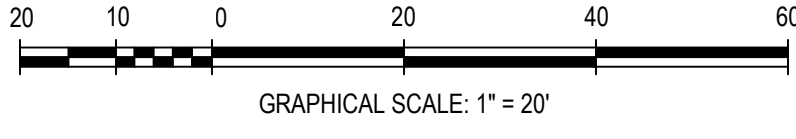


N/F
PARKER F. SCHOFIELD, II
D.B. 22895 PG. 1869
LOT 4, JOHN T. MEYERS
SUBDIVISION

N/F
RYUNG SUH
D.B. 28256 PG. 1413
LOT 1, SUBDIVISION OF
PEARL E. DIMSEY

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



MATCHLINE SEE SHEET C-004

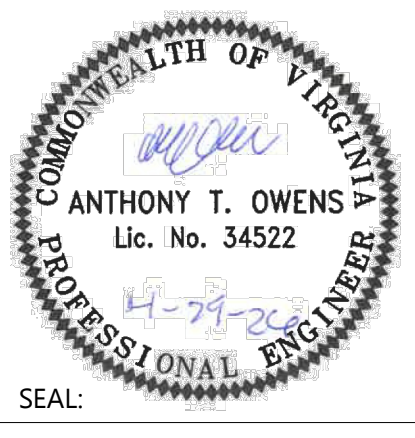
PROGRAMMING AND PLANNING
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LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

Gordon

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

| REVISIONS | DESCRIPTION | NUMBER | DATE |
|-----------|-------------|--------|------|
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| | |
|------------------|----------------|
| SUR: E. ERICKSON | DES: A. OWENS |
| DRW: H. BARRY | CHK: A. SARANT |



