

NAVY FEDERAL CREDIT UNION

CAMPUS EXPANSION

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA

CONSTRUCTION NOTES

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES BY MISS UTILITY TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 15 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, PAVEMENT, UTILITIES, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED PRIOR TO DEMOLITION AND CLEARING.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER THROUGHOUT CONSTRUCTION.
- FINISHED GRADES SHOWN FOR FINISHED TOP OF CURB GRADES ON EXISTING PARKING LOT AREAS SHALL BE FIELD ADJUSTED AS REQUIRED TO CONFORM TO THE INTENT OF THE TYPICAL SECTION USING THE EXISTING EDGE OF PAVEMENT AS THE CONTROL POINT. A SMOOTH GRADE SHALL BE MAINTAINED TO THE FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF WATER ON THE PAVEMENT. THE EXISTING PAVEMENT SHALL BE RECAPPED AND/OR REMOVED AND REPLACED AS REQUIRED TO ACCOMPLISH THIS REQUIREMENT. CURB FORMS SHALL BE INSPECTED AND APPROVED FOR HORIZONTAL AND VERTICAL ALIGNMENT BY TOWN INSPECTORS PRIOR TO PLACING OF CONCRETE.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN OF VIENNA.
- ALL OVER HEAD POLE LINES SHALL BE RELOCATED IF/AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
- NO UNDERGROUND SOILS INVESTIGATION HAS BEEN PERFORMED BY WALTER L. PHILLIPS, INC. ALL SOILS INFORMATION PRESENTED AS PART OF THIS SITE PLAN IS TAKEN FROM FAIRFAX 2011 SOILS MAP.
- ALL PROPOSED SIDEWALK, CURB, CURB AND GUTTER, AND SIMILAR ITEMS ARE TO BE CONSTRUCTED WITH A MINIMUM 4" AGGREGATE BASE.
- EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND EXISTING PAVEMENT ELEVATIONS ADJUSTING FOR PROPOSED CAPPING. THE CONTRACTOR IS TO GRIND EXISTING PAVEMENT ADJACENT TO CURB PROPOSED TO REMAIN IN ORDER FOR PROPOSED CAPPING TO MEET EXISTING GUTTER OR BOTTOM OF CURB ELEVATIONS.
- CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
- ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- SEE ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DIMENSIONS AND DETAILS FOR ALL RETAINING WALLS. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO A SEPARATE BUILDING PERMIT TO BE OBTAINED BY OWNER. THIS PLAN IS FOR APPROXIMATE LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN TO BE ACCOMPLISHED BY OTHERS.
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT CAPPING.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE GOVERNING AGENCY AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE GOVERNING AGENCY.
- NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
- WATER MAIN CONSTRUCTION, INCLUDING INSTALLATION OF ALL WET TAPS, TEES, FIRE HYDRANTS, WATER METERS AND OTHER APPURTENANCES, TO COMPLY WITH TOWN OF VIENNA CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS - JANUARY 1997. IN ADDITION, THE UTILITY CROSSING IN MAPLE AVENUE E. TO COMPLY WITH THE WATER DISTRIBUTION SYSTEM SECTION I-13-HIGHWAY CROSSINGS; THE SELECTED METHOD OF CROSSING SPECIFICATION TO BE COORDINATED WITH TOWN OF VIENNA WATERLINE INSPECTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING OVERHEAD UTILITIES SERVING THE PROPERTY WILL BE REMOVED OR PLACED UNDERGROUND. EXISTING OVERHEAD UTILITIES IN ELECTRIC AVENUE AND ON ADJACENT PROPERTIES WILL REMAIN.
- NO NEW CONNECTIONS TO THE WASHINGTON AND OLD DOMINION TRAIL ARE PROPOSED WITH THIS PLAN. NO LAND DISTURBANCE OR OTHER ACCESS TO NVRPA PROPERTY IS PROPOSED WITH THIS PLAN.

