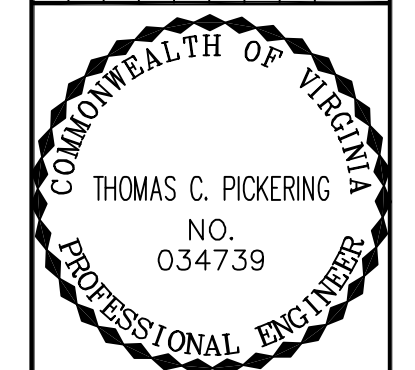
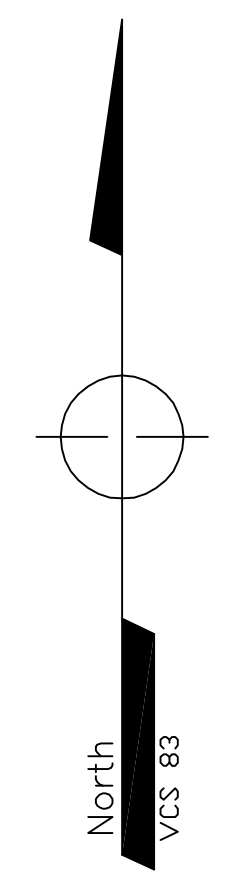
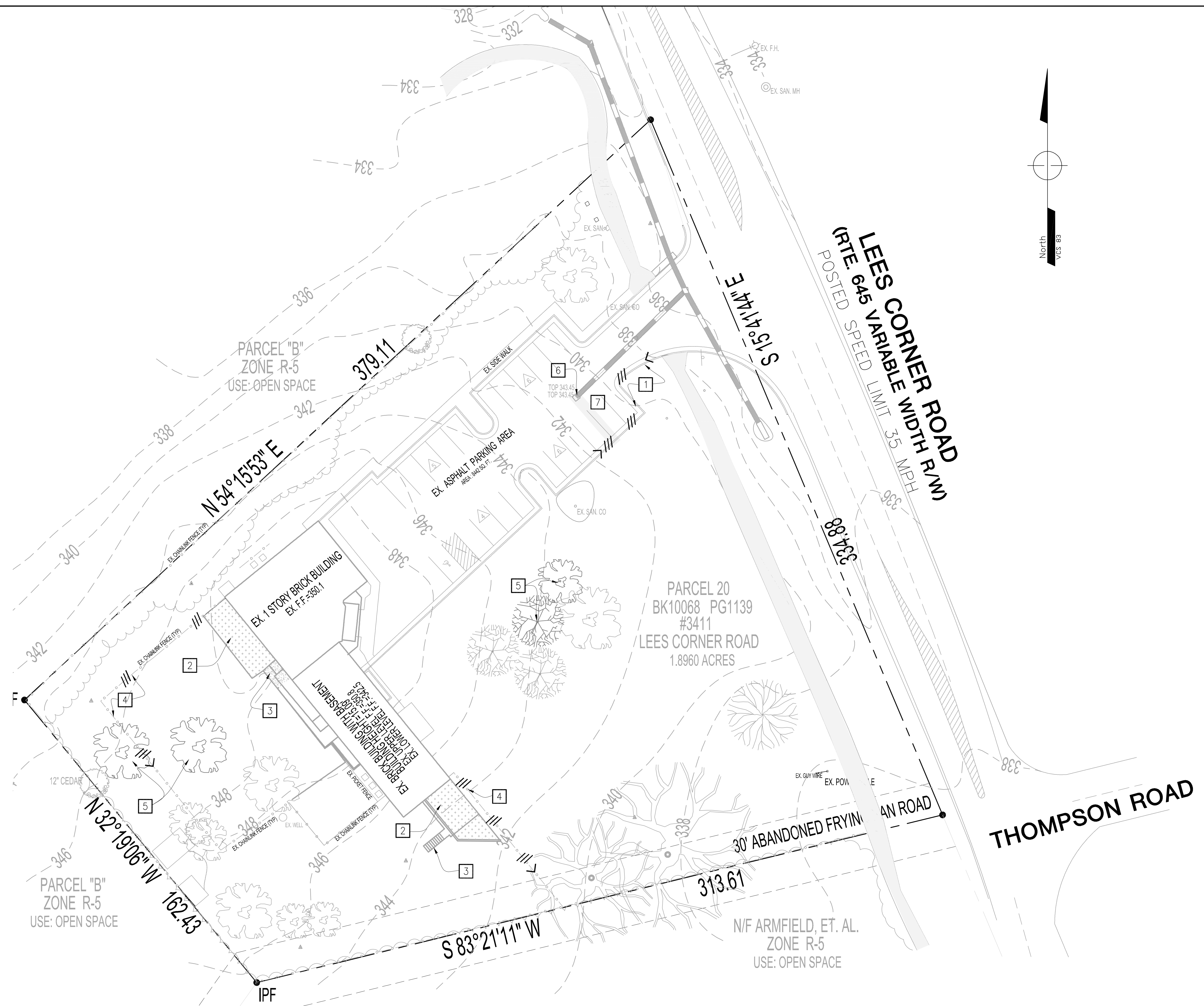


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LEGEND

EXISTING

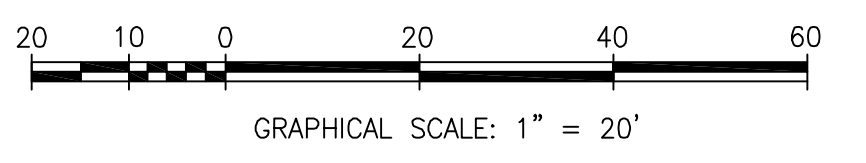
- ○ ○ ○ ○ BARBED WIRE FENCE
- 302 — CONTOURS
- — — ASPHALT TRAIL
- — — CONCRETE SIDEWALK
- EX 12" SAN SEW — ○ SANITARY LINE & MH
- EX STM — STORM INLET
- EX STM — STORM LINE
- EX WV EX FH WATER STRUCTURES
- ==== CURB & GUTTER
- ==== HEADER CURB
- EX EP — EDGE OF PAVEMENT
- PAVEMENT MARKING
- ☼ TREE
- ~~~~~ EDGE OF WOODS

- DEMOLITION KEY NOTE**
- 1 EXISTING CURB & GUTTER TO BE REMOVED. (OFF-SITE WORK)
 - 2 EXISTING BUILDING TO BE REMOVED
 - 3 EXISTING CONC. STEPS TO BE REMOVED
 - 4 EXISTING WIRE FENCE TO BE REMOVED
 - 5 EXISTING TREE TO BE REMOVED.
