

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-(211) LOT 0008A IS ZONED RS-12.5.
- THE PROPERTY BOUNDARY CONSISTS OF 4.3 ACRES
- DISTURBED AREA FOR THE PROJECT IS 3.36 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 28, 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 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 STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED GRADES AS SHOWN HEREIN ARE FINISHED GRADE UNLESS NOTED ON THE PLAN.
- 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 CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLY 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.
- 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.
- 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).
- 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.
- 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 ON OFF-SITE PROPERTIES.
- 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 DEMOLITION WORK UNTIL UTILITY DISCONNECTING, SEALING OR REMOVAL HAS BEEN COMPLETED.
- PROMPTLY REPAIR DAMAGE TO ADJACENT EXISTING SITE IMPROVEMENTS IF CAUSED BY SITE DEMOLITION.
- 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 PHASE.
- 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.
- 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 FROM THE SITE AND DISPOSED OF PROPERLY.
- CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL SAFETY STANDARDS.

DEMOLITION NOTES

GENERAL
THE DEMOLITION PLAN IS A GENERAL GUIDE OF WHAT ITEMS NEED TO BE 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 ENCOURAGED 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.

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

- REMOVAL OF ASPHALT SHALL INCLUDE ASPHALT AND BASE MATERIAL.

WATER
1. WATER SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

FENCING
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.

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

COMMUNICATION/TELEPHONE/CABLE
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.

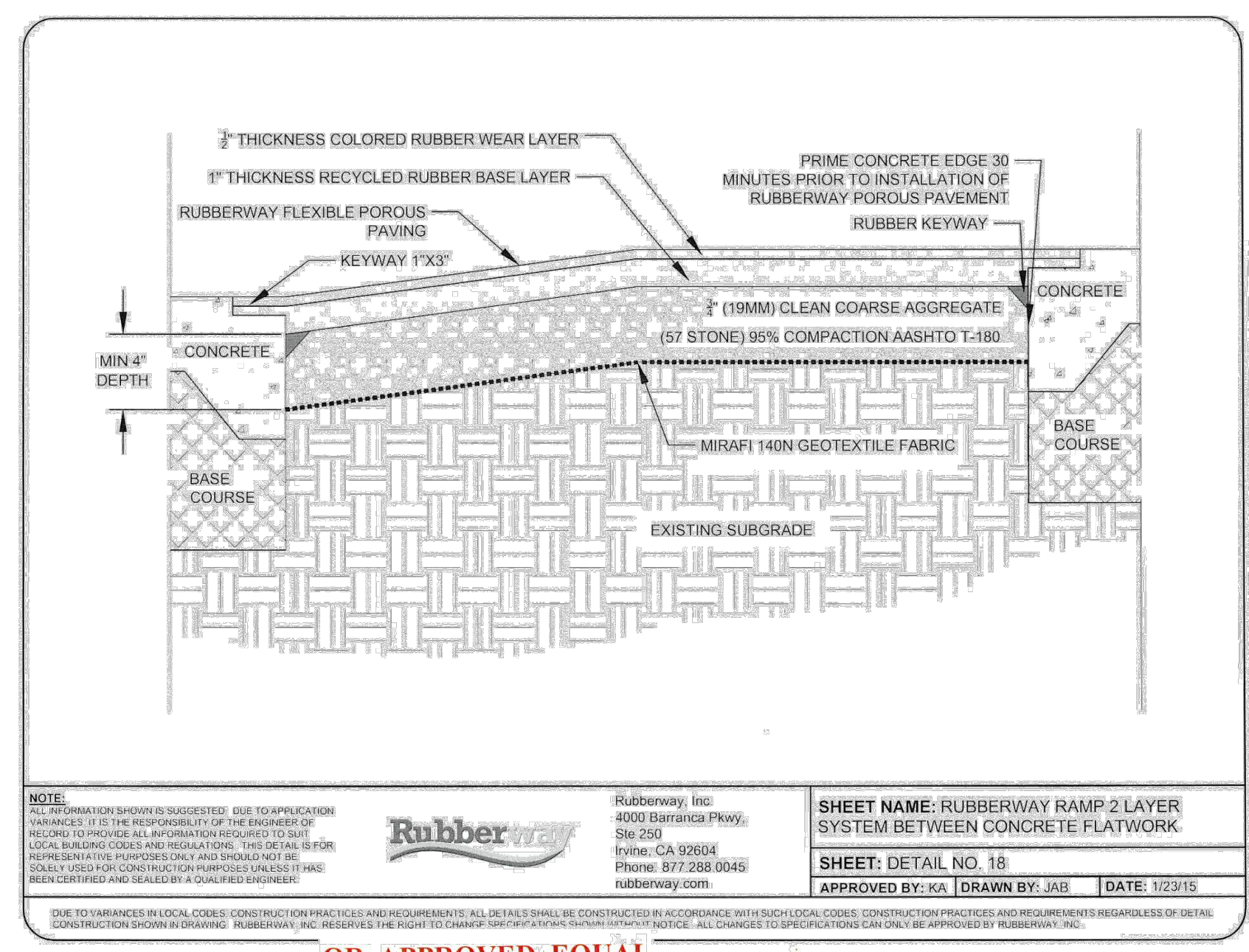
TOWN OF VIENNA GENERAL NOTES

- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- 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 703-255-6380 TO COORDINATE HAVING THE TOWN ARBORIST ON SITE DURING ALL TOWN TREE REMOVAL.
- TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
- 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.
- WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
- 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) + ((210/100) x 5) = 61 SPACES
TOTAL PROPOSED	62 SPACES

LEGEND

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	EXISTING		PROPOSED



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

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REVISIONS	DESCRIPTION	DATE

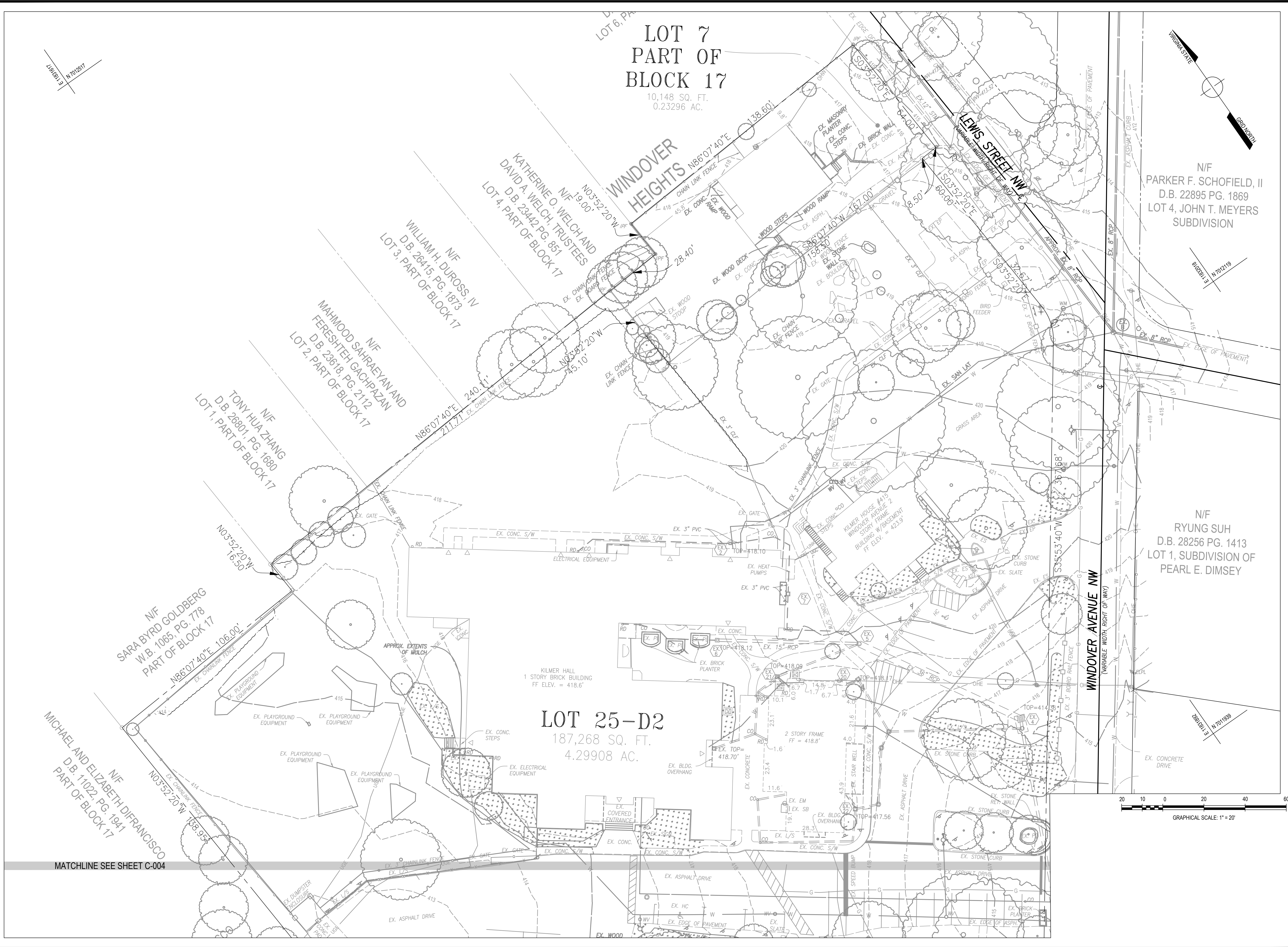
SUR: E.ERICKSON	DES: A.AOWENS
DRW: H.BARRY	CHK: A.SARANT

COMMONWEALTH OF VIRGINIA
ANTHONY T. OWENS
Lic. No. 34522
PROFESSIONAL ENGINEER
SEAL

GENERAL NOTES AND LEGEND
GREEN HEDGES SCHOOL
CONDITIONAL USE PERMIT
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: N/A
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-04-002.DWG
NCS: 2356-0501-C-04-002
NUMBER: C-002ofC-014

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REVISIONS	DESCRIPTION	NUMBER	DATE

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

COMMONWEALTH OF VIRGINIA
ANTHONY T. OWENS
Lic. No. 34522
PROFESSIONAL ENGINEER

SEAL:

EXISTING CONDITIONS PLAN

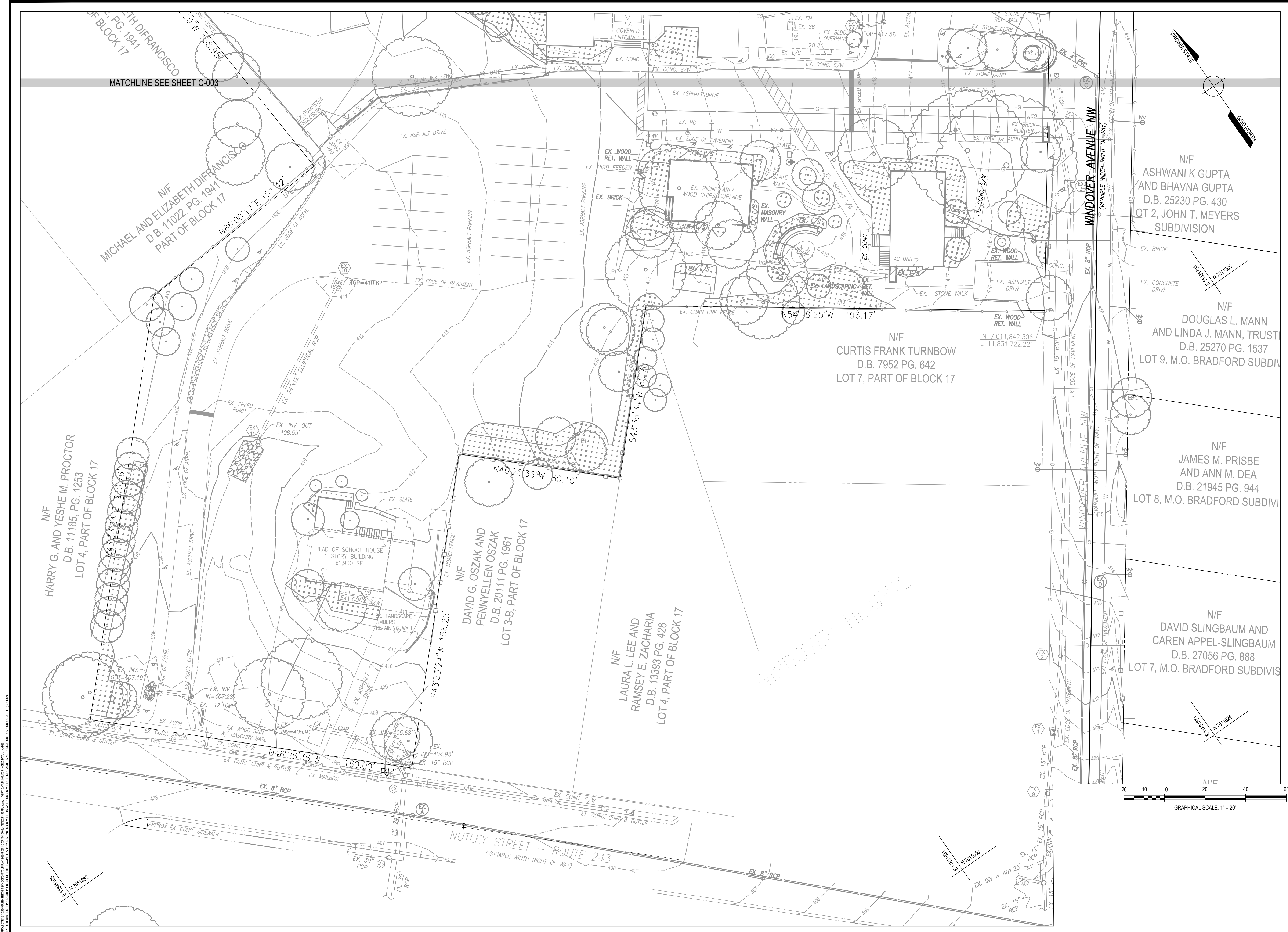
GREEN HEDGES SCHOOL

CONDITIONAL USE PERMIT

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 20'
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-XP-101.DWG
NCS: 2356-0501-C-XP-101
NUMBER: C-003ofC-104