TOWN OF VIENNA - NOTES

- NOTIFY THE TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS AT 703-255-6380 WHEN WORKS IS TO BE STARTED.
- ALL CONTRACTOR GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- ALL RUNOFF MUST SHEET FLOW ACROSS PROPERTY LINES UNLESS APPROVED OTHERWISE BY THE DIRECTOR OF PUBLIC WORKS.
- ALL PRIVATE STORM DRAINS (I.E. ROOF DRAINS, SUMP PUMPS ETC.) MUST DAYLIGHT AT A MINIMUM OF 10 FEET FROM A PROPERTY LINE.
- 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 ONSITE DURING ALL TOWN TREE REMOVAL.
- TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
- THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
- A SET OF SIGNED & SEALED AND VIENNA STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
- DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO VIENNA FOR REVIEW AND APPROVAL, UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS-BUILT IS APPROVED ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT.

SURVEY NOTES

- THE PROPERTY SHOWN HEREON IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS TAX ASSESSMENT MAP NUMBERS 0393-02-0003, 0393-02-0003A, 0393-02-0016A, AND 0393-02-0016B, ALL ZONED CMP.
- THE PROPERTY IS NOW AS FOLLOWS:
 - 0393-02-003 AND 0393-02-003A, IN THE NAME OF NAVY FEDERAL CREDIT UNION, AS RECORDED IN DEED BOOK 8293 AT PAGE 1472
 - 0393-02-0016A, PARCEL A, VIENNA TECHNOLOGY PARK ASSOCIATES, AS RECORDED IN DEED BOOK 5418 AT PAGE 1101, IN THE NAME OF NAVY FEDERAL CREDIT UNION, AS RECORDED IN DEED BOOK 23607 AT PAGE 971
 - 0393-02-0016B, PARCEL B, VIENNA TECHNOLOGY PARK ASSOCIATES, AS RECORDED IN DEED BOOK 5418 AT PAGE 1101, IN THE NAME OF NAVY FEDERAL CREDIT UNION, AS RECORDED IN DEED BOOK 23607 AT PAGE 980
 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- TOTAL COMPUTED AREA OF THE PROPERTY IS 469,047 SQUARE FEET OR 10.7683 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 469,370 SQUARE FEET OR 10.7753 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENTS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, AS FOLLOWS:
 - 0393-02-003 AND 0393-02-003A, COMMITMENT NUMBER 14-001166, EFFECTIVE DATE FEBRUARY 27, 2014
 - 0393-02--0016A, COMMITMENT NUMBER 14-001069, EFFECTIVE DATE JANUARY 23, 2014
 - 0393-02--0016B, COMMITMENT NUMBER 14-001070, EFFECTIVE DATE JANUARY 23, 2014
- EASEMENTS SHOWN WITH AN "*" ARE APPROXIMATE BASED ON GRAPHIC REPRESENTATION IN THE RECORD DOCUMENT AND/OR FIELD EVIDENCE.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH7960; LOYOLA B COOP CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994487. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- CONSOLIDATION OF EXISTING PARCELS 0393-02-003, 0393-02-016A AND 0393-02-016B IS PROPOSED AS PART OF THIS APPLICATION.

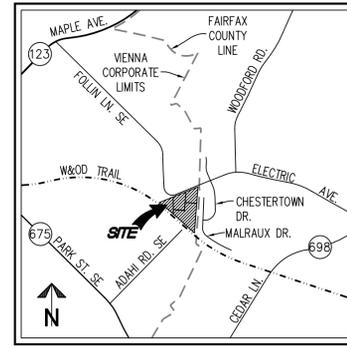
ZONING TABULATION

SITE AREA: 469,047 SF OR 10.77 ACRES
 ZONING: CMP, INDUSTRIAL PARK
 PROPOSED USE: PROFESSIONAL OFFICE

ZONING REQUIREMENTS	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	45 FEET	44.88 FEET
MINIMUM SETBACKS		
FRONT	50 FT	124.21 FT
SIDE	N/A	104.19 FT
REAR	N/A	107.26 FT
FROM RESIDENTIAL ZONE	100 FT	104.19 FT
LOT COVERAGE	25%	24.9% *
FRONTAGE	150 FT	981.97 FT

