

210 Maple Ave West
0384-02-0031
C-2 Zoning
Dallas Berry TR Owner
2531 Chain Bridge Road
Vienna, Va 22181

214-224 Maple Ave West
0384-02-0030
C1-A
Vienna Shopping Center LP
8405 Greensboro Dr
Suite 830
McLean, Va 22102
226 Maple Ave West
0384-02-0029 A
226 Maple Venture LLC
2095 Chain Bridge Road
Vienna, Va 22182
Commercial Zoning with Other Zoning

180 Maple Ave West
0384-02-0076 and 0384-02-0074
C-2
Vienna Shopping Center LP
8405 Greensboro Dr.
Suite 830
McLean, Va 22102

112-114 CourtHouse Road
0384-02-0075
Transitional
James F. Okoniewski
210 Broad St.
Suite 100
Falls Church, Va 22046

124 COURTHOUSE RD
0384-02-0073
RS-10
TOWN OF VIENNA
127 CENTER STREET S
VIENNA, VA 22180

N/F 226 MAPLE VENTURE, LLC
T.M. NO. 38-4-02-0029A
ZONING: RS-10
DB20090/PG0133

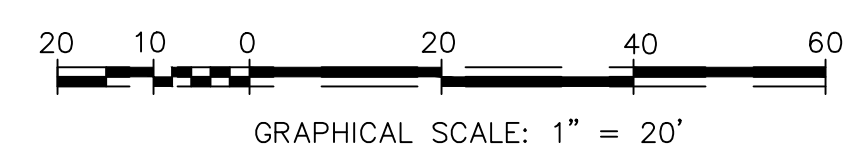
N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0074
ZONING: RS-10
DB08414/PG1580

N/F OKONIEWSKI
T.M. NO. 38-4-02-0076
ZONING: TRANSITIONAL
DB22046/PG135

N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0076
ZONING: C-2
DB08414/PG1580

N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0030
DB8414/PG1580

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	974.56'	126.20'	126.11'	S 28°29'14" E	7°25'09"	63.19'
C2	974.56'	48.71'	48.70'	N 26°12'33" W	2°51'48"	24.36'
C3	974.56'	77.49'	77.47'	S 29°55'08" E	4°33'21"	38.77'



NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
1238 WINS RICE
PO BOX 1238
VIENNA, VIRGINIA 22183
PHONE: (703) 958-1119

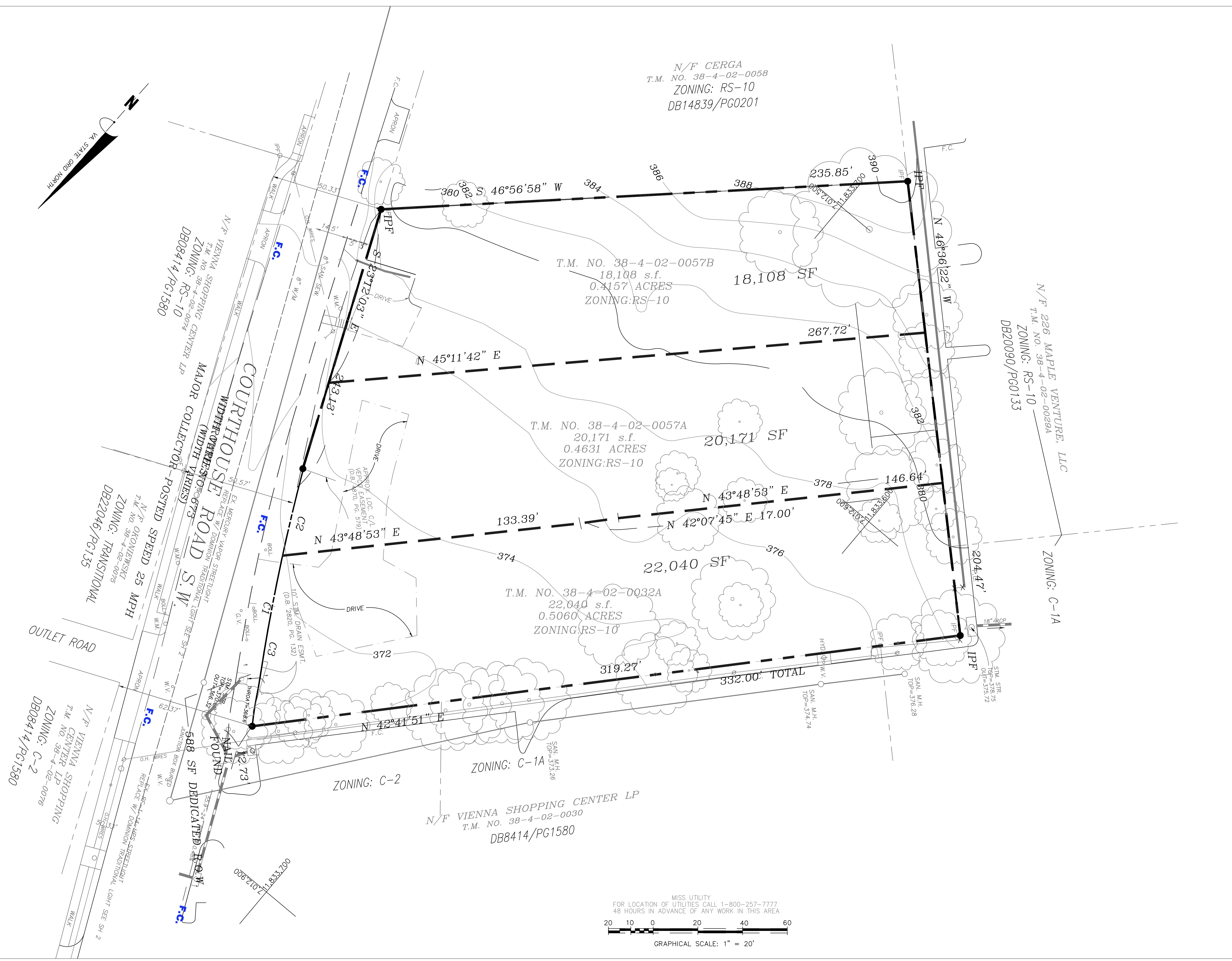
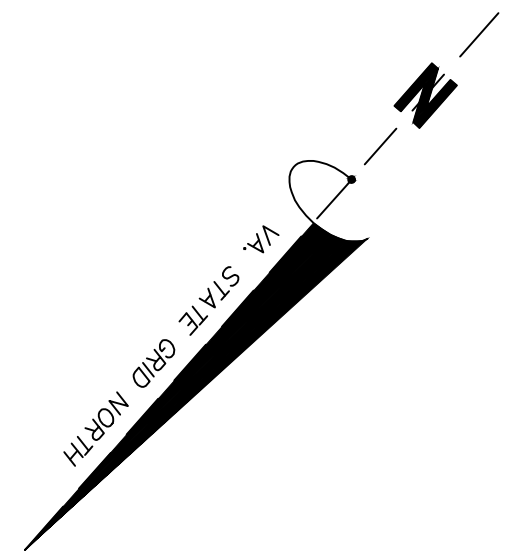
ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
12250 CHAIN BRIDGE COURT
LEESBURG, VIRGINIA 22081
PHONE: (571) 233-5830



