

# PROPOSED SITE PLAN DOCUMENTS



## PROPOSED BUILDING ADDITION AND PICKUP 2.0 IMPROVEMENTS

LOCATION OF SITE  
 STORE #2821-277  
 2410 SHEILA LN  
 RICHMOND, VIRGINIA 23225  
 PID: C0030177056



### LOCATION MAP

SCALE: 1" = 1,000'  
 Copyright 2021 MICROSOFT CORPORATION

### OWNER/DEVELOPER

WAL-MART REAL ESTATE BUSINESS TRUST  
 BENTONVILLE, ARKANSAS 72712  
 CONTACT: DAVID PENNY  
 479-204-3156

### ENGINEER

BOHLER  
 9100 ARBORETUM PARKWAY  
 SUITE 140  
 RICHMOND, VA 23236  
 BRIAN MILLER P.E.

### REFERENCES AND CONTACTS

- REFERENCES**
- PARTIAL TOPOGRAPHIC SURVEY:  
 BOHLER  
 12825 WORLDGATE DRIVE  
 SUITE 700  
 HERNDON, VA 20170  
 DATED: 12/02/2022  
 VACC220064.00  
 ELEVATIONS: NAD88
  - GEOTECHNICAL ENGINEERING REPORT:  
 "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS, WALMART STORE #2821 BUILDING ADDITION"  
 ECS MID-ATLANTIC, LLC  
 804 PROFESSIONAL PLACE WEST  
 CHESAPEAKE, VA 23320  
 DATED: 09/23/2022  
 ECS PROJECT NO.: 03:14079
  - HAZMAT REPORT:  
 "LIMITED HAZARDOUS MATERIALS SURVEY REPORT, WALMART SITE #2821, 2410 SHEILA LANE, RICHMOND, VIRGINIA 23225"  
 ECS MID-ATLANTIC, LLC  
 804 PROFESSIONAL PLACE WEST  
 CHESAPEAKE, VA 23320  
 DATED: 08/03/2022  
 ECS PROJECT NO.: 47:14978-A
  - PHASE I ENVIRONMENTAL REPORT:  
 "PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT, WALMART, 2401 SHEILA LANE AND 2410 SHEILA LANE, RICHMOND, VIRGINIA 23225"  
 ECS MID-ATLANTIC, LLC  
 804 PROFESSIONAL PLACE WEST  
 CHESAPEAKE, VA 23320  
 DATED: 08/17/2022  
 ECS PROJECT NO.: 47:14978
  - ARCHITECTURAL PLAN:  
 LK ARCHITECTURE  
 345 N RIVERVIEW ST  
 WICHITA, KS 67203
- GOVERNING AGENCIES**
- CITY OF RICHMOND  
 PLANNING AND PUBLIC WORKS  
 900 E BROAD ST, SUITE 700  
 RICHMOND, VA 23219
  - DEPARTMENT OF PLANNING & DEVELOPMENT REVIEW  
 CONTACT: RICHARD L. SAUNDERS III  
 PLANNER, LAND USE ADMINISTRATION DIVISION  
 SECRETARY TO THE CITY PLANNING COMMISSION  
 CITY OF RICHMOND, VIRGINIA  
 PHONE: (804) 646-5648  
 EMAIL: RICHARD.SAUNDERS@RVA.GOV

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

### EROSION CONTROL QUANTITIES (FOR BOND PURPOSES ONLY)

	CITY OF RICHMOND
PRELIMINARY LAND DISTURBANCE	0.45 AC
TOTAL LAND DISTURBANCE	0.45 AC
TEMPORARY SEEDING	290 SF
SAFETY FENCE	781 LF
SILT FENCE	0 LF
INLET PROTECTION	2 EA
CONSTR. ENTRANCE & WASH RACK	1 EA

### STORM DRAINAGE QUANTITIES

8" HP STORM PIPE	45.03 LF
12" HP STORM PIPE	25.34 LF
18" HP STORM PIPE	115.58 LF

SHEET INDEX	
SHEET TITLE	SHEET NUMBERS
COVER SHEET	C-1
GENERAL NOTES	C-2
GENERAL NOTES AND LEGEND	C-3
ALT/ANSPS LAND TITLE SURVEY	C-4
PICKUP STRIPING AND SIGNAGE EXHIBIT	C-5
DEMOLITION AND SITE PLAN	C-6
GRADING AND UTILITY PLAN	C-7
EROSION AND SEDIMENT CONTROL PLAN	C-8
EROSION AND SEDIMENT CONTROL NOTES	C-9
EROSION AND SEDIMENT CONTROL DETAILS	C-10
STORMWATER MANAGEMENT PLAN	C-11A - C-11B
CONSTRUCTION DETAILS	C-12 - C-13
SPECIFICATIONS SHEET	C-14 - C-15

