

Green Hedges School

May 11, 2022



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

Green Hedges property boundary



Existing Site Plan



Considerations For Proposed Plan

- Best use of existing buildings
- Maximizing open space
- Improve vehicular circulation through campus
- Meeting Vienna Planning and Zoning requirements, including:
 - Height Limit – 35'
 - Building Setbacks – 50' front yard; 30' side yard; 35' rear yard
- Green Hedges aesthetic to be enhanced and maintained
- Appropriate scale of campus buildings, and improving street views
- Pick-up/drop-off length accounted for on campus drives
- Phasing of projects

A diagram showing a road layout. A dashed line indicates a proposed change to the road's edge. A green shaded area represents a specific zone, possibly a buffer or a designated area. An arrow points from the text 'The road is not a straight line' to the dashed line.

An aerial map showing a road network. A dashed green line highlights a path that starts from the top left, goes down, and then curves to the right. A solid black arrow points from the top left towards the end of this highlighted path. The map includes green areas representing vegetation and grey areas representing buildings or paved surfaces.



Year	Percentage of people who have ever been in a romantic relationship
1990	85%
1995	80%
2000	80%
2005	80%
2010	80%

NUTLEY STREET NW

HISTORIC DISTRICT

LANDSCAPE BUFFERS

FORMAL

Filter - Frame
Deciduous, Evergreen
Hedges

HEAVY

Filter - Frame -
Evergreen predominant
Some hedges

NATIVE

Screen - Filter -
Deciduous predominant

PLANT PALETTE

Arborvitae, Hornbeam, Privet,
Beech, Yew, Boxwood

Arborvitae, Yew, Juniper, Holly,
Cherry Laurel

Witchazel, American Holly,
Eastern Red Cedar,
Sweetbay Magnolia, Amelanchier,
Waxmyrtle

