

CONDITIONAL USE PERMIT GREEN HEDGES SCHOOL

TAX MAP #: 038-3-((21))-0008A & 038-3-((11))-0007

415 WINDOVER AVENUE, NW

TOWN OF VIENNA, VIRGINIA

OWNER/DEVELOPER

GREEN HEDGES SCHOOL, INC.

C/O PETER BARRETT, HEAD OF SCHOOL 415 WINDOVER
AVENUE, NW
VIENNA, VIRGINIA 22180

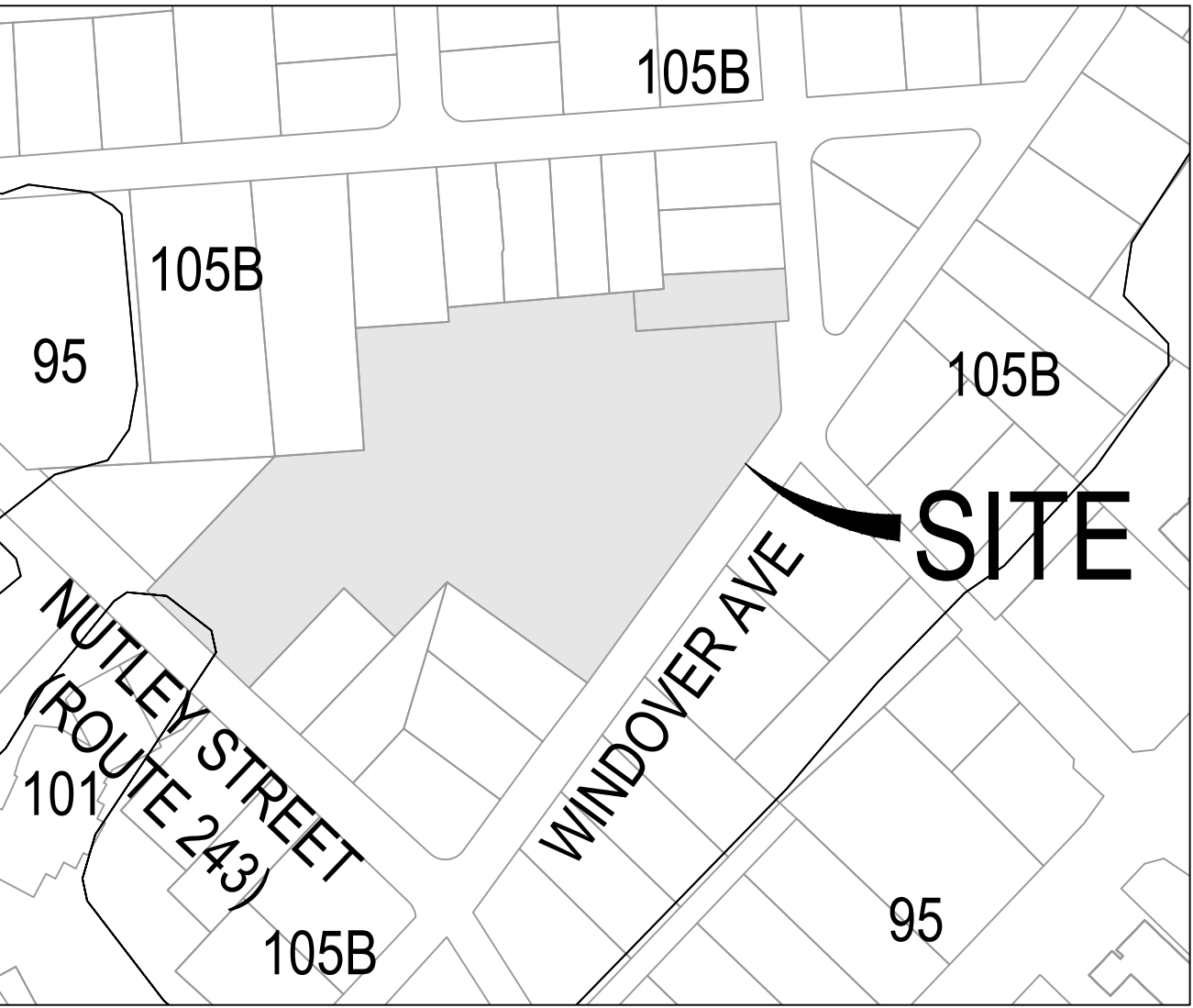


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PROJECT MANAGER: ANTHONY OWENS P.E
PROJECT ENGINEER: HUNTER BARRY

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SOILS MAP

SCALE: NOT TO SCALE

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
105B	WHEATON-GENELG COMPLEX	GOOD	GOOD	HIGH	IVB
101	URBAN LAND -WHEATON COMPLEX	GOOD	FAIR	HIGH	IVB



VICINITY MAP

SCALE: 1"=500'

PROGRAMMING AND PLANNING
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SURVEY AND MAPPING
SECURITY CONSULTING

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Chantilly, VA 20151
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REVISIONS	
NUMBER	DESCRIPTION

SUR: E.ERICKSON	DES: A.OWENS
DRW: H.BARRY	CHK: A.SARANT

DRAFT

SEAL:

COVERSHEET

GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 20'
SCALE: VERT: N/A
DATE: 9/15/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-0101.DWG
NCS: 2356-0501-C-0101
NUMBER: C-001oFC-013

