

SITE DEVELOPMENT PLAN

GREEN HEDGES SCHOOL

TAX MAP #: 038-3-((21))-0008A & 038-3-((11))-0007

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415 WINDOVER AVENUE, NW
VIENNA PLAN #: PF 11-06

TOWN OF VIENNA, VIRGINIA

OWNER/DEVELOPER

GREEN HEDGES SCHOOL, INC.

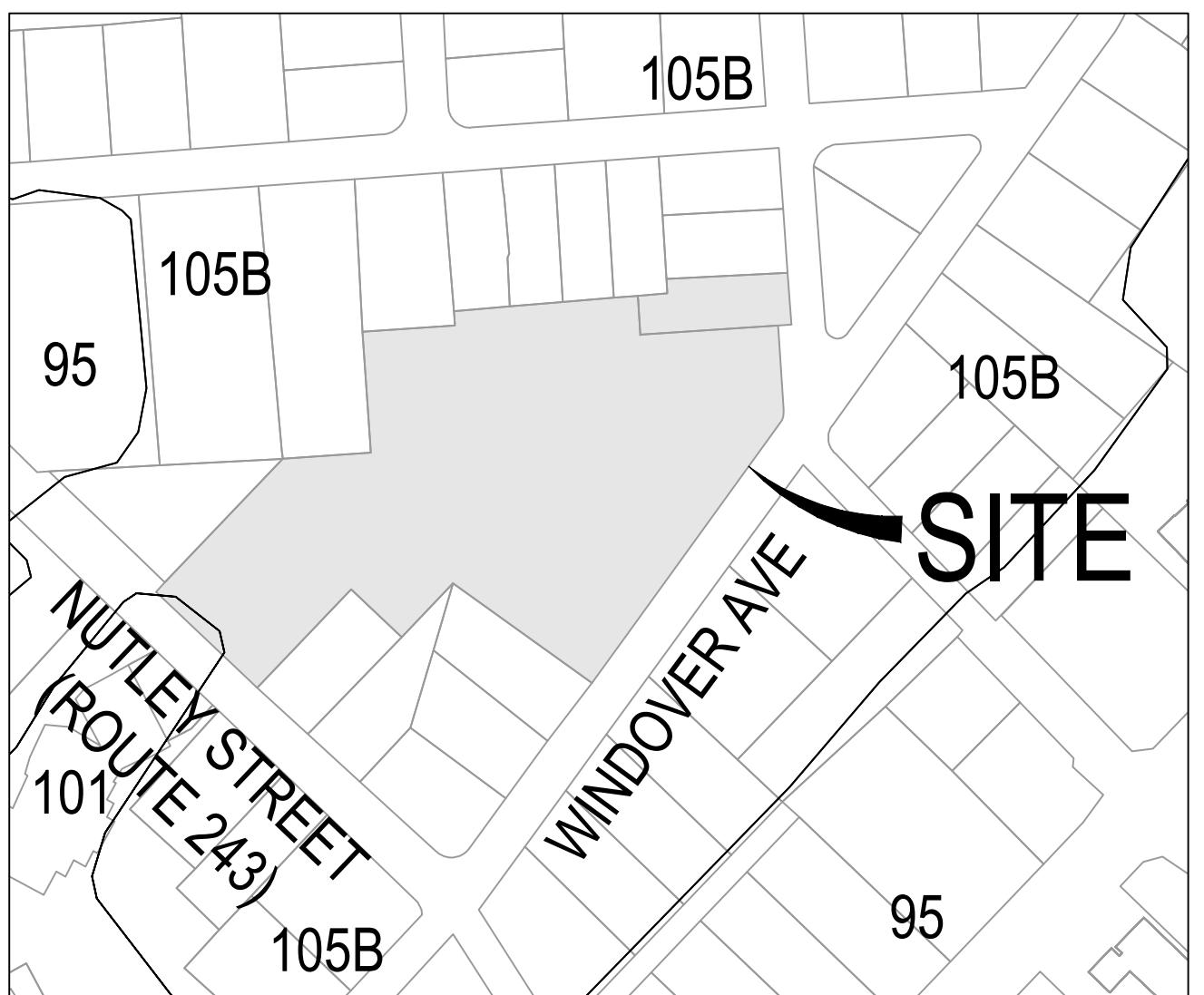
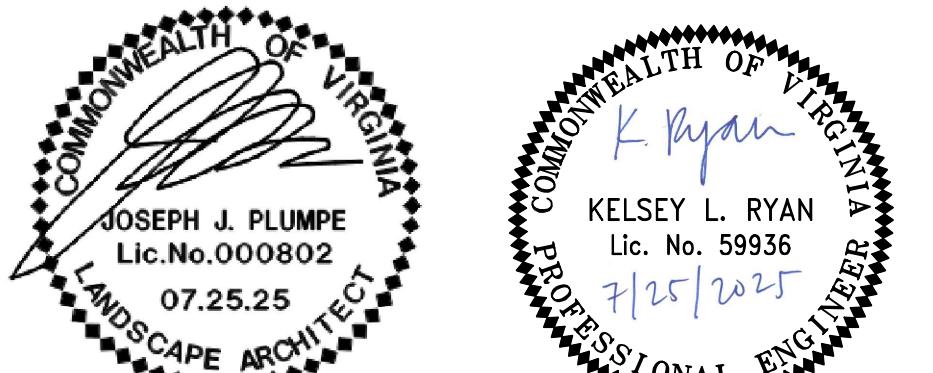
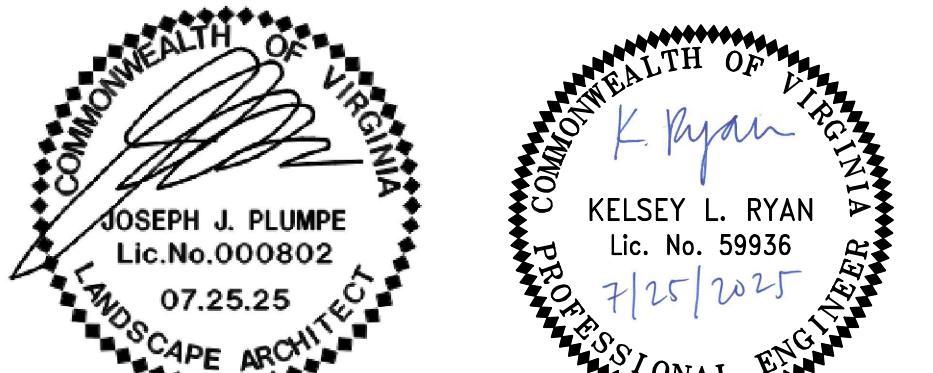
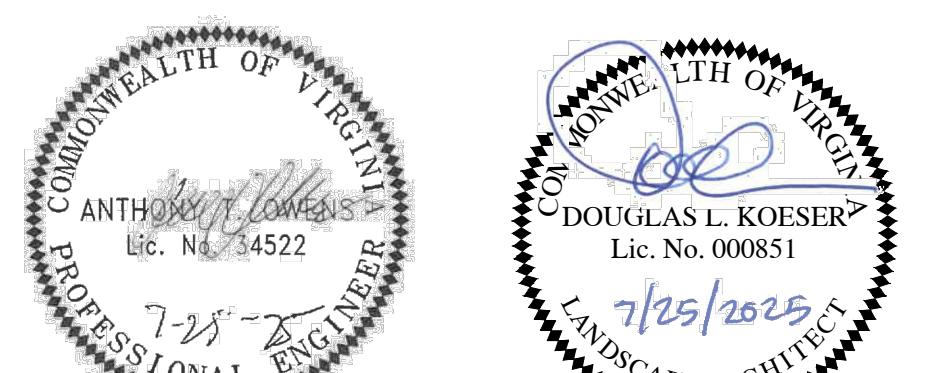
C/O PETER BARRETT, HEAD OF SCHOOL 415 WINDOVER
AVENUE, NW
VIENNA, VIRGINIA 22180



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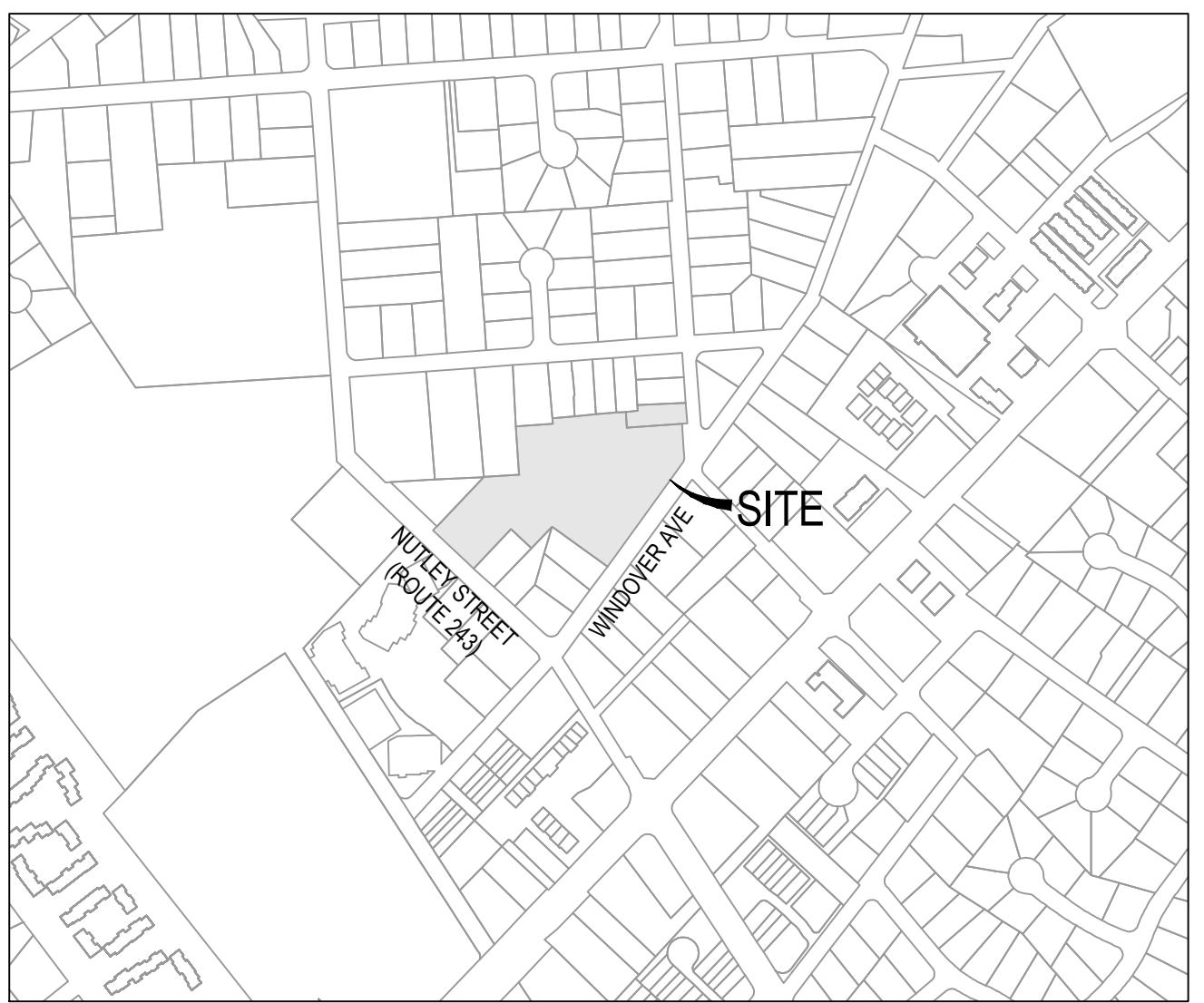
PROJECT MANAGER: ANTHONY OWENS P.E.
PROJECT ENGINEER: HUNTER BARRY



SOILS MAP

SCALE: NOT TO SCALE

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
105B	WHEATON-GENELG COMPLEX	GOOD	GOOD	HIGH	IVB
101	URBAN LAND-WHEATON COMPLEX	GOOD	FAIR	HIGH	IVB



VICINITY MAP

SCALE: 1'=500'

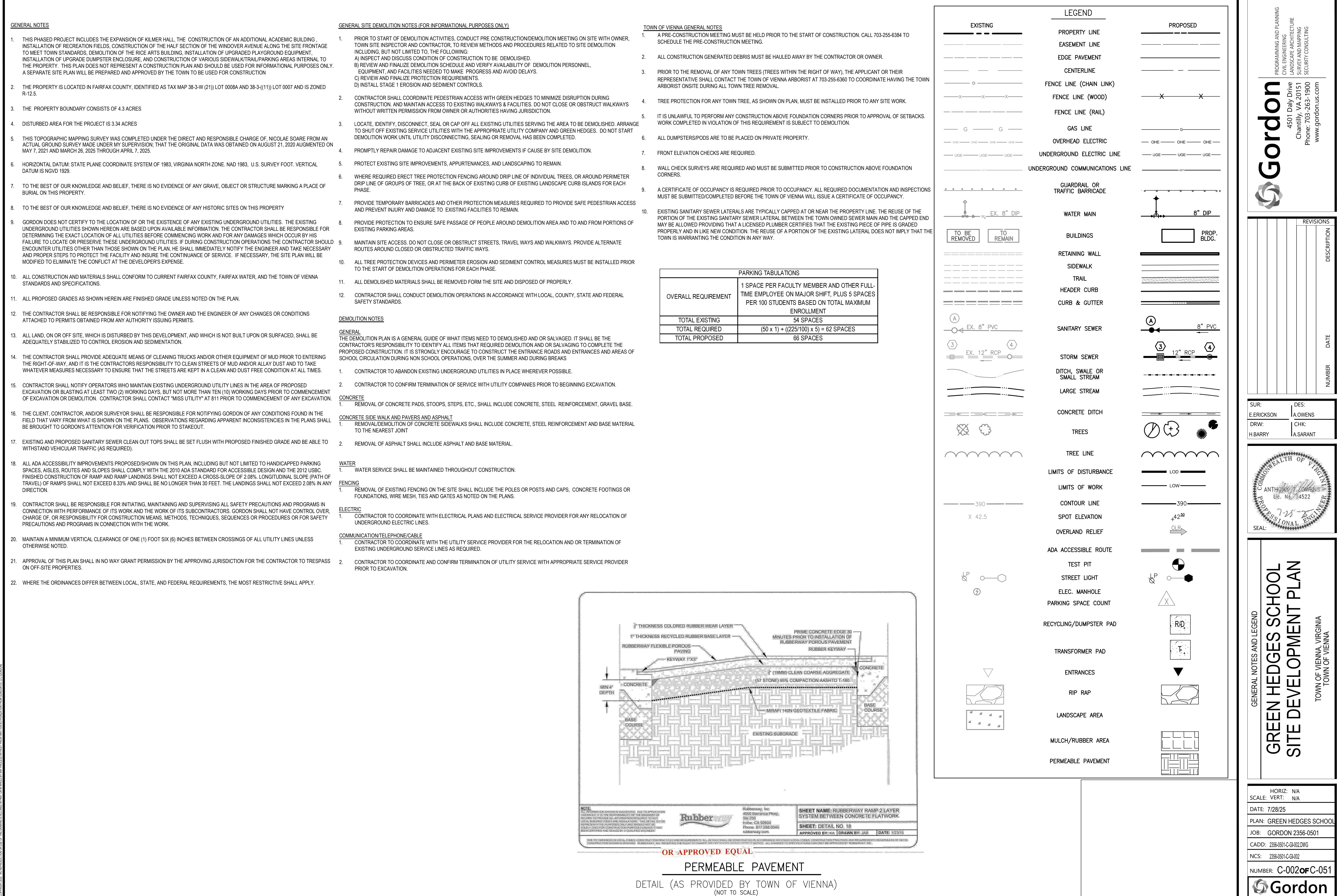
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Phone: 703-263-1900
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REVISIONS	NUMBER	DATE	DESCRIPTION
SUR: E. ERICKSON	DES: A. OWENS		
DRW: H. BARRY	CHK: A. SARANT		

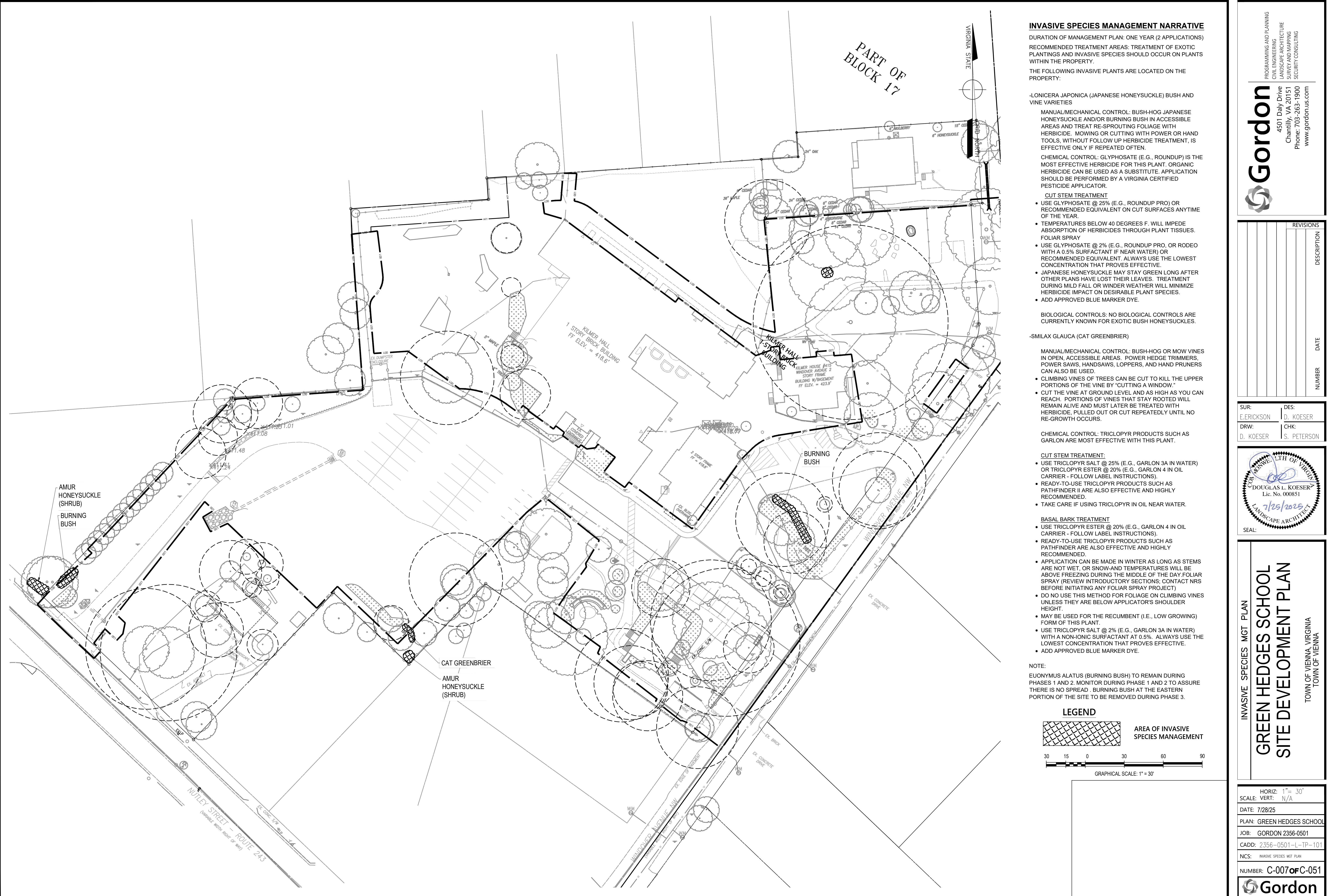
COVERSHEET	GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN	
SEAL:	TOWN OF VIENNA, VIRGINIA TOWN OF VIENNA	

HORIZ: 1'= 500'
SCALE: VERT: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-04001.DWG
NCS: 2356-0501-C-04001
NUMBER: C-0010FC-051

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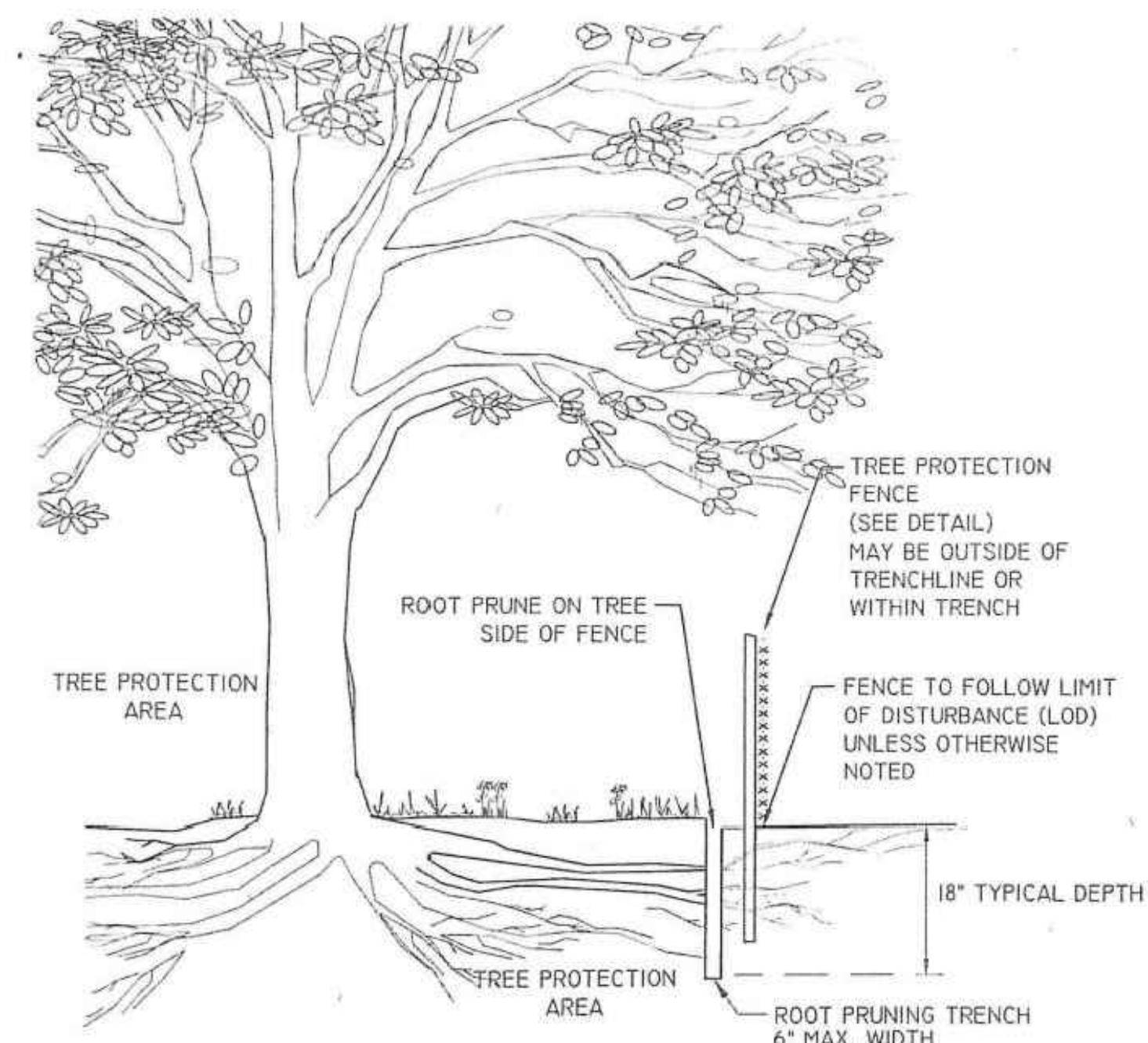




TREE PRESERVATION NOTES

THE FOLLOWING TREE PROTECTION PRACTICES ARE TO BE FOLLOWED.

1. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF VIENNA'S URBAN ARBORIST SHALL BE HELD ON SITE PRIOR TO ESTABLISHING PERIMETER CONTROLS SO THAT THE ARBORIST CAN EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, AND/OR CONTRACTOR'S REPRESENTATIVES.
2. CONTRACTOR SHALL STAKE CLEARING LIMITS ON SITE IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION FOR TREE PROTECTION.
3. NEWLY PLANTED TREES SHALL BE STAKED USING TWO-THREE 2'X2'X4' WOOD STAKES AND HOSE COVERED WIRE OR CANVAS STRAPPING.
4. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
5. THE USE OF HEAVY EQUIPMENT IS STRICTLY PROHIBITED WITHIN TREE PRESERVATION AREAS, INCLUDING FOR THE PURPOSE OF REMOVING UNWANTED TREES, STRUCTURES, PADS, GRADING, SODDING, ETC. ANY STRUCTURE WITHIN THE TREE PRESERVATION AREA SHALL BE REMOVED BY HAND.
6. ALL AREAS DELINEATED AS TREE PRESERVATION AREAS SHALL BE LEFT IN THEIR ORIGINAL CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. FAILURE TO DO SO WILL RESULT IN DENIAL OF THE OCCUPANCY PERMIT AND REMEDIATION OF THE TREE PRESERVATION AREA WILL BE REQUIRED. REMEDIATION MUST BE DONE AT THE DIRECTION OF A CERTIFIED ARBORIST AND A WRITTEN REPORT COMPLETED BY A CERTIFIED ARBORIST SHALL BE SUBMITTED AND APPROVED BY VIENNA'S URBAN ARBORIST PRIOR TO ANY REMEDIATION ACTIVITIES.
7. AREAS DESIGNATED AS TREE PRESERVATION OR TREE SAVE AREA SHALL BE LEFT IN THE SAME CONDITION AS IT WAS PRE-CONSTRUCTION. IF A CHANGE TO THIS AREA IS TO BE MADE, APPROVAL FROM THE T.O.V. URBAN ARBORIST IS REQUIRED. APPROVAL IS NOT REQUIRED IF MULCH IS INSTALLED TO THE TREE SAVE AREAS.
8. ANY PROPOSED GRADE CHANGES WITHIN THE TREE SAVE AREA(S) SHALL BE REVIEWED WITH THE T.O.V. URBAN ARBORIST DURING THE PRE-CONSTRUCTION MEETING.
9. THE SEQUENCE FOR TREE PRESERVATION MEASURES, IF REQUIRED, SHALL BE IN THIS ORDER: ROOT PRUNING, TREE PROTECTION FENCING, TREE PRUNING AND CHEMICAL TREATMENT, AERATION SYSTEMS INSTALLED. THESE MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.
10. TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH DURATION OF CONSTRUCTION. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY A TOWN REPRESENTATIVE.
11. CRITICAL ROOT ZONE SHALL BE DEFINED AS 1.5' RADIUS PER 1' OF DBH (DIAMETER AT BREAST HEIGHT), WHICH SHALL BE MEASURED AT A HEIGHT OF 4.5' FROM HIGHEST POINT OF GROUND AT BASE OF TRUNK.
12. FOR A TREE TO COUNT FOR CANOPY COVERAGE CREDITS, NO MORE THAN 30% OF THE RESPECTIVE TREE'S CRITICAL ROOT ZONE SHALL BE IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: TRENCHING, GRADING, DIGGING, CUTTING, FILLING, ETC.
13. PROTECTION PROVIDED SHALL CONSIST OF FENCING AROUND THE TREE TO THE Drip LINE, AND ENCLOSED AREAS SHALL BE KEPT FREE OF ALL SOIL, EQUIPMENT, AND CONSTRUCTION MATERIAL STORAGE, WHICH INCLUDES FINAL GRADING AND LANDSCAPING EFFORTS.
14. ROOT PRUNING REQUIREMENTS: UNLESS OTHERWISE INSTRUCTED BY THE TOWN'S ARBORISTS, ROOT PRUNING MUST BE PERFORMED WHEN LIMITS OF DISTURBANCE FALL WITHIN CRITICAL ROOT ZONE OF TREES TO BE SAVED. ROOTS SHALL BE PRUNED TO A MINIMUM DEPTH OF 12' AT OR BEFORE THE LIMITS OF DISTURBANCE BY USING A PRUNING MACHINE OR VIBRATORY PLOW.
15. WHEN APPLICABLE, TRENCHLESS SILT FENCE SHALL BE USED FOR EROSION AND SEDIMENT CONTROL IN ORDER TO BETTER PROTECT AND PRESERVE ADJACENT-NEIGHBORING TREES THAT MAY BE IMPACTED BY CONSTRUCTION ACTIVITIES.
16. TREES THAT ARE DETERMINED BY THE TOWN ARBORIST TO BE IN "POOR" CONDITION SHALL NOT COUNT TOWARD CANOPY COVERAGE CALCULATIONS.
17. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS. SPIKES SHALL NOT BE USED TO CLIMB LIVE TREES UNLESS THE TREE IS BEING



ROOT PRUNING DETAIL

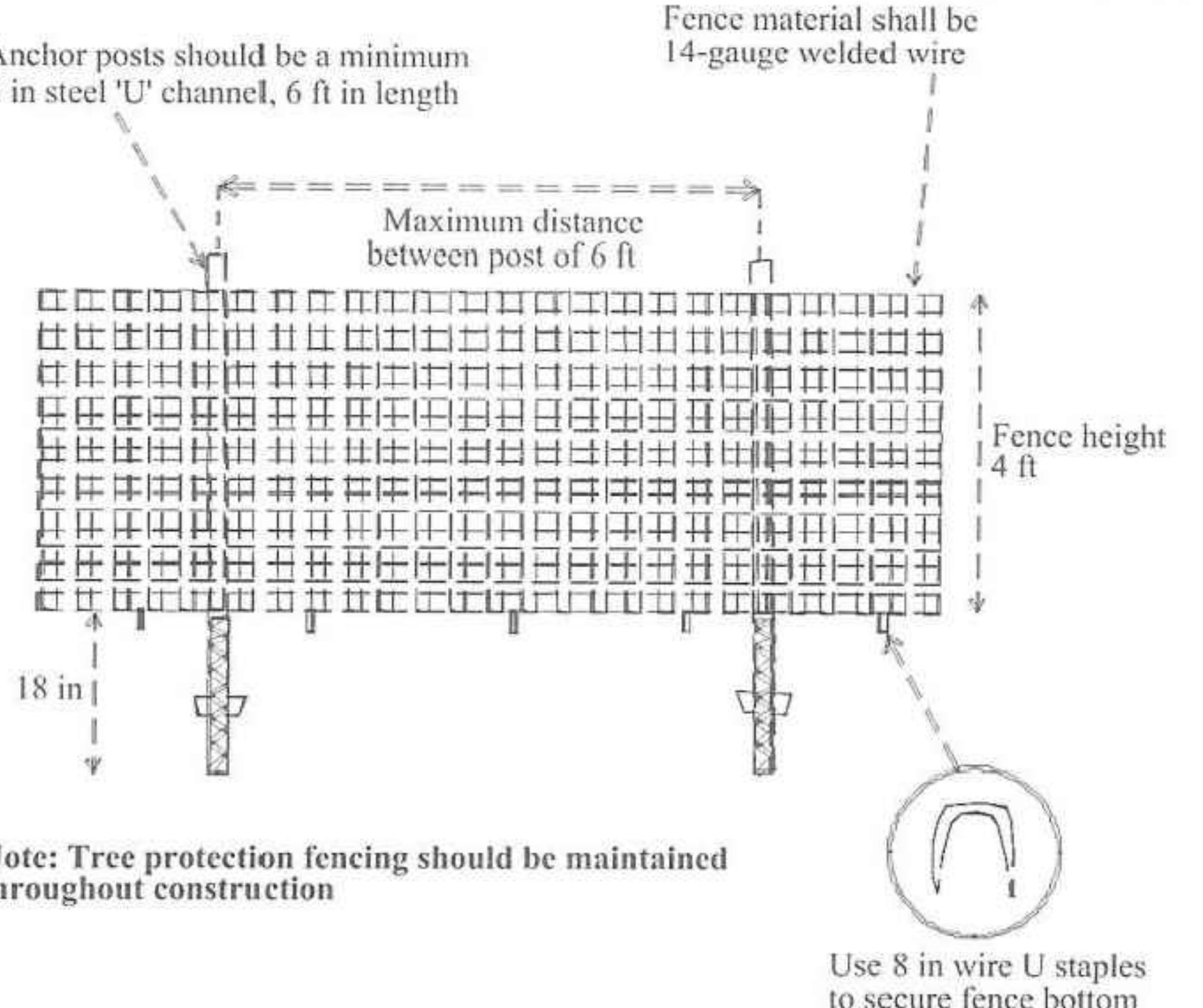
SECTION

NOT TO SCALE

TREE CONSERVATION NARRATIVE

A SITE VISIT OCCURRED ON JULY 11, 2023 BY CERTIFIED ARBORIST, DOUGLAS KOESER, ISA. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION. THE PRIMARY PRESERVATION METHODS ARE TREE PROTECTION FENCING AND ROOT PRUNING ALONG THE LIMITS OF DISTURBANCE. SEE THIS SHEET FOR DETAILS.

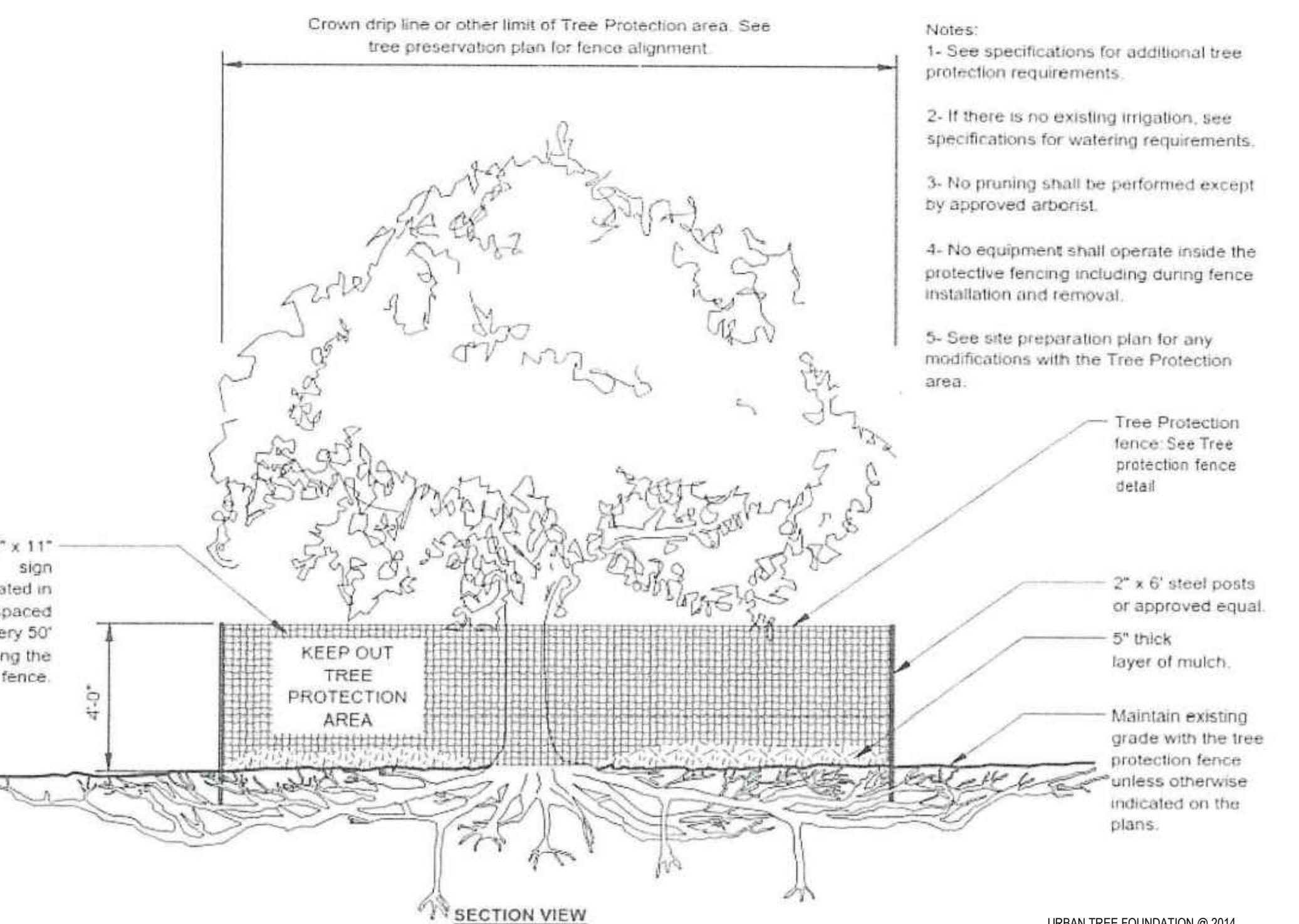
Anchor posts should be a minimum 2 in steel 'U' channel, 6 ft in length



TREE PROTECTION FENCE INSTALLATION

SOURCE: PFM 6-12

NOT TO SCALE



TREE PROTECTION

SECTION

NOT TO SCALE

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: N/A
SCALE: VERT: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-L-TP-101
NCS: TREE PROTECTION NOTES & DETAILS
NUMBER: C-0080FC-051
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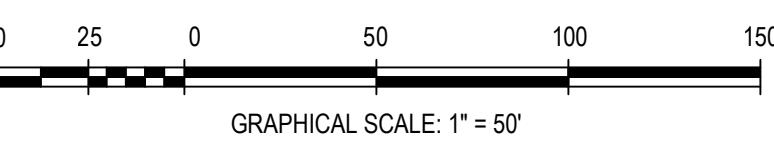


GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA

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



HORIZ: 1' = 20'
E: VERT: N/A
: 7/28/25
: GREEN HEDGES SCHOOL
GORDON 2356-0501
: 2356-0501-C-GI-003.DWG
2356-0501-C-GI-003

BER: C-009 OF C-051



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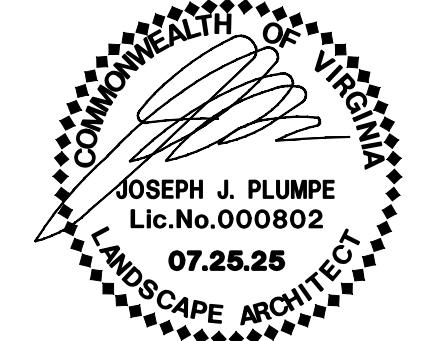


**GREEN HEDGES
SCHOOL**
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

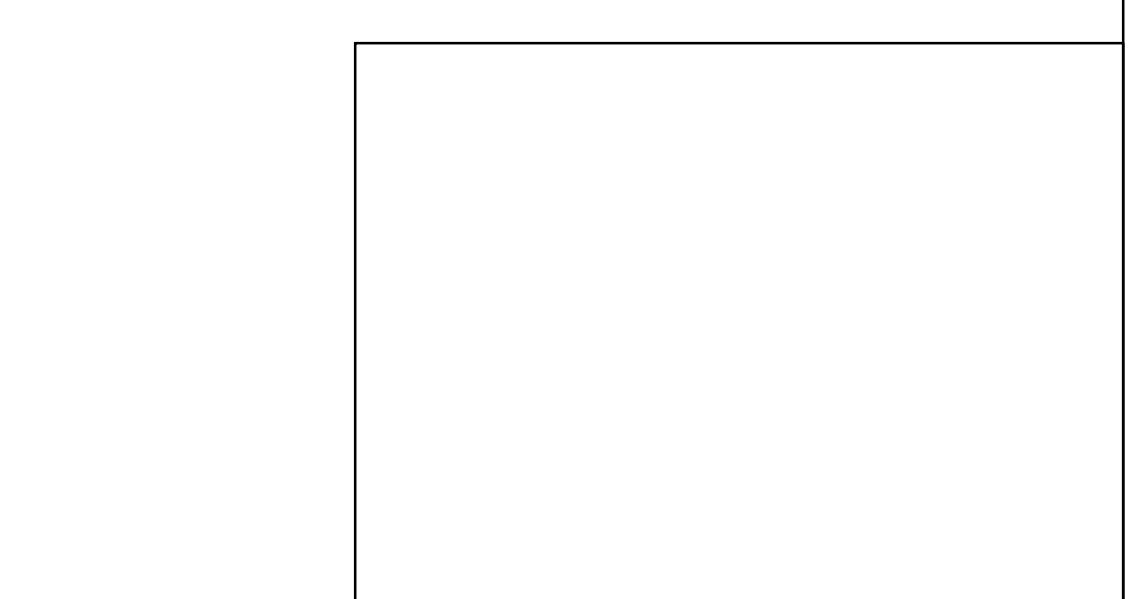
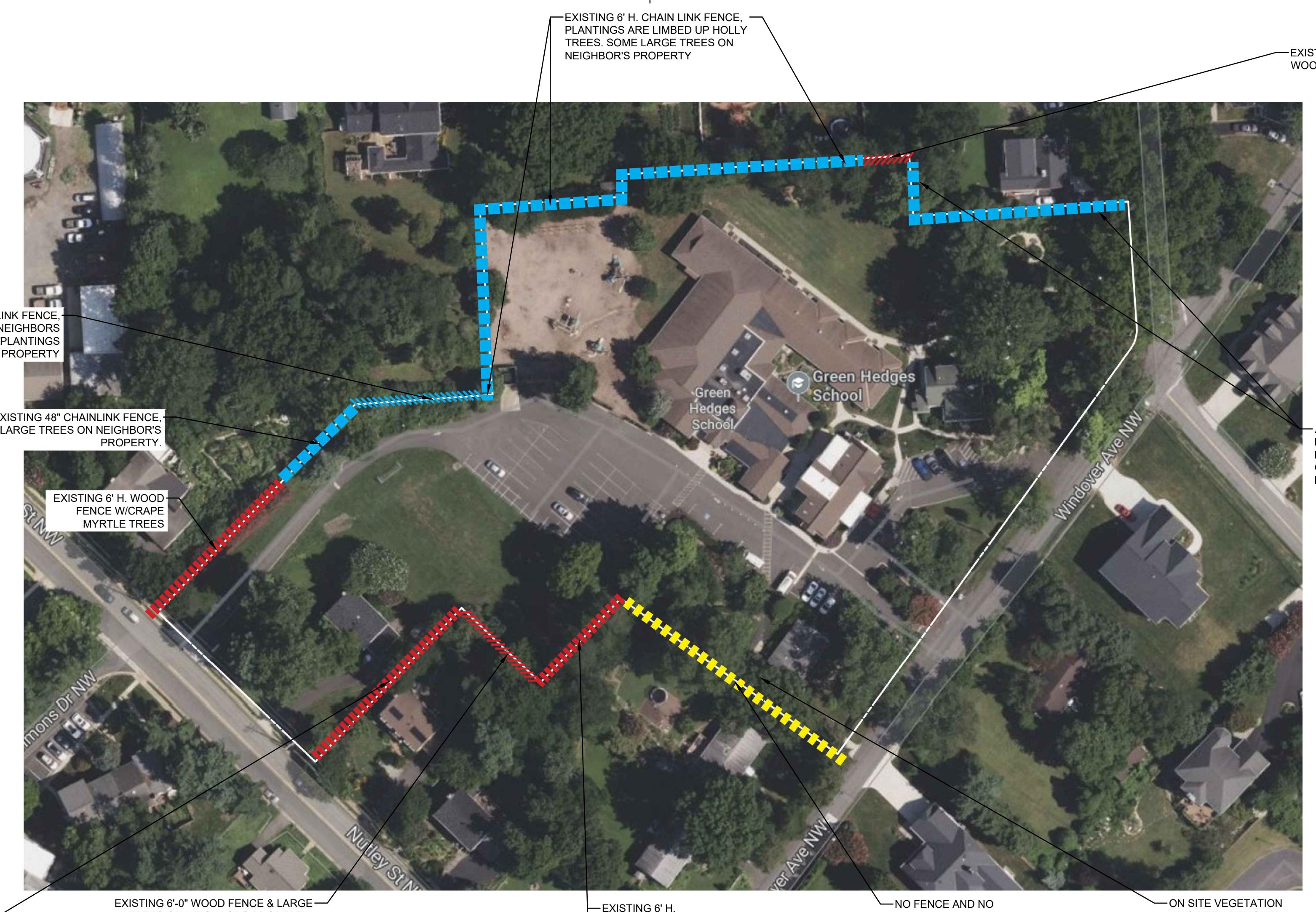
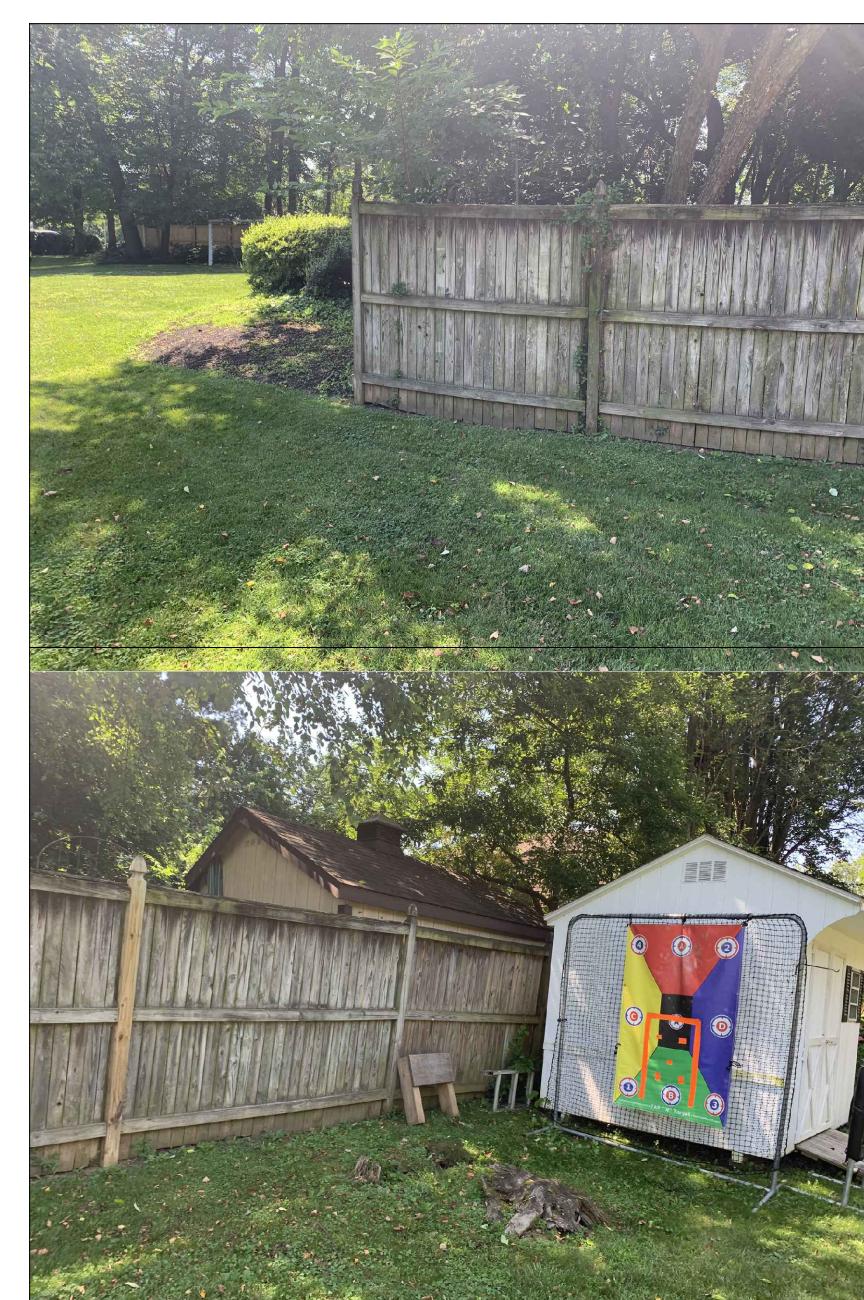
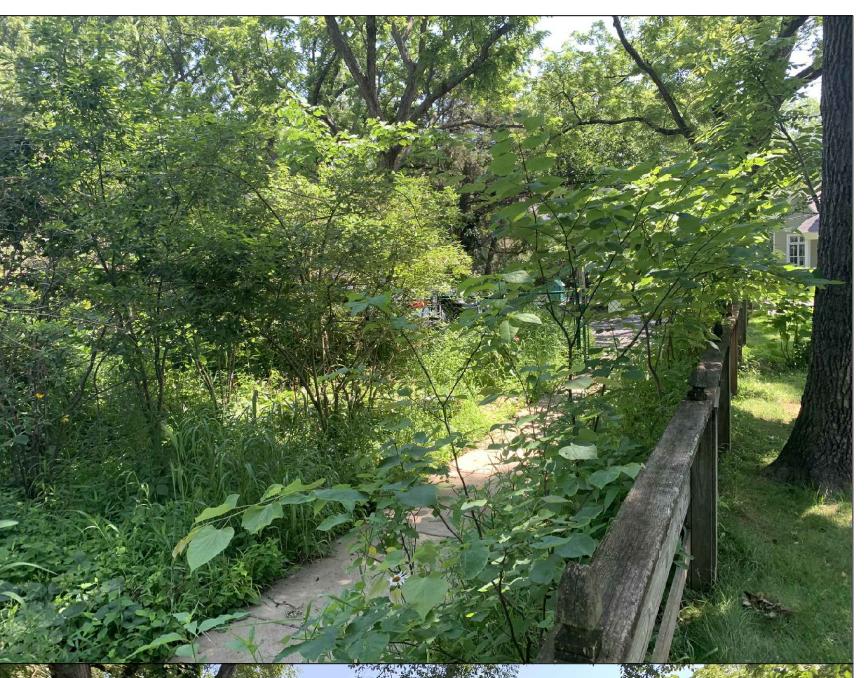
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ALEXANDRIA, VA 22315-5711
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SEAL/SIGNATURE