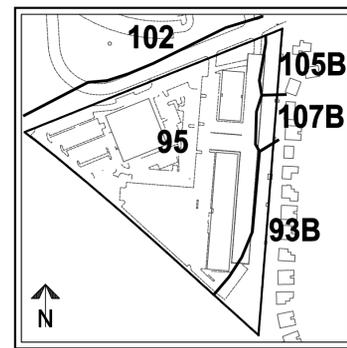
* REFER TO LOT COVERAGE DIAGRAM AND TABULATION, SHEET C-0201

VICINITY MAP



SCALE: 1"=200'

SOILS MAP



SCALE: 1"=300'

SOILS DATA

SOIL # 'S	SERIES NAME	HYDROLOGIC SOIL GROUP	PROBLEM CLASS	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY
93B	SUMERDUCK LOAM	C	II	MARGINAL	POOR	MEDIUM
95	URBAN LAND	N/A	IVB	N/A	N/A	N/A
105B	WHEATON- GLENELG COMPLEX	D	IVB	GOOD	GOOD	HIGH
107B	WHEATON- MEADOWLILLE COMPLEX	D	IVB	FAIR	MARGINAL	MEDIUM

NOTE: STRUCTURAL ENGINEER TO DETERMINE LEVEL OF REQUIRED INVESTIGATION FOR BUILDING DESIGN PURPOSES.

FIRE FLOW INFORMATION

SEE SHEET C-1302, FIRE MARSHAL APPROVAL WILL BE OBTAINED PRIOR TO TOWN APPROVAL.

FILE #
 FIRE MARSHAL APPROVAL
 DATE

PARKING TABULATION

PARKING REQUIRED:
 PROFESSIONAL OFFICE: = 234,391 SF
 RATE: 1SP/200 SF
 (BASED ON TOWN OF VIENNA CODE 18-130 C,H)
 234,391 / 200 = 1,172 SP

TOTAL PARKING REQUIRED = 1,172 SPACES
 TOTAL PARKING PROVIDED = 1,184 SPACES

H/C PARKING:
 REQUIRED: 22 TOTAL SPACES INCL. 3 VAN
 PROPOSED: 22 TOTAL SPACES INCL. 6 VAN

SHEET INDEX

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- C-0207 DETAILS
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- C-0610 EROSION AND SEDIMENT CONTROL DETAILS
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- C-0708 STORMWATER MANAGEMENT COMPUTATIONS
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WAIVERS/ MODIFICATIONS REQUESTED

- WAIVER OF Z.O. SECTION 18-102 TO PERMIT LOADING WITHIN 300 FEET OF A RESIDENTIAL ZONE.
- MODIFICATION OF Z.O. SECTION 18-128 TO PERMIT 9'X18' PARKING SPACES IN PROPOSED GARAGE. SEE SHT. C-0201 FOR JUSTIFICATION NARRATIVES.
- WAIVER OF Z.O. SECTION 18-134(A) TO PERMIT ENTRANCES GREATER THAN 25 FEET IN WIDTH AT THE PROPERTY LINE

NOTE: SEE SHEET C-0202 FOR JUSTIFICATION NARRATIVE.

COVER SHEET

NAVY FEDERAL CREDIT UNION
 CAMPUS EXPANSION
 TOWN OF VIENNA
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPHINC.COM