Gordon

3. THIS PHASED PROJECT INCLUDES THE EXPANSION OF KILMER HALL, THE CONSTRUCTION OF AN ADDITIONAL ACADEMIC BUILDING, INSTALLATION OF RECREATION FIELDS, CONSTRUCTION OF THE HALF SECTION OF THE WINDOW AVENUE ALONG THE SITE FRONTAGE TO MEET TOWN STANDARDS, DEMOLITION OF THE RICE ARTS BUILDING, INSTALLATION OF UPGRADED PLAYGROUND EQUIPMENT, INSTALLATION OF UPGRADE DUMPSTER ENCLOSURE, AND CONSTRUCTION OF VARIOUS SIDEWALK/TRAIL/PARKING AREAS INTERNAL TO THE PROPERTY. THIS PLAN DOES NOT REPRESENT A CONSTRUCTION PLAN AND SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY. A SEPARATE SITE PLAN WILL BE PREPARED AND APPROVED BY THE TOWN TO BE USED FOR CONSTRUCTION
2. THE PROPERTY IS LOCATED IN FAIRFAX COUNTY, IDENTIFIED AS TAX MAP 38-3-W (21)) LOT 0008A AND 38-3-((11)) LOT 0007 AND IS ZONED R-12.5.
3. THE PROPERTY BOUNDARY CONSISTS OF 4.3 ACRES
4. DISTURBED AREA FOR THE PROJECT IS 3.34 ACRES
5. THIS TOPOGRAPHIC MAPPING SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, NICOLAE SOARE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 21, 2020 AUGMENTED ON MAY 7, 2021 AND MARCH 26, 2025 THROUGH APRIL 7, 2025.
6. HORIZONTAL DATUM: STATE PLANE COORDINATE SYSTEM OF 1983, VIRGINIA NORTH ZONE, NAD 1983, U.S. SURVEY FOOT. VERTICAL DATUM IS NGVD 1929.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY HISTORIC SITES ON THIS PROPERTY
9. GORDON DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND INSURE THE CONTINUANCE OF SERVICE. IF NECESSARY, THE SITE PLAN WILL BE MODIFIED TO ELIMINATE THE CONFLICT AT THE DEVELOPER'S EXPENSE.
10. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT FAIRFAX COUNTY, WINFAX WATER, AND THE TOWN OF VIENNA STANDARDS AND SPECIFICATIONS.
11. ALL PROPOSED GRADES AS SHOWN HEREIN ARE FINISHED GRADE UNLESS NOTED ON THE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
13. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
14. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE RIGHT-OF-WAY, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.
15. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN EXISTING UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
16. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING GORDON OF ANY CONDITIONS FOUND IN THE FIELD THAT VARY FROM WHAT IS SHOWN ON THE PLANS. OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO GORDON'S ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.
17. EXISTING AND PROPOSED SANITARY SEWER CLEAN OUT TOPS SHALL BE SET FLUSH WITH PROPOSED FINISHED GRADE AND BE ABLE TO WITHSTAND VEHICULAR TRAFFIC (AS REQUIRED).
18. ALL ADA ACCESSIBILITY IMPROVEMENTS PROPOSED/SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO HANDICAPPED PARKING SPACES, AISLES, ROUTES AND SLOPES SHALL COMPLY WITH THE 2010 ADA STANDARD FOR ACCESSIBLE DESIGN AND THE 2012 USBC. FINISHED CONSTRUCTION OF RAMP AND RAMP LANDINGS SHALL NOT EXCEED A CROSS-SLOPE OF 2.08%, LONGITUDINAL SLOPE (PATH OF TRAVEL) OF RAMPS SHALL NOT EXCEED 8.33% AND SHALL BE NO LONGER THAN 30 FEET. THE LANDINGS SHALL NOT EXCEED 2.08% IN ANY DIRECTION.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. GORDON SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
20. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
21. APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE APPROVING JURISDICTION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
22. WHERE THE ORDINANCES DIFFER BETWEEN LOCAL, STATE, AND FEDERAL REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

1. PRIOR TO START OF DEMOLITION ACTIVITIES, CONDUCT PRE CONSTRUCTION/DEMOLITION MEETING ON SITE WITH OWNER, TOWN SITE INSPECTOR AND CONTRACTOR. TO REVIEW METHODS AND PROCEDURES RELATED TO SITE DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - A) INSPECT AND DISCUSS CONDITION OF CONSTRUCTION TO BE DEMOLISHED.
 - B) REVIEW AND FINALIZE DEMOLITION SCHEDULE AND VERIFY AVAILABILITY OF DEMOLITION PERSONNEL, EQUIPMENT, AND FACILITIES NEEDED TO MAKE PROGRESS AND AVOID DELAYS.
 - C) REVIEW AND FINALIZE PROTECTION REQUIREMENTS.
 - D) INSTALL STAGE I EROSION AND SEDIMENT CONTROLS.
2. CONTRACTOR SHALL COORDINATE PEDESTRIAN ACCESS WITH GREEN HEDGES TO MINIMIZE DISRUPTION DURING CONSTRUCTION, AND MAINTAIN ACCESS TO EXISTING WALKWAYS & FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS WITHOUT WRITTEN PERMISSION FROM OWNER OR AUTHORITIES HAVING JURISDICTION.
3. LOCATE, IDENTIFY, DISCONNECT, SEAL OR CAP OFF ALL EXISTING UTILITIES SERVING THE AREA TO BE DEMOLISHED. ARRANGE TO SHUT OFF EXISTING SERVICE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND GREEN HEDGES. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING, SEALING OR REMOVAL HAS BEEN COMPLETED.
4. PROMPTLY REPAIR DAMAGE TO ADJACENT EXISTING SITE IMPROVEMENTS IF CAUSE BY SITE DEMOLITION.
5. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
6. WHERE REQUIRED ERECT TREE PROTECTION FENCING AROUND DRIP LINE OF INDIVIDUAL TREES, OR AROUND PERIMETER DRIP LINE OF GROUPS OF TREE, OR AT THE BACK OF EXISTING CURB OF EXISTING LANDSCAPE CURB ISLANDS FOR EACH PHASE.
7. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION MEASURES REQUIRED TO PROVIDE SAFE PEDESTRIAN ACCESS AND PREVENT INJURY AND DAMAGE TO EXISTING FACILITIES TO REMAIN.
8. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA AND TO AND FROM PORTIONS OF EXISTING PARKING AREAS.
9. MAINTAIN SITE ACCESS, DO NOT CLOSE OR OBSTRUCT STREETS, TRAVEL WAYS AND WALKWAYS. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.
10. ALL TREE PROTECTION DEVICES AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF DEMOLITION OPERATIONS FOR EACH PHASE.
11. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FORM THE SITE AND DISPOSED OF PROPERLY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL SAFETY STANDARDS.

GENERAL

THE DEMOLITION PLAN IS A GENERAL GUIDE OF WHAT ITEMS NEED TO DEMOLISHED AND OR SALVAGED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ITEMS THAT REQUIRED DEMOLITION AND OR SALVAGING TO COMPLETE THE PROPOSED CONSTRUCTION. IT IS STRONGLY ENCOURAGE TO CONSTRUCT THE ENTRANCE ROADS AND ENTRANCES AND AREAS OF SCHOOL CIRCULATION DURING NON SCHOOL OPERATIONS, OVER THE SUMMER AND DURING BREAKS

1. CONTRACTOR TO ABANDON EXISTING UNDERGROUND UTILITIES IN PLACE WHEREVER POSSIBLE.
2. CONTRACTOR TO CONFIRM TERMINATION OF SERVICE WITH UTILITY COMPANIES PRIOR TO BEGINNING EXCAVATION.

