

**CONSTRUCTION NOTES**

- ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
- ALL UTILITIES, INCLUDING ALL HOLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
- THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY TAX MAP 4001933-17 (SPIN 235-201-426-000). THE PROPERTY IS CURRENTLY ZONED UNDER THE REVISED 1983 ZONING ORDINANCE AS AMENDED THROUGH JUNE 2, 2004. THE PARCEL IS ZONED R2-C(2002).
- THIS PLAN IS BASED UPON ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING, ENTITLED "WALMART PART OF PARCEL A ROYCO INC. AND ROAD LOUDOUN LIMITED PARTNERSHIP" (PROJECT NO. 03548000) DATED JULY 10, 2012 (REVISED MAY 4, 2016).
- THE DISTURBED AREA IS APPROXIMATELY 21.05 AC.
- THIS PLAN IS SUPPORTED BY INFRASTRUCTURE IMPROVEMENTS PROPOSED WITH COMPASS CREEK COMMERCIAL CENTER PHASE I INFRASTRUCTURE PLAN CMAP 2014-0004, PREPARED BY DESSBERRY CONSULTANTS LLC, APPROVED OCTOBER 1, 2015.
- ALL ELEVATIONS ARE BASED UPON NAVD 83 PER HGS MONUMENT JC283 HAVING A PUBLISHED ELEVATION OF 321.66.
- LAND CONSERVATION NOTES:  
MEASURED TO CONTROL EROSION, STATION AND STORM WATER SHALL BE PROVIDED PURSUANT TO LAND USE COMPATIBILITY WITH ALL CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODES OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF LOUDOUN. A GRADING PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES ON THE PROJECT ARE TAKEN.
- ALL FILL, BASE, AND SUB-BASE MATERIAL SHALL BE COMPACTED TO A MIN. OF 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, AND WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY.
- STORM SEWER SHALL BE HIGH-DENSITY POLYETHYLENE PIPE AND CULVERT PIPE SHALL BE REINFORCED CONCRETE CLASS II PIPE AS A MINIMUM UNLESS OTHERWISE NOTED.
- ALL WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TOWN OF LEESBURG WATER STANDARDS SPECIFICATIONS.
- ALL SANITARY SEWER PIPES FOR CONSTRUCTION LABELED AS CR-25, SHALL BE POLYVINYL CHLORIDE PIPE ANS/ANSI A21.21 (CR-25) UNLESS OTHERWISE SPECIFIED ON PLANS.
- SURFACE FLOW MUST BE CONTAINED WITH DRAINAGE EASEMENTS PRIOR TO DISCHARGE INTO A STORM DRAINAGE SYSTEM MAINTAINED BY VDOT.
- DESIGN FEATURES RELATIVE TO ROAD CONSTRUCTION OR TO THE REGULATION, CONTROL AND SAFETY OF MOTORISTS SHALL BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. METHODS AND MATERIALS SHALL CONFORM TO VDOT STANDARDS.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE TOPSOILED AND SEEDED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE.
- ALL DITCHES ARE TO BE STABILIZED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND/OR LOUDOUN COUNTY THROUGH THE USE OF SEEDING, RIP-RAP AND/OR PAVED DITCH.
- ADDITIONAL DITCH LININGS SHALL BE PROVIDED AT THE DEVELOPER'S EXPENSE IF DETERMINED NECESSARY BY VDOT UNDER THE COUNTY INSPECTOR DURING FIELD REVIEW.
- NO BLASTING IS PERMITTED WITHIN 25' OF EXISTING TOWN OF LEESBURG UTILITIES. BLASTING IS TO BE EXTENDED TO 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- DURING ROUGH GRADING OF THE SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE GEOTECHNICAL ENGINEER IF GROUND WATER SEEPAGE IS IDENTIFIED. IDENTIFICATION OF SUCH GROUND WATER MAY REQUIRE THAT ADDITIONAL UNDERDRAIN OR COLLECTION DRAINS BE INSTALLED TO PROTECT THE INTEGRITY OF THE FILL BILLS AND/OR FINAL PAVEMENT.
- STREET SURFACES SHALL BE MAINTAINED IN A CLEANED CONDITION, AND MUST STAY FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
- STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY INSPECTOR AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO VDOT LAND DEVELOPMENT SECTION A MINIMUM OF FIFTEEN (15) DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR SANITARY MANHOLES LOCATED OUTSIDE OF PAVEMENT AREAS.
- SUBBASE DEPTH IS RECOMMENDED TO BE A CBR VALUE OF 8 PER GEOTECHNICAL INVESTIGATION PREPARED BY ECOS PROJECT #0121014-A, DATED JUNE 11, 2014, REVISED MARCH 18, 2015.
- A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
- IN LIEU OF PROVIDING A STAKE-OUT PLAN, THE APPROXIMATE LOCATION OF THE PROPOSED ENTRANCES FROM STATE MAINTAINED ROADS WILL BE STAKED. PLEASE CONTACT MICHAEL J. BIRKLAND, P.E., C.D. BOHLER ENGINEERING, P.C. LOCATED AT 22636 DAVIS DRIVE, SUITE 250, STERLING, VA, 20154-709-9500 FOR FIELD ASSISTANCE, LOCATING SPECIFIC SITE FEATURES.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- PERMITTED FIRE HYDRANT METER USE IS RESTRICTED TO FEDERAL SAFETY YELLOW FIRE HYDRANTS ONLY. LOCATION OF THESE FIRE HYDRANTS WILL BE DETERMINED AT THE CONTRACTOR'S PRE CONSTRUCTION MEETING WITH THE TOWN OF LEESBURG.
- SIDEWALK AND TRAILS SHALL BE CONSTRUCTED ON A SUBGRADE COMPACTED TO 95% DENSITY. ALL SIDEWALKS TO BE CONSTRUCTED TO VDOT STANDARDS.
- THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS R AND CLASS IV SOILS PER THE LATEST COUNTY SOILS MAP AS DESCRIBED BY THE INTERPRETIVE GUIDE TO SOIL MAPS, LOUDOUN COUNTY, VIRGINIA, OR PER THE APPROVED PRELIMINARY SOILS REVIEW INVESTIGATION AND REPORT. LOUDOUN COUNTY RECOMMENDS CONSTRUCTION OF STRUCTURES WITH SUBGRADE LEVELS WITHIN NATURAL DRAINAGE WALES OR WITHIN SOILS OR SPOTS SPECIFICALLY IDENTIFIED AS MET PER THE LATEST COUNTY SOILS MAP AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOIL MAPS, LOUDOUN COUNTY, VIRGINIA.
- ALL CONSTRUCTION SHALL CONFORM TO VDOT STANDARDS.
- THERE ARE NO WETLANDS DISTURBED WITH THIS PROJECT. A WETLAND DELINEATION WAS CONDUCTED BY WETLAND UTILITIES AND SOLUTIONS, INC. ON NOVEMBER 3, 2015, AND A SUBROUNDAIRIAL DETERMINATION (CD) WAS ISSUED BY THE COUNTY ENGINEERS ON MARCH 10, 2016 (CD PROJECT NUMBER NAO-2016-2).
- NO TRAFFIC IMPACT ASSESSMENT IS REQUIRED FOR THIS PROJECT.
- SITE LIES WITHIN THE LDMB, AND LDM 00.1 MILE BUFFER AIRPORT PLANE ZONE.
- SPIN 235-201-426-001 IS SUBJECT TO THE REGULATIONS OF SECTION 4.100.2 OVERLAY DISTRICT AND SECTION 14-1300 FLOOD HAZARD OVERLAY DISTRICT, AND SECTION 4-1900 LIMESTONE OVERLAY DISTRICT.

