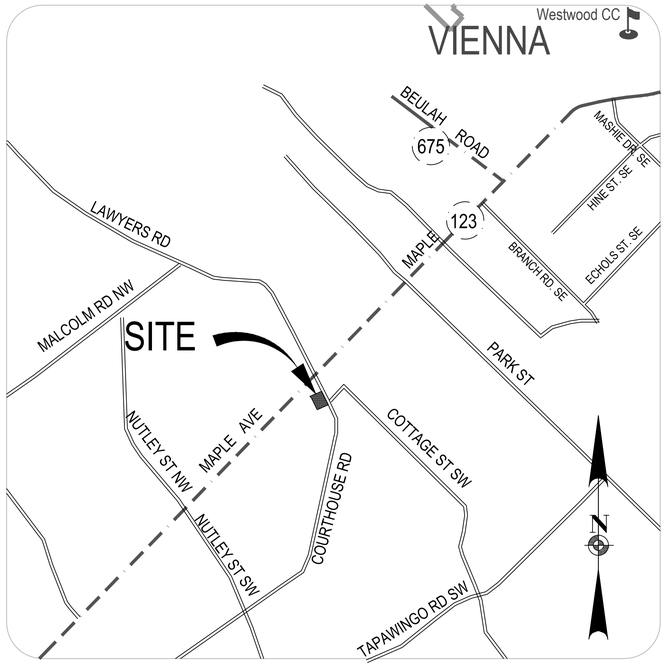
REZONING OF
117 COURTHOUSE ROAD, SW
TAX MAP 38-4-2-32& 57A&B

117 COURTHOUSE RD, SW
TOWN OF VIENNA, VIRGINIA

SUBMITTED ON JULY 30, 2021

SHEET INDEX

1. COVER SHEET
2. BOUNDARY
3. EXISTING CONDITIONS
4. CONCEPT PLAN
5.. VRRM COMPLIANCE



VICINITY MAP
SCALE 1=500'

PROPERTY OWNER

OWNER:
117 COURTHOUSE. LLC
PO BOX 1208
VIENNA, VA 22183

LEGAL
0384-02-0032A, ZONE RS-10
038-4-02-0057A, ZONE RS-10
038-4-02-0057B, ZONE RS-10
DB26894/PG0314

APPLICANT

JDA CUSTOM HOMES., INC
P.O. BOX 1208
VIENNA, VIRGINIA 22183
(703) 938-1119
email: Office@jdacustomhomes.com

ZONING REQUEST;

THE REQUESTED ZONING IS RM-2 FOR THREE PARCELS AND THE PROPOSAL INCLUDES THE CONSOLIDATION OF THE PARCELS.

REZONING APPLICATION NOTE;

THIS REZONING APPLICATION IS CONCEPTUAL IN FORM AND DOES NOT CONSTITUTE AN ENGINEERING REVIEW. A FULL ENGINEERING REVIEW WILL BE CONDUCTED DURING SITE PLAN SUBMISSION UNDER SEPARATE COVER. APPROVAL OF THE REZONING DOES NOT MEAN THAT THE APPLICANT WILL NOT NEED TO ALTER THE CONCEPTUAL LAYOUT TO MEET CODES, REGULATIONS AND GOOD ENGINEERING PRACTICES. IT IS ADVISED THAT THE APPLICANT TAKE INTO ACCOUNT CURRENT CODES AND REGULATIONS WHEN CREATING A PROGRAM FOR THE PROPERTY.

TOWN OF VIENNA PLAN
PF-

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
P.O. BOX 1208
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
18297 CHANNEL RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDAN
Lic. NO. 23297
07/30/21
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