LEGEND

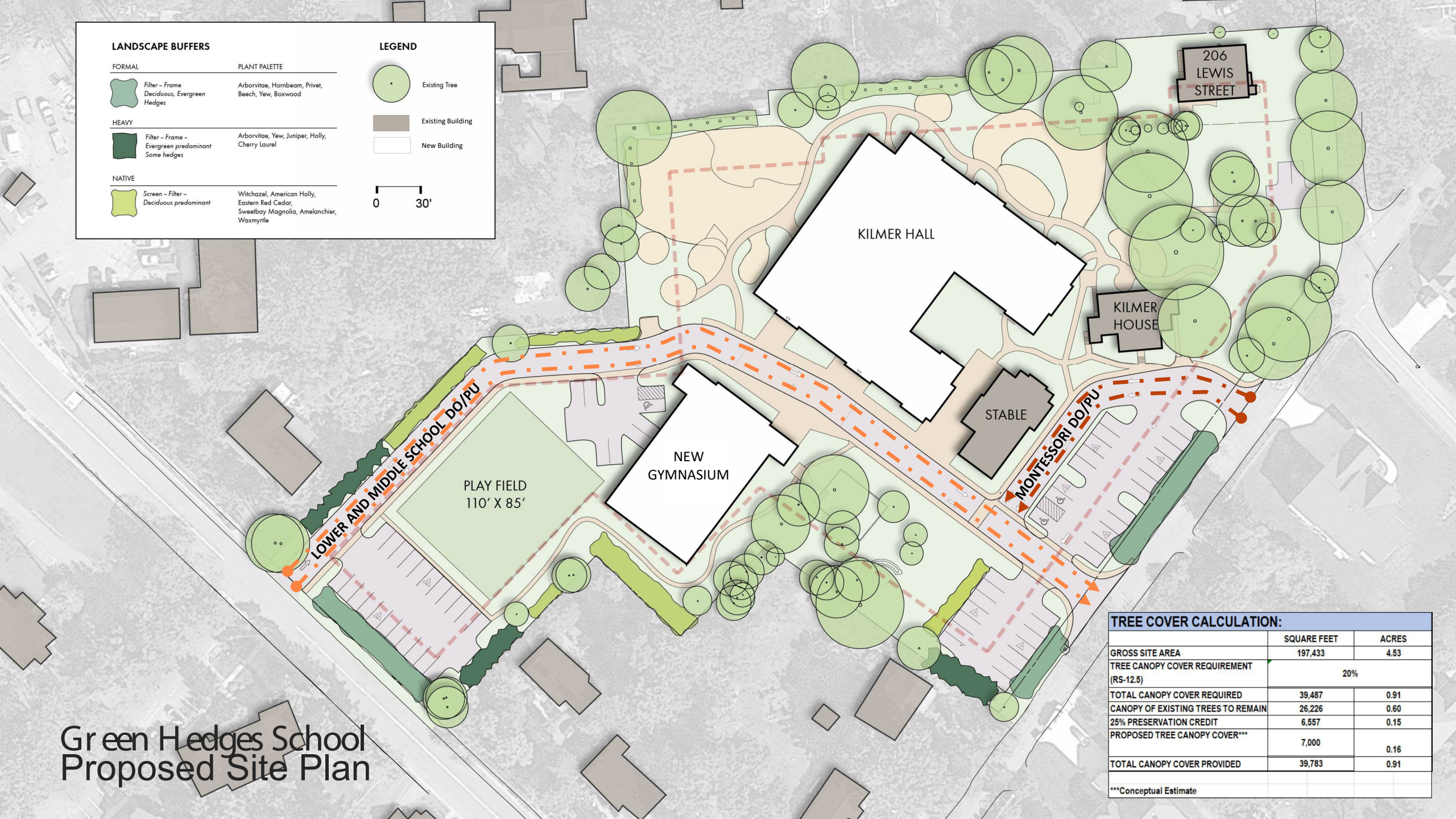
Existing Tree

Existing Building

New Building

