

SITE PLAN NAVY FEDERAL CREDIT UNION HQ1 AUDITORIUM ADDITION

Town of Vienna, Virginia

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 750 GPM (GAL./MIN.)
SOURCE OF FIRE FLOW INFO. TOWN OF VIENNA
TYPE OF CONSTRUCTION - USBC TYPE 1-A MODIFIED TO TYPE IIB
USE GROUP CLASSIFICATION - USBC A-ASSEMBLY
BUILDING HEIGHT EX 6-STORY (FT.)
BUILDING TO BE FULLY SPRINKLERED YES ☒ NO ☐ (EX BLDG)

IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☒ : NFPA 13D ☐ : NFPA 13R ☐
SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION.

OWNER INFORMATION:

TAX MAP #: 0393 ((2)) 04
SITE ADDRESS 900 FOLLIN LANE SE
VIENNA, VA 22180

OWNER: NAVY FEDERAL CREDIT UNION
DB 05767 PG 1886

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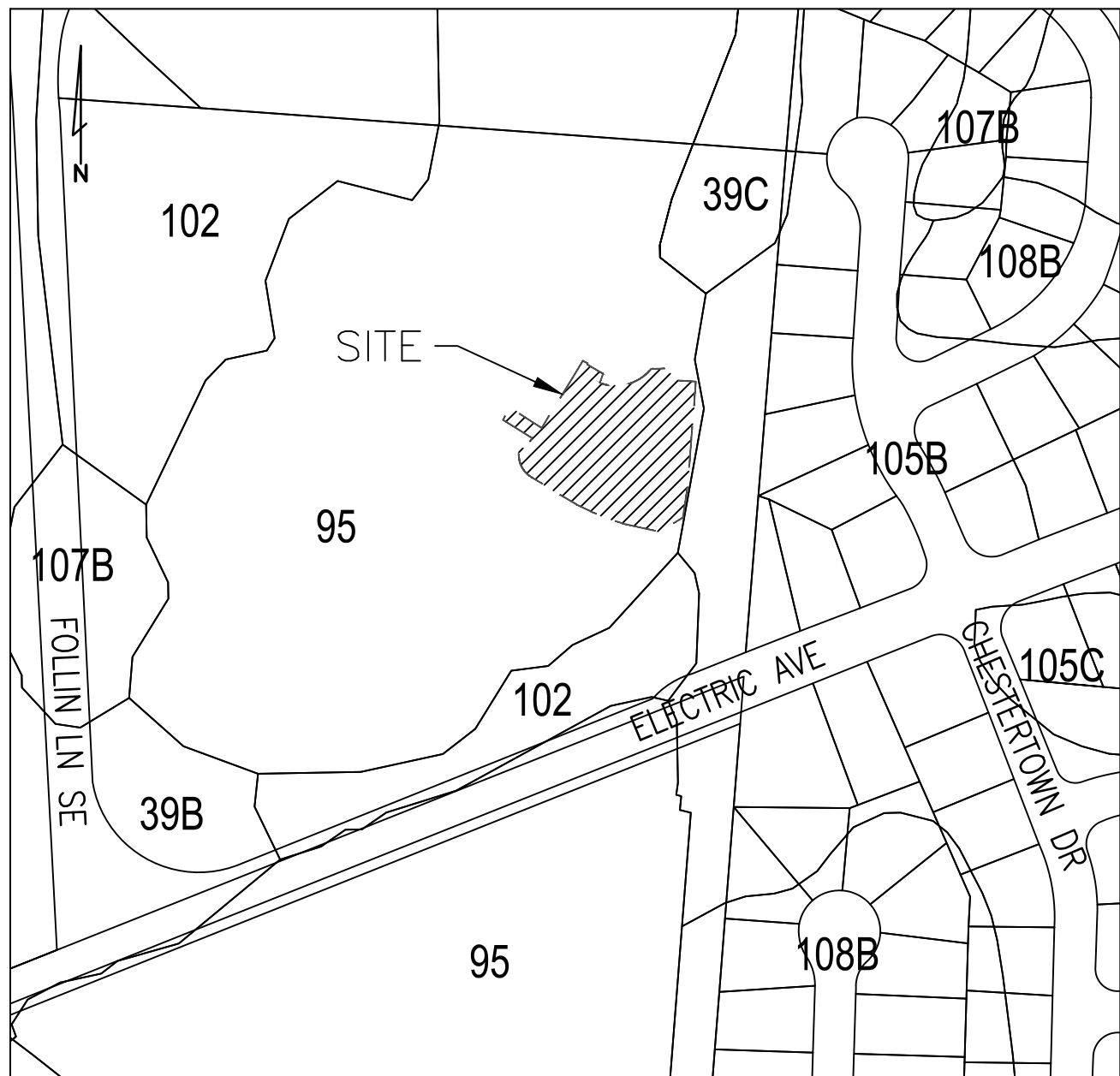
VICINITY MAP