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

COVER SHEET

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

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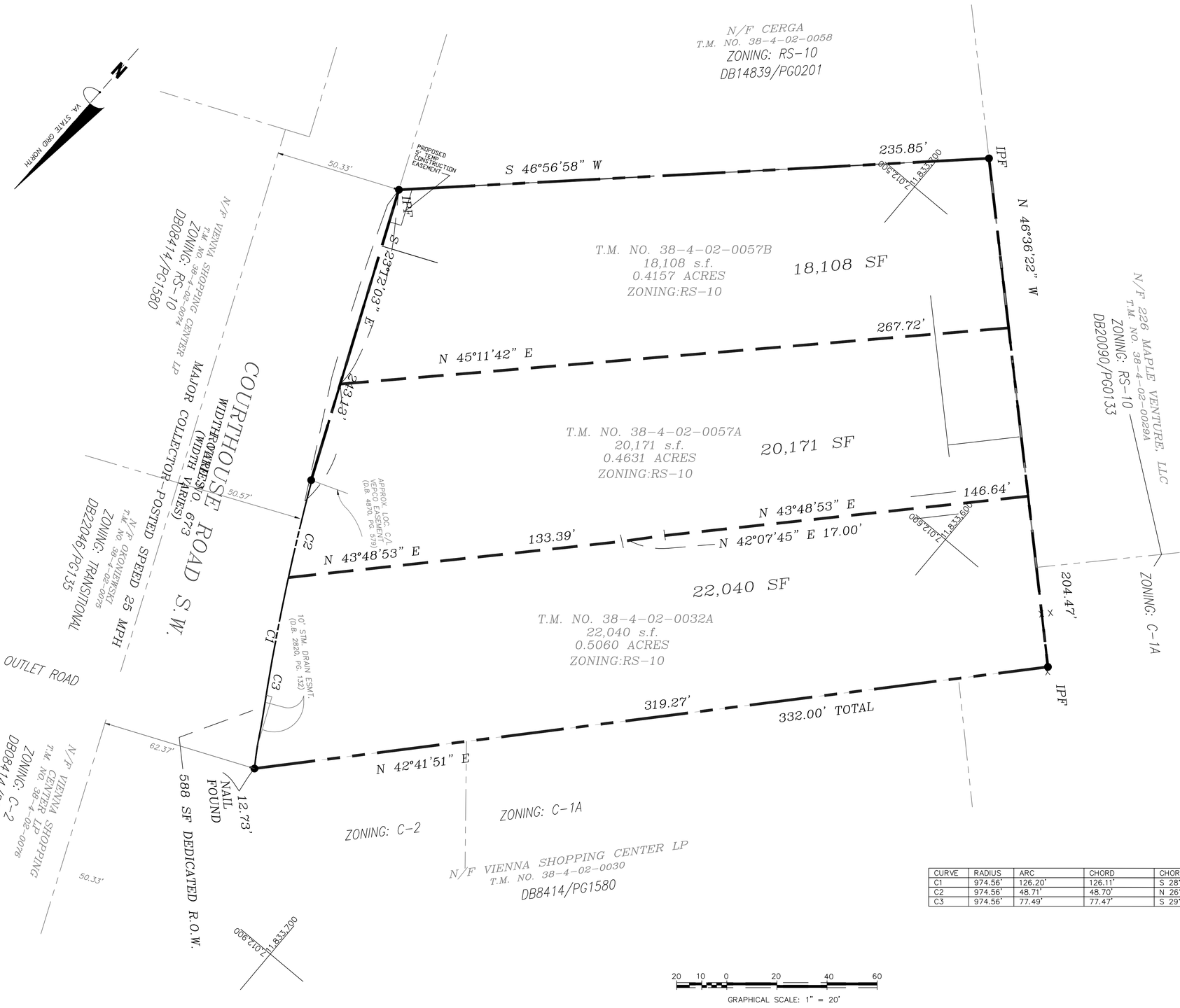

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	974.56'	126.20'	126.11'	S 28°29'14" E	7°25'09"	63.19'
C2	974.56'	48.71'	48.70'	N 26°12'33" W	2°51'48"	24.36'
C3	974.56'	77.49'	77.47'	S 29°55'08" E	4°33'21"	38.77'

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

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
2200 ROCKY FORK
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
18267 CHANNEL RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 232-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDAN
Lic. NO. 23297
07/30/21
PROFESSIONAL ENGINEER
ENGINEERS SEAL & SIGNATURE

REZONING OF 117 COURTHOUSE ROAD, SW

HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

BOUNDARY

PROJ. NO: 180414.01	COUNTY NUMBER:
DATE: JUL 30 2021	TOWN OF VIENNA #: N/A
DWG. BY: DMJ	
DESIGN BY: DMJ	SHEET NO:
CHECK BY: DMJ	2 OF 5
SCALE: 1"=20'	

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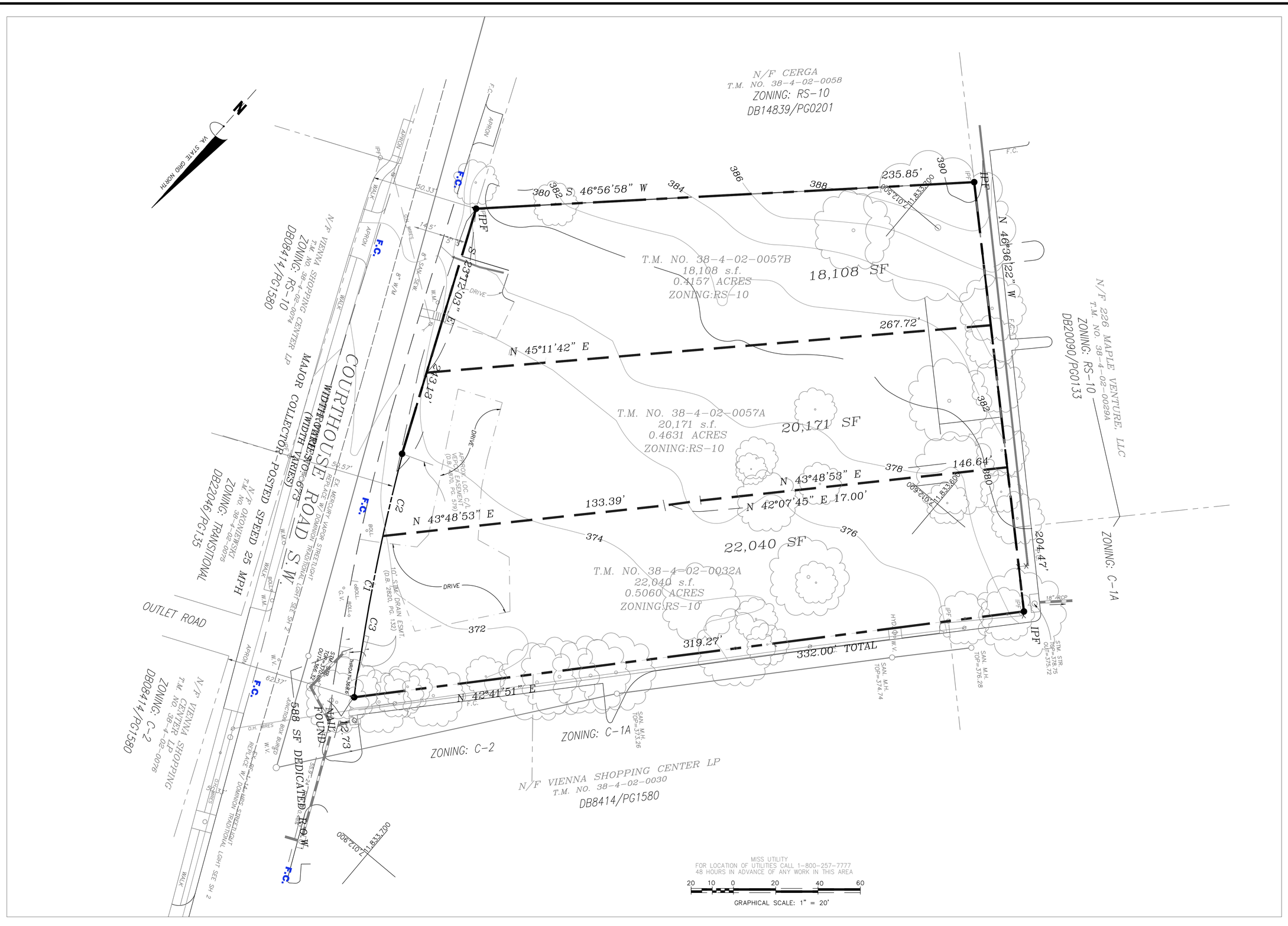