NO.	DESCRIPTION	DATE	APPROVED BY	DATE

ISSUED FOR CONSTRUCTION 12/16/2015

CHECKED: AV/FP
 DRAWN: DV/NB/MW/SO/TT
 ESTABLISHED 1948
 DATE: 12/16/15

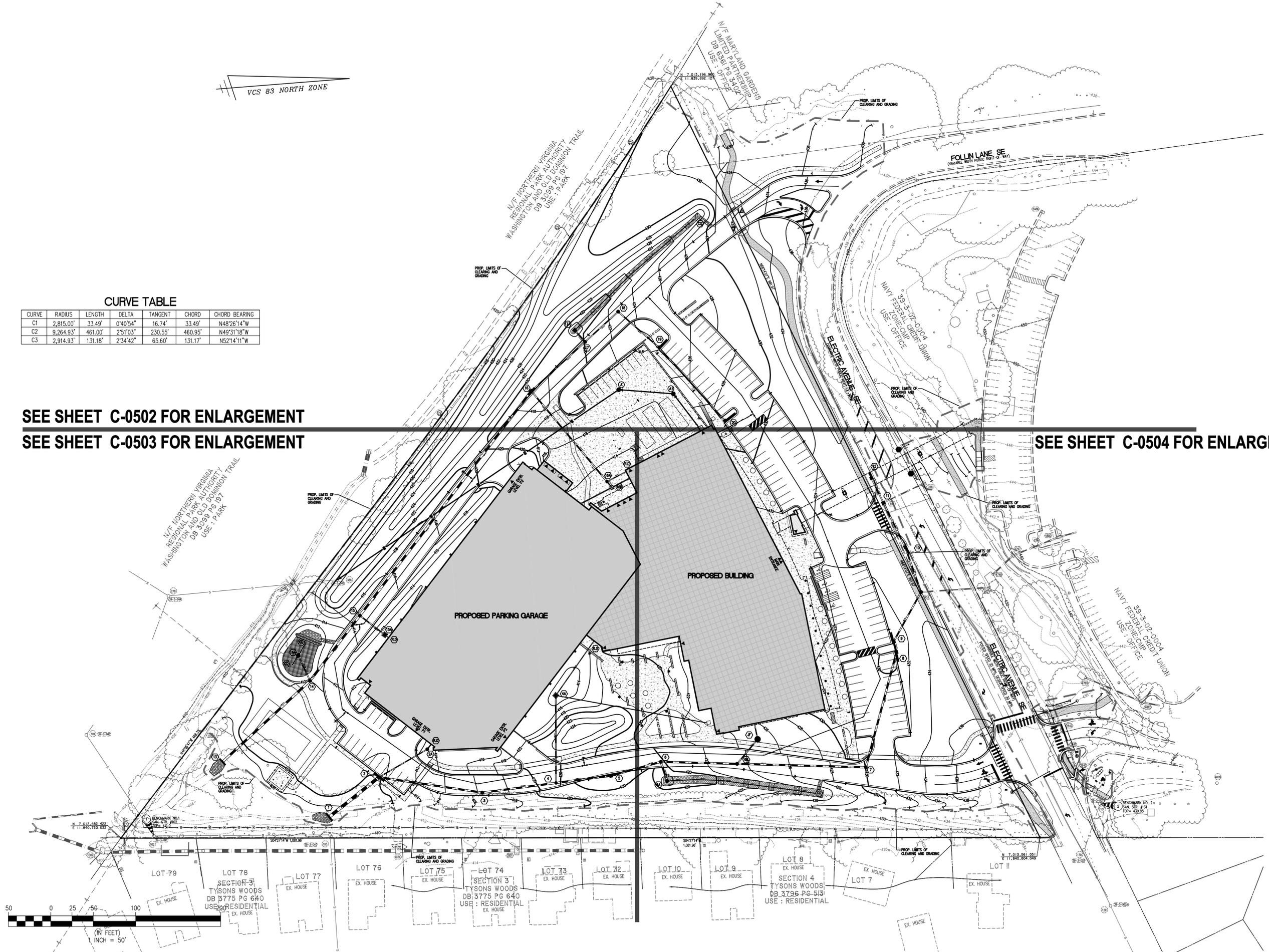
VCS 83 NORTH ZONE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2,815.00'	33.49'	0°40'54"	16.74'	33.49'	N48°26'14"W
C2	9,264.93'	461.00'	2°51'03"	230.55'	460.95'	N49°31'18"W
C3	2,914.93'	131.18'	2°34'42"	65.60'	131.17'	N52°14'11"W