**REZONING OF
117 COURTHOUSE ROAD, SW**
HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

BOUNDARY

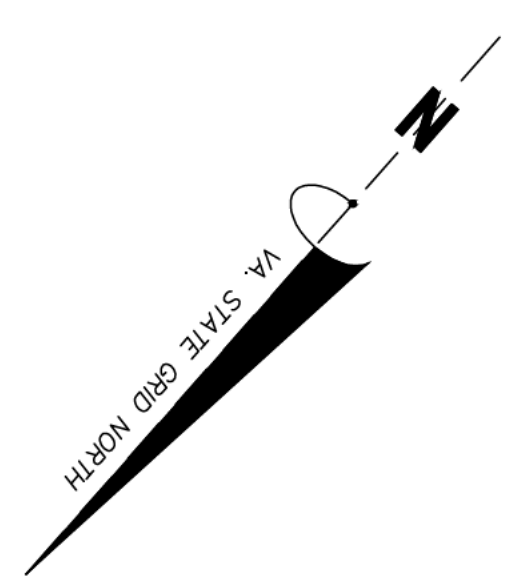
PROJ. NO. 188414.01	COUNTY NUMBER:
DATE: JUL 30 2021	TOWN OF VIENNA #:
DWG. BY: DMJ	N/A
DESIGN BY: DMJ	SHEET NO.
CHECK BY: DMJ	2
SCALE: 1"=20'	OF 5



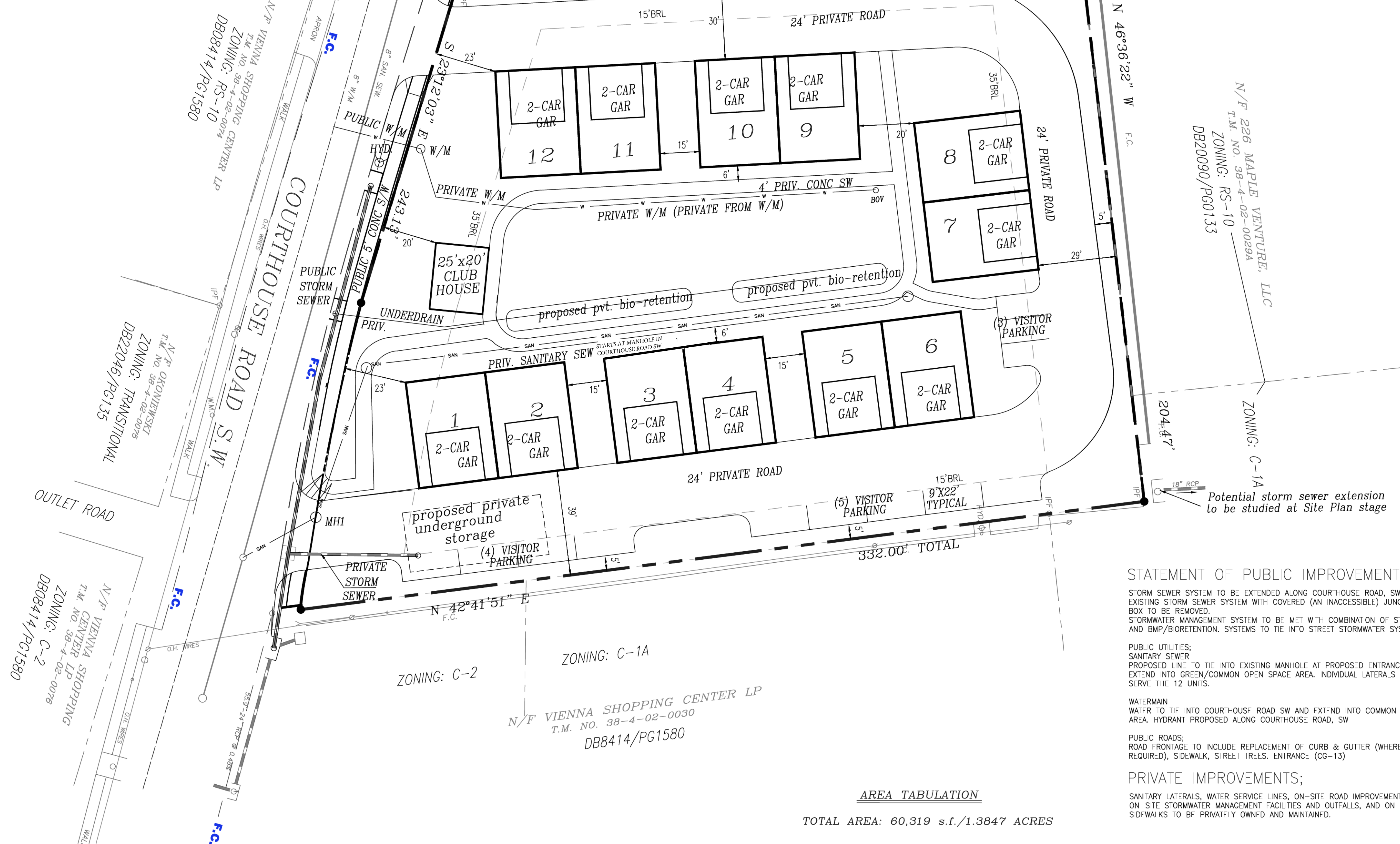
MISS UTILITY
 FOR LOCATION OF UTILITIES CALL 1-800-257-7777
 48 HOURS IN ADVANCE OF ANY WORK IN THIS AREA

