



# green hedges

SCHOOL



# Green Hedges property boundary





# CONDITIONAL USE PERMIT (CUP)

	Existing	Proposed
Site Area	4.3 acres	4.53 acres
Students	190	225
Staff	42	50
Parking	56 spaces	60 spaces



# Existing



green hedges  
SCHOOL

# Proposed



# Phase 1



**Gordon**  
 PROGRAMMING AND PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEY AND MAPPING  
 SECURITY CONSULTING  
 4501 Daly Drive  
 Chantilly, VA 20151  
 Phone: 703-265-1900  
 www.gordon.us.com

REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: \_\_\_\_\_ DES: \_\_\_\_\_  
 DRW: \_\_\_\_\_ CHK: \_\_\_\_\_

SEAL:

LANDSCAPE PLAN RENDERING  
**GREEN HEDGES SCHOOL**  
**SITE DEVELOPMENT PLAN**  
 TOWN OF VIENNA PROJECT ID 892780  
 HUNTER MILL DISTRICT  
 TOWN OF VIENNA VIRGINIA

HORIZ: 1" = 30'  
 SCALE: VERT: N/A  
 DATE: OCTOBER 2022  
 PLAN: GREEN HEDGES SCHOOL  
 JOB: 2356-0203  
 CADD: 2356-0203-1-CP-1000-RENDERING  
 NCS: -

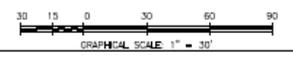
NUMBER 1 of 64  
**Gordon**

**LEGEND**

EXISTING		PROPOSED	
	EXISTING BUILDING		PROPOSED BUILDINGS
	PATIO TERRACE		PATIO TERRACE
	WOOD DECK		PARKING/DRIVEWAY
	PARKING/DRIVEWAY		NEW GENERATOR PAD



LOT COVERAGE - PHASE 1		
LOT AREA	SQUARE FOOTAGE	ACRES
PARCEL 005A	187,268	4.30
PARCEL 0007	9,620	0.22
TOTAL	196,888	4.52
MATERIAL	SQUARE FOOTAGE	LOT COVERAGE
EXISTING DRIVEWAY TO REMAIN	34,488	18%
EXISTING PATIO TERRACE	2,297	1.2%
EX. BUILDING TO REMAIN	15,990	8.1%
EX. DECK	437	0.2%
PROPOSED BUILDINGS	23,609	12.0%
PROPOSED PATIO TERRACE	455	0.2%
GENERATOR PAD, MISC.	180	0.1%
PROPOSED PARKING/DRIVEWAY	282	0.1%
TOTAL	77,738	39.5%