 - 6 EXISTING PIPE TO BE EXTENDED AS NEEDED FOR NEW INLET STRUCTURE.
 - 7 EXISTING ASPHALT TO BE DEMOLISH IN ORDER TO EXTEND PIPE.

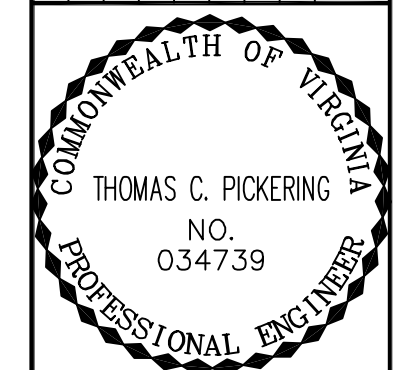
- DEMOLITION NOTES**
- BEFORE INSTALLING TREE PROTECTION FENCING, NOTIFY THE LANDSCAPE ARCHITECT TO MARK THE LIMITS OF CLEARING AND GRADING.
 - NOTIFY THE URBAN FORESTRY DIVISION THREE (3) DAYS BEFORE BEGINNING CLEARING AND GRADING TO INSPECT

DEMOLITION LEGEND

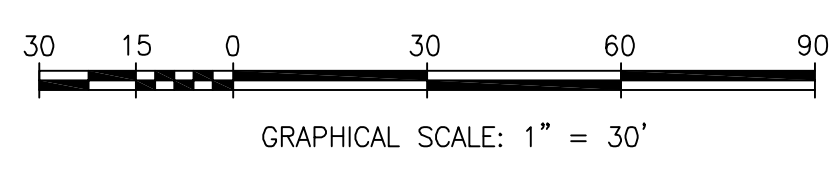
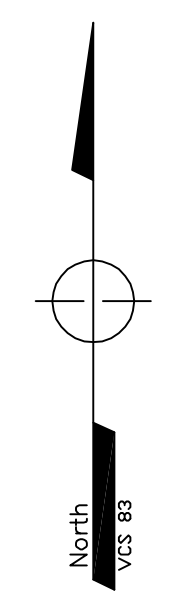