20 10 0 20 40 60
 GRAPHICAL SCALE: 1" = 20'

<p>DEVELOPER: JDA CUSTOM HOMES CONTRACT: DENNIS PRICE PO BOX 1208 20176 HUNTER MILL, VA 20176 PHONE: (703) 938-1119</p>	<p>ENGINEER: Jordan Land Design LLC CONTACT: DAVID M. JORDAN 1000 COMMONWEALTH OF VIRGINIA LEESBURG, VA 20176 PHONE: (571) 233-5830</p>
<p>REZONING OF 117 COURTHOUSE ROAD, SW HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA EXISTING CONDITIONS</p>	
<p>PROJ. NO: 180414.01 DATE: JUL 30 2021 DWG. BY: DMJ DESIGN BY: DMJ CHECK BY: DMJ SCALE: 1" = 20'</p>	<p>COUNTY NUMBER: TOWN OF VIENNA #: SHEET NO: 3 OF 5</p>



N/F CERGA
T.M. NO. 38-4-02-0058
ZONING: RS-10
DB14839/PG0201



N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0074
ZONING: RS-10
DB08414/PG1580

N/F OKONITEWISST
T.M. NO. 38-4-02-0076
ZONING: TRANSITIONAL
DB22046/PG135

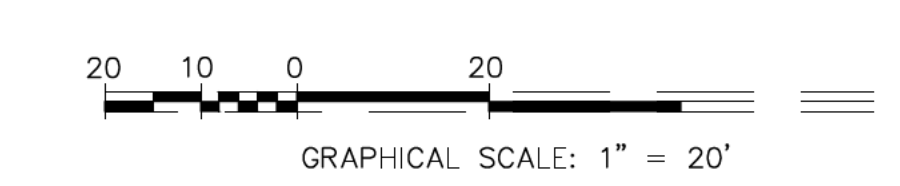
N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0076
ZONING: C-2
DB08414/PG1580

N/F VIENNA SHOPPING CENTER LP
T.M. NO. 38-4-02-0030
DB8414/PG1580

N/F 226 MAPLE VENTURE, LLC
T.M. NO. 38-4-02-00294
ZONING: RS-10
DB20090/PG0133

Potential storm sewer extension to be studied at Site Plan stage

AREA TABULATION
TOTAL AREA: 60,319 s.f./1.3847 ACRES



STATEMENT OF PUBLIC IMPROVEMENTS;

STORM SEWER SYSTEM TO BE EXTENDED ALONG COURTHOUSE ROAD, SW EXISTING STORM SEWER SYSTEM WITH COVERED (AN INACCESSIBLE) JUNCTION BOX TO BE REMOVED.
STORMWATER MANAGEMENT SYSTEM TO BE MET WITH COMBINATION OF STORAGE AND BMP/BIORETENTION. SYSTEMS TO TIE INTO STREET STORMWATER SYSTEM.

PUBLIC UTILITIES;
SANITARY SEWER
PROPOSED LINE TO TIE INTO EXISTING MAN-HOLE AT PROPOSED ENTRANCE AND EXTEND INTO GREEN/Common OPEN SPACE AREA. INDIVIDUAL LATERALS TO SERVE THE 12 UNITS.

WATERMAIN
WATER TO TIE INTO COURTHOUSE ROAD SW AND EXTEND INTO COMMON GREEN AREA. HYDRANT PROPOSED ALONG COURTHOUSE ROAD, SW

PUBLIC ROADS;
ROAD FRONTAGE TO INCLUDE REPLACEMENT OF CURB & GUTTER (WHERE REQUIRED), SIDEWALK, STREET TREES. ENTRANCE (CG-13)

PRIVATE IMPROVEMENTS;

SANITARY LATERALS, WATER SERVICE LINES, ON-SITE ROAD IMPROVEMENTS, ON-SITE STORMWATER MANAGEMENT FACILITIES AND OUTFALLS, AND ON-SITE SIDEWALKS TO BE PRIVATELY OWNED AND MAINTAINED.

DEVELOPER: JDA CUSTOM HOMES CONTACT: DENNIS ROE PO BOX 15208 VIENNA, VA 22183 PHONE: (703) 938-1119	
ENGINEER: Jordan Land Design LLC CONTACT: DAVID M. JORDAN 18267 CHANNEL ROCK COURT LEESBURG, VA 20176 PHONE: (571) 233-5830	
REZONING OF 117 COURTHOUSE ROAD, SW HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA CONCEPT PLAN FOR REZONING FROM RS-10 TO RM-2	
PROJ. NO.: 180414.01 DATE: JUL 30 2021 DWG. BY: DMJ DESIGN BY: DMJ CHECK BY: DMJ SCALE: 1" = 20'	COUNTY NUMBER: TOWN OF VIENNA #: SHEET NO.: 4 OF 5

BIO-RETENTION FACILITY NOTES:

1. Underdrains. Underdrains shall consist of pipe ≥ 6 inch in diameter placed in a layer of double washed VDOT #57 stone. There shall be a minimum of 2 inches (51 mm) of gravel above and below the pipe. Laterals shall be a minimum of 6 inches in diameter. Main collector lines and manifolds shall be a minimum of 6 inches in diameter. Underdrains shall be laid at a minimum slope of 0.5%. Underdrains shall extend to within 10 feet (3 m) of the boundary of the facility and have a maximum internal spacing of 20 feet (6 m) on center. Underdrains shall be separated from the soil media by geotextile fabric or a 2-3 inch (51-76 mm) layer of double washed VDOT #8 stone or 1/8-3/8 inch (3.2-9.5 mm) pea gravel. Underdrains not terminating in an observation well/clean-out shall be capped. The portion of underdrain piping beneath the planting soil bed must be perforated. All remaining underdrain piping, including cleanouts, must be nonperforated.

2. Observation Wells and Cleanouts. There shall be a minimum of one observation well or cleanout per 1,000 square feet (93 m²) of surface area. Observation wells and cleanouts shall be a minimum of 6 inches (152 mm) in diameter with a lockable cap extending above the 10-yr water surface elevation. Cleanouts shall be provided at the end of all pipe runs. Cleanouts and observation wells shall be solid pipe except for the portion below the planting soil bed which must be perforated. Observation wells that are not connected to underdrain piping shall be anchored to a footplate at the bottom of the facility.