# ECOLOGICAL STORY

EXPRESSED THROUGH PLAY ELEMENTS, PLANTINGS, AND MATERIALS



# Phase 2



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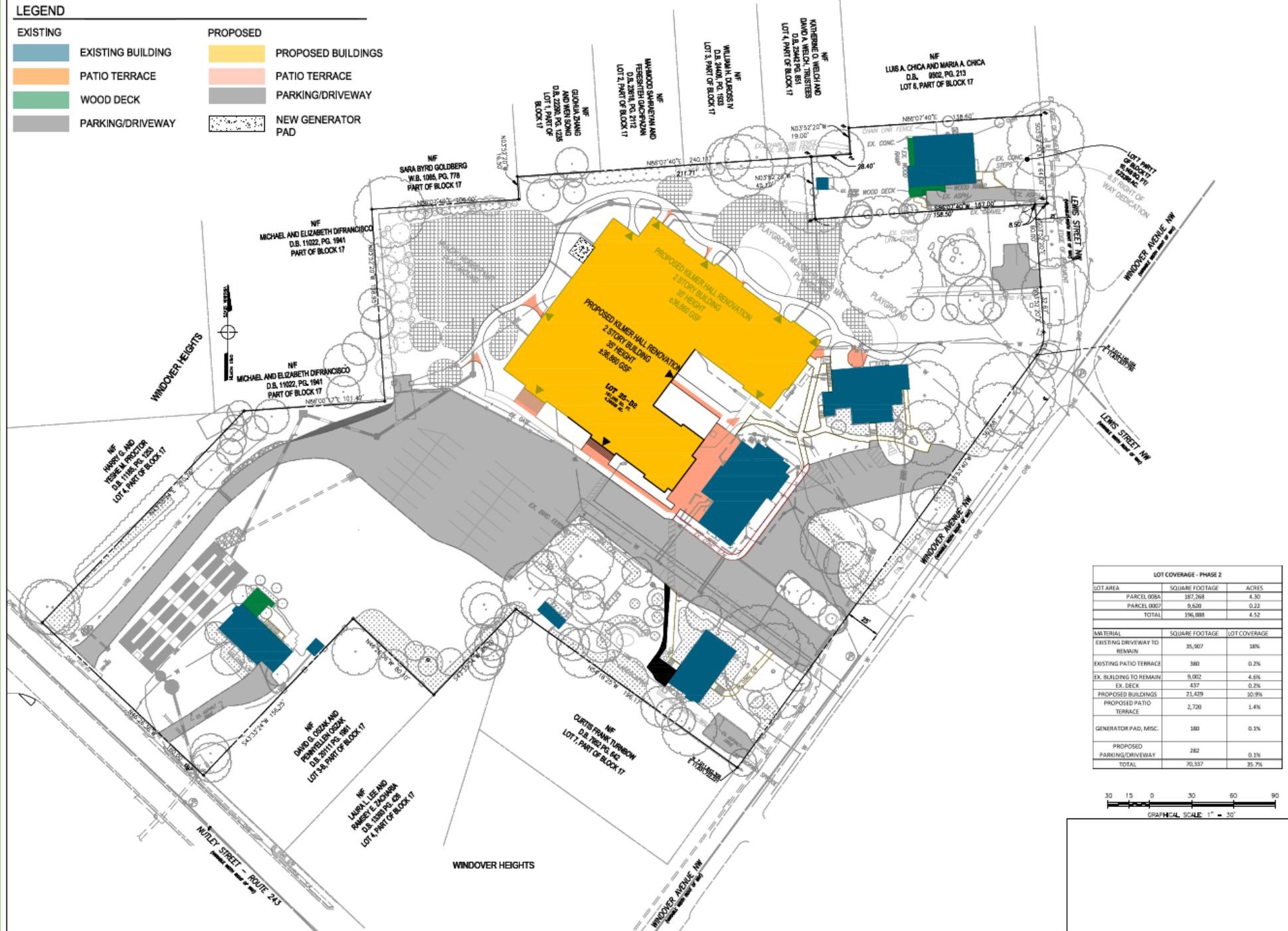
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LANDSCAPE PLAN RENDERING  
**GREEN HEDGES SCHOOL  
 SITE DEVELOPMENT PLAN**  
 TOWN OF VIENNA PROJECT ID 892780  
 HUNTER MILL DISTRICT  
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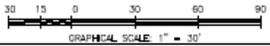
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 DATE: OCTOBER 2022  
 PLAN: GREEN HEDGES SCHOOL  
 JOB: 2356-0203  
 CADD: 2356-0203-1-CP-1000-RENDERING  
 NCS: -

**LEGEND**

EXISTING		PROPOSED	
	EXISTING BUILDING		PROPOSED BUILDINGS
	PATIO TERRACE		PATIO TERRACE
	WOOD DECK		PARKING/DRIVEWAY
	PARKING/DRIVEWAY		NEW GENERATOR PAD



LOT COVERAGE - PHASE 2		
LOT AREA	SQUARE FOOTAGE	ACRES
PARCEL 008A	187,268	4.30
PARCEL 0007	9,620	0.22
TOTAL	196,888	4.52
MATERIAL	SQUARE FOOTAGE	LOT COVERAGE
EXISTING DRIVEWAY TO REMAIN	35,907	18%
EXISTING PATIO TERRACE	380	0.2%
EX. BUILDING TO REMAIN	9,002	4.6%
EX. DECK	437	0.2%
PROPOSED BUILDINGS	21,429	10.9%
PROPOSED PATIO TERRACE	2,720	1.4%
GENERATOR PAD, MISC.	180	0.1%
PROPOSED PARKING/DRIVEWAY	282	0.1%
TOTAL	70,357	35.7%



