

GENERAL SITE NOTES

- MAP

//3/////////29/
- LOT#

B
- PIN #

331-15-3424
- AREA (AC)

38.360
1.

THE SITE IS ZONED AR-1 (AGRICULTURAL RURAL-1) UNDER THE LOUDOUN COUNTY ZONING ORDINANCE, EFFECTIVE 12/13/2023. THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF PIND LLC, AND RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AT INSTRUMENT #202008310075903.
2.

THE PROPOSED USE IS SINGLE-FAMILY DETACHED RESIDENTIAL CLUSTER, PER ZONING ORDINANCE SECTION 2-103 (C).
3.

SOILS MAP INFORMATION: SOILS SOURCE INFORMATION IS TAKEN FROM LOUDOUN COUNTY GIS MAPPING SYSTEM (SEE SHEET 5).
4.

THE PROPOSED DWELLINGS WILL BE SUPPLIED BY PRIVATE WELL & PRIVATE SEPTIC SYSTEM.
5.

BOUNDARY INFORMATION IS TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2022.
6.

EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2022, SUPPLEMENTED BY LOUDOUN COUNTY GIS TOPOGRAPHY. CONTOUR INTERVAL EQUALS TWO (2) FEET NGVD 1929.
7.

THE SUBJECT SITE CONTAINS MODERATELY STEEP AND STEEP SLOPES. LOCATIONS OF THE MODERATELY STEEP AND STEEP SLOPES WITHIN THE SUBJECT SITE CAN BEEN VIEWED WITHIN THE SOILS MAP.
8.

THE SUBJECT SITE LIES COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY AND IS CURRENTLY WITHIN THE CATOCTIN ELECTION DISTRICT.
9.

THERE IS FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATIONS IS 51107C0020E, EFFECTIVE FEBRUARY 17, 2017. THE DEPICTED BOUNDARY OF THE EXISTING FLOODPLAIN IS BASED ON FPAL-2022-0001, APPROVED 09/26/2024.
10.

THE SITE IS IN THE COUNTY RESIDENTIAL LAND USE SYSTEM.
11.

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA, DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1; VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ONSITE.
12.

CONTRACTORS SHALL NOTIFY THE "MISS UTILITY OF VIRGINIA" NOTIFICATION CENTER AT 811 FOR ANY PROPOSED EXCAVATION, DEMOLITION OR BLASTING AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.
13.

EROSION AND SEDIMENT CONTROLS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
14.

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO "LAND DEVELOPMENT APPLICATIONS" WHICH PRECEDE THIS APPLICATION.
15.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. CHARLES P. JOHNSON & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR INACCURACIES IN THE INFORMATION PROVIDED BY OTHERS.
16.

THE FOLLOWING SITE SETBACKS APPLY FOR AR-1 ZONING: FRONT - 35', SIDE - 15' AND REAR - 25'.
17.

RETAINING WALLS THREE (3) FEET AND HIGHER REQUIRE A SEPARATE BUILDING PERMIT.
18.

SUB-BASE DEPTH IS BASED ON A CBR VALUE OF 4, WHICH MAY BE REVISED ONCE SOIL TESTS OF SUBGRADE ARE PERFORMED.
19.

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.
20.

STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT THOSE LOCATIONS AS DESIGNATED DURING FINAL FILED INSPECTIONS BY LOUDOUN COUNTY OR VDOT.
21.

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS
22.

PUBLIC ROADWAYS SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL (FSM), EXCEPT AS SPECIFICALLY MODIFIED IN WRITING BY THE LOUDOUN COUNTY LAND DEVELOPMENT DIRECTOR AND VDOT.
23.

A PHASE I ARCHAEOLOGICAL SURVEY REPORT, PHASE I ARCHAEOLOGICAL SURVEY OF THE WHEELER PROPERTY, LOUDOUN COUNTY, VIRGINIA, WAS COMPLETED FOR THE PROPERTY BY DOVETAIL CULTURAL RESOURCE GROUP IN NOVEMBER 2022. THE PHASE I SURVEY IDENTIFIED NO ARCHAEOLOGICAL SITES, CEMETERIES, BURIAL GROUND OR GRAVES OR OTHER HISTORIC OR CULTURAL RESOURCES WITHIN THE PROPERTY.
24.

WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT PROPERTY BY TNT ENVIRONMENTAL AND ARE AS SHOWN WITHIN THE WETLAND DELINEATION REPORT DATED JANUARY 23, 2023. ANY APPLICABLE STATE AND FEDERAL PERMITS REQUIRED SHALL BE OBTAINED PRIOR TO AND DISTURBANCE WITHIN JURISDICTIONAL WATER AND WETLANDS. SEE SHEET 3.
25.

CROSS RIVER COURT IS INTENDED TO BE A PUBLIC ROAD AND ACCEPTED BY VDOT FOR MAINTENANCE.

GENERAL SPECIFICATIONS

1.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS, AND/OR REGULATIONS PROMULGATED BY OR CONTAINED IN:

a.

LOUDOUN COUNTY FACILITIES STANDARDS MANUAL.

b.

LOUDOUN WATER STANDARDS.
2.

THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE O.S.H.A. SAFETY REGULATIONS.
3.

REFLECTING THE UPDATED STATUS OF THE NORTHERN LONG-EARED BAT TO THE FEDERAL ENDANGERED LIST, THE CONTRACTOR SHALL COORDINATE WITH THE US FISH AND WILDLIFE SERVICE TO ADDRESS ANY POTENTIAL MITIGATION MEASURES THAT MAY BE REQUIRED.
4.

THE CONTRACTOR SHALL HAVE APPROVED AND CURRENT DRAWINGS IN HIS POSSESSION PRIOR TO CONSTRUCTION AND SHALL MAINTAIN AT LEAST ONE COPY OF SAID CURRENT APPROVED PLANS AT THE CONSTRUCTIONS SITE AT ALL TIMES.
5.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. AN ENTRANCE PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ANY WORK WITHIN DEDICATED RIGHT-OF-WAYS OR FOR ANY TEMPORARY OR PERMANENT ENTRANCE OFF OF A STATE MAINTAINED ROADWAY.
6.

THE CONTRACTOR SHALL NOTIFY LOUDOUN COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION, A MINIMUM OF THREE (3) DAYS PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS SUBJECT TO INSPECTION AND/OR MAINTENANCE BY SAID RESPECTIVE AGENCIES.
7.

A GRADING PERMIT SHALL BE OBTAINED FROM LOUDOUN COUNTY PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.
8.

ALL FILL, SUBBASE AND BASE MATERIAL WITHIN RIGHT-OF-WAYS OR OTHER AREAS SUBJECT TO LOADING, SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (WITHIN 20% OF OPTIMUM MOISTURE CONTENT) AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A.
9.

ALL RIGHT-OF-WAY MONUMENTS, WHICH ARE DISTURBED BY CONSTRUCTION ARE TO BE PLACED BY A CERTIFIED LAND SURVEYOR, AT THE DEVELOPER'S EXPENSE.
10.

REFER TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD AND BRIDGE STANDARDS (CURRENT EDITION) FOR CONSTRUCTION DETAILS NOT INCLUDED HEREIN.
11.

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
12.

THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF ALL ROADS SHALL CONFORM TO THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATION, AND CURRENT STANDARDS.
13.