EXISTING CONDITIONS PLAN

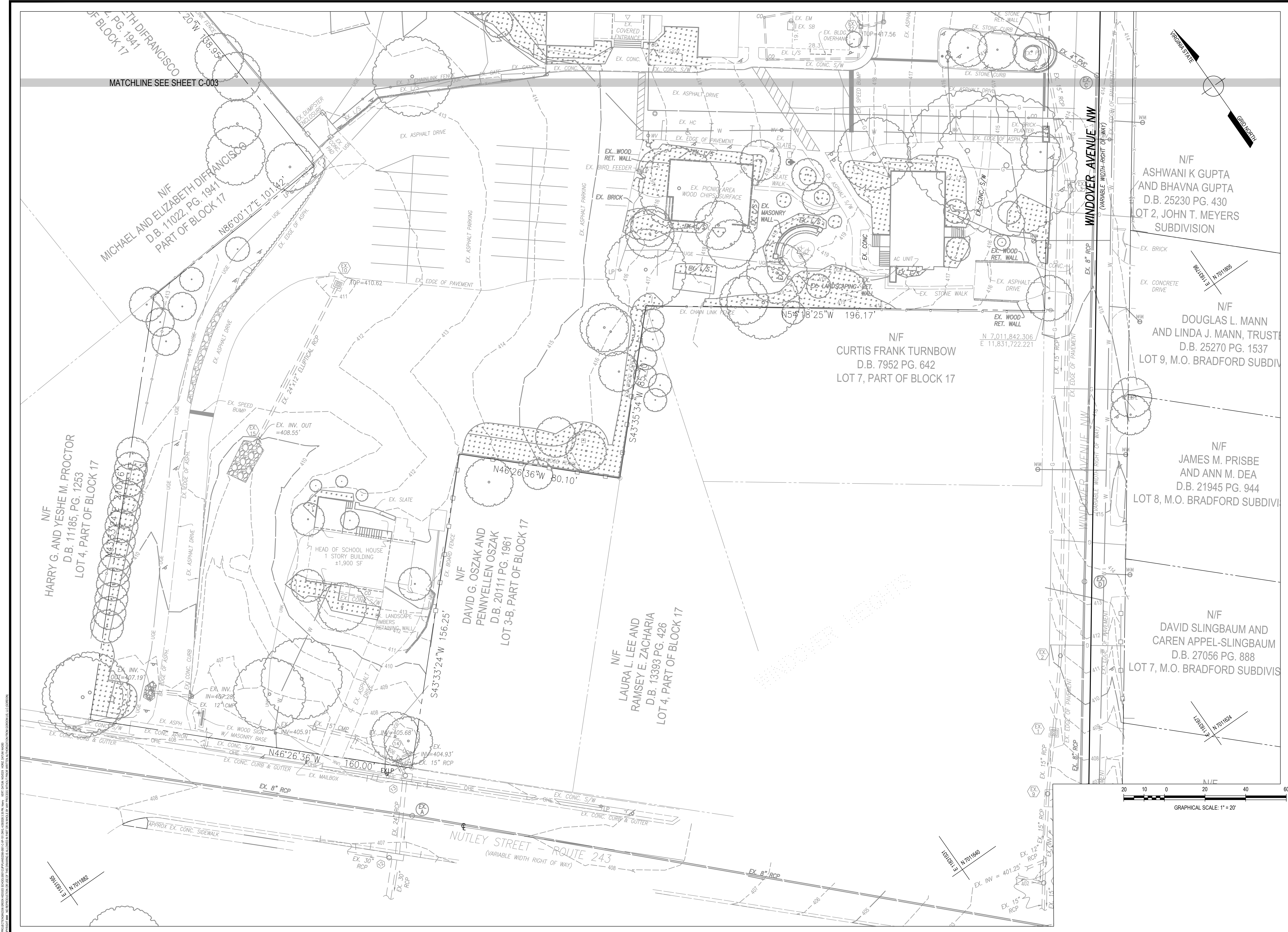
GREEN HEDGES SCHOOL

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 |



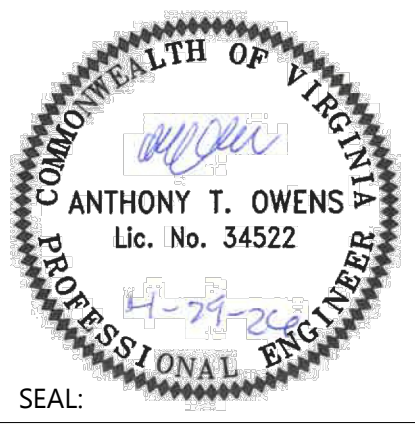


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| REVISIONS | DESCRIPTION | NUMBER | DATE |
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| | | | |

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



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 |





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

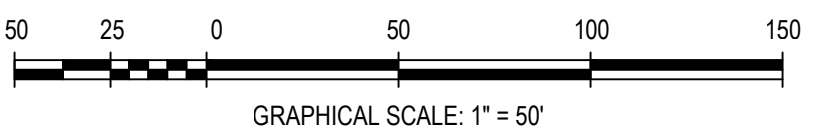
LOT 7
PART OF
BLOCK 17
0.23286 AC.

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.



