

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.

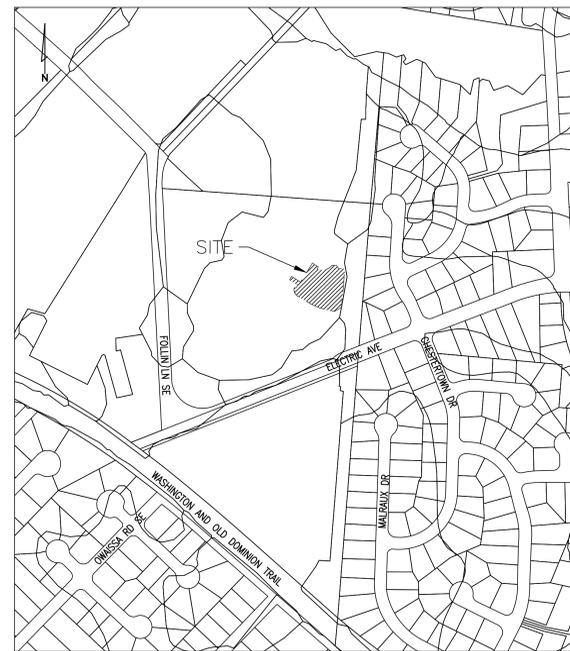
OWNER INFORMATION:

TAX MAP #: 0393 ((2)) 04
SITE ADDRESS: 900 FOLLIN LANE SE
VIENNA, VA 22180
OWNER: NAVY FEDERAL CREDIT UNION
DB 05767 PG 1886

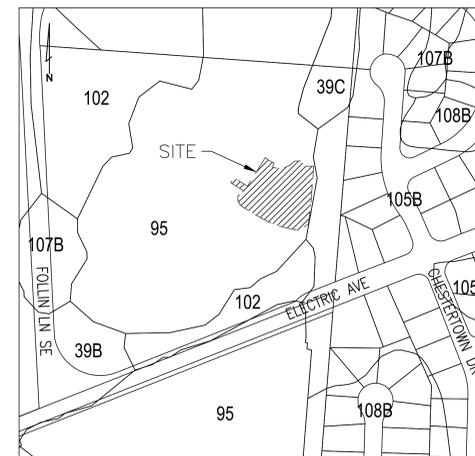
SHEET INDEX

Sheet #	Sheet Title
C0.00	CIVIL COVER SHEET
C0.01	ABBREVIATIONS NOTES AND LEGEND
C1.00	OVERALL SITE PLAN
C1.01	DEMOLITION PLAN
C1.02	SITE PLAN
C1.03	GRADING, DRAINAGE AND UTILITY PLAN
C1.04	FIRE LANE PLAN AND DETAILS
C2.01	EROSION AND SEDIMENT CONTROL PH I
C2.02	EROSION AND SEDIMENT CONTROL PH II
C2.03	EROSION AND SEDIMENT CONTROL NARRATIVE
C2.04	EROSION AND SEDIMENT CONTROL DETAILS
C2.05	EROSION AND SEDIMENT CONTROL DETAILS
C3.01	STORM SEWER PROFILES AND DETAILS
C3.02	WATER AND SANITARY PROFILES
C3.03	WATER AND SANITARY DETAILS
C4.01	CONSTRUCTION DETAILS
C.SW2.01	SWM DRAINAGE MAP (PRE-DEVELOPMENT)
C.SW2.02	SWM DRAINAGE MAP (POST-DEVELOPMENT)
C.SW3.01	SWM NARRATIVE
C.SW3.02	VRRM SPREADSHEET
C.SW3.03	SWM COMPUTATIONS
C.SW4.01	SWM DETAILS
C.SW4.02	SWM DETAILS
C.SW4.03	SWM DETAILS
C.SW4.04	SWM DETAILS
C.SW4.05	SWM DETAILS
L1.00	LANDSCAPE NOTES
L1.01	PLANTING PLAN
L2.01	PLANTING SCHEDULE & DETAILS
L3.01	HARDSCAPE PLAN
L4.01	HARDSCAPE DETAILS
L4.02	HARDSCAPE DETAILS