CONCRETE

1. REMOVAL OF CONCRETE PADS, STOOPS, STEPS, ETC., SHALL INCLUDE CONCRETE, STEEL REINFORCEMENT, GRAVEL BASE.

CONCRETE SIDE WALK AND PAVERS AND ASPHALT

1. REMOVAL/DEMOLITION OF CONCRETE SIDEWALKS SHALL INCLUDE CONCRETE, STEEL REINFORCEMENT AND BASE MATERIAL TO THE NEAREST JOINT
2. REMOVAL OF ASPHALT SHALL INCLUDE ASPHALT AND BASE MATERIAL.

1. WATER SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION

1. REMOVAL OF EXISTING FENCING ON THE SITE SHALL INCLUDE THE POLES OR POSTS AND CAPS, CONCRETE FOOTINGS OR FOUNDATIONS, WIRE MESH, TIES AND GATES AS NOTED ON THE PLANS.

1. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS AND ELECTRICAL SERVICE PROVIDER FOR ANY RELOCATION OF UNDERGROUND ELECTRIC LINES.

1. CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER FOR THE RELOCATION AND OR TERMINATION OF EXISTING UNDERGROUND SERVICE LINES AS REQUIRED.
2. CONTRACTOR TO COORDINATE AND CONFIRM TERMINATION OF UTILITY SERVICE WITH APPROPRIATE SERVICE PROVIDER PRIOR TO EXCAVATION.

1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
7. FRONT ELEVATION CHECKS ARE REQUIRED.
8. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
9. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
10. EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

PARKING TABULATIONS	
OVERALL REQUIREMENT	1 SPACE PER FACULTY MEMBER AND OTHER FULL-TIME EMPLOYEE ON MAJOR SHIFT, PLUS 5 SPACES PER 100 STUDENTS BASED ON TOTAL MAXIMUM ENROLLMENT
TOTAL EXISTING	54 SPACES
TOTAL REQUIRED	$(50 \times 1) + ((225/100) \times 5) = 62$ SPACES
TOTAL PROPOSED	66 SPACES



DETAIL (AS PROVIDED BY TOWN OF VIENNA)
(NOT TO SCALE)

PROPERTY LINE
EASEMENT LINE
EDGE PAVEMENT
CENTERLINE
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FENCE LINE (RAIL)
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS

Figure 1: Examples of existing and proposed utility markings. The figure shows various symbols for existing utilities (solid lines, dashed lines, etc.) and proposed utilities (circles with 'X', circles with 'P', etc.). It also includes examples of utility markings for 'TO BE REMOVED' and 'TO REMAIN'.

