

SOILS MAP AND INFORMATION
SCALE: 1"=500'

GEOTECHNICAL REVIEW AND ACCEPTANCE LETTER.

TOWN OF LEESBURG CONSTRUCTION NOTES:

- UNLESS OTHERWISE NOTED OR SHOWN HEREIN, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD & BRIDGE SPECIFICATIONS AS AMENDED TO DATE.
 - THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION. (VESCH)
 - THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL. (DCSM)
 - THE DEPARTMENT OF JUSTICE FEDERAL REGISTER IMPLEMENTING TITLE III OF THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336 FOR NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS AFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHTS-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB & GUTTER OR SIDEWALK.
- ALL BLASTING SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 9, SECTION 9-740 OF THE DCSM.
- REFER TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS FOR CONSTRUCTION DETAILS NOT SHOWN OR CONTAINED HEREIN.
- UNLESS OTHERWISE NOTED HEREIN V.D.O.T. STANDARD IS-1 SHAPING SHALL BE APPLIED TO THE INVERTS OF ALL STORM DRAINAGE STRUCTURES EXCEPT THE FIRST STRUCTURE IN A RUN (SEE DCSM).
- UNLESS OTHERWISE NOTED OR SHOWN HEREIN ALL COMMERCIAL/RESIDENTIAL STREET ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH V.D.O.T. STANDARD CG-11.
- ALL STRIPING AND SIGNAGE SHOWN HEREIN IS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS CONTAINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS (M.U.T.C.D.) AND THE VIRGINIA SUPPLEMENTS THERE TO AS WELL AS THE TOWN OF LEESBURG DCSM.
- STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT THOSE LOCATIONS AS DESIGNATED ON THIS PLAN SET AND AT ANY ADDITIONAL LOCATIONS DEEMED NECESSARY BY THE TOWNS' INSPECTOR AT TIME OF FINAL FIELD INSPECTION.
- ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, AS REQUIRED.
- ALL UTILITIES THAT ARE TO BE PLACED UNDER EXISTING STREETS SHALL BE BORED OR JACKED IN ACCORDANCE WITH ALL V.D.O.T. SPECIFICATIONS AND STANDARDS. OPEN CUTTING SHALL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- THE DEVELOPER AND/OR THEIR CONTRACTOR SHALL BE 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.
- 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.
- ALL CONTROLLED FILL, BASE, AND SUBBASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, AND WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY OR PERPETUAL STREET EASEMENT. DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. CONTROLLED FILLS SHALL BE COMPACTED IN NO GREATER THAN EIGHT-INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER AND THE DIRECTOR OF PUBLIC WORKS.
- STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE CLASS III PIPE TO CONFORM TO THE CURRENT AASHTO DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THESE PLANS.
- ALL MATERIALS AND CONSTRUCTION WILL CONFORM TO CURRENT SPECIFICATION AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF LEESBURG.
- APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/APPLICANT/CONTRACTOR FROM OBTAINING ALL FEDERAL, STATE AND LOCAL PERMITS, SUCH AS BUT NOT LIMITED TO: ALL TOWN OF LEESBURG PERMITS, LOUDOUN COUNTY PERMITS, AND REQUIRED CORPS OF ENGINEERS AND/OR DEQ PERMITS. COPIES OF THESE APPROVED PERMITS SHALL BE FURNISHED AT THE PRE-CONSTRUCTION CONFERENCE. ANY CHANGES TO APPROVED CONSTRUCTION PLANS REQUIRED TO SATISFY THESE PERMITS SHALL REQUIRE A FORMAL PLAN REVISION TO BE SUBMITTED AND APPROVED BY THE TOWN PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- THE PERMANENT TRAFFIC PAVEMENT MARKINGS AND SIGNS SHOWN ON THESE DRAWINGS ARE CONCEPTUAL. PRIOR TO THE INSTALLATION OF THE PAVEMENT MARKINGS AND SIGNS THE CONTRACTOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE COMMONWEALTH OF VIRGINIA PREPARE AND SUBMIT A DETAILED STRIPING AND SIGNAGE PLAN TO THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE FOR APPROVAL.
