STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 / BC 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 / BC 515.55
	SANITARY LABEL	SAN #
	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	S/W	SIDEWALK
DEC	DECORATIVE	TBR	TO BE REMOVED
DEP	DEPRESSED	TBRL	TO BE RELOCATED
DIP	DUCTILE IRON PIPE	TBV	TO BE VACATED
DOM	DOMESTIC	TC	TOP OF CURB
ELEC	ELECTRIC	TELE	TELEPHONE
ELEV	ELEVATION	TPF	TREE PROTECTION FENCE
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
ES	EDGE OF SHOULDER	TYP	TYPICAL
EW	END WALL	UG	UNDERGROUND
EX	EXISTING	UP	UTILITY POLE
FES	FLARED END SECTION	W	WIDE
FF	FINISHED FLOOR	W/L	WATER LINE
FH	FIRE HYDRANT	W/M	WATER METER
FG	FINISHED GRADE	±	PLUS OR MINUS
G	GRADE	°	DEGREE
GF	GARAGE FLOOR (AT DOOR)	Ø	DIAMETER
GH	GRADE HIGHER SIDE OF WALL	#	NUMBER
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
[illegible]	LANDSCAPE		
[illegible]	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

VDOT GENERAL NOTES

REVISED 3/28/13

1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF :

   VDOT SUBDIVISION STREET REQUIREMENTS (SSR 24VAC-30-91 EFFECTIVE JANUARY 1, 2005 AND VDOT ROAD DESIGN MANUAL APPENDIX B)

2. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
3. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
4. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
5. ANY TYPE OF REVERSE CURB (SPILL CURB, CG-6R, ETC.) AND TRANSITION TO THESE CURBS SHALL NOT BE USED WITH THE PUBLIC RIGHT OF WAY
6. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
7. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
8. STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.
9. THE DEVELOPER 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 THIRTY DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
10. PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR VALUE OF 10 (USE CBR VALUE OF 6 IN LOUDOUN CO). SOIL TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF THE PAVEMENT INCLUDING LAYERS OF ASPHALT AND SUBBASE PRIOR TO SUBBASE PLACEMENT
11. ALL UNTREATED AGGREGATE USED IN BASE OR SUBBASE COURSES SHALL BE 21B. EXCEPT ON ROADS WITH ADT OF 1000 VPD OR LESS, WHERE 21A AGGREGATE MAY BE USED. WHEN 21B AGGREGATE IS USED, UD-4 UNDERDRAINS MUST BE PROVIDED.
12. A 4" (MIN.) LAYER OF STONE IS REQUIRED BENEATH CURB AND GUTTER (MAY BE SHOWN ON TYPICAL SECTION IN LIEU OF A NOTE).
13. ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
14. THE ENTIRE SURFACE OF THE ROADWAY (OLD AND NEW PORTIONS) SHALL BE OVERLAID AND RE-STRIPED AS REQUIRED BY VDOT PERSONNEL. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
15. DEVELOPER IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION WHICH WILL BE NECESSARY AS A RESULT OF DEVELOPMENT OF THIS SITE.
16. ALL RIGHT OF WAY DEDICATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
17. THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE RIGHT OF WAY THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
18. TRAFFIC CONTROL DEVICES OR ADVISORY SIGNS, SUCH AS MULTIWAY STOPS, SPEED LIMITS, WATCH FOR CHILDREN, PEDESTRIAN TRAFFIC ETC., SHALL NOT BE INSTALLED UNLESS SPECIFICALLY SHOWN ON THESE PLANS OR A VDOT APPROVED PLAN REVISION. SPEED STUDY CERTIFIED BY PROFESSIONAL ENGINEER SHOULD BE SUBMITTED FOR VDOT APPROVAL PRIOR TO THE STREET ACCEPTANCE FOR ANY ROAD TO BE POSTED OTHER THAN THE STATUTORY SPEED LIMIT. SHOULD UNAPPROVED SIGNS BE NOTED AT THE TIME OF VDOT INSPECTION, THE ROAD ACCEPTANCE PROCESS SHALL BE TERMINATED IMMEDIATELY AND NOT RECOMMENCED UNTIL A DETERMINATION IS MADE REGARDING THE APPROVAL OF ANY ADDITIONAL SIGNS. IMMEDIATE REMOVAL OF SUCH SIGNS SHALL NOT NEGATE THE NEED FOR THE SUBMISSION OF A REVISION.
19. LANDSCAPING AND IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT OF WAY EXCEPT AS SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION.
20. BEGINNING JULY 1, 2009 ALL LAND USE PERMIT APPLICATIONS ARE REQUIRED TO PROVIDE AT LEAST ONE (1) PERSON WHO, AT MINIMUM, IS VERIFIED BY VDOT IN BASIC WORK ZONE TRAFFIC CONTROL FOR ALL PERMITTED ACTIVITIES WITHIN STATE MAINTAINED RIGHT OF WAY WHICH INVOLVES INSTALLING, MAINTAINING, OR REMOVING WORK ZONE TRAFFIC CONTROL DEVICES. THIS PERSON SHALL BE RESPONSIBLE FOR THE PLACEMENT, MAINTENANCE AND REMOVAL OF ALL WORK ZONE TRAFFIC CONTROL DEVICES.