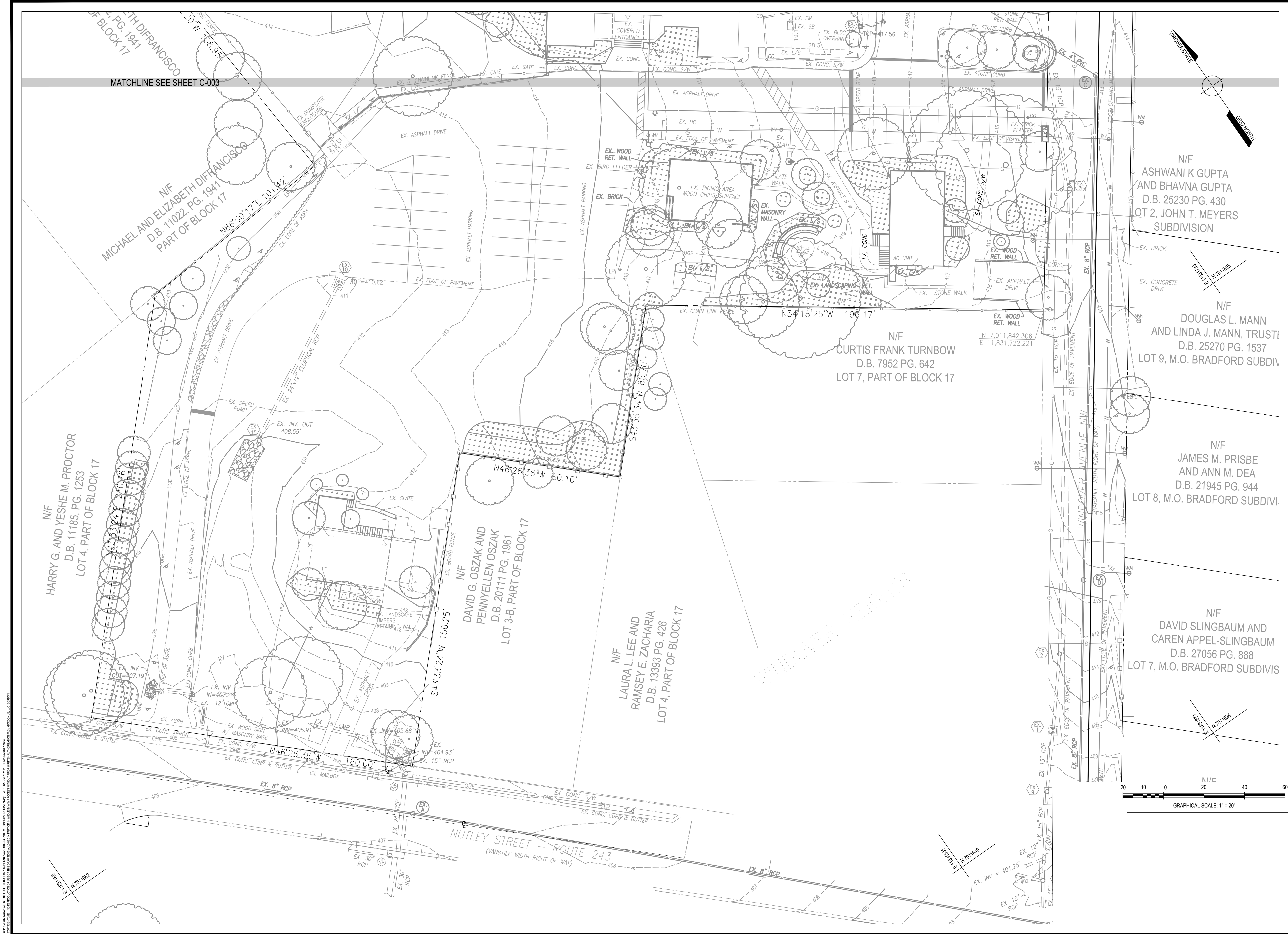
GENERAL NOTES AND LEGEND

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

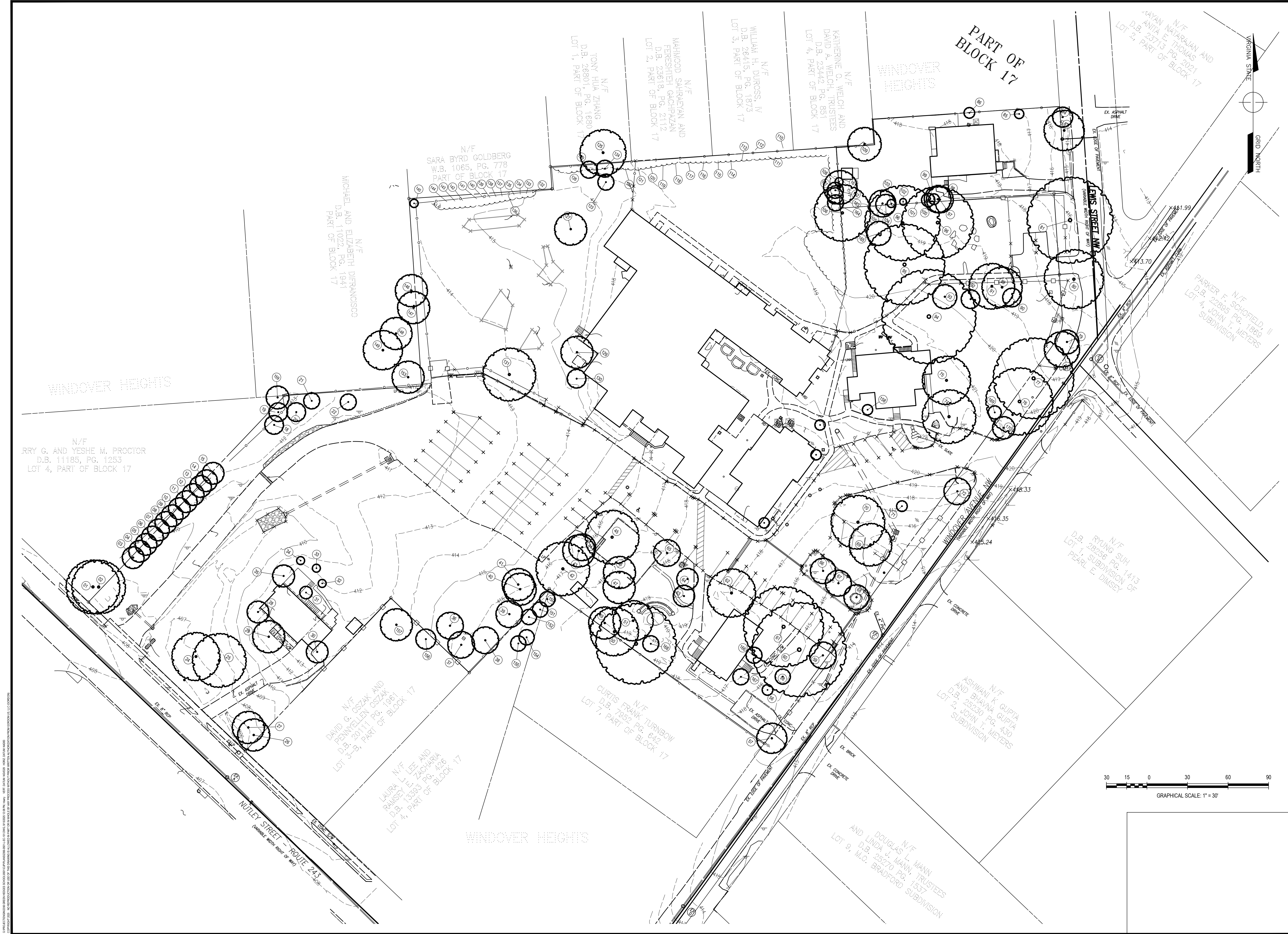
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ:	1' = 20'
SCALE:	VERT: N/A
DATE: 9/15/25	
PLAN: GREEN HEDGES SCHOO	
JOB: GORDON 2356-0501	
CADD: 2356-0501-C-GJ-002.DWG	
NCS: 2356-0501-C-GJ-002	
NUMBER: C-002 of C-013	





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PROGRAMMING AND PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEY AND MAPPING SECURITY CONSULTING	
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DES: A.AOWENS	
DRW: H.BARRY	
CHK: A.SARANT	
DRAFT	
SEAL:	
EXISTING CONDITIONS PLAN	
GREEN HEDGES SCHOOL	
SITE DEVELOPMENT PLAN	
TOWN OF VIENNA, VIRGINIA	
TOWN OF VIENNA	
HORIZ: 1" = 20'	
SCALE: VERT: N/A	
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JOB: GORDON 2356-0501	
CADD: 2356-0501-C-XP-101.DWG	
NCS: 2356-0501-C-XP-101	
NUMBER: C-0040FC-013	
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REVISIONS	
NUMBER	DATE

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DRW: H.BARRY	CHK: A.SARANT

DRAFT

SEAL:

EXISTING TREE SURVEY

**GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN**

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

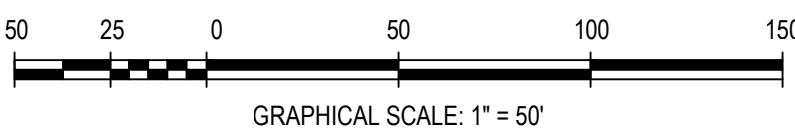
HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: 9/15/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-L-EC-101
NCS: EXISTING TREE SURVEY
NUMBER: C-005 of C-013

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GENERAL NOTES:
1. REFERENCE THIS SHEET FOR THE ORIENTATION OF ALL PLAN VIEWS HEREIN ONLY. ALL OTHER ITEMS SHOWN ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



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REVISIONS	
NUMBER	DESCRIPTION

SUR:	DES:
E.ERICKSON	A.OWENS
DRW:	CHK:
H.BARRY	A.SARANT

DRAFT

SEAL:

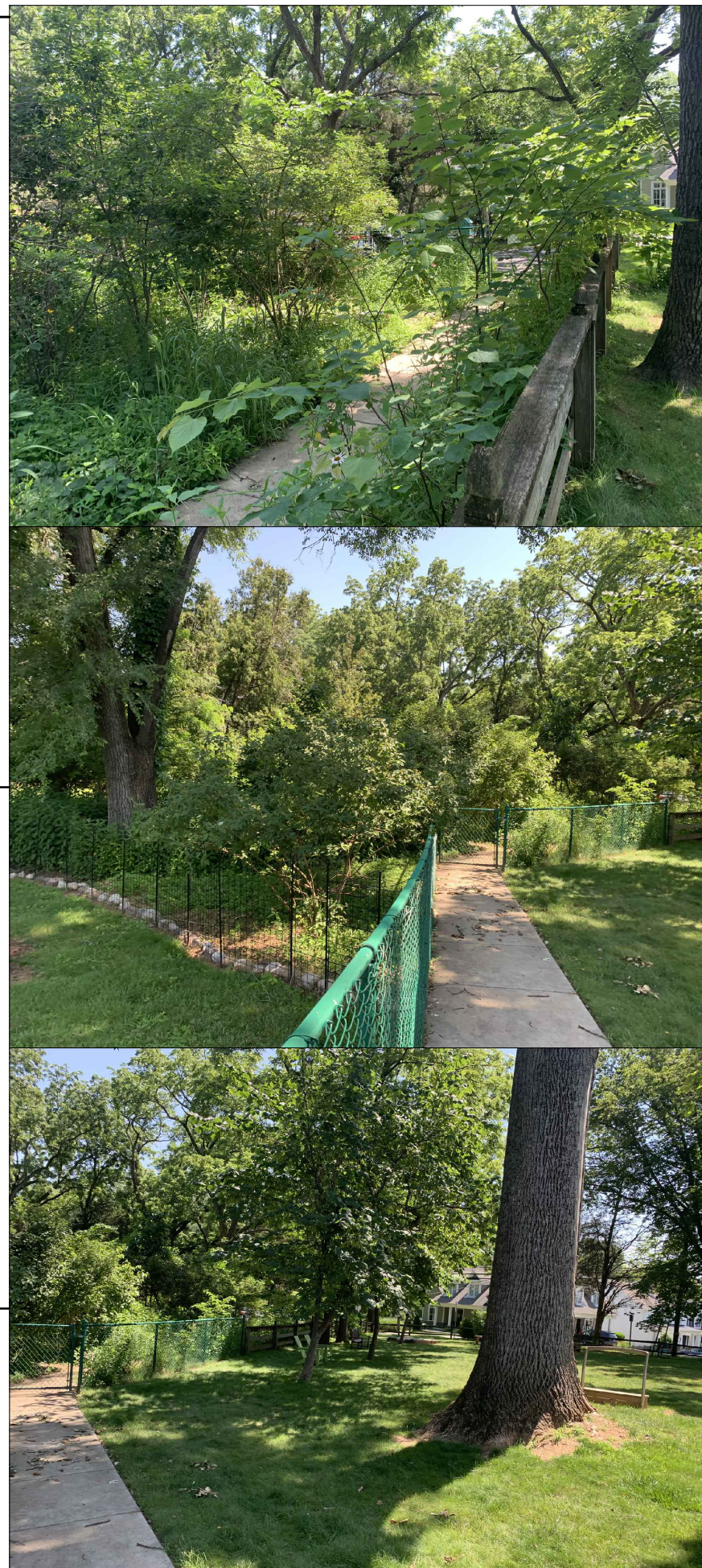
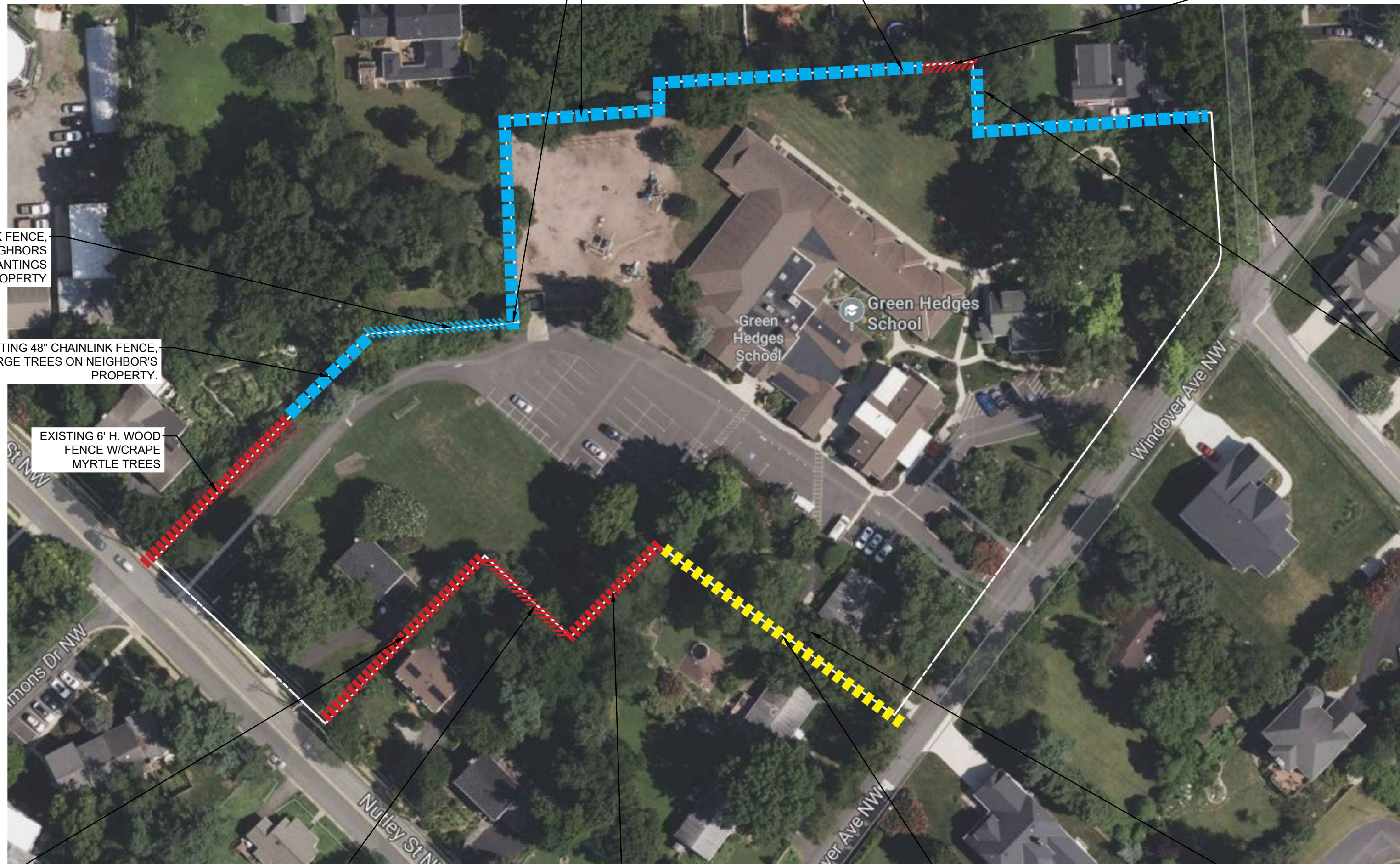
OVERALL LAYOUT PLAN

**GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN**

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ:	1" = 20'
SCALE: VERT:	N/A
DATE:	9/15/25
PLAN:	GREEN HEDGES SCHOOL
JOB:	GORDON 2356-0501
CADD:	2356-0501-C-003.DWG
NCS:	2356-0501-C-003
NUMBER:	C-007 of C-013

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GREEN HEDGES SCHOOL
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

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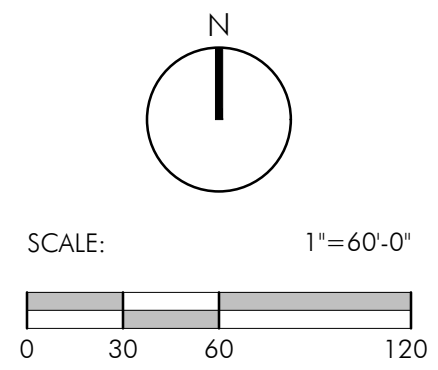
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ISSUE DATE
LANDSCAPE PLAN 07.25.2025

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PROJECT NUMBER: 25009
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APPROVED/CHECKED: JP

ORIENTATION AND SCALE



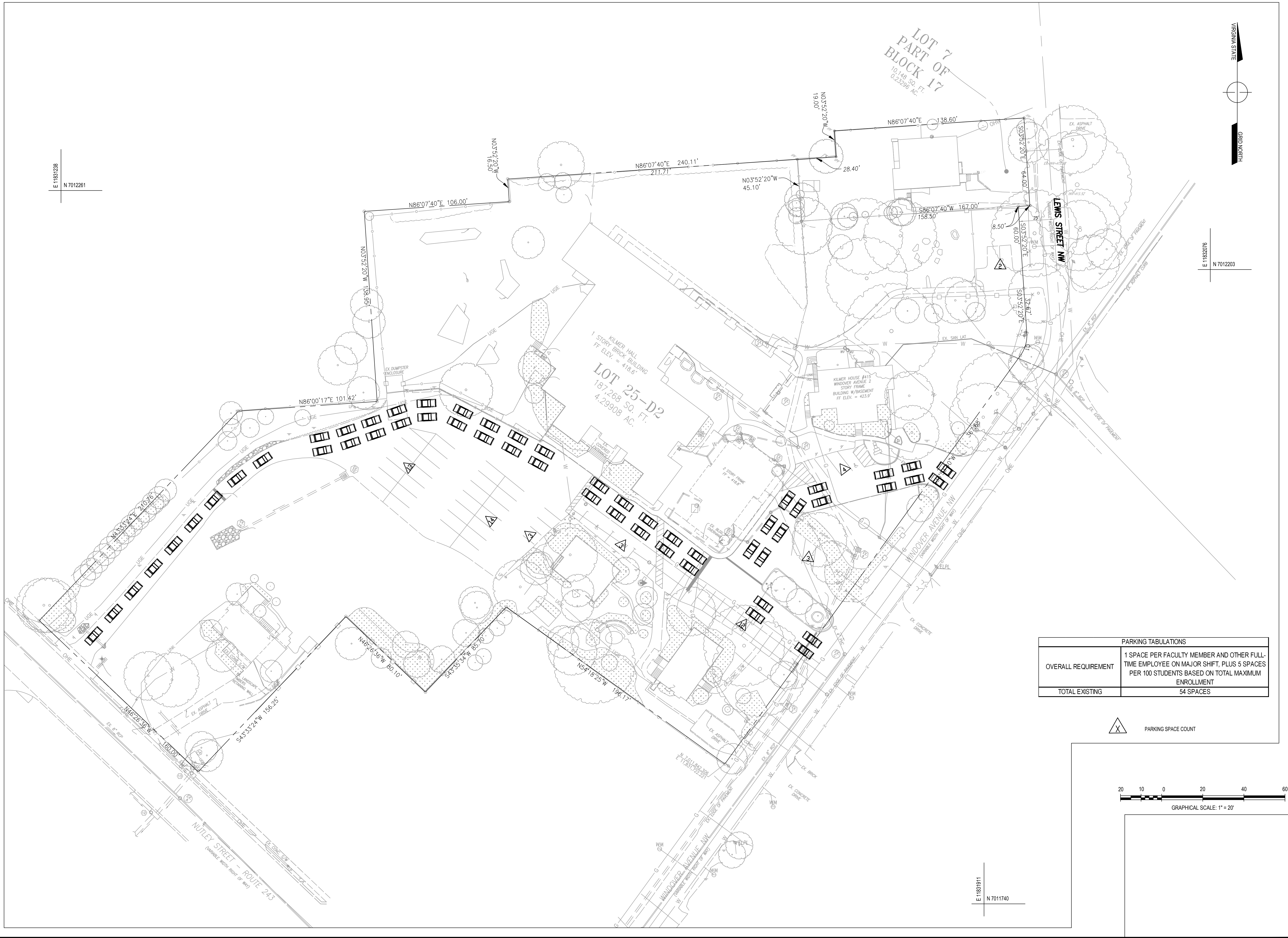
SHEET TITLE
**EXISTING SITE
BOUNDARY
CONDITIONS**

SHEET NUMBER

C-008

SITE DEVELOPMENT PLAN

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PARKING TABULATIONS	
OVERALL REQUIREMENT	1 SPACE PER FACULTY MEMBER AND OTHER FULL-TIME EMPLOYEE ON MAJOR SHIFT, PLUS 5 SPACES PER 100 STUDENTS BASED ON TOTAL MAXIMUM ENROLLMENT
TOTAL EXISTING	54 SPACES