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
P.O. BOX 1206
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
1827 CHANNEL RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDAN
Lic. NO. 23297
07/30/21
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

REZONING OF 117 COURTHOUSE ROAD, SW

HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

PROJ. NO: 180414.01	COUNTY NUMBER:
DATE: JUL 30 2021	TOWN OF VIENNA #: N/A
DWG. BY: DMJ	
DESIGN BY: DMJ	SHEET NO:
CHECK BY: DMJ	3 OF 5
SCALE: 1"=20'	

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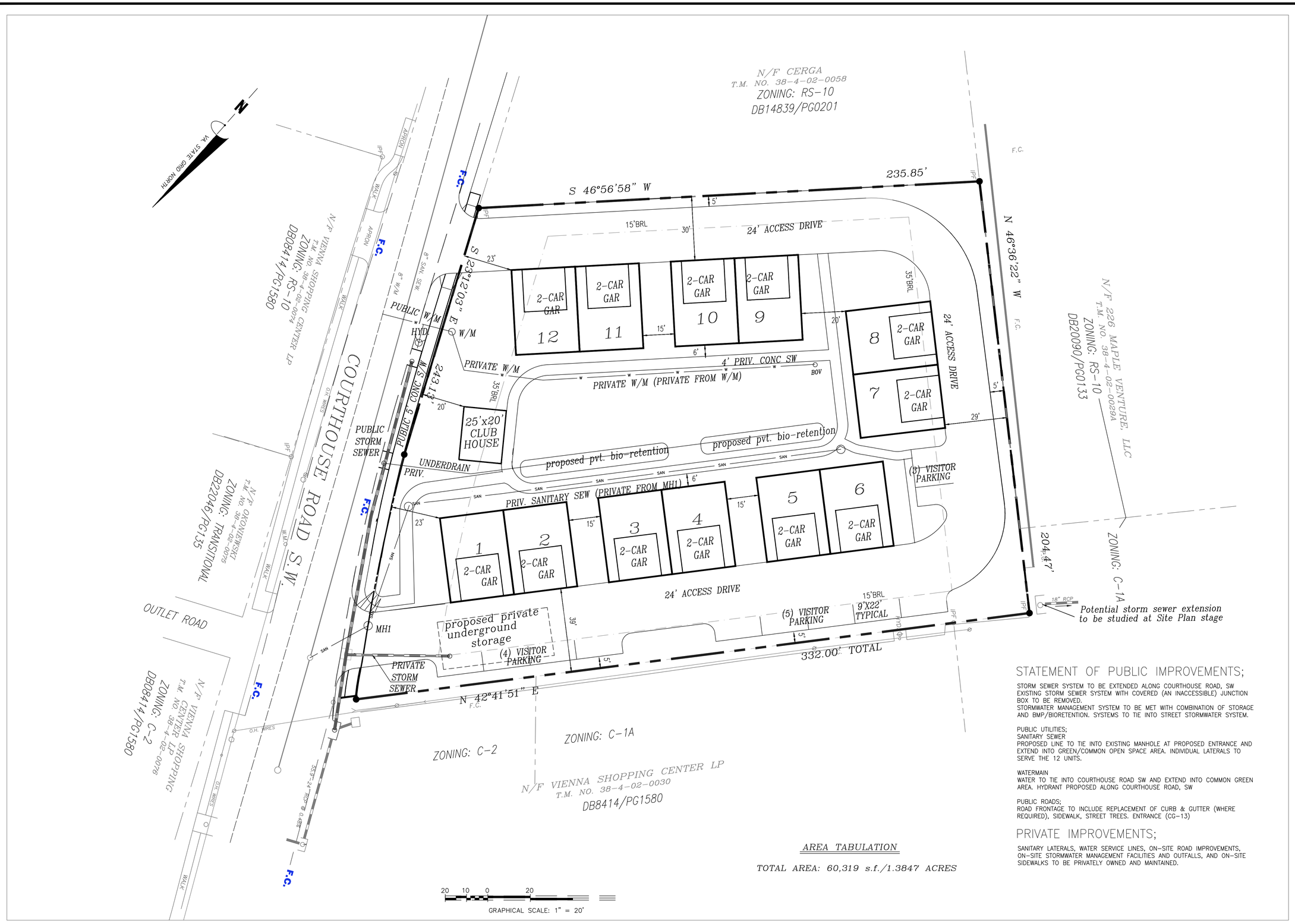

AREA TABULATION

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 MANHOLE 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.

