# 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.

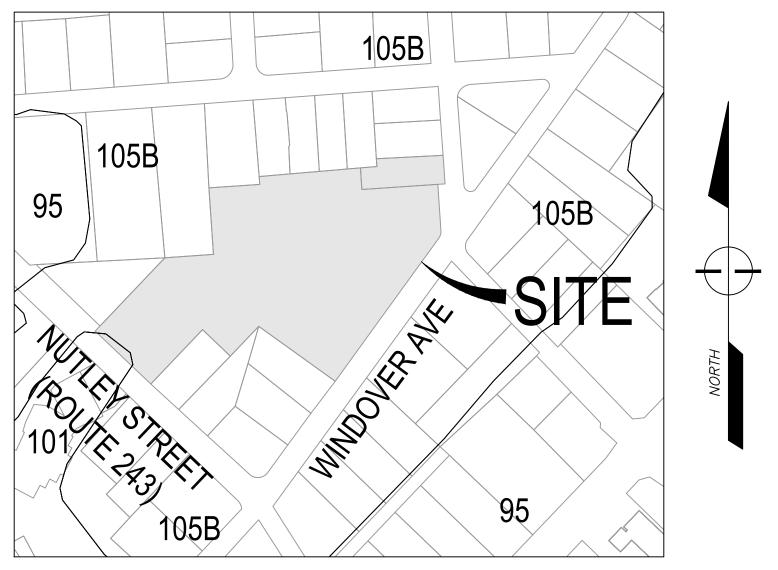
C/O PETER BARRETT, HEAD OF SCHOOL 415 WINDOVER AVENUE, NW VIENNA, VIRGINIA 22180



# GORDON

•ENGINEERS • LAND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS 4501 DALY DRIVE, SUITE 200 CHANTILLY, VA 20151 (703) 263-1900

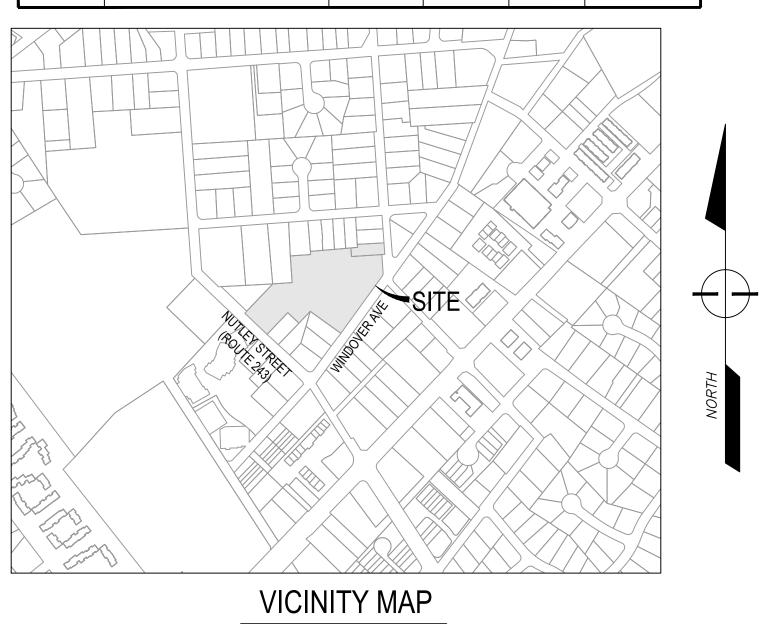
> PROJECT MANAGER: ANTHONY OWENS P.E PROJECT ENGINEER: HUNTER BARRY



# **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



HORIZ: 1' = 20' SCALE: VERT: N/A PLAN: GREEN HEDGES SCHOOL JOB: GORDON 2356-0501 CADD: 2356-0501-C-GI-001.DWG NCS: 2356-0501-C-GI-001 NUMBER: C-001**of** C-013

**☐** Gordon

A.OWENS

A.SARANT

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EXISTING SITE BOUNDARY CONDITIONS

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### **GENERAL NOTES**

- 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 WINDOVER 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
- 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
- THE PROPERTY BOUNDARY CONSISTS OF 4.3 ACRES
- DISTURBED AREA FOR THE PROJECT IS 3.34 ACRES
- 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.
- HORIZONTAL DATUM: STATE PLANE COORDINATE SYSTEM OF 1983, VIRGINIA NORTH ZONE. NAD 1983, U.S. SURVEY FOOT. VERTICAL DATUM IS NGVD 1929.
- 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.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY HISTORIC SITES ON THIS PROPERTY
- 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 9. 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.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT FAIRFAX COUNTY, FAIRFAX WATER, AND THE TOWN OF VIENNA
- 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.
- 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.
- 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.
- 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. CONCRI
- 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 FENCING
- 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.
- MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
- APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE APPROVING JURISDICTION FOR THE CONTRACTOR TO TRESPASS 2 ON OFF-SITE PROPERTIES.
- 22. WHERE THE ORDINANCES DIFFER BETWEEN LOCAL, STATE, AND FEDERAL REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

## GENERAL SITE DEMOLITION NOTES (FOR INFORMATIONAL PURPOSES ONLY)

- 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 1 EROSION AND SEDIMENT CONTROLS.
- 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.
- 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
- 4. PROMPTLY REPAIR DAMAGE TO ADJACENT EXISTING SITE IMPROVEMENTS IF CAUSE BY SITE DEMOLITION.

DEMOLITION WORK UNTIL UTILITY DISCONNECTING, SEALING OR REMOVAL HAS BEEN COMPLETED.

- PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
- 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
- PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION MEASURES REQUIRED TO PROVIDE SAFE PEDESTRIAN ACCESS AND PREVENT INJURY AND DAMAGE TO EXISTING FACILITIES TO REMAIN.
- PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA AND TO AND FROM PORTIONS OF EXISTING PARKING AREAS.
- 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.
- 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

### **DEMOLITION NOTES**

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

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

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

### CONCRETE SIDE WALK AND PAVERS AND ASPHALT

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

REMOVAL OF ASPHALT SHALL INCLUDE ASPHALT AND BASE MATERIAL

WATER SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION

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.

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

- COMMUNICATION/TELEPHONE/CABLE CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER FOR THE RELOCATION AND OR TERMINATION OF EXISTING UNDERGROUND SERVICE LINES AS REQUIRED.
- CONTRACTOR TO COORDINATE AND CONFIRM TERMINATION OF UTILITY SERVICE WITH APPROPRIATE SERVICE PROVIDER PRIOR TO EXCAVATION.