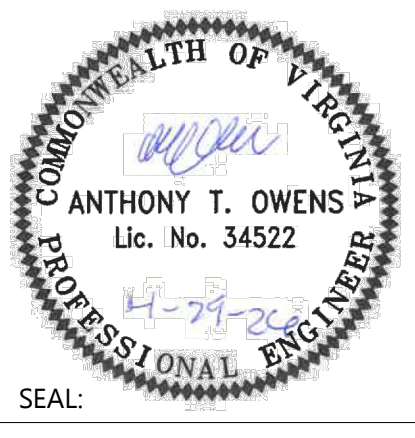
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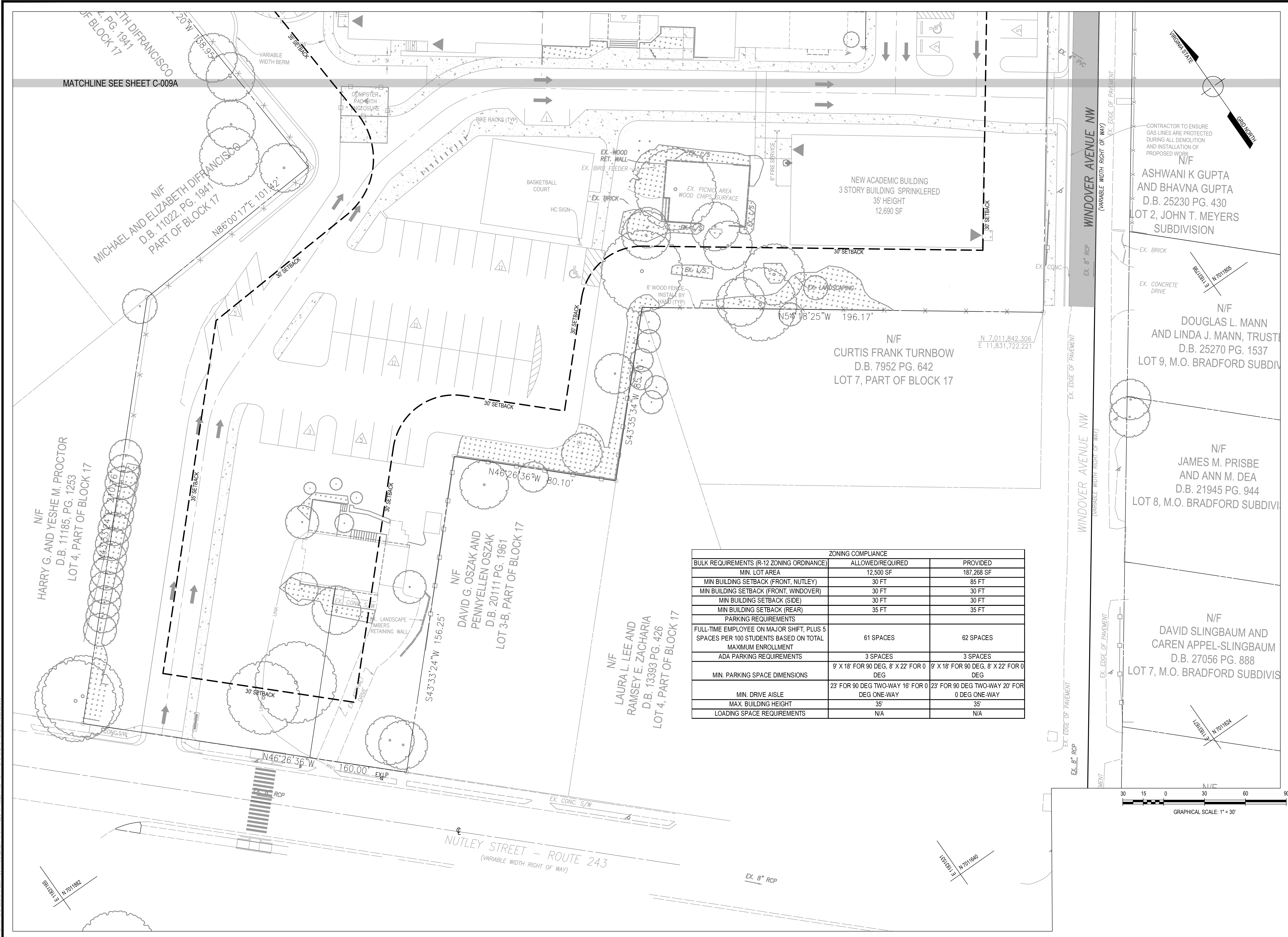
| | |
|-----------------|---------------|
| SUR: E.ERICKSON | DES: A.AOWENS |
| DRW: H.BARRY | CHK: A.SARANT |



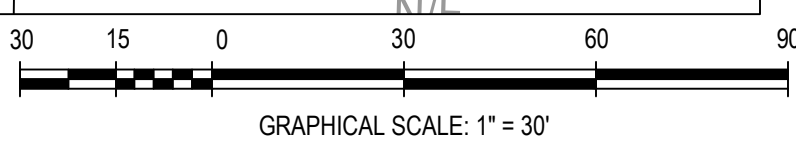
OVERALL LAYOUT PLAN
GREEN HEDGES SCHOOL
CONDITIONAL USE PERMIT
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

| |
|----------------------------|
| 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 |