3. The bioretention soil media shall be composed of a mixture of 50-60% washed sand, 20-30% leaf compost, and 20-30% topsoil. Topsoil shall be a sandy loam, loamy sand, or loam per USDA textural classification. The textural class of the topsoil shall be verified by a laboratory analysis. Topsoil shall be of uniform composition, containing no more than 5% clay, free of stones, stumps, brush, roots, or similar objects larger than 2 inches. Topsoil shall be free of Bermuda Grass, Quackgrass, Johnson Grass, Mugwort, Nutsedge, Poison Ivy, Canadian Thistle, Teatrub, or other noxious weeds. Sand shall meet AASHTO M-6, ASTM C-33, or VDOT Section 202 Grade "A" Fine Aggregate specifications. Sand shall be clean and free of deleterious materials. The final soil mixture shall not contain any material or substance that may be harmful to plant growth, or a hindrance to plant growth or maintenance. The final soil mixture shall meet the requirements in Table 6-37.

pH5.5-6.5 Total Organic Matter by Loss on Ignition (ASTM F1647, Method A)1.5 - 3.0% (dry weight) Soluble Salts ≤ 500 ppm

4. Each bioretention area shall have a minimum of one soil test performed on the final soil mixture. Test results and materials certifications shall be submitted to DPWES prior to inspection. 9B Mulch shall be double shredded hardwood mulch, well aged, uniform in color, and free of foreign material including plant material. Well aged mulch is mulch that has been stockpiled or stored for 6-12 months.

5. Underdrains. Underdrains shall be PVC pipe conforming to the requirements of ASTM F758, Type PS 28 or ASTM F949 or approved equivalent pipe. Underdrains meeting ASTM F758 shall be perforated with 4 rows of 3/8 inch (9.5 mm) holes with a hole spacing of 3.25 ± 0.25 inches (82.5 ± 6.4 mm) or a combination of hole size and spacing that provides a minimum inlet area ≥ 1.76 square inches per linear foot (37.2 cm²/m) of pipe. Underdrains meeting ASTM F949 shall be perforated with slots 0.125 inches (3.2 mm) in width that provides a minimum inlet area ≥ 1.5 square inches per linear foot (31.8 mm) of pipe.

6. Filter fabric. Filter fabric shall be a needled, non-woven, polypropylene geotextile meeting the requirements listed. Heat-set or heat-calendared fabrics are not permitted. Filter Fabric Specifications: Grab Tensile Strength (ASTM D4632) ≥ 120 lbs (533 N) Mullen Burst Strength (ASTM D3786) ≥ 225 lbs/in² (1550 kPa) UV Resistance (ASTM D4355) 70% strength after 500 hours Flow Rate (ASTM D4491) ≥ 125 gal/min/ft² (5093 l/min/m²) Apparent Opening Size (AOS) (ASTM D4751) US #70 or #80 sieve (0.212 or 0.180 mm)

7. Bioretention planting plans and specifications shall be prepared by a certified landscape architect, horticulturalist, or other qualified individual who has knowledge of the environmental tolerance, ecological functions, and ecological impacts of plant species. Planting plans shall be prepared in accordance with the requirements of § 12-0700.

8. Depending on the bioretention planting plan type and application as detailed in § 6-1311.10F, a mixture of trees, shrubs, and perennial herbaceous plants with a high density of fibrous roots is required. Selected plants must be able to tolerate highly variable moisture conditions, generally dry with brief periods of inundation. Depending on site conditions, selected plants also must be able to tolerate exposure to wind and sun, as well as salt and toxins in runoff from roads, parking lots, and driveways. The use of native plant species is preferred. The acceptability of proposed plant materials will be determined by the Director. Guidance on the use and selection of plants for bioretention facilities is available from the Urban Forest Management Division.

9. All plants shall conform to the latest version of American Standard for Nursery Stock published by the American Nursery and Landscape Association (ANSI Z60.1) for quality and sizing. Trees and shrubs shall be nursery grown unless otherwise approved and shall be healthy and vigorous, free from defects, decay, disfiguring roots, sun-scall, injuries, abrasions, diseases, insects pests, and all forms of infestations or objectionable disfigurements as determined by the Director.

10. Trees shall be a minimum of 1 inch (25.4 mm) caliper. Shrubs shall be a minimum of 2 gallon (7.58 L) container size and herbaceous plants shall be a minimum of 6 inch (152 mm) diameter container size. Variations in size may be approved by the Director, based on the requirements of the specific plants listed in the schedule.

11. The planting plan shall provide for plant community diversity and should consider aesthetics from plant form, color, and texture year-round. The bioretention facility design and selection of plant material shall serve to visually link the facility into the surrounding landscape. If trees and shrubs are part of the design, woody plant species shall not be placed directly within the inflow section of the bioretention facility.

12. Wooded planting plans. Wooded bioretention facilities are appropriate where the facility is located at wooded edges, in the rear of residential lots, or where a wooded buffer is required. Design guidelines include: A density of ten (10) trees per 1,000 square feet of basin shall be used. A minimum of three species of trees and three species of shrubs shall be planted, with trees located on the perimeter to maximize shading of the bioretention area; Of the three species of trees, at a minimum one shall be a mid or understory species; 30-50% of the total quantity of trees planted shall be mid or understory trees; Two to three shrubs shall be planted for each tree (2:1 to 3:1 ratio of shrubs to trees); At least 3 species of perennial herbaceous ground cover shall be planted;

Where the basin is planted at the specified density, interior and peripheral parking lot landscaping and tree cover credit.

Trees planted in wooded bioretention facilities may also fulfill the requirements of transitional screening if the planting conforms to the provisions of Article 13-300 of the Zoning Ordinance.