ISSUE DATE

LANDSCAPE PLAN 07.25.2025



PROJECT NUMBER: 25009

CONTACT: JOSEPH PLIMPE

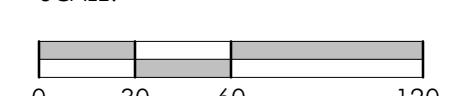
DRAWN: YJ

APPROVED/CHECKED: JP

ORIENTATION AND SCALE



SCALE: 1"=60'-0"



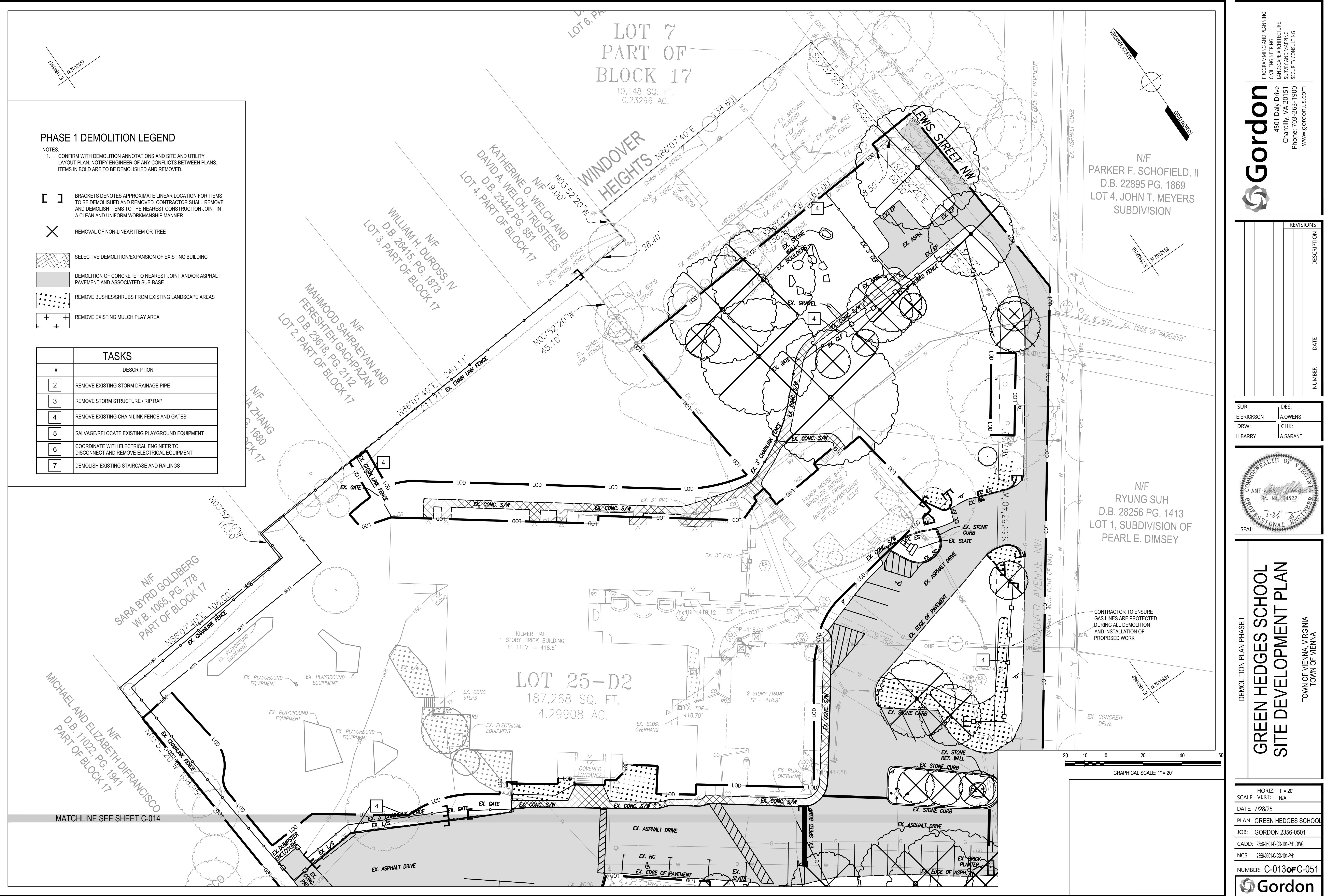
**EXISTING SITE
BOUNDARY
CONDITIONS**

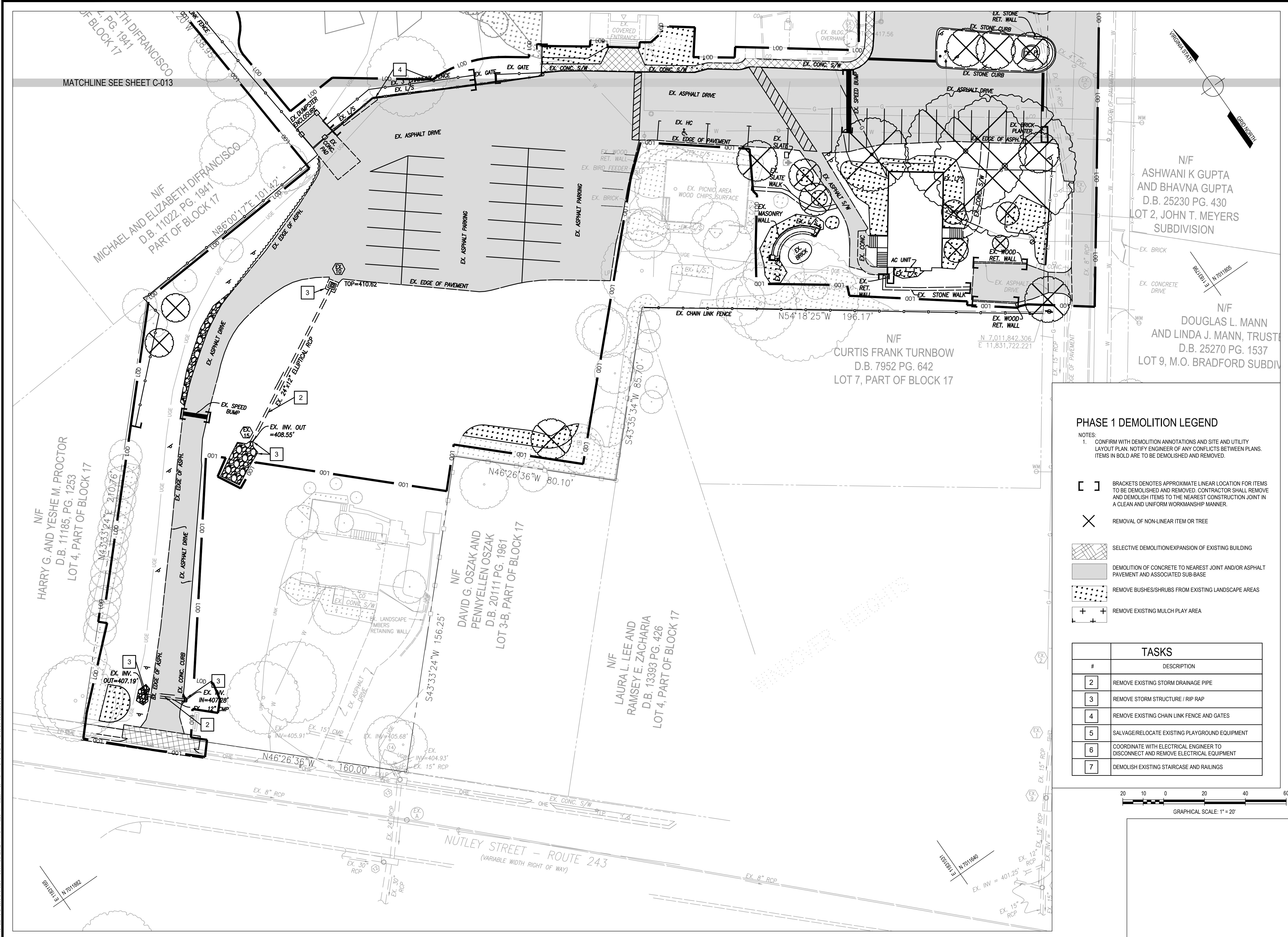
SHEET NUMBER

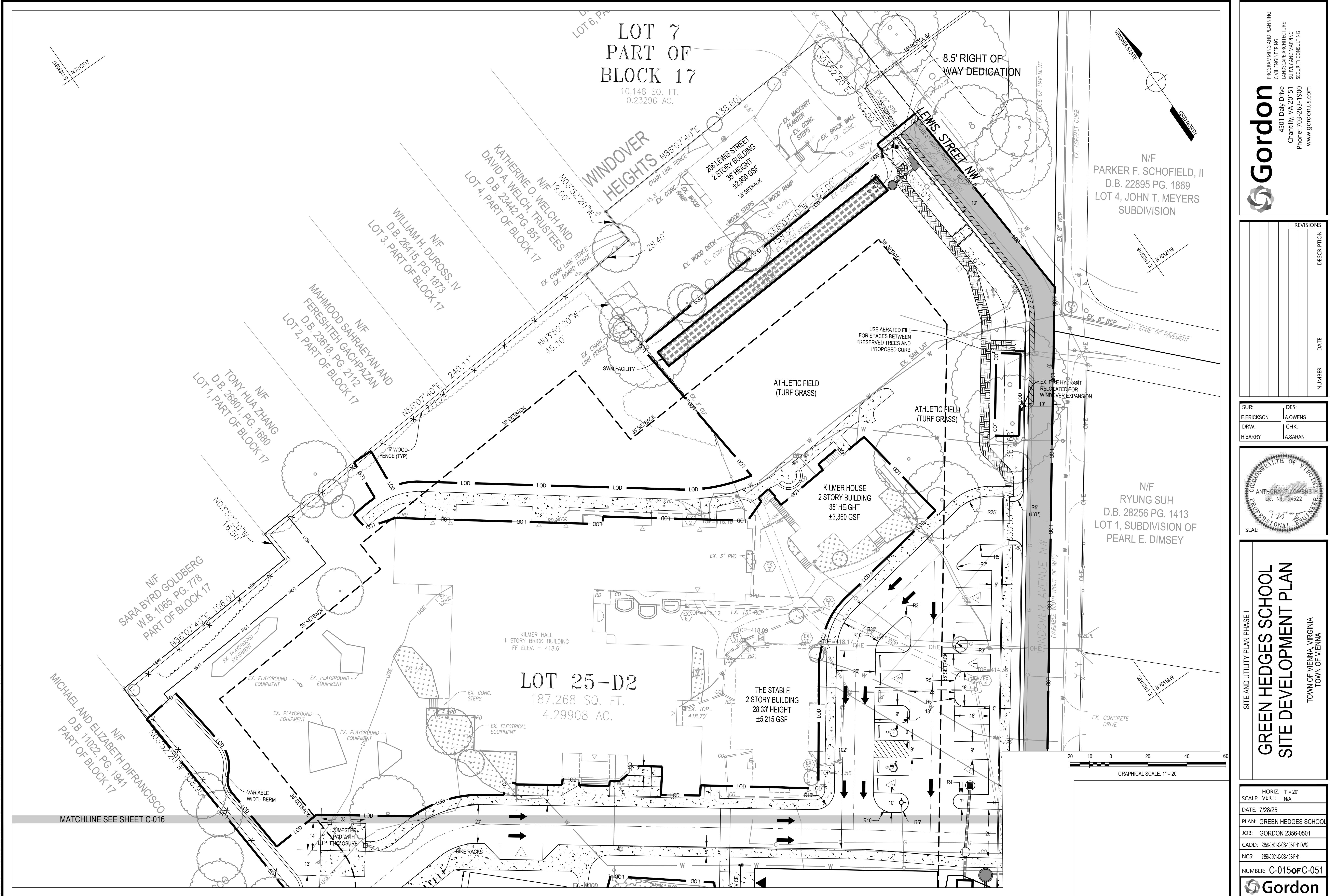
C-010

SITE DEVELOPMENT PLAN









LEGEND

SYMBOL	DESCRIPTION
[Symbol: Forest/Open Space with '+' pattern]	FOREST/OPEN SPACE (SEE SCHOOL NOTE BELOW)
[Symbol: White rectangle]	MANAGED TURF
[Symbol: Solid gray rectangle]	IMPERVIOUS COVER
[Symbol: Dashed line with arrow]	DRAINAGE DIVIDE
[Symbol: Dashed line with two arrows]	DRAINAGE SUB-DIVIDE
[Symbol: Circle with '#']	DRAINAGE AREA
[Symbol: Line with 'LOD']	LOD

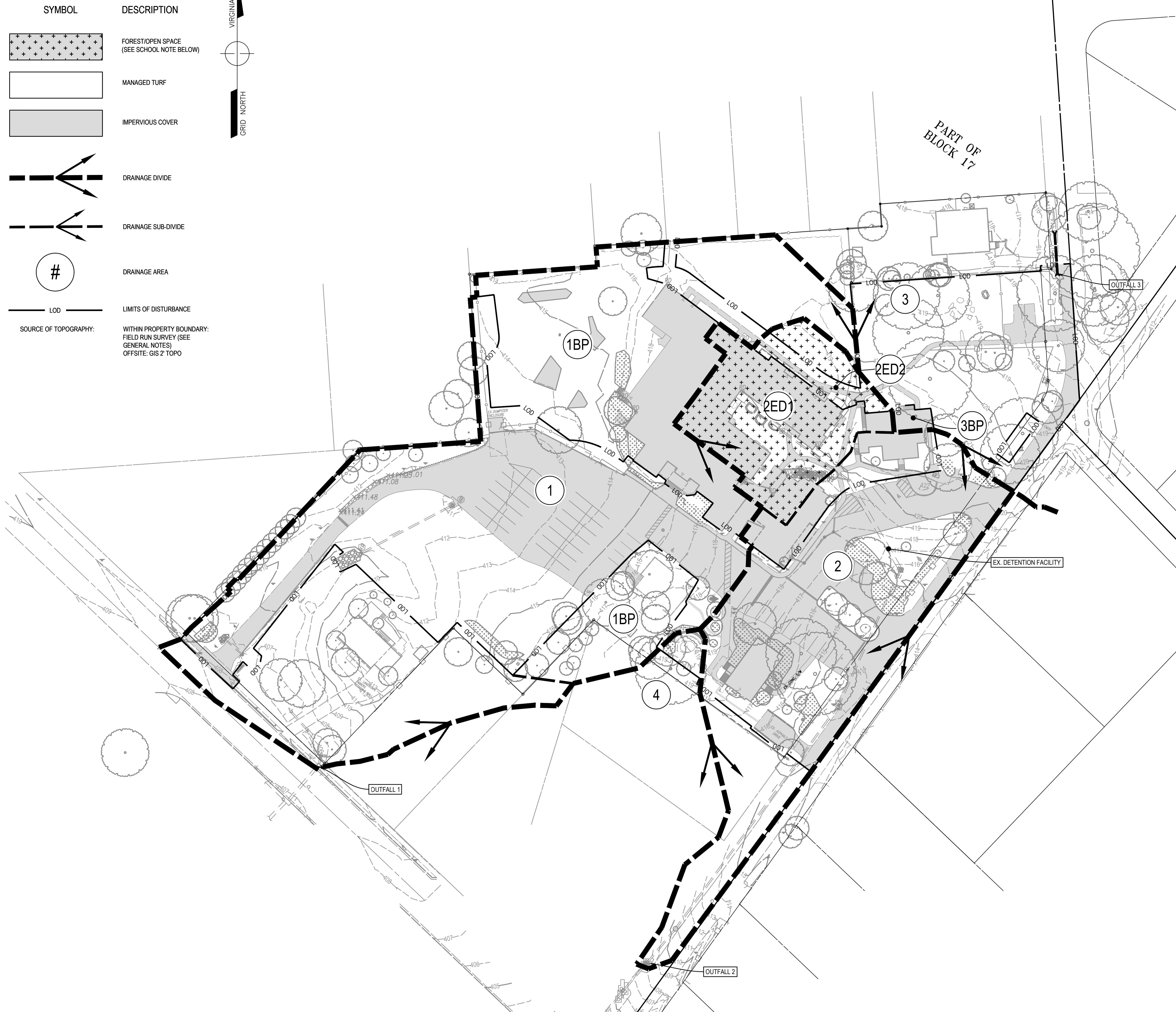
VIRGINIA STATE
GRID NORTH

SOURCE OF TOPOGRAPHY:
WITHIN PROPERTY BOUNDARY:
FIELD RUN SURVEY (SEE
GENERAL NOTES)
OFFSITE: GIS 2 TOPO

PRE-DEVELOPMENT RCN COMPUTATION - PHASE 1

SUB-AREA	LAND COVER DESCRIPTION	HSG (D)	TOTAL AREA (AC)		PRODUCT AREA X RCN	SUB-AREA RCN
			AREA (AC)	RCN		
1	FOREST	0.00	77	0.00	0.00	88
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.68	80	0.68	54.49	
	IMPERVIOUS	0.53	98	0.53	52.22	
		Total	1.21	106.71		
1BP	FOREST	0.00	77	0.00	0.00	84
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.81	80	0.81	64.81	
	IMPERVIOUS	0.26	98	0.26	25.46	
		Total	1.07	90.26		
2	FOREST	0.00	77	0.00	0.00	92
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.27	80	0.27	21.71	
	IMPERVIOUS	0.50	98	0.50	49.22	
		Total	0.77	70.92		
2ED1 QUALITY (OUTSIDE LOD, TO EX DETENTION)	FOREST	0.00	77	0.00	0.00	92
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.12	80	0.12	9.37	
	IMPERVIOUS	0.23	98	0.23	22.81	
		Total	0.35	32.18		
2ED2 QUALITY (INSIDE LOD, TO EX DETENTION)	FOREST	0.00	77	0.00	0.00	85
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.04	80	0.04	2.87	
	IMPERVIOUS	0.01	98	0.01	1.24	
		Total	0.05	4.10		
2ED1 QUANTITY (OUTSIDE LOD, TO EX DETENTION)	FOREST	0.35	77	0.35	26.94	77
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.00	80	0.00	0.00	
	IMPERVIOUS	0.00	98	0.00	0.00	
		Total	0.35	26.94		
2ED2 QUANTITY (INSIDE LOD, TO EX DETENTION)	FOREST	0.05	77	0.05	3.73	77
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.00	80	0.00	0.00	
	IMPERVIOUS	0.00	98	0.00	0.00	
		Total	0.05	3.73		
2BP	FOREST	0.00	77	0.00	0.00	92
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.04	80	0.04	3.10	
	IMPERVIOUS	0.09	98	0.09	8.62	
		Total	0.13	11.72		
3	FOREST	0.00	77	0.00	0.00	83
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.46	80	0.46	36.89	
	IMPERVIOUS	0.09	98	0.09	8.91	
		Total	0.55	45.80		
3BP	FOREST	0.00	77	0.00	0.00	98
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.00	80	0.00	0.02	
	IMPERVIOUS	0.01	98	0.01	1.41	
		Total	0.01	1.43		
4	FOREST	0.00	77	0.00	0.00	81
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	0.02	80	0.02	1.61	
	IMPERVIOUS	0.00	98	0.00	0.14	
		Total	0.02	1.75		
TOTAL LOD (QUALITY)	FOREST	0.00	77	0.00	0.00	88
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	1.47	80	1.47	117.56	
	IMPERVIOUS	1.14	98	1.14	111.72	
		Total	2.61	229.29		
TOTAL LOD (QUANTITY)	FOREST	0.05	77	0.05	3.73	88
	MIXED OPEN	0.00	79	0.00	0.00	
	MANAGED TURF	1.43	80	1.43	114.70	
	IMPERVIOUS	1.13	98	1.13	110.48	
		Total	2.61	228.91		

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HORIZ: 1' = 40'
SCALE: VERT: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-CCH-101-PH.DWG
NCS: 2356-0501-CCH-101-PHI
NUMBER: C-0170FC-051