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: JOHN REIS
PO BOX 1208
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
19522 CHARLES RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDAN
Lic. NO. 23297
07/30/21
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

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	COUNTY NUMBER:
DATE: JUL 30 2021	TOWN OF VIENNA #: N/A
DWG. BY: DMJ	
DESIGN BY: DMJ	SHEET NO: 4 OF 5
CHECK BY: DMJ	
SCALE: 1"=20'	

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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 mainifolds 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, Tearthub, 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.
pH5.5-6.5Total 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 hoursFlow 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-scald, 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 consists 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.

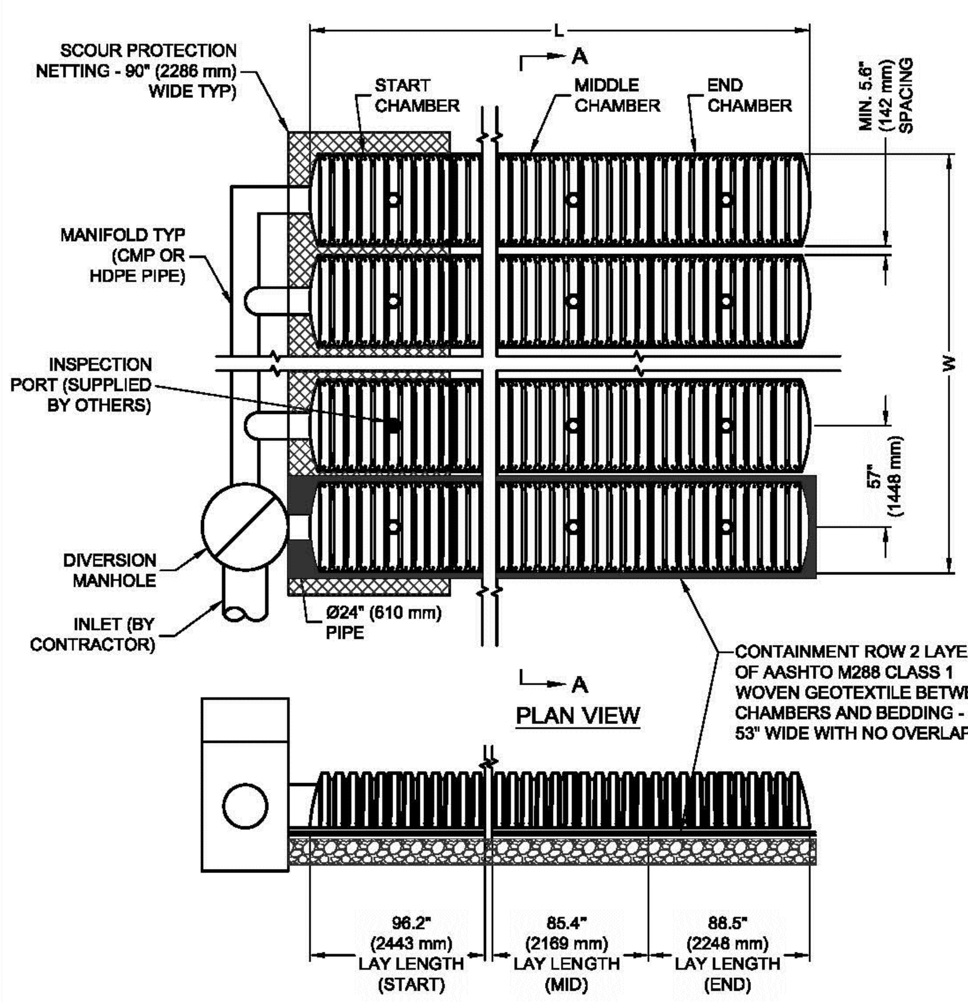
The components of the soil media shall be thoroughly mixed until a homogeneous mixture is obtained. It is preferable that the components of the soil media be mixed at a batch facility prior to deliver to the site. The soil media shall be moistened, as necessary, to prevent separation during installation.

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.



TYPICAL LAYOUT

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 (1306)	51.4 (1306)	51.4 (1306)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)
INSTALLED LAY LENGTHS - IN (mm)	96.2 (2443)	85.4 (2169)	88.5 (2248)
CHAMBER STORAGE VOLUME - CF (m³)	50.2 (1.421)	47.2 (1.336)	46.2 (1.307)
CHAMBER STORAGE PER LINEAR FOOT - CF/LF (m³/m)	6.3 (0.582)	6.6 (0.616)	6.3 (0.582)
*INSTALLED CHAMBER VOLUME - CF (m³)	78.1 (2.211)	75.1 (2.127)	74.1 (2.098)
*INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF (m³/m)	9.7 (0.905)	10.6 (0.981)	10.0 (0.934)
CHAMBER WEIGHT - LB (kg)	83 (37.65)	73 (33.11)	76 (34.47)

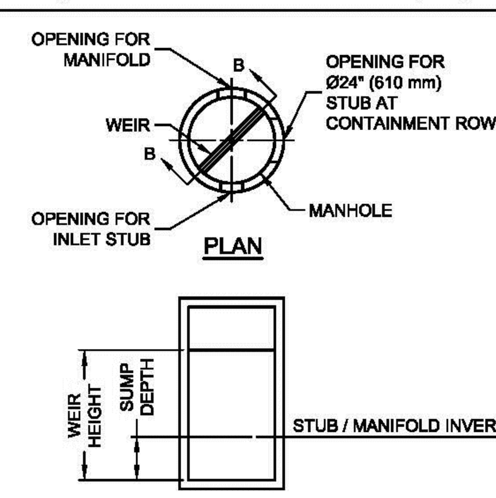
*6" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5.6" (142 mm) CHAMBER SPACING AND 40% POROSITY