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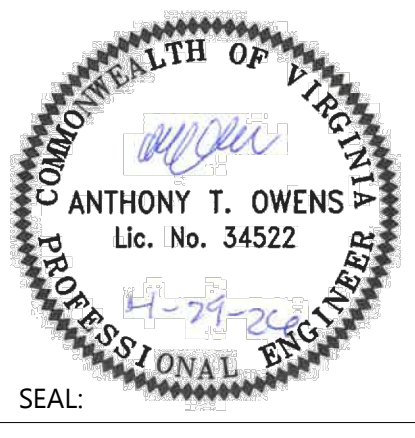


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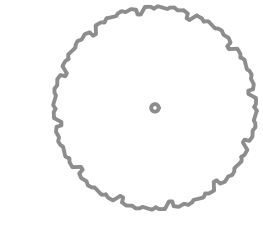
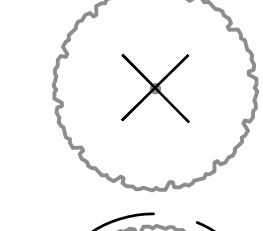
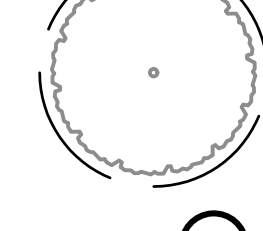




EXISTING CONDITIONS PLAN
GREEN HEDGES SCHOOL
CONDITIONAL USE PERMIT
 TOWN OF VIENNA, VIRGINIA
 TOWN OF VIENNA

HORIZ: 1" = 20'
 SCALE: VERT: N/A
 DATE: April 29, 2026
 PLAN: GREEN HEDGES SCHOOL
 JOB: GORDON 2356-0501
 CADD: 2356-0501-C-XP-101.DWG
 NCS: 2356-0501-C-XP-101

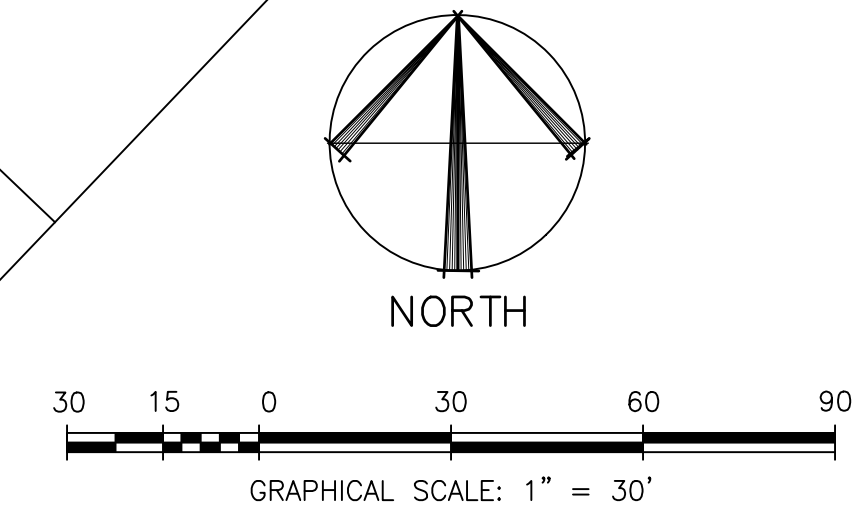
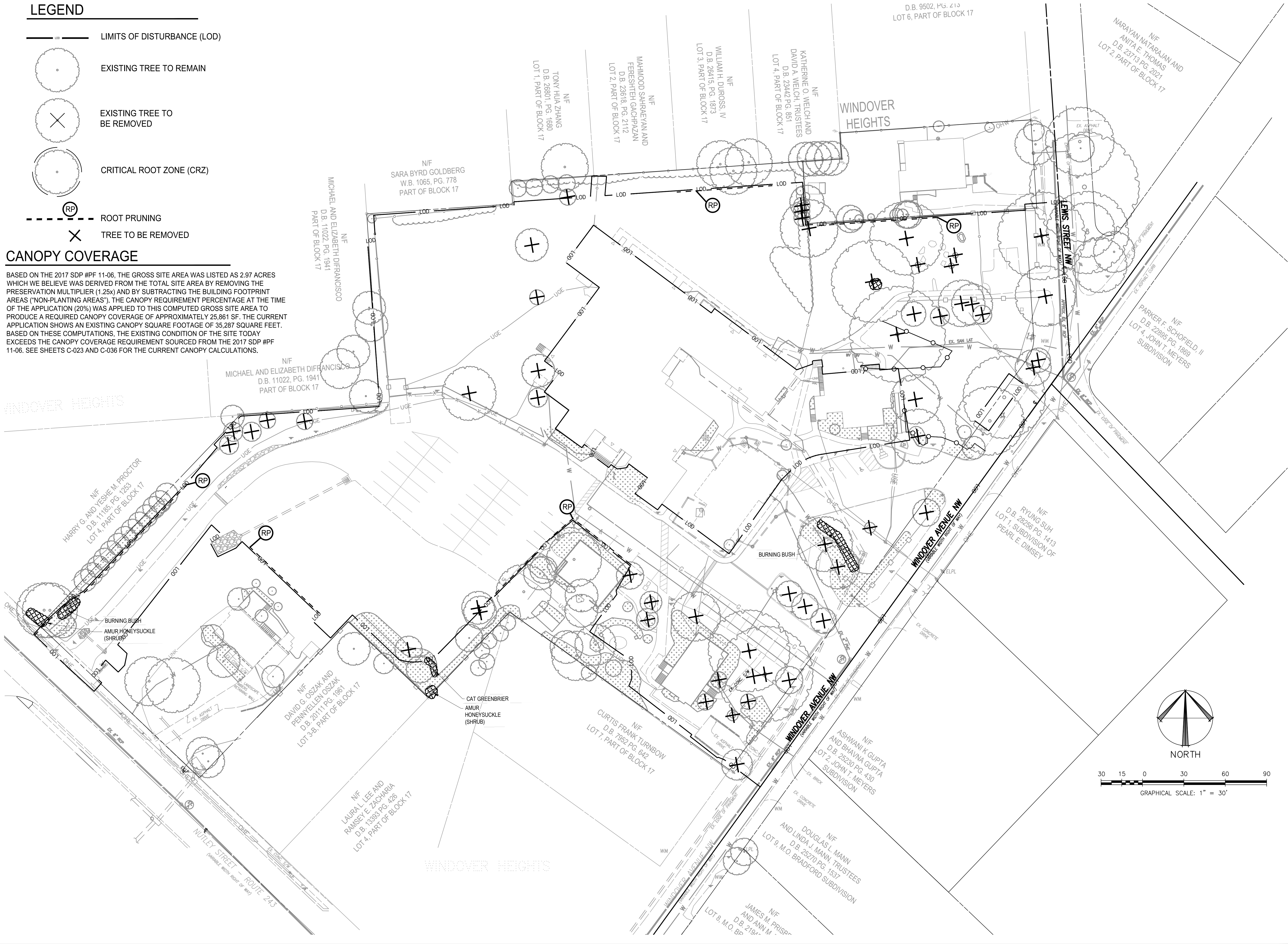
NUMBER: C-0040FC-014
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LEGEND

-  LIMITS OF DISTURBANCE (LOD)
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  CRITICAL ROOT ZONE (CRZ)
-  ROOT PRUNING
-  TREE TO BE REMOVED

CANOPY COVERAGE

BASED ON THE 2017 SDP #PF 11-06, THE GROSS SITE AREA WAS LISTED AS 2.97 ACRES WHICH WE BELIEVE WAS DERIVED FROM THE TOTAL SITE AREA BY REMOVING THE PRESERVATION MULTIPLIER (1.25X) AND BY SUBTRACTING THE BUILDING FOOTPRINT AREAS ("NON-PLANTING AREAS"). THE CANOPY REQUIREMENT PERCENTAGE AT THE TIME OF THE APPLICATION (20%) WAS APPLIED TO THIS COMPUTED GROSS SITE AREA TO PRODUCE A REQUIRED CANOPY COVERAGE OF APPROXIMATELY 25,861 SF. THE CURRENT APPLICATION SHOWS AN EXISTING CANOPY SQUARE FOOTAGE OF 35,287 SQUARE FEET. BASED ON THESE COMPUTATIONS, THE EXISTING CONDITION OF THE SITE TODAY EXCEEDS THE CANOPY COVERAGE REQUIREMENT SOURCED FROM THE 2017 SDP #PF 11-06. SEE SHEETS C-023 AND C-036 FOR THE CURRENT CANOPY CALCULATIONS.



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REVISIONS	DESCRIPTION	NUMBER	DATE

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DRW: H.BARRY	CHK: A.SARANT

COMMONWEALTH OF VIRGINIA

DOUGLAS L. KOESER
Lic. No. 000851

4/29/2026

LANDSCAPE ARCHITECT

SEAL:

EXISTING TREE SURVEY - TREE PRESERVATION

GREEN HEDGES SCHOOL

CONDITIONAL USE PERMIT

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-L-EC-101.DWG
NCS: 2356-0501-L-EC-101
NUMBER: C-005ofC-014

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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; Root prune at LOD line
2	Ulmus rubra	Slippery elm	21	32		Fair-Poor		Off-site; Root prune at LOD line
3	Lagerstroemia indica	Crape Myrtle	7	14		Fair		Multi-trunk (5,4,1); Root prune at LOD line
4	Lagerstroemia indica	Crape Myrtle	8	16		Fair		Multi-trunk (4,4,4,3,3,3); Root prune at LOD line
5	Lagerstroemia indica	Crape Myrtle	6	12		Good		Multi-trunk (5,3,3); Root prune at LOD line
6	Lagerstroemia indica	Crape Myrtle	8	16		Good		Multi-trunk (5,4,3,3,2); Root prune at LOD line
7	Lagerstroemia indica	Crape Myrtle	9	18		Good		Multi-trunk (6,4,3,3,3,3); Root prune at LOD line
8	Lagerstroemia indica	Crape Myrtle	9	18		Good		Multi-trunk (5,4,4,3,3,2); Root prune at LOD line
9	Lagerstroemia indica	Crape Myrtle	9	18		Good		Multi-trunk (6,5,4,3,2,2); Root prune at LOD line
10	Lagerstroemia indica	Crape Myrtle	11	22		Good		Multi-trunk (6,6,4,4,3,3,2); Root prune at LOD line
11	Lagerstroemia indica	Crape Myrtle	11	22		Good		Multi-trunk (6,5,5,4,3,3,3); Root prune at LOD line
12	Lagerstroemia indica	Crape Myrtle	10	20		Good		Multi-trunk (6,5,5,4); Root prune at LOD line
13	Lagerstroemia indica	Crape Myrtle	11	22		Good		Multi-trunk (5,4,3,3,3,3); Root prune at LOD line
14	Lagerstroemia indica	Crape Myrtle	8	16		Good		Multi-trunk (5,4,3,3,3,3); Root prune at LOD line
15	Lagerstroemia indica	Crape Myrtle	8	16		Good		Multi-trunk (5,4,3,3,3,3); Root prune at LOD line
18	Pinus strobus	Eastern white pine	12	18		Fair	Remove	Near fence; recently pruned
19	Juglans nigra	Black walnut	15	23		Fair	Remove	Hole in trunk; offsite
20	Pinus strobus	Eastern white pine	9	14		Poor	Remove	Mostly dead; broken limbs
21	Pinus strobus	Eastern white pine	13	20		Fair	Remove	Narrow form; vines
22	Cornus kousa	Kousa dogwood	4	6		Good	Remove	
24	Pinus strobus	Eastern white pine	31	47	✓	Fair		Root prune at LOD line
25	Liriodendron tulipifera	Tulip Poplar	35	53	✓	Fair		Large wound in upper canopy
26	Robinia pseudoacacia	Black locust	18	27		Fair		Next to Redcedar; Minor deadwood
27	Juniperus virginiana	Eastern redcedar	21	42		Fair		Twin trunk (16",14"); Next to Black Locust
28	Thuja occidentalis	Northern white-ceda	11	17		Fair		Close to house
29	Prunus spp.	Ornamental Cherry	22	44		Good		Multi-trunk (6); 15",9",8",8",5",5"
30	Thuja occidentalis	Northern white-ceda	14	28		Fair		Multi-trunk (12"/8"); Next to overhang
31	Magnolia stellata	Star magnolia	14	28		Good		Multi-trunk (5); 5",5",4",4",4",4"
32	Lagerstroemia indica	Crape Myrtle	9	18		Good		Multi-trunk (3); 6",6",4",4"
33	Lagerstroemia indica	Crape Myrtle	18	36		Good		Multi-trunk (6); 11",8",8",7",5",3"
34	Lagerstroemia indica	Crape Myrtle	13	26		Good		Multi-trunk (4); 9",6",6",4"
35	Chamaecyparis obtusa	Hinoki falsecypress	25	38		Good		Multi-trunk (2) @ 5.5'
36	Prunus spp.	Ornamental Cherry	9	14		Good	Remove	
37	Prunus spp.	Ornamental Cherry	8	12		Good	Remove	
39	Acer rubrum	Red maple	10	15		Good	Remove	On-site: Near fence
40	Acer rubrum	Red maple	14	21		Good	Remove	
41	Acer rubrum	Red maple	24	36		Good	Remove	
42	Acer rubrum	Red maple	18	27		Good	Remove	
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	✓	Good		Tree is not used for tree canopy due to over 30% CRZ impact
46	Acer rubrum	Red maple	19	29		Good		
47	Robinia pseudoacacia	Black locust	21	32		Poor		Major deadwood
49	Sassafras albidum	Sassafras	8	0		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	Remove	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	Remove	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	
68	Lagerstroemia indica	Crape Myrtle	9	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	32	64	✓	Good	Remove	Twin (25"/21"); Minor deadwood
71	Pyrus calleryana	Callery pear	5	8		Good	Remove	
72	Quercus palustris	Pin oak	20	30		Fair-Poor	Remove	Deadwood at top; pruned at top
74	Fagus grandifolia	American beech	39	59	✓	Poor	Remove	Limbed up; Deadwood at top; Compacted roots
75	Catalpa speciosa	Northern catalpa	37	56	✓	Fair	Remove	
76	Catalpa speciosa	Northern catalpa	27	41		Fair		Near fenceline; narrow form; Along Windover Street; Not taking canopy credit due to over 30% CRZ impact
77	Fagus grandifolia	American beech	35	53	✓	Fair		Along Windover Avenue; Exposed roots; Not taking canopy credit due to over 30% CRZ impact
78	Juniperus virginiana	Eastern redcedar	16	24		Poor	Remove	Mostly dead; Along Lewis Street
79	Juniperus virginiana	Eastern redcedar	13	20		Fair-Poor	Remove	Narrow form; Along Lewis Street
80	Juglans nigra	Black walnut	32	48	✓	Good	Remove	Street tree along Lewis Street
81	Robinia pseudoacacia	Black locust	35	53	✓	Good	Remove	Street tree along Lewis Street
83	Juglans nigra	Black walnut	35	53	✓	Good	Remove	Street tree along Lewis Street
84	Juniperus virginiana	Eastern redcedar	18	27		Good		Along Lewis Street
85	Morus alba	White mulberry	6	9		Fair		Within 206 Lewis street parcel; Growing at base of chain-link fence
86	Morus alba	White mulberry	6	9		Fair		Within 206 Lewis street parcel
89	Juglans nigra	Black walnut	14	21		Good	Remove	
90	Sassafras albidum	Sassafras	5	8		Good	Remove	
91	Juglans nigra	Black walnut	12	18		Good	Remove	
92	Cercis canadensis	Eastern redbud	5	8		Good	Remove	
93	Cercis canadensis	Eastern redbud	6	9		Good	Remove	
94	Liriodendron tulipifera	Tulip Poplar	50	75	✓	Fair-Poor	Remove	Lightning damage; regrowth at top
95	Ulmus pumila	Siberian elm	33	50	✓	Fair	Remove	
96	Ulmus americana	American elm	33	50	✓	Fair	Remove	
97	Thuja occidentalis	Northern white-ceda	14	21		Good		
98	Thuja occidentalis	Northern white-ceda	8	12		Good		
99	Thuja occidentalis	Northern white-ceda	8	12		Good		