SEE SHEET C-0502 FOR ENLARGEMENT
SEE SHEET C-0503 FOR ENLARGEMENT

SEE SHEET C-0504 FOR ENLARGEMENT



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
SCALE: 1"=50'
DATE: 12/16/15

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

PROF. SEAL
ARON M. WINSON
Lic. No. 041851
12/16/15
COMMISSIONER OF VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

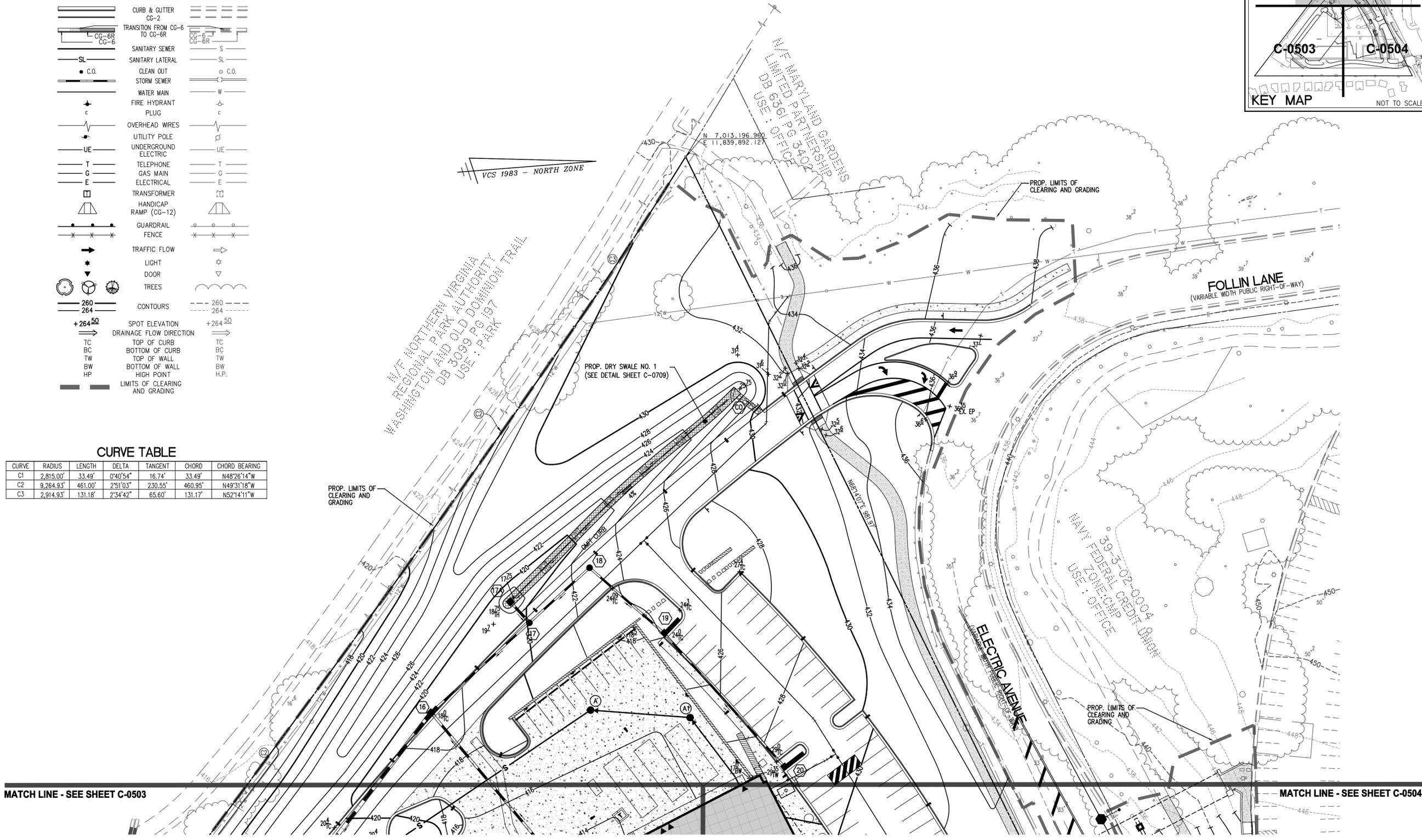
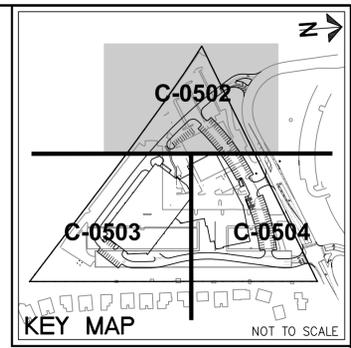
**ISSUED FOR CONSTRUCTION
12/16/2015**