* 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 m³)	
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



DIVERSION MANHOLE DETAIL

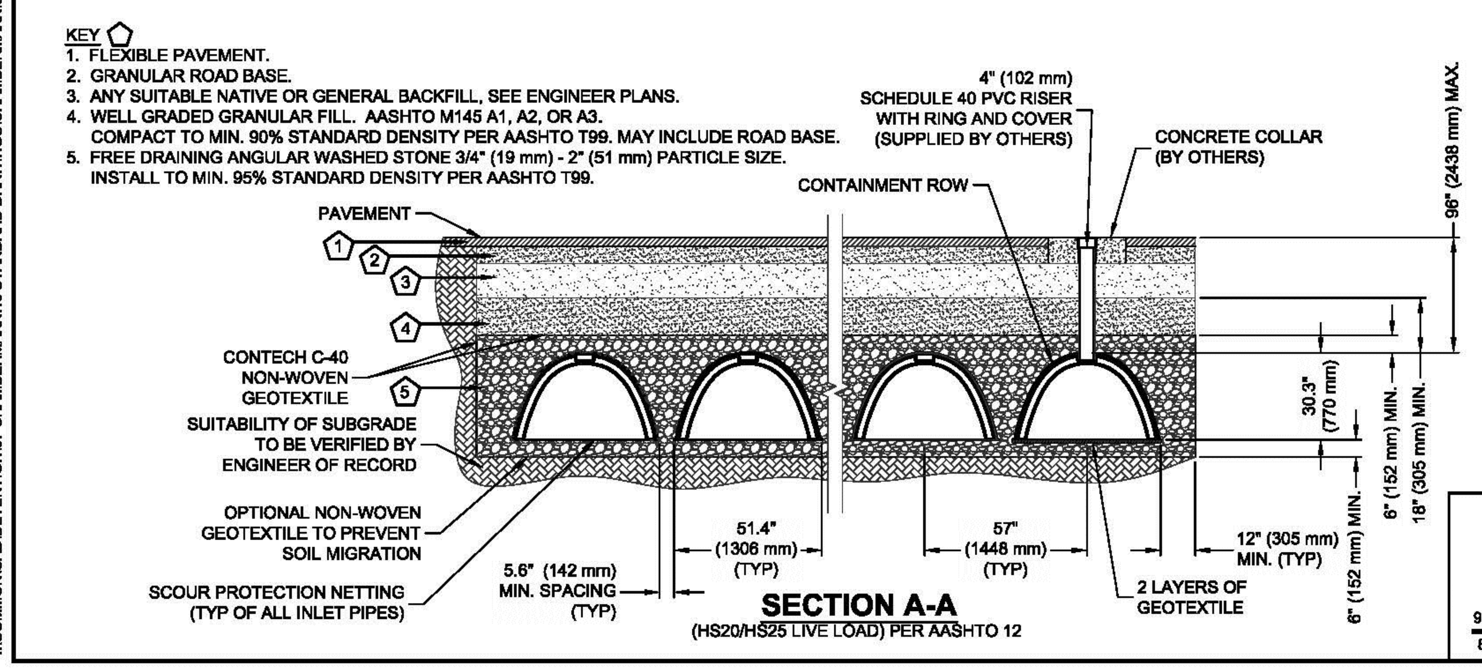
GENERAL NOTES

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 18-INCHES (457 mm) AND MAXIMUM COVER IS 96-INCHES (2438 mm) TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES (2438 mm) CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
9. CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS, LLC

INSTALLATION NOTES

1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" (305 mm) BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN ¾" (19 mm) ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

KEY
1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. WELL GRADED GRANULAR FILL. AASHTO M145 A1, A2, OR A3. COMPACT TO MIN. 90% STANDARD DENSITY PER AASHTO T99. MAY INCLUDE ROAD BASE.
5. FREE DRAINING ANGULAR WASHED STONE 3/4" (19 mm) - 2" (51 mm) PARTICLE SIZE. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.