# Phase 3



**Gordon**  
 PROGRAMMING AND PLANNING  
 LANDSCAPE ARCHITECTURE  
 SCENIC AND WAPINGS  
 SECURITY CONSULTING  
 4501 Daly Drive  
 Chantilly, VA 20151  
 Phone: 703-265-1900  
 www.gordon.us.com

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SEAL:

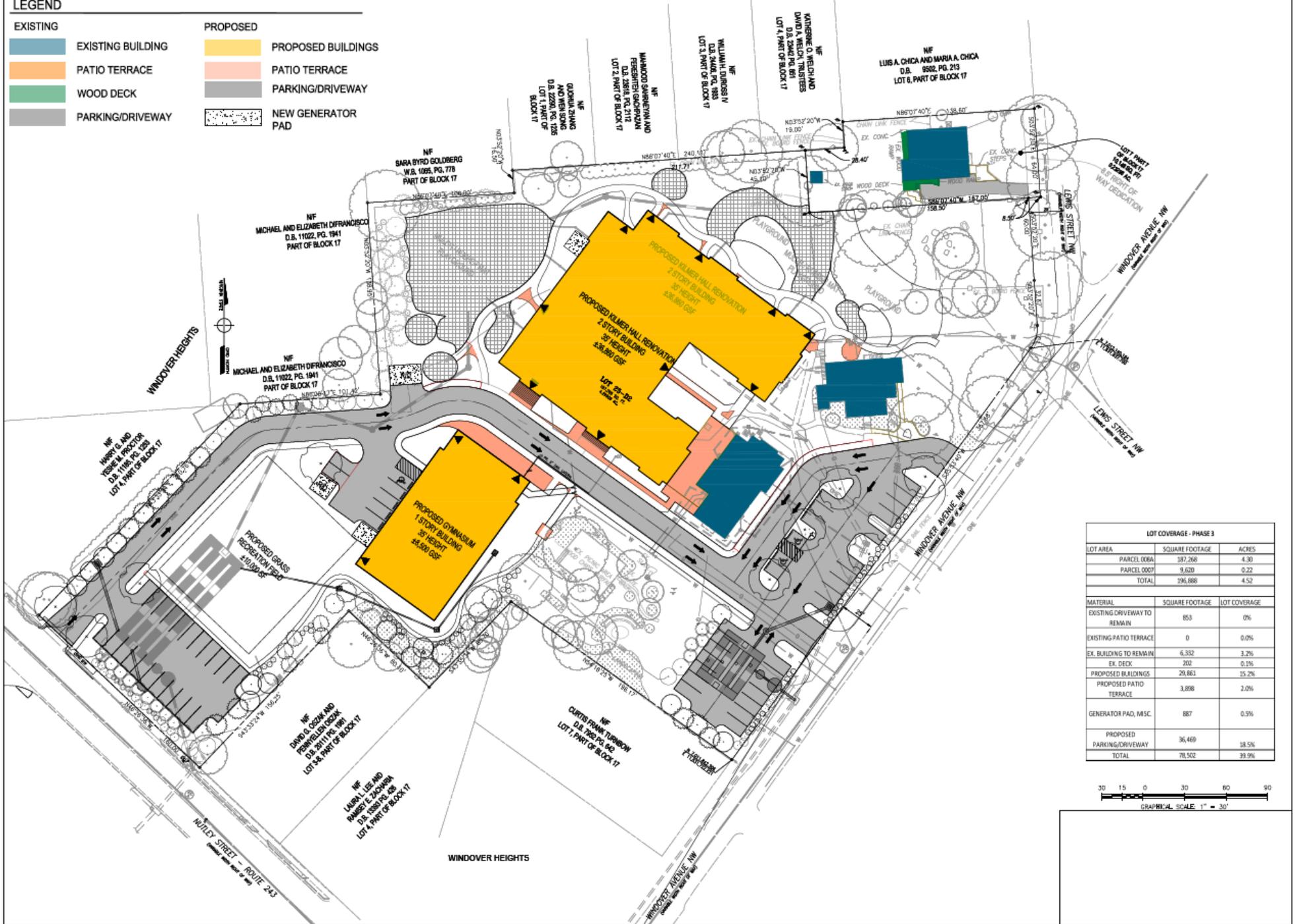
LANDSCAPE PLAN RENDERING  
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 SITE DEVELOPMENT PLAN**  
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 HUNTER MILL DISTRICT  
 TOWN OF VIENNA VIRGINIA