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CRZ	SPECIMEN	CONDITION	TO BE REMOVED	COMMENTS
100	Thuja occidentalis	Northern white-ceda	8	12		Good		
101	Thuja occidentalis	Northern white-ceda	8	12		Good		
102	Thuja occidentalis	Northern white-ceda	8	12		Good		
103	Thuja occidentalis	Northern white-ceda	12	18		Good		
104	Thuja occidentalis	Northern white-ceda	8	12		Good		
105	Thuja occidentalis	Northern white-ceda	15	23		Good		
106	Sassafras albidum	Sassafras	22	33		Fair	Remove	
107	Acer rubrum	Red maple	38	57	✓	Good		
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	Remove	
112	Acer platanoides	Norway maple	16	24		Good		Off-site; Near fence
113	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
114	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
115	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
116	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
117	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
118	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
119	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
120	Ilex burfordii	Burford holly	5	8		Good		Along northern boundary
121	Ilex burfordii	Burford holly	5	8		Good	Remove	Along northern boundary
122	Ilex burfordii	Burford holly	7	13		Good		Multi-stem (5,3,3)
123	Magnolia grandiflora	Southern magnolia	6	9		Good	Remove	
124	Ilex burfordii	Burford holly	5	8		Good		On-site near fenceline
125	Juglans nigra	Black walnut	27	41		Good		Off-site
126	Ilex burfordii	Burford holly	9	14		Good		On-site near fenceline
127	Platanus hybridax acerfolia	London plane tree	8	12		Fair	Remove	Girdling roots
128	Quercus bicolor	Swamp white oak	6	9		Poor	Remove	deadwood throughout
129	Acer palmatum	Japanese maple	13	25		Good	Remove	Multi-trunk (8,6,6,5) @ 1.5' height
130	Lagerstroemia indica	Crape Myrtle	5	10		Fair	Remove	Multi-stem (3,3,3)
131	Acer saccharinum	Silver maple	25	38		Fair	Remove	
132	Ilex burfordii	Burford holly	6	9		Good		
133	Ilex burfordii	Burford holly	6	9		Good		
134	Ilex burfordii	Burford holly	6	9		Good		
135	Ilex burfordii	Burford holly	6	9		Good		
136	Ilex burfordii	Burford holly	6	9		Good		
137	Ilex burfordii	Burford holly	6	9		Good		
138	Ilex 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	Ilex burfordii	Burford holly	6	9		Good		
143	Ilex burfordii	Burford holly	6	9		Good		
144	Ilex 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	Morus alba	White mulberry	22	33		Fair		Off-site
150	Ilex opaca	American holly	6	9		Good		Off-site
151	Pinus virginiana	Virginia pine	15	23		Good		Off-site
152	Pinus virginiana	Virginia pine	10	15		Good		Off-site
153	Acer rubrum	Red maple	15	23		Good		Off-site, Narrow
154	Acer rubrum	Red maple	12	18		Good		Off-site
155	Pinus virginiana	Virginia pine	15	23		Good		Off-site
156	Magnolia virginiana	Sweetbay magnolia	16	32		Good		Off-site; Multi-trunk (12", 10", 5")
157	Betula nigra	River birch	19	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 & 20)
161	Lagerstroemia indica	Crape Myrtle	5	10		Good	Remove	Multi-trunk (3, 2, 2, 2, 1)
162	Lagerstroemia indica	Crape Myrtle	6	12		Good	Remove	Multi-trunk (4, 3, 3)
163	Lagerstroemia indica	Crape Myrtle	7	14		Good	Remove	Multi-trunk (4, 3, 3, 3)
164	Acer rubrum	Red maple	2	3		Good	Remove	Newly planted; Near gate
165	Cercis canadensis	Eastern redbud	3	5		Good		
166	Cercis canadensis	Eastern redbud	4	6		Good	Remove	
167	Aesculus pavia	Red buckeye	2	3		Good	Remove	
168	Quercus rubra	Northern red oak	2	3		Good		
169	Acer rubrum	Red maple	2	3		Good	Remove	Newly planted; Near Windover Avenue
170	Pinus thunbergii	Japanese black pine	9	14		Good	Remove	Near Windover Avenue
175	Cornus florida	Flowering dogwood	9	14		Good		
176	Lagerstroemia indica	Crape Myrtle	6	12		Fair		Multi-trunk (3,3,3,3,1), narrow
177	Lagerstroemia indica	Crape Myrtle	6	12		Fair		Multi-trunk (4,3,3,1)
178	Lagerstroemia indica	Crape Myrtle	10	20		Good		Multi-trunk (4,4,4,3,3)
179	Salix matsudana	Corkscrew willow	16	24		Good		Off-site
180	Ilex burfordii	Burford holly	5	10		Good		Multi-stem (4,3,2); at corner
181	Asimina triloba	Pawpaw	2	3		Good		
182	Asimina triloba	Pawpaw	2	3		Good		
183	Thuja occidentalis	Northern white-ceda	10	15		Good		Off Site
184	Thuja occidentalis	Northern white-ceda	15	23		Good		Off Site
185	Thuja occidentalis	Northern white-ceda	17	26		Good		Off Site
186	Thuja occidentalis	Northern white-ceda	16	24		Good		Off Site

*DIAMETER AT BREAST HEIGHT

 3/25/2026

DOUG KOESER, PLA, ISA MA#4521A

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Chantilly, VA 20151
Phone: 703-263-1900
www.gordon.us.com

REVISIONS	DESCRIPTION	DATE	NUMBER

SUR: E.ERICKSON	DES: A.AOWENS
DR	



SHEETS: C-003, C-039, C-013, C-015, C-026,
C-028, C-041, C-044, C-048,
C-050

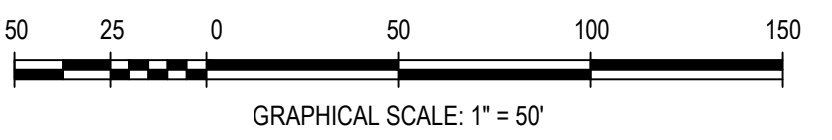
LOT 7
PART OF
BLOCK 17
0.23286 AC.

LOT 25-D2
187,268 SQ. FT.
4.29908 AC.

SHEETS: C-004, C-040, C-014, C-016, C-027, C-029, C-042, C-045, C-049, C-051

SHEETS: C-005, C-007, C-011, C-012, C-024, C-025, C-037, C-038, C-018, C-030, C-031

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.

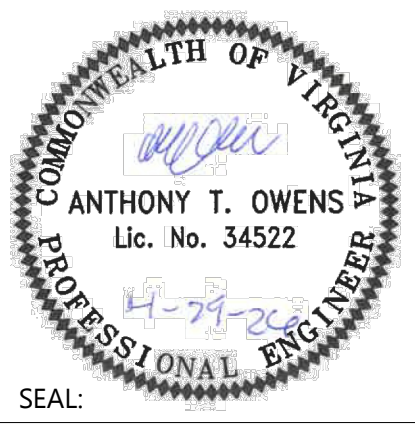


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REVISIONS	DESCRIPTION	NUMBER	DATE

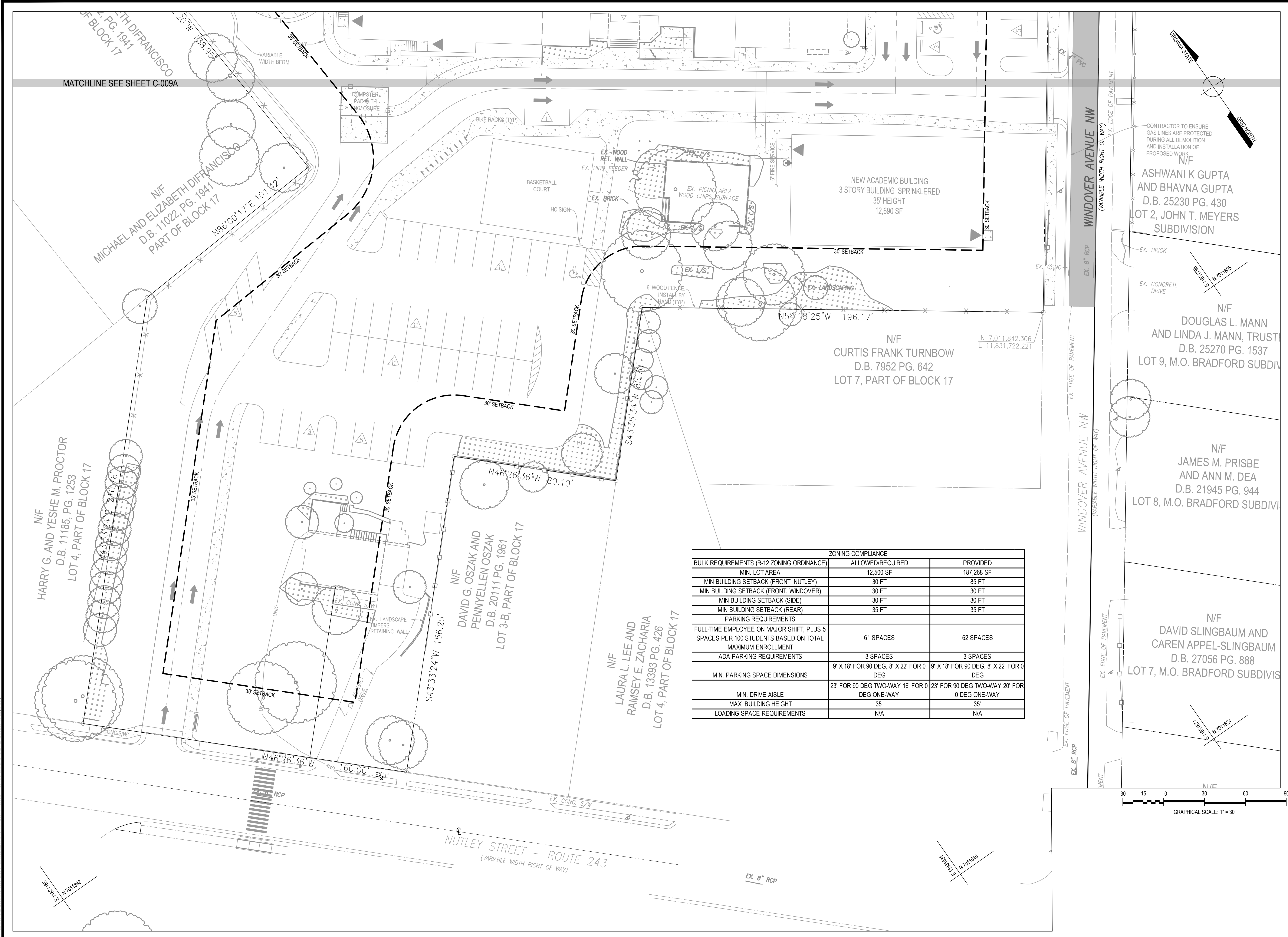
SUR: E.ERICKSON	DES: A.AOWENS
DRW: H.BARRY	CHK: A.SARANT



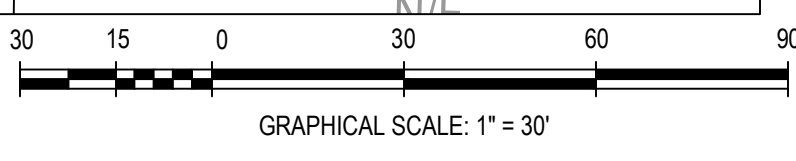
OVERALL LAYOUT PLAN
GREEN HEDGES SCHOOL
CONDITIONAL USE PERMIT
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 50'
SCALE: VERT: NA
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-0403.DWG
NCS: 2356-0501-C-0403
NUMBER: C-007 of C-014