TOWN OF LEESBURG GENERAL NOTES

B. UTILITIES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND [illegible] PRIOR TO START OF CONSTRUCTION. PRIOR TO DIGGING, NOTIFY THE FOLLOWING:

   A. MISS UTILITY - 811
   B. WATER AND SEWER - DEPARTMENT OF UTILITIES, THE TOWN OF LEESBURG (703) 737-7595
   C. STORM DRAIN AND TRAFFIC SIGNALS - DEPARTMENT OF PUBLIC WORKS, THE TOWN OF LEESBURG (703) 771-2790.

2. TEST PITS SHALL BE SHOWN AT ALL UTILITY CROSSINGS AND AT THE POINT OF CONNECTION TO EXISTING [illegible] MAINS. AT LEAST [illegible] DAYS PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR MUST OBTAIN ITS TEST PIT DATA AND COORDINATE [illegible] INSPECTOR. IF THE TEST RESULTS SHOW A POTENTIAL CONFLICT OR NONCOMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO [illegible] PLANS MUST BE SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED.
3. ALL UNDERGROUND UTILITY CONNECTIONS ARE [illegible] PLACED FROM THE [illegible] MAIN TO THE RIGHT-OF-WAY FOR EACH LOT AND ALL UNDERGROUND UTILITY MAINS AND CONNECTIONS [illegible] INSTALLED PRIOR [illegible] APPLICATION OF ANY STREET SURFACE.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR RETURNING [illegible] EXISTING FACILITIES [illegible] UTILITIES TO THEIR ORIGINAL CONDITION
5. BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL WATER [illegible] DOMESTIC AND FIRE) WITHDRAWING WATER FROM THE TOWN'S WATER SYSTEM. IF THE WATER METER SERVING THE BUILDING IS [illegible] THAT TWO INCH, THEN THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON THE DOMESTIC SERVICE LINE WITHIN THE MECHANICAL ROOM OF THE BUILDING SERVED AND MUST BE ACCESSIBLE FOR TESTING, MAINTENANCE, AND INSPECTION.IN ADDITION, A BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON ALL SPRINKLER LINES BETWEEN THE TOWN AND BUILDING SYSTEMS AND MUST BE ACCESSIBLE FOR TESTING, MAINTENANCE, AND INSPECTIONS.THE DEVICE MUST BE TESTED AFTER INSTALLATION AND CERTIFICATE OF INSPECTION PROVIDED TO THE TOWN. CONTACT THE UTILITIES DEPARTMENT [illegible] ENVIRONMENTAL COMPLIANCE OFFICER AT 703-737-7592 FOR SPECIFIC REQUIREMENTS.

D. SANITARY SEWERS

1. SEWER SHED: LOWER SYCOLIN CREEK
2. GRAVITY SYSTEM: YES PUMPED: NO
3. PUMP STATION PROPOSED: NO
4. OFF-SITE SEWER EXTENSIONS REQUIRED: NO
5. REQUIRED LENGTH OF OFF-SITE SEWER: N/A
6. ALL SANITARY SEWER AND APPURTENANCE INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S DESIGN AND CONSTRUCTION STANDARDS MANUAL AND THE DOCUMENTS REFERENCED THEREIN