**CONTACT INFORMATION**

**REFERENCES**

- BOUNDARY & TOPOGRAPHICAL SURVEY, BOHLER ENGINEERING, 22636 DAVIS DRIVE, SUITE 250, STERLING, VA 20154, DATED JULY 10, 2012 (REV. MAY 04, 2016)
- GEOTECHNICAL INVESTIGATION REPORT, ENTITLED "FINAL REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTS, AND GEOTECHNICAL ENGINEERING ANALYSES, WALMART SUPERCENTER #1904-005, LEESBURG, LOUDOUN COUNTY, VIRGINIA" PROJECT NO. 01-21014-0, PREPARED BY ECOS, 1602 FRANCISVILLE PLACE, SUITE 100, CHANTILLY, VA 20151, DATED JUNE 11, 2014 (REV. SEPTEMBER 7, 2017)
- ARCHITECTURAL DRAWINGS, ENTITLED "WALMART LEESBURG, VIRGINIA, STORE NO. 1904-05, PROTO. C-180-SOL-Q1," PREPARED BY RETAB, DESIGN COLLECTIVE, DATED 06/13/17
- FUTURE WORK / BY OTHERS, CNO FILE ENTITLED "PUGH ROAD, Plan, Design and Turn Lane REV. 5-14-14 (sig.)" PROVIDED BY DEWBERRY ENGINEERING, DATED 03/14/14