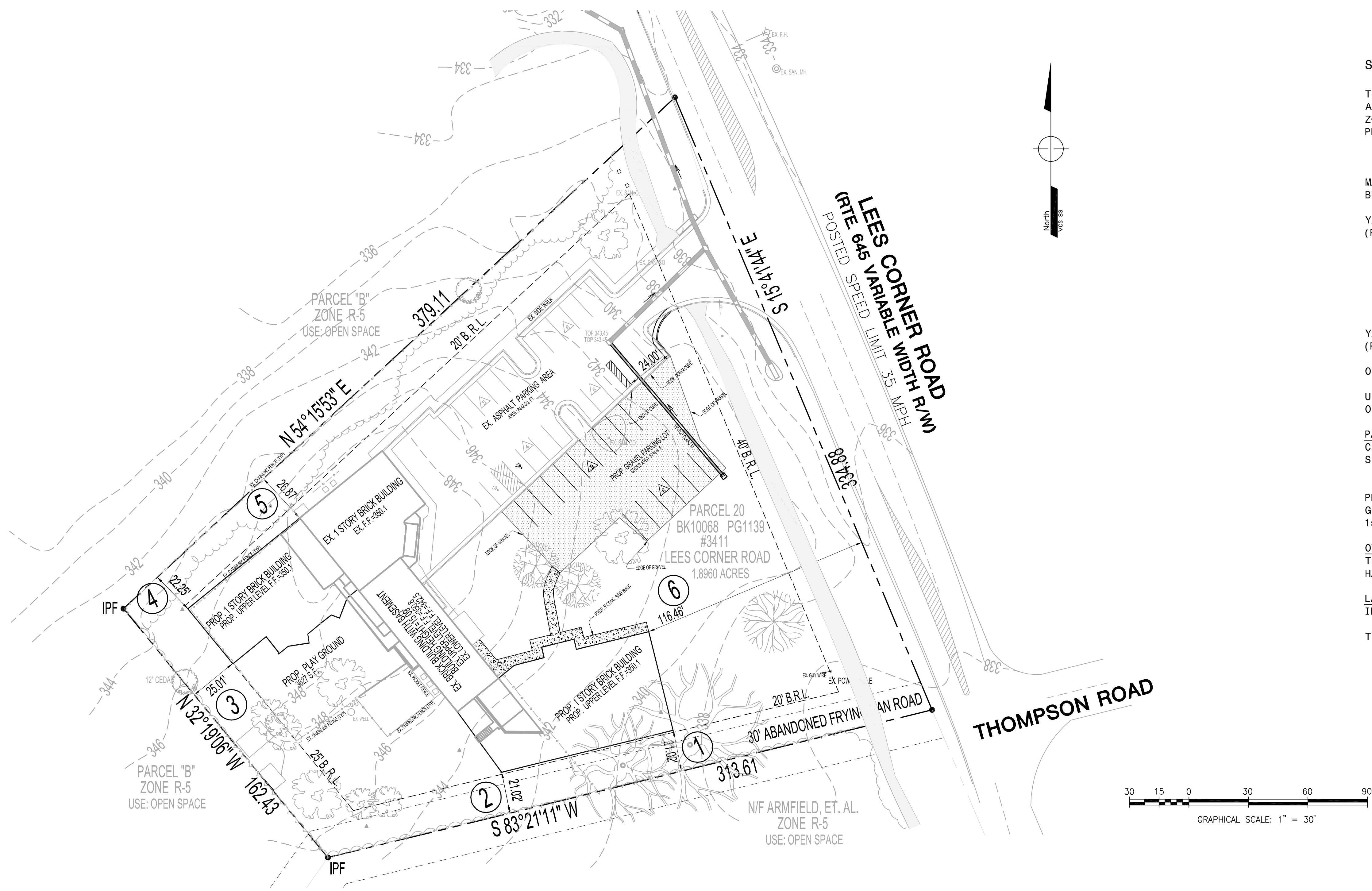
DEMOLITION LEGEND	PROPOSED
PAVEMENT DEMOLITION	
CONCRETE DEMOLITION	
BUILDING DEMOLITION	
DEMOLITION KEY-NOTE	1
TERMINATE DEMOLITION	
WIRE FENCE	○ / / / ○ / / /
LIMITS OF CLEARING & GRADING	



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