Ornamental garden planting plans. Ornamental garden bioretention facilities are appropriate on commercial sites, as a focal point within residential developments or located in the front yard of an individual residential lot. Design guidelines include:

The facility should be considered as a mass planting bed with plants that have ornamental characteristics linking it to the surrounding landscape;

The facility should contain a variety of plant species which will add interest to the facility with each changing season;

A mixture of trees, shrubs and perennial herbaceous groundcover at an approximate ratio of 10% trees, 20% shrubs and 70% perennials shall be planted;

When the size or location of the facility precludes the use of large shade trees, use of small ornamental trees shall be considered. Alternatively a mixture of shrubs and perennials at an approximate ratio of 40% shrubs, 60% perennials may be used;

Spacing of plant material is species specific and will be subject to review and approval of the Director. In general the facility shall be planted at a density that the vegetation will cover 80-90% of the facility after the second growing season.

Meadow garden planting plans. Meadow garden bioretention facilities lack woody material and are appropriate for small facilities, either on commercial or residential sites. Design guidelines include: Plant material shall consist of a variety of grasses and wildflowers. Other groundcovers, rushes and sedges may be part of the mixture as well; Species of different heights, texture, as well as flowering succession shall be selected; Spacing of plant material is species specific and will be subject to review and approval of the Director. In general the facility shall be planted at a density that the perennial herbaceous vegetation will cover 80-90% of the facility after the second growing season.

Construction Specifications.

Bioretention facilities shall be constructed after the drainage area to the facility is completely stabilized. Erosion and sediment controls for construction of the facility shall be installed as specified in the erosion and sediment control plan.

All materials shall be inspected by the contractor and compared to the plan specifications prior to installation. Any materials not meeting plan specifications shall be rejected and replaced with suitable materials.

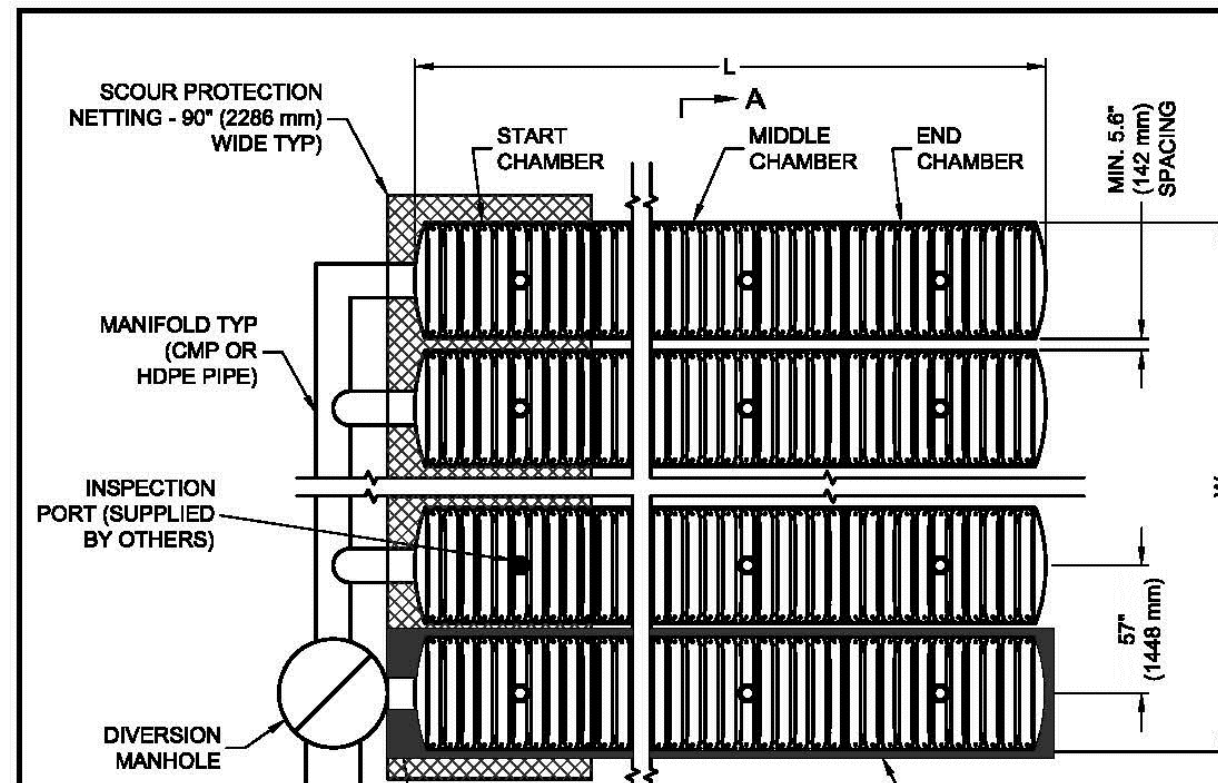
The components of the soil media shall be thoroughly mixed until a homogeneous mixture is obtained. It is preferable that the components of the soil media be mixed at a batch facility prior to deliver to the site. The soil media shall be moistened, as necessary, to prevent separation during installation.

The soil media shall be tested for pH, organic matter, and soluble salts prior to installation. If the results of the tests indicate that the required specifications are not met, the soil represented by such tests shall be amended or corrected as required and retested until the soil meets the required specifications. If the pH is low, it may be raised by adding lime. If the pH is too high, it may be lowered by adding iron sulfate plus sulfur.

For bioretention basins, the floor of the facility shall be scarified or tilled to reduce soil compaction and raked to level it before the filter fabric, stone, and soil media are placed.