### SITE NOTES:

ZONING: R-2 - RESIDENTIAL  
 MAP REFERENCE: PID: C0030177056  
 OWNER: WAL-MART REAL ESTATE BUSINESS TRUST  
 PROJECT SUMMARY: BUILDING ADDITION AND PICKUP 2.0 IMPROVEMENTS  
 EXISTING USE: COMMERCIAL  
 PROPOSED USE: COMMERCIAL  
 ACREAGE: 27.89 AC  
 BUILDINGS: 1  
 STORIES: 1  
 SQUARE FEET: EXISTING BUILDING = 2236,430 SF  
 PROPOSED BUILDING EXPANSION = 27,200  
 TOTAL = 2263,630 SF  
 HEIGHT: ±30'  
 PARKING SPACES REQUIRED: 1 SPACE PER 300 GFA = 812 SPACES  
 PARKING SPACES PROVIDED: 1034 SPACES PROVIDED, A PARKING WAIVER WILL NOT BE REQUIRED.  
 REQUIRED PERMITS: LAND DISTURBANCE PERMIT

### SWM SITE INFORMATION

LATITUDE:	37.5324°N
LONGITUDE:	-77.5320°W
VAHUB WATERSHED CODE:	JM88
RECEIVING CHANNEL:	JAMES RIVER
EXISTING ON-SITE IMPERVIOUS COVER:	19,366 SF (0.44 AC)
PROPOSED ON-SITE IMPERVIOUS COVER:	19,367 SF (0.44 AC)
TOTAL RPA IMPACT:	0 SF
TOTAL LAND DISTURBANCE:	19,680 SF (0.45 AC)
WATER QUALITY REG.	NOT APPLICABLE - SITE LOCATED OUTSIDE OF CPBA & LESS THAN 1 ACRE
CURRENT APPROVED PLANS	PROJECT #: 1161199628 - 05/05/2010

PREPARED BY

CONTACT: BRIAN MILLER, P.E

REVISIONS	BY

**BOHLER**  
 9100 ARBORETUM PKWY, SUITE 140  
 RICHMOND, VIRGINIA 23236  
 Phone: (804) 883-8200  
 www.BohlerEngineering.com

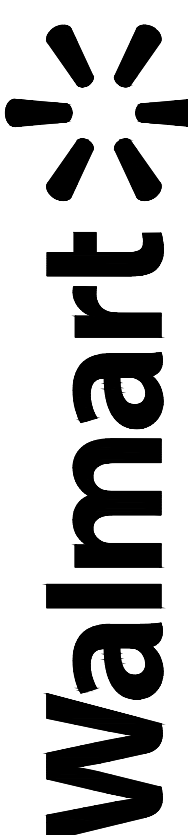


KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's Fast. It's Free. It's the Law.



FOR PERMIT

SUPERCENTER #2821-277  
 2410 SHEILA LN,  
 RICHMOND, VIRGINIA 23225  
 WAL-MART STORES, INC.  
 BENTONVILLE, AR 72716



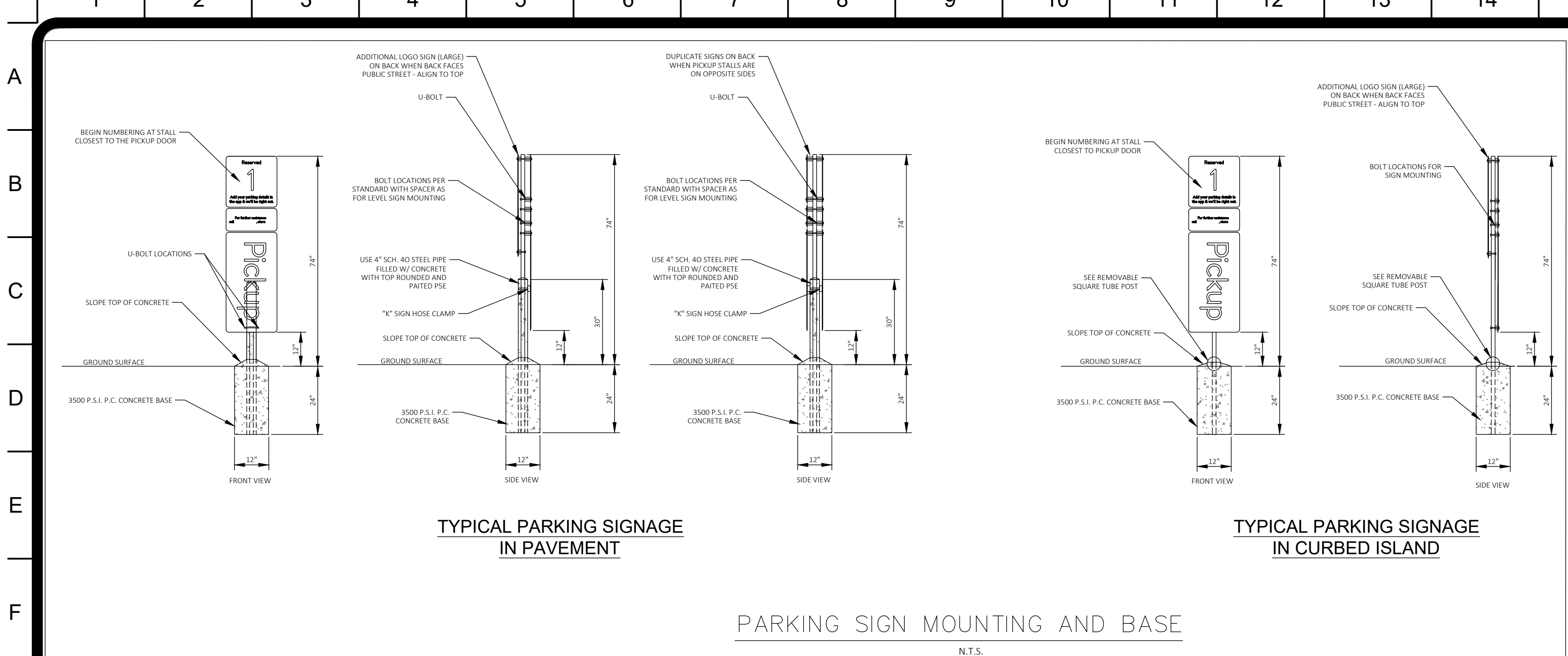
DRAWN	NAC
CHECKED	JMB
DATE	03/10/2023
SCALE	AS NOTED
JOB No.	VACC220064 CND5 -0
SHEET	