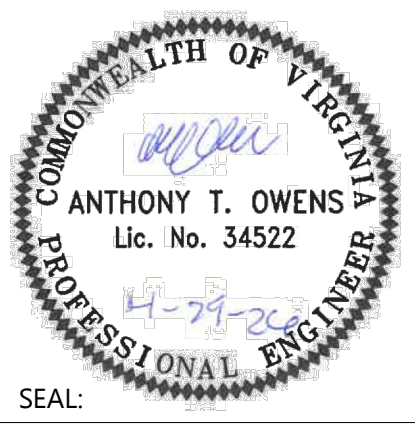
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| REVISIONS | DESCRIPTION | NUMBER | DATE |
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| | | | |
| | | | |

| | |
|-----------------|---------------|
| 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 |





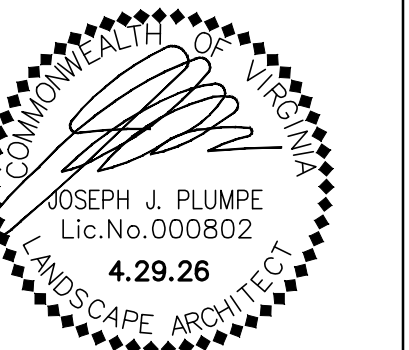
GREEN HEDGES SCHOOL
 415 WINDOVER AVE NW
 VIENNA, VA
 TOWN OF VIENNA

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 GREEN HEDGES SCHOOL -
 THE STONE HOUSE GROUP

STUDIO39
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 SUITE 120, #769
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 703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



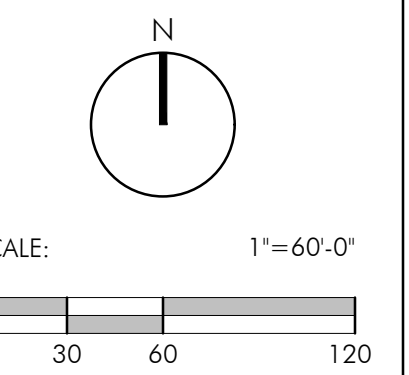
ISSUE DATE

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.