Gordon



ZONING COMPLIANCE		
BULK REQUIREMENTS (R-12 ZONING ORDINANCE)	ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA	12,500 SF	187,268 SF
MIN BUILDING SETBACK (FRONT, NUTLEY)	30 FT	85 FT
MIN BUILDING SETBACK (FRONT, WINDOVER)	30 FT	30 FT
MIN BUILDING SETBACK (SIDE)	30 FT	30 FT
MIN BUILDING SETBACK (REAR)	35 FT	35 FT
PARKING REQUIREMENTS		
FULL-TIME EMPLOYEE ON MAJOR SHIFT, PLUS 5 SPACES PER 100 STUDENTS BASED ON TOTAL MAXIMUM ENROLLMENT	61 SPACES	62 SPACES
ADA PARKING REQUIREMENTS	3 SPACES	3 SPACES
MIN. PARKING SPACE DIMENSIONS	9' X 18' FOR 90 DEG, 8' X 22' FOR 0 DEG	9' X 18' FOR 90 DEG, 8' X 22' FOR 0 DEG
MIN. DRIVE AISLE	23' FOR 90 DEG TWO-WAY 16' FOR 0 DEG ONE-WAY	23' FOR 90 DEG TWO-WAY 20' FOR 0 DEG ONE-WAY
MAX. BUILDING HEIGHT	35'	35'
LOADING SPACE REQUIREMENTS	N/A	N/A



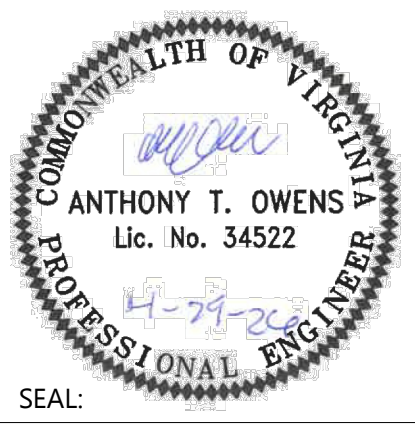
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REVISIONS	DESCRIPTION	NUMBER	DATE

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



SETBACK PLAN

**GREEN HEDGES SCHOOL
CONDITIONAL USE PERMIT**

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-00-C-104.DWG
NCS: 2356-0501-C-00-104
NUMBER: C-009 of C-014





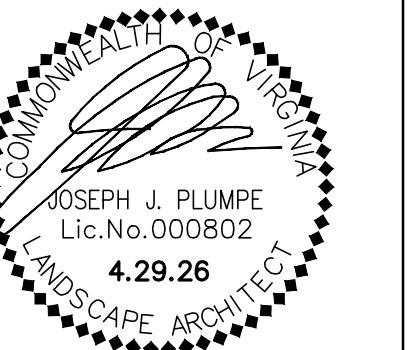
GREEN HEDGES SCHOOL
 415 WINDOVER AVE NW
 VIENNA, VA
 TOWN OF VIENNA

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



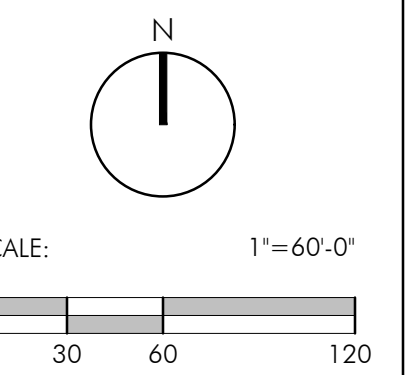
ISSUE DATE

LANDSCAPE PLAN 07.25.2025
 LANDSCAPE PLAN 10.30.2025
 LANDSCAPE PLAN 04.29.2026

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

ORIENTATION AND SCALE



SHEET TITLE

**EXISTING SITE
 BOUNDARY
 CONDITIONS**

SHEET NUMBER

C-010

SITE DEVELOPMENT PLAN

NOT RELEASED FOR CONSTRUCTION



EXISTING 6' H. CHAIN LINK FENCE. LARGE TREES ON NEIGHBORS PROPERTY. DECIDUOUS PLANTINGS & SHRUBS ON SCHOOL PROPERTY



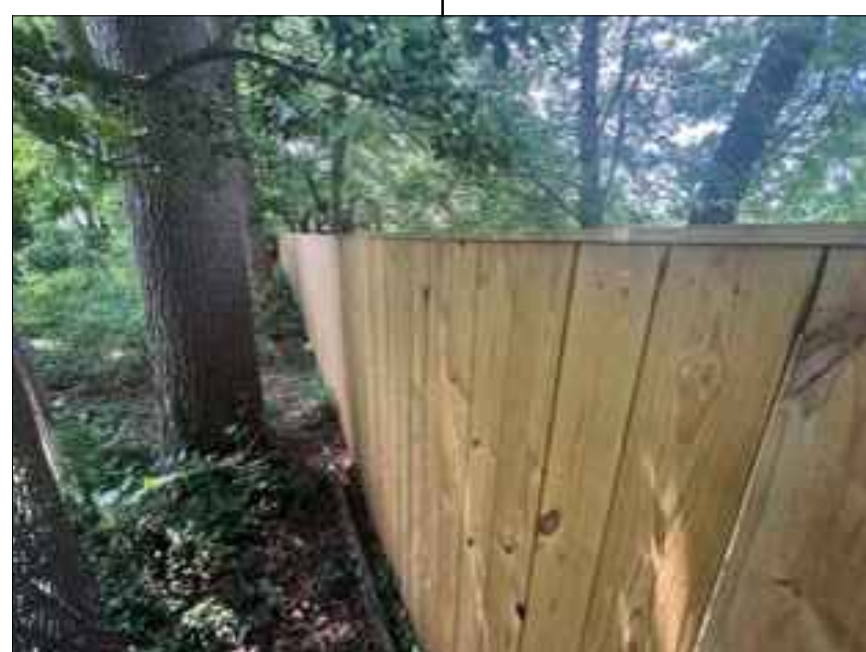
EXISTING 48" H. CHAIN LINK FENCE. LARGE TREES ON NEIGHBOR'S PROPERTY.



EXISTING 6' H. WOOD FENCE



EXISTING 6'-0" WOOD FENCE & LARGE TREES ON NEIGHBORS PROPERTY.