SCALE 1"=300'



SOILS MAP

SCALE 1"=200'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
95	URBAN LAND	N/A	N/A	N/A	IVB
105B	WHEATON-GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL?
YES ☐ NO ☒

(SOIL INFORMATION PER FAIRFAX COUNTY MAPPING)

PARKING TABULATION:

PARKING REQUIRED: (4191 EMPLOYEES)

TYPE	RATE	TOTAL
EMPLOYEE:	1 SP/2 EMPLOYEES	2096 SPACES
VISITOR:	1 VISITOR SP/10 SP	419 SPACES
COMPANY VEHICLE:	1 SP/COMPANY VEHICLE	30 SPACES

TOTAL PARKING:	2,545 SPACES
TOTAL ACCESSIBLE PARKING:	45 SPACES

PROPOSED PARKING SUMMARY:

EXISTING PARKING	PROP. PARKING	EX. ACCESSIBLE	PROP. ACCESSIBLE
3480 SPACES	3478 SPACES	79 SPACES	77 SPACES

ZONING TABULATION:

SITE AREA: 665,539 SF OR 15.27 AC
ZONING: CORPORATE PARK DISTRICT (CP)
EXISTING USE: PROFESSIONAL OFFICE

ZONING REQUIREMENTS	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT:	45 FT	2-STORY
MINIMUM YARD REQUIREMENTS :		
FRONT-	50 FT	50 FT
SIDE-	50 FT	153 FT
REAR-	50 FT	50 FT
MAXIMUM OPEN SPACE:	30% MIN	33%

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CIVIL COVER SHEET

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50182732	05/16/2025
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ABBREVIATIONS