### TOWN OF VIENNA GENERAL NOTES

- 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.
- 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.
- ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
- FRONT ELEVATION CHECKS ARE REQUIRED.
- 8. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION
- 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.
- 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 x 1) + ((225/100) x 5) = 62 SPACES					
TOTAL PROPOSED	66 SPACES					

PRIME CONCRETE EDGE 30 -

RUBBER KEYWAY ---

COURSE

SHEET NAME: RUBBERWAY RAMP 2 LAYER SYSTEM BETWEEN CONCRETE FLATWORK

APPROVED BY: KA | DRAWN BY: JAB | DATE: 1/23/1

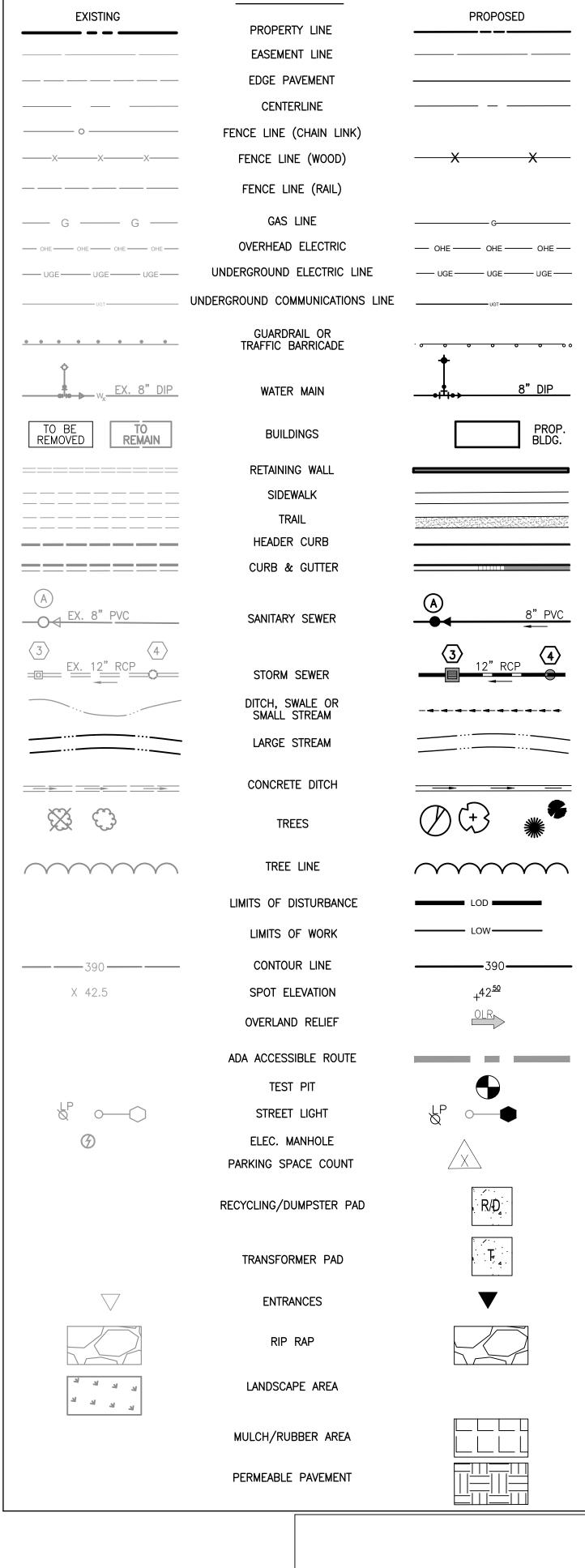
SHEET: DETAIL NO. 18

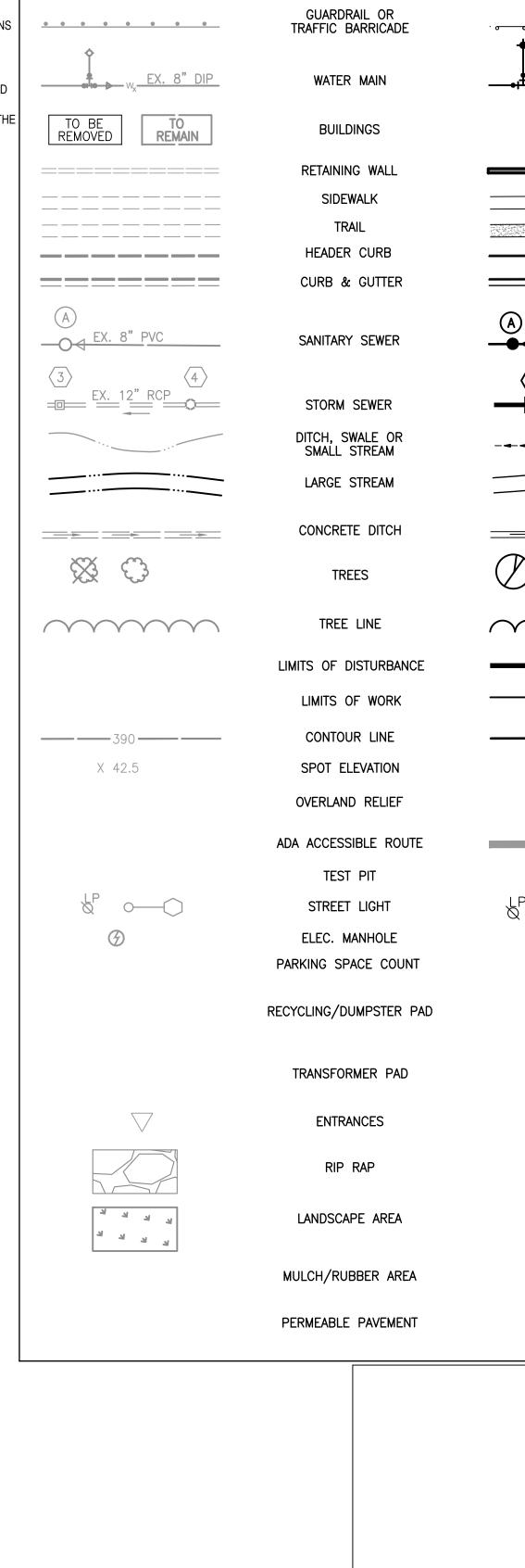
MINUTES PRIOR TO INSTALLATION OF RUBBERWAY POROUS PAVEMENT

 $\frac{3}{4}$ " (19MM) CLEAN COARSE AGGREGATE

(57 STONE) 95% COMPACTION AASHTO T-180

EXISTING SUBGRADE





LEGEND

OPMEN 5 Ш ZW 

E.ERICKSON

H BARRY

A.OWENS

A.SARANT

I CHK:

HORIZ: 1' = 20' SCALE: VERT: N/A DATE: 9/15/25 PLAN: GREEN HEDGES SCHOOL JOB: GORDON 2356-0501 CADD: 2356-0501-C-GI-002,DWG NCS: 2356-0501-C-GI-002

NUMBER: C-002**of** C-013

PERMEABLE PAVEMENT

Irvine, CA 92604

DETAIL (AS PROVIDED BY TOWN OF VIENNA)