EXISTING 6' H. WOOD FENCE



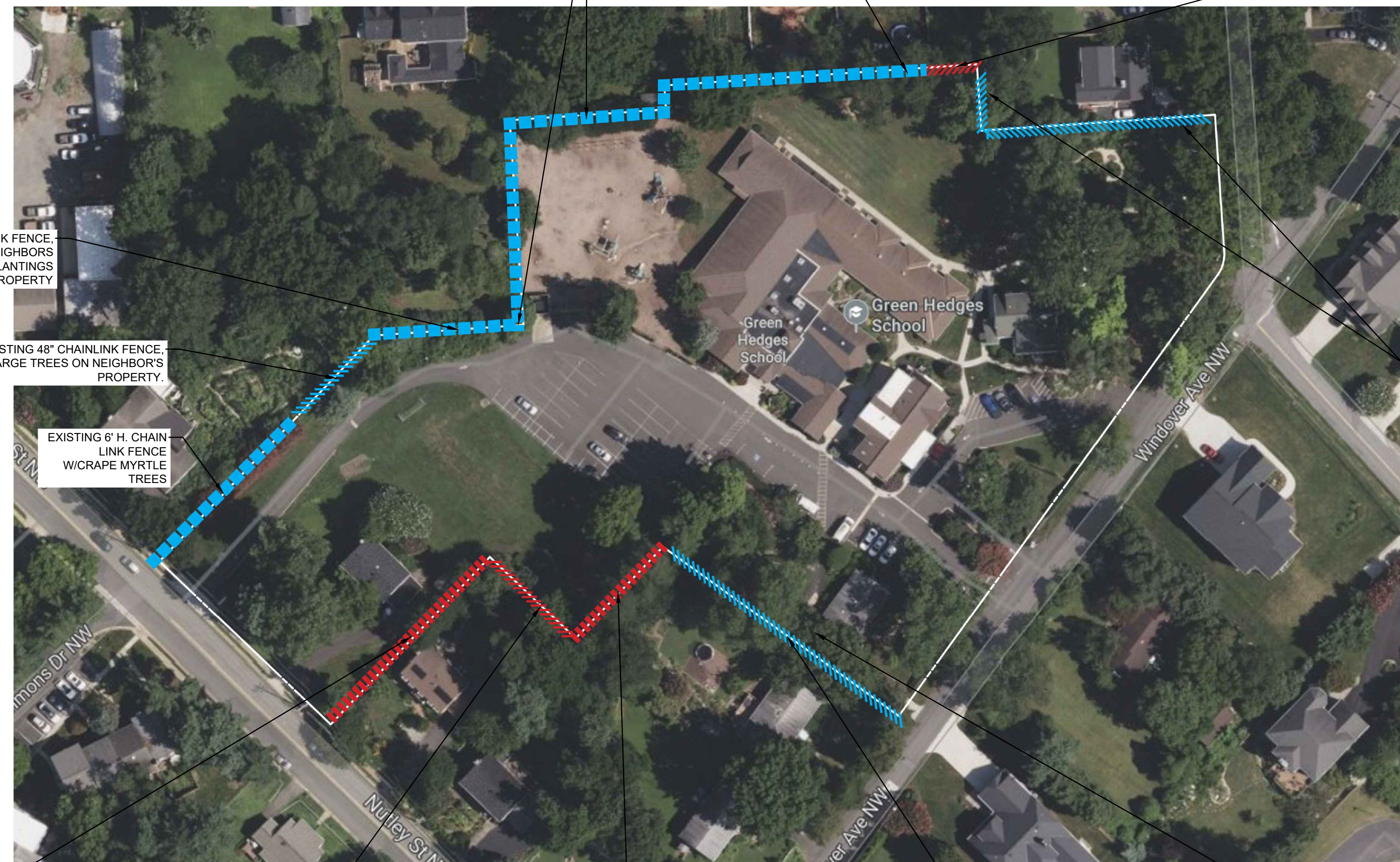
CHAIN LINK FENCE AND NO SITE VEGETATION

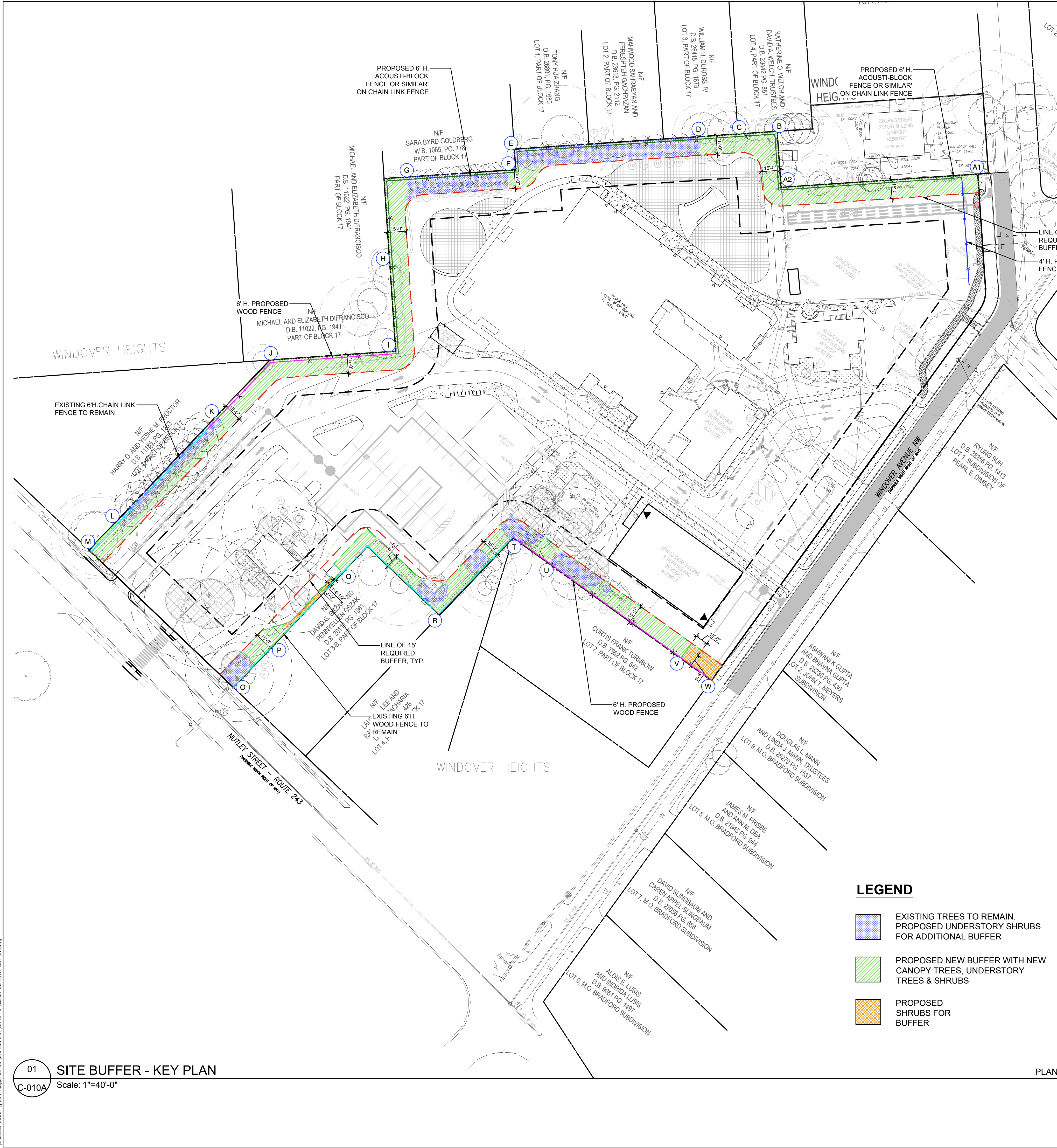


ON SITE VEGETATION HAS BEEN REMOVED



ADJACENT SCHOOL PROPERTY: EXISTING HEAVY DECIDUOUS GROWTH & 48" H. CHAIN LINK FENCE





BUFFER CONDITIONS						
SEGMENTS	EXISTING FENCE	EXISTING VEGETATION	PROPOSED FENCE	15' BUFFER VEGETATION BUFFER	15' BUFFER REQUIREMENT MET?	NARRATIVE WHEN 15' BUFFER REQUIREMENT IS NOT MET
A1-A2	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER	YES	N/A
A2-B	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER	YES	N/A
B-C	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER	YES	N/A
C-D	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER	YES	N/A
D-E	EXISTING 6' H. CHAIN LINK FENCE	EXISTING EVERGREEN TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER. EXISTING EVERGREEN TREES TO REMAIN. PROPOSED UNDERSTORY TREES & SHRUBS.	YES	EXISTING VEGETATION WITHIN 15' BUFFER RETAINED. ADDITIONAL UNDERSTORY PLANTING ADDED
F	EXISTING 6' H. CHAIN LINK FENCE	NO EXISTING TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER.	YES	N/A
F-G	EXISTING 6' H. CHAIN LINK FENCE	NO EXISTING TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER. EXISTING EVERGREEN TREES TO REMAIN. PROPOSED UNDERSTORY TREES & SHRUBS.	YES	EXISTING VEGETATION WITHIN 15' BUFFER RETAINED. ADDITIONAL UNDERSTORY PLANTING ADDED
G-H	EXISTING 6' H. CHAIN LINK FENCE	EXISTING MIX OF EVERGREEN & DECIDUOUS TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER.	YES	N/A
H-I	EXISTING 6' H. CHAIN LINK FENCE	EXISTING PLANTINGS ON ADJACENT NEIGHBOR PROPERTY.	6' H. ACOUSTI-BLOCK FENCE OR SIMILAR	15' BUFFER.	YES	N/A
I-J	EXISTING 6' H. CHAIN LINK FENCE	EXISTING DECIDUOUS TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER.	YES	N/A
J-K	EXISTING 6' H. CHAIN LINK FENCE	EXISTING DECIDUOUS TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER.	YES	N/A
K-L	EXISTING 6' H. CHAIN LINK FENCE	EXISTING HEAVY DECIDUOUS PLANTING ON SCHOOL PROPERTY.	EXISTING 6' WOOD FENCE TO REMAIN.	50' BUFFER. EXISTING EVERGREEN TREES TO REMAIN. ADDITIONAL CANOPY TREES AND UNDERSTORY SHRUBS PROPOSED.	YES	EXISTING VEGETATION WITHIN 15' BUFFER RETAINED. ADDITIONAL PLANTING ADDED
L-M	EXISTING 6' CHAIN LINK FENCE.	HEAVY VEGETATION ON ADJACENT NEIGHBOR PROPERTY	EXISTING 6' WOOD FENCE TO REMAIN.	15' BUFFER. PROPOSED UNDERSTORY TREES & SHRUBS.	YES	N/A
O-P	EXISTING 6' WOOD FENCE.	FEW DECIDUOUS PLANTINGS ON SCHOOL PROPERTY.	EXISTING 6' WOOD FENCE TO REMAIN.	15' BUFFER. EXISTING TREES TO REMAIN.	YES	EXISTING VEGETATION WITHIN 15' BUFFER RETAINED. NO NEW TREES PROPOSED. ADDITIONAL UNDERSTORY PLANTING ADDED
P-Q	EXISTING 6' WOOD FENCE.	NO EXISTING TREES ON SCHOOL PROPERTY.	EXISTING 6' WOOD FENCE TO REMAIN.	3' MIN. BUFFER. SHRUBS ONLY	NO	CANNOT PROVIDE 15' BUFFER DUE TO EXISTING HEAD MASTER HOUSE DRIVEWAY AND PARKING STRUCTURE.
Q-R	EXISTING 6' WOOD FENCE.	FEW DECIDUOUS PLANTINGS ON ADJACENT PROPERTY	EXISTING 6' WOOD FENCE TO REMAIN.	10' BUFFER.	NO	CANNOT PROVIDE 15' BUFFER DUE TO EXISTING PROPOSED PARKING LOT TRAVEL AISLE.
R-T	EXISTING 6' WOOD FENCE.	NO EXISTING TREES ON SCHOOL PROPERTY.	EXISTING 6' WOOD FENCE TO REMAIN.	15' BUFFER. EXISTING TREES TO REMAIN.	YES	N/A
T-U	EXISTING 4' H. CHAIN LINK FENCE.	NO EXISTING TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER.	YES	N/A
U-V	EXISTING 4' H. CHAIN LINK FENCE.	FEW DECIDUOUS PLANTINGS ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER. EXISTING TREES TO REMAIN.	YES	N/A
V-W	EXISTING 4' H. CHAIN LINK FENCE.	NO EXISTING TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER WITH ONLY SHRUBS DUE TO LOCATION OF SWM FACILITY.	NO	15' VEGETATION BUFFER CANNOT INCLUDE TREES DUE TO LOCATION OF SWM FACILITY.
PERCENTAGE OF AREAS MEETING THE 15' BUFFER REQUIREMENT PER TOTAL PROPERTY LIE LENGTH:					90%	
PERCENTAGE OF BUFFER AREAS THAT ARE REQUESTING MODIFICATION FOR DEVIATION FROM 15' BUFFER:					10%	

NOTE: ALL BUFFER PLANTS WILL BE NATIVE SPECIES.

LEGEND

- EXISTING TREES TO REMAIN. PROPOSED UNDERSTORY SHRUBS FOR ADDITIONAL BUFFER
- PROPOSED NEW BUFFER WITH NEW CANOPY TREES, UNDERSTORY TREES & SHRUBS
- PROPOSED SHRUBS FOR BUFFER

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, #749
ALEXANDRIA, VA 22315-5711
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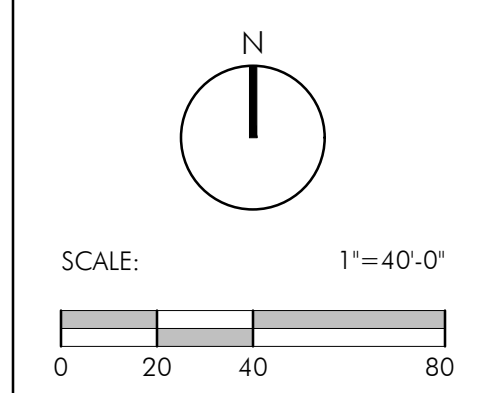
SEAL/SIGNATURE

ISSUE DATE
LANDSCAPE PLAN 07.25.2025
LANDSCAPE PLAN 10.30.2025
LANDSCAPE PLAN 04.29.2026

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

ORIENTATION AND SCALE



SHEET TITLE
PROPOSED BUFFER

SHEET NUMBER

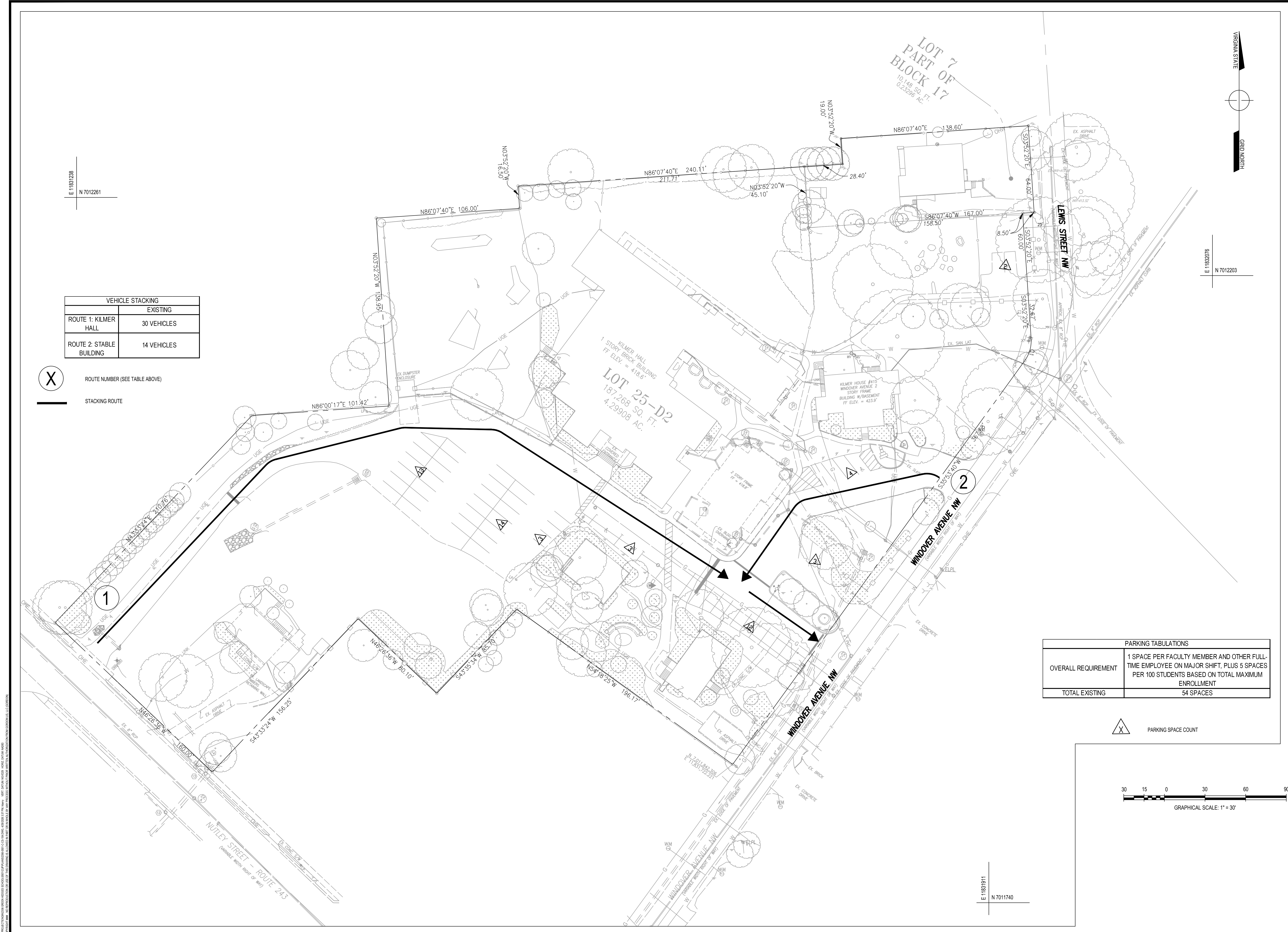
C-010A

SITE DEVELOPMENT PLAN

01 SITE BUFFER - KEY PLAN
C-010A Scale: 1"=40'-0"

PLAN

NOT RELEASED FOR CONSTRUCTION



E 1181238
N 7012261

E 1182076
N 7012203

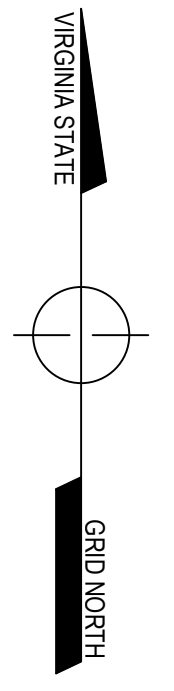
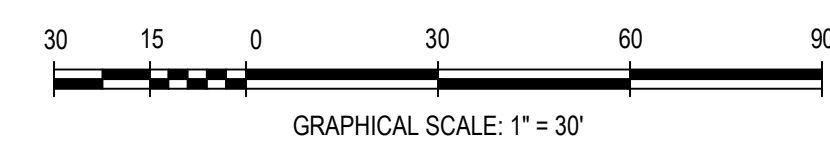
E 11881911
N 7011740

VEHICLE STACKING	
ROUTE	EXISTING
ROUTE 1: KILMER HALL	30 VEHICLES
ROUTE 2: STABLE BUILDING	14 VEHICLES

(X) ROUTE NUMBER (SEE TABLE ABOVE)
— STACKING ROUTE

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	64 SPACES

(X) PARKING SPACE COUNT



LOT 7
BLOCK 17
10.145 SQ. FT.
0.23268 AC.

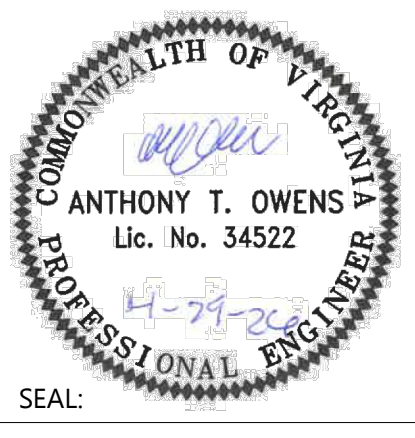
LOT 25-D2
187,268 SQ. FT.
4.29908 AC.