A	ASHTO AC ACC ANSI ARCH ASPH ASTM	AREA OR ARC AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS ACRE ACCESS DOOR AMERICAN NATIONAL STANDARDS INSTITUTE ARCHITECTURAL ASPHALT AMERICAN SOCIETY FOR TESTING AND MATERIALS
B	BB BC BF BLD BLDG BM BOV BRK BRL BW	BOTTOM OF LINE BOTTOM OF CURB BASEMENT FLOOR BUILDING BUILDING BENCHMARK BLOW OFF VALVE BRICK BUILDING RESTRICTION LINE BOTTOM OF WALL
C	C CATV CC CFS (Q) CH CG CIP C CON CONC CO CONT. CS CSP CSW CT CN	COEFFICIENT OF RUNOFF CABLE TELEVISION CENTER TO CENTER CUBIC FEET PER SECOND CHORD CURB AND GUTTER CAST IRON PIPE CENTERLINE CONCRETE PAD CONCRETE CLEAN OUT CONTINUATION CURB STOP CONCRETE STOOP CONCRETE SIDEWALK COURT (RUNOFF) CURVE NUMBER
D	DA DB DET DI DIP DOM DR DTL DWA DWC DWG D/W Δ	DEPTH DRAINAGE AREA DEED BOOK DETAIL DROP INLET DUCTILE IRON PIPE DOMESTIC DRIVE DETAIL ASPHALT DRIVEWAY CONCRETE APRON DRAWING DRIVE WAY DELTA
E	E EC ESMT EG ELEV EP ES EW EX EXIST ELEC EBL	RATE OF SUPERELEVATION IN FEET PER FOOT EROSION CONTROL EASEMENT EDGE OF GUTTER ELEVATION EDGE OF PAVEMENT END SECTION END WALL EXISTING ELECTRICAL EAST BOUND LANE
F	F FAR FC FDC FW FF FFE FG FH FP FCPA FQY FPS FT	FIRE LINE FLOOR AREA RATIO FACE OF CURB FIRE DEPARTMENT CONNECTION (SIAMESE) FAIRFAX WATER FIRST FLOOR FINISHED FLOOR ELEVATION FINISHED GRADE FIRE HYDRANT FLOOD PLAN FAIRFAX COUNTY PARK AUTHORITY FOYER FEET PER SECOND FEET
G	G GF GFA Gr GR	GAS GARAGE FLOOR GROSS FLOOR AREA GRADE GUARD RAIL
H	HC HGL HP HR HT	HANDICAPPED PARKING SPACE HYDRAULIC GRADE LINE HIGH POINT HAND RAIL HEIGHT
I	I ID IN INV IP IPF IPS	RAINFALL INTENSITY INSIDE DIAMETER INCH INVERT IRON PIPE IRON PIPE FOUND IRON PIPE SET
J	JB	JUNCTION BOX
K	K	SIGHT DISTANCE COEFFICIENT
L	L LAT LL LP LS LGO	LENGTH LATERAL LOWER LEVEL LOW POINT LOADING SPACE LIMITS OF CLEARING & GRADING
M	M MECH MH MI MS MSL MIN MAX	MONUMENT FOUND MECHANICAL MANHOLE MILE MEDIAN STRIP MEAN SEA LEVEL MINIMUM MAXIMUM
N	N/F NFA NO, # NBL	NOW OR FORMERLY NET FLOOR AREA NUMBER NORTH BOUND LANE
O	OC OD OH	ON CENTER OUTSIDE DIAMETER OVERHEAD
P	P PC PCC PCEP PCTC PFM P PGL PI PL PMP PRC PRELIM PROP, PR PT PVT P&P PSI	PERIMETER POINT OF CURVATURE POINT OF COMPOUND CURVES POINT OF CURVE EDGE OF PAVEMENT POINT OF CURVATURE TOP OF CURB PUBLIC FACILITIES MANUAL PAGE POINT OF GRADE LINE POINT OF INTERSECTION PROPERTY LINE OLD PUMP POINT OF REVERSE CURVES PRELIMINARY PROPOSED POINT OF TANGENCY PAVEMENT POINT OF VERTICAL TANGENT PLAN AND PROFILE POUNDS PER SQUARE INCH
Q	Q	AMOUNT OF RUNOFF
R	R RCP RD RESTR. RET REV RR RTE, RT R/W ROP ROM	RADIUS REINFORCED CONCRETE PIPE ROAD RESTRAINED (VALVE) RETAINING REVISION RAILROAD ROUTE RIGHT OF WAY ROUGH GRADING PLAN REMOTE OUTSIDE MONITOR
S	SAN SD SECT SEW SHT SF SP SPEC ST STA STD STM SVC S/W Sx	SANITARY SIGHT DISTANCE SECTION SEWER SHEET SQUARE FEET SITE PLAN SPECIFICATION STREET STATION STANDARD STORM SERVICE SIDE WALK CROSS SLOPE
T	T TB TBR TC TCAN TEL TP TB TW	TANGENT TEST BORE TO BE REMOVED TOP OF CURB TOP OF CURB TELEPHONE TEST PIT TOP OF BANK TOP OF WALL
U	UD UG UL UP	UNDER DRAIN UNDERGROUND UPPER LEVEL UTILITY POLE
V	V VA VDOT VF	VELOCITY VAN ACCESSIBLE VIRGINIA DEPARTMENT OF TRANSPORTATION VERTICAL FOOT
W	W/M W/L WSL WSEL	WATER MAIN WATER LINE WEST BOUND LANE WATER SURFACE ELEVATION
X		
Y	YI YR	YARD INLET YEAR
Z	Z	SIDE SLOPES