- A BUILDING PERMIT BY THE LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT IS REQUIRED FOR RETAINING WALLS.
- WHEN WORKING IN THE PUBLIC RIGHT-OF-WAY(R.O.W.), A PERMIT IS REQUIRED FROM THE DIRECTOR OF PUBLIC WORKS.
- ALL BACKFILL FOR PUBLICLY MAINTAINED UTILITY OR STORM SEWER SHALL MEET VDOT REQUIREMENTS AND PROJECT SPECIFICATIONS. ALL OTHERS SHALL MEET GEOTECHNICAL RECOMMENDATIONS.
- APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS IS REQUIRED FOR ALL BORROW MATERIAL BROUGHT TO THE SITE.
- ALL DITCHES ARE TO BE STABILIZED TO THE SATISFACTION OF THE TOWN OF LEESBURG 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 THE TOWN AND/OR COUNTY INSPECTOR DURING FIELD REVIEW.
- ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE TOWN AND THE ENGINEER OF RECORD. WORK SHALL CEASE IN THE VICINITY UNTIL AN ADEQUATE DESIGN SOLUTION CAN BE DETERMINED BY THE ENGINEER OF RECORD AND APPROVED BY THE TOWN.
- 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) UNDERDRAINS OR COMBINATION DRAINS BE INSTALLED TO PROTECT THE INTEGRITY OF THE FILL SLOPES AND/OR FINAL PAVEMENT.
- STREET SURFACES SHALL BE MAINTAINED IN A CLEANED CONDITION, MUD AND DUST FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
- ALL GAS LINES REQUIRE A MINIMUM OF 1 FOOT VERTICAL AND 5 FEET HORIZONTAL SEPARATION. CONSTRUCTION WITHIN 10 FEET OF THE GAS LINE REQUIRES A GAS LINE REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE GAS COMPANY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEARING THE SITE TO THE LIMITS SHOWN ON THE DRAWING. THIS WILL INCLUDE, BUT IS NOT LIMITED TO THE REMOVAL AND DISPOSAL OF ANY EXISTING PAVEMENT, FENCES, BUILDING DEBRIS AND TRASH ON THE SITE. DISPOSAL SHALL BE OFFSITE AND AT THE DEVELOPER'S EXPENSE.
- ALL DISTURBED RIGHT-OF-WAY MONUMENTS ARE TO BE REPLACED AND VERIFIED BY A CERTIFIED LAND SURVEYOR AT THE DEVELOPER'S EXPENSE.
- THERE (ARE/ARE NO) ARCHEOLOGICAL, NATURAL OR HISTORICAL FEATURESAND/OR LANDMARKS ON THIS SITE. [IF YES, MUST SHOW LOCATION ON PLAN AND EXPAND THIS NOTE DETAILING FINDINGS.]
- THERE (IS/IS NO) VISIBLE EVIDENCE OF ANY GRAVES, OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL ON THE SITE. [IF YES, MUST SHOW LOCATION ON PLAN AND EXPAND THIS NOTE DETAILING FINDINGS.]
- THERE (ARE/ARE NO) AREAS OF CONTAMINATION, OR OTHER ADVERSE ENVIRONMENTAL CONDITIONS ON THIS SITE. [IF YES, MUST SHOW LOCATION ON PLAN AND EXPAND THIS NOTE DETAILING FINDINGS.]
- THIS SITE (DOES/DOES NOT) LIE WITHIN THE AIRPORT NOISE ZONE LIMITS OF LDN 65 AS DEFINED BY THE AIRPORT MASTER PLAN AND ANY OTHER NOISE ABATEMENT DISTRICT OF CORRIDOR AS DEFINED BY THE DCSM OR Z.O.
- THERE (ARE/ARE NO) MAPPED FEMA 100 YEAR FLOODPLAIN ON THIS SITE. [IF YES, MUST SHOW LOCATION ON PLAN AND EXPAND THIS NOTE DETAILING FINDINGS.]
- ALL FINAL PAVEMENT DESIGNS SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION.
- DEVELOPER AND/OR THEIR CONTRACTOR SHALL PROVIDE AN "AS-BUILT" SURVEY AS REQUIRED BY THE DCSM, ARTICLE 10, 10.150.