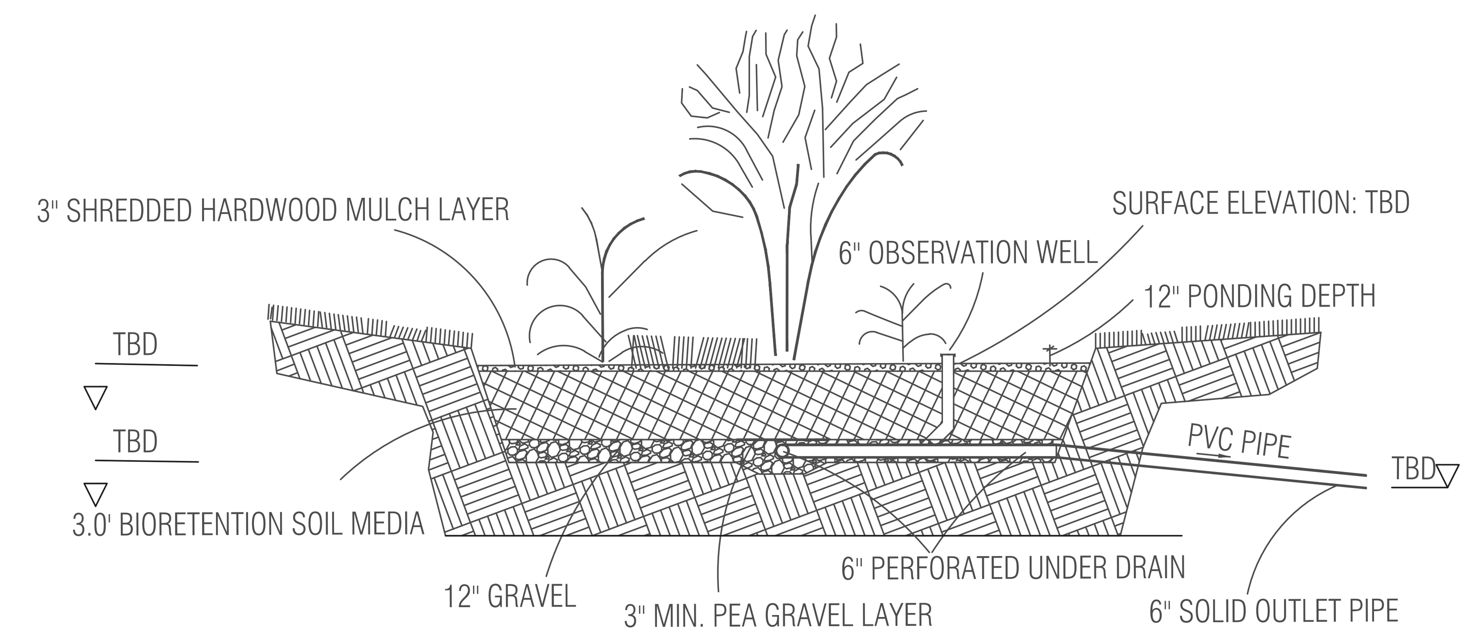
SECTION A-A
(HS20/HS25 LIVE LOAD) PER AASHTO 12

CHAMBERMaxx® PATENT PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CHAMBERMAXX STORMWATER RETENTION
STANDARD DETAIL
CONTAINMENT ROW OPTION

I:\COMMON\CAD\DETENTION\07 CHAMBERMAXX\40 STANDARD DRAWINGS\CHAMBERMAXX\CCP-CM-STANDARD DETAIL_2.DWG 10/21/2016 8:28 AM



BIOFILTER #1

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.

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
PO BOX 1208
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
18267 CHANNEL RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