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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Associated Space Design, Inc. 2024

NO.	DATE	REVISIONS
1	05/16/25	SITE PLAN REVIEW
0	04/07/25	FOR PERMIT AND PRICING
D	03/28/25	FOR PERMIT
C	02/21/25	90% CD
B	12/19/24	100% DD
A	11/02/24	50% DD

DRAWING TITLE:
CIVIL COVER SHEET

PROJECT NO.: **50182732** ISSUE DATE: **05/16/2025**
DRAWN BY: **MSC** CHECKED BY: **TCC**
SHEET NUMBER:

C0.00

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**ABBREVIATIONS NOTES
AND LEGEND**

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ABBREVIATIONS

A	ASHTO AREA OR ARC AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	M	M MONUMENT FOUND MECH MECHANICAL MH MANHOLE MI MILE MS MEDIAN STRIP MSL MEAN SEA LEVEL MIN MINIMUM MAX MAXIMUM
B	BB BOTTOM OF LINE BC BOTTOM OF CURB BF BASEMENT FLOOR BLD BUILDING BLDG BUILDING BM BENCHMARK BSV BLOW OFF VALVE BRK BRICK BRL BUILDING RESTRICTION LINE BW BOTTOM OF WALL	N	N/F NOW OR FORMERLY NFA NET FLOOR AREA NC, # NORTH BOUND LANE
C	C COEFFICIENT OF RUNOFF CATV CABLE TELEVISION CC CENTER TO CENTER CFS (Q) CUBIC FEET PER SECOND CHORD CHORD CG CURB AND GUTTER CIP CAST IRON PIPE CL CENTERLINE CON CONCRETE CONC CONCRETE CO CLEAN OUT CONT. CONTINUATION CS CURB STOP CSP CONCRETE STOOP CSW CONCRETE SIDEWALK CT CN (RUNOFF) CURVE NUMBER	O	OC ON CENTER OD OUTSIDE DIAMETER OH OVERHEAD
D	d DEPTH DA DRAINAGE AREA DB DEED BOOK DETL DETAIL DI DROP INLET DIP DUCTILE IRON PIPE DOM DOMESTIC DR DRIVE DTL DETAIL DWA ASPHALT DRIVEWAY DWC CONCRETE APRON DWG DRAWING D/W DRIVE WAY Δ DELTA	P	P PERIMETER PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVES PCEP POINT OF CURVE EDGE OF PAVEMENT PCTC POINT OF CURVATURE TOP OF CURB PFM PUBLIC FACILITIES MANUAL PGE PAGE PGL POINT OF GRADE LINE PI POINT OF INTERSECTION PL PROPERTY LINE PMP OLD PUMP PRC POINT OF REVERSE CURVES PRELIM PRELIMINARY PROP. PR PROPOSED PT POINT OF TANGENCY PVMT PAVEMENT PVT POINT OF VERTICAL TANGENT P&P PLAN AND PROFILE PSI POUNDS PER SQUARE INCH
E	E RATE OF SUPERELEVATION IN FEET PER FOOT EC EROSION CONTROL ESMT EASEMENT EG EDGE OF GUTTER ELEV ELEVATION EP EDGE OF PAVEMENT ES END SECTION EW END WALL EX EXISTING ELEC ELECTRICAL EBL EAST BOUND LANE	Q	Q AMOUNT OF RUNOFF
F	F FIRE LINE FAR FLOOR AREA RATIO FC FACE OF CURB FDC FIRE DEPARTMENT CONNECTION (SIAMISE) FW FAIRFAX WATER FF FIRST FLOOR FFE FINISHED FLOOR ELEVATION FG FINISHED GRADE FH FIRE HYDRANT FP FLOOD PLAN FCPA FAIRFAX COUNTY PARK AUTHORITY Foyer FOYER FPS FEET PER SECOND FT FEET	R	R RADIUS RCP REINFORCED CONCRETE PIPE RD ROAD RESTR. RESTRAINED (VALVE) RET RETAINING REV REVISION RR RAILROAD RTE, RT ROUTE R/W RIGHT OF WAY R/OP ROUGH GRADING PLAN ROM REMOTE OUTSIDE MONITOR
G	G GAS GF GARAGE FLOOR GFA GROSS FLOOR AREA GR GRADE GR GUARD RAIL	S	SAN SANITARY SD SECT SECTION SEW SEWER SHF SHEET SF SQUARE FEET SP SITE PLAN SPEC SPECIFICATION ST STREET STA STATION STD STANDARD STM STORM SVC SERVICE S/W SIDE WALK Sx CROSS SLOPE
H	HC HANDICAPPED PARKING SPACE HGL HYDRAULIC GRADE LINE HP HIGH POINT HR HAND RAIL HT HEIGHT	T	T TANGENT TB TEST BORE TBR TO BE REMOVED TC TOP OF CURB TCAN TRASH CAN TEL TELEPHONE TP TEST PIT TB TOP OF BANK TW TOP OF WALL
I	I RAINFALL INTENSITY ID INSIDE DIAMETER IN INCH INV INVERT IP IRON PIPE IPF IRON PIPE FOUND IPS IRON PIPE SET	U	UD UNDER DRAIN UG UNDERGROUND UL UPPER LEVEL UP UTILITY POLE
J	JB JUNCTION BOX	V	V VELOCITY VA VAN ACCESSIBLE VDOT VIRGINIA DEPARTMENT OF TRANSPORTATION VF VERTICAL FOOT
K	K SIGHT DISTANCE COEFFICIENT	W	W/M WATER MAIN WL WATER LINE WBL WEST BOUND LANE WSEL WATER SURFACE ELEVATION
L	L LENGTH LAT LATERAL LL LOWER LEVEL LP LOW POINT LS LOADING SPACE LCG LIMITS OF CLEARING & GRADING	X	
		Y	YI YARD INLET YR YEAR
		Z	Z SIDE SLOPES