0

30'

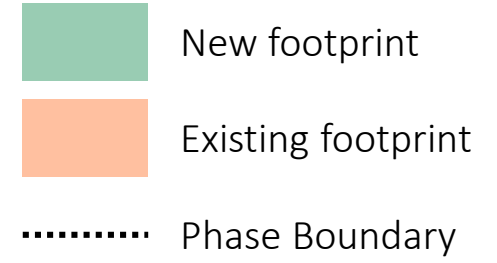
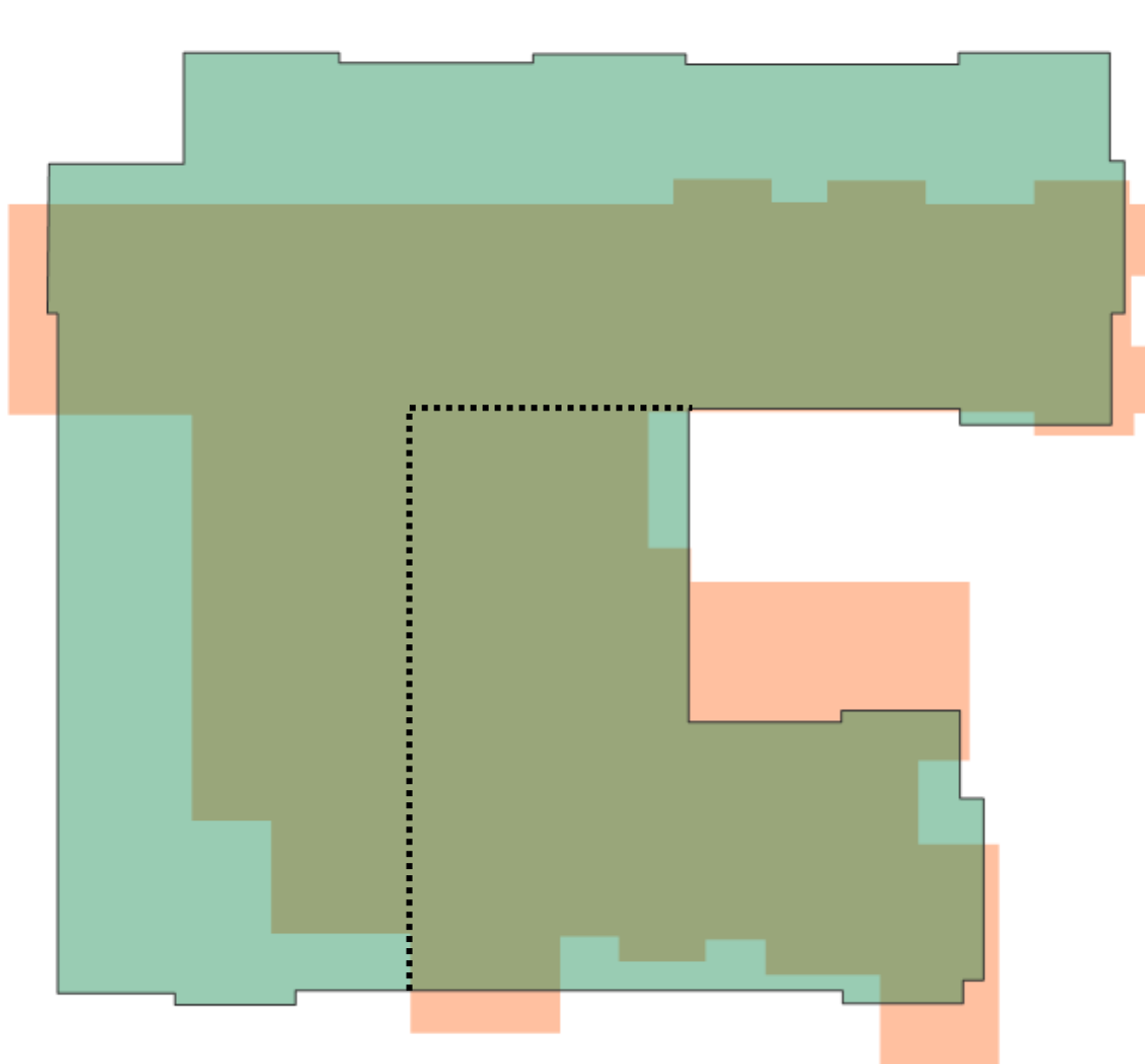