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

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

REVISIONS	DESCRIPTION	NUMBER	DATE

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



CIRCULATION PLAN - EXISTING

GREEN HEDGES SCHOOL CONDITIONAL USE PERMIT

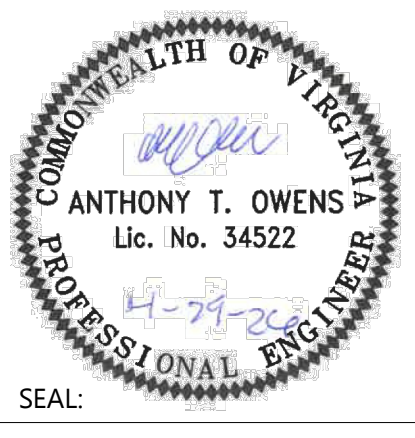
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-CS-104.DWG
NCS: 2356-0501-C-CS-104
NUMBER: C-0110FC-014



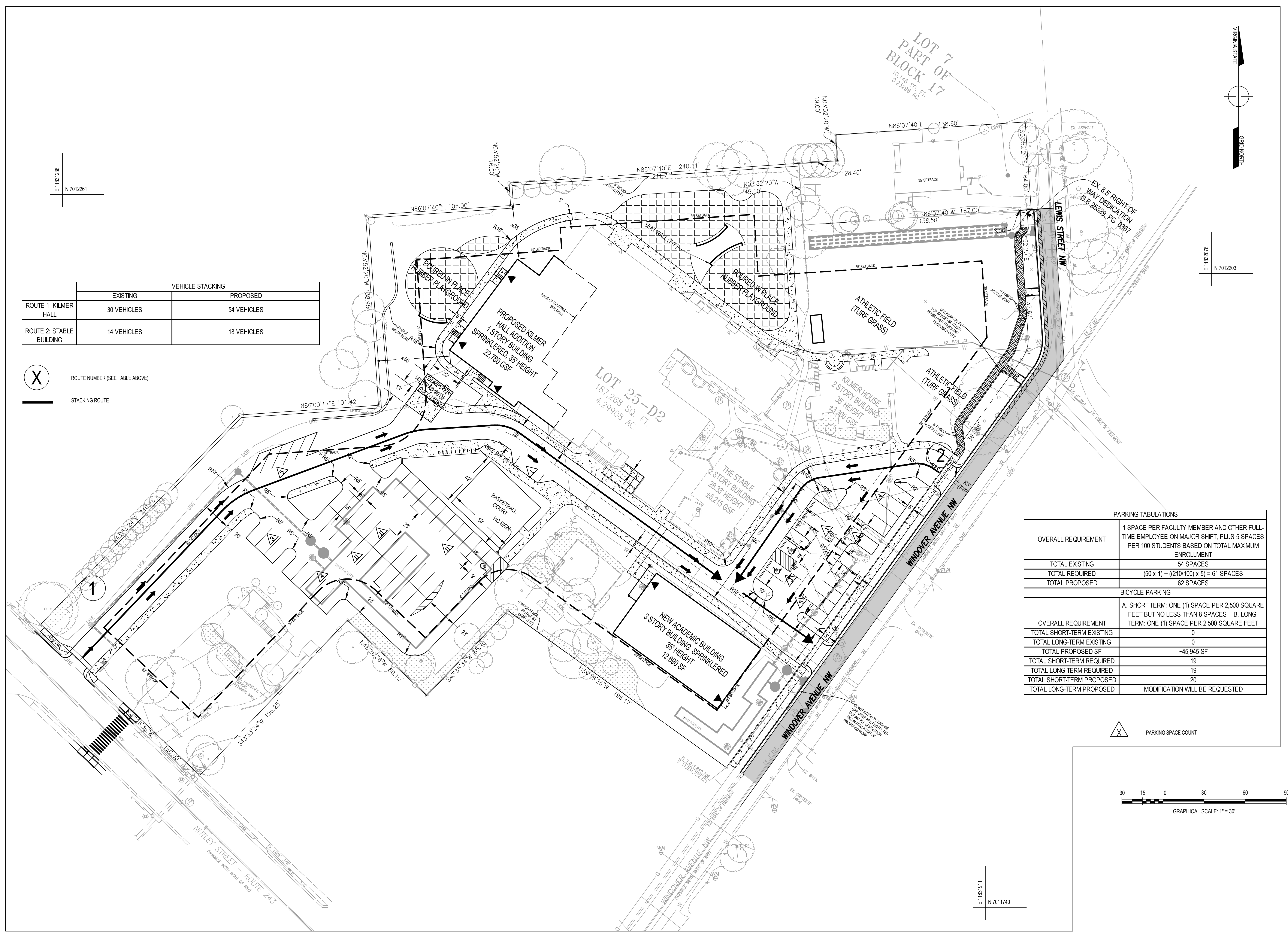
REVISIONS	DESCRIPTION	NUMBER	DATE

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

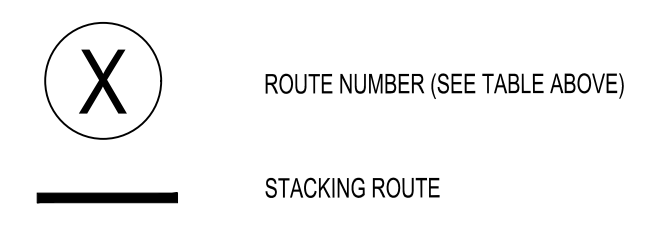


CIRCULATION PLAN - ULTIMATE
**GREEN HEDGES SCHOOL
 CONDITIONAL USE PERMIT**
 TOWN OF VIENNA, VIRGINIA
 TOWN OF VIENNA

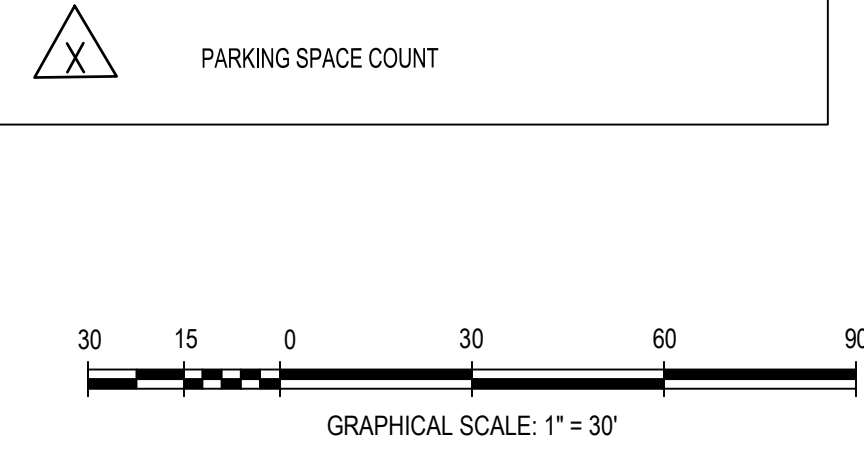
HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: April 29, 2026
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-CS-104-PH2.DWG
NCS: 2356-0501-C-CS-104-PH2
NUMBER: C-0120FC-014



	VEHICLE STACKING	
	EXISTING	PROPOSED
ROUTE 1: KILMER HALL	30 VEHICLES	54 VEHICLES
ROUTE 2: STABLE BUILDING	14 VEHICLES	18 VEHICLES



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) + ((210/100) x 5) = 61 SPACES
TOTAL PROPOSED	62 SPACES
BICYCLE PARKING	
OVERALL REQUIREMENT	A. SHORT-TERM: ONE (1) SPACE PER 2,500 SQUARE FEET BUT NO LESS THAN 8 SPACES B. LONG-TERM: ONE (1) SPACE PER 2,500 SQUARE FEET
TOTAL SHORT-TERM EXISTING	0
TOTAL LONG-TERM EXISTING	0
TOTAL PROPOSED SF	~45,945 SF
TOTAL SHORT-TERM REQUIRED	19
TOTAL LONG-TERM REQUIRED	19
TOTAL SHORT-TERM PROPOSED	20
TOTAL LONG-TERM PROPOSED	MODIFICATION WILL BE REQUESTED



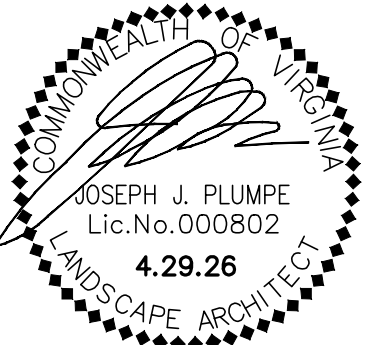
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GREEN HEDGES SCHOOL
 415 WINDOVER AVE NW
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 GREEN HEDGES SCHOOL -
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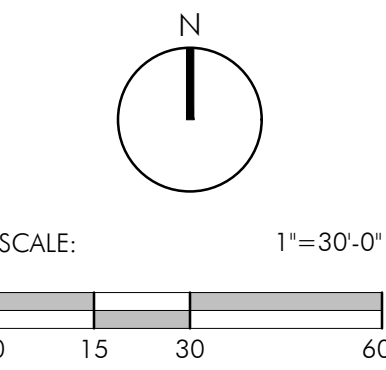
ISSUE DATE

LANDSCAPE PLAN	07.25.2025
LANDSCAPE PLAN	10.30.2025
LANDSCAPE PLAN	04.29.2026

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

ORIENTATION AND SCALE



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

SHEET NUMBER
C-022

SITE DEVELOPMENT PLAN

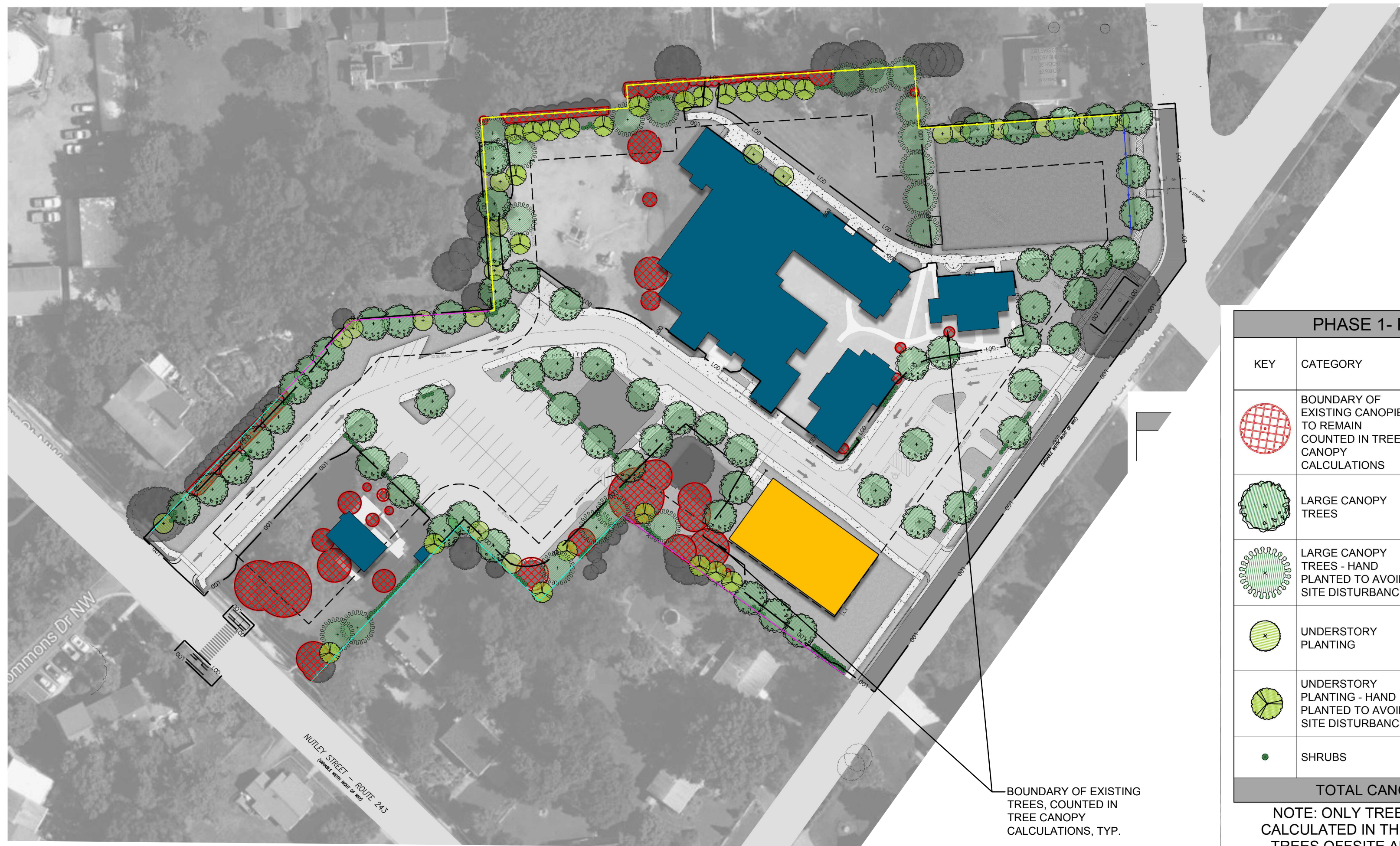
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PROPOSED 6' H. WOOD FENCE TO MATCH EXISTING WOOD FENCE ON SITE



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PHASE 1- PLANTING SCHEDULE					
KEY	CATEGORY	CALIPER/HEIGHT	CREDIT	MULTIFAMILY QTY	
				TOTAL	SUBTOTAL
	BOUNDARY OF EXISTING CANOPIES TO REMAIN COUNTED IN TREE CANOPY CALCULATIONS	N/A	11,046 S.F.		
	LARGE CANOPY TREES	2" min. 10'-12'	300	64	19,200
	LARGE CANOPY TREES - HAND PLANTED TO AVOID SITE DISTURBANCE	2" min. 10'-12'	300	19	5,700
	UNDERSTORY PLANTING	2" min. 10'-12'	200	18	3,600
	UNDERSTORY PLANTING - HAND PLANTED TO AVOID SITE DISTURBANCE	2" min. 10'-12'	200	23	4,600
	SHRUBS	N/A	N/A	169	
TOTAL CANOPY COVERAGE					33,100

NOTE: ONLY TREES WITHIN PROPERTY LINE ARE CALCULATED IN THE TREE CANOPY CALCULATIONS. TREES OFFSITE ARE NOT INCLUDED IN THE TREE CANOPY CALCULATIONS.