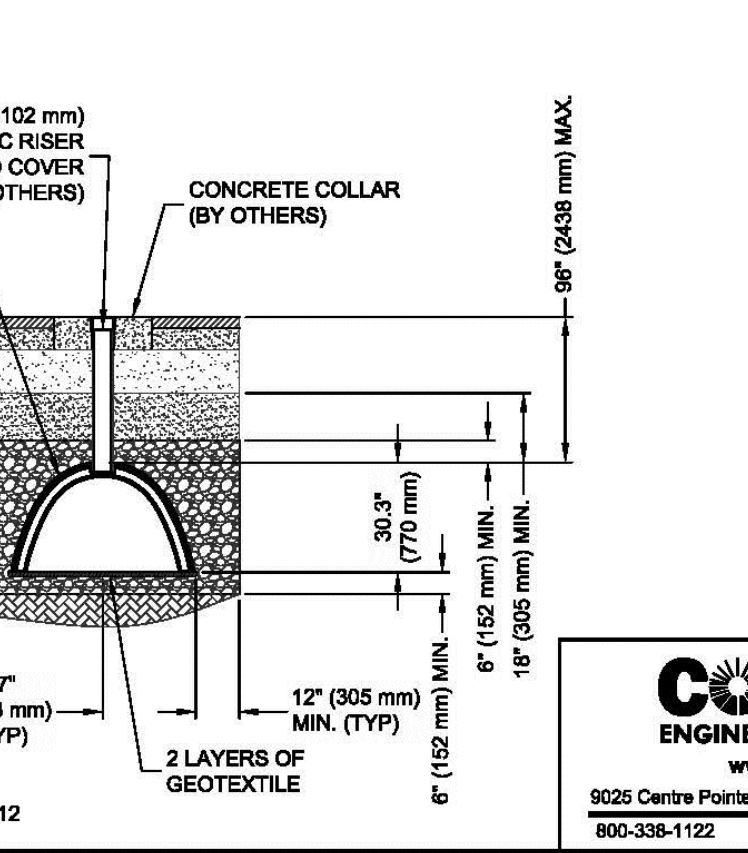
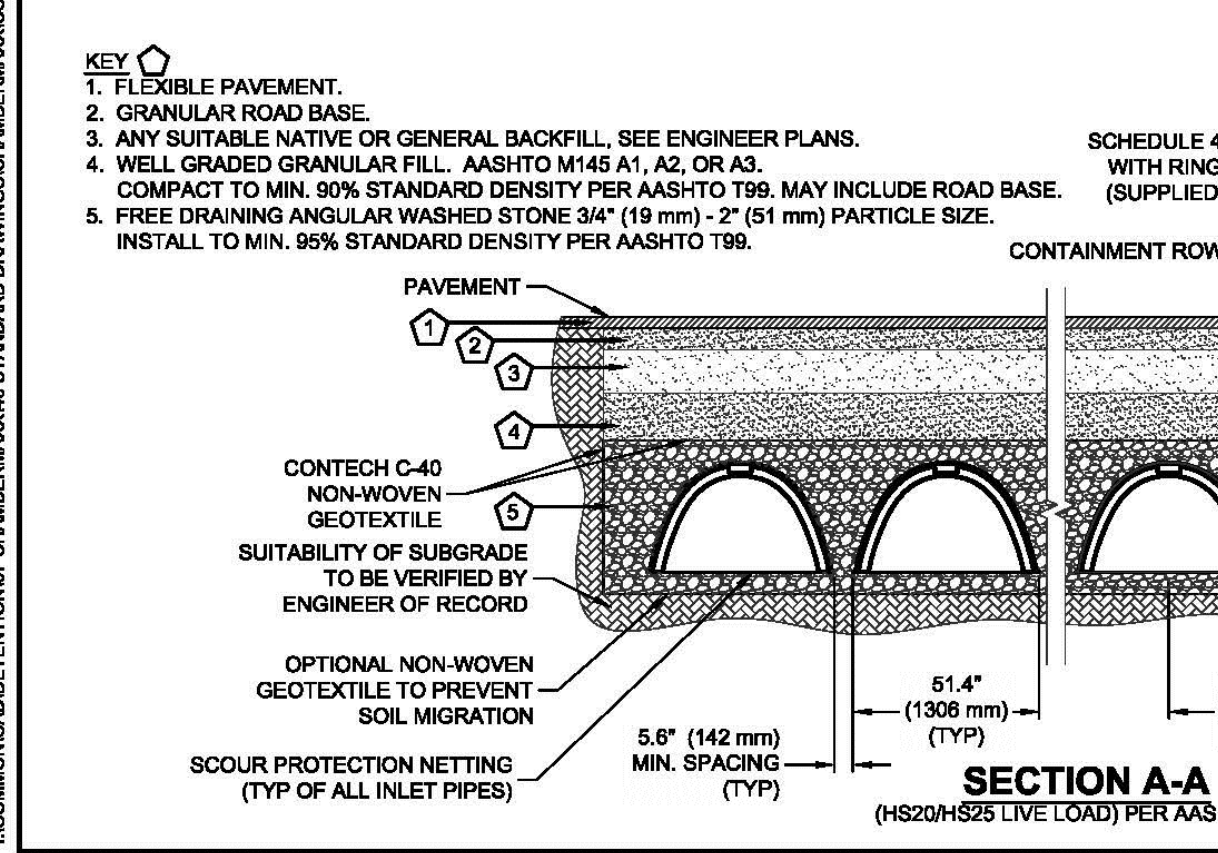
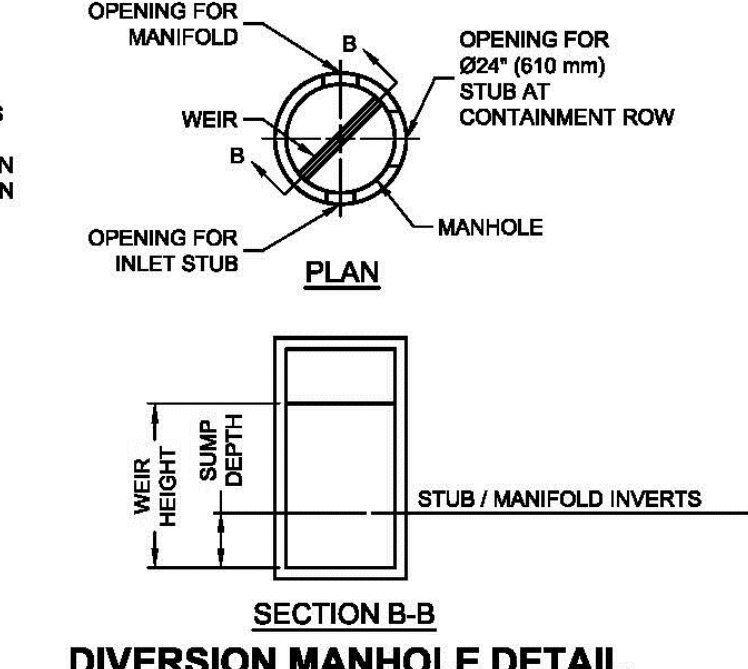
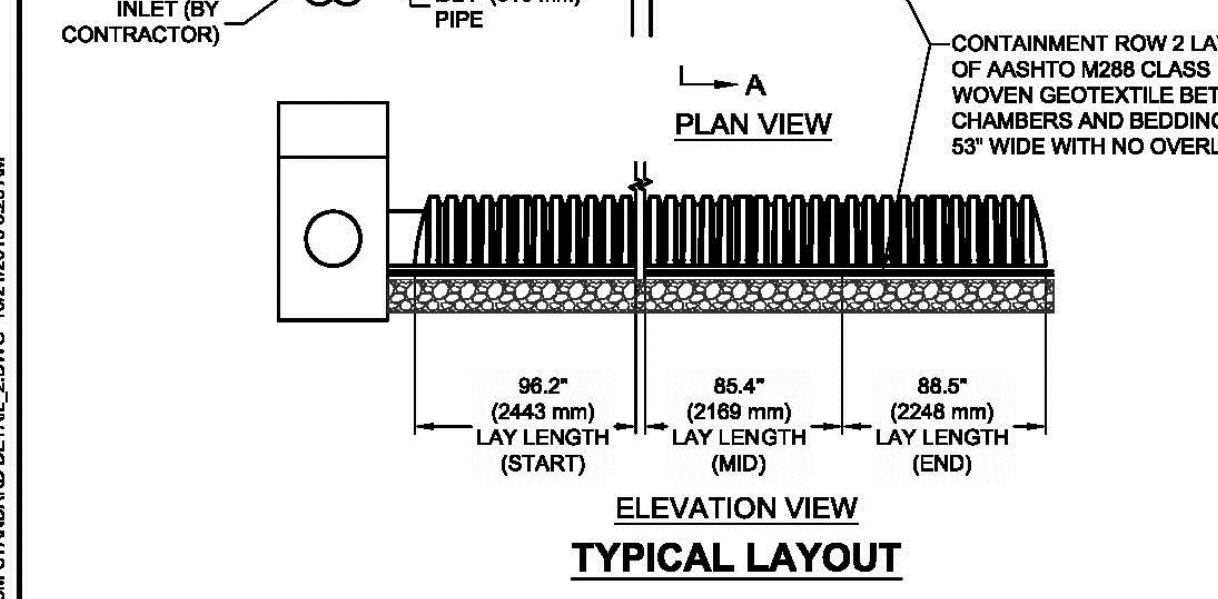
The soil media may be placed by mechanical methods with minimal compaction in order to maintain the porosity of the media. Spreading shall be by hand. The soil media shall be placed in 8-12 inch (205-305 mm) lifts with no machinery allowed over the soil media during or after construction. The soil media should be overfilled above the proposed surface elevation as needed to allow for natural settlement. Lifts may be lightly watered to encourage settlement. After the final lift is placed, the soil media shall be raked to level it, saturated, and allowed to settle for at least one week prior to installation of plant materials.