TREE COVER CALCULATION:		
	SQUARE FEET	ACRES
GROSS SITE AREA	197,433	4.53
TREE CANOPY COVER REQUIREMENT (RS-12.5)	20%	
TOTAL CANOPY COVER REQUIRED	39,487	0.91
CANOPY OF EXISTING TREES TO REMAIN	26,226	0.60
25% PRESERVATION CREDIT	6,557	0.15
PROPOSED TREE CANOPY COVER***	7,000	0.16
TOTAL CANOPY COVER PROVIDED	39,783	0.91
***Conceptual Estimate		

Green Hedges School Proposed Site Plan

Kilmer Hall

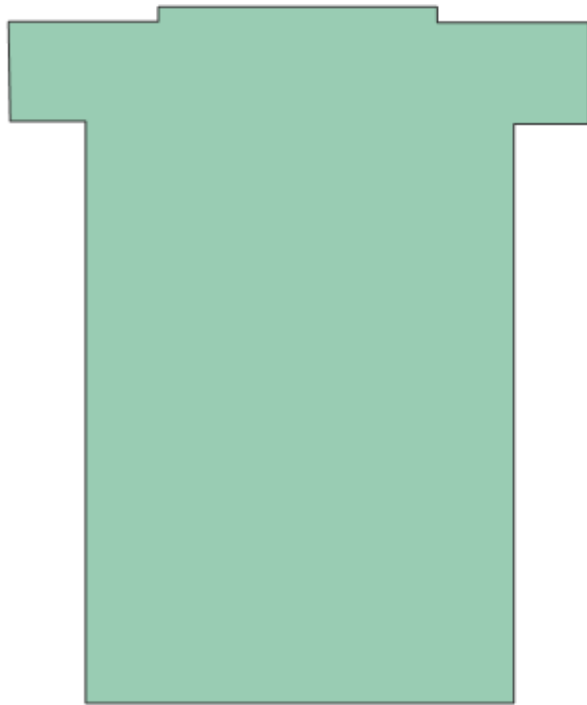
phased approach



Gymnasium

phased approach

 New footprint



PLAYSPACE

IMMERSIVE PLAY INTEGRATED WITH NATURE



PLAYSPACE

IMMERSIVE PLAY INTEGRATED WITH NATURE



UPPER
PLAYGROUND



LOWER
PLAYGROUND



MONTESSORI
PLAYGROUND

ECOLOGICAL STORY

EXPRESSED THROUGH PLAY ELEMENTS, PLANTINGS, AND MATERIALS



Phase 1 & Playspace



Phase 2 & The Grove

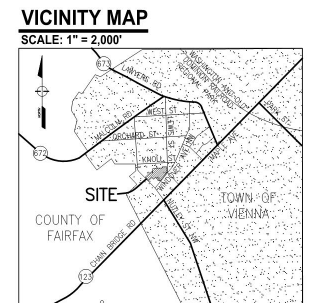
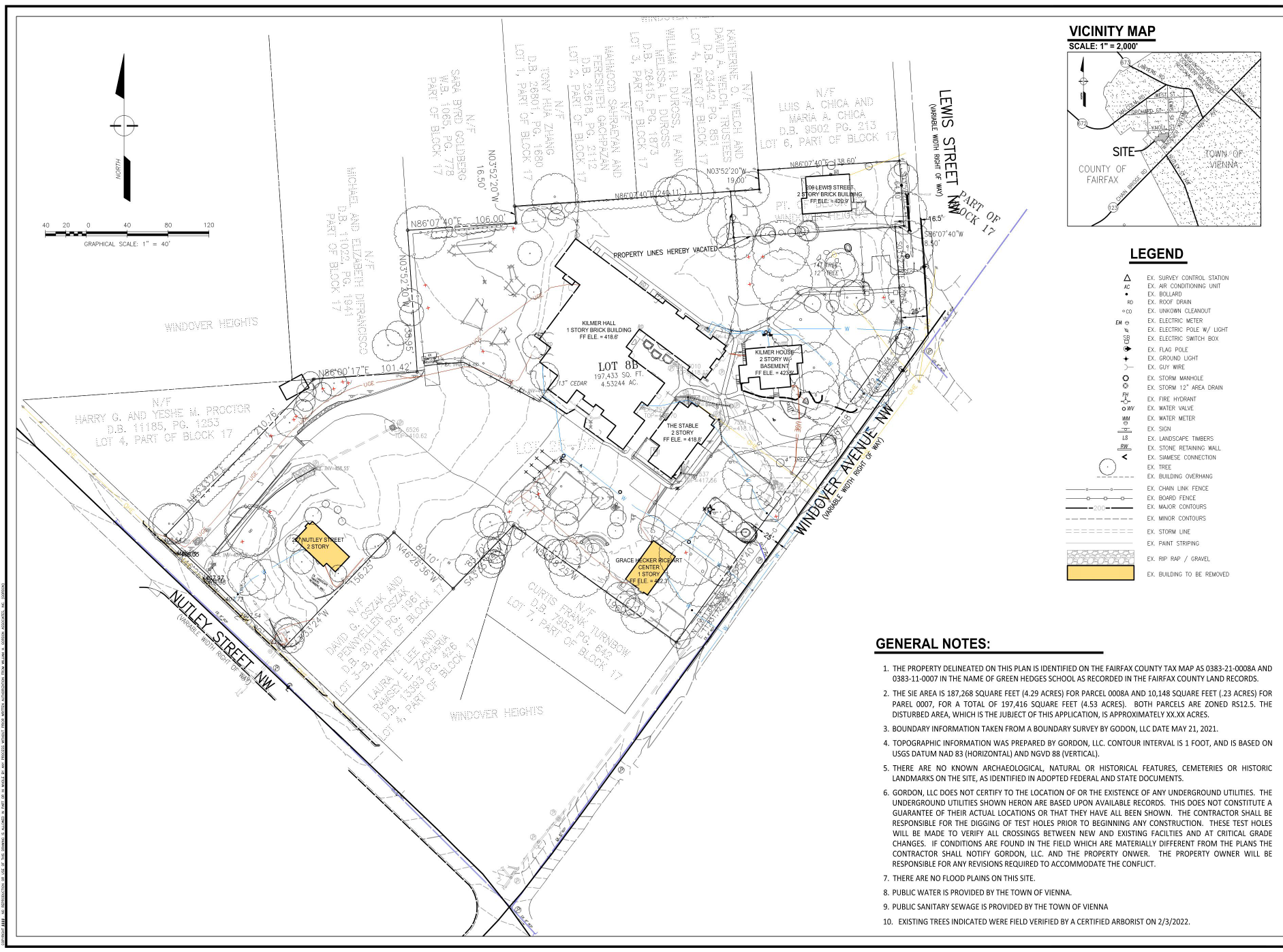




