



TO: John Sekas, Sekas Homes, Ltd.
Mike Van Atta, Sekas Homes, Ltd.

FROM: LDC

DATE: October 30, 2025

RE: 515 Maple Avenue East
Landscape Plan Revision Narrative
LDC Project #25021-1-1

This purpose of this memorandum is to summarize the changes to the landscape plan in response to review comments from the Town of Vienna Arborist, the Board of Architectural Review (BAR), and client requests.

Per Town Arborist comments, the proposed Red Maple trees along Berry Street and Blackgum trees along Maple Avenue have been replaced with *Ginkgo biloba* 'Goldspire,' a smaller, more columnar canopy tree consistent with Town guidance to prevent OHU conflicts.

In response to BAR comments, *Ilex opaca* (American Holly) has been substituted for *Quercus phellos* (Willow Oak) along the rear buffer, and the plantings have been adjusted to a more naturalistic layout. The previously proposed lawn areas have been replaced with mulched planting beds featuring shade-tolerant native shrubs. Two additional Blackhaw Viburnum have been added to extend the side yard buffer plantings. Native hydrangeas have been incorporated in shaded areas and along the rear buffer to create a natural, woodland appearance consistent with BAR recommendations.

Per client request, planting beds were modified to create space for signage and adjust surrounding plant locations. Panicle hydrangeas have been added to the entrance plantings. Dwarf and columnar boxwoods were incorporated into the front foundation for a more formal evergreen character. Along the Berry Street foundation, boxwoods, *Itea virginica*, and panicle hydrangeas have been added, with low-growing chokeberry planted around the Ginkgo trees to provide layered seasonal interest.

These revisions reflect coordinated input from the Town, the BAR, and the client to ensure the design meets aesthetic, functional, and environmental objectives.

cc: File