Fill for the berm and overflow weir shall consist of clean material free of organic matter, rubbish, frozen soil, snow, ice, particles with sizes larger than 3 inches (75 mm), or other deleterious material. Fill shall be placed in 8-12 inch (205-305 mm) lifts and compacted to prevent settlement. Compaction equipment shall not be allowed within the facility on the soil bed. The top of the berm and the invert of the overflow weir shall be constructed level at the design elevation.



CHAMBERMAXX DESIGN DETAILS			
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN (mm)	30.3 (770)	30.3 (770)	30.3 (770)
OVERALL CHAMBER WIDTH - IN (mm)	51.4 (1308)	51.4 (1308)	51.4 (1308)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)
INSTALLED LAY LENGTHS - IN (mm)	98.2 (2443)	85.4 (2169)	88.5 (2248)
CHAMBER STORAGE VOLUME - CF (m ³)	50.2 (1,421)	47.2 (1,336)	48.2 (1,307)
CHAMBER STORAGE PER LINEAR FOOT - CF/LF (m ³ /m)	6.3 (0.582)	6.6 (0.616)	6.3 (0.582)
*INSTALLED CHAMBER VOLUME - CF (m ³)	78.1 (2,211)	75.1 (2,127)	74.1 (2,098)
*INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF (m ³ /m)	9.7 (0.906)	10.6 (0.961)	10.0 (0.934)
CHAMBER WEIGHT - LB (kg)	83 (37.65)	73 (33.11)	78 (34.47)
* 9" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5.6" (142 mm) CHAMBER SPACING AND 40% POROSITY			