Phase 3







LEGEND

- EX. SURVEY CONTROL STATION
- EX. AIR CONDITIONING UNIT
- EX. BOLLARD
- EX. ROOF DRAIN
- EX. UNKNOWN CLEANOUT
- EX. ELECTRIC METER
- EX. ELECTRIC POLE W/ LIGHT
- EX. ELECTRIC SWITCH BOX
- EX. FLAG POLE
- EX. GROUND LIGHT
- EX. GUY WIRE
- EX. STORM MANHOLE
- EX. STORM 12" AREA DRAIN
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. SIGN
- EX. LANDSCAPE TIMBERS
- EX. STONE RETAINING WALL
- EX. SIAMSE CONNECTION
- EX. TREE
- EX. BUILDING OVERHANG
- EX. CHAIN LINK FENCE
- EX. BOARD FENCE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EX. STORM LINE
- EX. PAINT STRIPING
- EX. RIP RAP / GRAVEL
- EX. BUILDING TO BE REMOVED

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 0383-21-0008A AND 0383-11-0007 IN THE NAME OF GREEN HEDGES SCHOOL AS RECORDED IN THE FAIRFAX COUNTY LAND RECORDS.
- THE SITE AREA IS 187,268 SQUARE FEET (4.29 ACRES) FOR PARCEL 0008A AND 10,148 SQUARE FEET (.23 ACRES) FOR PARCEL 0007, FOR A TOTAL OF 197,416 SQUARE FEET (4.53 ACRES). BOTH PARCELS ARE ZONED RS12.5. THE DISTURBED AREA, WHICH IS THE SUBJECT OF THIS APPLICATION, IS APPROXIMATELY XX.XX ACRES.
- BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY BY GORDON, LLC DATE MAY 21, 2021.
- TOPOGRAPHIC INFORMATION WAS PREPARED BY GORDON, LLC. CONTOUR INTERVAL IS 1 FOOT, AND IS BASED ON USGS DATUM NAD 83 (HORIZONTAL) AND NGVD 88 (VERTICAL).
- THERE ARE NO KNOWN ARCHAEOLOGICAL, NATURAL OR HISTORICAL FEATURES, CEMETERIES OR HISTORIC LANDMARKS ON THE SITE, AS IDENTIFIED IN ADOPTED FEDERAL AND STATE DOCUMENTS.
- GORDON, LLC DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS THE CONTRACTOR SHALL NOTIFY GORDON, LLC AND THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ANY REVISIONS REQUIRED TO ACCOMMODATE THE CONFLICT.
- THERE ARE NO FLOOD PLAINS ON THIS SITE.
- PUBLIC WATER IS PROVIDED BY THE TOWN OF VIENNA.
- PUBLIC SANITARY SEWAGE IS PROVIDED BY THE TOWN OF VIENNA
- EXISTING TREES INDICATED WERE FIELD VERIFIED BY A CERTIFIED ARBORIST ON 2/3/2022.

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
CHAIRMAN'S OFFICE
SECURITY CONSULTING

Gordon

4001 Day Drive
Chantilly, VA 20151
Phone: 703-263-1000
www.gordonus.com

REVISIONS	
NUMBER	DATE

SUR: GORDON
DES: S. GLEASON
CHK: S. GLEASON

DRW: A. EITLER
S. GLEASON

SEAL:

EXISTING CONDITIONS

GREEN HEDGES SCHOOL

CUPA-2022-XXXX

VIENNA, VIRGINIA
HUNTER HILL DISTRICT

HORIZ: 1" = 40'
SCALE: VERT: N/A

DATE: FEBRUARY 2022

PLAN: CUP-XXXX-XXXX

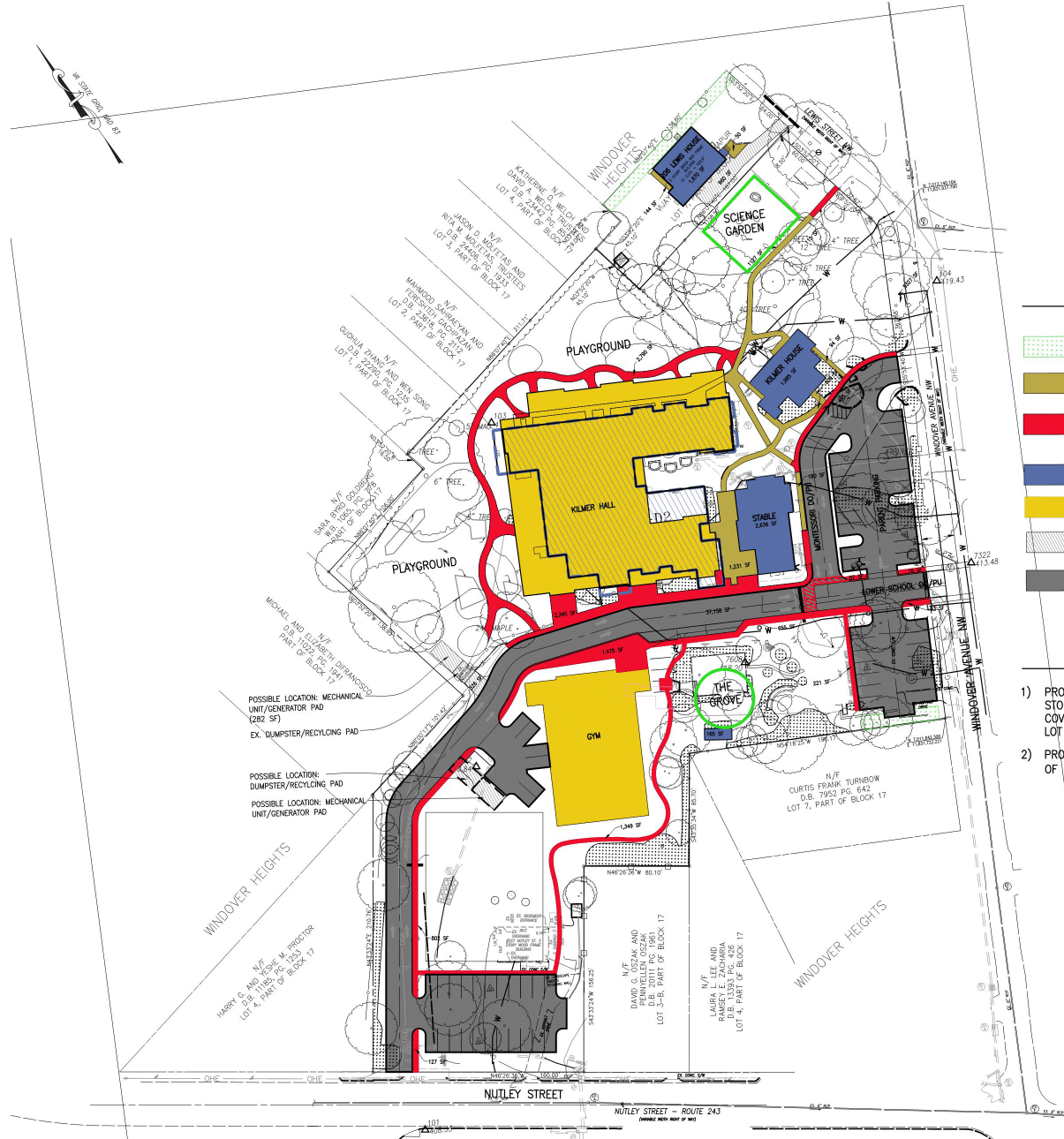
JOB: 2356-0203

CADD: 2356-0203_C-EC-001

NCS: EXISTING CONDITIONS

NUMBER: 03 OF 11

Gordon



SITE DATA

SITE AREA

PARCEL 0008A	187,268 SF	4.299 AC
PARCEL 0007	10,148 SF	0.232 AC
TOTAL	197,416 SF	4.531 AC

PARKING

EXISTING	44 SPACES
PROPOSED	60 SPACES

LOT COVERAGE

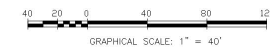
TOTAL PROPOSED	40.0%±	78,965 SF
MAXIMUM APPROVED	32.2%	63,567 SF
DIFFERENCE	OVER 7.8%±	15,398 SF(+/-)