LEGEND
ADDITIONAL LEGEND INFORMATION PROVIDED ON APPLICABLE SHEETS

PROPOSED IMPROVEMENTS BY OTHERS	
EXISTING INTERMEDIATE CONTOUR	
EXISTING CONTOUR INDEX	
PROPOSED CONTOUR	
EXISTING EDGE OF PAVEMENT	
PROPOSED EDGE OF PAVEMENT	
PROPOSED HEADER CURB	
EXISTING CURB	
PROPOSED CURB & GUTTER	
PROPOSED CG-6	
TRANSITION FROM CG-6 TO CG-6R	
EXISTING WATERLINE W/TEE	
PROPOSED WATERLINE W/TEE	
EXISTING TELEPHONE LINE	
PROPOSED TELEPHONE LINE	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING ELECTRIC SERVICE	
PROPOSED ELECTRIC SERVICE	
EXISTING GAS LINE	
PROPOSED GAS LINE	
PROPERTY LINE	
EASEMENT LINE	
CENTER LINE	
LIMITS OF CLEARING & GRADING	
EXISTING SPOT ELEVATIONS	
PROPOSED SPOT ELEVATION	
EXISTING TREE LINE	
EXISTING TREE W/TRUNK DIAMETER	
EXISTING TREE W/DRIPLINE	
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	
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 ADA 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 703-255-6360 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.
- 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.