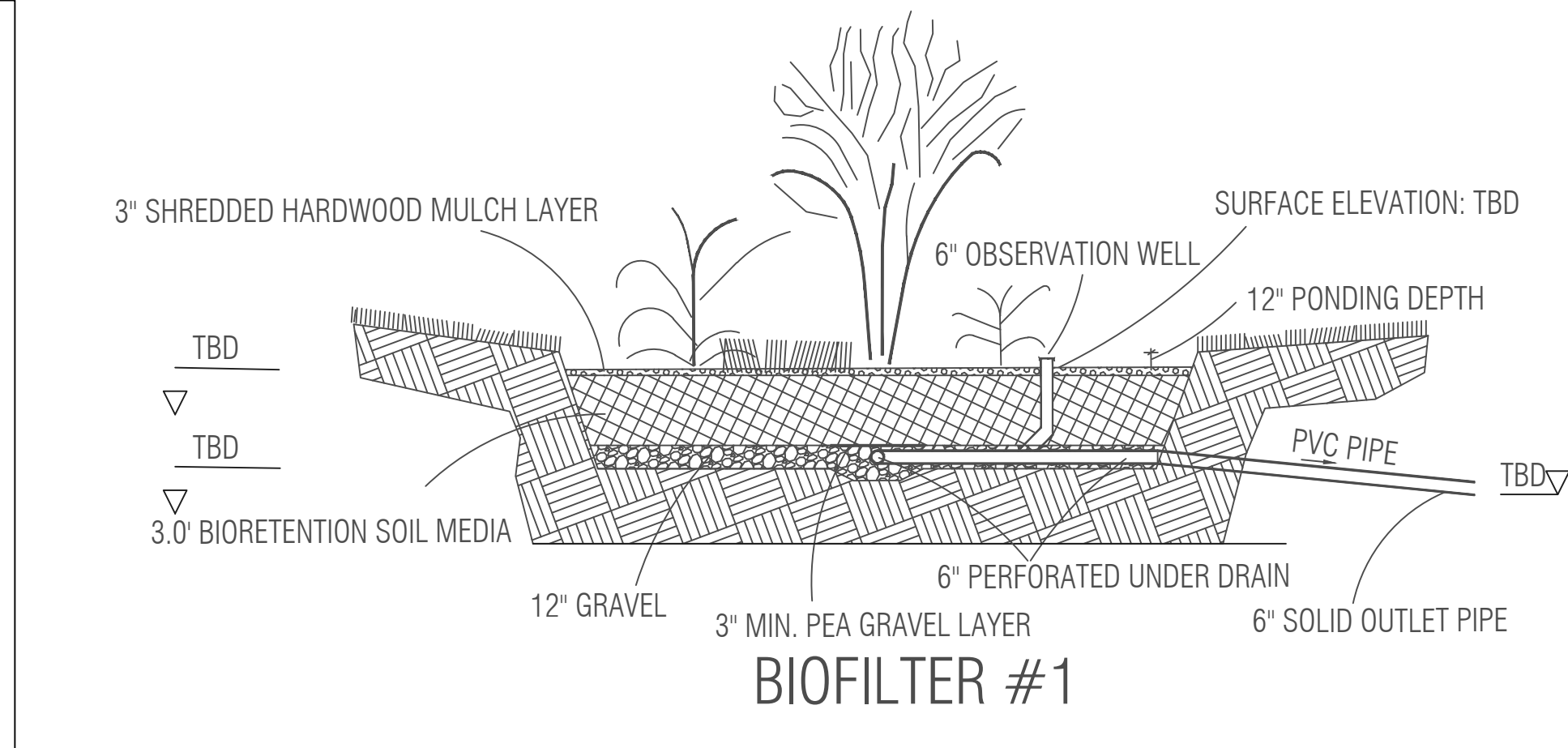
* SITE SPECIFIC DATA REQUIREMENTS	
FOR DETAILED DESIGN ASSISTANCE REFERENCE CHAMBERMAXX DYODS (DESIGN YOUR OWN DETENTION SYSTEM) SOFTWARE AND CHAMBERMAXX STAGE STORAGE CALCULATOR @ WWW.CONTECHSTORMWATER.COM	
TOTAL REQUIRED STORAGE VOLUME (CF OR M ³)	
DEPTH TO INVERT BELOW ASPHALT (FT OR M)	
LIMITING WIDTH (FT OR M)	
LIMITING LENGTH (FT OR M)	
POROUS STONE ABOVE CHAMBER (IN OR MM)	
POROUS STONE BELOW CHAMBER (IN OR MM)	
STONE POROSITY (0 TO 40%)	
MANIFOLD SYSTEM DIAMETER (IN OR MM)	
* PER ENGINEER OF RECORD	



CHAMBERMAXX
PATENT PENDING

CHAMBERMAXX STORMWATER RETENTION STANDARD DETAIL CONTAINMENT ROW OPTION

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45380
800-338-1122 513-645-7000 513-645-7893 FAX



OUTFALL AND BMP ANALYSIS;

THIS PLAN IS FOR TWELVE (6 DUPLEX) ATTACHED HOUSES BUILT AT 117 COURTHOUSE ROAD, SW. APPROXIMATELY HALF THE PROPERTY WILL DRAIN INTO TWO BIORETENTION FACILITIES.

THE EXISTING HOUSES AND DRIVEWAYS ARE TO BE REMOVED. THE EXISTING IMPERVIOUS AREA OF 8377 SF OR 0.19 ACRES WILL BE REMOVED. THE REQUIRED PHOSPHORUS LOAD WILL BE DETERMINED AT SITE PLAN STAGE.

THE ENTRANCE IS THE LOW POINT OF THE SITE. AT THE NORTHWEST CORNER AN UNDERGROUND SYSTEM WILL DETAIN THE NECESSARY QUANTITY OF STORMWATER TO MEET THE ENERGY BALANCE.

LOT FLOW IS CONVEYED TO THE RIGHT OF WAY (COURTHOUSE ROAD SW) TO THE RIGHT OF WAY, BIORETENTION FACILITIES AND UNDERGROUND CHAMBERS. LOT IS ADEQUATE BY VIRTUE OF THE ENERGY BALANCE METHOD.

DEVELOPER: JDA CUSTOM HOMES
CONTACT: DEAN'S RICE
PO BOX 1208, WINDY HILL, VA 22183
PHONE: (703) 948-1119

ENGINEER: Jordan Land Design LLC
10015 W. BIRCH CREEK RD
LEESBURG, VA 20176
PHONE: (571) 233-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDE
Lic. No. 23297
07/30/21
ENGINEER'S SEAL & SIGNATURE

REZONING OF 117 COURTHOUSE ROAD, SW HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

VRRM COMPLIANCE BIORETENTION FACILITY

PROJ. NO.: 180414.01 COUNTY NUMBER:
DATE: JUL 30 2021 TOWN OF VIENNA #:
DWG. BY: DMJ N/A
DESIGN BY: DMJ SHEET NO:
CHECK BY: DMJ
SCALE: 1" = 20' 5 OF 5



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its copyright and other property rights
in these plans and drawings.

PROJECT TITLE
Duplex Cottage Housing

Town of Vienna
Vienna, VA 22180

BUILDING DESIGNER:
Ken Ramirez
Telephone: 703.919.1643
email: ken@worldofhomesllc.com

ARCHITECT / ENGINEER SEAL

REVISION	DATE
PRELIM	07-17-21
	07-22-21
	07-27-21
	07-30-21
	08-02-21
	08-16-21
	08-18-21

DRAWING TITLE
**Front Elevations
Duplexes**

SCALE 3/16"=1'0" - 36" x 24"

SHEET NO.

A005



ELEV. A
2 SQUARED COLUMN
FRONT PORCH



ELEV. B
3-SQ. COL. COVERED FRONT PORCH
SINGLE WIN. AT UPPER DORMER



ELEV. C
2-SQ. COL. COVERED FRONT PORCH
DOUBLE WIN. AT UPPER DORMER
METAL ROOF FRONT PORCH



REVISION	DATE
FRE LIM	07-17-21
	07-22-21
	07-27-21
	07-30-21
	08-02-21
	08-18-21