E. WATER SYSTEM

1. DOMESTIC WORKING PRESSURE AT HIGHEST FIXTURES: 66.9psi
2. ALL WATER MAIN AND APPURTENANCE INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S DESIGN AND CONSTRUCTION STANDARDS MANUAL AND THE DOCUMENTS REFERENCED THEREIN.
   NO EXISTING WATER MAIN VALVES ARE TO BE OPENED OR CLOSED BY ANYONE EXCEPT T.O.L., PRIOR TO NOTIFICATION OF THE TOWN OF LEESBURG UTILITY DEPARTMENT, 703-737-7595

F. FIRE FLOW

1. REQUIRED FIRE FLOW PER DCSM = 2950 (GPM AT 20 PSI) gpm
2. AVAILABLE FIRE FLOW = 2951 (GPM AT 34 PSI) gpm
3. FULL SPRINKLER SYSTEM: YES
4. PARTIAL SPRINKLER SYSTEM: NO
5. IBC BUILDING CLASS UTILIZED: IA

PROPOSED EASEMENT LEGEND

SI DIM	SIGHT DISTANCE
STM DIM	STORM DRAIN
SS DIM	SANITARY SEWER
W DIM	WATER
PA DIM	PUBLIC ACCESS
CSE DIM	COMMON SHARED
IE DIM	INGRESS-EGRESS
PU DIM	PUBLIC UTILITY
VAR	VARIABLE WIDTH S

TOTAL PERMITTED DEVELOPMENT WITH COMPASS CREEK COMMERCIAL CENTER PHASE I INFRASTRUCTURE (FOR COMPLIANCE WITH PROFFER II (B)(S))

	PLAN	TOTAL	ALLOWED
WALMART LEESBURG (SUBJECT PLAN)	194,302 SF	194,302 SF	550,000 SF

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY-	OTHERS RESPONSIBILITY-
GAS	♦WASHINGTON GAS 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151 CONTACT: PAT ESTRADA PALMA (703) 750-5657 (P)	-COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT (IF APPLICABLE). -INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND PER THE GAS COMPANY REQUIREMENTS.	-SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS COMPANY. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY VIRGINIA NATURAL GAS.
TELEPHONE	♦VERIZON 22001 LOUDOUN CNTY PKWY #E1-3 ASHBURN, VA 20147 CONTACT: DOUGLAS BRAMMER (703) 836-3033 (P) ♦COMCAST 12345 SUNRISE VALLEY DRIVE SU. D RESTON, VA CONTACT: DOUGLAS BUSHEY (703) 789-8100 (P)	-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF PHONE BOXES WITH TELEPHONE COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING. FROM THE RISER POLE UP TO THE BUILDING. -PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS.	-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING -PRESENT RESPONSIBLE PARTIES. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY VERIZON.
ELECTRIC	♦NOVEC 349 EAST MARKET STREET. LEESBURG, VA 20179 CONTACT: TROY CHILDS (703) 443-6567 (P)	-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF UTILITY POLE WITH ELECTRIC COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE UNDERGROUND PORTIONS OF THE PRIMARY FROM THE RISER POLE UP TO THE TRANSFORMER. SCHEDULE 80 PVC CONDUIT SHALL BE USED ON THE RISER POLE AND RIGID METAL [illegible] RADIUS, ELBOWS SHALL BE USED WHERE THE UNDERGROUND PORTION MEETS THE RISER POLE AND TRANSFORMER. - REMOVE EXISTING TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS. -CONSTRUCT TRANSFORMER PAD [illegible] ELECTRIC COMPANY'S SPECIFICATIONS. -PROVIDE AND INSTALL ALL SECONDARY SERVICE MATERIALS.	-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER. -ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY [illegible] UNDERGROUND LINES UP TO THE TRANSFORMER. -ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY DOMINION VIRGINIA POWER. -ELECTRIC COMPANY WILL PROVIDE TRANSFORMER.
SANITARY SEWER	♦TOWN OF LEESBURG DEPT OF UTILITIES 25 WEST MARKET STREET, LEESBURG, VA 20176 CONTACT: AMY WYKES, DIRECTOR OF UTILITIES (703) 737-7119 (P)	-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION. -ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL BE PVC AWWA C-900 DR 25 UNLESS OTHERWISE SPECIFIED. -COORDINATE REQUIRED INSPECTION SERVICES WITH TOWN OF LEESBURG UTILITIES DEPARTMENT INSPECTOR. SEE UTILITY PLAN FOR REQUIREMENTS.	
WATER	♦TOWN OF LEESBURG DEPT OF UTILITIES 25 WEST MARKET STREET, LEESBURG, VA 20176 CONTACT: AMY WYKES, DIRECTOR OF UTILITIES (703) 737-7119 (P)	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION. -ALL PUBLIC AND PRIVATE WATER MAINS SHALL BE DIP CLASS 52 WITH POLYETHYLENE CASING. -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR. -ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD TOWN OF LEESBURG UTILITIES DEPARTMENT INSPECTOR. SEE UTILITY PLAN FOR REQUIREMENTS. -CONTRACTOR SHALL PROVIDE AND INSTALL 2" WATER METER PER TOWN OF LEESBURG DCSM DRAWINGS WS-30, WS-32. SEE SHEET D-9.	
STORM SEWER	♦LOUDOUN COUNTY BUILDING AND DEVELOPMENT 1 HARRISON STREET SOUTHEAST, LEESBURG, VA 20175 CONTACT: MIKE SEIGFRIED, DIRECTOR (703) 777-0220 (P)	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION -REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS.	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