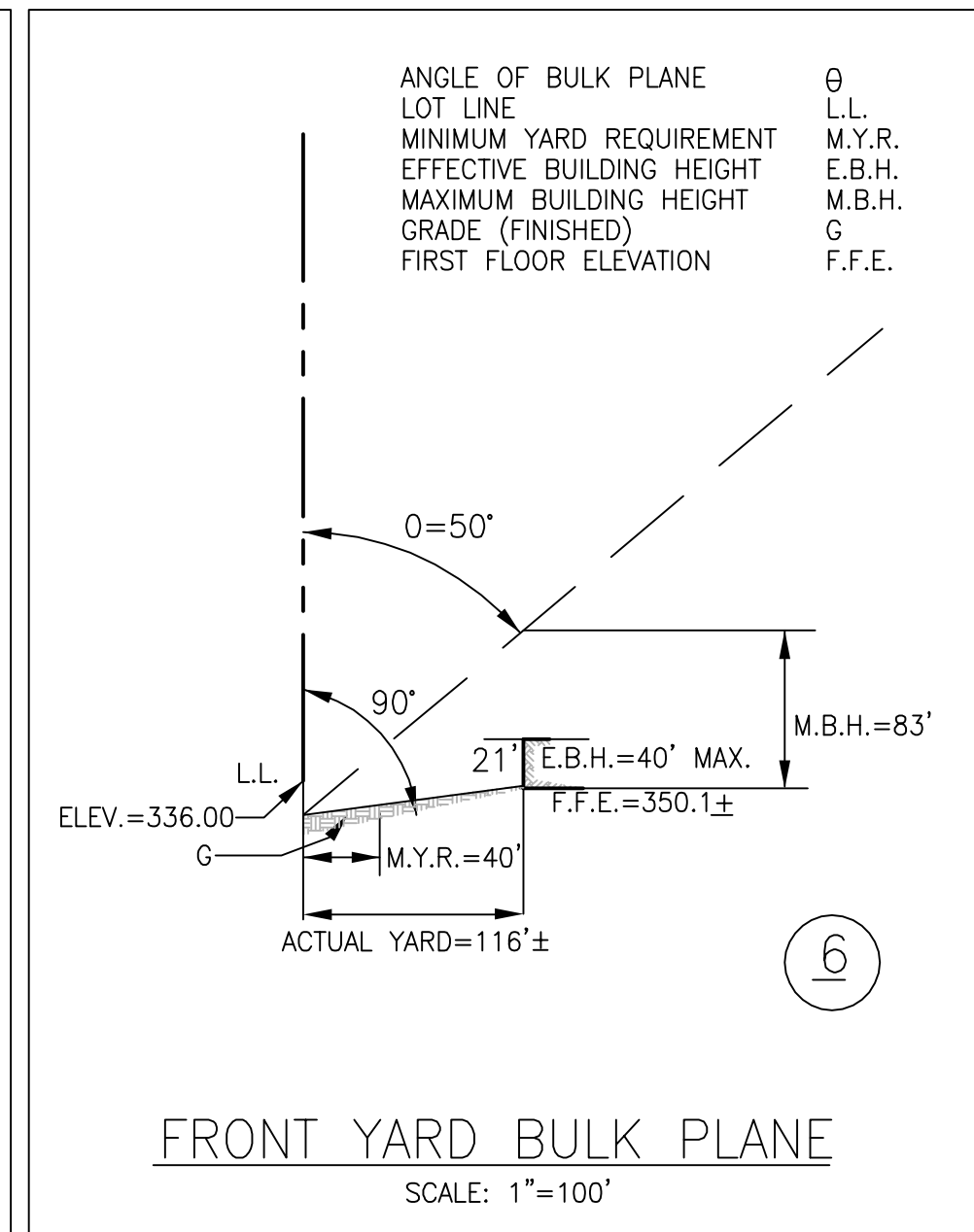
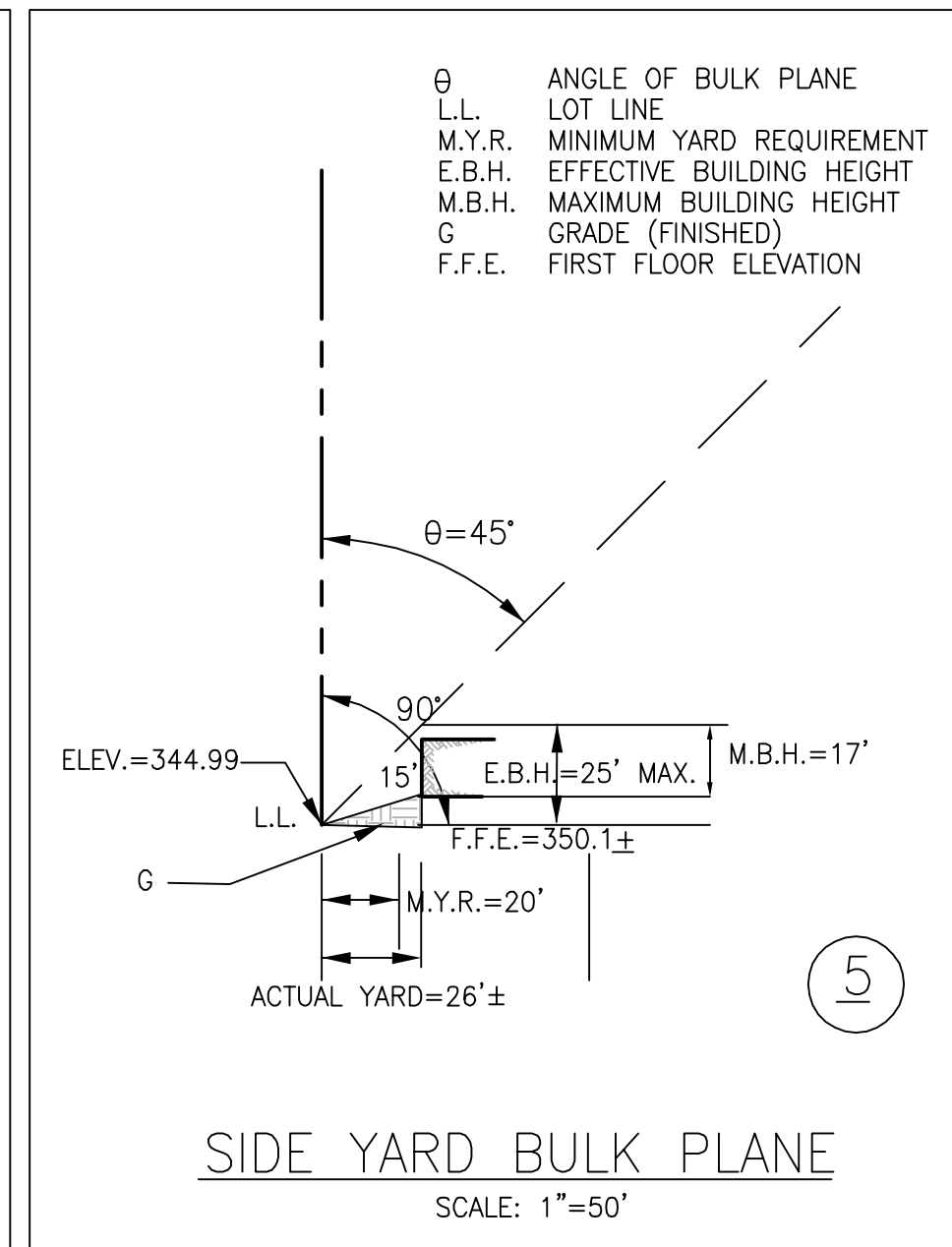
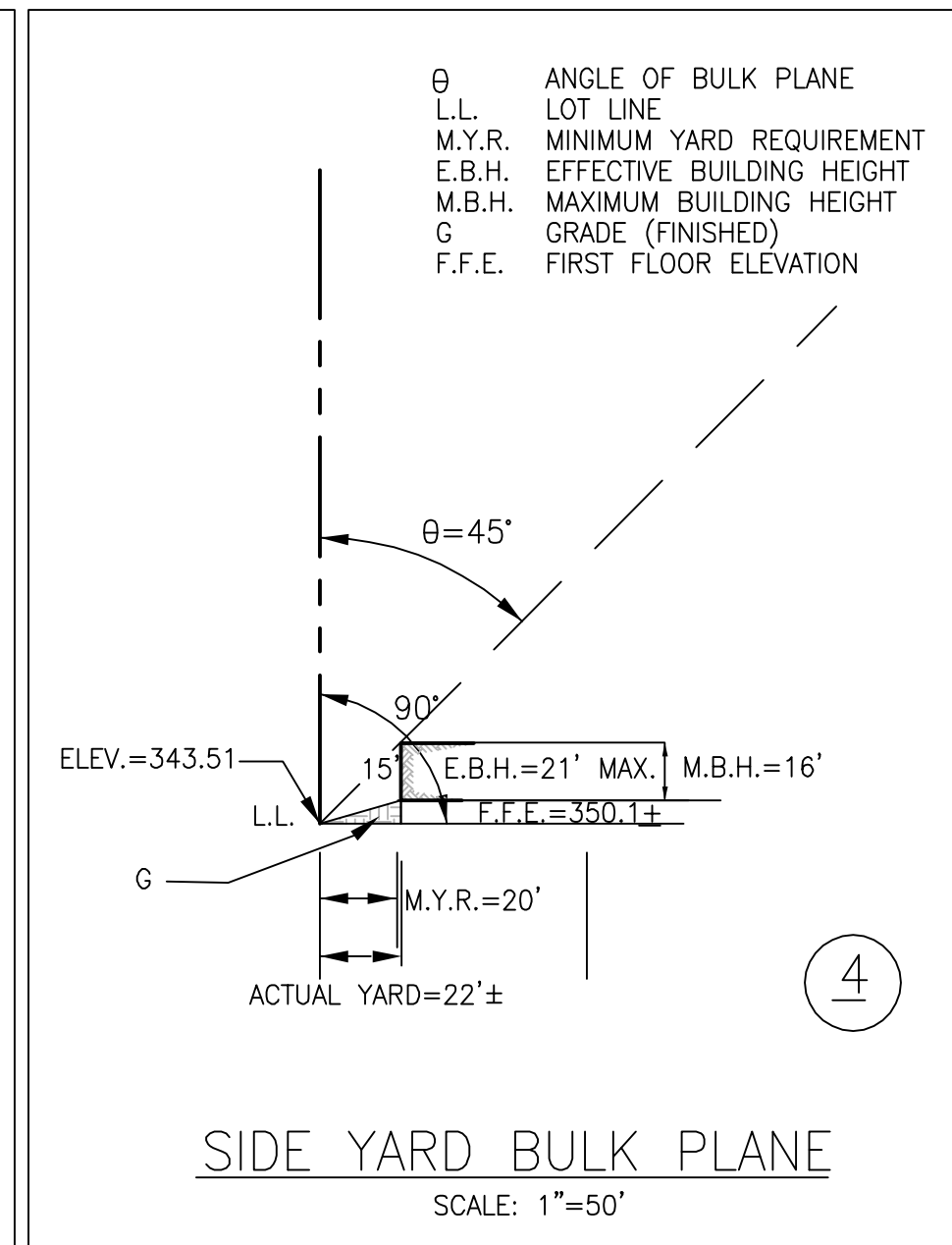
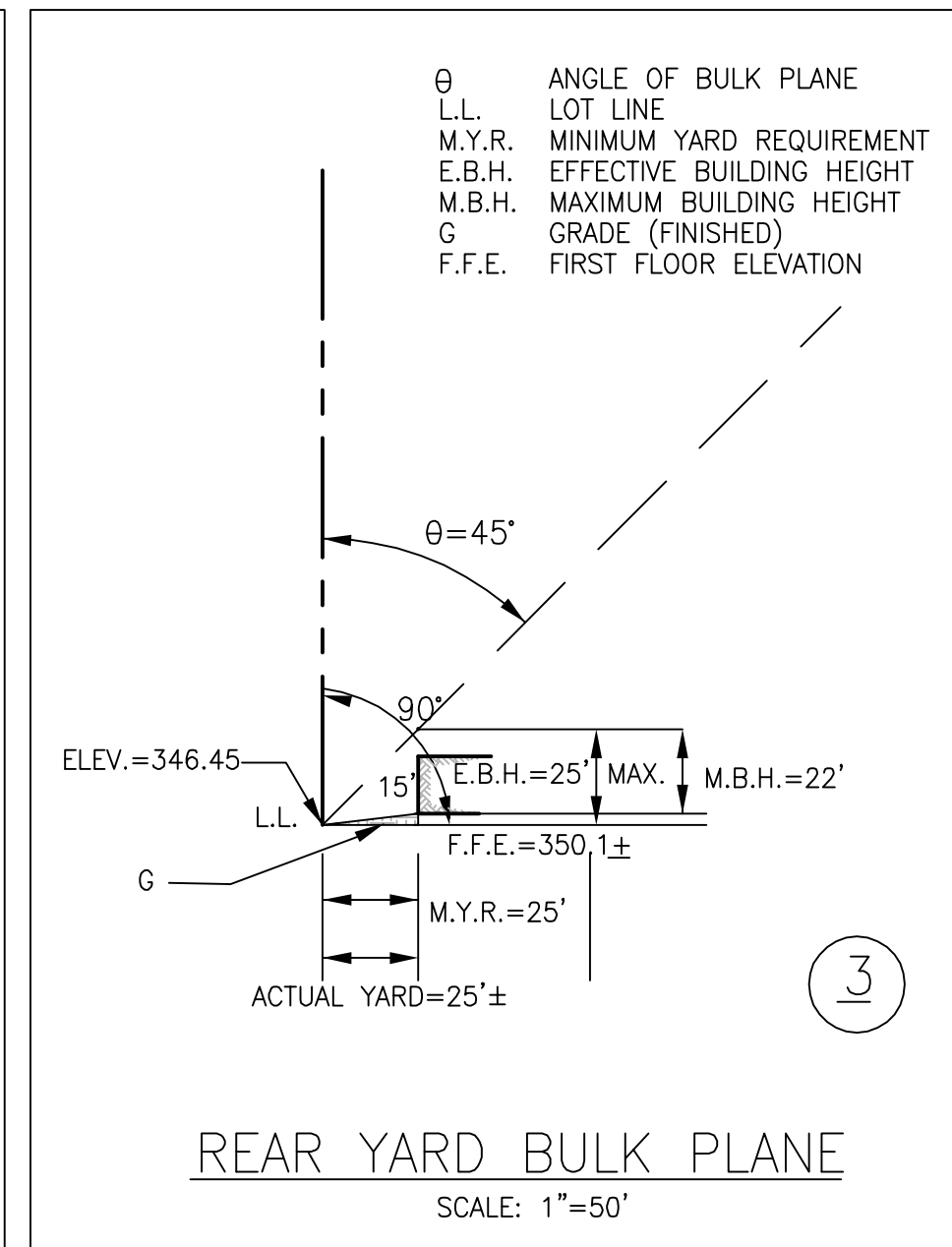
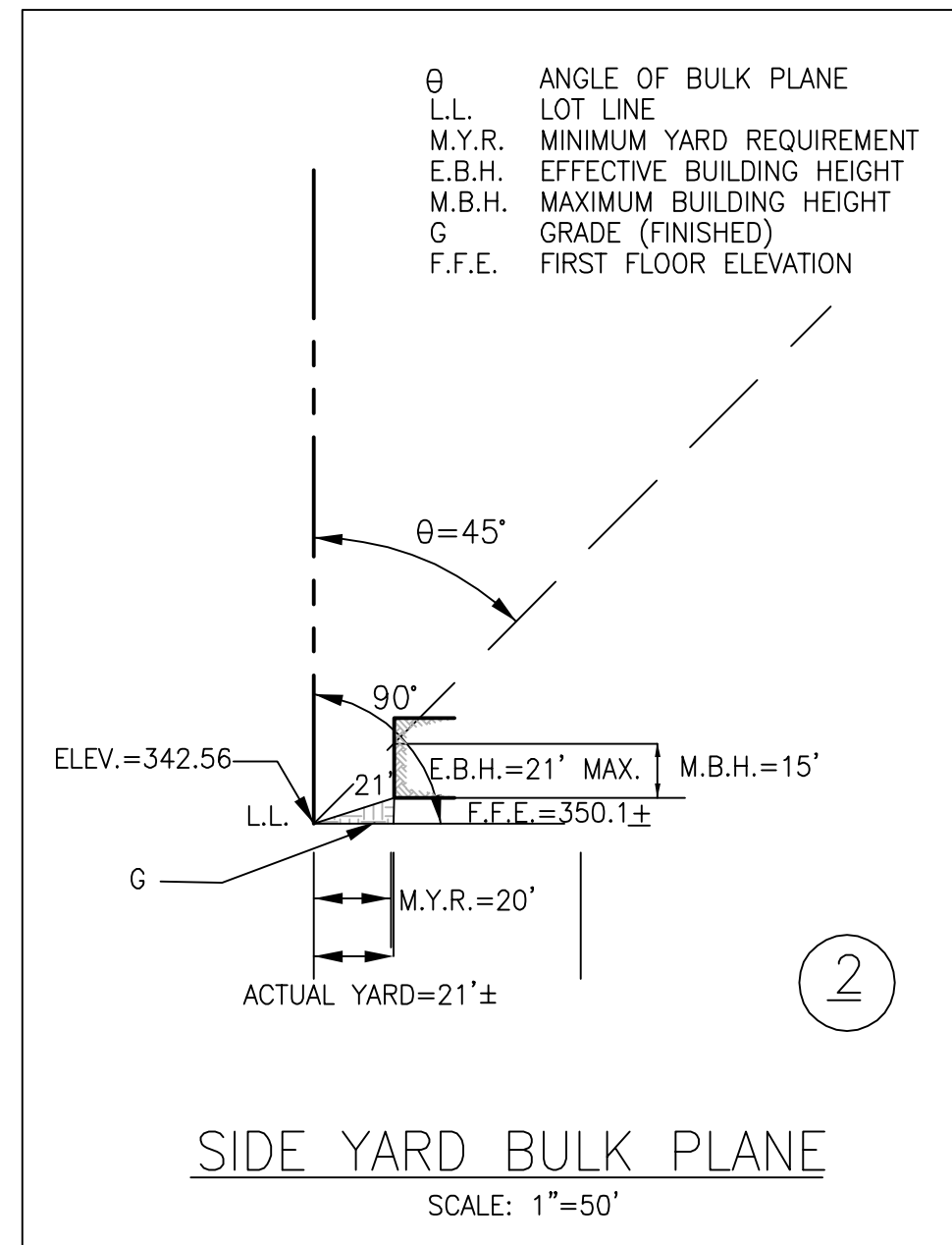
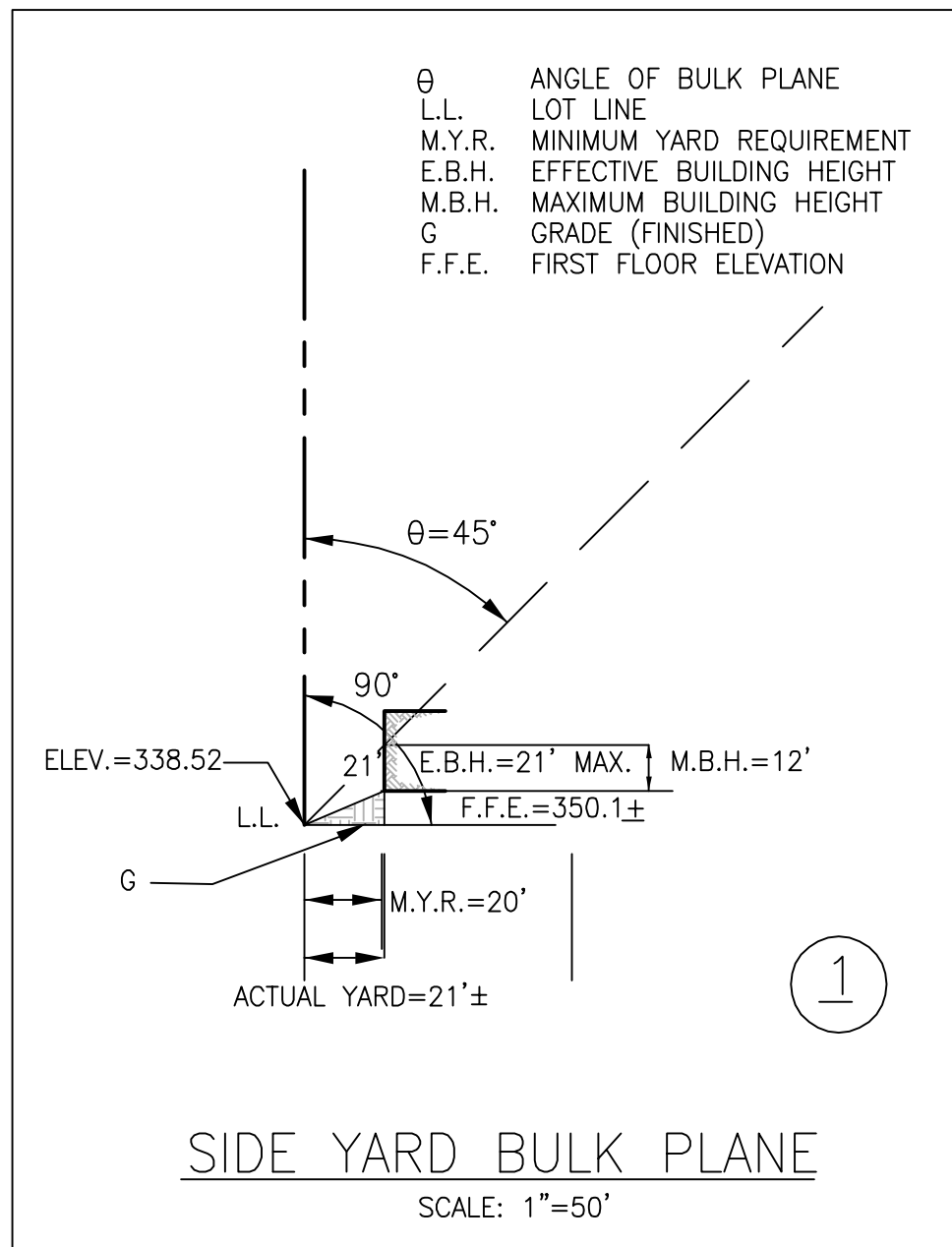
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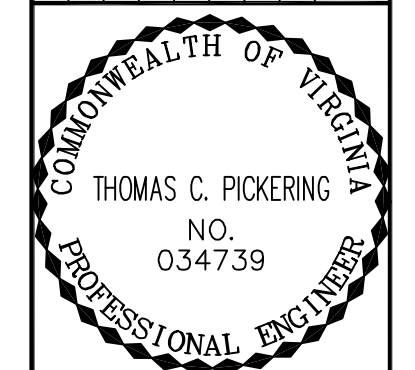
SITE TABULATIONS:

TOTAL SITE AREA: 1.896 AC
 AREA OF DEDICATION: N/A
 ZONING: R-1
 PROPOSED GFA: 7715 SF

	REQUIRED	PROVIDED
MAX. FAR BUILDING HEIGHT	0.10 60' MAX.	0.058 42' MAX.