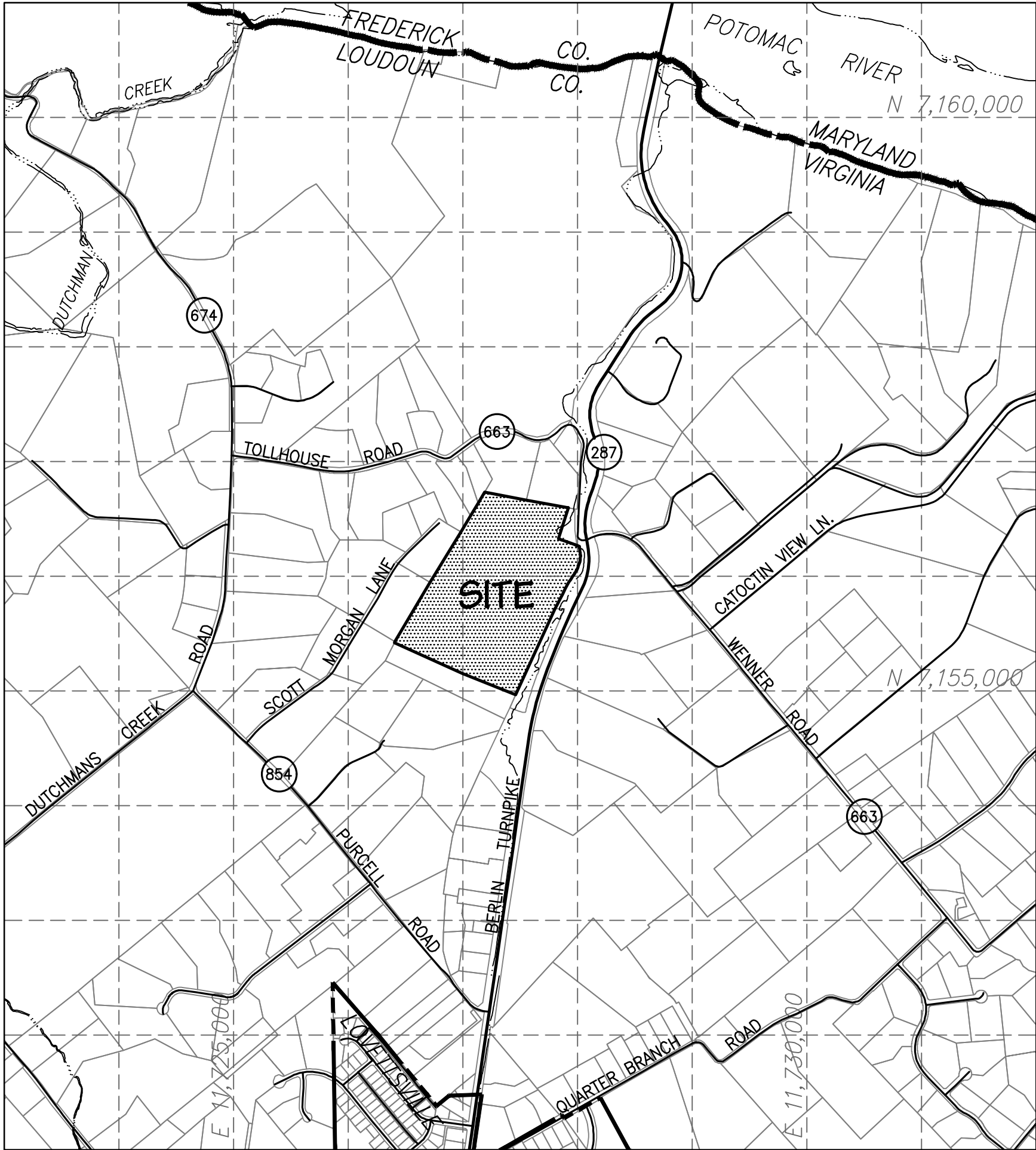
THE PLAN SET HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PROVIDED BY THE GEOTECHNICAL ENGINEER.
14.

IF REQUESTED BY THE DIRECTOR, THE APPROXIMATE LOCATION OF PROPOSED ENTRANCE FROM STATE-MAINTAINED ROAD WILL BE STAKED. CONTACT SATWINDER HANJRA OF PIND, LLC (44061 RIVERPOINT DRIVE, LEESBURG, VA 20151) AT (703) 269-8619 TO COORDINATE STAKE OUT.

CONSTRUCTION PLAN & PROFILE (CPAP)

WHEELER PROPERTY
SUBDIVISION

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA



VICINITY MAP
1" = 1,000'

OWNER/APPLICANT

PIND, L.L.C.
44061 RIVERPOINT DRIVE
LEESBURG, VA 20176-8204

CIVIL ENGINEER/SURVEYOR

CPJ & ASSOCIATES
3959 PENDER DRIVE, SUITE 210
FAIRFAX, VA 22030
(703) 385-7555

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TOTAL NUMBER OF SHEETS: 47



PLAN DATE: 03/17/2025

ENGINEER'S CERTIFICATE:

I, BRIAN THOMAS A DULY LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF PIND LLC AS RECORDED IN INSTRUMENT #202008310075903 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

Brian Thomas

03/17/2025

REVISIONS

NO.	DESCRIPTION	DATE

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER : EPLAN-2023-0053

DIRECTOR, DEPARTMENT OF BUILDING & DEVELOPMENT

DATE