ZONING REQUIREMENTS TABULATION:

FOR PROPOSED WALMART LOT		"REQUIRED/ ALLOWED"	PROVIDED
ZONING DISTRICT:	PD-CC-SC (PLANNED DEVELOPMENT - COMMERCIAL CENTER SMALL REGIONAL CENTER)		
MINIMUM LOT AREA:		N/A	20.55 AC
MINIMUM LOT WIDTH:		N/A	1000 FT
BUILDING SETBACK:			
	FRONT	75 FT.	431.10 FT.
	NORTH SIDE	35 FT.	235.77 FT.
	SOUTH SIDE	35 FT.	160.34 FT.
	REAR	*35 FT.	74.67 FT.
			*PER ZONING MODIFICATION WITH ZMAP 2012-0021
PARKING SETBACK:			
	FRONT	35 FT.	36.42 FT.
	NORTH SIDE	35 FT.	87.61 FT.
	SOUTH SIDE	35 FT.	35.00 FT.
	REAR	35 FT.	90.33 FT.
MAXIMUM FAR: (G.F.A./ LOT AREA) 194,302 SF OF GFA / 895,250 SF = 0.22		0.40	0.22
MAXIMUM BUILDING HEIGHT:		45.0'	28.66'
PARKING REQUIREMENTS: 4 SPACES PER 1,000 SF OF GROSS FLOOR AREA BUILDING: 194,328 x 4/1000 = 777 OUTDOOR SALES: 5.831 x 4/1000 = 23 777 + 23 = 800		800 SPACES	800 SPACES
TOTAL PARKING:		800 SPACES	800 SPACES
HC PARKING REQ.: 2% OF FIRST 1.000 PROVIDED SPACES VAN ACCESSIBLE: 1 OF 6 HC		16 SPACES 3 SPACES	26 SPACES 5 SPACES
LOADING SPACE: 1/50,000 SF UP TO 100,000 SF PLUS 1/100,000 SF UP TO 500,000 SF PLUS 1/200,000 SF THEREAFTER 194.302 SF = 3 SPACES (194,302 > 100,000 SF: 100,000/50.000 = 2; 194,302 - 100,000 = 94,302. 94.302/200.000 = 1; 2+1=3)		3	5
LANDSCAPED OPEN SPACE:		0.20	0.22
PROPOSED USES:		SECTION 4-203	RETAIL SALES ESTABLISHMENT WITH DRIVE-THRU PHARMACY, MOTOR VEHICLE SERVICE AND REPAIR (LIGHT), AND SPECIAL EXCEPTION OUTDOOR SALES ACCESSORY

REVISIONS	BY
1 REVISED PER COUNTY AND TOWN COMMENTS	Z[illegible]
2 REVISED PER COUNTY AND TOWN COMMENTS	G[illegible]
3 REVISED PER COUNTY AND TOWN COMMENTS	GRP

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

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

WAL-MART STORES, INC.
BENTONVILLE, AR

Walmart

DRAWN	GRP
CHECKED	MJB
DATE	12/22/16
SCALE	N/A
JOB No.	S148000
SHEET	C-3

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