**GOVERNING AGENCIES**

- VIRGINIA, 9401 PEARBODY STREET, MANASSAS, VA 20108, CONTACT: TONY WILLIAMS, PHONE: (703) 591-2006
- COMCAST, 1150 UNIVERSITY BOULEVARD, MANASSAS, VA 20108, CONTACT: BOB GULLICH, PHONE: (703) 785-6248
- TOWN OF LEESBURG, 29 WEST MARKET STREET, LEESBURG, VA 20178, CONTACT: AMY VINKES, DIRECTOR OF UTILITIES, (703) 737-7115 (P)
- LEESBURG, 341 EAST MARKET STREET, LEESBURG, VA 20178, CONTACT: THOM CHILDS, (703) 445-9667
- WASHINGTON GAS, 6601 INDUSTRIAL ROAD, ROOM 302-4, SPRINGFIELD, VA 22151, CONTACT: SIGMA DUTCH, PHONE: (703) 730-5874
- VDOT, 41 LAWSON ROAD, SE, LEESBURG, VA 20175, CONTACT: THOMAS VANPOOLE, P.E. (703) 737-2000

**ALERT TO CONTRACTOR:**

- THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

**DESIGNATED PLANS EXAMINER CERTIFICATE**

DESIGNATED PLANS: \_\_\_\_\_ REG. NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

EXAMINER: \_\_\_\_\_

**RELATED PLANS**

TITLE	DATE	STATUS
SITE PLAN FOR WALMART, COMPASS CREEK PARKWAY	STPL 2014-004	APPROVED 3/2/15
COMPASS CREEK COMMERCIAL CENTER PHASE I INFRASTRUCTURE	CPAP-2014-003	APPROVED 10/1/15
COMPASS CREEK COMMERCIAL CENTER ZONING MAP AMENDMENT	ZMAP 2014-001	SPECIAL EXCEPTION 2/12/04, 2/25/04, 2/26/04
OTHER ASSOCIATED LAND DEVELOPMENT APPLICATIONS	FPAL-2014-005B, APPROVED 3/26/15	
	SPCY-2012-004B, APPROVED 10/20/15	
	P-2003-0011, APPROVED 7/11/07	
	18-0009, APPROVED 10/21/08	
	FM-2012-0021, APPROVED 12/4/13	
	BLAD-2005-0205, APPROVED 2/2/08	
	BLAD-2005-0203, APPROVED 5/3/05	
	CPAM-2004-0018, SUPERCEDED 3/3/01	
	CPAM-2004-0002, APPROVED 12/30/00	
	CPAP-2014-003A, ACTIVE	
	DEED-2012-0014, APPROVED 10/20/15	
	SEPL-2010-0007, APPROVED 8/19/11	
	SEVM-2009-0011, APPROVED 5/4/10	

**REVISION BLOCK**

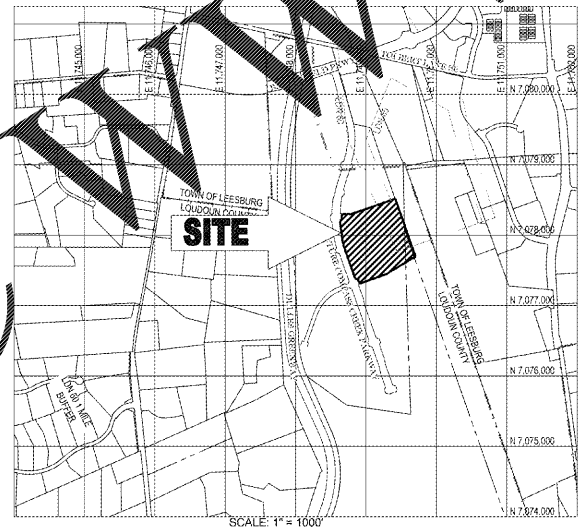
REV. NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	ALL APPLICABLE SHEETS REVISED FOR LOCATED BUILDING FOOTPRINT, DRINKING AND UTILITIES	11/02/17

# SITE PLAN AMENDMENT

## DOCUMENTS FOR Walmart

**STORE #1904-005**  
**SPAM 2016-0127**  
 AMENDING STPL 2014-0049  
**TLRD 2017-0003**  
 AMENDING TLPF 2014-0027

**LOCATION OF SITE**  
 COMPASS CREEK PARKWAY, LEESBURG  
 LOUDOUN COUNTY, VIRGINIA  
 TAX MAP /60/////53-11, SPIN 235-201-426-000



**OWNER/DEVELOPER**  
 WAL-MART REAL ESTATE BUSINESS TRUST  
 201 S.E. 15TH STREET, SUITE 2000  
 BENTONVILLE, ARKANSAS 72716-0500  
 LEESBURG, VA OFFICE  
 22636 DAVIS DRIVE, SUITE 250  
 STERLING, VA 20154  
 FAX: (703) 737-5380

**BOHLER ENGINEERING**  
 22636 DAVIS DRIVE, SUITE 250  
 STERLING, VIRGINIA 20164  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
**VA@BohlerEng.com**  
 CONTACT: MICHAEL J. BIRKLAND, P.E.