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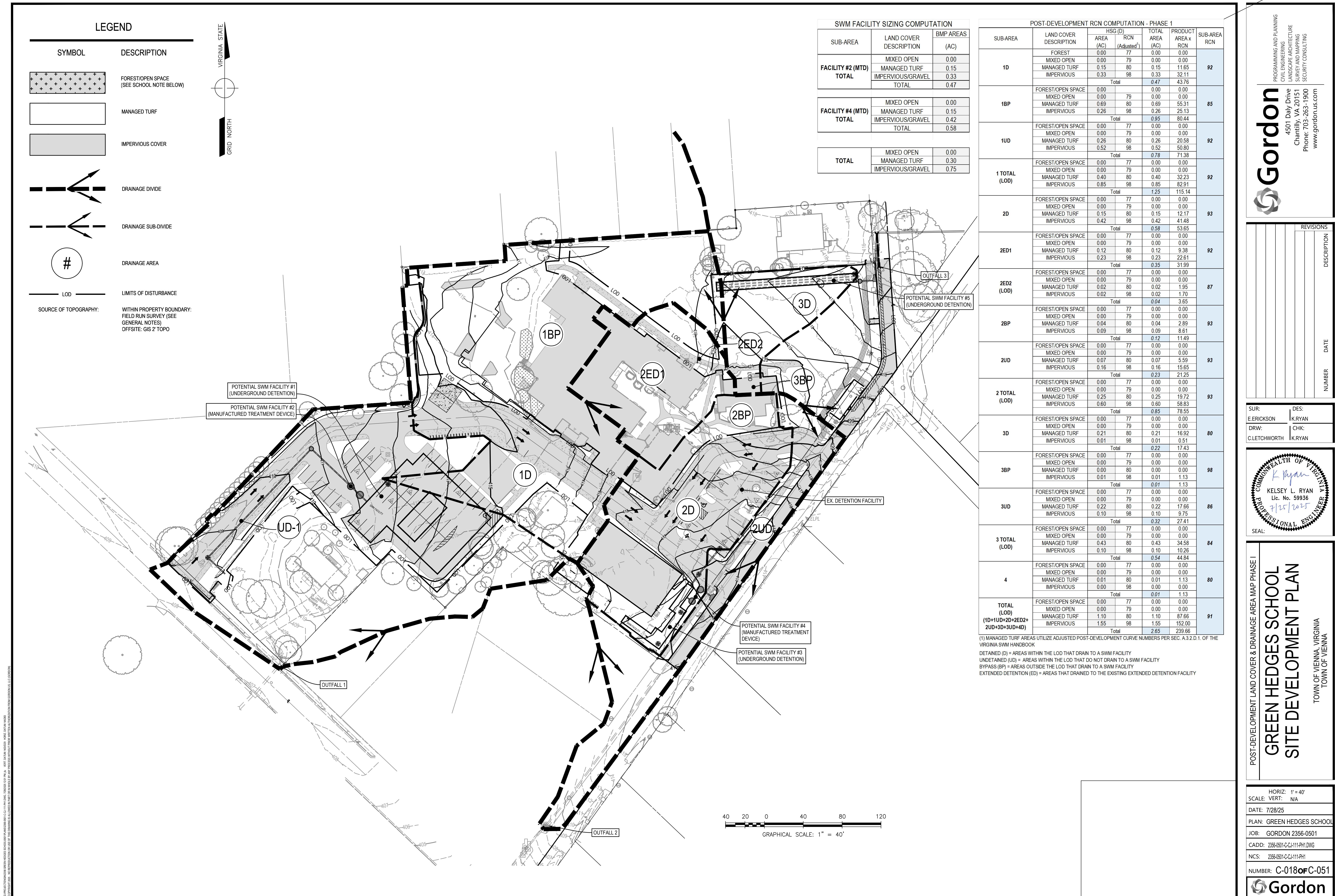
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Chantilly, VA 20151
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REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: DES:
E. ERICKSON K. RYAN
DRW: CHK:
C. LETCHWORTH K. RYAN
SEAL: COMMONWEALTH OF VIRGINIA
KELSEY L. RYAN
Lic. No. 59936
7/25/2025
PROFESSIONAL ENGINEER
KELSEY L. RYAN
7/25/2025
HONORABLE AND INTEGRAL
GORDON, INC.

PRE-DEVELOPMENT LAND COVER & DRAINAGE AREA MAP PHASE 1
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA
GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN

HORIZ: 1' = 40'
SCALE: VERT: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-CCH-101-PH.DWG
NCS: 2356-0501-CCH-101-PHI
NUMBER: C-0170FC-051



Project Name: 2356-0501 Green Hedges School - Phase 1
 Date: 7/17/2025
 Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 2.65

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.41
Post-Development TP Load Reduction for Site (lb/yr):	0.63

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.51	1.51
Impervious Cover (acres)				1.14	1.14
					2.65

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.10	1.10
Impervious Cover (acres)				1.55	1.55
Area Check	OK.	OK.	OK.	OK.	2.65

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.63

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) 27.66

Final Post-Development TN Load 29.03

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	1.51	1.10
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	57%	49%
Impervious Cover (acres)	1.14	1.14
Rv(imperious)	0.95	0.95
Weighted Loading Rate(imperious)	0.86	0.86
% Imperious	43%	51%
Total Site Area (acres)	2.65	2.24
Site Rv	0.55	0.61

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	0.1217	0.1132
Pre-Development Treatment Volume (cubic feet)	5,302	4,930
Pre-Development TP Load (lb/yr)	2.26	1.91
Pre-Development TP Load per acre (lb/acre/yr)	0.85	0.85

Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	0.58
--	------

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		
Post-Development	Post- & New Impervious	
Forest Cover (acres)	0.00	
Weighted Rv(forest)	0.00	
Wgt. Ld. Rate(forest)	0.00	
% Forest	0%	
Mixed Open Cover (acres)	0.00	
Weighted Rv(mixed)	0.00	
Wgt. Ld. Rate(mixed)	0.00	
% Mixed Open	0%	
Managed Turf Cover (acres)	1.10	
Weighted Rv(turf)	0.25	
Wgt. Ld. Rate(turf)	0.85	
% Managed Turf	42%	
Impervious Cover (acres)	1.55	
Rv(imperious)	0.95	
Wgt. Ld. Rate(imperious)	0.86	
% Imperious	58%	
Final Site Area (acres)	2.65	
Final Post Dev Site Rv	0.66	

Land Cover Summary-Post

Post-Development New Impervious

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.30	0.30	0.25	0.85
Impervious Cover (acres)				0.75	0.75	0.95	0.86
					Total 1.05		

VRRM 4.1, 2024

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.90
Post Development Treatment Volume in D.A. A (ft³) 2,860

Composite Loading N
0.00
0.00
9.01
12.33

Stormwater Best Management Practices (RR = Runoff Reduction)

FACILITY# 16. Manufactured Treatment Devices (no RR)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
16.b. Manufactured Treatment Device-Filtering	0	0.30	0.75	0	0	2,860	2,860	65	0.00	0.90	0.58	0.31		

--Select from dropdown lists--

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
16. Manufactured BMP (no RR)				
0	0.00	11.94	0.00	11.94

REVISIONS	DESCRIPTION

SUR: EERICKSON	DES: K.HAYNER
DRW: C.LETHWORTH	CHK: K.RYAN
KELSEY L. RYAN Lic. No. 59936 7/25/2025	
SEAL: COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER KELSEY L. RYAN 7/25/2025	

WATER QUALITY COMPUTATIONS PHASE	TOWN OF VIENNA, VIRGINIA TOWN OF VIENNA

TOTAL IMPERVIOUS COVER TREATED (ac) 0.75 AREA CHECK: OK.
TOTAL MIXED OPEN TREATED (ac) 0.00 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac) 0.30 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 0.00

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 0.90
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.58
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) 0.58
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) 0.31

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) 0.00

A WATER QUALITY COMPLIANCE

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.30	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.30	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.75	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.75	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 6,343

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.90	0.00	0.00	0.00	0.00	0.90
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.58	0.00	0.00	0.00	0.00	0.58
TP LOAD REMAINING (lb/yr)	0.31	0.00	0.00	0.00	0.00	0.31

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.00 0.00 0.00 0.00 0.00 0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.26
TP LOAD REDUCTION REQUIRED (lb/yr)	0.63
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.58
TP LOAD REMAINING (lb/yr)	1.68

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.04

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	29.03
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	29.03

B WATER QUALITY COMPLIANCE SUMMARY

WATER QUANTITY COMPUTATIONS - PHASE 1

1-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cuft)	Hydrograph Description
1	SCS Runoff	2,656	1	727	7,003	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	1,175	1	727	3,175	-----	-----	-----	1D
3	SCS Runoff	1,729	1	727	4,533	-----	-----	-----	1BP
4	Combine	2,904	1	727	7,708	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	0.498	1	754	7,674	4	409.01	3,377	POND 1 OUTFLOW
6	Reservoir	0.000	1	n/a	0	4	409.67	7,708	POND 1 OUTFLOW (10YR)
7	SCS Runoff	1,949	1	727	5,269	-----	-----	-----	1UD
8	Combine	2,220	1	727	12,943	5, 7	-----	-----	OUTFALL 1 (POST)
9	Combine	1,949	1	727	5,269	6, 7	-----	-----	OUTFALL 1 (POST-10YR)
11	SCS Runoff	1,924	1	727	5,202	-----	-----	-----	OUTFALL 2 (PRE)
12	SCS Runoff	0.452	1	727	1,223	-----	-----	-----	2ED (PRE)
13	SCS Runoff	1,505	1	727	4,109	-----	-----	-----	2D
14	SCS Runoff	0.937	1	727	2,511	-----	-----	-----	2ED
15	SCS Runoff	0.311	1	727	850	-----	-----	-----	2BP
16	Combine	2,753	1	727	7,470	13, 14, 15	-----	-----	POND 2 INFLOW
17	Reservoir	0.000	1	n/a	0	16	409.63	7,470	POND 2 OUTFLOW
18	Reservoir	1,133	1	734	7,050	16	102.15	1,805	POND 2 OUTFLOW (10YR)
19	SCS Runoff	0.597	1	727	1,630	-----	-----	-----	2UD
20	Combine	0.597	1	727	1,630	17, 19	-----	-----	OUTFALL 2 (POST)
21	Combine	1,599	1	728	8,680	18, 19,	-----	-----	OUTFALL 2 (POST-10YR)
23	SCS Runoff	0.900	1	727	2,362	-----	-----	-----	OUTFALL 3 (PRE)
24	SCS Runoff	0.302	1	727	801	-----	-----	-----	3D
25	SCS Runoff	0.030	1	727	89	-----	-----	-----	3BP
26	Combine	0.332	1	727	891	24, 25	-----	-----	POND 3 INFLOW
27	Reservoir	0.142	1	734	887	26	100.27	226	POND 3 OUTFLOW
28	Reservoir	0.190	1	732	813	26	100.80	234	POND 3 OUTFLOW (10YR)
29	SCS Runoff	0.613	1	727	1,608	-----	-----	-----	3UD
30	Combine	0.701	1	728	2,494	27, 29	-----	-----	OUTFALL 3 (POST)
31	Combine	0.690	1	727	2,421	28, 29,	-----	-----	OUTFALL 3 (POST-10YR)
33	SCS Runoff	0.029	1	727	77	-----	-----	-----	SHEETFLOW 4 (PRE)
34	SCS Runoff	0.014	1	727	36	-----	-----	-----	SHEETFLOW 4 (POST)
2356-0501 Quantity-PH1.gpw		Return Period: 1 Year		Friday, 07 / 25 / 2025					

2-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cuft)	Hydrograph Description
1	SCS Runoff	3,493	1	727	9,292	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	1,491	1	727	4,086	-----	-----	-----	1D
3	SCS Runoff	2,341	1	727	6,160	-----	-----	-----	1BP
4	Combine	3,832	1	727	10,245	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	0.718	1	752	10,208	4	409.17	4,408	POND 1 OUTFLOW
6	Reservoir	0.000	1	n/a	0	4	410.6	10,245	POND 1 OUTFLOW (10YR)
7	SCS Runoff	2,474	1	727	6,780	-----	-----	-----	1UD
8	Combine	2,933	1	727	16,988	5, 7	-----	-----	OUTFALL 1 (POST)
9	Combine	2,474	1	727	6,780	6, 7	-----	-----	OUTFALL 1 (POST-10YR)
11	SCS Runoff	2,442	1	727	6,693	-----	-----	-----	OUTFALL 2 (PRE)
12	SCS Runoff	0.673	1	727	1,783	-----	-----	-----	2ED (PRE)
13	SCS Runoff	1,894	1	727	5,248	-----	-----	-----	2D
14	SCS Runoff	1,199	1	727	3,256	-----	-----	-----	2ED
15	SCS Runoff	0.392	1	727	1,086	-----	-----	-----	2BP
16	Combine	3,485	1	727	9,589	13, 14, 15	-----	-----	POND 2 INFLOW
17	Reservoir	0.000	1	n/a	0	16	409.96	9,589	POND 2 OUTFLOW
18	Reservoir	1,325	1	734	9,169	16	102.77	2,325	POND 2 OUTFLOW (10YR)
19	SCS Runoff	0.751	1	727	2,081	-----	-----	-----	2UD
20	Combine	0.751	1	727	2,081	17, 19	-----	-----	OUTFALL 2 (POST)
21	Combine	1,915	1	728	11,250	18, 19,	-----	-----	OUTFALL 2 (POST-10YR)
23	SCS Runoff	1,244	1	727	3,263	-----	-----	-----	OUTFALL 3 (PRE)
24	SCS Runoff	0.432	1	727	1,196	-----	-----	-----	3D
25	SCS Runoff	0.036	1	727	110	-----	-----	-----	3BP
26	Combine	0.469	1	727	1,246	24, 25	-----	-----	POND 3 INFLOW
27	Reservoir	0.232	1	733	1,242	26	100.36	304	POND 3 OUTFLOW
28	Reservoir	0.377	1	730	1,168	26	100.86	289	POND 3 OUTFLOW (10YR)
29	SCS Runoff	0.821	1	727	2,167	-----	-----	-----	3UD
30	Combine	0.984	1	728	3,409	27, 29	-----	-----	OUTFALL 3 (POST)
31	Combine	1,132	1	728	3,335	28, 29,	-----	-----	OUTFALL 3 (POST-10YR)
33	SCS Runoff	0.041	1	727	108	-----	-----	-----	SHEETFLOW 4 (PRE)
34	SCS Runoff	0.020	1	727	52	-----	-----	-----	SHEETFLOW 4 (POST)
2356-0501 Quantity-PH1.gpw		Return Period: 2 Year		Friday, 07 / 25 / 2025					

10-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cuft)	Hydrograph Description
1	SCS Runoff	6,111	1	727	16,724	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	2,460	1	727	6,971	-----	-----	-----	1D
3	SCS Runoff	4,298	1	727	11,551	-----	-----	-----	1BP
4	Combine	6,758	1	727	18,523	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	2,051	1	736	18,479	4	409.59	7,175	POND 1 OUTFLOW
6	Reservoir	0.697	1	772	7,322	4	410.26	11,623	POND 1 OUTFLOW (10YR)
7	SCS Runoff	4,08							



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



2025\25009 green hedge school\0000\files\current phase\101 PROGRESS



GREEN HEDGES SCHOOL

415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

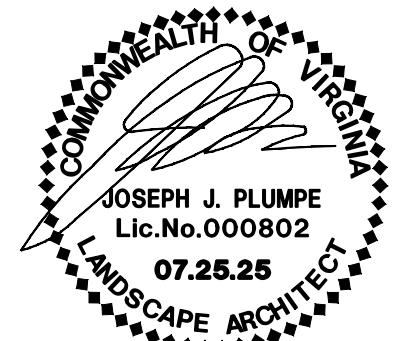
CLIENT

GREEN HEDGES SCHOOL - THE STONE HOUSE GROUP

Studio39

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

SEAL/SIGNATURE



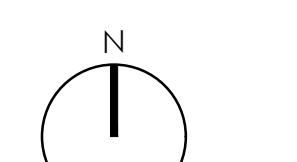
ISSUE DATE

LANDSCAPE PLAN 07.25.2025

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PROJECT NUMBER: 2500
CONTACT: JOSEPH PLUM
DRAWN:
APPROVED/CHECKED:

ORIENTATION AND SCALE



SCALE: 1"=30'-0"

SHEET TITLE

**PROPOSED
LANDSCAPE PLAN-
PHASE I**

SHEET NUMBER

C-022

SITE DEVELOPMENT PLAN



01 PHASE I - KEY PLAN
C-021

Scale: 1"=60'-0"

PLAN

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

← B

Canopy Coverage Analysis

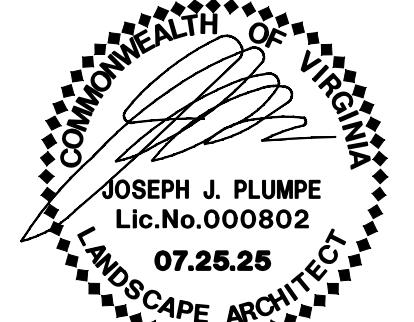
Instructions: Cells shaded green are for user inputs. For issues contact TOV Urban Forester.

Row	Project Address and/or Munis #:	197,327
A1	Gross site area sq. ft.	197,327
A2	Pre-development canopy coverage sq. ft.	35,287
A3	Percentage of gross site area covered by existing tree canopy (A2/A1)	17.9%
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)	49,332
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.	19,644
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)	19,644
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)	4,911
B3	Forest Communities multiplier 1.5 (B1x0.5) (see 17-1003(d))	0
B4	Total preserved canopy including multipliers sq. ft. (B1+B2+B3)	24,555
C1	Canopy area that must be met with tree planting (A6-B4)	24,777
C2	Tree Canopy area to be met through tree planting with multipliers (See Sheet Planting Plan:N1)	24,800
D1	Total canopy area provided through tree preservation sq. ft. (B4)	24,555
D2	Total canopy area provided through tree planting sq. ft (C2)	24,800
D3	Total 20 year canopy coverage provided (D1+D2)	49,355
D4	Total minimum 20 year canopy coverage required (A6)	49,332
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

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

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

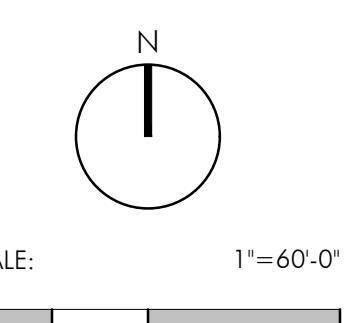
STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
ROUTE 283, BOX 599
ALEXANDRIA, VA 22315-5711
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ISSUE DATE
LANDSCAPE PLAN 07.25.2025

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PROJECT NUMBER: 250009
CONTACT: JOSEPH PLUMPE
DRAWN: YJ
APPROVED/CHECKED: JP

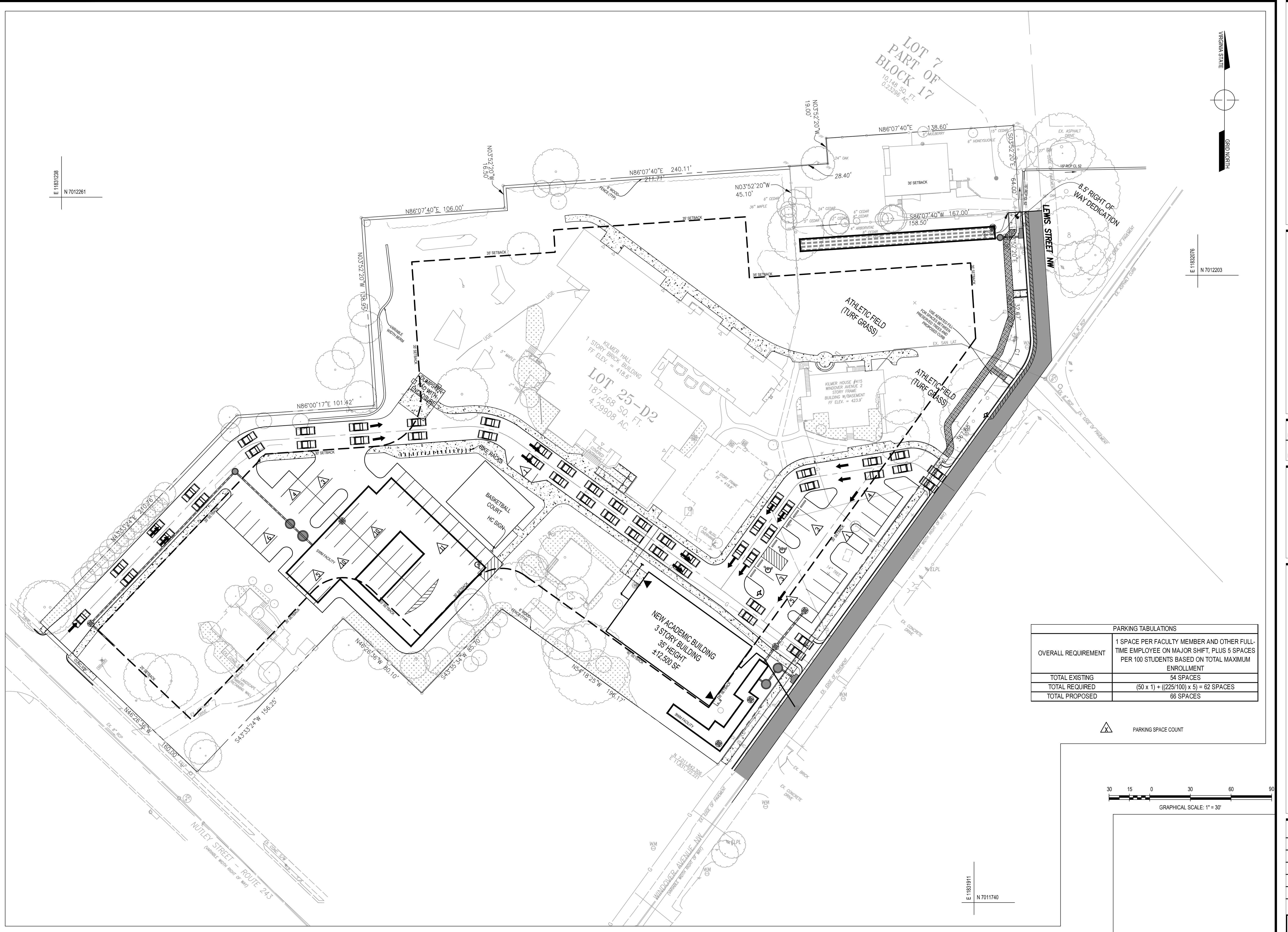
ORIENTATION AND SCALE


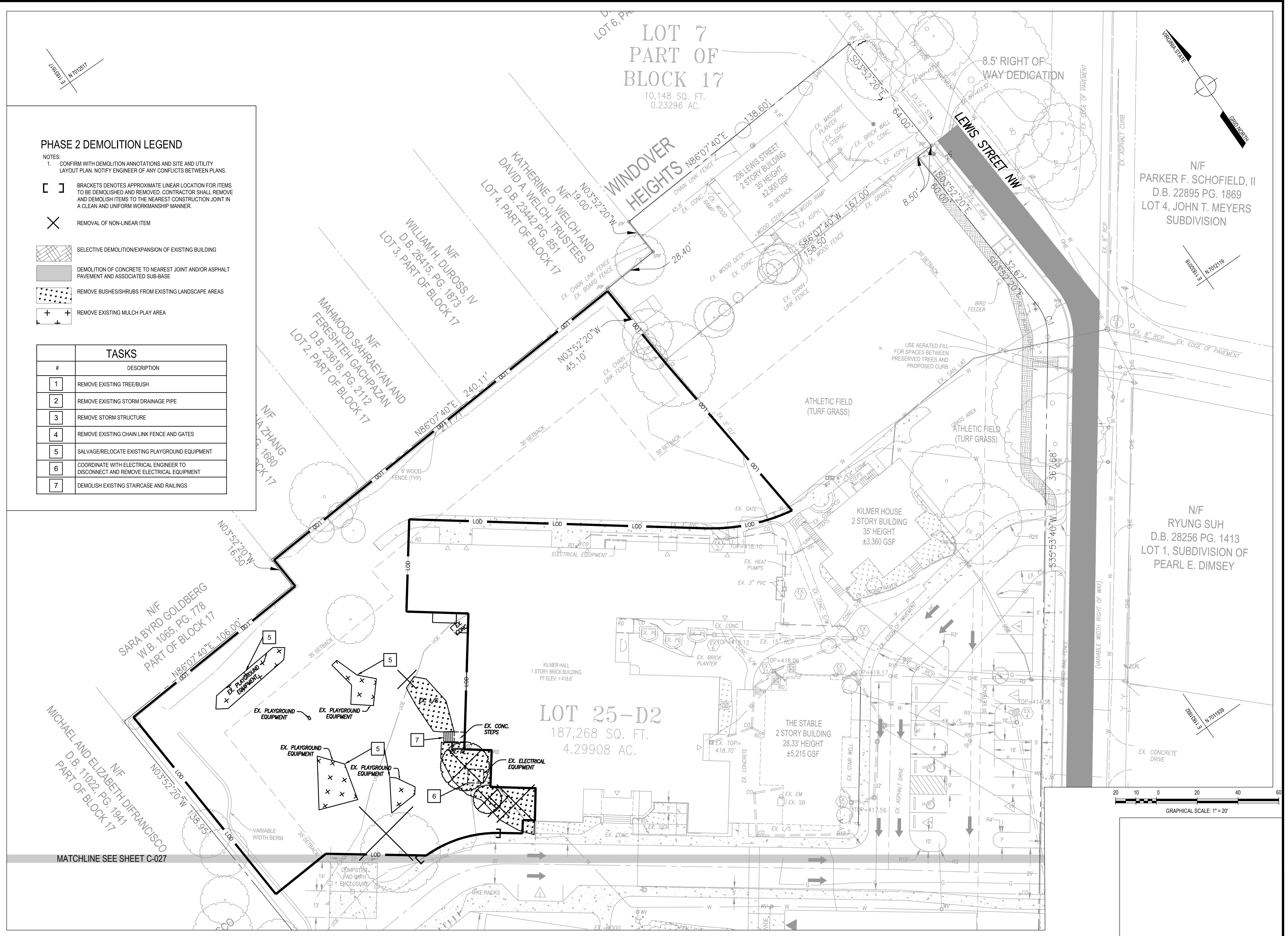
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SHEET TITLE
TREE CANOPY CALCULATIONS-
PHASE I