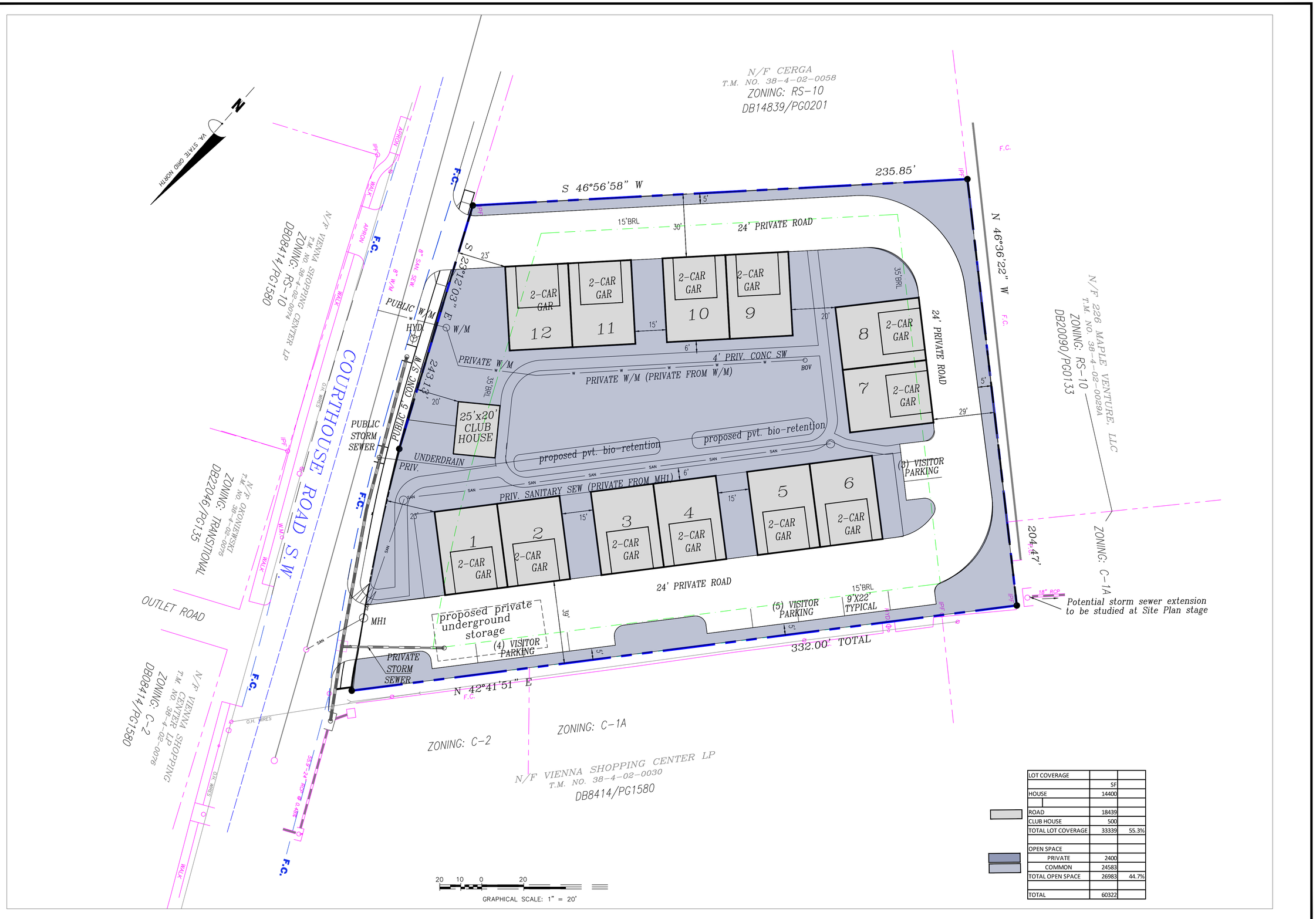
ENGINEER'S SEAL & SIGNATURE

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 #: N/A
DWG. BY: DMJ	
DESIGN BY: DMJ	SHEET NO:
CHECK BY: DMJ	**5** OF 5
SCALE: 1"=20'	

Jul 30, 2021 - 12:13pm
Z:\Job Files\Rice\Courthouse\07 30 2021 COURTHOUSE CONDOS.dwg



LOT COVERAGE		
	SF	
HOUSE	14400	
ROAD	18439	
CLUB HOUSE	500	
TOTAL LOT COVERAGE	33339	55.3%
OPEN SPACE		
PRIVATE	2400	
COMMON	24583	
TOTAL OPEN SPACE	26983	44.7%
TOTAL	60322	

NO.	DATE	DESCRIPTION	BY	AUTH.

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: JOHN DONS RIZE
PO BOX 1208
VIENNA, VIRGINIA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
15767 CANNON RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

COMMONWEALTH OF VIRGINIA
DAVID M. JORDAN
Lic. NO. 23297
07/30/21
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

REZONING OF 117 COURTHOUSE ROAD, SW

HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

IMPERVIOUS AREAS

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

Aug 02, 2021 - 1:20pm
Z:\Job Files\Rice\Courthouse\08 02 2021 COURTHOUSE CONDOS.dwg

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

0 1' 5' 10'
SCALE

JDA
CUSTOM HOMES, INC.

P.O. Box 1208
Vienna, VA 22183
Telephone 703.938.1119
office@jdacustomhomes.com

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PROJECT TITLE
Duplex Cottage Housing
Town of Vienna
Vienna, VA 22180

BUILDING DESIGNER:
Ken Ramirez
Telephone: 703.919.1663
email: ken@worldofhomesllc.com