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 CADD: 2368-0203-1-CP-1000-RENDERING  
 NCS: -  
 NUMBER 1 of 64

**Gordon**

**LEGEND**

EXISTING		PROPOSED	
	EXISTING BUILDING		PROPOSED BUILDINGS
	PATIO TERRACE		PATIO TERRACE
	WOOD DECK		PARKING/DRIVEWAY
	PARKING/DRIVEWAY		NEW GENERATOR PAD



**LOT COVERAGE - PHASE 3**

LOT AREA	SQUARE FOOTAGE	ACRES
PARCEL 000A	387,268	4.30
PARCEL 0007	9,620	0.22
<b>TOTAL</b>	<b>396,888</b>	<b>4.52</b>

MATERIAL	SQUARE FOOTAGE	LOT COVERAGE
EXISTING DRIVEWAY TO REMAIN	853	0%
EXISTING PATIO TERRACE	0	0.0%
EX. BUILDING TO REMAIN	6,332	3.2%
EX. DECK	202	0.1%
PROPOSED BUILDINGS	29,863	15.2%
PROPOSED PATIO TERRACE	3,898	2.0%
GENERATOR PAD, MISC.	887	0.5%
PROPOSED PARKING/DRIVEWAY	36,469	18.5%
<b>TOTAL</b>	<b>78,502</b>	<b>39.9%</b>







# Tabulations

Building	Existing (SF)	2007 Approval (SF)	Current Proposal (SF)
Kilmer Hall	15,495	26,117	36,065
Stable	5,189	0	5,189
Kilmer House	3,010	3,010	3,010
Rice Arts Center	2,197	2,197	0
227 Nutley Street	1,900	0	0
206 Lewis Street	2,916	N/A	2,916
Gymnasium	0	8,964 (underground)	8,255
Total	30,707	41,508	55,435

Comment	Response
Increase landscape buffer to provide sound and visual abatement.	A buffer will be provided for the entire campus perimeter. The proposed buffer ranges from 5-20 feet.
Modify chain link fence to provide sound and visual abatement.	GHS exploring options to provide greater visual and acoustic mitigation.
Why are you proposing to increase enrollment?	Maximum enrollment has not increased in over 40 years; however, the demand for GHS has increased. Like other private and public institutions in the Town and surrounding areas, GHS' needs have evolved, educational practices have evolved, and building codes have changed. GHS proposes modest, phased growth that will not be increased until after the completion of Phase 1.
What is driving the proposed building size increases/overall square footage?	Current facilities are extremely space deficient and have not been significantly updated since a building expansion was constructed in 1997. The proposed size is intended to address this longstanding space deficiency, meet industry standards and best practices, meet code requirements, and provide additional interior space to minimize use of outdoor space to mitigate noise, and minimize use of off-site facilities to mitigate vehicular impacts.
Improve drainage and stormwater management.	GHS proposes phased improvements to stormwater management. Each phase will comply with Town and state requirements. Preliminary stormwater management plan includes underground detention facilities, manufactured treatment devices, as well as use of low impact development techniques including permeable surfaces.
Improve pedestrian amenities on Windover Avenue	Town has communicated its intent to provide sidewalk to connect Windover Avenue to Nutley Street. GHS proposes contribution toward that project.