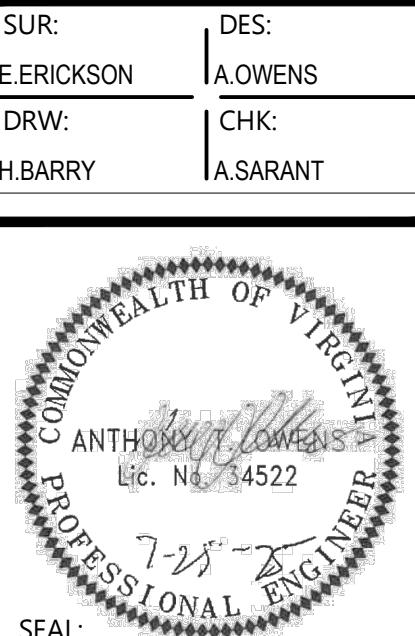
SHEET NUMBER
C-023

SITE DEVELOPMENT PLAN
NOT RELEASED FOR CONSTRUCTION





REVISIONS	DESCRIPTION





CIVIL ENGINEERING LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING SECURITY CONSULTING

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

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA TOWN OF VIENNA

PHASE 2 DEMOLITION LEGEND

NOTES:

1. CONFIRM WITH DEMOLITION ANNOTATIONS AND SITE AND UTILITY LAYOUT PLAN. NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN PLANS.

[] BRACKETS DENOTES APPROXIMATE LINEAR LOCATION FOR ITEMS TO BE DEMOLISHED AND REMOVED. CONTRACTOR SHALL REMOVE AND DEMOLISH ITEMS TO THE NEAREST CONSTRUCTION JOINT IN A CLEAN AND UNIFORM WORKMANSHIP MANNER.

REMOVAL OF NON-LINEAR ITEM



SELECTIVE DEMOLITION/EXPANSION OF EXISTING BUILDING



DEMOLITION OF CONCRETE TO NEAREST JOINT AND/OR ASPHALT

PAVEMENT AND ASSOCIATED SUB-BASE

REMOVE EXISTING MULCH PLAY AREA

• +

TASKS

TASKS	
#	DESCRIPTION
1	REMOVE EXISTING TREE/BUSH
2	REMOVE EXISTING STORM DRAINAGE PIPE
3	REMOVE STORM STRUCTURE
4	REMOVE EXISTING CHAIN LINK FENCE AND GATES
5	SALVAGE/RELOCATE EXISTING PLAYGROUND EQUIPMENT
6	COORDINATE WITH ELECTRICAL ENGINEER TO DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT
7	DEMOLISH EXISTING STAIRCASE AND RAILINGS

A horizontal scale bar with tick marks at 0, 10, 20, and 40. The scale is labeled "GRAPHICAL SCALE 1\" data-bbox="440 160 560 175" and "20" data-bbox="880 160 900 175".

		HORIZ: 1' = 20'
		SCALE: VERT: N/A
		DATE: 7/28/25
		PLAN: GREEN HEDGES SCHOOL
		JOB: GORDON 2356-0501
		CADD: 2356-0501-C-CD-101-PH2.DWG
		NCS: 2356-0501-C-CD-101-PH2

Architectural Site Plan for Nutley Street, Route 243, showing property boundaries, building footprints, and demolition tasks for Phase 2.

Properties and Lots:

- HARRY G. AND YESHE M. PROCTOR**
D.B. 11185, PG. 1253
LOT 4, PART OF BLOCK 17
- MICHAEL AND ELIZABETH DIFRANCISCO**
D.B. 11022, PG. 1941
PART OF BLOCK 17
- LAURAL L. LEE AND RAMSEY E. ZACHARIA**
D.B. 13393 PG. 426
LOT 4, PART OF BLOCK 17
- DAVID G. OSZAK AND PENNY ELLEN OSZAK**
D.B. 20111 PG. 1961
LOT 3-B, PART OF BLOCK 17
- NEW ACADEMIC BUILDING**
3 STORY BUILDING
35' HEIGHT
±12,500 SF
- CURTIS FRANK TURNBOW**
D.B. 7952 PG. 642
LOT 7, PART OF BLOCK 17
- ASHWANI K GUPTA AND BHAVNA GUPTA**
D.B. 25230 PG. 430
LOT 2, JOHN T. MEYERS SUBDIVISION
- DOUGLAS L. MANN AND LINDA J. MANN, TRUST**
D.B. 25270 PG. 1537
LOT 9, M.O. BRADFORD SUBDIVISION

DEMOLITION LEGEND:

NOTES:
1. CONFIRM WITH DEMOLITION ANNOTATIONS AND SITE AND UTILITY LAYOUT PLAN. NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN PLANS.

Phase 2 Demolition Legend:

- Brackets:** DENOTES APPROXIMATE LINEAR LOCATION FOR ITEMS TO BE DEMOLISHED AND REMOVED. CONTRACTOR SHALL REMOVE AND DEMOLISH ITEMS TO THE NEAREST CONSTRUCTION JOINT IN A CLEAN AND UNIFORM WORKMANSHIP MANNER.
- X:** REMOVAL OF NON-LINEAR ITEM
- Diagonal lines:** SELECTIVE DEMOLITION/EXPANSION OF EXISTING BUILDING
- Gray fill:** DEMOLITION OF CONCRETE TO NEAREST JOINT AND/OR ASPHALT PAVEMENT AND ASSOCIATED SUB-BASE
- Dotted fill:** REMOVE BUSHES/SHRUBS FROM EXISTING LANDSCAPE AREAS
- Plus sign:** REMOVE EXISTING MULCH PLAY AREA

Tasks:

#	DESCRIPTION
1	REMOVE EXISTING TREE/BUSH
2	REMOVE EXISTING STORM DRAINAGE PIPE
3	REMOVE STORM STRUCTURE
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6	COORDINATE WITH ELECTRICAL ENGINEER TO DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT
7	DEMOLISH EXISTING STAIRCASE AND RAILINGS

Graphical Scale: 1" = 20'

G:\\PROJECT\\CTENGIN\\2356\\GREEN HEDGES SCHOOL\\0610\\PLANS\\2356-0601-CS-103-PH2\\DWG_72282025_156.PDF, hbarry VERT DATUM: NGVD29 HORIZ DATUM: NAD83
C:\\PROJECT\\CTENGIN\\2356\\GREEN HEDGES SCHOOL\\0610\\PLANS\\2356-0601-CS-103-PH2\\DWG_72282025_156.PDF, hbarry VERT DATUM: NGVD29 HORIZ DATUM: NAD83
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GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

SITE AND UTILITY PLAN PHASE II

GREEN HEDGES SCHOOL

SITE DEVELOPMENT PLAN

SITE AND UTILITY PHASE II

GREEN HEDGES SCHOOL

SITE DEVELOPMENT PLAN

SITE AND UTILITY PHASE II

HORIZ: 1' = 20'
SCALE: VERT: N/A

DATE: 7/28/25

PLAN: GREEN HEDGES SCHOOL

JOB: GORDON 2356-0501

CADD: 2356-0501-C-CS-103-PH2.DWG

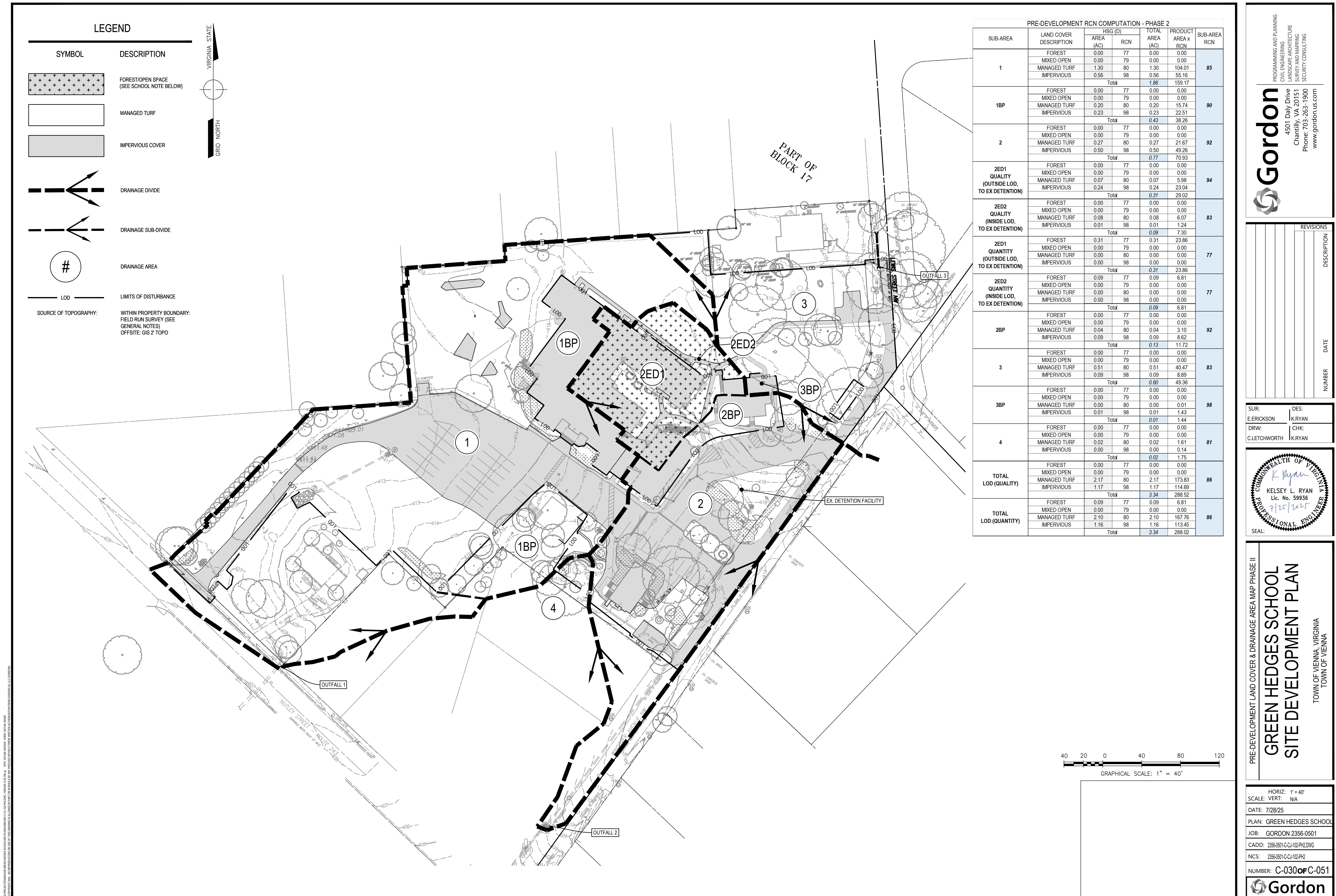
NCS: 2356-0501-C-CS-103-PH2

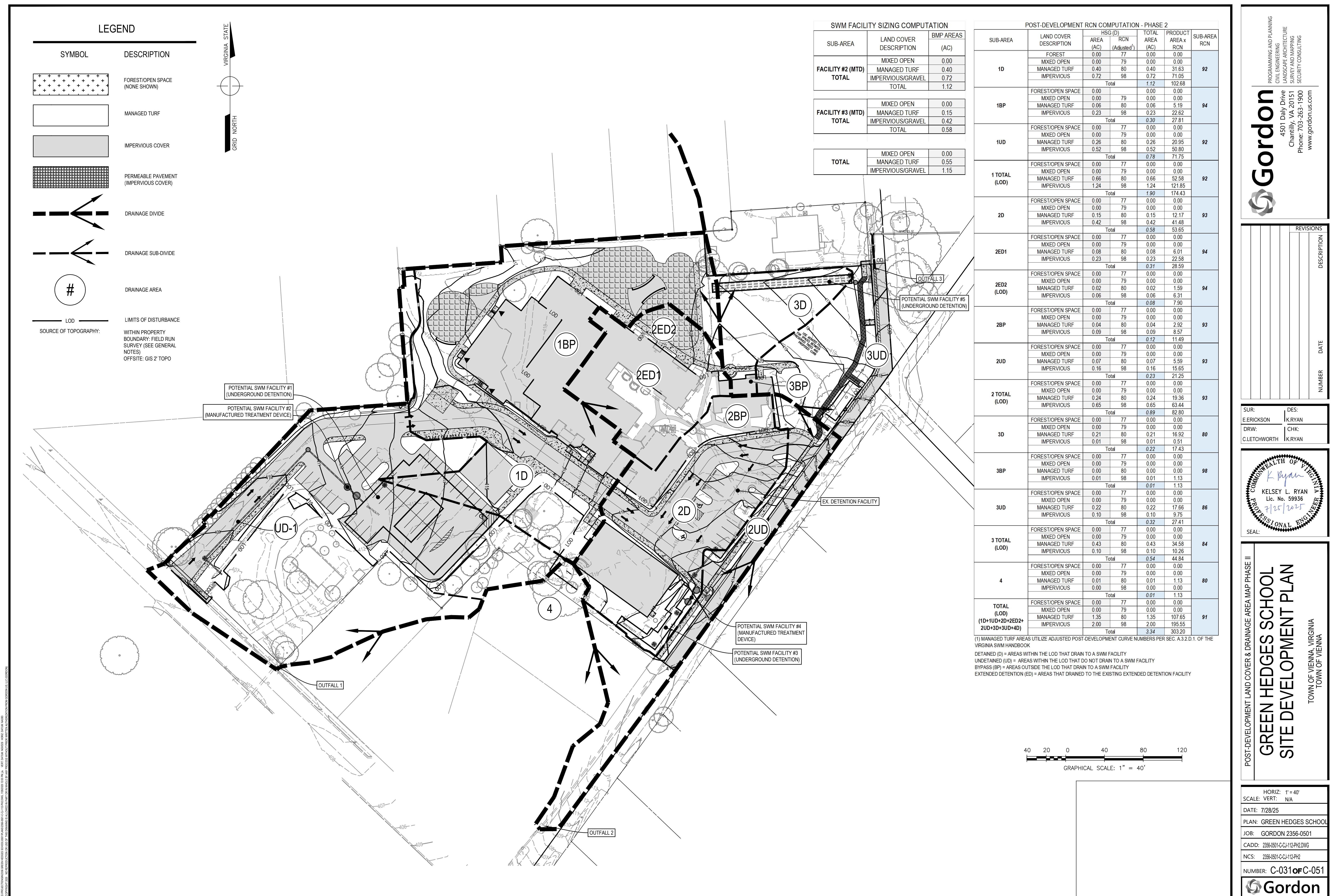
NUMBER: C-029 **OF** C-051

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LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

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





Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.55	0.55	0.25	0.85
Impervious Cover (acres)				1.15	1.15	0.95	0.86
				Total	1.70		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.45
Post Development Treatment Volume in D.A. A (ft³) 4,457

Composite Loading N
0.00
0.00
9.01
12.33

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed											
														--Select from dropdown lists--											
16. Manufactured Treatment Devices (no RR)																									
16.b. Manufactured Treatment Device-Filtering	0	0.55	1.15	0	0	4,457	4,457	65	0.00	1.45	0.94	0.51													

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
0	0.00	19.10	0.00	19.10

REVISIONS	DESCRIPTION

SUR: K RYAN
EERICKSON K RYAN
DRW: J CHK:
C. LETCHWORTH K RYAN

K RYAN
KELSEY L. RYAN
Lic. No. 59936
7/25/2025
SEAL:

GREEN HEDGES SCHOOL
SITE DEVELOPMENT PLAN

WATER QUALITY COMPUTATIONS PHASE II
TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: NA
SCALE: VERT: NA
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-C4-122-PH2.DWG
NCS: 2356-0501-C-C4-122-PH2
NUMBER: C-033oFC-051
Gordon

TOTAL IMPERVIOUS COVER TREATED (ac) 1.15 AREA CHECK: OK.
TOTAL MIXED OPEN TREATED (ac) 0.00 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac) 0.55 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 0.00

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 1.45
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.94
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) 0.94
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) 0.51

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) 0.00

A WATER QUALITY COMPLIANCE

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.55	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.55	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.15	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.15	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 8,113

Runoff Reduction Volume and TP By Drainage Area

D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³) 0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr) 1.45	0.00	0.00	0.00	0.00	1.45
TP LOAD REDUCTION ACHIEVED (lb/yr) 0.94	0.00	0.00	0.00	0.00	0.94
TP LOAD REMAINING (lb/yr) 0.51	0.00	0.00	0.00	0.00	0.51

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.00 0.00 0.00 0.00 0.00 0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 2.85
TP LOAD REDUCTION REQUIRED (lb/yr) 0.92
TP LOAD REDUCTION ACHIEVED (lb/yr) 0.94
TP LOAD REMAINING (lb/yr) 1.91

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.02 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr) 36.74
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 36.74

B WATER QUALITY COMPLIANCE SUMMARY

WATER QUANTITY COMPUTATIONS - PHASE 2

1-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cfs)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cfs)	Hydrograph Description
1	SCS Runoff	3.385	1	727	8,876	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	2.799	1	727	7,566	-----	-----	-----	1D
3	SCS Runoff	0.806	1	727	2,228	-----	-----	-----	1BP
4	Combine	3.605	1	727	9,794	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	0.695	1	751	9,742	4	409.16	4,365	POND 1 OUTFLOW
6	Reservoir	0.000	1	n/a	0	4	409.99	9,794	POND 1 OUTFLOW (10YR)
7	SCS Runoff	1.949	1	727	5,269	-----	-----	-----	1UD
8	Combine	2.418	1	727	15,011	5, 7	-----	-----	OUTFALL 1 (POST)
9	Combine	1.949	1	727	5,269	6, 7	-----	-----	OUTFALL 1 (POST-10YR)
11	SCS Runoff	1.924	1	727	5,202	-----	-----	-----	2 (PRE)
12	SCS Runoff	0.452	1	727	1,223	-----	-----	-----	2ED (PRE)
13	SCS Runoff	1.505	1	727	4,109	-----	-----	-----	2D
14	SCS Runoff	1.047	1	727	2,897	-----	-----	-----	2ED
15	SCS Runoff	0.311	1	727	850	-----	-----	-----	2BP
16	Combine	2.863	1	727	7,856	13, 14, 15	-----	-----	POND 2 INFLOW
17	Reservoir	1.127	1	734	7,852	16	102.13	1,790	POND 2 OUTFLOW
18	Reservoir	1.166	1	734	7,436	16	102.25	1,890	POND 2 OUTFLOW (10YR)
19	SCS Runoff	0.597	1	727	1,630	-----	-----	-----	2UD
20	Combine	1.580	1	728	9,482	17, 19	-----	-----	OUTFALL 2 (POST)
21	Combine	1.629	1	728	9,065	18, 19,	-----	-----	OUTFALL 2 (POST) (10YR)
23	SCS Runoff	0.982	1	727	2,577	-----	-----	-----	OUTFALL 3 (PRE)
24	SCS Runoff	0.302	1	727	801	-----	-----	-----	3D
25	SCS Runoff	0.030	1	727	89	-----	-----	-----	3BP
26	Combine	0.332	1	727	891	24, 25	-----	-----	POND 3 INFLOW
27	Reservoir	0.114	1	736	889	26	100.67	157	POND 3 OUTFLOW
28	Reservoir	0.190	1	732	813	26	100.80	234	POND 3 OUTFLOW (10YR)
29	SCS Runoff	0.613	1	727	1,608	-----	-----	-----	3UD
30	Combine	0.713	1	727	2,497	27, 29	-----	-----	OUTFALL 3 (POST)
31	Combine	0.690	1	727	2,421	28, 29,	-----	-----	OUTFALL 3 (POST) (10YR)
33	SCS Runoff	0.029	1	727	77	-----	-----	-----	SHEETFLOW 4 (PRE)
34	SCS Runoff	0.014	1	727	36	-----	-----	-----	SHEETFLOW 4 (POST)
2356-0501 Quantity-PH2.gpw		Return Period: 1 Year		Friday, 07 / 25 / 2025					