 PARKING SPACE COUNT

20 10 0 20 40 60
GRAPHICAL SCALE: 1" = 20'

CIRCULATION PLAN - EXISTING

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 20'
SCALE: VERT: N/A
DATE: 9/15/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-05-104.DWG
NCS: 2356-0501-C-05-104
NUMBER: C-0090FC-013

 **Gordon**

SUR: E.ERICKSON
DRW: H.BARRY
DES: A.AOWENS
CHK: A.SARANT

REVISIONS	
NUMBER	DESCRIPTION

DRAFT
SEAL:

 **Gordon**
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Chantilly, VA 20151
Phone: 703-263-1900
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PROPOSED 6' H. WOOD FENCE
TO MATCH EXISTING WOOD FENCE ON SITE



GREEN HEDGES SCHOOL
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

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SEAL/SIGNATURE

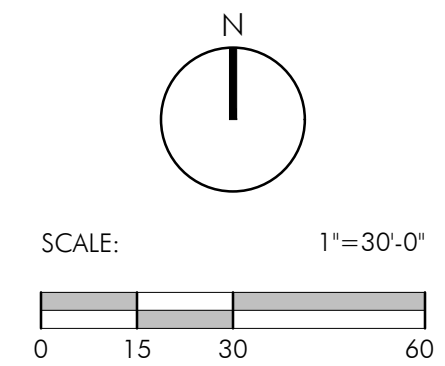
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LANDSCAPE PLAN 07.25.2025

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PROJECT NUMBER: 25009
CONTACT: JOSEPH PLUMPE
DRAWN: YJ
APPROVED/CHECKED: JP

ORIENTATION AND SCALE

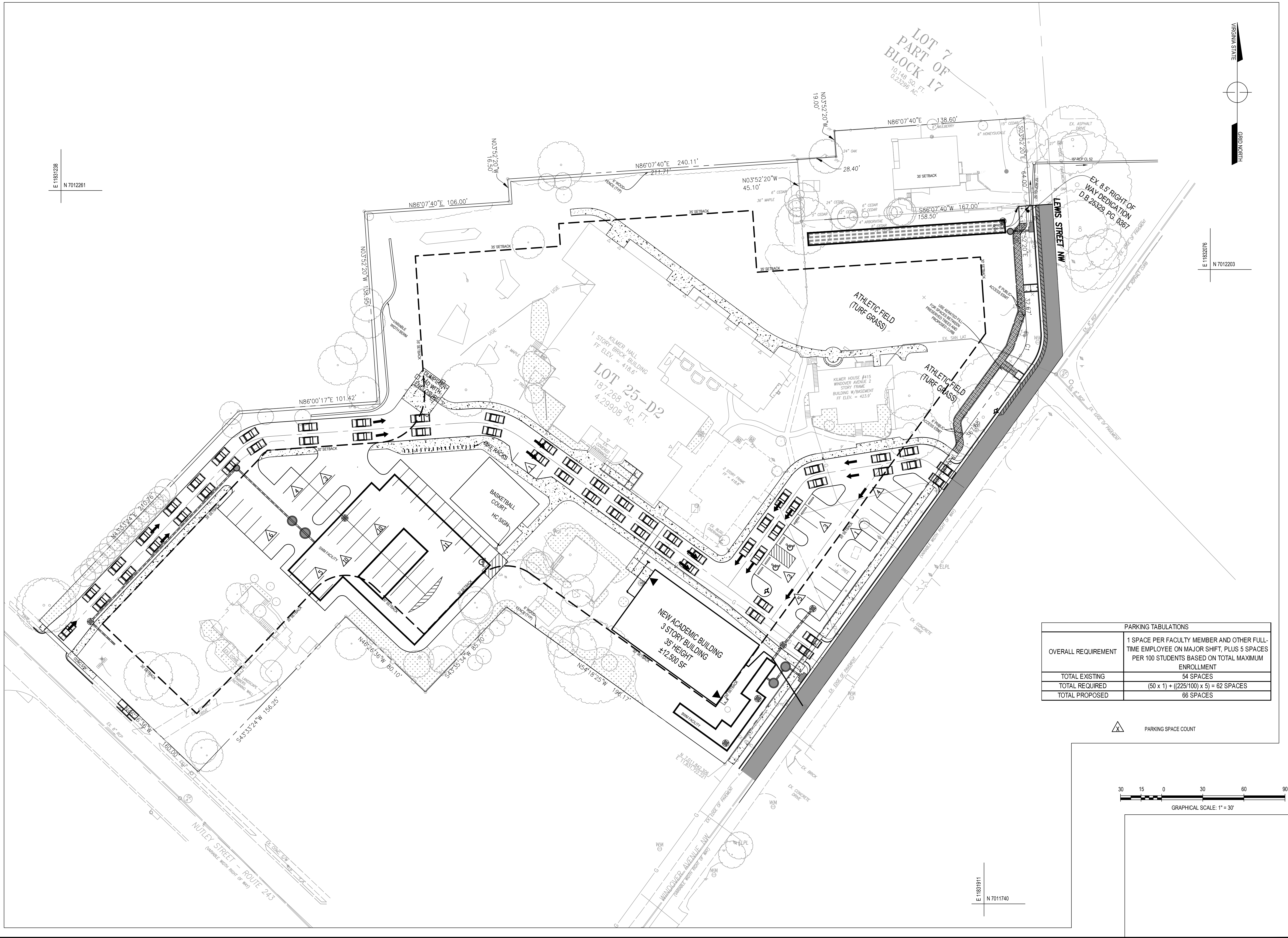


SHEET TITLE
**PROPOSED
LANDSCAPE PLAN-
PHASE I**

SHEET NUMBER
C-010

SITE DEVELOPMENT PLAN

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LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordon.us.com

REVISIONS	
NUMBER	DESCRIPTION

SUR:	DES:
E.ERICKSON	A.AOWENS
DRW:	CHK:
H.BARRY	A.SARANT

CIRCULATION PLAN - PHASE I

**GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN**

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 20'
SCALE: VERT: N/A

DATE: 9/15/25

PLAN: GREEN HEDGES SCHOOL

JOB: GORDON 2356-0501

CADD: 2356-0501-C-03-104-PH1.DWG

NCS: 2356-0501-C-03-104-PH1

NUMBER: C-0110FC-013

Gordon

P:\2025\25009 green hedges school\6.0 civil files\current phase\1.02 PROP PLAN-PR2.dwg



GREEN HEDGES SCHOOL
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

CLIENT

GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

Studio39
LANDSCAPE ARCHITECTURE, P.C.

