



MATCHLINE - SHEET C-11

MATCHLINE - SHEET C-14

Walmart
Supercenter

STORE #164488
C-164488-02
OFF + 164,800 SF (NET GROSS) (MINIMUM)
GROSS LEASABLE AREA + 192,500 SF (WALMART USE ONLY)
TOTAL BUILDING AREA + 194,000 SF (WALMART USE ONLY)
PROJECT DATE 04/17/16
FTE + 927.00
SIC CODE
HEIGHT + 28.00'
RETAIL SALES ESTABLISHMENT WITH SPECIAL LICENSE
OUTDOOR SALES ACCESSORY USE

- GRADING NOTES**
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
 - STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: HDPE.
 - EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1'.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1' INTER.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO A CONNECTED STRUCTURE WATER TIGHT.
 - ALL STORM SEWER MANHOLES AND AREAS SHALL BE FILLING WITH SAND AND GRANULAR FILL. PROTECT BEARING RING & COVERS. UNPAVED AREAS SHALL BE 6" MIN. 100% GRADE. ALL SHALL BE LABELED "STORM SEWER".
 - THE CONTRACTOR SHALL AGREE TO TERMS & CONDITIONS AS OUTLINED HEREIN OR APPLICABLE STATE OR FEDERAL REGULATIONS. U.S. PERMIT PROGRAM NUMBER DISCHARGE ASSOCIATE CONSTRUCTION ACTIVITY PERMIT. SPECIAL CONDITIONS SECTION 8. ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
 - CONTRACTOR SHALL MAINTAIN AND/OR CUT NEW PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT WITH EXISTING GRADE.
 - CONTRACTOR SHALL ADDRESS POSITIVE DRAINAGE TO THE BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - TOPOGRAPHIC INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT THE TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR.
 - ALL UNBURYING AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION MATERIAL TO ALL SLOPES 3:1 V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME AS EXISTING STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO TOPO OF CURB.
 - THIS PLAN IS BASED UPON A GEOTECHNICAL REPORT PREPARED BY EGS, ENTITLED "FINAL REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES, WALMART SUPERCENTER #1604-005, LEESBURG, LOUDOUN COUNTY, VIRGINIA" (PROJECT NO. 01-1314) DATED JUNE 15, 2014, REVISED MARCH 10, 2015.
 - CONTRACTOR TO ADJUST ANY EXISTING STRUCTURES TO PROPOSED GRADE IN ANY AREA OF PROPOSED GRADING.
 - EXISTING TEMPORARY STORM DRAIN EASEMENT INSTR. #021510210074999 SHALL BE VACATED UPON INSTALLATION OF ALL PERMANENT STORM SEWER STRUCTURES AND PIPES.
 - CONTRACTOR MUST REFER TO ARCHITECTURAL DRAWINGS FOR TRUCK WELL SCREEN WALL HEIGHTS.

FOUNDATION SUBSURFACE PREPARATION INFORMATION. SEE SHEET C-14

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
10.00	CONTOUR LINE	10.00
10.55 @ 10.12	SPOT ELEVATIONS	10.55 @ 10.12
10.55 @ 10.12	SANITARY LABEL	10.55 @ 10.12
10.55 @ 10.12	STORM LABEL	10.55 @ 10.12
10.55 @ 10.12	STORM SEWER	10.55 @ 10.12
10.55 @ 10.12	STORM MANHOLE	10.55 @ 10.12
10.55 @ 10.12	TYPICAL END SECTION	10.55 @ 10.12
10.55 @ 10.12	HEADWALL OR ENCLOSURE	10.55 @ 10.12
10.55 @ 10.12	YARD INLET	10.55 @ 10.12
10.55 @ 10.12	CURB INLET	10.55 @ 10.12
10.55 @ 10.12	MONITORING WELL	10.55 @ 10.12
10.55 @ 10.12	BORING	10.55 @ 10.12
10.55 @ 10.12	BENCHMARK	10.55 @ 10.12
10.55 @ 10.12	TEST PIT	10.55 @ 10.12
10.55 @ 10.12	LIMITS OF DISTURBANCE	10.55 @ 10.12

ALERT TO CONTRACTOR:
ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
REFER TO MASTER SITE SPECIFICATIONS.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS

NO.	REVISION PER COUNTY AND TOWN COMMENTS	DATE
1	REVISED PER COUNTY AND TOWN COMMENTS	12/22/16
2	REVISED PER COUNTY AND TOWN COMMENTS	12/22/16
3	REVISED PER COUNTY AND TOWN COMMENTS	12/22/16

THE FOLLOWING ENGINEER HAS REVIEWED AND APPROVED THIS PLAN FOR THE CITY OF LEESBURG, VIRGINIA. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

BOHLER ENGINEERING
22838 DAVIS DRIVE, SUITE 260
STERLING, VIRGINIA 20154
Phone: (703) 706-6500
Fax: (703) 706-6501
VA@BohlerEng.com

GRADING PLAN
WALMART SUPERCENTER #1904-005 - SPAM #1
CATOCHIN ELECTION DISTRICT, VA
LEESBURG, LOUDOUN COUNTY, VA
WAL-MART STORES, INC. BENTONVILLE, AR

DRAWN	GRP
CHECKED	MJB
DATE	12/22/16
SCALE	1" = 30'
JOB NO.	S148000
SHEET	C-12
SHEET 15 OF 103	

Order Plans

WWW.LDLINE.COM