PLAN

Canopy Coverage Analysis		
Instructions: Cells shaded green are for user inputs. For issues contact TOV Urban Forester.		
Row	Project Address and/or Munis #:	
A1	Gross site area sq. ft.	187,268
A2	Pre-development canopy coverage sq. ft.	35,287
A3	Percentage of gross site area covered by existing tree canopy (A2/A1)	18.8%
A4	Zone	RS-12.5
A5	Percentage of 20-year Tree Canopy required for site (see zoning chart)	25%
A6	Minimum 20-year Tree Canopy required for site sq. ft. (A1xA5)	46,817
A7	Tree Preservation Target (minimum tree canopy area required via tree preservation) sq. ft. (A3xA6)	8,822
A8	Tree canopy that will be provided through tree preservation sq. ft.	11,046
A10	Has the Tree Preservation Target minimum been met? (A8> or =A7)	Yes
A11	If No, then submit a request to deviate from the Tree Preservation Target. Including a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Narrative
B1	Canopy from retained trees that qualify for credit sq. ft. (A8)	11,046
Multipliers - if the tree qualifies, may use both tree preservation multipliers. Canopy credits will only be given to trees with trunks that are fully located on the development site.		
B2	Tree Preservation multiplier 1.25 (B1x0.25)	2,762
B3	Forest Communities multiplier 1.5 (B1x0.5) (see 17-1003(d))	0
B4	Total preserved canopy including multipliers sq. ft. (B1+B2+B3)	13,808
C1	Canopy area that must be met with tree planting (A6-B4)	33,010
C2	Tree Canopy area to be met through tree planting with multipliers (See Sheet Planting Plan:N1)	33,100
D1	Total canopy area provided through tree preservation sq. ft. (B4)	13,808
D2	Total canopy area provided through tree planting sq. ft. (C2)	33,100
D3	Total 20 year canopy coverage provided (D1+D2)	46,908
D4	Total minimum 20 year canopy coverage required (A6)	46,817
D5	Are canopy coverage requirements met?	Yes
D6	If No, then submit a request to contribute to the Tree Fund to cover the unmet portion of the required minimum tree canopy coverage.	Narrative

01 PHASE I - KEY PLAN
C-023 Scale: 1"=60'-0"

Tree and Shrub Planting Guidelines

Bonnie Lee Appleton, Extension Specialist
Susan French, Extension Technician, AREC, Hampton Roads, Virginia Tech
Reviewed by David Close, Consumer Horticulture and Master Gardener Specialist, Horticulture, Virginia Tech

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted. Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction). Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redbud, dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce. In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch. Don't dig holes deeper than root balls or put loose soil beneath trees because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near

the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing. Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil. Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch. Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks. Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

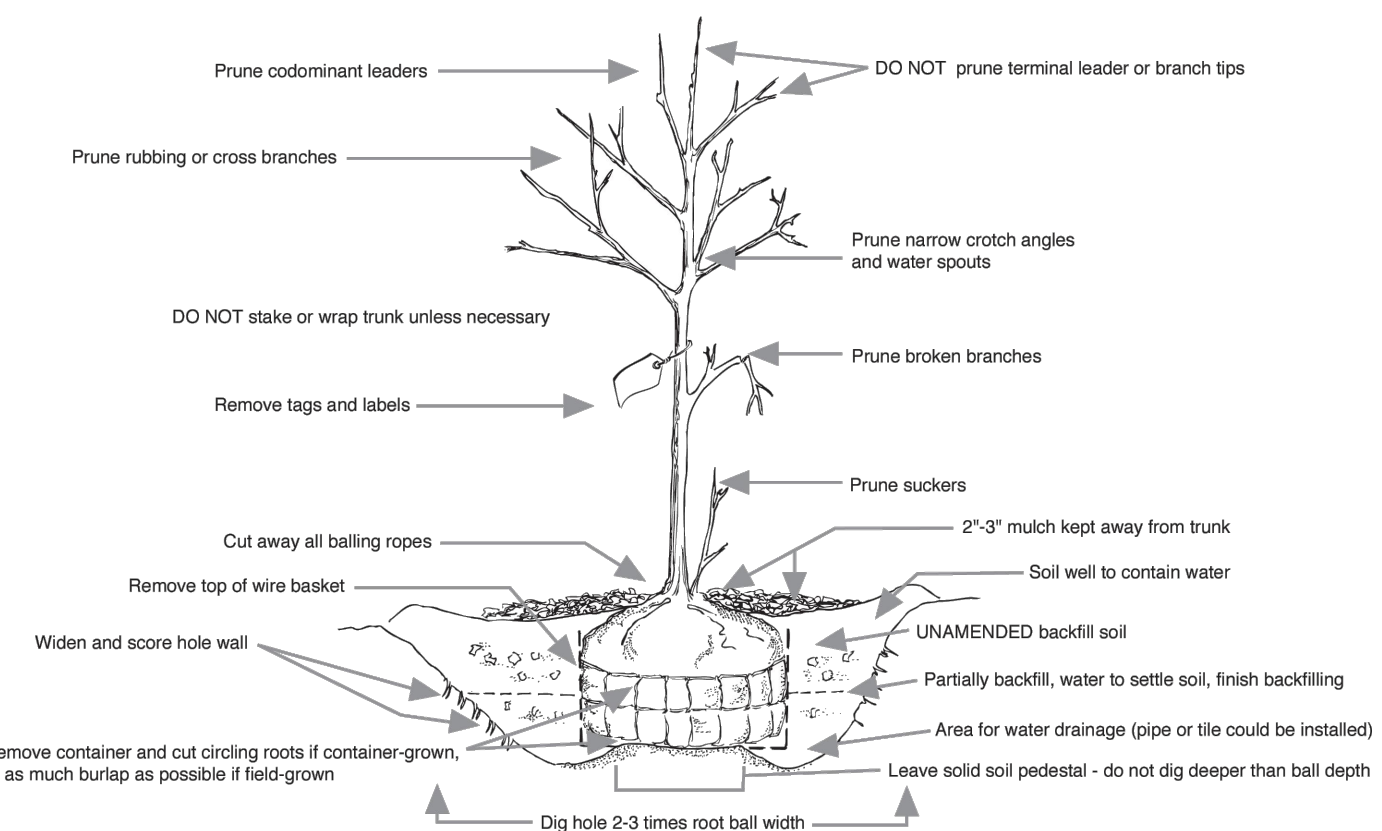
Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



PLANTING POOL:

Large Canopy Trees:				
Common	Scientific	Plant size	Notes	20-Year Canopy Credit Allowance (CCA)
Name	Name			2.0" Caliper/8' Height
Red Maple	<i>Acer rubrum</i>	3"-3 1/2" Cal., 14'-16' H.		300
River Birch	<i>Betula nigra</i>	3"-3 1/2" Cal., 14'-16' H.		300
Hackberry	<i>Celtis occidentalis</i>	3"-3 1/2" Cal., 14'-16' H.		300
London Planetree	<i>Platanus x acerifolia</i>	3"-3 1/2" Cal., 14'-16' H.		300
Swamp White Oak	<i>Quercus bicolor</i>	3"-3 1/2" Cal., 14'-16' H.		300
Bur Oak	<i>Quercus macrocarpa</i>	3"-3 1/2" Cal., 14'-16' H.		300
Swamp Chestnut	<i>Quercus michauxii</i>	3"-3 1/2" Cal., 14'-16' H.		300
Pin Oak	<i>Quercus palustris</i>	3"-3 1/2" Cal., 14'-16' H.		300
Willow Oak	<i>Quercus phellos</i>	3"-3 1/2" Cal., 14'-16' H.		300
Northern Red Oak	<i>Quercus rubra</i>	3"-3 1/2" Cal., 14'-16' H.		300
Post Oak	<i>Quercus stellata</i>	3"-3 1/2" Cal., 14'-16' H.		300
American Linden	<i>Tilia americana</i>	3"-3 1/2" Cal., 14'-16' H.		300
Japanese Zelkova	<i>Zelkova serrata</i>	3"-3 1/2" Cal., 14'-16' H.		300
<i>B&B, Full uniform crown, symmetrical branching, full specimen</i>				
Understory Trees:				
Common	Scientific	Plant size	Notes	20-Year Canopy Credit Allowance (CCA)
Name	Name			2.0" Caliper/8' Height
Atlas Cedar	<i>Cedrus atlantica</i>	2" Cal., 8' H.		200
Deodar Cedar	<i>Cedrus deodara</i>	2" Cal., 8' H.		200
Eastern Redbud	<i>Cercis canadensis</i>	2" Cal., 8' H.		200
Yellowwood	<i>Cladostis kentuckea</i>	2" Cal., 8' H.		200
Nellie Stevens	<i>Ilex x 'Nellie Stevens'</i>	2" Cal., 8' H.		200
Crapemyrtle	<i>Lagerstroemia indica</i>	2" Cal., 8' H.		200
Saucer Magnolia	<i>Magnolia soulangeana</i>	2" Cal., 8' H.		200
Star Magnolia	<i>Magnolia stellata</i>	2" Cal., 8' H.		200
Kwansan cherry	<i>Prunus serrulata</i>	2" Cal., 8' H.		200
<i>B&B, Full uniform crown, symmetrical branching, full specimen</i>				

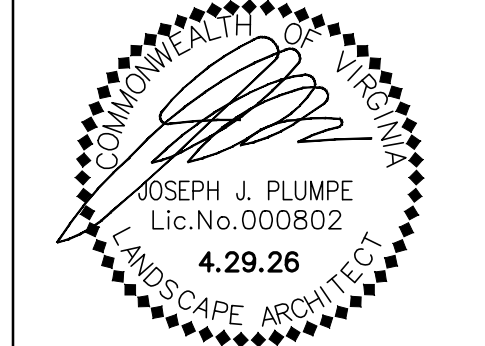
Shrubs:	
Common	Scientific
Name	Name
Wax Myrtle	Morella cerifera)
Inkberry Holly	Ilex glabra
Winterberry Holly	Ilex verticillata
American Holly	Ilex opaca
Virginia Sweetpire	Itea virginica
Fragrant Sumac	Rhus aromatica
Arrowwood Viburnum	Viburnum dentatum
Buttonbush	Cephalanthus occidentalis

GREEN HEDGES SCHOOL
415 WINDOVER AVE NW
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SUITE 120, #769
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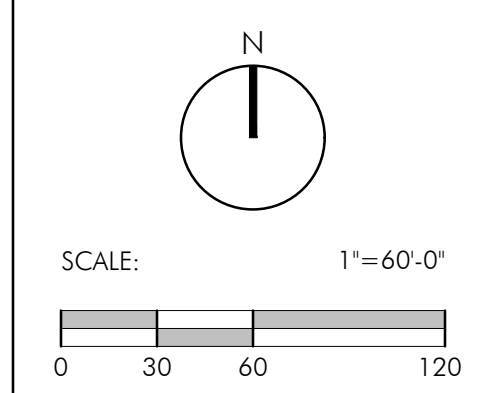
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LANDSCAPE PLAN 07.25.2025
LANDSCAPE PLAN 10.30.2025
LANDSCAPE PLAN 04.29.2026

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

ORIENTATION AND SCALE



SHEET TITLE
TREE CANOPY CALCULATIONS- PHASE I

SHEET NUMBER

C-023

SITE DEVELOPMENT PLAN

P:\2025\25009\m00n\hedges\school\6.01 TREE CANOPY CALCULATIONS.rvt

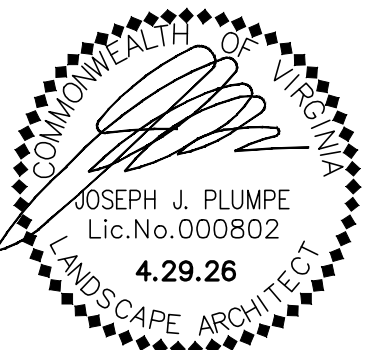
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GREEN HEDGES SCHOOL
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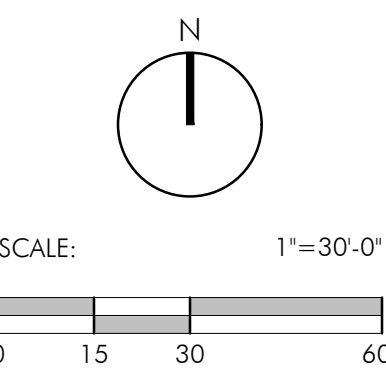
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PROJECT NUMBER: 25009
 CONTACT: JOSEPH PLUMPE
 DRAWN: YJ
 APPROVED/CHECKED: JP

ORIENTATION AND SCALE



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

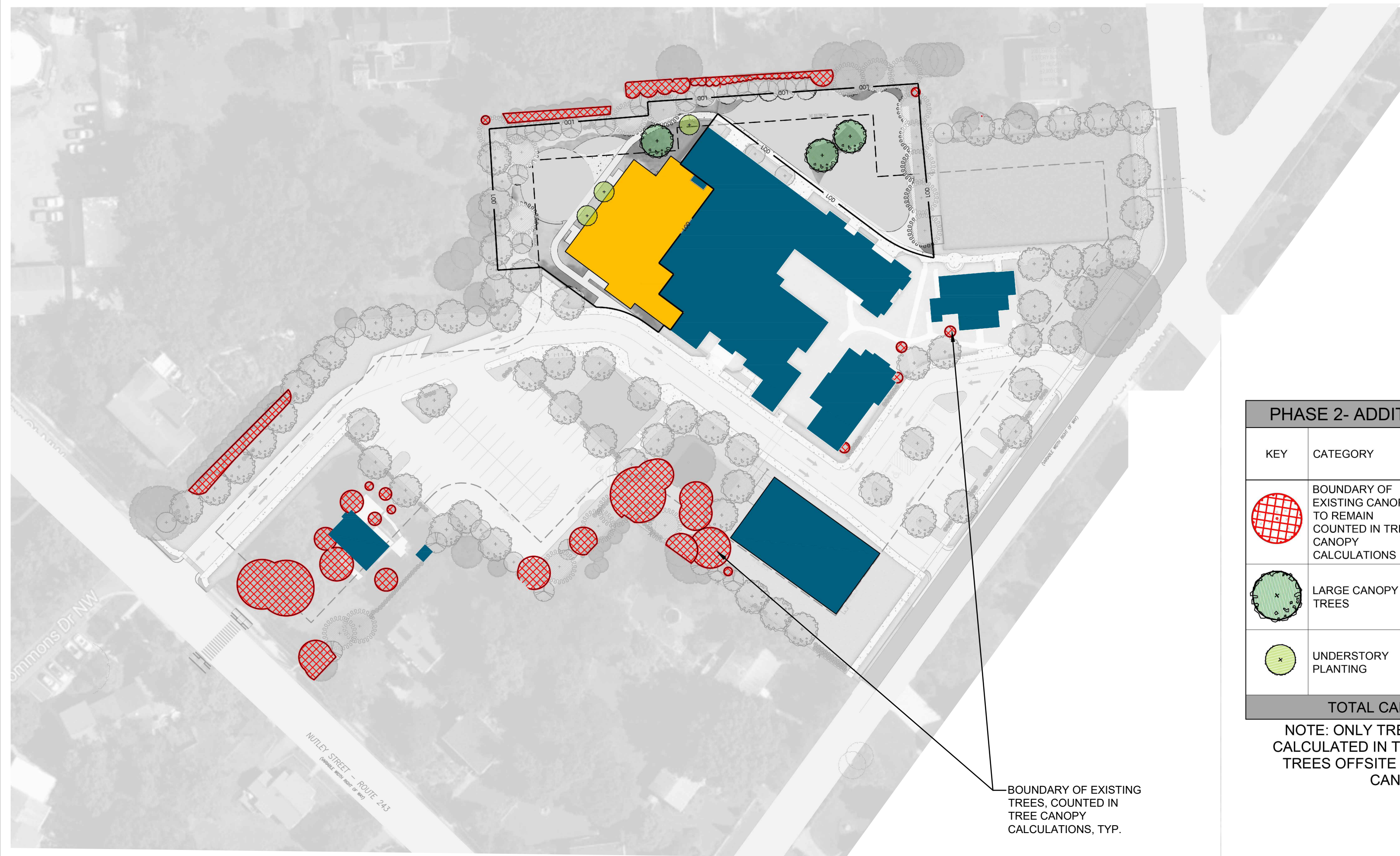
SHEET NUMBER
C-035

SITE DEVELOPMENT PLAN



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NOT RELEASED FOR CONSTRUCTION