YARDS - FRONT (Phase 1)	50° BULK PLANE (40' MIN.)	80' ±
SIDE	45° BULK PLANE (20' MIN.)	70' ±
REAR	45° BULK PLANE (25' MIN.)	1,158' ±
YARDS - SIDE (Phase 2)	45° BULK PLANE (20' MIN.)	58' ±
OPEN SPACE	N/A	65% ±
UNDISTURBED OPEN SPACE	N/A	44.94± AC. OR 57% ±
PARKING SEATS	0.16 SPACE/CHILD	0.16 SPACE/CHILD
PRIVATE SCHOOL OF GENERAL EDUCATION 1/STAFF + 4 VISITOR 150 CHILDREN	24 SPACES 29	24 29 SPACES
OVERFLOW PARKING	N/A	36
TOTAL HANDICAP SPACES	29 1	36 2
LANDSCAPING INTERIOR PARKING LOT	5%	7% ±
TREE COVER	20%	50% ±



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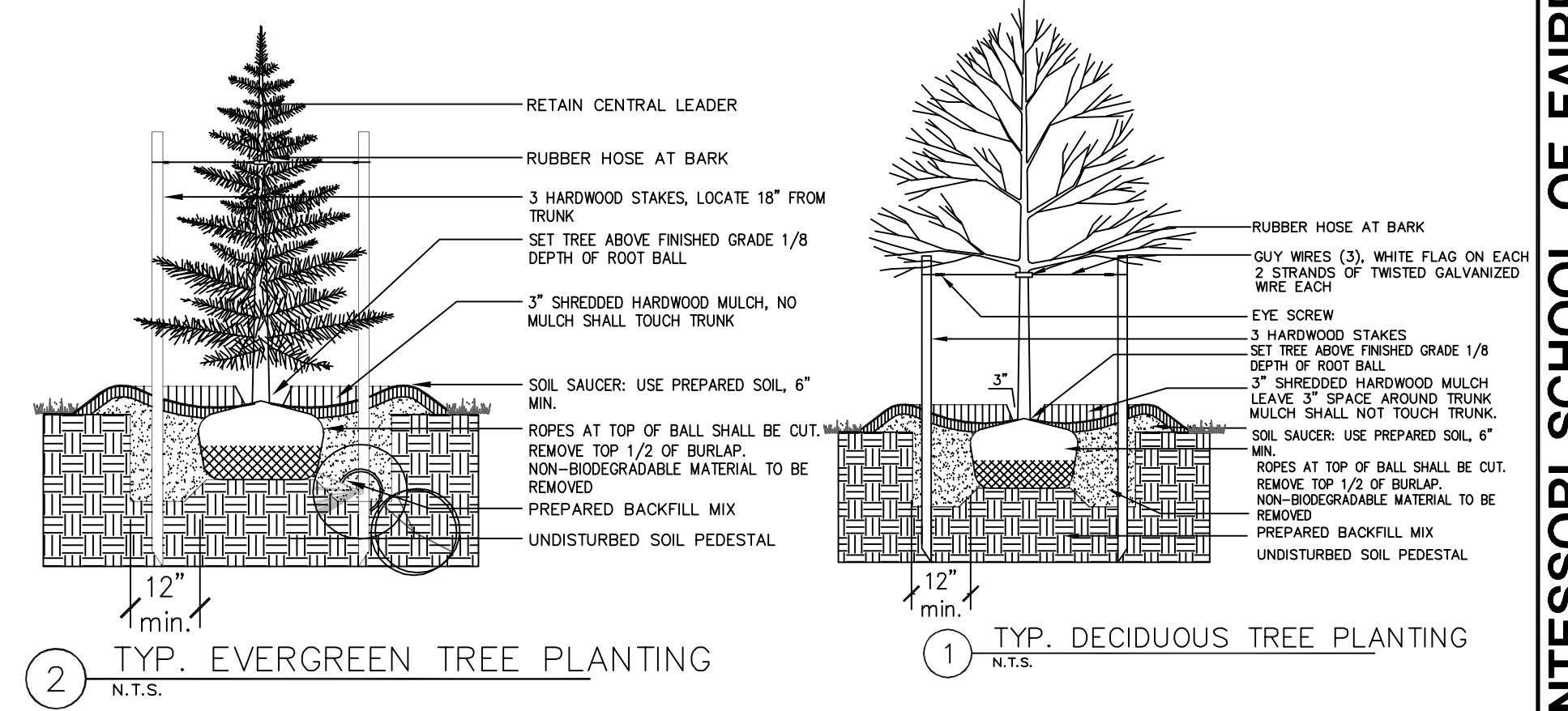
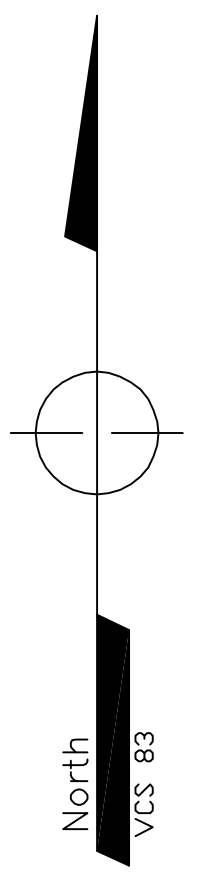


SCALE: 1" = 30'
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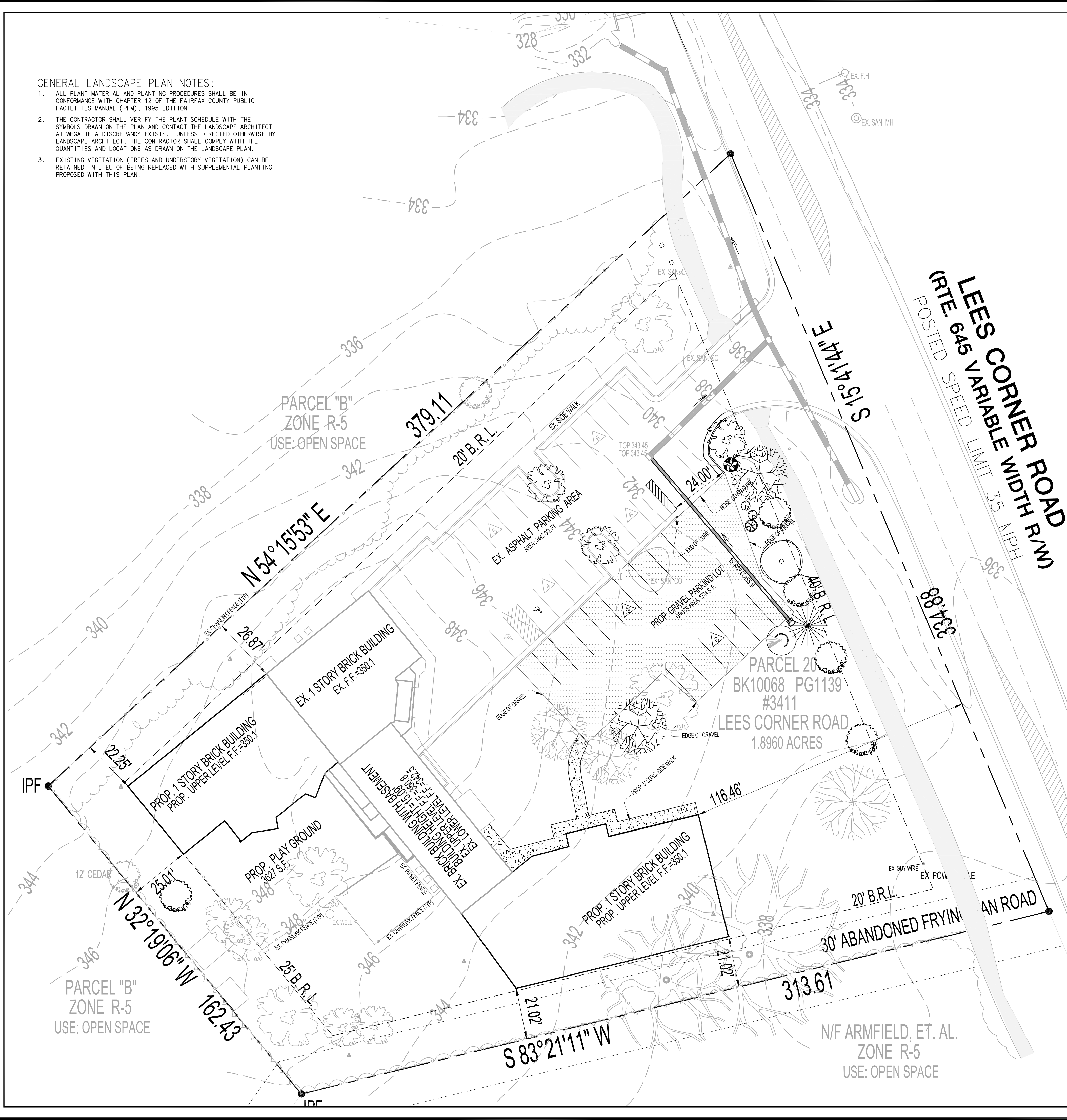
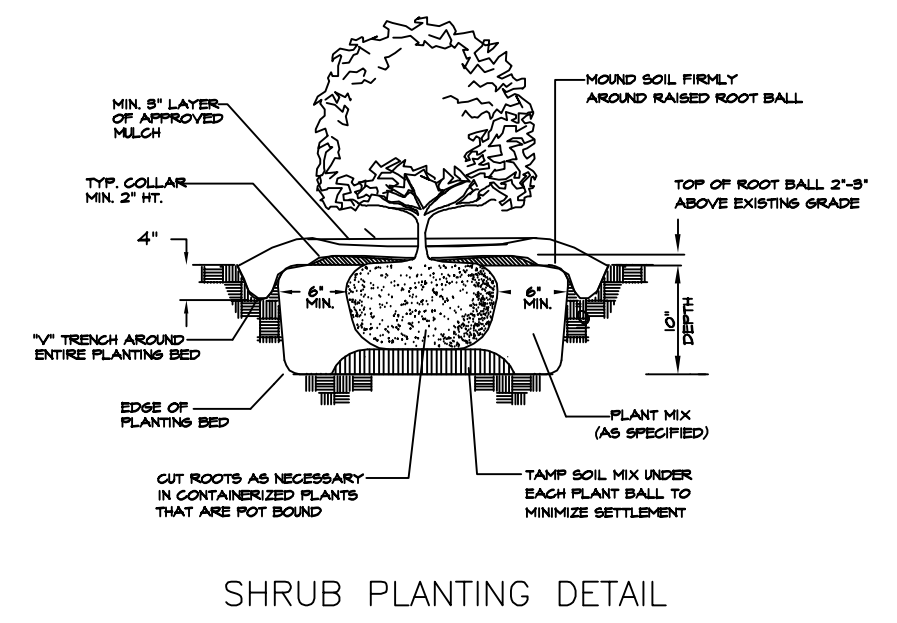
GENERAL LANDSCAPE PLAN NOTES:

1. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL BE IN CONFORMANCE WITH CHAPTER 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), 1995 EDITION.
2. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE SYMBOLS DRAWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT AT WHGA IF A DISCREPANCY EXISTS. UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL COMPLY WITH THE QUANTITIES AND LOCATIONS AS DRAWN ON THE LANDSCAPE PLAN.