LEGEND

	IMPERVIOUS AREA	LOT COVERAGE
LANDSCAPE SCREENING	N/A	N/A
EX. SIDEWALK/PATH TO REMAIN (NOTE 1)	3,435 SF(+/-)	N/A
PR. SIDEWALK/PATH (NOTE 1)	10,377 SF(+/-)	N/A
EX/RENOVATED BUILDINGS TO REMAIN	6,909 SF(+/-)	3.5%
PR. BUILDINGS	29,612 SF(+/-)	15.0%
EX SERVICE, GEN. PAD, DRIVEWAY TO REMAIN	1,974 SF(+/-)	1.0%
PR. PARKING	40,470 SF(+/-)	20.5%
TOTAL	92,777 SF (+/-)	40.0%± 78,965 SF

NOTE

- PROPOSED WALKS HAVE BEEN INCLUDED IN POST DEVELOPMENT CALCULATIONS FOR STORM WATER MANAGEMENT. THEY ARE NOT COUNTED TOWARDS THE MAXIMUM LOT COVERAGE ALLOWED, IN ACCORDANCE WITH SECTION 18.15.F OF THE TOWN CODE. LOT COVERAGE FOR RS-12.5 ZONE IS THE SAME AS RS-16 ZONE.
- PROPOSED BUILDING AREA TABS INCLUDE GYM AND KILMER HALL (INCLUDES PORTION OF EX. HALL TO REMAIN).



REVISIONS	DESCRIPTION	NUMBER	DATE

SUR.	DES.
DRW.	CHK.

SEAL:

PROPOSED IMPROVEMENTS LOT CALCULATION EXHIBIT
GREEN HEDGES SCHOOL

VIENNA, VIRGINIA
###

HORIZ.
SCALE: VERT.
DATE: JAN 2022
PLAN: ###
JOB: 2356-0203
CADD:

NCS
NUMBER: 2 OF 2
Gordon

Zoning Tabulation:

SITE AREA:			NOTES:		
Lot 7	10,165 SF	0.23336 AC	Lot to be added to consolidate CUP		
Lot 8A	187,268 SF	4.29908 AC	Lot subject to CUP		
Total	197,433 SF	4.53244 AC			
CONDITIONAL USE ALLOWED			Private School		Approved by BZA and subject to Development Conditions dated March 22, 2007
MAXIMUM NUMBER OF STUDENTS ALLOWED/PROPOSED			190	225	Development Condition 1 - 2007
MAXIMUM NUMBER OF STAFF ALLOWED/PROPOSED			42	50	2017 CUP Amendment
EXISTING GROSS FLOOR AREA (GFA)			27,118	GSF	41,508 SF Approved per 2007 CUP
PROPOSED GROSS FLOOR AREA (GFA)			42,447	GSF	31,550 SF (gym+ KH renovation) + 7,556 SF (Kilmer House, Stable, 206 Lewis)
PARKING REQUIRED			44	SP	
PARKING PROVIDED			60	SP	56 SP previously approved - 2017 CUP Amendment
AREA REQUIREMENTS:			REQUIRED	PROPOSED	
MIN LOT AREA			12,500 SF	197,433 SF	
MIN LOT WIDTH	AT STREET ROW LINE	50 FT	367 FT		
	AT FRONT BLDG LINE	65 FT	480 FT		
	AT LOT MIDLINE	80 FT	400 FT		
MIN. FRONT YARD:					
SETBACK FROM CENTERLINE OF WINDOVER AVE & LEWIS ST.			55 FT	153 FT	Kilmer Hall Renovtion
SETBACK FROM STREETLINE OF NUTLEY STREET			35 FT	210 FT	New Gym
MIN. SIDE YARD:					
SETBACK FROM PROPERTY LINE			30 FT	30 FT	New Gym
MIN. REAR YARD:					
SETBACK FROM PROPERTY LINE			35 FT	45 FT	Kilmer Hall Renovtion
LOT COVERAGE			MAX 25%	40.0%	EX CUP approved at 32.2%
MAX BUILDING HEIGHT ALLOWED			35 FT		2 1/2 STORIES
MAX BUILDING HEIGHT PROPOSED				35	