GRADING PLAN - OVERALL
NAVY FEDERAL CREDIT UNION
CAMPUS EXPANSION
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER S	
	SANITARY LATERAL SL	
	CLEAN OUT C.O.	
	STORM SEWER	
	WATER MAIN W	
	FIRE HYDRANT PLUG c	
	OVERHEAD WIRES	
	UTILITY POLE ELECTRIC UE	
	TELEPHONE T	
	GAS MAIN G	
	ELECTRICAL E	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2,815.00'	33.49'	0°40'54"	16.74'	33.49'	N48°26'14"W
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C3	2,914.93'	131.18'	2°34'42"	65.60'	131.17'	N52°14'11"W



MATCH LINE - SEE SHEET C-0503

MATCH LINE - SEE SHEET C-0504

GRADING PLAN

**NAVY FEDERAL CREDIT UNION
CAMPUS EXPANSION
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA**

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
SCALE: 1"=30'

DATE: 12/16/15

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CHECKED: AV/EP
DRAWN: DIVINAWISOTT

NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE

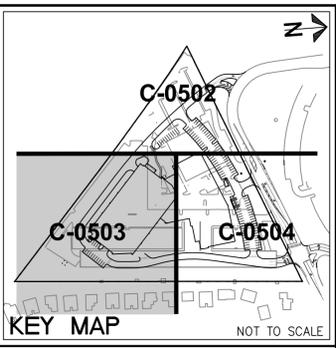
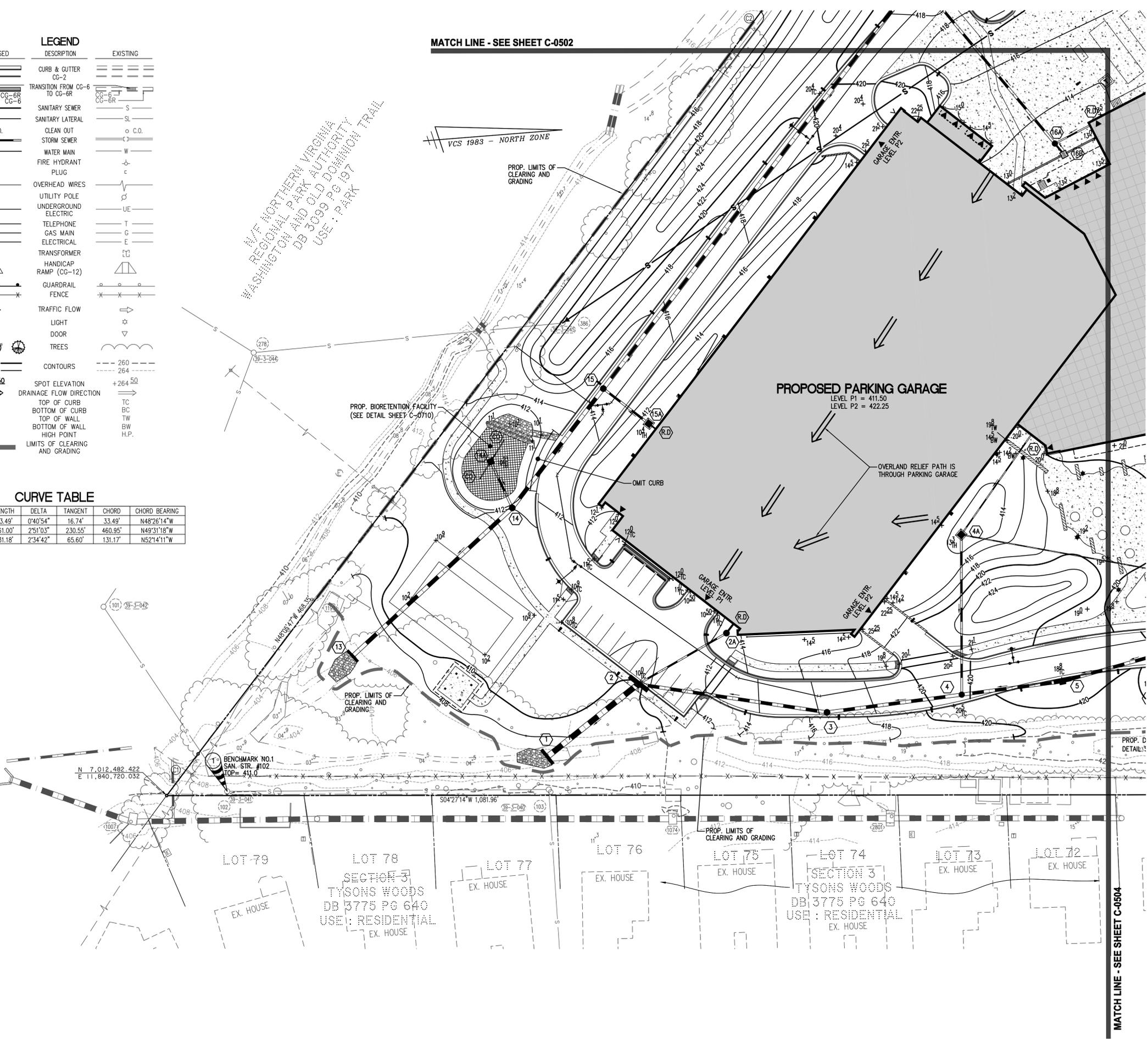
ISSUED FOR CONSTRUCTION
12/16/2015

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2,815.00'	33.49'	0°40'54"	16.74'	33.49'	N48°26'14"W
C2	9,264.93'	461.00'	2°51'03"	230.55'	460.95'	N49°31'18"W
C3	2,914.93'	131.18'	2°34'42"	65.60'	131.17'	N52°14'11"W

MATCH LINE - SEE SHEET C-0502



WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPHINC.COM

DATE: 12/16/15
 SCALE: 1"=30'