3. EXISTING VEGETATION (TREES AND UNDERSTORY VEGETATION) CAN BE RETAINED IN LIEU OF BEING REPLACED WITH SUPPLEMENTAL PLANTING PROPOSED WITH THIS PLAN.

BIORETENTION PLANTING LEGEND		
Symbol	Scientific name	Common name
	Juniper virginiana	Eastern Red Cedar
	Betula Nigra	River Birch
	Chionanthus virginicus	Fringe Tree
	Aesalus parviflora	Bottlebrush Buckeye
	Hamamelis virginiana	Witch Hazel
	Ilex verticillata	Winterberry
	Sambucus candensis	Elderberry
	Pinus Thumbergiana	Japanese Black Pine
	Quermurs Rubra	Red Oak



- NOTES:**
1. INSTALL TOP OF PLANT BALL 2'-9" ABOVE ADJACENT GRADE.
 2. TAMM PLANTING MIX FINELY AS FIT IS FILLED AROUND EACH PLANT BALL.
 3. SOAK EACH PLANT BALL AND FIT IMMEDIATELY AFTER INSTALLATION.
 4. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



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MONTESSORI SCHOOL OF FAIRFAX
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
LANDSCAPE PLAN

REVISION	NO.	DATE

COMMONWEALTH OF VIRGINIA
THOMAS C. PICKERING
NO. 034739
PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: DEC 2006
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DESIGNED BY: LA
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SHEET
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