5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #769
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

DRAFT

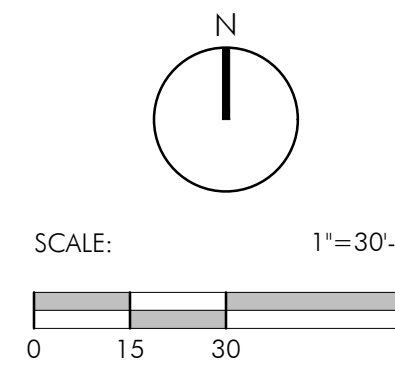
ISSUE DATE

LANDSCAPE PLAN 07.25.2025

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PROJECT NUMBER: 25009
CONTACT: JOSEPH PLUMPE
DRAWN: JY
APPROVED/CHECKED: JP

ORIENTATION AND SCALE



SHEET TITLE

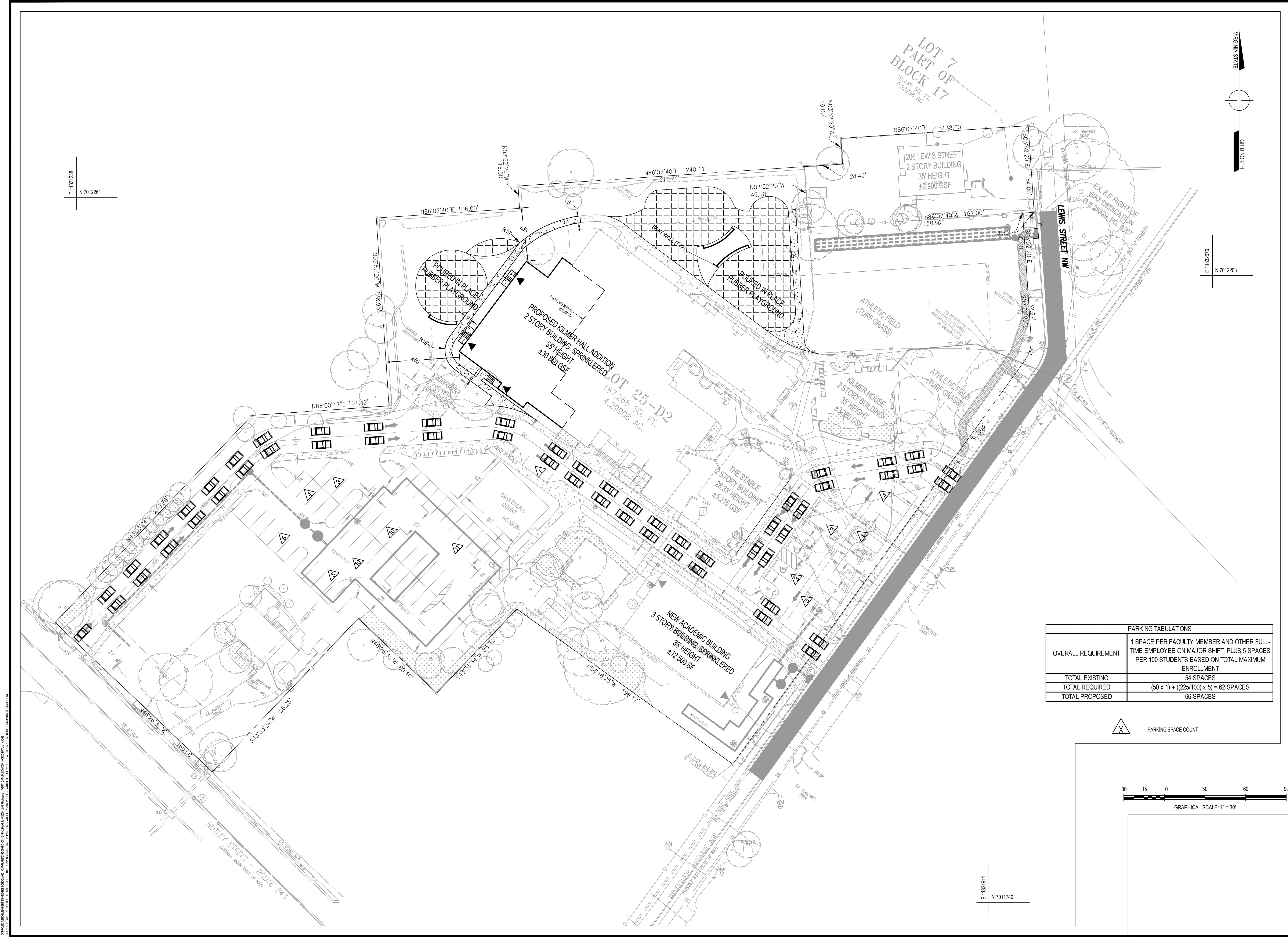
**PROPOSED
LANDSCAPE PLAN-
PHASE II**

SHEET NUMBER

C-012

SITE DEVELOPMENT PLAN

NOT RELEASED FOR CONSTRUCTION



PARKING TABULATIONS	
OVERALL REQUIREMENT	1 SPACE PER FACULTY MEMBER AND OTHER FULL-TIME EMPLOYEE ON MAJOR SHIFT, PLUS 5 SPACES PER 100 STUDENTS BASED ON TOTAL MAXIMUM ENROLLMENT
TOTAL EXISTING	54 SPACES
TOTAL REQUIRED	(50 x 1) + ((225/100) x 5) = 62 SPACES
TOTAL PROPOSED	66 SPACES

PROGRAMMING AND PLANNING
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REVISIONS	
NUMBER	DESCRIPTION

SUR:	DES:
E.ERICKSON	A.AOWENS
DRW:	CHK:
H.BARRY	A.SARANT



SEAL:

CIRCULATION PLAN PHASE II

GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 20'
SCALE: VERT: N/A
DATE: 9/15/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-CS-104-PH2.DWG
NCS: 2356-0501-C-CS-104-PH2
NUMBER: C-0130FC-013

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