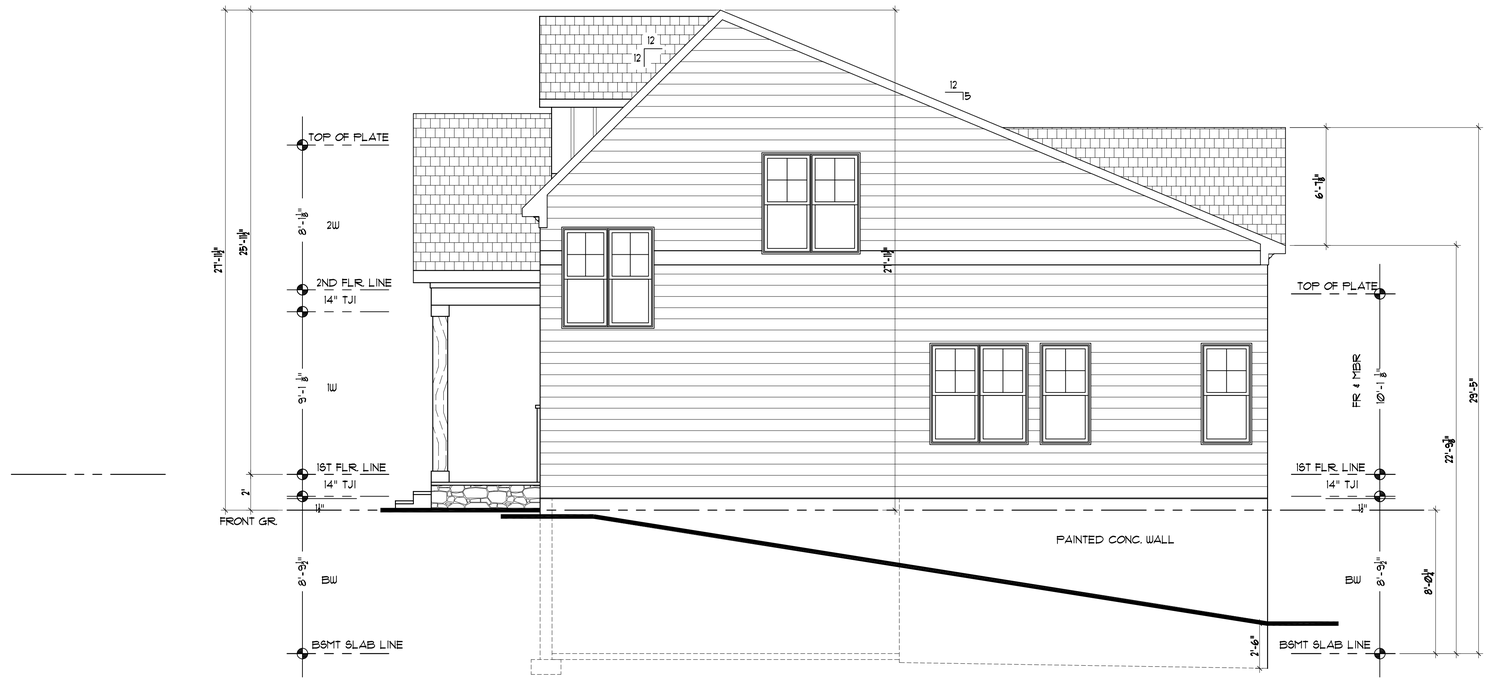
ARCHITECT / ENGINEER SEAL

REVISION
PRE LIM 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

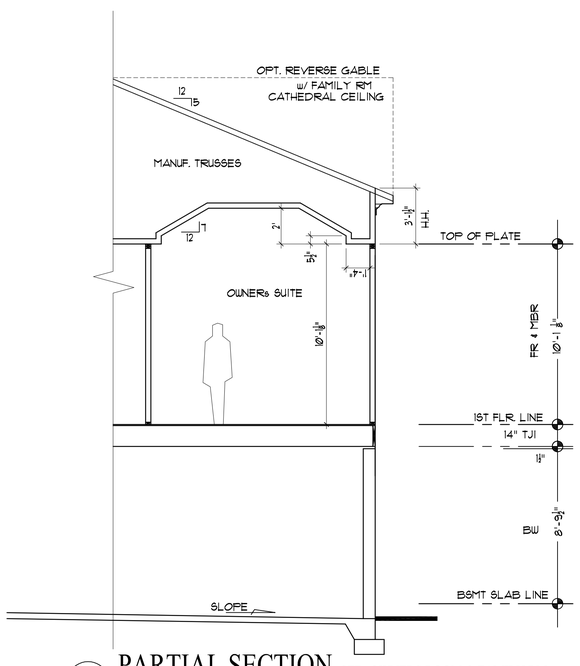
SCALE 3/16"=1'0" - 36" x 24"

SHEET NO.
A005



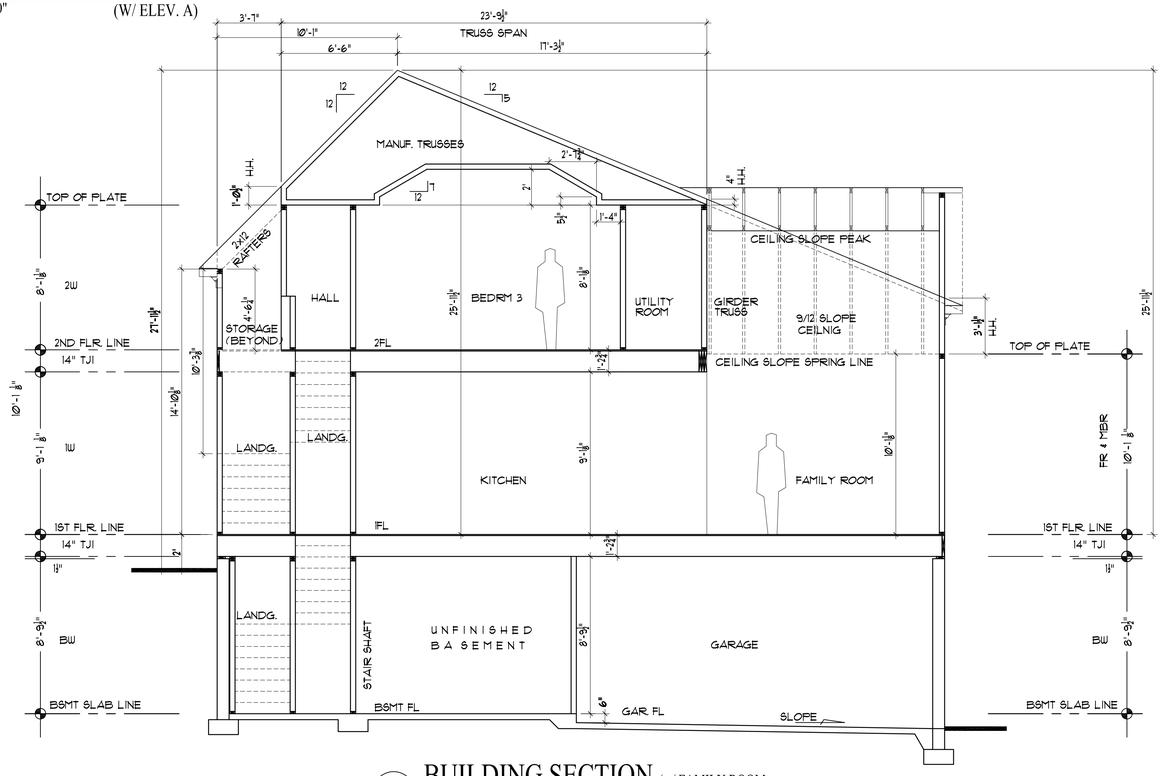
SIDE ELEVATION (OPEN) SIDE ELEVATION

SCALE: 1/4" = 1'-0" (W/ ELEV. A)



PARTIAL SECTION STD. OWNERS ROOM & FAMILY RM

SCALE: 1/4" = 1'-0" TRAYED CLG SHOWN



BUILDING SECTION (w/ FAMILY ROOM

SCALE: 1/4" = 1'-0" CATHEDRAL CEILING SHOWN)

0 1' 5' 10'
SCALE

JDA CUSTOM HOMES, INC.

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Duplex Cottage Housing
Town of Vienna
Vienna, VA 22180

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

ARCHITECT / ENGINEER SEAL

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

DRAWING TITLE
Side Elevation
Building Sections

SCALE 1/4"=1'0" - 36" x 24"

SHEET NO.
A007