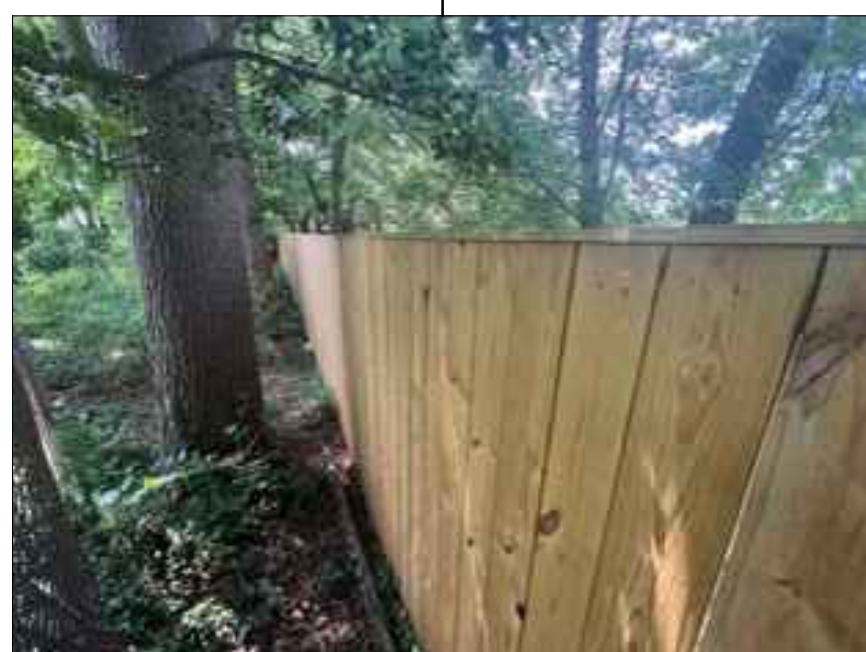
EXISTING 6' H. CHAIN
 LINK FENCE
 W/CRAPE MYRTLE
 TREES



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



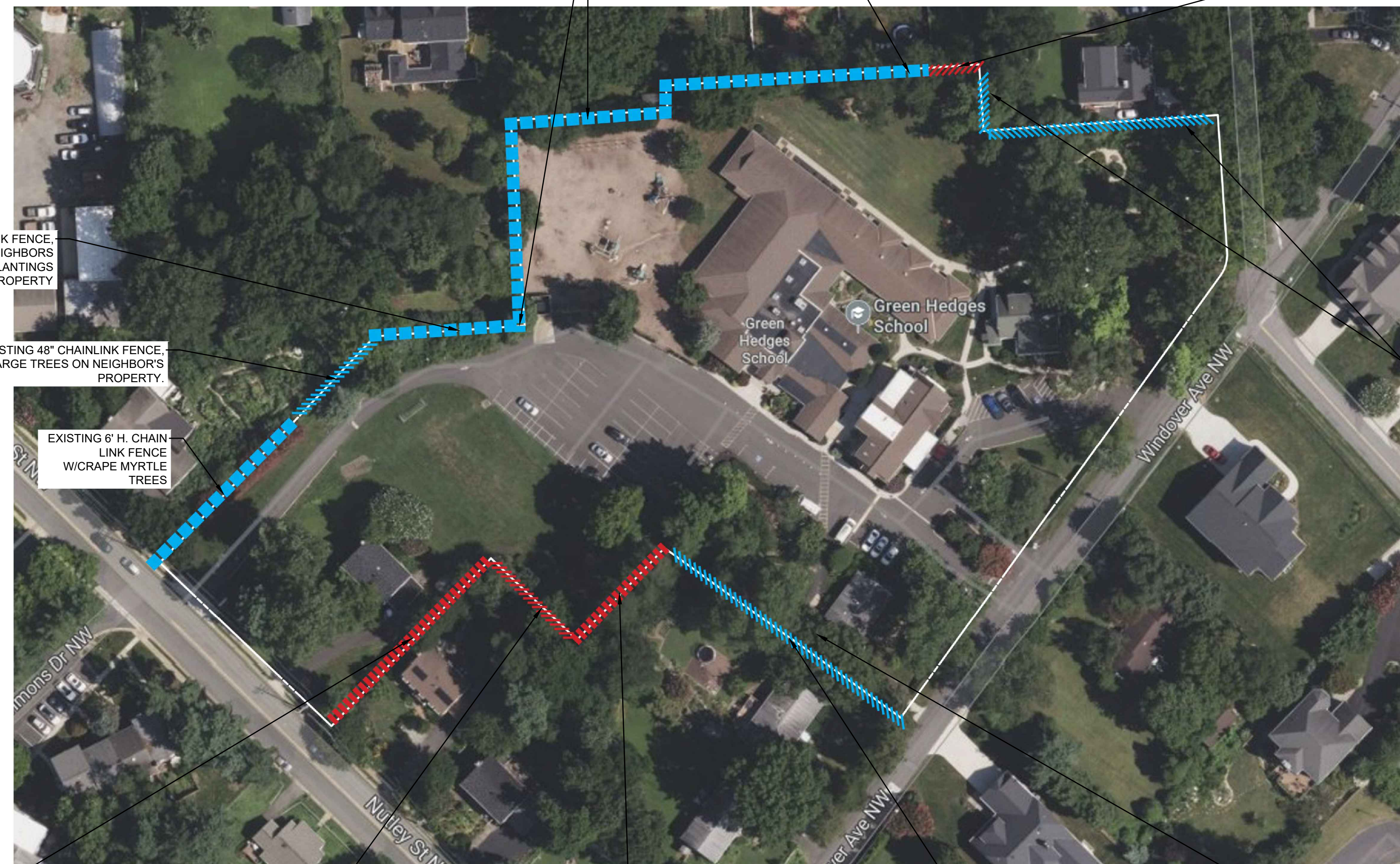
EXISTING 6' H.