2-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cfs)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cfs)	Hydrograph Description
1	SCS Runoff	4.584	1	727	12,060	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	3.552	1	727	9,736	-----	-----	-----	1D
3	SCS Runoff	1.006	1	727	2,824	-----	-----	-----	1BP
4	Combine	4.558	1	727	12,560	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	0.957	1	745	12,504	4	409.33	5,479	POND 1 OUTFLOW
6	Reservoir	0.064	1	1200	1,358	4	410.22	11,348	POND 1 OUTFLOW (10YR)
7	SCS Runoff	2.474	1	727	6,780	-----	-----	-----	1UD
8	Combine	3.143	1	727	19,285	5, 7	-----	-----	OUTFALL 1 (POST)
9	Combine	2.474	1	727	8,138	6, 7	-----	-----	OUTFALL 1 (POST-10YR)
11	SCS Runoff	2.442	1	727	6,693	-----	-----	-----	2 (PRE)
12	SCS Runoff	0.673	1	727	1,783	-----	-----	-----	2ED (PRE)
13	SCS Runoff	1.894	1	727	5,248	-----	-----	-----	2D
14	SCS Runoff	1.308	1	727	3,671	-----	-----	-----	2ED
15	SCS Runoff	0.392	1	727	1,086	-----	-----	-----	2BP
16	Combine	3.593	1	727	10,005	13, 14, 15	-----	-----	POND 2 INFLOW
17	Reservoir	1.327	1	734	10,001	16	102.77	2,330	POND 2 OUTFLOW
18	Reservoir	1.357	1	734	9,584	16	102.88	2,416	POND 2 OUTFLOW (10YR)
19	SCS Runoff	0.751	1	727	2,081	-----	-----	-----	2UD
20	Combine	1.907	1	728	12,082	17, 19	-----	-----	OUTFALL 2 (POST)
21	Combine	1.943	1	728	11,665	18, 19,	-----	-----	OUTFALL 2 (POST) (10YR)
23	SCS Runoff	1.357	1	727	3,559	-----	-----	-----	OUTFALL 3 (PRE)
24	SCS Runoff	0.432	1	727	1,196	-----	-----	-----	3D
25	SCS Runoff	0.036	1	727	110	-----	-----	-----	3BP
26	Combine	0.469	1	727	1,246	24, 25	-----	-----	POND 3 INFLOW
27	Reservoir	0.228	1	733	1,244	26	100.80	235	POND 3 OUTFLOW
28	Reservoir	0.377	1	730	1,168	26	100.86	269	POND 3 OUTFLOW (10YR)
29	SCS Runoff	0.821	1	727	2,167	-----	-----	-----	3UD
30	Combine	0.936	1	727	3,411	27, 29	-----	-----	OUTFALL 3 (POST)
31	Combine	1.132	1	728	3,335	28, 29,	-----	-----	OUTFALL 3 (POST) (10YR)
33	SCS Runoff	0.041	1	727	108	-----	-----	-----	SHEETFLOW 4 (PRE)
34	SCS Runoff	0.020	1	727	52	-----	-----	-----	SHEETFLOW 4 (POST)
2356-0501 Quantity-PH2.gpw		Return Period: 2 Year		Friday, 07 / 25 / 2025					

10-YR:

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v.2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cfs)	Inflow hyd(s)	Maximum elevation (ft)	Total storage used (cfs)	Hydrograph Description
1	SCS Runoff	8.415	1	727	22,616	-----	-----	-----	OUTFALL 1 (PRE)
2	SCS Runoff	5.863	1	727	16,613	-----	-----	-----	1D
3	SCS Runoff	1.618	1	727	4,694	-----	-----	-----	1BP
4	Combine	7.481	1	727	21,307	2, 3	-----	-----	POND 1 INFLOW
5	Reservoir	1.610	1	744	21,244	4	409.82	8,705	POND 1 OUTFLOW
6	Reservoir	0.681	1	777	10,105	4	410.54	13,430	POND 1 OUTFLOW (10YR)

GREEN HEDGES
SCHOOL

415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

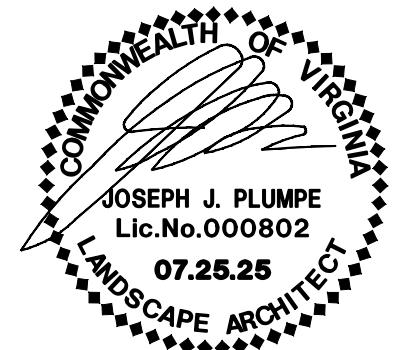
CLIENT

GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

STUDIO39

LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 100, ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



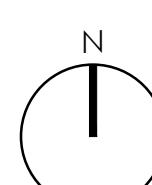
ISSUE DATE

LANDSCAPE PLAN 07.25.2025

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

ORIENTATION AND SCALE



SCALE: 1"=30'-0"
0 15 30 60

SHEET TITLE

PROPOSED
LANDSCAPE PLAN-
PHASE II

SHEET NUMBER

C-035

NOT RELEASED FOR CONSTRUCTION





01
PHASE II- KEY PLAN
PLAN

C-021
Scale: 1"=60'-0"

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.	197,327
A2	Pre-development canopy coverage sq. ft.	35,287
A3	Percentage of gross site area covered by existing tree canopy (A2/A1)	17.9%
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)	49,332
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.	19,043
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

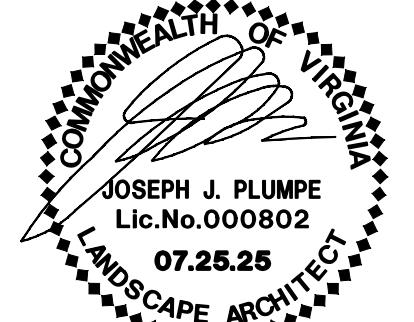
PHASE 2- ADDITIONAL PLANTING SCHEDULE					
KEY	CATEGORY	CALIPER/ HEIGHT	CREDIT	MULTIFAMILY QTY	
				TOTAL	SUBTOTAL
	BOUNDARY OF EXISTING CANOPIES TO REMAIN COUNTED IN TREE CANOPY CALCULATIONS	N/A	19,043 S.F.		
	LARGE CANOPY TREES	2" min. 10'-12'	300	4	1,200
	UNDERSTORY PLANTING	2" min. 10'-12'	200	2	400
TOTAL CANOPY COVERAGE				1,600	

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

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

CLIENT
GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

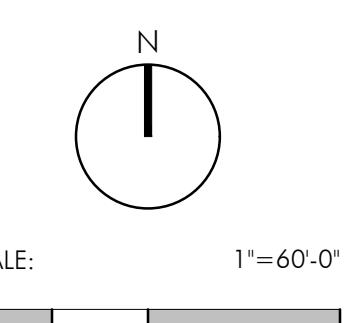
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PROJECT NUMBER: 250009
CONTACT: JOSEPH PLUMPE
DRAWN: YJ
APPROVED/CHECKED: JP

ORIENTATION AND SCALE


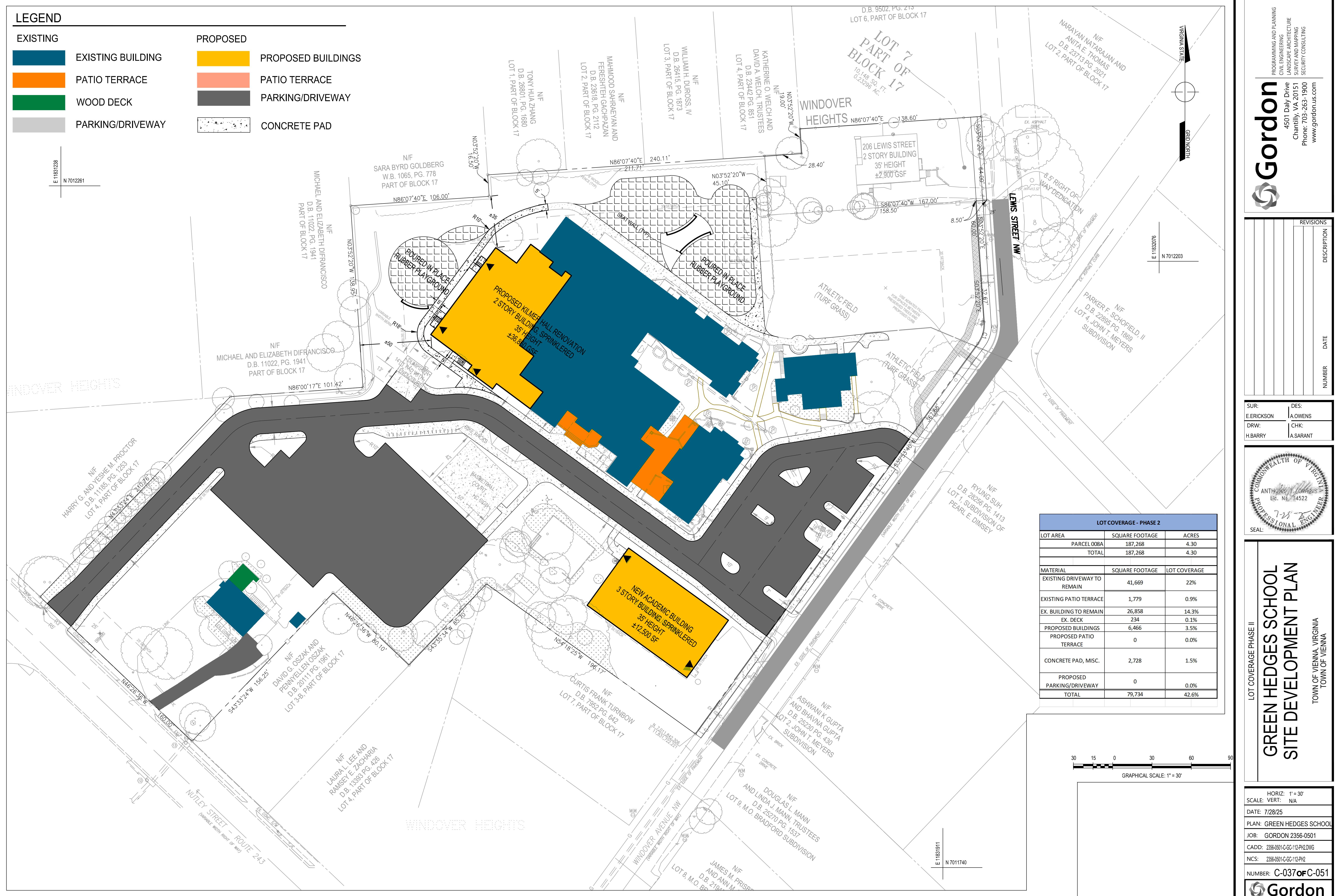
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SHEET TITLE: TREE CANOPY CALCULATIONS- PHASE II

SHEET NUMBER: C-036

SITE DEVELOPMENT PLAN

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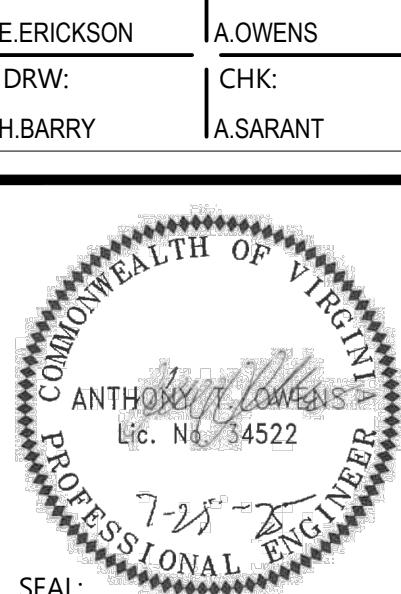


G:\\PROJECT\\ENG\\2356\\GREEN HEDGES SCHOOL\\010\\PLANS\\2356-4501-LC-101.DWG 7/28/2025 1:58 PM, library VERT. DATUM: NAD83 HORIZ. DATUM: NAD83
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PROGRAMMING
CIVIL ENGINEER
LANDSCAPE ARCHITECT
SURVEY AND MAPS
SECURITY CONSULTANT

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

NUMBER	DATE	DESCRIPTION	REVISIONS



GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

ULTIMATE SITE AND UTILITY PLAN

**TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA**

HORIZ: 1' = 20'
SCALE: VERT: N/A

DATE: 7/28/25

PLAN: GREEN HEDGES SCHOOL

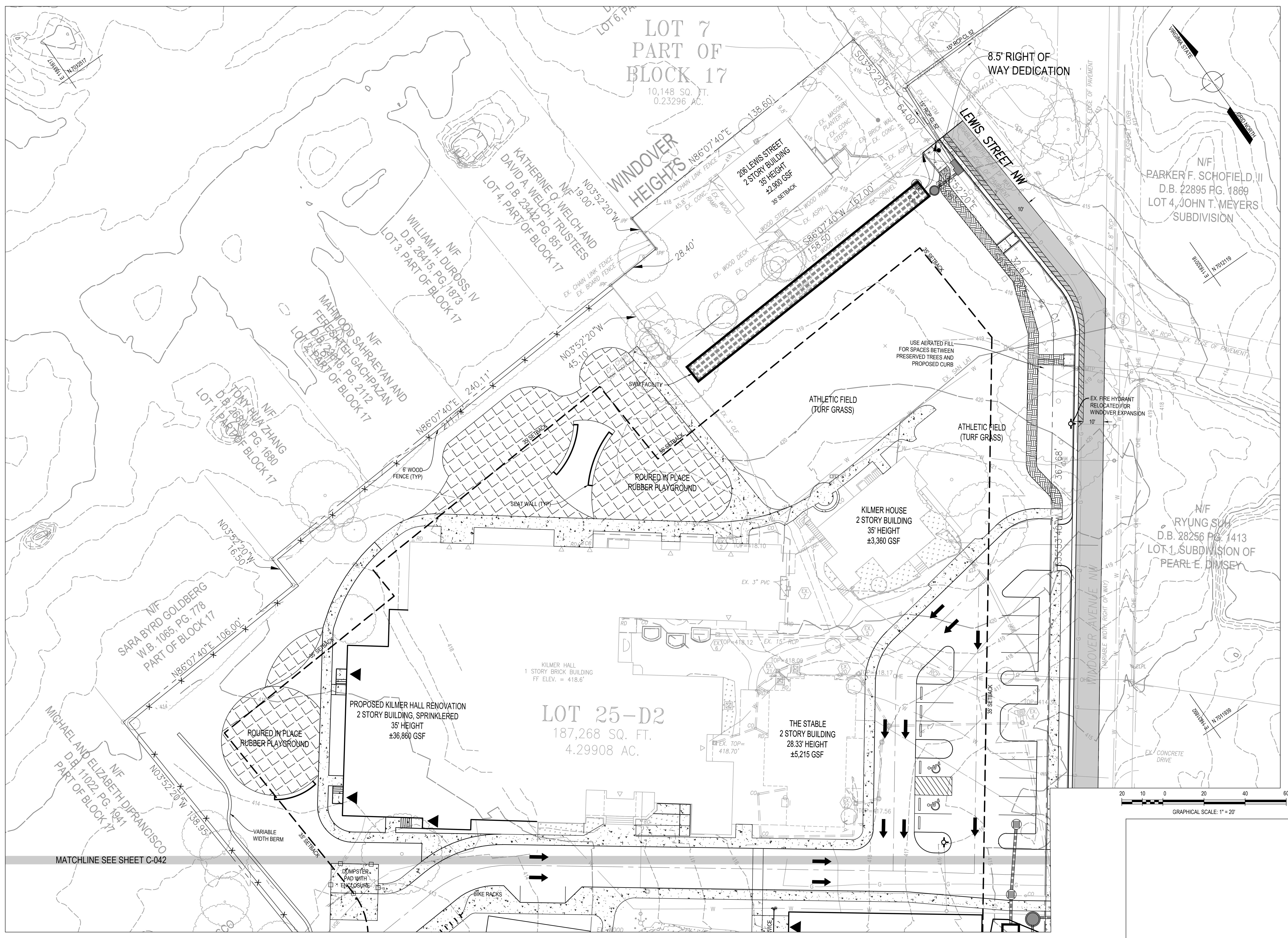
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CADD: 2356-0501-C-CS-101.DWG

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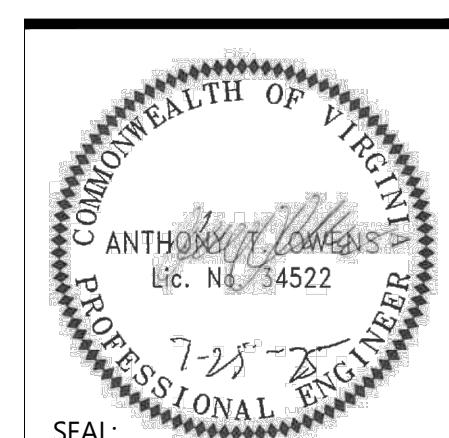
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LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING
4501 Daily Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordonus.com

REVISIONS	

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



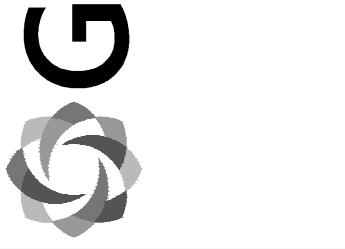
GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

ULTIMATE GRADING PLAN

HORIZ: 1' = 20'
SCALE: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-CGP-101.DWG
NCS: 2356-0501-CGP-101
NUMBER: C-0410FC-051

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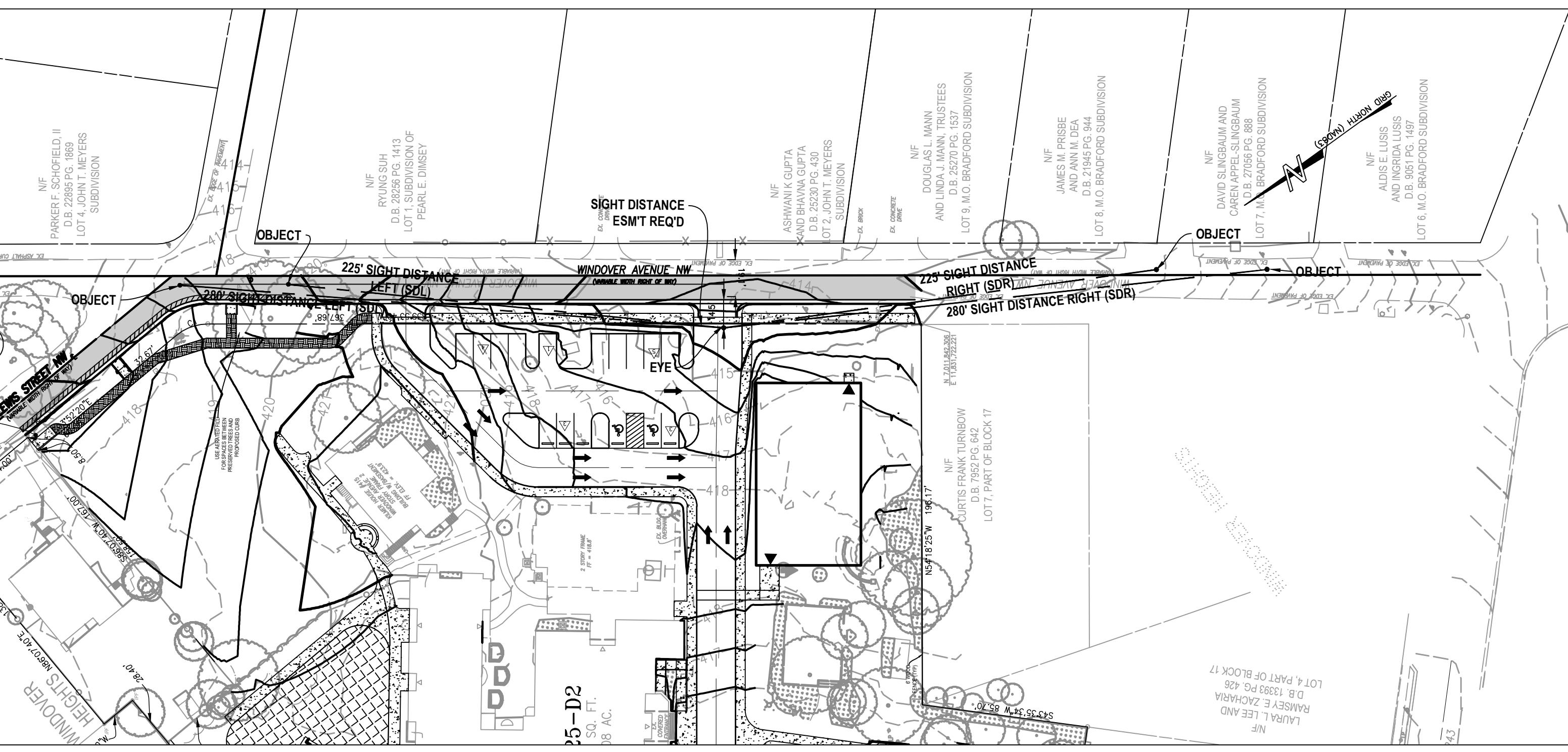