**ISSUED FOR CONSTRUCTION**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT (8) SIGNATURES.

BEPIC PROJECT # \_\_\_\_\_

REVISION DATE: \_\_\_\_\_

**SHEET INDEX**

SHEET TITLE	SHEET NUMBER	SHEET # OF 102
COVER SHEET	C-1 - C-1	1-2
GENERAL NOTES	C-2	3
GENERAL NOTES AND DETAILS	C-3	4
ALTA/ACSM LAND TITLE SURVEY (FOR REFERENCE ONLY)	C-4 - C-4A	5-6
EXISTING CONDITIONS/DEMOLITION PLAN	DM-1	7
OVERALL LANDSCAPE PLAN	C-5	8
SITE PLAN	C-6 - C-9	9-12
OVERALL GRADING PLAN	C-10	13
GRADING PLAN	C-11 - C-14	14-17
OVERALL UTILITY PLAN	C-15	18
UTILITY PLAN	C-16 - C-19	19-22
SANITARY PROFILES	C-20 - C-21	23-24
SANITARY PROFILE AND COMPUTATIONS	C-22	25
STORM PROFILES	C-23 - C-25	26-28
STORM COMPUTATIONS	C-25A	29
WATER PROFILES	C-26 - C-30	30-34
SWPPP NOTES	SW-1	35
SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK	SW-2	36
PHASE I EROSION AND SEDIMENT CONTROL PLAN	SW-3	37
PHASE II EROSION AND SEDIMENT CONTROL OVERALL PLAN	SW-4	38
PHASE III EROSION AND SEDIMENT CONTROL PLAN	SW-5 - SW-8	39-42
EROSION AND SEDIMENT CONTROL COMPUTATIONS	SW-9	43
EROSION AND SEDIMENT CONTROL NARRATIVE	SW-10	44
EROSION AND SEDIMENT SCHEDULES, INFORMATION AND SUMMARY TABLES	SW-11	45
EROSION AND SEDIMENT CONTROL DETAILS	SW-12 - SW-15	46-49
OVERALL LANDSCAPE PLAN	C-31	50
LANDSCAPE PLAN	C-32 - C-35	51-54
LANDSCAPE NOTES AND DETAILS	C-36	55
LED PARKING LOT LIGHTING PLAN	C-37	56
FIRELANE STRIPING PLAN	FS-1	57
SITE DETAILS	D-1 - D-3	58-60
WALMART DETAILS	D-4 - D-7	61-64
TOWN OF LEESBURG DETAILS	D-8 - D-11	65-68
COMPASS CREEK COMMERCIAL CENTER APPROVED CDP	C-38 - C-46	69-77
PROFFER STATEMENT	C-47 - C-49	78-80
COMPASS CREEK COMMERCIAL CENTER FYI SHEETS	C-50 - C-67	81-98
ARCHITECTURAL FYI SHEETS	C-68 - C-71	99-102
TEST PIT INFORMATION	C-72	103

**SITE PLAN AMENDMENT NARRATIVE BLOCK**

THIS IS A SITE PLAN AMENDMENT TO THE APPROVED SITE PLAN (STPL #2014-0049) AND MINOR MODIFICATION TO THE APPROVED SITE PLAN (TLPF #2014-0027). THIS PLAN REVISION INCLUDES A REVISED BUILDING FOOTPRINT, REVISED PARKING CONFIGURATION NORTH AND SOUTH OF THE BUILDING, AN ADJUSTED GROCERY/PHARMACY PICKUP FEATURE, AND REVISED PORTIONS OF WATER, SANITARY, AND STORM SEWER UTILITIES. THE GROCERY/PHARMACY PICKUP FEATURE INCLUDES TWO (2) CHECK-IN KIOSKS AND SIX (6) DRIVE-THRU PICKUP LANES. THE BUILDING FOOTPRINT LOCATION AND PARKING CONFIGURATION WEST OF THE BUILDING REMAINS GENERALLY THE SAME.

**APPROVAL BLOCK**

LAND DEVELOPMENT APPLICATION NUMBER: SPAM 2016-0127

DATE: \_\_\_\_\_

DIRECTOR, DEPARTMENT OF BUILDING AND DEVELOPMENT

**REVISIONS**

BY	REVISION PER COUNTY AND TOWN COMMENTS
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**BOHLER ENGINEERING**  
 22636 DAVIS DRIVE, SUITE 250  
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**COVER SHEET**

WALMART SUPERCENTER #1904-005 - SPAM #1  
 CATOCTIN ELECTION DISTRICT  
 LEESBURG, LOUDOUN COUNTY, VA

**Walmart**  
 WAL-MART STORES, INC.,  
 BENTONVILLE, AR

DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 MJB  
 DATE: 12/22/16  
 SCALE: AS SHOWN  
 JOB NO: S148000  
 SHEET: C-1

SHEET 1 OF 103

**Order Plans**