	9				#2 CONT.	



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
DOMINION Surveyors Inc.
 8808 N PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412

SHEET 2 OF 2
 FILE NO. 101-2 60823001

NOTE: BUFFER AREA ESTABLISHMENT 118-3-310 - IF SEEDLINGS ARE USED INSTEAD OF CONTAINER PLANTS, THE DENSITY OF TREES SHALL BE DOUBLED.

DETAIL: EVERGREEN TREE PLANTING