

P:\2025\25009 Green Hedges School\6.0 CAD Files\CURRENT PHASE\1.03 PROP BUFFER.dwg

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



PLAN

BUFFER CONDITIONS						
SEGMENTS	EXISTING FENCE	EXISTING VEGETATION	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-BLOK FENCE	15' BUFFER.	YES	N/A
A2-B	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOK FENCE	15' BUFFER.	YES	N/A
B-C	EXISTING 6' H. WOOD FENCE.	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOK FENCE	15' BUFFER.	YES	N/A
C-D	EXISTING 6' H. CHAIN LINK FENCE	EXISTING VEGETATION ON ADJACENT NEIGHBOR PROPERTY	6' H. ACOUSTI-BLOK FENCE	15' BUFFER.	YES	N/A
D-E	EXISTING 6' H. CHAIN LINK FENCE	EXISTING EVERGREEN TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOK FENCE	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-BLOK FENCE	15' BUFFER.	YES	N/A
F-G	EXISTING 6' H. CHAIN LINK FENCE	NO EXISTING TREES ON SCHOOL PROPERTY.	6' H. ACOUSTI-BLOK FENCE	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-BLOK FENCE	15' BUFFER.	YES	N/A
H-I	EXISTING 6' H. CHAIN LINK FENCE	EXISTING PLANTINGS ON ADJACENT NEIGHBOR PROPERTY.	6' H. ACOUSTI-BLOK FENCE	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 4' 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. PROPOSED UNDERSTORY SHRUBS.	YES	EXISTING VEGETATION WITHIN 15' BUFFER RETAINED. ADDITIONAL UNDERSTORY PLANTING ADDED
L-M	EXISTING 6' H. 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	NO EXISTING FENCE	NO EXISTING TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	6' BUFFER.	NO	CANNOT PROVIDE 15' BUFFER DUE TO EXISTING SHED LOCATION.
U-V	NO EXISTING FENCE	FEW DECIDUOUS PLANTINGS ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER. EXISTING TREES TO REMAIN.	YES	N/A
V-W	NO EXISTING FENCE	NO EXISTING TREES ON SCHOOL PROPERTY.	PROPOSED 6' H. WOOD FENCE.	15' BUFFER WITH ONLY SHRUBS DUE TO LOCATION OF SWIM FACILITY.	NO	15' VEGETATION BUFFER CANNOT INCLUDE TREES DUE TO LOCATION OF SWIM 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.

ATTACHMENT 28

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

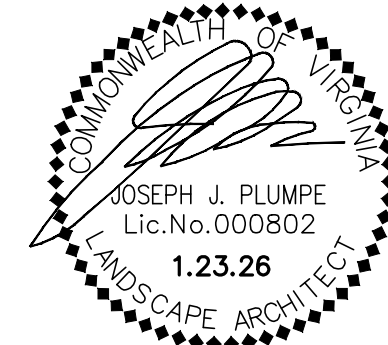
CLIENT

GREEN HEDGES SCHOOL -  
THE STONE HOUSE GROUP

STUDIO39  
LANDSCAPE ARCHITECTURE, P.C.

SUITE 120, #769  
ALEXANDRIA, VA 22315-5711  
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SEAL/SIGNATURE



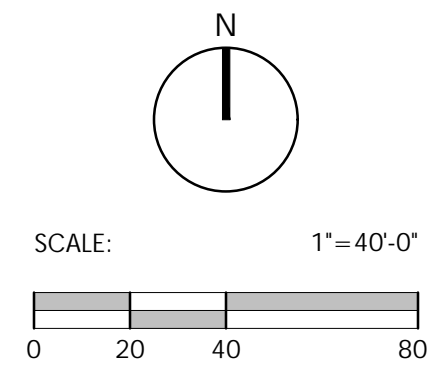
ISSUE DATE

LANDSCAPE PLAN 07.25.2025  
LANDSCAPE PLAN 10.30.2025  
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ORIENTATION AND SCALE



SHEET TITLE

PROPOSED BUFFER

SHEET NUMBER

C-010A

SITE DEVELOPMENT PLAN

NOT RELEASED FOR CONSTRUCTION