OR APPROVED EQUAL

1" THICKNESS COLORED RUBBER WEAR LAYER

1" THICKNESS RECYCLED RUBBER BASE LAYER

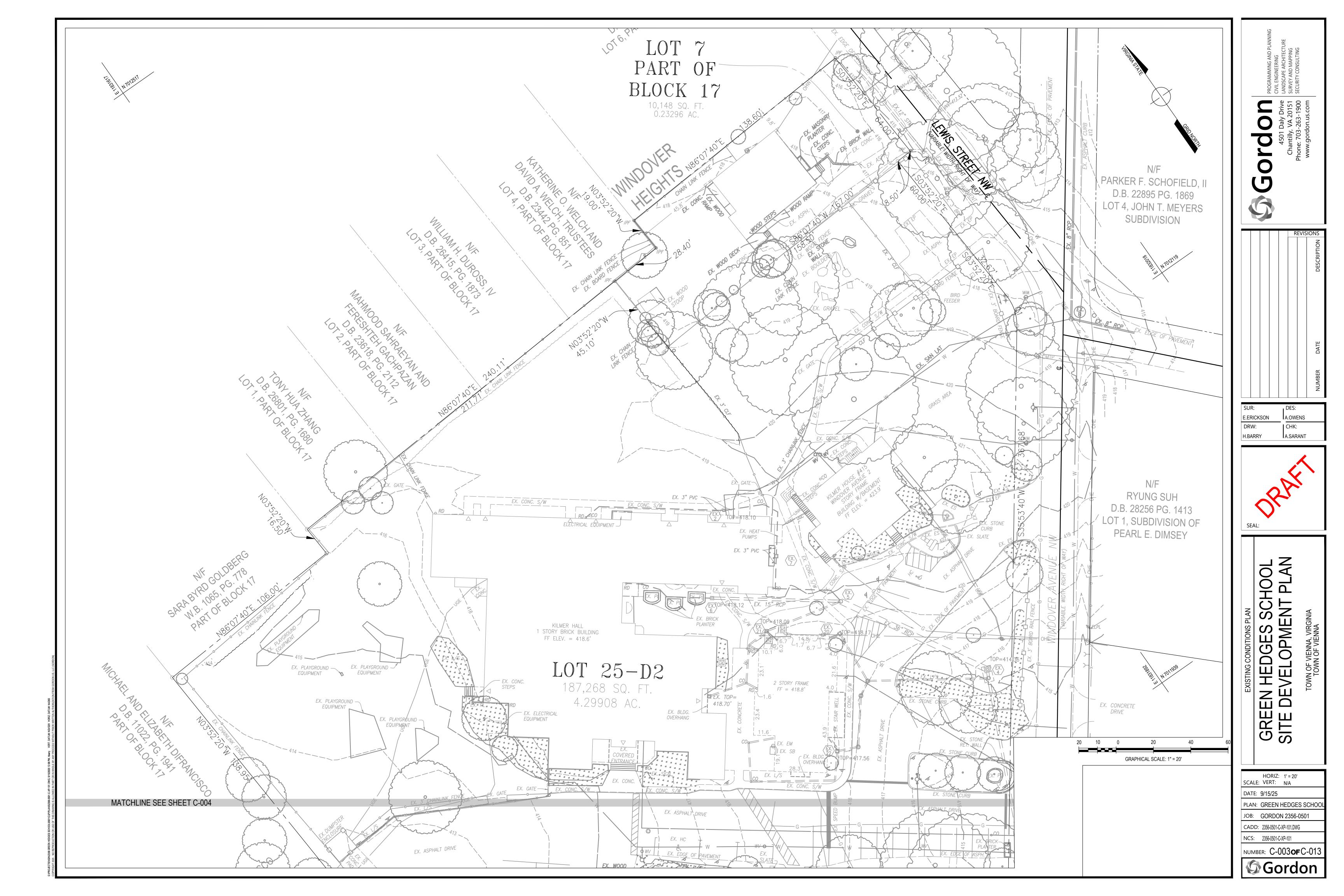
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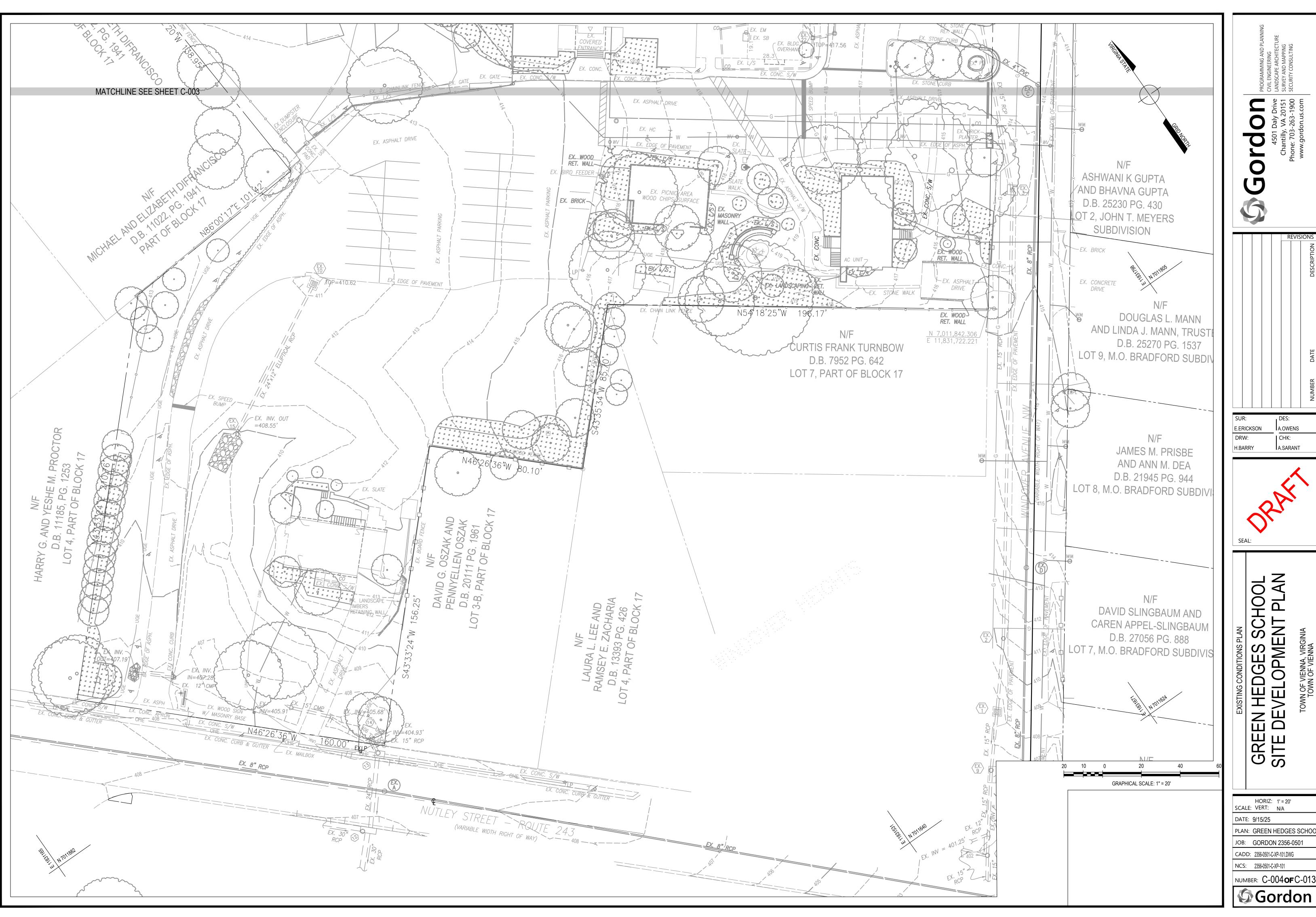
RUBBERWAY FLEXIBLE POROUS -