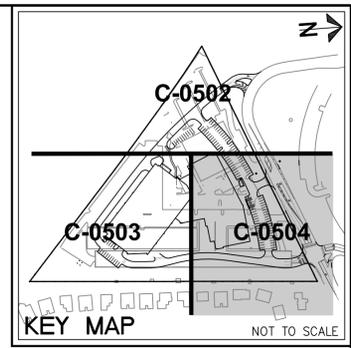
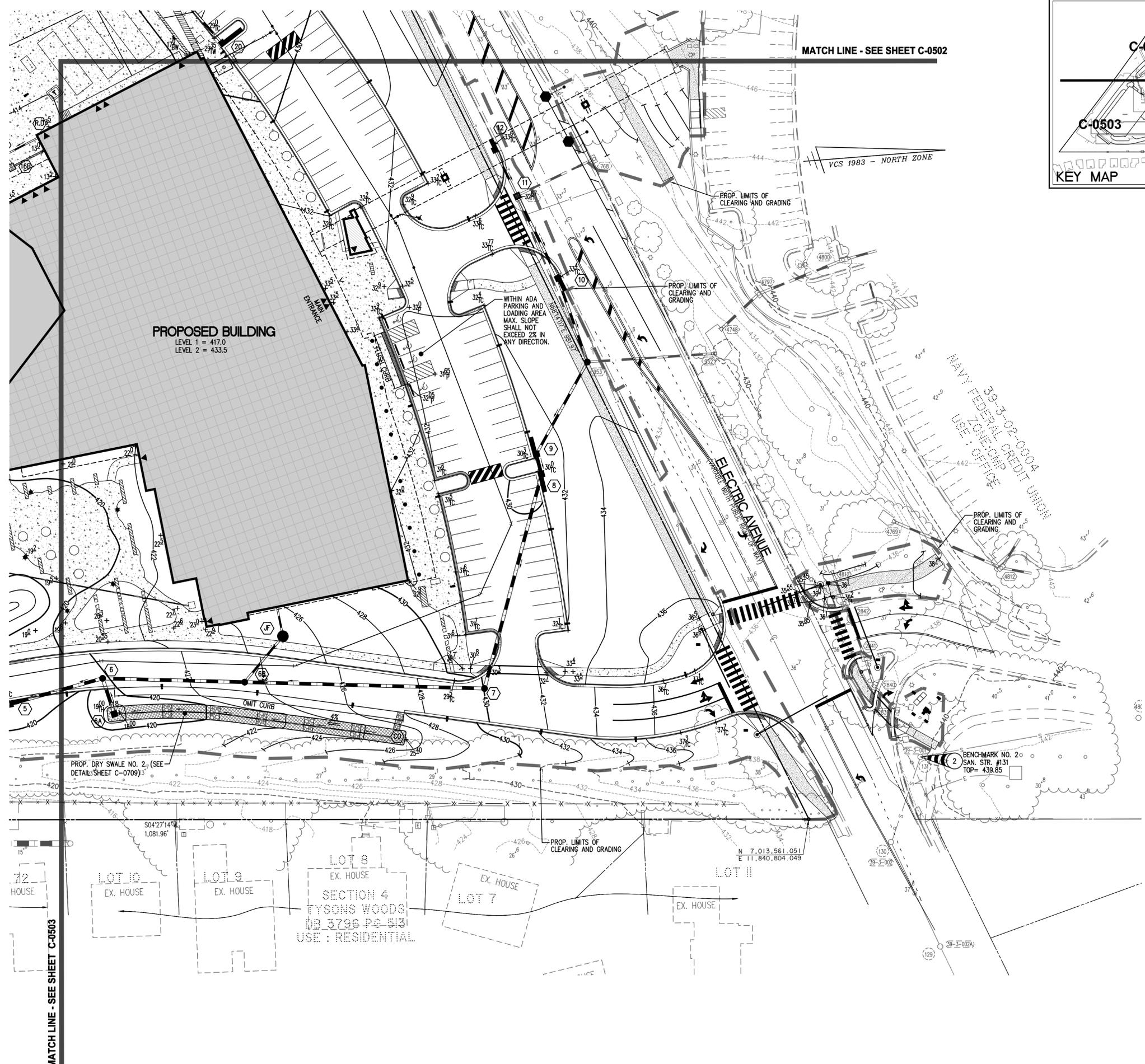
CHECKED: AV/EP
 DRAWN: DVN/AMWISOTT

NO.	DESCRIPTION	DATE	APPROVED BY

ISSUED FOR CONSTRUCTION 12/16/2015

GRADING PLAN
NAVY FEDERAL CREDIT UNION
CAMPUS EXPANSION
 TOWN OF VIENNA
 FAIRFAX COUNTY, VIRGINIA

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS MAIN	
	UNDERGROUND ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
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DATE: 12/16/15
 SCALE: 1" = 30'

ESTABLISHED 1945
 INCORPORATED

NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

ISSUED FOR CONSTRUCTION 12/16/2015

GRADING PLAN
NAVY FEDERAL CREDIT UNION
CAMPUS EXPANSION
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