TOWN OF LEESBURG GENERAL NOTES:

- A. GENERAL**
- A GRADING PERMIT IS TO BE OBTAINED FROM LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT BEFORE ANY CONSTRUCTION IS STARTED.
 - THE DESIGN METHODS OF CONSTRUCTION AND FIELD PRACTICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL AND THE DOCUMENTS REFERENCED THEREIN. ANY DEVELOPER, CONTRACTOR, ENGINEER, OR OWNER INVOLVED IN THE DESIGN AND/OR CONSTRUCTION OF PUBLIC FACILITIES WITHIN LEESBURG'S JURISDICTION, IS EXPECTED TO BE FAMILIAR WITH THE INFORMATION IN THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.
 - ALL ELEVATIONS MUST BE BASED ON VCS NAVD 88 DATUM AND THE SOURCE INDICATED ON THE PLANS.
 - HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE RUN ON THE GROUND BY THE FOLLOWING FIRM: _____ DATE: _____ METHOD: _____
 - TOPOGRAPHIC MAPPING SHOWN HEREON WAS PERFORMED BY THE FOLLOWING FIRM: _____ DATE: _____ METHOD: _____
 - THE MERIDIAN FOR SURVEY BEARINGS SHOWN HEREON IS VCS NAD 83 NORTH AND WAS ESTABLISHED AS FOLLOWS: _____
 - COORDINATES OF POINTS OR MONUMENTS, IF SHOWN HEREON, ARE COORDINATES OF THE VCS NAD 1983 ESTABLISHED AS FOLLOWS: _____
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE ALL APPLICABLE PERMITS, LICENSES, AND CERTIFICATES RELATIVE TO THE TRADES TO COMPLETE THE PROJECT AND FOR THE USE OF SUCH WORK WHEN COMPLETED. COMPLIANCE SHALL BE AT ALL LEVELS: FEDERAL, STATE, COUNTY, AND LOCAL RELATING TO THE PERFORMANCE OF HIS WORK.
- B. UTILITIES**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. PRIOR TO DIGGING, NOTIFY THE FOLLOWING:
 - MISS UTILITY - 811
 - WATER AND SEWER - DEPARTMENT OF UTILITIES, THE TOWN OF LEESBURG (703) 737-7075
 - STORM DRAIN AND TRAFFIC SIGNALS - DEPARTMENT OF PUBLIC WORKS, THE TOWN OF LEESBURG (703) 771-2790.
 - TEST PITS SHALL BE SHOWN AT ALL UTILITY CROSSINGS AND AT THE POINT OF CONNECTION TO EXISTING WATER MAINS. AT LEAST 10 DAYS PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR MUST OBTAIN ITS TEST PIT DATA AND COORDINATE WITH THE INSPECTOR. IF THE TEST RESULTS SHOW A POTENTIAL CONFLICT OR NONCOMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO THE PLANS MUST BE SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED.
 - ALL UNDERGROUND UTILITY CONNECTIONS ARE TO BE PLACED FROM THE UTILITY MAIN TO THE RIGHT-OF-WAY FOR EACH LOT AND ALL UNDERGROUND UTILITY MAINS AND CONNECTIONS MUST BE INSTALLED PRIOR TO THE APPLICATION OF ANY STREET SURFACE.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING FACILITIES AND/OR UTILITIES TO THEIR ORIGINAL CONDITION.
 - BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL WATERLINES (DOMESTIC AND FIRE) WITHDRAWING WATER FROM THE TOWN'S WATER SYSTEM. IF THE WATER METER SERVING THE BUILDING IS LARGER THAN 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'S ENVIRONMENTAL COMPLIANCE OFFICER AT 703-737-7595 FOR SPECIFIC REQUIREMENTS.
- C. SOLID WASTE**
- METHOD OF COLLECTION: _____
 - IF OTHER THAN CURB-SIDE PICKUP, CONTINUE: _____
 - NUMBER AND SIZE OF CONTAINERS: _____
 - TYPE OF CONTAINER: _____
 - METHODOLOGY USED TO COMPUTE SIZE: _____
 - FREQUENCY OF COLLECTION: _____ TIMES/WEEK
(MINIMUM OF 2 TIMES/WEEK)
- D. SANITARY SEWERS:**
- SEWER SHED: _____
 - GRAVITY SYSTEM: _____ PUMPED: _____
 - PUMP STATION PROPOSED: _____
 - OFF-SITE SEWER EXTENSIONS REQUIRED: _____
 - REQUIRED LENGTH OF OFF-SITE SEWER: _____
 - 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**
- DOMESTIC WORKING PRESSURE AT HIGHEST FIXTURES: _____ psi
 - 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, 703-669-3124
- F. FIRE FLOW**
- REQUIRED FIRE FLOW PER DCSM = _____ gpm
 - AVAILABLE FIRE FLOW = _____ gpm
 - FULL SPRINKLER SYSTEM: _____
 - PARTIAL SPRINKLER SYSTEM: _____
 - IBC BUILDING CLASS UTILIZED: _____
- G. BEST MANAGEMENT PRACTICES**
- ON COMPLETION OF CONSTRUCTION AND TOWN APPROVAL OF A NEW BMP OR SYSTEM OF BMP'S, THE OWNER SHALL ENTER INTO A TWO-YEAR PERFORMANCE AND MAINTENANCE BOND WITH THE TOWN IN AN AMOUNT APPROVED BY THE DIRECTOR AS BEING EQUIVALENT TO TWO YEARS OF ROUTINE MAINTENANCE OF THE FACILITY. PERFORMANCE FOR MAINTENANCE BOND SHALL BE PROVIDED BY THE DIRECTOR. THE PERFORMANCE AND MAINTENANCE BOND SHALL BE RELEASED ONLY AFTER AN INSPECTION BY THE DIRECTOR DETERMINES THAT THE FACILITY HAS BEEN MAINTAINED AND FUNCTIONS AS DESIGNED. NOTE THAT THE "DIRECTOR" IN THIS INSTANCE REFERS TO THE DIRECTOR OF PUBLIC WORKS.