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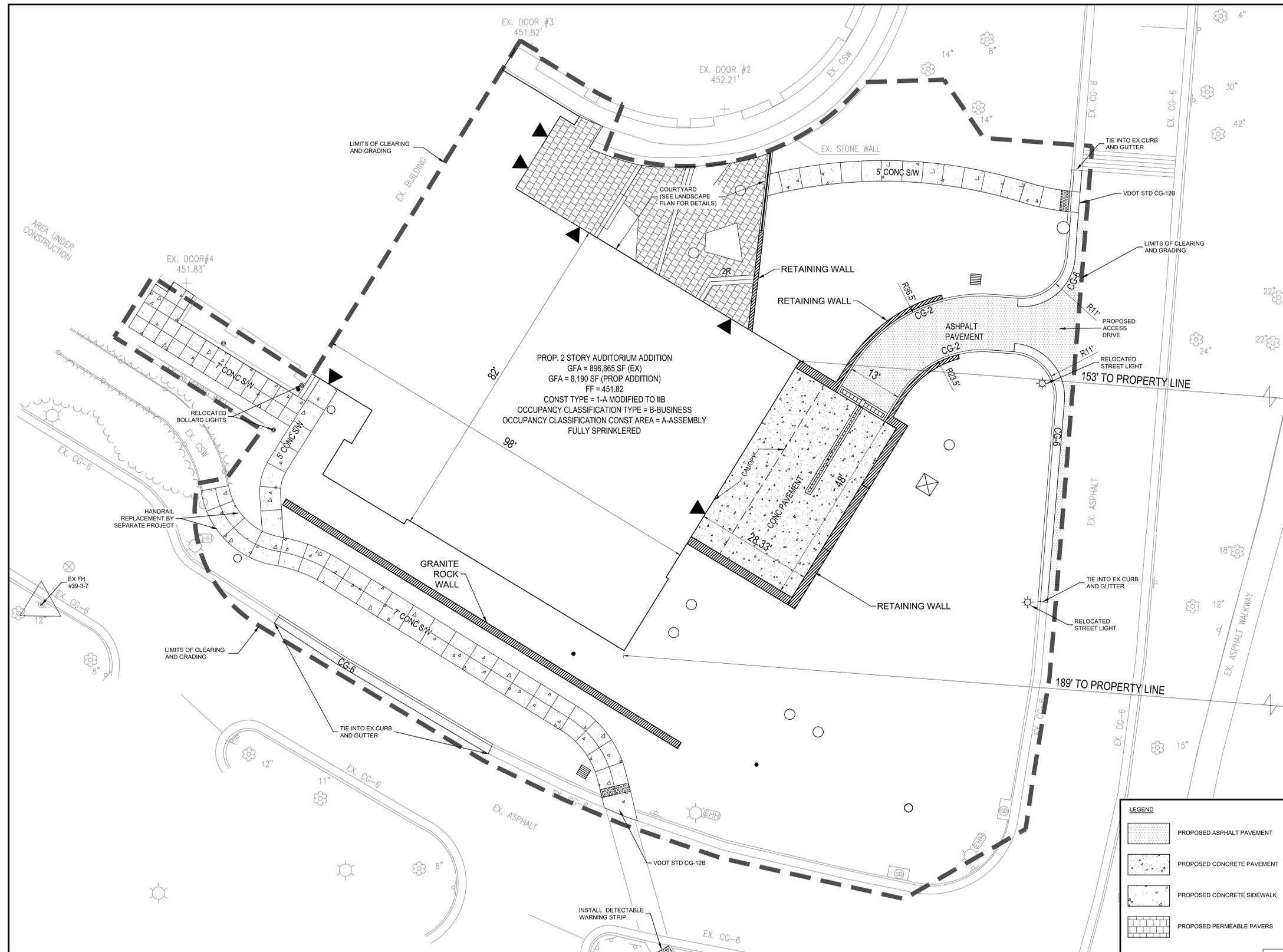
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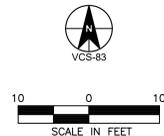
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LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PERMEABLE PAVERS



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