 WOOD FENCE



CHAIN LINK FENCE
 AND NO SITE
 VEGETATION



ON SITE VEGETATION
 HAS BEEN REMOVED

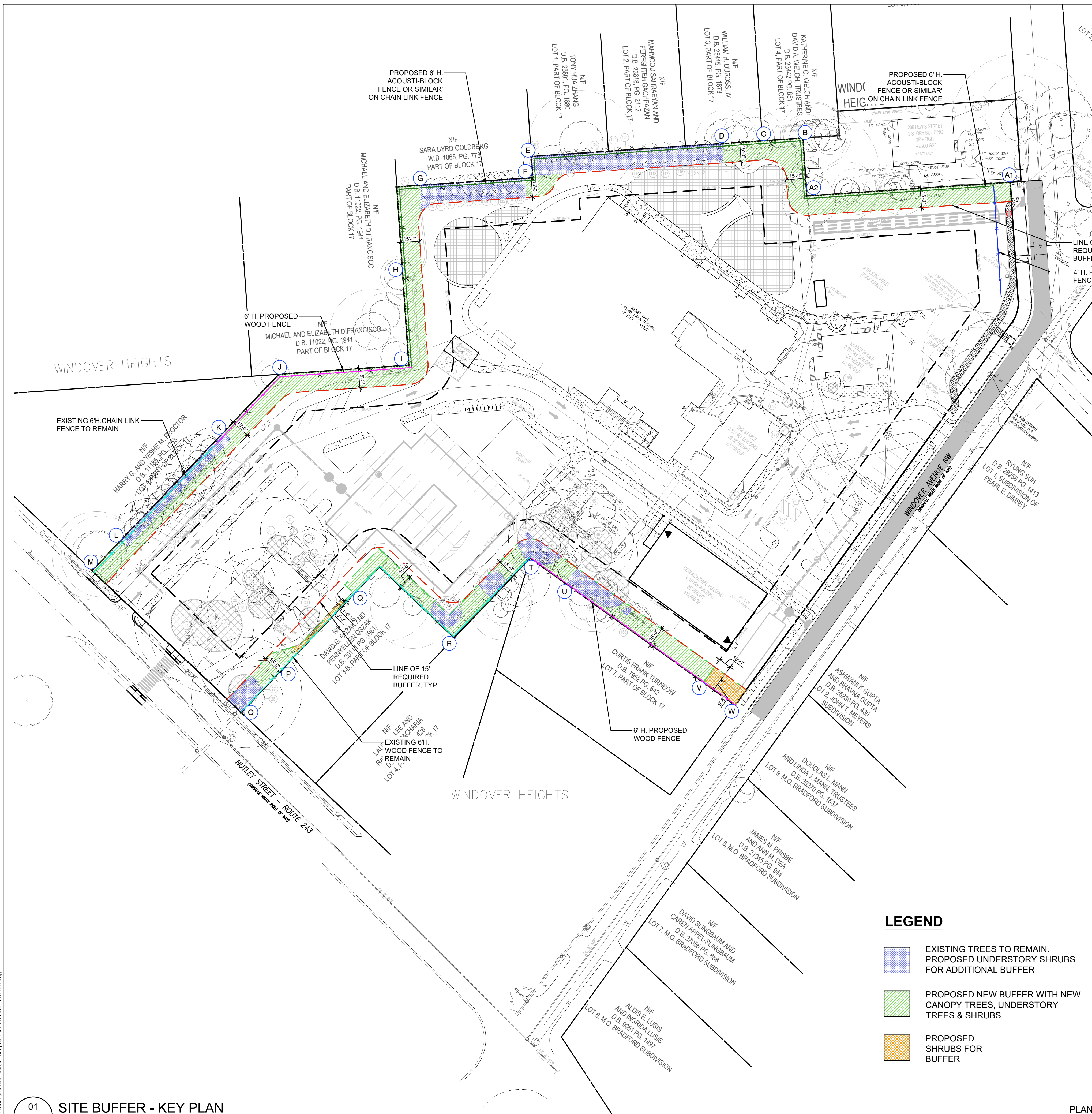
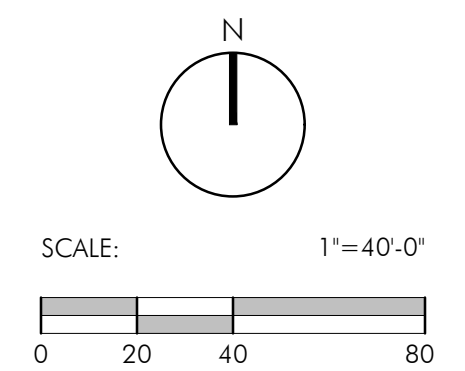
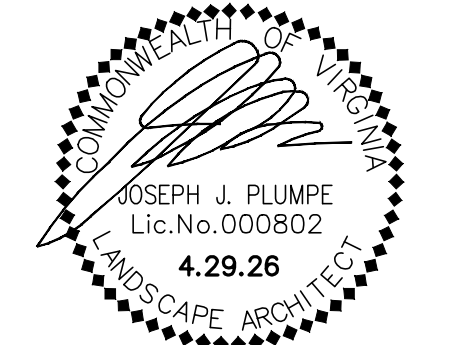