CONCRETI

MIN 4"

DEPTH





Gorde

A.OWENS CHK:

A.SARANT

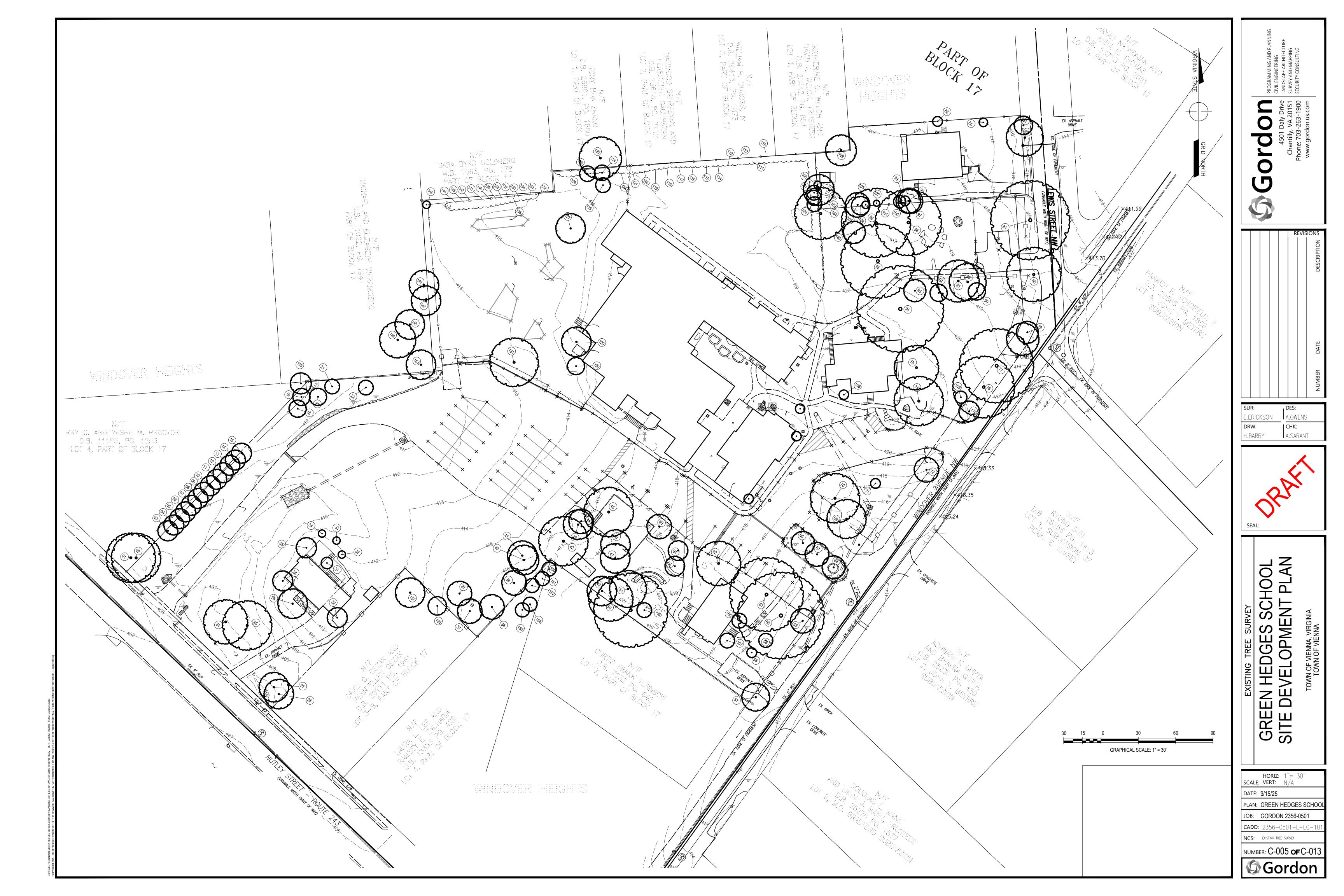
GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