LEGEND

ADDITIONAL LEGEND INFORMATION PROVIDED ON APPLICABLE SHEETS

PROPOSED IMPROVEMENTS BY OTHERS	---
EXISTING INTERMEDIATE CONTOUR	---B6---
EXISTING CONTOUR INDEX	---200---
PROPOSED CONTOUR	---86---
EXISTING EDGE OF PAVEMENT	EX. E.P.
PROPOSED EDGE OF PAVEMENT	PROP. E.P.
PROPOSED HEADER CURB	---
EXISTING CURB	---
PROPOSED CURB & GUTTER	---
PROPOSED CG-6	CG-6
TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
EXISTING WATERLINE W/TEE	W
PROPOSED WATERLINE W/TEE	W
EXISTING TELEPHONE LINE	T
PROPOSED TELEPHONE LINE	T
EXISTING STORM SEWER	EX. 15" RCP
PROPOSED STORM SEWER	15" RCP
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING ELECTRIC SERVICE	E
PROPOSED ELECTRIC SERVICE	E
EXISTING GAS LINE	G
PROPOSED GAS LINE	G
PROPERTY LINE	---
EASEMENT LINE	---
CENTER LINE	10+00 11+00
LIMITS OF CLEARING & GRADING	±12.0
EXISTING SPOT ELEVATIONS	+12.0
PROPOSED SPOT ELEVATION	+12.0
EXISTING TREE LINE	o 12" DIM.
EXISTING TREE W/TRUNK DIAMETER	o 12" DIM.
EXISTING TREE W/DRIPLINE	o 12" DIM.
PROPOSED TREE	+
FLOW LINE OF SWALE	---
FENCE LINE	---
EXISTING UTILITY POLE	---
PROPOSED UTILITY POLE	---
EXISTING FIRE HYDRANT	---
PROPOSED FIRE HYDRANT	---
EXISTING WATER VALVE	---
PROPOSED WATER VALVE	---
WATER METER (SINGLE & DOUBLE)	---
STREET SIGN (SEE SIGNAGE PLAN)	---
PARKING INDICATOR	---
INDICATES THE NUMBER OF PARKING SPACES	9
TEST PIT	---
EXISTING STREET LIGHT	---
PROPOSED STREET LIGHT	---
PROPOSED TRAFFIC SIGNAL (APPROX. LOCATIONS)	---

GENERAL NOTES

ADDITIONAL DESIGN AND CONSTRUCTION NOTES ARE PROVIDED IN APPLICABLE SECTIONS.