EXISTING 6' H.
 WOOD FENCE



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





| SEGMENTS | BUFFER CONDITIONS | | | | | |
|--|----------------------------------|---|--------------------------------------|---|-----------------------------|---|
| | EXISTING FENCE | EXISTING VEGETATION | PROPOSED FENCE | PROPOSED 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

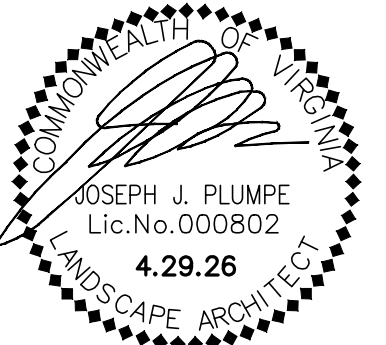
- EXISTING TREES TO REMAIN. PROPOSED UNDERSTORY SHRUBS FOR ADDITIONAL BUFFER
- PROPOSED NEW BUFFER WITH NEW CANOPY TREES, UNDERSTORY TREES & SHRUBS
- PROPOSED SHRUBS FOR BUFFER

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

CLIENT
 GREEN HEDGES SCHOOL -
 THE STONE HOUSE GROUP

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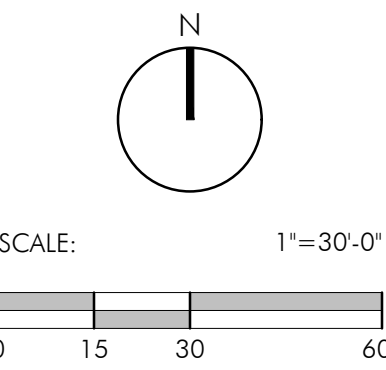
ISSUE DATE

| | |
|----------------|------------|
| LANDSCAPE PLAN | 07.25.2025 |
| LANDSCAPE PLAN | 10.30.2025 |
| LANDSCAPE PLAN | 04.29.2026 |

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| | |
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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

NOT RELEASED FOR CONSTRUCTION



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

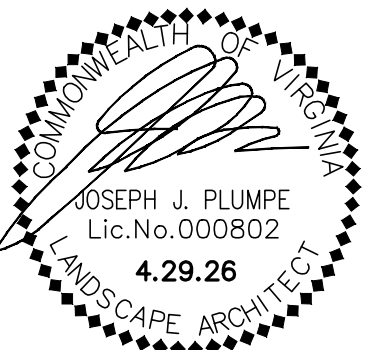


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 VIENNA, VA
 TOWN OF VIENNA

CLIENT
 GREEN HEDGES SCHOOL -
 THE STONE HOUSE GROUP

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 703.719.6500 | STUDIO39.COM

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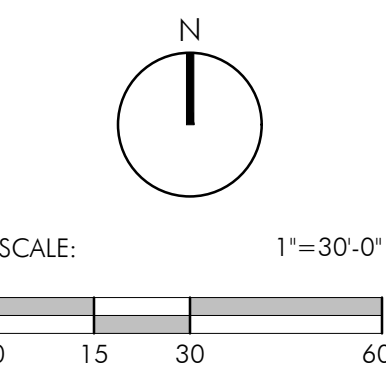
ISSUE DATE

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: YJ
 APPROVED/CHECKED: JP

ORIENTATION AND SCALE



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

SHEET NUMBER
C-035

SITE DEVELOPMENT PLAN



D:\2025\25009\green hedges school\6.0 cad files\common phase II.LOD PROPOSED PLAN.PLT.dwg

NOT RELEASED FOR CONSTRUCTION