NUMBER	DATE	DESCRIPTION	REVISIONS

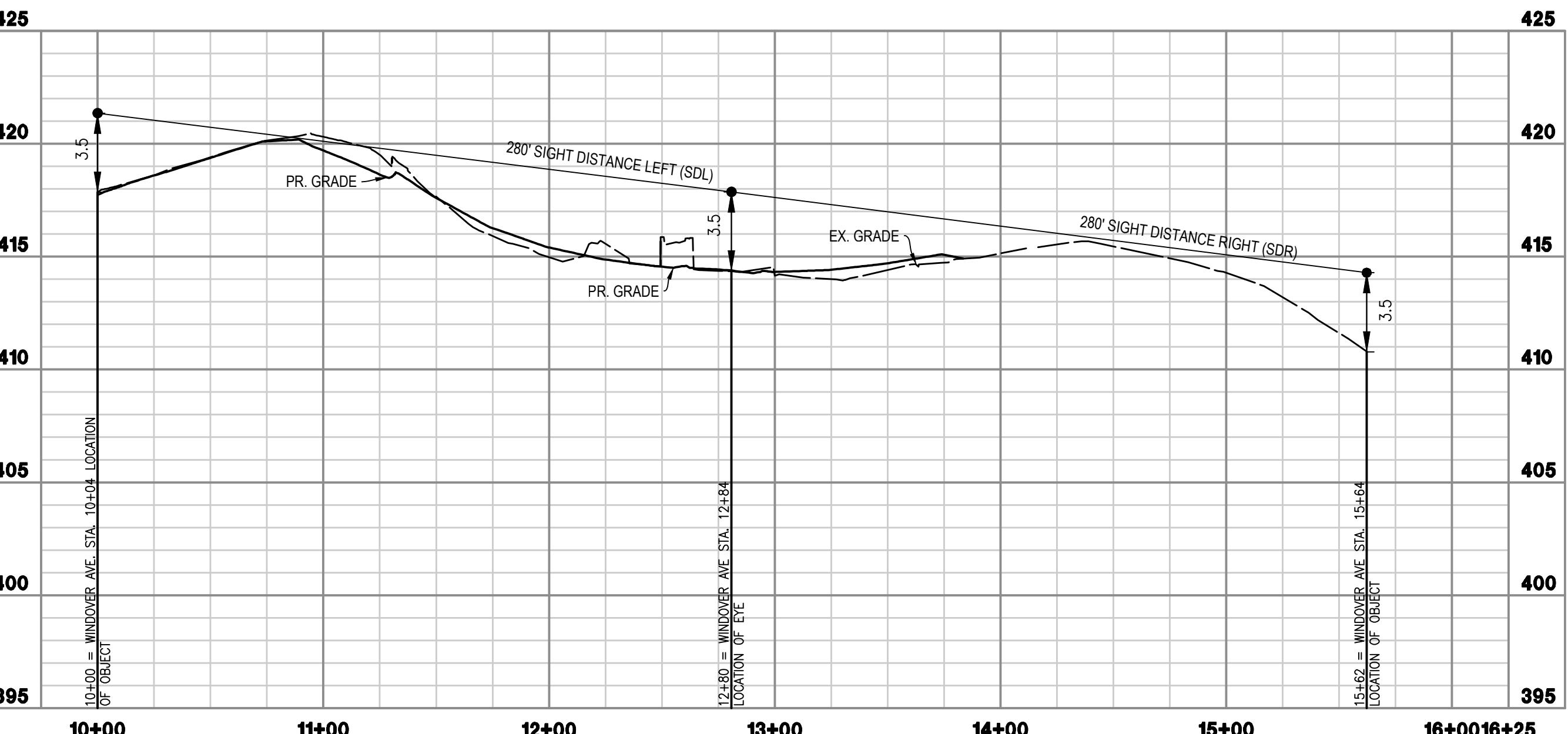
UR:	DES:
ERICKSON	A.OWENS
RW:	CHK:
BARRY	A.SARANT

GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

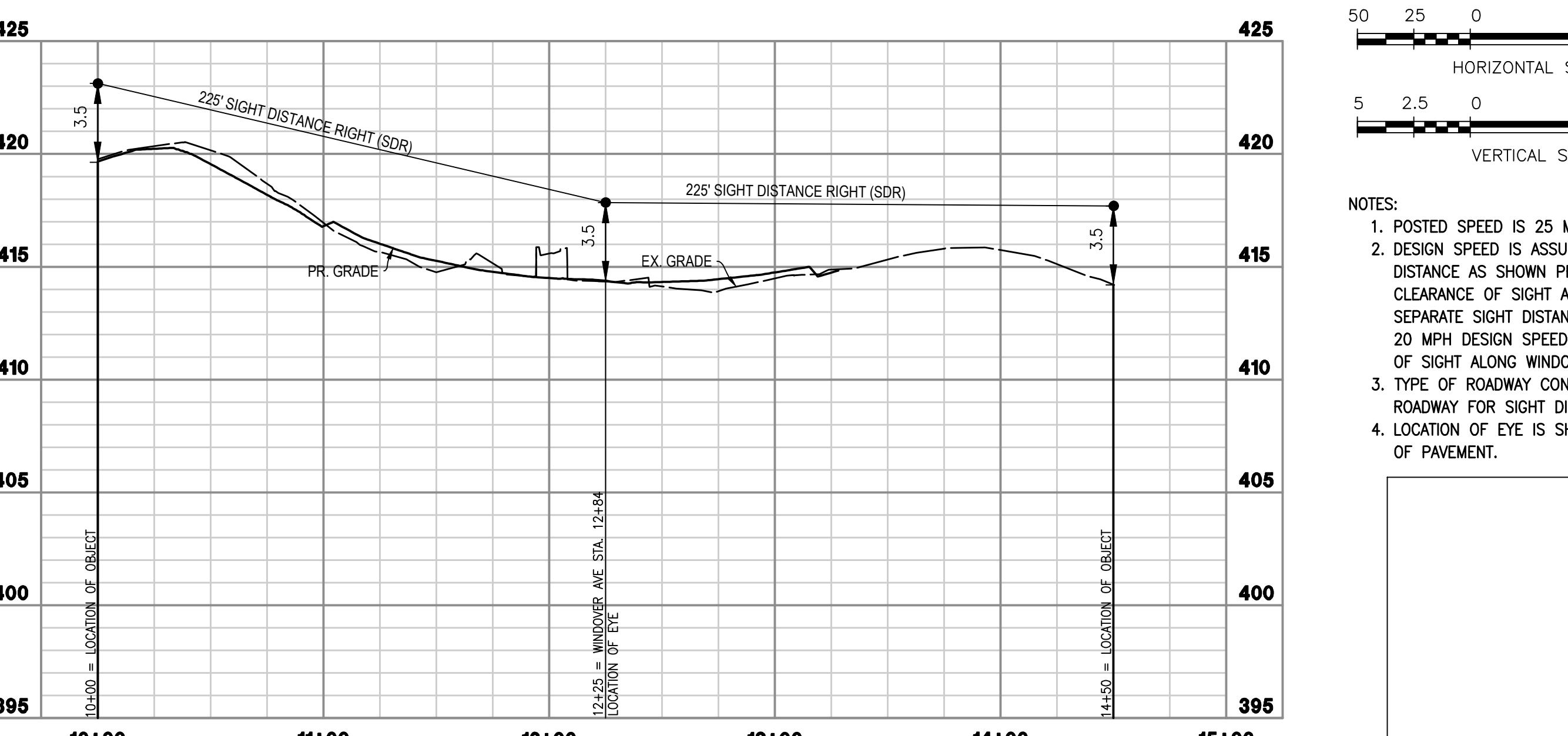
**TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA**



1 WINDOVER AVENUE SIGHT DISTANCE PLAN
043 SCALE: H: 1"=50'



2 WINDOVER AVENUE SIGHT DISTANCE PROFILE - 25 MPH
043 SCALE: H: 1"=50'; V: 1"=5'



NOTES:

1. POSTED SPEED IS 25 MPH.
2. DESIGN SPEED IS ASSUMED AS 25 MPH. 25 MPH SIGHT DISTANCE AS SHOWN PROVIDES <6 INCHES OF VERTICAL CLEARANCE OF SIGHT ALONG THE LINE OF SIGHT. A SEPARATE SIGHT DISTANCE PROFILE IS PREPARED WITH A 20 MPH DESIGN SPEED IDENTIFYING A MORE CLEAR LINE OF SIGHT ALONG WINDOVER AVE.
3. TYPE OF ROADWAY CONSIDERED IS A 2 LANE MAJOR ROADWAY FOR SIGHT DISTANCE PURPOSES.
4. LOCATION OF EYE IS SHOWN AS 14.5 FEET BEHIND EDGE OF PAVEMENT.

HORIZ: 1' = 50'
VERT: 1" = 5'

7/28/25

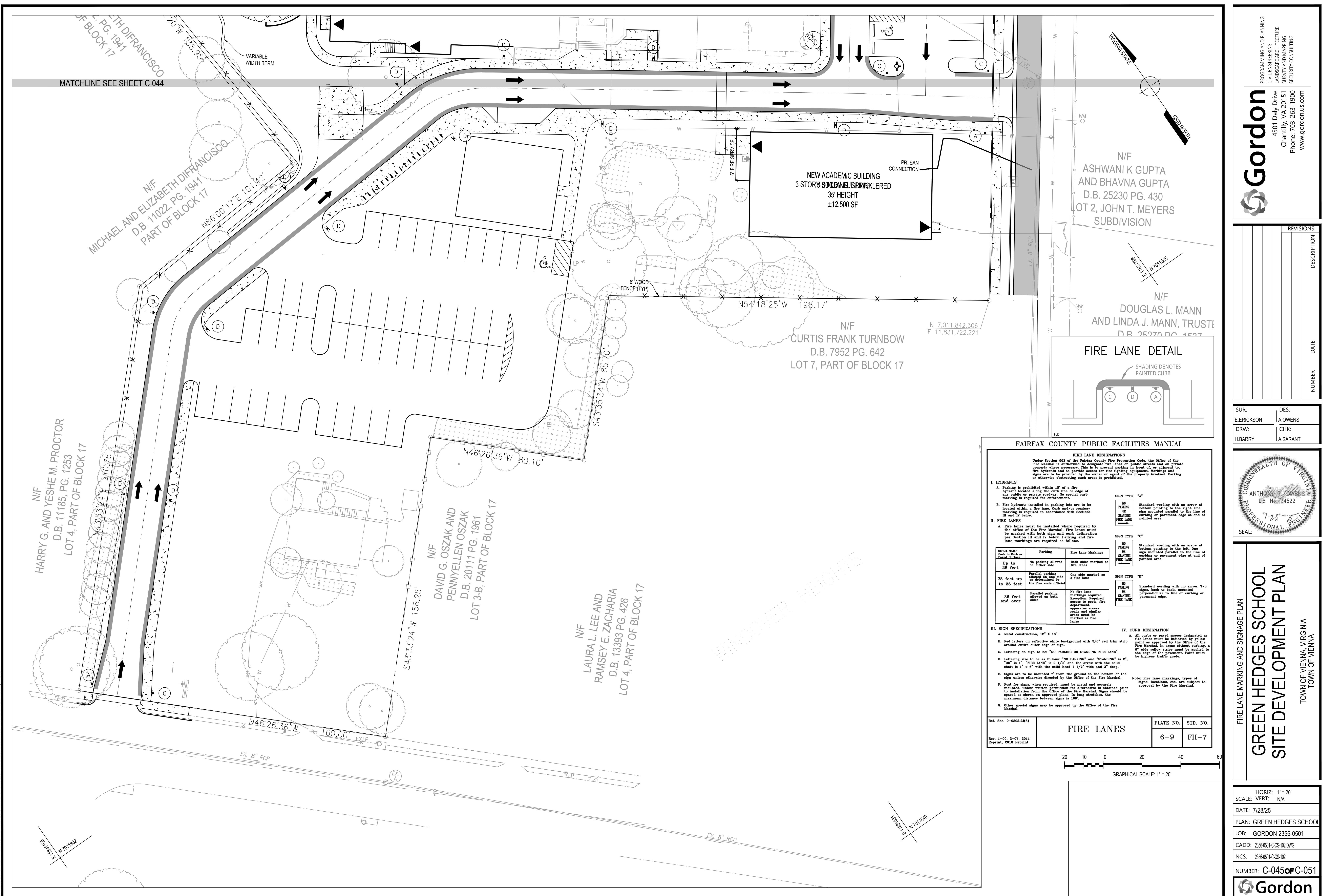
GREEN HEDGES SCHOOL

GORDON 2356-0501

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ER: C-043 OF C-051



TOWN OF VIENNA GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ON SITE DURING ALL TOWN TREE REMOVAL.
4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
7. FRONT ELEVATION CHECKS ARE REQUIRED.
8. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
9. 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.
10. 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.

EROSION/SEDIMENT CONTROL LEGEND

NO.	SYMBOL	KEY	DESCRIPTION
C-SCM-03	CE		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
C-PCM-04	SF		SILT FENCE
C-PCM-04-5	SSF		SUPER SILT FENCE
C-SCM-04	IP		STORM DRAIN INLET PROTECTION
C-SSM-09	TS		TEMPORARY SEEDING
C-SSM-10	PS		PERMANENT SEEDING
	ILCG		INITIAL LIMITS OF CLEARING & GRADING
			LIMITS OF DISTURBANCE
C-SSM-01	TP		TREE PROTECTION FENCING
			DRAINAGE DIVIDES
	OLR		OVERLAND RELIEF

★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEEDED, MULCHED, AND TACKED WITHIN 14 DAYS AFTER START OF GRADING, OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START

GENERAL EROSION CONTROL NOTES:

1. DEVICES SHOWN IN PLAN ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR PHASING, SITE INSPECTOR REQUESTS, OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES TO THOSE SHOWN IN ORDER TO CONTROL EROSION AND SEDIMENT.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
3. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF ALAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE OR BOTH MATERIALS ALONG THOSE SECTIONS OF THE PROJECT ADJACENT TO PUBLIC ACCESS.
4. APPLY PERMANENT VEGETATION (SODDING) WITH SOIL PREPARATION. AMENDMENTS AND SOD APPROPRIATE TO THE TIME OF YEAR IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS AS DEPICTED IN SECTION 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
5. NO UNPROTECTED DISTURBED AREA SHALL DRAIN TO ROADWAY PAVEMENTS SUCH THAT THE SUBBASE, BASE OR WEARING SURFACE ARE CONTAMINATED BY SILT TRAPPED AT LOW POINT OR INLETS.

PERMANENT OR TEMPORARY SOIL STABILIZATION NOTE:

(MS-1) PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE LEFT DORMANT FOR MORE THAN ONE YEAR.

SOIL STOCKPILES AND BORROW AREAS NOTE:

(MS-2) DURING CONSTRUCTION OF THE PROJECT STOCKPILES OR BORROW AREAS SHALL BE STABILIZED OR PROTECT WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCK PILES AND BORROW AREAS. THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED.

PERMANENT VEGETATIVE COVER NOTE:

(MS-3) A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

(MS-7) CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION, THE USE OF SURFACE ROUGHENING TECHNIQUES SHALL BE EMPLOYED. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED AS DIRECTED BY THE SITE INSPECTOR.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRADED SOIL, FAVORABLE pH, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND FREE FROM TOXIC AMOUNTS OF HARMFUL MATERIALS OR EXCESSIVE QUANTITIES OF ROOTS/STONES AND SHALL BE APPLIED WITH STD & SPEC 3.30. AFTER SEED IS IN PLACE, IT MUST BE PROTECTED WITH A MULCH TO HOLD MOISTURE AND MODIFY TEMPERATURE EXTREMES, AND TO PREVENT EROSION WHILE SEEDLINGS ARE GROWING.

GENERAL LAND CONSERVATION NOTES

1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEADED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEADED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEADED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HRS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. SEDIMENT BASINS AND TRAPS, PERIMETER Dikes, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE PER (MS-4) MINIMUM STANDARDS. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION (MS-5).
6. DURING CONSTRUCTION ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION AS REQUIRED.
7. ANY DISTURBED AREA NOT COVERED BY NOTE NUMBER 1 OF THIS SECTION AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVERSEEDED BY APRIL 15.
8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
9. DURING CONSTRUCTION OF THE PROJECT, SOIL BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
10. (MS-10) ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED.
11. SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. CONTRACTOR TO ENSURE ANY CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE AS REQUIRED OR DIRECTED BY THE SITE INSPECTOR (MS-8), ADDITIONALLY THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE PROTECTION WHENEVER WATER SEEPS FROM A SLOPE FACE AS REQUIRED DURING CONSTRUCTION OPERATIONS (MS-9).

SOILS

FOR SOILS INFORMATION SEE SHEET #.

ESC PHASING NOTE:

THIS PROJECT PROPOSES TO PHASE THE CONSTRUCTION ACROSS 2 MAJOR PHASES. THE PHASING BELOW REPRESENT A GENERIC PLAN FOR ESC PHASING OF EACH PROJECT PHASE. FINAL ENGINEERING OF EROSION AND SEDIMENT PLANS SHALL OCCUR AT TIME OF EACH RESPECTIVE PHASED SITE PLAN.

ANTICIPATED PHASING OF CONSTRUCTION-PHASE I

- 1) FLAG LIMITS OF CONSTRUCTION ACTIVITIES AND INITIAL LIMITS OF CLEARING AND GRADING
- 2) INSTALL PHASE I PERIMETER CONTROLS (CONSTRUCTION ENTRANCE, SUPER SILT FENCE, INLET PROTECTION, TREE PROTECTION)
- 3) INSTALL CONSTRUCTION ENTRANCE
- 4) BEGIN SITE DEMOLITION
- 5) BEGIN EARTHWORK OPERATIONS
- 6) APPLY TEMPORARY SEEDING AS REQUIRED
- 6) INSPECT AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED

ANTICIPATED PHASING OF CONSTRUCTION-PHASE II

- 1) PERFORM EARTH WORK AND FILLING OPERATIONS
- 2) PERFORM ROUGH GRADING FOR SITE
- 3) BEGIN CONSTRUCTION OF BUILDING
- 4) INSTALL UNDERGROUND UTILITIES
- 5) INSTALL ADDITIONAL EROSION CONTROLS AS REQUIRED
- 6) CONTINUE BUILDING CONSTRUCTION
- 7) FINAL GRADING AND PAVING
- 8) RESTORE AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING
- 9) INSPECT AND MAINTAIN EROSION CONTROLS AS REQUIRED
- 10) REMOVE EROSION CONTROL MEASURES WITH THE APPROVAL OF THE SITE INSPECTOR

ANTICIPATED TIMING OF CONSTRUCTION

CONSTRUCTION IS ANTICIPATED TO BEGIN FALL 2025. FINAL COMPLETION OF ALL 2 PHASES IS NOT YET DETERMINED.

SEDIMENT AND EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS FOR REPLACEMENT AND EXPANSION TO KILMER HALL, ADD A NEW GYMNASIUM, AND PROVIDE ENHANCED OUTDOOR PLAY AMENITIES AND CLASSROOM LEARNING AREAS. THIS PROJECT PROPOSES TO PHASE THE CONSTRUCTION ACROSS 2 MAJOR PHASES. EACH PROJECT PHASE WILL HAVE A STAND ALONE EROSION AND SEDIMENT CONTROL PROGRAM WITH ESC PHASE I AND II. THE ESC PLANS SHOWN ON THIS DOCUMENT REPRESENT A GENERIC PLAN FOR ESC PHASING OF EACH PROJECT PHASE. FINAL ENGINEERING OF EROSION AND SEDIMENT PLANS SHALL OCCUR AT TIME OF EACH RESPECTIVE PHASED SITE PLAN.

THE RICE ARTS CENTER LOCATED ON WINDOVER AVENUE WILL BE REMOVED. THE EXISTING PROPERTY AREA IS 4.53 ACRES AND THE DISTURBED AREA IS 0.77 ACRES.

EXISTING SITE CONDITIONS

CURRENTLY THIS SITE HAS 6 BUILDINGS, AN ASPHALT DRIVE THROUGH THE PROPERTY AND PLAY AREAS. THE SITE SLOPES GROWINGLY FROM THE NORTH TO THE SOUTH WITH THE NORTHERN-MOST CORNER OF THE SITE SLOPING TO THE NORTH.

ADJACENT PROPERTY

THE SITE IS IN A RESIDENTIAL NEIGHBORHOOD AND SURROUNDED BY SINGLE FAMILY HOMES. THE SITE HAS FRONTAGE ON BOTH NUTLEY STREET AND WINDOVER AVENUE.

OFFSITE AREAS

GRADING AND CONSTRUCTION ACTIVITIES WITHIN VDOT RIGHT OF WAY WILL BE REQUIRED TO MODIFY THE EXISTING ENTRANCES ALONG NUTLEY STREET AND WINDOVER AVENUE.

Critical Erosion Areas

THERE ARE NO KNOWN CRITICAL EROSION AREAS ON THIS SITE.

STORM WATER AND BMP MANAGEMENT PRACTICES

SEE STORMWATER MANAGEMENT SHEETS FOR STORMWATER ENHANCEMENTS PROVIDED WITH THIS PROJECT.

SEDIMENT CONTROL PROGRAM

AT TIME OF FINAL SITE PLAN, EACH PROJECT PHASE WILL HAVE ITS OWN EROSION AND SEDIMENT CONTROL PLANS (ESC PHASE I AND II). THE EROSION AND SEDIMENT CONTROL PROGRAM HAS BEEN PROPOSED IN TWO PHASES WHERE THE PHASE I & II CONTROL FACILITIES SHALL BE INSTALLED BEFORE OTHER CLEARING, GRADING AND CONSTRUCTION STARTS. THE PHASE II CONTROL FACILITIES SHALL BE INSTALLED AS EARTHWORK, FILLING AND ROUGH GRADING OPERATIONS PROCEED. CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PHASE I, PHASE II PLANS. CONTROLS INSTALLED UNDER THE PHASE I PLAN ARE INTENDED TO REMAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL CONTROLS WILL BE PROVIDED UNDER PHASE II AS NEEDED OR REQUESTED BY THE SITE INSPECTOR.

EROSION AND SEDIMENT CONTROL MEASURES FOR PHASE I WILL INCLUDE

1. TEMPORARY CONSTRUCTION ENTRANCE (0.02) WITH WASH RACK SHALL BE UTILIZED TO MINIMIZE THE AMOUNT OF SEDIMENT/MUD CARRIED FROM THE SITE ONTO PUBLIC AND PRIVATE ROADS. (MS-17) IF SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORKING DAY, OR IMMEDIATELY IF PUBLIC SAFETY IS HINDERED IN ANY WAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
2. SILT FENCE (3.05) TO FILTER RUNOFF FROM DISTURBED AREAS BEFORE IT LEAVES THE PROPERTY. SILT FENCE SHOULD BE REPLACED ON A REGULAR BASIS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ROOT PRUNING SHALL BE USED IN CONJUNCTION WITH SUPER SILT FENCE FOR TREE PROTECTION MEASURES.
3. INLET PROTECTION DEVICES (3.07) TO MINIMIZE SILTATION OF EXISTING STORM SEWER INLETS. SEE NOTE NUMBER 10. UNDER GENERAL LAND CONSERVATION NOTES FOR ADDITIONAL INFORMATION REGARDING (MS-10) MINIMUM STANDARDS. DUST CONTROL NARRATIVE: THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES AS DEFINED IN THE VIRGINIA STATE EROSION AND SEDIMENT CONTROL HANDBOOK (3.39) TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE. SPECIFIC TEMPORARY MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO:
 - a. IRRIGATION - SITE SHALL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. THIS MAY ESPECIALLY APPLY AFTER CONSTRUCTION DURING WINDY DAYS
 - b. SPRAY-ON ADHESIVES - SEE APPROVED SPRAY-ON ADHESIVES, TABLE 39.9-A (THIS SHEET). SPECIFIC PERMANENT MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO:
 - PERMANENT SEEDING - SEE STANDARD 3.32 NOTES BELOW, AND SHEET 011 FOR DETAIL. NOTE: CONTRACTOR SHALL SEEK APPROVAL FROM COUNTY SITE INSPECTOR PRIOR TO INSTALLING PHASE II EROSION CONTROLS.

EROSION AND SEDIMENT CONTROL MEASURES FOR PHASE II WILL INCLUDE

1. ALL PERIMETER CONTROLS INSTALLED WITH PHASE I SHALL REMAIN FOR THE DURATION OF THE PROJECT.
2. ADDITIONAL SILT FENCE (3.05) SHALL BE INSTALLED AS REQUIRED TO CONTROL EROSION.
4. INLET PROTECTION DEVICES (3.07) SHALL BE PLACED ON THE STORM SEWER INLETS AS THEY ARE CONSTRUCTED.