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE PROPER AUTHORITY, TOWN OF VIENNA AND/OR THE ARCHITECT/ENGINEER.
- 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 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.
- ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING PUBLIC STREETS SHALL BE BORED OR JACKED, UNLESS PERMISSION TO OPEN CUT IS OBTAINED FROM VDOT.
- CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED PER STANDARD PROCTOR AASHTO T-99 OR ASTM D 698. DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND THE RESULTS SUBMITTED TO TOWN OF VIENNA PRIOR TO FOOTING CONSTRUCTION.
- ALL FILL SOILS UNDER EXPANDED PAVED AREAS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM SPECIFICATION D-698 STANDARD PROCTOR METHOD, WITHIN + OR - 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY AND ALL PARKING LOTS. PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEADWALKS), WITH UPPER 1.0 FT. COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY PER ASTM D-698.
- ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH TOWN OF VIENNA AND VDOT STANDARDS AND SPECIFICATIONS.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM EDGE OF PAVEMENT OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN POINTS.
- PROPOSED SIDEWALKS MUST BE CONSTRUCTED WITH U03 UNDERDRAINS WHEN LONGITUDINAL GRADES ARE 3% OR GREATER UNLESS SOIL TEST CONFIRM THAT THEY ARE NOT NEEDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (APPLIES TO SIDEWALK IN RIGHT-OF-WAY ONLY).
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STREET AND UTILITIES WHICH OCCURS AS A RESULT OF HIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- COMPACTION OF BACKFILL IN UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH TOWN OF VIENNA & V.D.O.T. STANDARDS & SPECIFICATIONS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVE SITES OR BURIAL PLOTS ON THIS PROPERTY.
- THERE ARE NO DOWNSTREAM IMPOUNDMENTS IN THE INFLUENCE AREA OF THE PROPOSED DEVELOPMENT.
- THIS PLAN COMPLIES FULLY WITH THE AMENDED CHESAPEAKE BAY PRESERVATION ORDINANCE PER THE JULY 7, 2003 BOARD POLICY FOR THE TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT, WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2003 AND WITH REVISIONS ADOPTED BY THE BOARD WITH AN EFFECTIVE DATE OF JULY 12, 2005.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION A MINIMUM OF 30 DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
- ALL RETAINING WALLS 3' AND GREATER IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
- ALL ROOF DRAINS AND NON-STANDARD PIPE WILL BE CONSTRUCTED UNDER A SEPARATE PLUMBING PERMIT PER IBC INTERNATIONAL PLUMBING CODE.
- ALL EXTERIOR LIGHTING FIXTURES PROPOSED WITH THIS PLAN SHALL BE FULL CUT-OFF OR DIRECTIONALLY SHIELDED TYPES.
- ALL ADA ACCESSIBILITY IMPROVEMENTS PROPOSED/SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO PARKING SPACES, AISLES, ROUTES, AND SLOPES, COMPLY WITH THE 2010 ASA STANDARDS FOR ACCESSIBLE DESIGN AND THE 2012 USBC.

TOWN OF VIENNA GENERAL NOTES

- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- 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 703-255-6380 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.
- IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
- ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
- FRONT ELEVATION CHECKS ARE REQUIRED.
- WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
- A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
- EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

SURVEY NOTES

- THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM FIELD RUN BOUNDARY AND HORIZONTAL AND VERTICAL CONTROL SURVEY.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL VERTICAL DATUM 1929
- THE BOUNDARY INFORMATION SHOWN HEREON, WITH A MAXIMUM PERMISSIBLE ERROR OF CLOSURE WITHIN THE LIMIT OF ONE (1) IN TWENTY THOUSAND (20,000), WAS COMPILED BY DEWBERRY ENGINEERS INC.
- EXISTING TOPOGRAPHIC AND PLANIMETRIC INFORMATION WAS COMPILED FROM FIELD RUN SURVEY BY DEWBERRY ENGINEERS INC DATED .
- EXISTING STORM AND SANITARY UTILITY INFORMATION WAS COMPILED FROM FIELD SURVEY BY DEWBERRY ENGINEERS INC DATED .

ASD | SKY

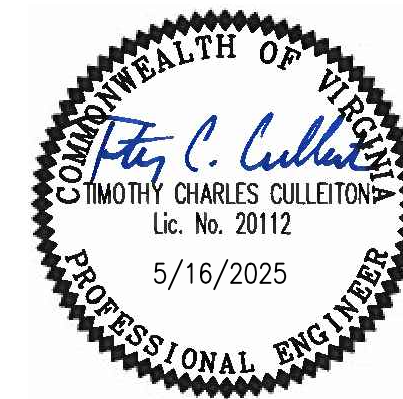
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SITE PLAN

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C1.02