01 PHASE II- KEY PLAN
C-036 Scale: 1"=60'-0"

PHASE 2- ADDITIONAL PLANTING SCHEDULE					
KEY	CATEGORY	CALIPER/ HEIGHT	CREDIT	MULTIFAMILY QTY	
				TOTAL	SUBTOTAL
	BOUNDARY OF EXISTING CANOPIES TO REMAIN COUNTED IN TREE CANOPY CALCULATIONS	N/A	9,928 S.F.		
	LARGE CANOPY TREES	2" min. 10'-12'	300	3	900
	UNDERSTORY PLANTING	2" min. 10'-12'	200	3	600
TOTAL CANOPY COVERAGE					1,500

NOTE: ONLY TREES WITHIN PROPERTY LINE ARE CALCULATED IN THE TREE CANOPY CALCULATIONS. TREES OFFSITE ARE NOT INCLUDED IN THE TREE CANOPY CALCULATIONS.

PLAN

Canopy Coverage Analysis		
Instructions: Cells shaded green are for user inputs. For issues contact TOV Urban Forester.		
Row	Project Address and/or Munis #:	
A1	Gross site area sq. ft.	187,268
A2	Pre-development canopy coverage sq. ft.	35,287
A3	Percentage of gross site area covered by existing tree canopy (A2/A1)	18.8%
A4	Zone	RS-12.5
A5	Percentage of 20-year Tree Canopy required for site (see zoning chart)	25%
A6	Minimum 20-year Tree Canopy required for site sq. ft. (A1xA5)	46,817
A7	Tree Preservation Target (minimum tree canopy area required via tree preservation) sq. ft. (A3xA6)	8,822
A8	Tree canopy that will be provided through tree preservation sq. ft.	9,928
A10	Has the Tree Preservation Target minimum been met? (A8> or =A7)	Yes
A11	If No, then submit a request to deviate from the Tree Preservation Target. Including a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Narrative
B1	Canopy from retained trees that qualify for credit sq. ft. (A8)	9,928
Multipliers - if the tree qualifies, may use both tree preservation multipliers. Canopy credits will only be given to trees with trunks that are fully located on the development site.		
B2	Tree Preservation multiplier 1.25 (B1x0.25)	2,482
B3	Forest Communities multiplier 1.5 (B1x0.5) (see 17-1003(d))	0
B4	Total preserved canopy including multipliers sq. ft. (B1+B2+B3)	12,410
C1	Canopy area that must be met with tree planting (A6-B4)	34,407
C2	Tree Canopy area to be met through tree planting with multipliers (See Sheet Planting Plan:N1)	34,600
D1	Total canopy area provided through tree preservation sq. ft. (B4)	12,410
D2	Total canopy area provided through tree planting sq. ft. (C2)	34,600
D3	Total 20 year canopy coverage provided (D1+D2)	47,010
D4	Total minimum 20 year canopy coverage required (A6)	46,817
D5	Are canopy coverage requirements met?	Yes
D6	If No, then submit a request to contribute to the Tree Fund to cover the unmet portion of the required minimum tree canopy coverage.	Narrative

PLANTING POOL:

Large Canopy Trees:				
Common	Scientific	Plant size	Notes	20-Year Canopy Credit Allowance (CCA)
Name	Name			2.0" Caliper/8' Height
Red Maple	<i>Acer rubrum</i>	3"-3 1/2" Cal., 14'-16' H.		300
River Birch	<i>Betula nigra</i>	3"-3 1/2" Cal., 14'-16' H.		300
Hackberry	<i>Celtis occidentalis</i>	3"-3 1/2" Cal., 14'-16' H.		300
London Planetree	<i>Platanus x acerifolia</i>	3"-3 1/2" Cal., 14'-16' H.		300
Swamp White Oak	<i>Quercus bicolor</i>	3"-3 1/2" Cal., 14'-16' H.		300
Bur Oak	<i>Quercus macrocarpa</i>	3"-3 1/2" Cal., 14'-16' H.		300
Swamp Chestnut	<i>Quercus michauxii</i>	3"-3 1/2" Cal., 14'-16' H.		300
Pin Oak	<i>Quercus palustris</i>	3"-3 1/2" Cal., 14'-16' H.		300
Willow Oak	<i>Quercus phellos</i>	3"-3 1/2" Cal., 14'-16' H.		300
Northern Red Oak	<i>Quercus rubra</i>	3"-3 1/2" Cal., 14'-16' H.		300
Post Oak	<i>Quercus stellata</i>	3"-3 1/2" Cal., 14'-16' H.		300
American Linden	<i>Tilia americana</i>	3"-3 1/2" Cal., 14'-16' H.		300
Japanese Zelvova	<i>Zelkova serrata</i>	3"-3 1/2" Cal., 14'-16' H.		300
B&B, Full uniform crown, symmetrical branching, full specimen				
Understory Trees:				
Common	Scientific	Plant size	Notes	20-Year Canopy Credit Allowance (CCA)
Name	Name			2.0" Caliper/8' Height
Atlas Cedar	<i>Cedrus atlantica</i>	2" Cal., 8' H.		200
Deodar Cedar	<i>Cedrus deodara</i>	2" Cal., 8' H.		200
Eastern Redbud	<i>Cercis canadensis</i>	2" Cal., 8' H.		200
Yellowwood	<i>Cladnusia kentuckea</i>	2" Cal., 8' H.		200
Nellie Stevens	<i>Ilex x 'Nellie Stevens'</i>	2" Cal., 8' H.		200
Crapemyrtle	<i>Lagerstroemia indica</i>	2" Cal., 8' H.		200
Saucer Magnolia	<i>Magnolia soulangeana</i>	2" Cal., 8' H.		200
Star Magnolia	<i>Magnolia stellata</i>	2" Cal., 8' H.		200
Kwansan cherry	<i>Prunus serrulata</i>	2" Cal., 8' H.		200
B&B, Full uniform crown, symmetrical branching, full specimen				

Tree and Shrub Planting Guidelines

Bonnie Lee Appleton, Extension Specialist
Susan French, Extension Technician, AREC, Hampton Roads, Virginia Tech
Reviewed by David Close, Consumer Horticulture and Master Gardener Specialist, Horticulture, Virginia Tech

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted. Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction). Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redbud, dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce. In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch. Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near

the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing. Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil. Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch. Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it. Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling. Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

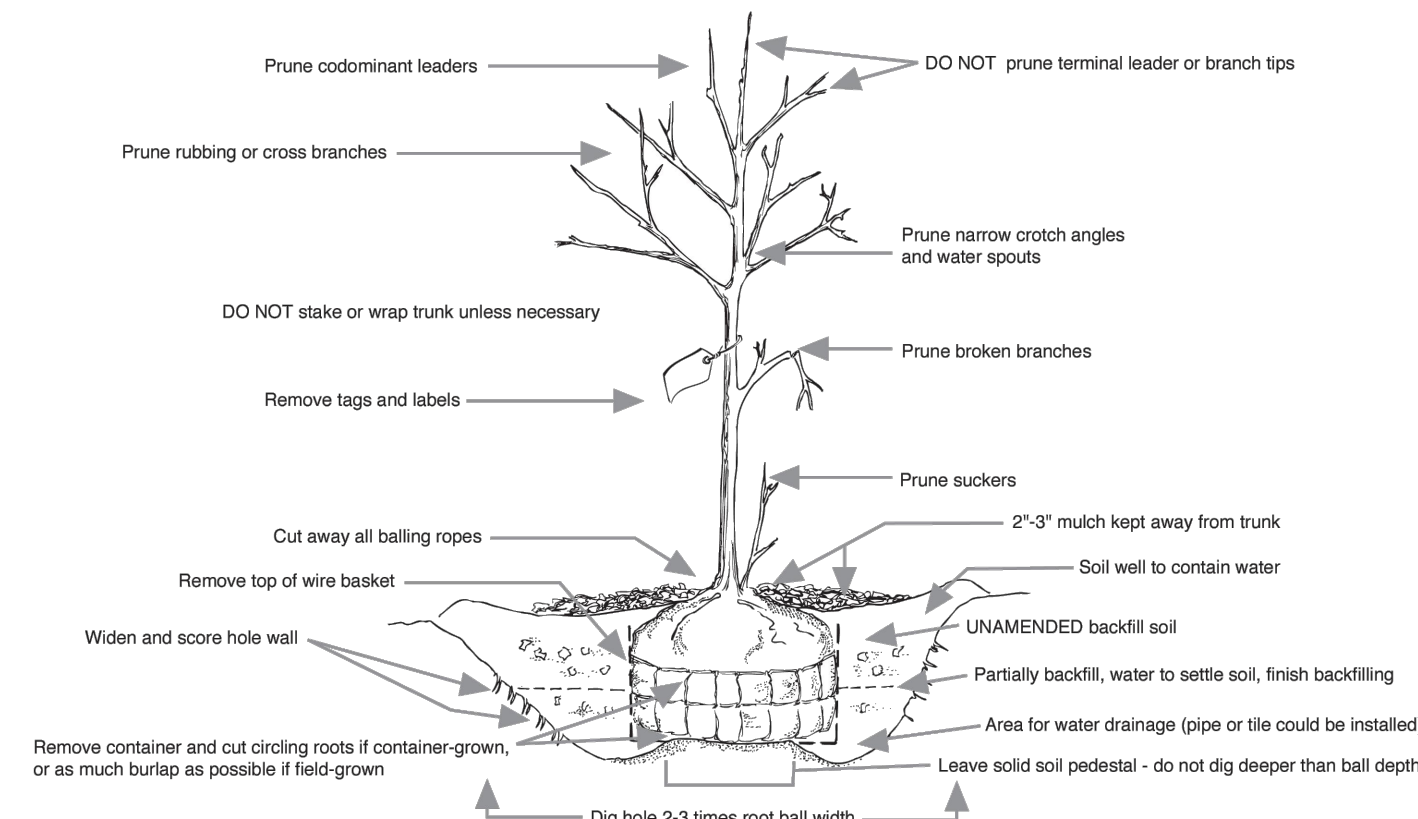
Remove tags and labels from trees and shrubs to prevent girdling branches and trunks. Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering. Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches. Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



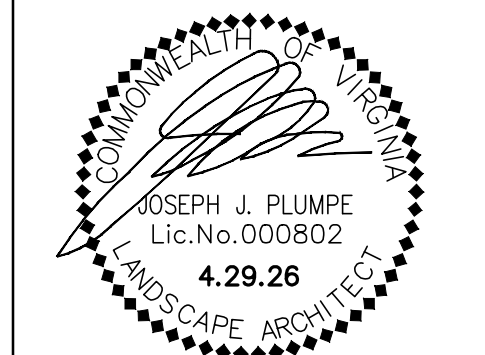
Shrubs:	
Common	Scientific
Name	Name
Wax Myrtle	Morella cerifera)
Inkberry Holly	Ilex glabra
Winterberry Holly	Ilex verticillata
American Holly	Ilex opaca
Virginia Sweetpire	Itea virginica
Fragrant Sumac	Rhus aromatica
Arrowwood Viburnum	Viburnum dentatum
Buttonbush	Cephalanthus occidentalis

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

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

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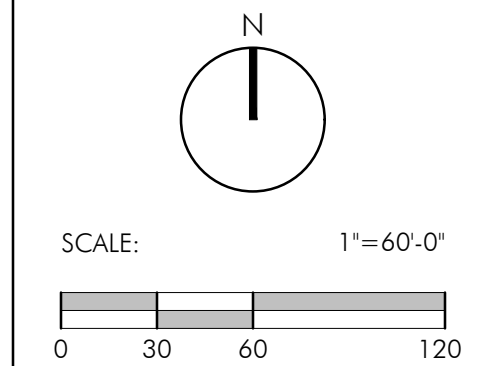
SEAL/SIGNATURE



ISSUE DATE
LANDSCAPE PLAN 07.25.2025
LANDSCAPE PLAN 10.30.2025
LANDSCAPE PLAN 04.29.2026

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

ORIENTATION AND SCALE



SHEET TITLE
TREE CANOPY
CALCULATIONS-
PHASE II

SHEET NUMBER

C-036

SITE DEVELOPMENT PLAN