HORIZ: 1' = 20' SCALE: VERT: N/A DATE: 9/15/25

PLAN: GREEN HEDGES SCHOO JOB: GORDON 2356-0501

CADD: 2356-0501-C-XP-101.DWG NCS: 2356-0501-C-XP-101

NUMBER: C-004**of** C-013



TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CRZ	SPECIMEN	CONDITION	TO BE REMOVED	COMMENTS
1	Ulmus rubra	Slippery elm	23	35		Fair-Poor		Off-site
2	Ulmus rubra	Slippery elm	21	32		Fair-Poor		Off-site
<u>3</u> 4	Lagerstroemia indica Lagerstroemia indica	Crape Myrtle Crape Myrtle	<u>4</u> 4	8		Fair Fair		Multi-trunk Multi-trunk
5	Lagerstroemia indica	Crape Myrtle	<del>4</del>	8		Good		Multi-trunk
6	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
7	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
8	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
9	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
10	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
11	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
12	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
13	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
14	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
15	Lagerstroemia indica	Crape Myrtle	4	8		Good		Multi-trunk
18	Pinus strobus	Eastern white pine	12	18		Fair		Near fence; recently pruned
19	Juglans nigra	Black walnut	15	23		Fair		Hole in trunk; offsite
20	Pinus strobus	Eastern white pine	9	14		Poor		Mostly dead; broken limbs
21	Pinus strobus	Eastern white pine	13	20		Fair		Narrow form; vines
22	Cornus kousa	Kousa dogwood	4	6		Good		
24	Pinus strobus	Eastern white pine	31	47	<b>✓</b>	Fair	Remove	
25	Liriodendron tulipifera	Tulip Poplar	35	53	<b>✓</b>	Fair	Remove	Large wound in upper canopy
26	Robinia pseudoacacia	Black locust	18	27		Fair	_	Next to Redcedar; Minor deadwood
27	Juniperus virginiana	Eastern redcedar	16	43		Fair	Remove	Twin trunk;16",14"; Next to Black Locust
28	Thuja occidentalis	Northern white-cedar	11	17		Fair		Close to house
29	Prunus spp.	Ornamental Cherry	15	44		Good		Multi-trunk (6); 15",9", 8",8",5",5"
30	Thuja occidentalis	Northern white-cedar	12	29		Fair		Multi-trunk (12"/8"); Next to overhang
31	Magnolia stellata	Star magnolia	5	28		Good		Multi-trunk (5); 5",5",4",4", 4"
32 33	Lagerstroemia indica	Crape Myrtle	11	19 36		Good		Multi-trunk (3); 6",6",4"
	Lagerstroemia indica	Crape Myrtle	11			Good		Multi-trunk (6); 11",8",8",7",5",3"
34	Lagerstroemia indica	Crape Myrtle	9	26		Good		Mult-trunk (4); 9",6",6",4"
35 36	Chamaecyparis obtusa	Hinoki falsecypress Ornamental Cherry	<u>11</u> 9	14		Good Good	Remove Remove	Multi-trunk (2)
37	Prunus spp. Prunus spp.	Ornamental Cherry	<u>9</u> 8	12		Good	Kelliove	
39	Acer rubrum	Red maple	10	15		Good		On-site: Near fence
40	Acer rubrum	Red maple	14	21		Good		On-site. Near Terrice
41	Acer rubrum	Red maple	24	36		Good	Remove	
42	Acer rubrum	Red maple	18	27		Good	Kemove	
43	Acer rubrum	Red maple	17	26		Good	Remove	
44	Cornus florida	Flowering dogwood	4	6		Good	Remove	
45	Catalpa speciosa	Northern catalpa	30	45	<b>√</b>	Good	Kemove	
46	Acer rubrum	Red maple	19	29	-	Good		
47	Robinia pseudoacacia	Black locust	21	32		Poor		Major deadwood
49	Sassafras albidum	Sassafras	8	12		Poor		Dead
50	Pinus virginiana	Virginia pine	17	26		Good		
51	Acer rubrum	Red maple	18	27		Good		
56	Cornus florida	Flowering dogwood	3	5		Good		
57	Picea abies	Norway spruce	20	30		Good-Fair		Limbed up
58	Fagus grandifolia	American Beech	6	9		Good	Remove	
59	Picea abies	Norway spruce	13	20		Good	Remove	
60	Acer rubrum	Red maple	38	57	✓	Fair	Remove	Girdling roots
61	Acer saccharinum	Silver maple	31	47	✓	Fair		Poor form; Minor deadwood
62	Pinus tabuliformis	Chinese Red Pine	15	23		Good	Remove	
63	Cercis canadensis	Eastern redbud	6	12		Good		6" at base (multi-trunk)
64	Cornus kousa	Kousa dogwood	6	9		Good		
65	Cercis canadensis	Eastern redbud	13	20		Fair-Poor		Deadwood; Damage at trunk
66	Magnolia stellata	Star magnolia	6	9		Good	Remove	
67	Magnolia stellata	Star magnolia	6	9		Good	Remove	
	Lagerstroemia indica	Crape Myrtle	5	18		Good	Remove	Multi-stem (5,4,4,4,3)
69	Pyrus calleryana	Callery pear	17	26		Fair	Remove	Woodpecker damage on trunk
70	Acer rubrum	Red maple	25	65		Good	Remove	Twin (25"/21"); Minor deadwood
	IB II	Callery pear	5	8		Good	Remove	
71	Pyrus calleryana			30		Fair-Poor	Remove	Deadwood at top; pruned at top
71 72	Quercus palustris	Pin oak	20				1	Uincheed Decaluse of at ton. Commented neets
71 72 <b>74</b>	Quercus palustris Fagus grandifolia	Pin oak American beech	39	59	<b>√</b>	Fair-Poor		Limbed up; Deadwood at top; Compacted roots
71 72 74 75	Quercus palustris Fagus grandifolia Catalpa speciosa	Pin oak American beech Northern catalpa	39 37	59 56	✓ ✓	Fair		
71 72 <b>74</b> <b>75</b> 76	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa	Pin oak  American beech  Northern catalpa  Northern catalpa	<b>39 37</b> 27	59 56 41	<b>✓</b>	<b>Fair</b> Fair		Near fenceline; narrow form: Along Windover Stree
71 72 <b>74</b> <b>75</b> 76	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech	39 37 27 35	59 56 41 53		Fair Fair Fair		Near fenceline; narrow form: Along Windover Stree  Along Windover Avenue; Exposed roots
71 72 <b>74</b> <b>75</b> 76 <b>77</b> 78	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar	39 37 27 35 16	59 56 41 53 24	<b>✓</b>	Fair Fair Fair Poor		Near fenceline; narrow form: Along Windover Stree  Along Windover Avenue; Exposed roots  Mostly dead: Along Lewis Street
71 72 74 75 76 77 78 79	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar	39 37 27 35 16 13	59 56 41 53 24 20	<i>✓</i>	Fair Fair Fair Poor Fair-Poor		Near fenceline; narrow form: Along Windover Stree  Along Windover Avenue; Exposed roots  Mostly dead: Along Lewis Street  Narrow form; Along Lewis Street
71 72 74 75 76 77 78 79	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut	39 37 27 35 16 13	59 56 41 53 24 20 48	<i>'</i>	Fair Fair Fair Poor Fair-Poor Good		Near fenceline; narrow form: Along Windover Stree Along Windover Avenue; Exposed roots Mostly dead: Along Lewis Street Narrow form; Along Lewis Street Street tree along Lewis Street
71 72 74 75 76 77 78 79 80 81	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra Robinia pseudoacacia	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut  Black locust	39 37 27 35 16 13 32 35	59 56 41 53 24 20 48 53	\[     \lambda     \]     \[     \lambda     \]     \[     \lambda     \]	Fair Fair Fair Poor Fair-Poor Good Good		Near fenceline; narrow form: Along Windover Stree  Along Windover Avenue; Exposed roots  Mostly dead: Along Lewis Street  Narrow form; Along Lewis Street  Street tree along Lewis Street  Street tree along Lewis Street
71 72 74 75 76 77 78 79 80 81 83	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra Robinia pseudoacacia Juglans nigra	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut  Black locust  Black walnut	39 37 27 35 16 13 32 35 35	59 56 41 53 24 20 48 53 53	<i>'</i>	Fair Fair Foor Fair-Poor Good Good Good		Near fenceline; narrow form: Along Windover Stree Along Windover Avenue; Exposed roots Mostly dead: Along Lewis Street Narrow form; Along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Street tree along Lewis Street
71 72 74 75 76 77 78 79 80 81 83	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra Robinia pseudoacacia Juglans nigra Juniperus virginiana	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut  Black locust  Black walnut  Eastern redcedar	39 37 27 35 16 13 32 35 35	59 56 41 53 24 20 48 53 53 27	\[     \lambda     \]     \[     \lambda     \]     \[     \lambda     \]	Fair Fair Poor Fair-Poor Good Good Good Good		Near fenceline; narrow form: Along Windover Street Along Windover Avenue; Exposed roots Mostly dead: Along Lewis Street Narrow form; Along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Along Lewis Street
71 72 74 75 76 77 78 79 80 81 83 84	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra Robinia pseudoacacia Juglans nigra Juniperus virginiana Morus alba	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut  Black locust  Black walnut  Eastern redcedar  White mulberry	39 37 27 35 16 13 32 35 35 18 6	59 56 41 53 24 20 48 53 53 27 9	\[     \lambda     \]     \[     \lambda     \]     \[     \lambda     \]	Fair Fair Poor Fair-Poor Good Good Good Good Fair		Near fenceline; narrow form: Along Windover Stree Along Windover Avenue; Exposed roots Mostly dead: Along Lewis Street Narrow form; Along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Street tree along Lewis Street
71 72 74 75 76 77 78 79 80 81 83	Quercus palustris Fagus grandifolia Catalpa speciosa Catalpa speciosa Fagus grandifolia Juniperus virginiana Juniperus virginiana Juglans nigra Robinia pseudoacacia Juglans nigra Juniperus virginiana	Pin oak  American beech  Northern catalpa  Northern catalpa  American beech  Eastern redcedar  Eastern redcedar  Black walnut  Black locust  Black walnut  Eastern redcedar	39 37 27 35 16 13 32 35 35	59 56 41 53 24 20 48 53 53 27	\[     \lambda     \]     \[     \lambda     \]     \[     \lambda     \]	Fair Fair Poor Fair-Poor Good Good Good Good		Near fenceline; narrow form: Along Windover Stree Along Windover Avenue; Exposed roots Mostly dead: Along Lewis Street Narrow form; Along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Street tree along Lewis Street Along Lewis Street