PERMANENT STABILIZATION/VEGETATIVE MEASURES WILL INCLUDE

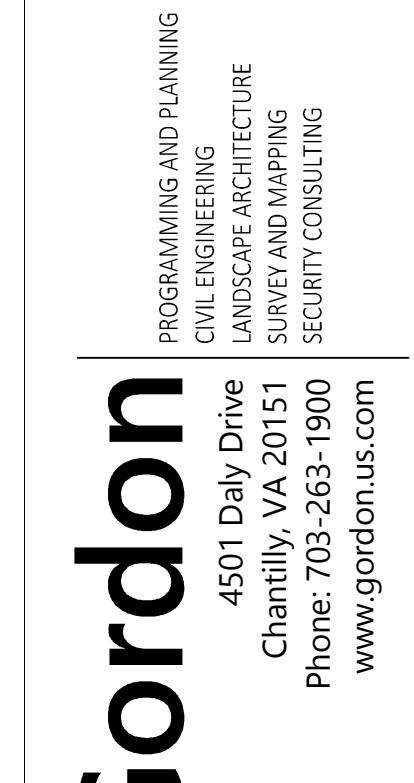
1. TEMPORARY SEEDING (3.31) - NO AREA SHALL REMAIN DENUDED FOR MORE THAN 7 DAYS. TEMPORARY SEEDING MAY BE USED DURING SEASONS WHEN PERMANENT SEEDING IS PROHIBITED. SEEDING SHALL BE PER TABLE 3.31-A OR TABLE 3.31-C OF THE VESCH. LIMING REQUIREMENTS SHALL BE BASED ON TABLE 3.31-A. FERTILIZERS SHALL BE APPLIED AS 600 LBS. PER ACRE. FERTILIZER SHALL BE INCORPORATED INTO TOP 24" OF SOIL. SEED SHALL BE APPLIED EVENLY AND SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1.5" DEEP. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT SUMMER MONTHS SHALL BE MULCHED.
2. PERMANENT SEEDING (3.32) - ALL AREAS DENUDED BY THIS CONSTRUCTION SHALL BE STABILIZED WITH APPROPRIATE TURF GRASSES, GROUND COVER, AND/OR OTHER ACCEPTABLE MEASURES. SEEDING SHALL BE PER TABLE 3.32-B OR TABLE 3.32-D AND THE INVASIVE SPECIES ALTERNATE TABLE (SEE SHEET 011). THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH, AND BE FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS OR SHALL BE APPLIED IN ACCORDANCE WITH STANDARD 3.30.

MAINTENANCE

1. ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAVED BY THE END OF THE DAY.
2. TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN EFFICIENCY AND TO BE DISPOSED OF BY SPREADING ON-SITE.
3. CONTROLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND WITH APPROVAL OF THE SITE INSPECTOR.

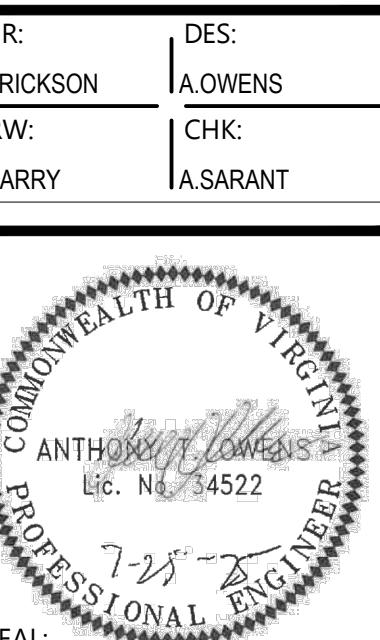
EROSION CONTROL REMOVAL NOTE

(MS-18) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.



REVISIONS	DESCRIPTION
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REVISIONS	DESCRIPTION



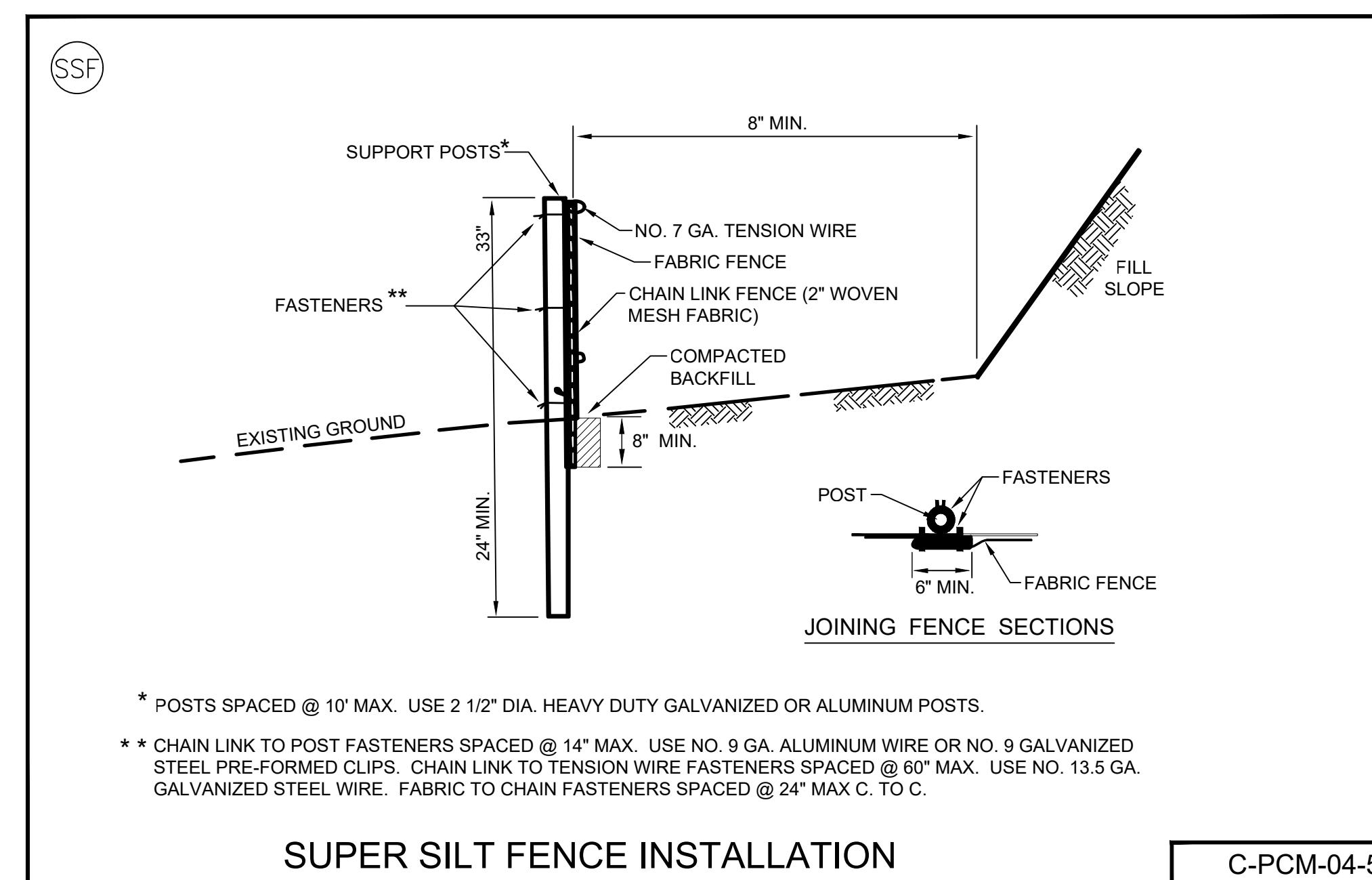
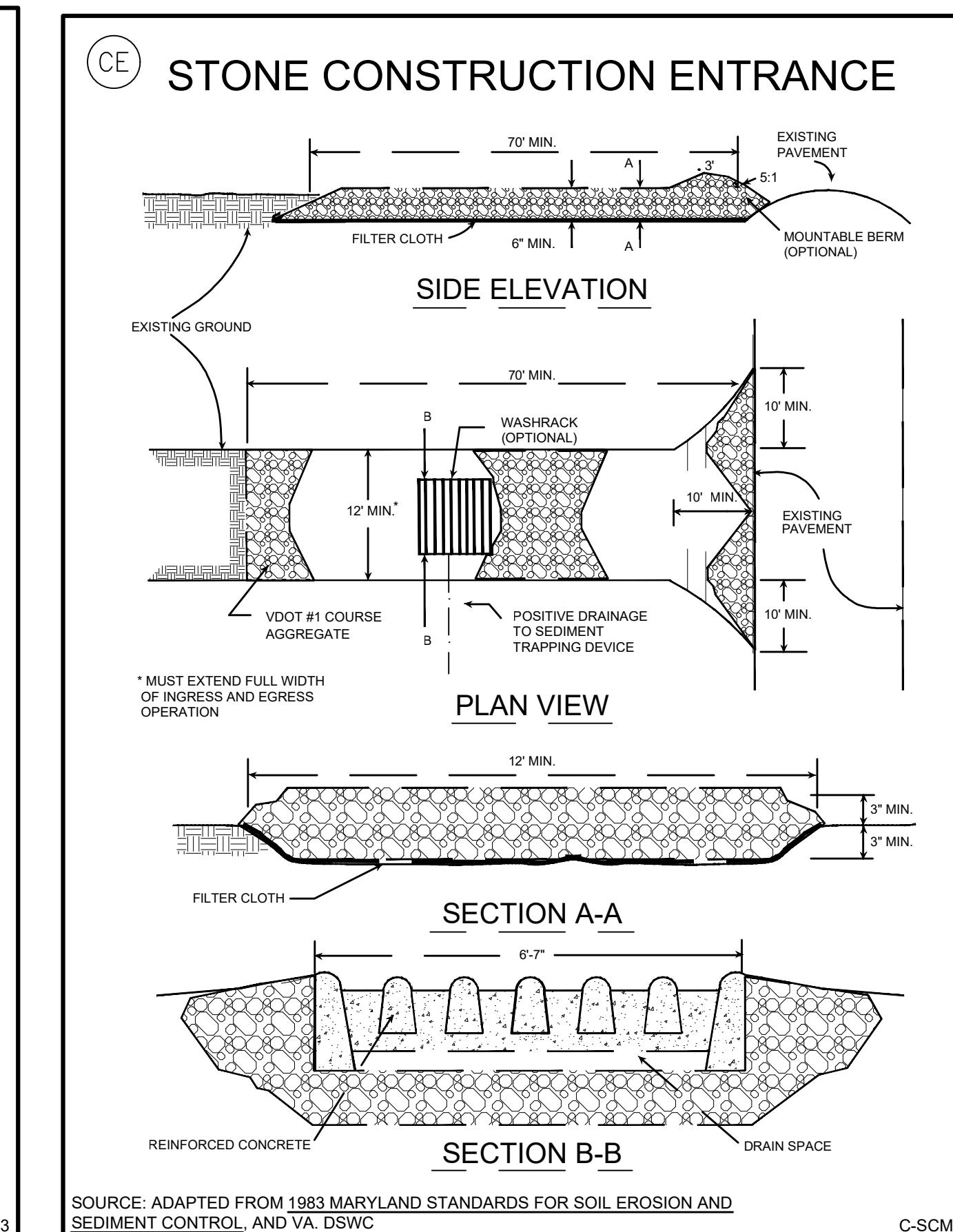
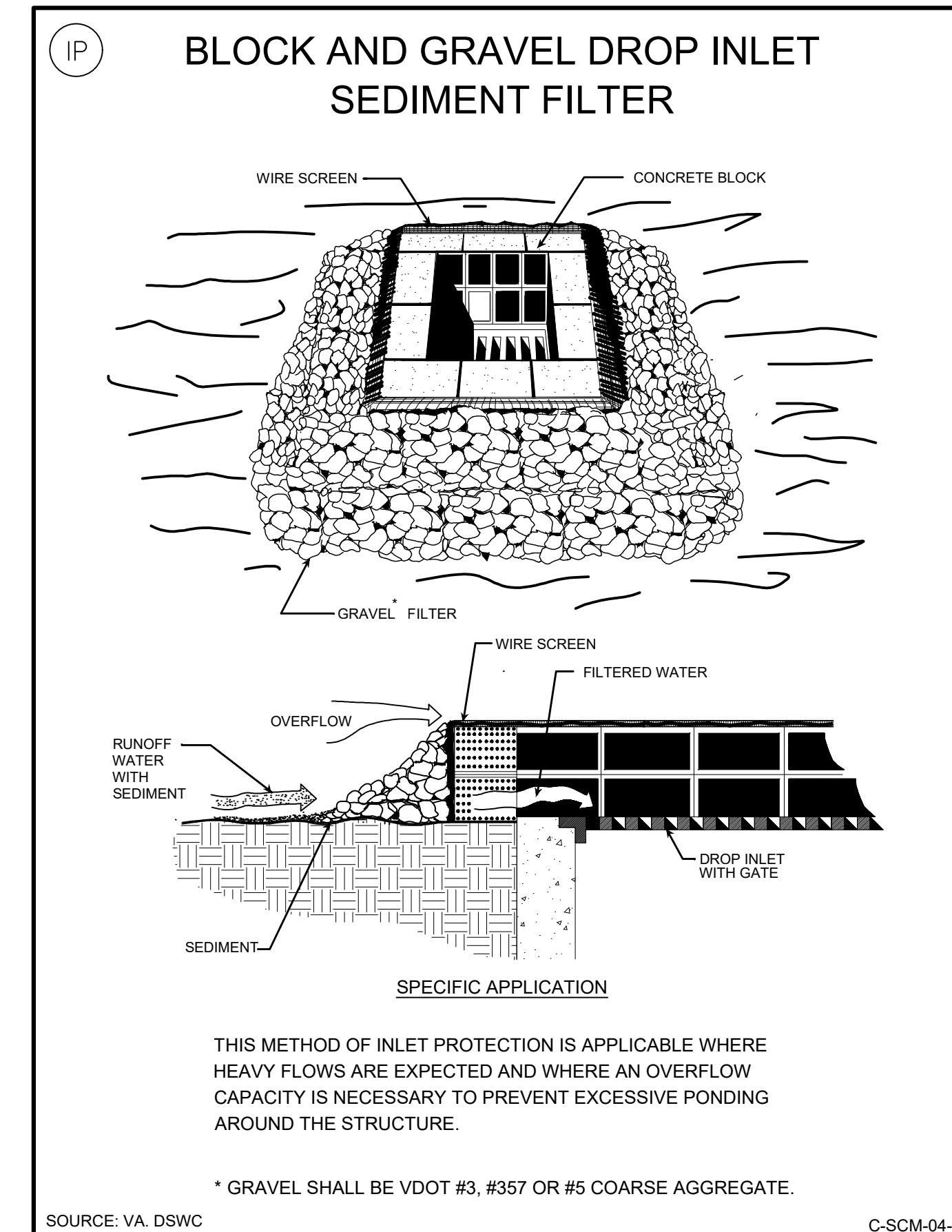
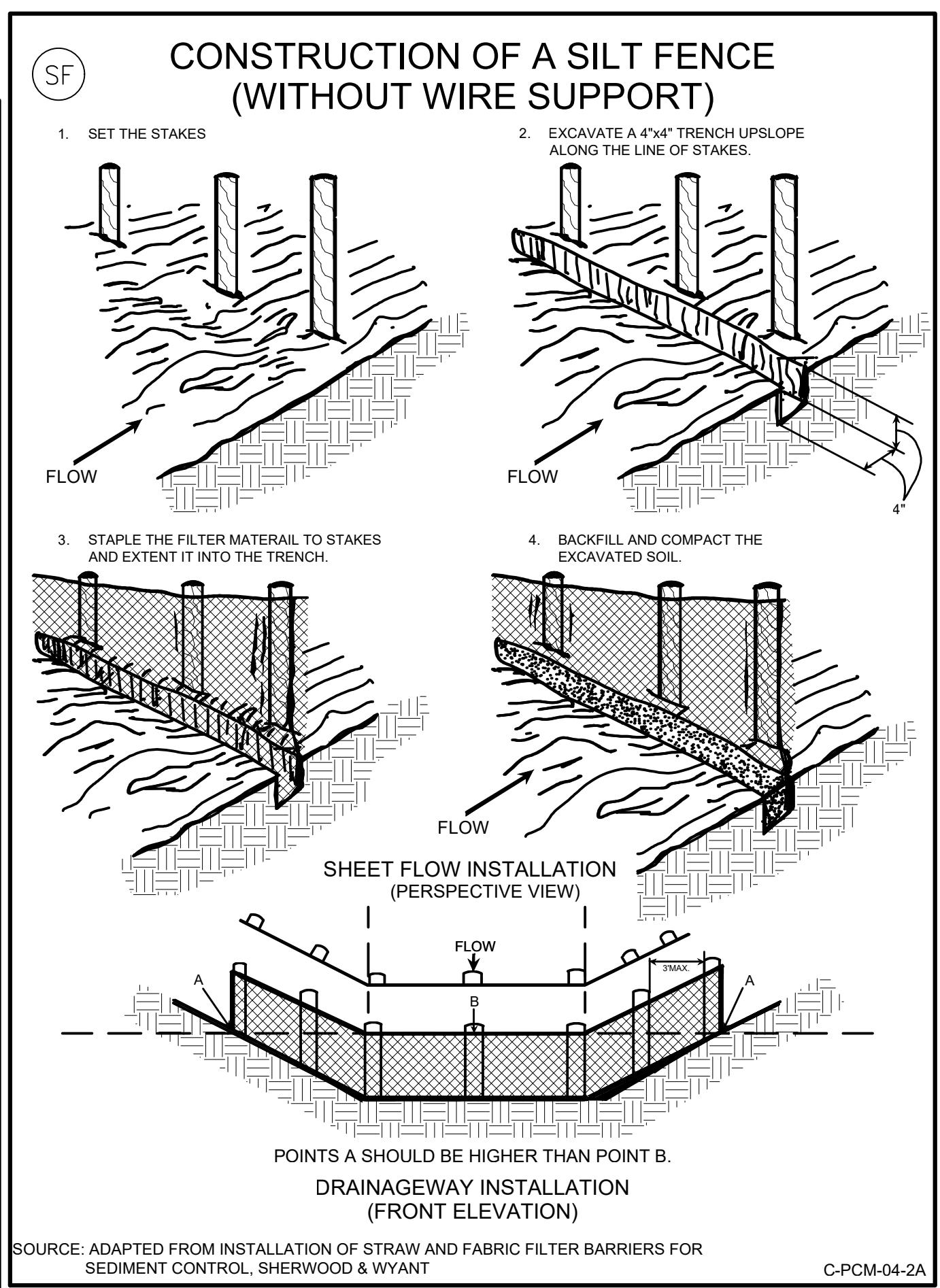
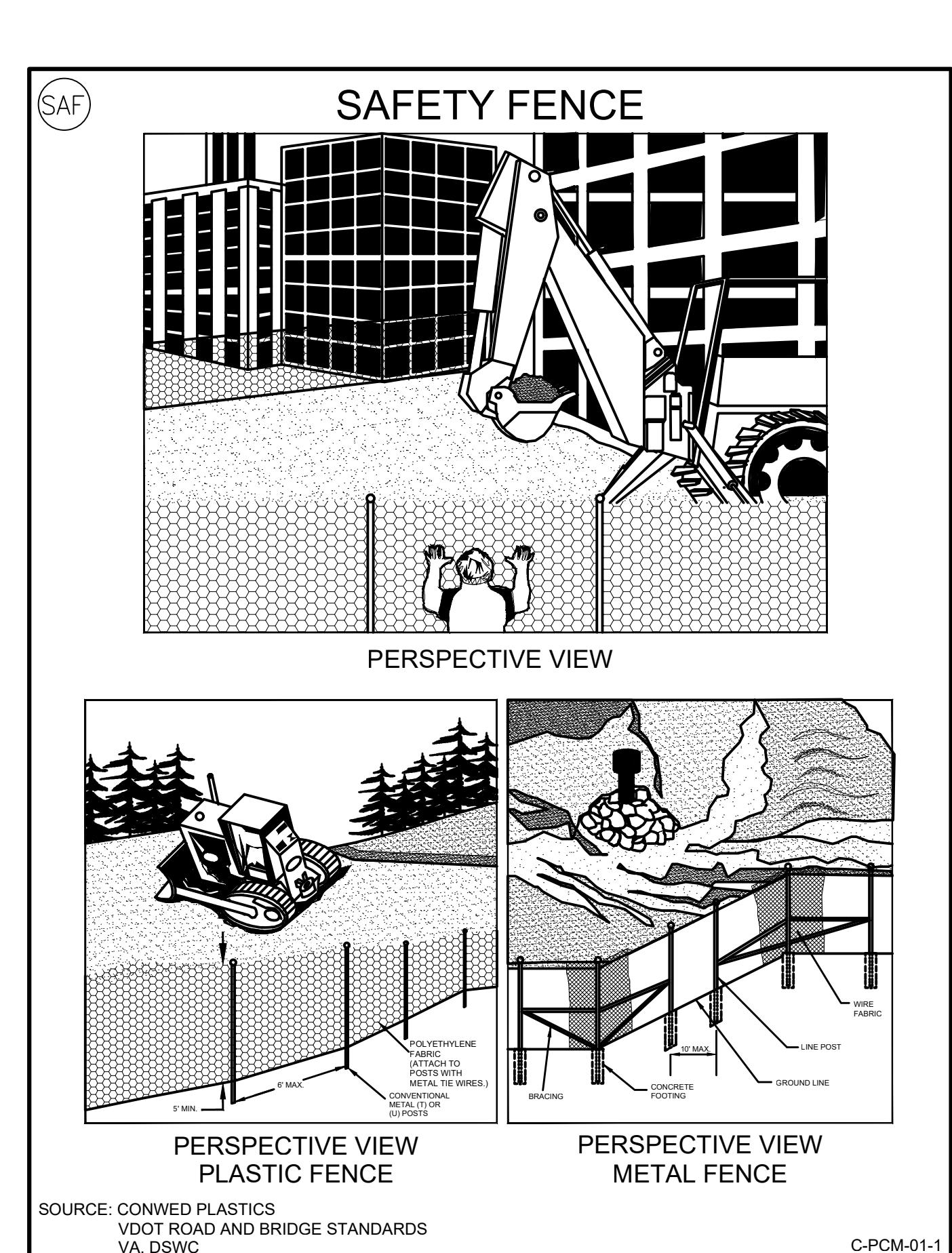
GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

EROSION AND SEDIMENT CONTROL DETAILS

TOWN OF VIENNA, VIRGINIA

TOWN OF VIENNA

HORIZ: 1' = 20'
SCALE: VERT: N/A
DATE: 7/28/25
PLAN: GREEN HEDGES SCHOOL
JOB: GORDON 2356-0501
CADD: 2356-0501-C-GC-001.DWG
NCS: 2356-0501-C-GC-001
NUMBER: C-0470FC-051





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GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

EFN HEDGES SCHOOL

13

HORIZ: 1' = 20'
ALE: VERT: N/A
ATE: 7/28/25
AN: GREEN HEDGES SCH
B: GORDON 2356-0501
DD: 2356-0501-C-GC-201.DWG
S: 2356-0501-C-GC-201
NUMBER: C-049 OF C-05

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N/F
ASHWANI K GUPTA
AND BHAVNA GUPTA
D.B. 25230 PG. 430
LOT 2, JOHN T. MEYERS
SUBDIVISION

EX. CONCRETE
DRIVE

11831798
E N 7011805

N/F

DOUGLAS L. MANN
AND LINDA J. MANN, TRUSTEES
D.B. 25270 PG. 1537
LOT 9, M.O. BRADFORD SUBDIVISION

N/F
JAMES M. PRISBE
AND ANN M. DEA
D.B. 21945 PG. 944
LOT 8, M.O. BRADFORD SUBDIVI

N/F
DAVID SLINGBAUM AND
CAREN APPEL-SLINGBAUM
D.B. 27056 PG. 888
OT 7, M.O. BRADFORD SUBDIVIS



GREEN HEDGES SCHOOL SITE DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA
TOWN OF VIENNA

HORIZ: 1' = 20'
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CS: 2356-0501-C-GC-202
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