Phase 1, From the Playspace



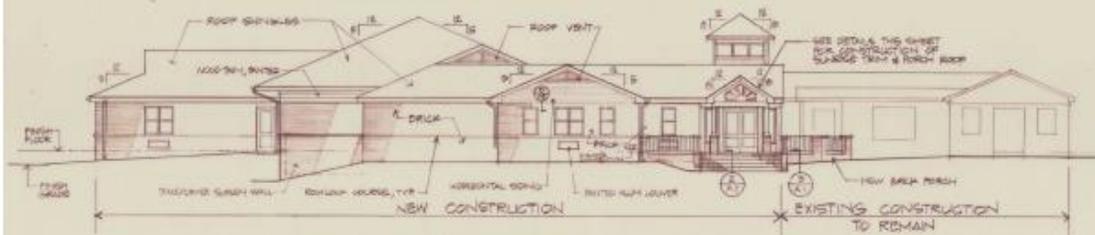
Phase 2 & 3, From The Grove



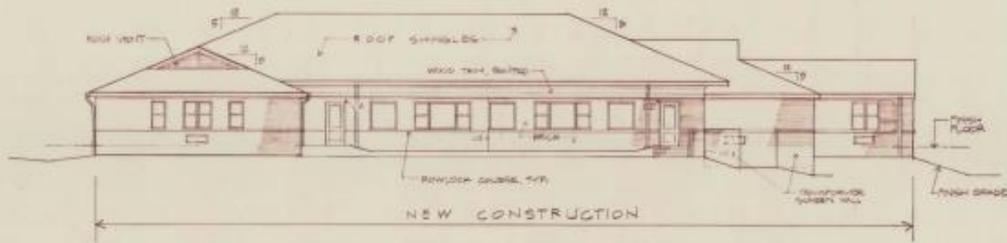
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SCHOOL



Thank You



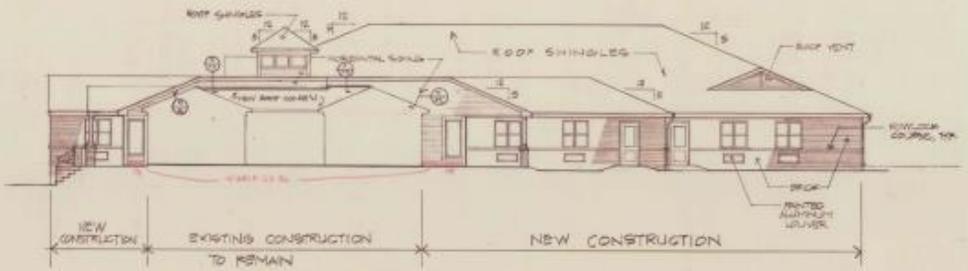
1  
A.7  
**SOUTHWEST ELEVATION**  
1/8" = 1'-0"



2  
A.7  
**NORTHWEST ELEVATION**  
1/8" = 1'-0"



3  
A.7  
**NORTHEAST ELEVATION**  
1/8" = 1'-0"



4  
A.7  
**SOUTHEAST ELEVATION**  
1/8" = 1'-0"

STANMYR & NOEL

Station and File  
11880 Sycamore Hwy West  
Norton, Virginia 22080  
Telephone 522-8111

Notes

Project  
**GREEN HEDGES SCHOOL**

Sheet Title  
**ELEVATIONS & DETAILS**

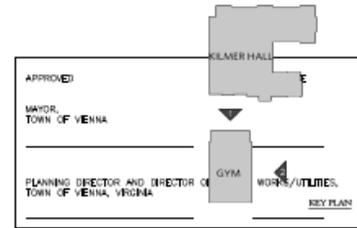
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Job No.: 0211  
Drawn: T. H. C.  
Checked: M. C.  
Blot Date: 0

**A-7**





NOTE:  
 ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES  
 AND ARE TO BE CONSIDERED PRELIMINARY. DESIGN  
 ELEMENTS WILL BE REVIEWED WITH TOWN OF VIENNA  
 BOARD OF ARCHITECTURAL REVIEW WHEN APPLICABLE  
 DURING PERMITTING PROCESS.



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1  
 GYM  
 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"  
 RECREATION FIELD



2  
 GYM  
 WEST ELEVATION  
 SCALE 1/8"=1'-0"  
 DRIVEWAY

