

TREE REPLACEMENT TABLE - ONSITE

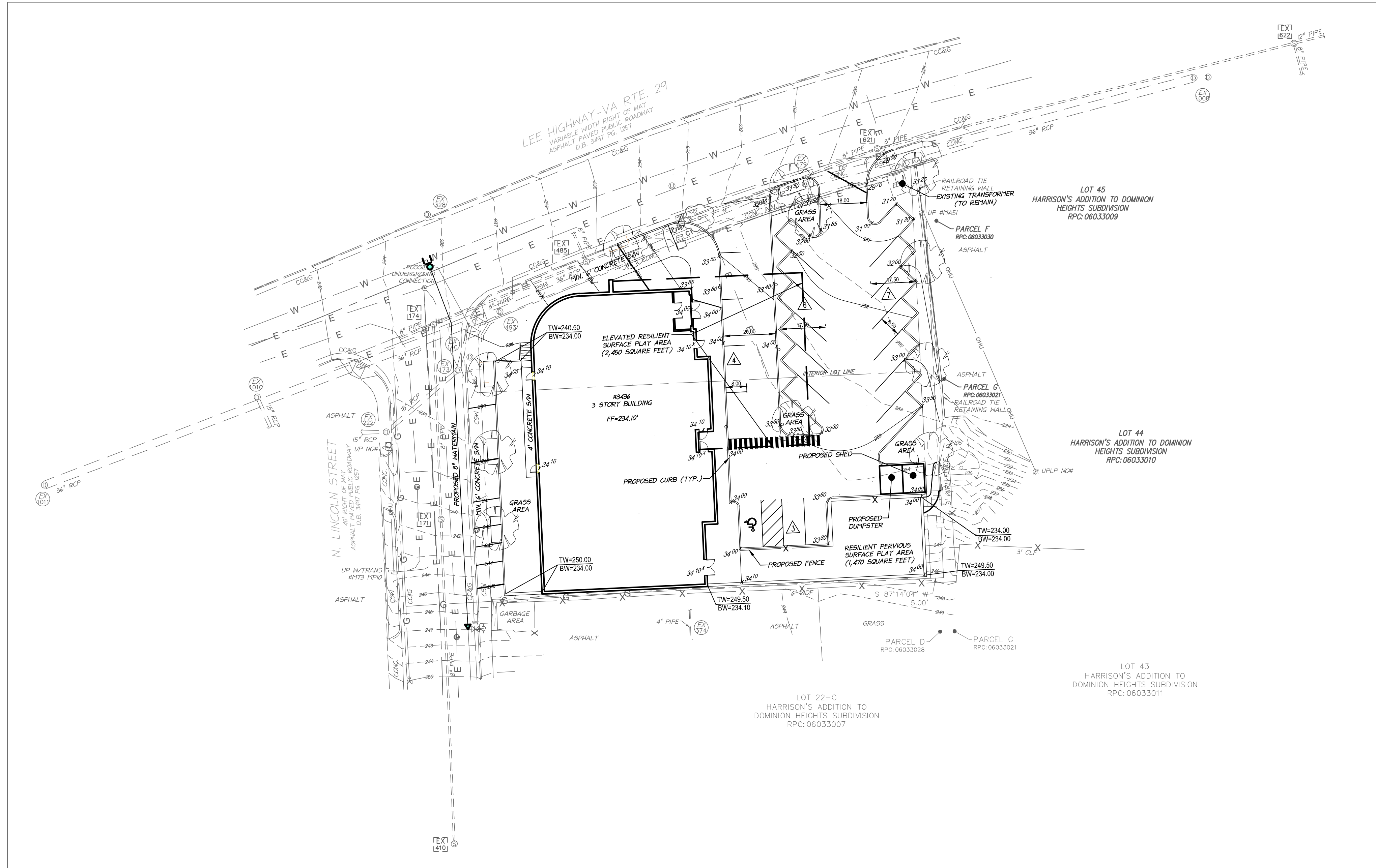
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	SPECIES RATING	CONDITION	TOTAL SCORE	REPLACEMENTS REQUIRED
101	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	0.6	0.74	7.1	2 TREES

TREE REPLACEMENT TABLE - OFFSITE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	SPECIES RATING	CONDITION	TOTAL SCORE	REPLACEMENTS REQUIRED
102	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	0.6	0.72	11.7	3 TREES
103	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	0.6	0.72	13.0	3 TREES
104	LIRIODENDRON TULIPIFERA	TULIP POPLAR	14	0.6	0.71	6.0	2 TREES

- NOTES:
 1.) TREE PROTECTION TO BE PROVIDED AT TIME OF FINAL SITE PLAN.
 2.) PROPOSED TREES SHOWN SHALL BE 2" CALIPER WILLOW OAK (QUERCUS PHELLOS).
 3.) PARKING AND DRIVE AISLES TO BE ASPHALT.

IMPERVIOUS AREA CALCULATIONS:		
TOTAL AREA OF SITE = 23,697 SQUARE FEET		
	SQUARE FOOTAGE	PERCENTAGE OF SITE
EXISTING CONDITIONS	23,697 SQUARE FEET	100%
PROPOSED CONDITIONS	18,852 SQUARE FEET	80%



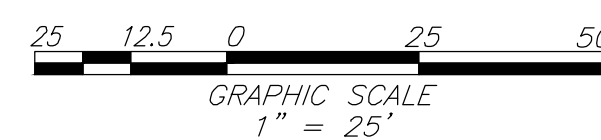
PROJECT NARRATIVE:

THE EXISTING SITE IS 100% IMPERVIOUS, AND CONSISTS OF MULTIPLE COMMERCIAL BUSINESSES. THE PROPOSED DEVELOPMENT WILL CONSIST OF A 3 STORY MONTESSORI SCHOOL WITH ASSOCIATED PLAYGROUND, AND PARKING INFRASTRUCTURE.

SWM/BMP NARRATIVE:

THE DEVELOPMENT PROPOSES MEETING THE STORMWATER DETENTION AND BMP REQUIREMENTS THROUGH THE INSTALLATION OF ADDITIONAL PERVIOUS SURFACES. THE SITE IS CURRENTLY 100% IMPERVIOUS, AND WITH APPROXIMATELY 4,455 S.F. OF PERVIOUS AREA PROVIDED IN THE ULTIMATE CONDITION, THE SITE WILL MEET THE REDUCED RUNOFF AND PHOSPHORUS TREATMENT REQUIREMENTS.

PLOT AND LOCATION PLAN



ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT AND LOCATION PLAN
CHILDREN'S HOUSE MONTESSORI SCHOOL
 USE PERMIT APPLICATION
 3436 LEE HIGHWAY
 ARLINGTON COUNTY VIRGINIA

SCALE: 1"=25'	SHEET: C101
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PROJECT No.: 19139.001.00
 DRAWING No.: 108476
 DATE: 11-22-2019
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KMW