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CRZ	SPECIMEN	CONDITION	TO BE REMOVED	COMMENTS
91	Juglans nigra	Black walnut	12	18		Good		
92	Cercis canadensis	Eastern redbud	5	8		Good		
93	Cercis canadensis	Eastern redbud	6	9		Good	<b>D</b>	Make the decree of the second
94 95	Liriodendron tulipifera Ulmus pumila	Tulip Poplar Siberian elm	50 33	75 50	<b>✓</b>	Fair-Poor Fair	Remove	Lightning damage; regrowth at top
96	Ulmus americana	American elm	33	50	<b>✓</b>	Fair		
97	Thuja occidentalis	Northern white-cedar	14	21		Good		
98	Thuja occidentalis	Northern white-cedar	8	12		Good		
99	Thuja occidentalis	Northern white-cedar	8	12		Good		
100	Thuja occidentalis	Northern white-cedar	8	12		Good		
101	Thuja occidentalis	Northern white-cedar	8	12		Good		
102	Thuja occidentalis	Northern white-cedar	8	12		Good		
103	Thuja occidentalis	Northern white-cedar	12	18		Good		
104 105	Thuja occidentalis Thuja occidentalis	Northern white-cedar Northern white-cedar	8 15	12 23		Good Good		
106	Sassafras albidum	Sassafras	22	33		Fair	Remove	
107	Acer rubrum	Red maple	38	57	✓	Good	Kemove	
108	Cornus florida	Flowering dogwood	6	9		Good		
109	Ilex burfordii	Burford holly	6	9		Good		Near Trees 124 and 125
110	Prunus serotina	Black cherry	16	24		Fair-Poor		Off-site; Near fence
111	Prunus serotina	Black cherry	29	44		Good		
112	Acer platanoides	Norway maple	16	24		Good		Off-site; Near fence
113 114	Ilex burfordii Ilex burfordii	Burford holly Burford holly	5 5	8		Good Good		
114	llex burfordii	Burford holly	5 5	8		Good		
116	llex burfordii	Burford holly	5	8		Good	Remove	
117	llex burfordii	Burford holly	5	8		Good	Kemove	
118	Ilex burfordii	Burford holly	5	8		Good		
119	Ilex burfordii	Burford holly	5	8		Good		
120	Ilex burfordii	Burford holly	5	8		Good		
121	llex burfordii	Burford holly	5	8		Good		
122	Ilex burfordii	Burford holly	5	8		Good		
123	Magnolia grandiflora Ilex burfordii	Southern magnolia	6	9		Good		On site page families
124 125	Juglans nigra	Burford holly Black walnut	5 27	8 41		Good Good		On-site near fencline Off-site
127	Platanus hybrida x acerifolia	London plane tree	8	12		Fair	Remove	Girdling roots
129	Acer palmatum	Japanese maple	14	28		Good	Remove	Multi-trunk; 14" @ 1.5' height
130	Lagerstroemia indica	Crape Myrtle	3	10		Fair	Remove	Multi-stem (3,3,3)
131	Acer saccharinum	Silver maple	25	38		Fair	Remove	, , , ,
132	llex burfordii	Burford holly	6	9		Good		
133	Ilex burfordii	Burford holly	6	9		Good		
134	llex burfordii	Burford holly	6	9		Good		
135	llex burfordii	Burford holly	6	9		Good		
136 137	Ilex burfordii Ilex burfordii	Burford holly Burford holly	6	9		Good Good		
137	llex burfordii	Burford holly	6	9		Good		
139	Ilex burfordii	Burford holly	6	9		Good		
140	Ilex burfordii	Burford holly	6	9		Good		
141	Ilex burfordii	Burford holly	6	9		Good		
142	llex burfordii	Burford holly	6	9		Good		
143	Ilex burfordii	Burford holly	6	9		Good		
144	llex burfordii	Burford holly	6	9		Good		
145	Quercus rubra	Northern red oak	2	3		Fair		
146	Morus alba	White mulberry	10	15		Fair		Off-site
147	Acer platanoides	Norway maple	9	14		Good		Off-site
148	Juniperus virginiana	Eastern redcedar	12	18		Good		Off-site
149 150	Morus alba	White mulberry American holly	22 6	33 9		Fair Good		Off-site Off-site
151	Pinus virginiana	Virginia pine	15	23		Good		Off-site
152	Pinus virginiana	Virginia pine	10	15		Good		Off-site
153	Salix matsudana	Corkscrew willow	16	24		Good		Off-site
154	Acer rubrum	Red maple	12	18		Good		
155	Pinus virginiana	Virginia pine	15	23		Good		
156	Magnolia virginiana	Sweetbay magnolia	12	33		Good		Off-site; Multi-trunk (12", 10", 5")
157	Betula nigra	River birch	12	38		Good		Off-site; Multi-trunk (12",11",10")
158	Magnolia lilliflora	Lily magnolia	6	9		Good		Near Kilmer House
159	Ulmus rubra	Slippery elm	9	14		Fair-Poor		Off-site: Poor form and structure; (near trees 19 & 2
161	Lagerstroemia indica	Crape Myrtle	3	12		Good		Multi-trunk (3, 2, 2, 2, 1)
162 163	Lagerstroemia indica Lagerstroemia indica	Crape Myrtle Crape Myrtle	9 4	12 14		Good Good		Multi-trunk (4, 3, 3) Multi-trunk (4, 3, 3, 3, 3)
164	Acer rubrum	Red maple	2	3		Good		Newly planted: Near gate
166	Cercis canadensis	Eastern redbud	4	6		Good		
167	Aesculus pavia	Red buckeye	2	3		Good		
168	Quercus rubra	Northern red oak	2	3		Good		
169	Acer rubrum	Red maple	2	3		Good		Newly planted: Near Windover Avenue
170	Pinus thunbergii	Japanese black pine	9	14		Good		Near Windover Avenue

SUR: DES:

E.ERICKSON D. KOESER

DRW: CHK:

D. KOESER S. PETERSON



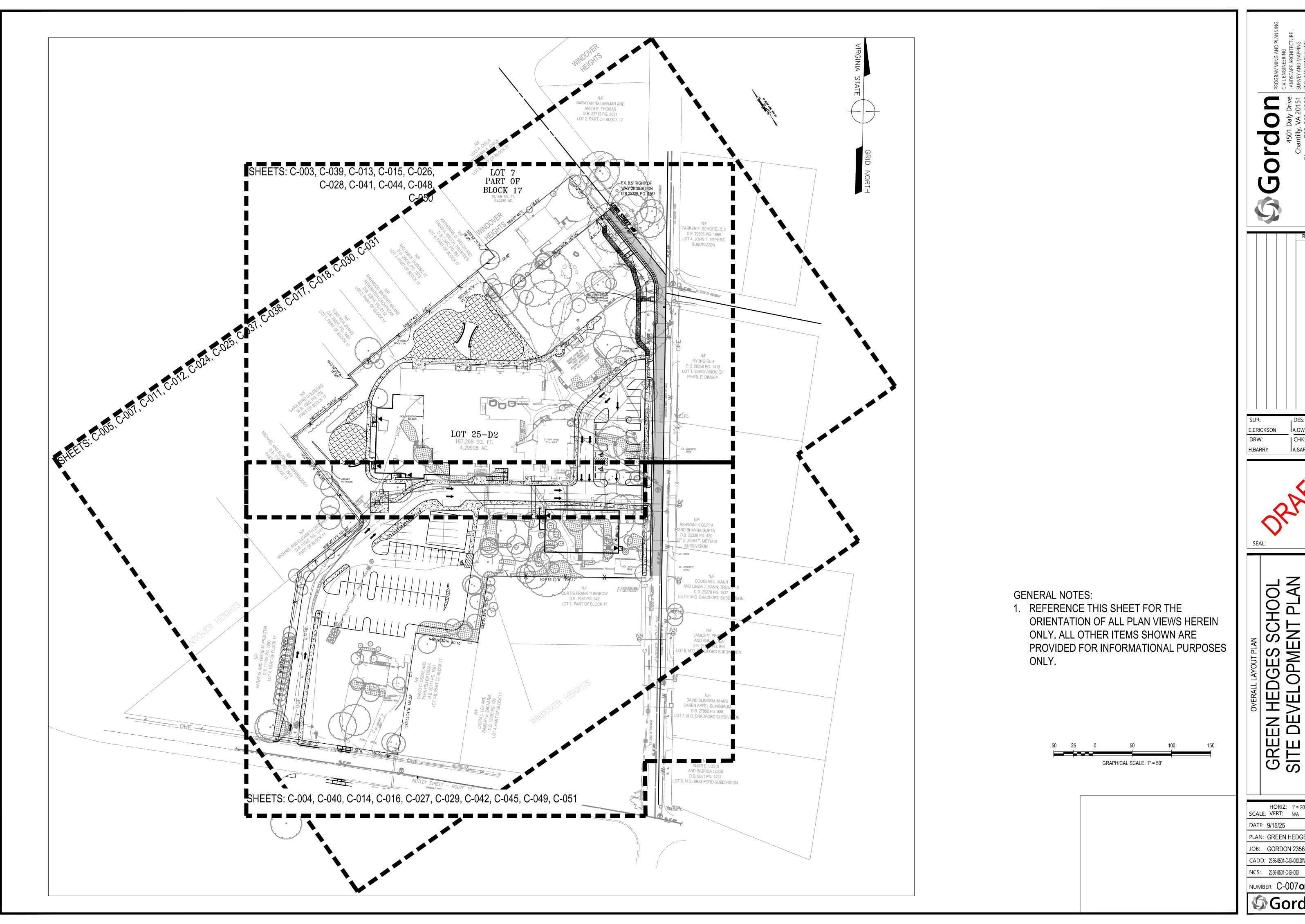
GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

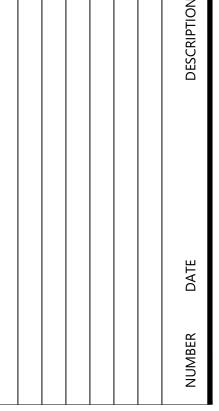
HORIZ: N/A SCALE: VERT: N/A DATE: 9/15/25

PLAN: GREEN HEDGES SCHOOL JOB: GORDON 2356-0501

**CADD**: 2356-0501-L-TP-10 NCS: TREE INVENTORY

NUMBER: C-006 **OF** C-013 Gordon





JR:	DES:
ERICKSON	A.OWENS
RW:	CHK:
BARRY	A.SARANT



		(	<b>5</b>	<u></u>	<u></u>	
			HORIZ	:	1' = 20'	
	SCAL	-E:	VERT:		N/A	

DATE: 9/15/25

PLAN: GREEN HEDGES SCHOOL JOB: GORDON 2356-0501

CADD: 2356-0501-C-GI-003.DWG NCS: 2356-0501-C-GI-003

NUMBER: C-007**of** C-013 



**GREEN HEDGES** SCHOOL

415 WINDOVER AVE NW VIENNA, VA TOWN OF VIENNA

CLIENT

GREEN HEDGES SCHOOL -THE STONE HOUSE GROUP

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

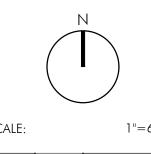
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ISSUE DATE

PROJECT NUMBER: CONTACT: JOSEPH PLUMPE DRAWN: APPROVED/CHECKED:

ORIENTATION AND SCALE



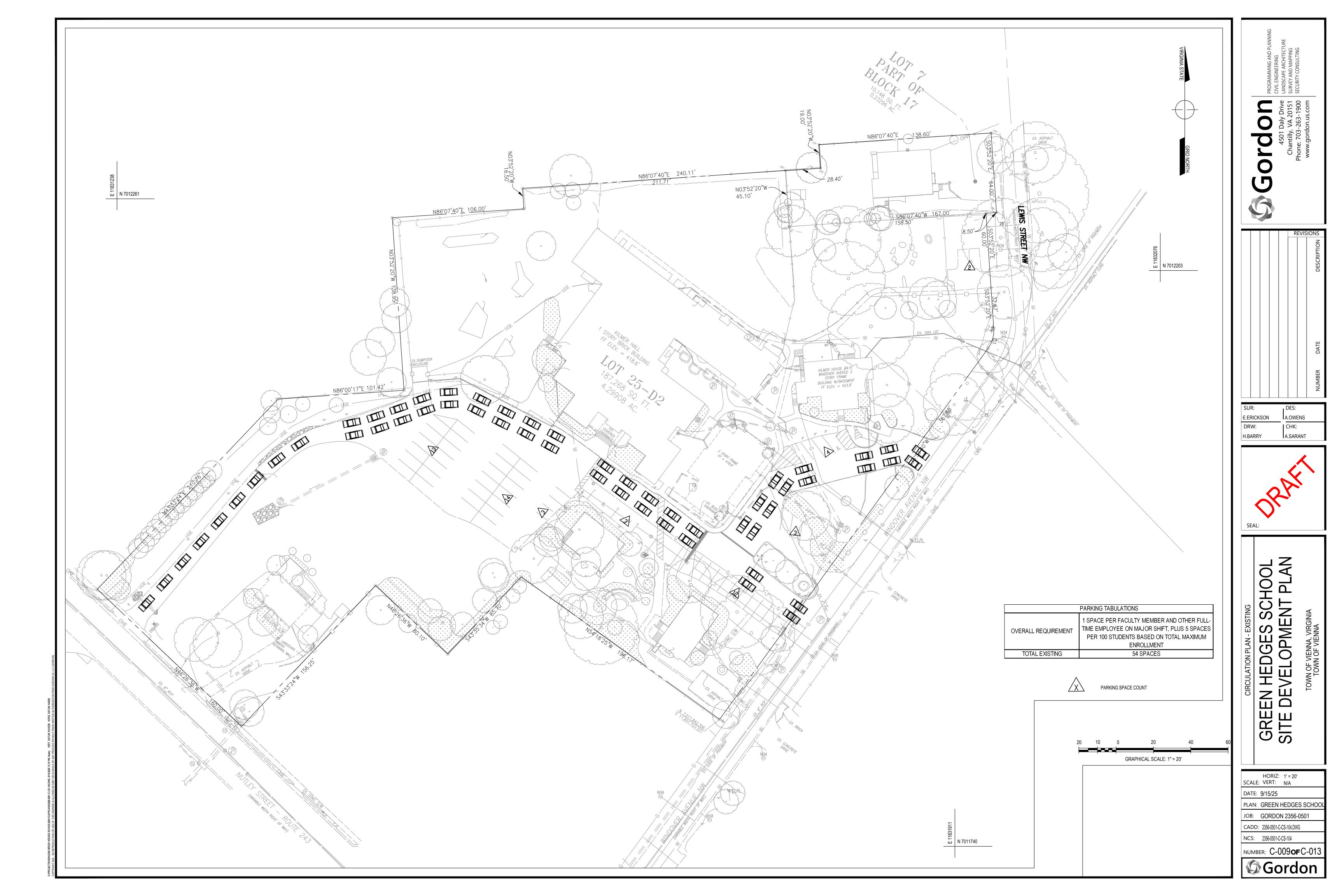
1"=60'-0"

SHEET TITLE

EXISING SITE BOUNDARY CONDITIONS

Sheet Number

SITE DEVELOPMENT PLAN





GREEN HEDGES SCHOOL

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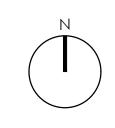
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07.25.2025

PROJECT NUMBER: JOSEPH PLUMPE

ORIENTATION AND SCALE

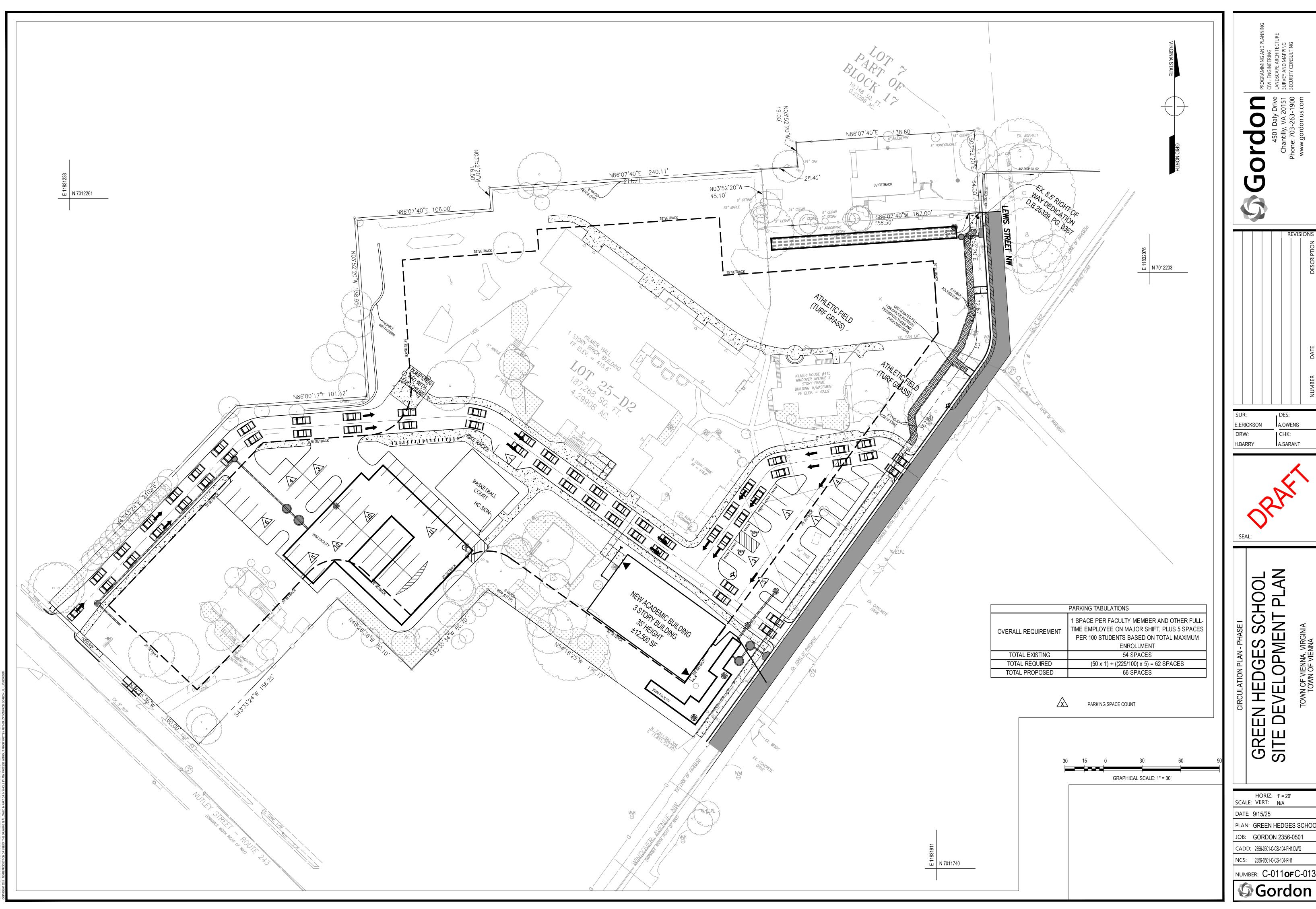


SHEET TITLE

PROPOSED LANDSCAPE PLAN-

Sheet Number

SITE DEVELOPMENT PLAN



A.OWENS CHK:

A.SARANT

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

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-PH1.DWG

NCS: 2356-0501-C-CS-104-PH1 NUMBER: C-011**0F**C-013



# GREEN HEDGES

SCHOOL
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

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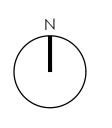
SEAL/SIGNATURE



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APPROVED/CHECKED:

ORIENTATION AND SCALE



PROPOSED LANDSCAPE PLAN-PHASE II

SITE DEVELOPMENT PLAN