ADDITIONAL CONSULTANT NOTES

STORMWATER MANAGEMENT NARRATIVE

BMP NARRATIVE

ADEQUATE OUTFALL NARRATIVE

CONTACTS

TOWN OF LEESBURG	
DEPARTMENT OF COMMUNITY DEVELOPMENT	(703) 771-2765
DEPARTMENT OF UTILITIES	(703) 771-2750
UTILITY INSPECTIONS	(703) 669-3124
ZONING INSPECTIONS	(703) 771-2730
PUBLIC WORKS - SITE INSPECTIONS	(703) 771-2782
UTILITY CONTACTS	
GAS	TC ENERGY (832) 320-5000
	WASHINGTON GAS (844) 927-4427
ELECTRIC	DOMINION VIRGINIA POWER (888) 366-4357
	NOVEC (888) 335-0500
TELEPHONE	AT&T (800) 288-2747
	VERIZON (800) 922-0204
CABLE	XFINITY (800) 934-6489
OTHER	CENTURY LINK (800) 603-6000

REVISIONS PRIOR TO APPROVAL

DATE	DESCRIPTION

ENGINEER:

TOWN OF LEESBURG GENERAL NOTES

PROJECT NAME
SECTION/BLOCK
TOWN OF LEESBURG

ELECTION DISTRICT

PROJECT MANAGER:

LOUDOUN COUNTY, VIRGINIA