C-1

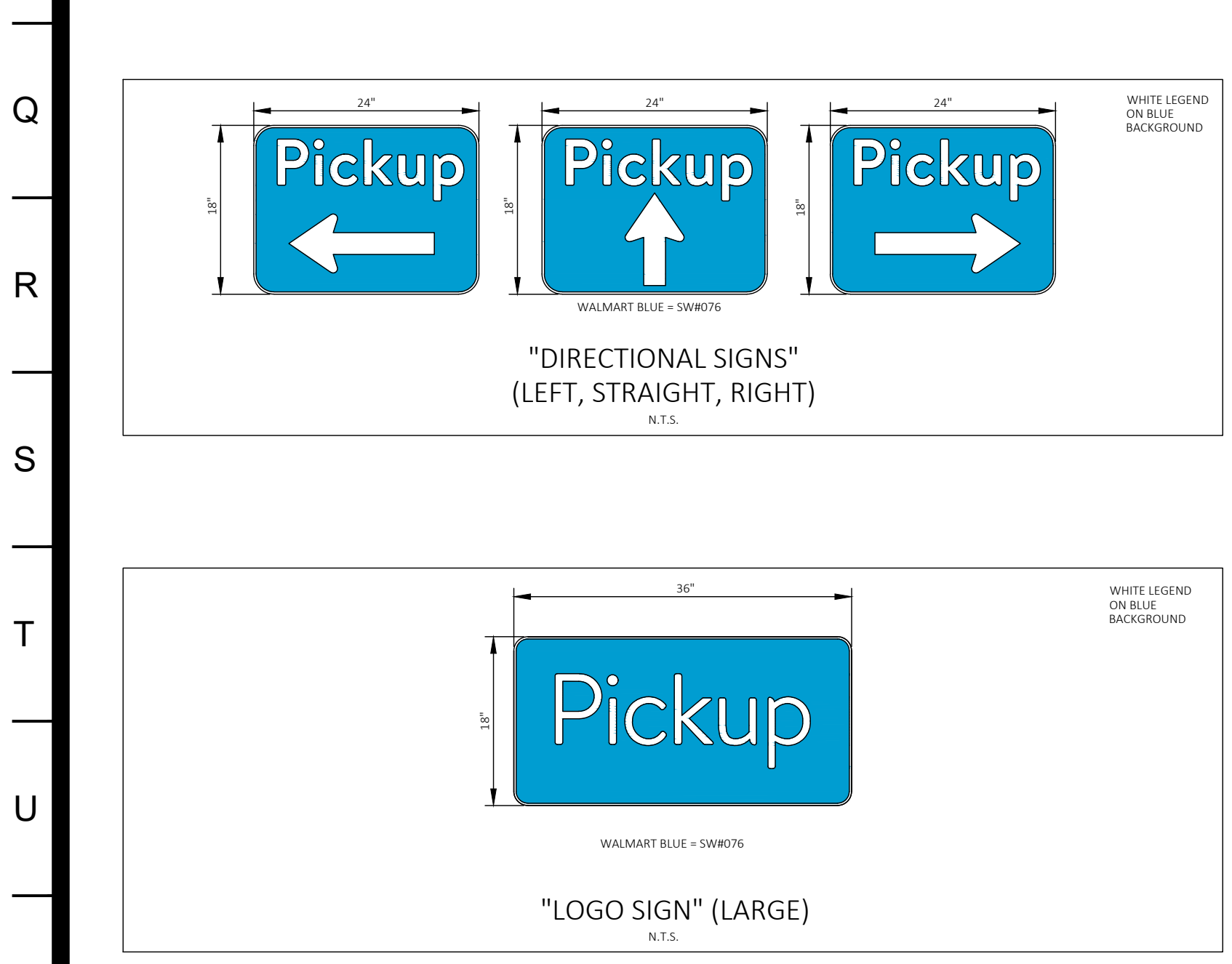
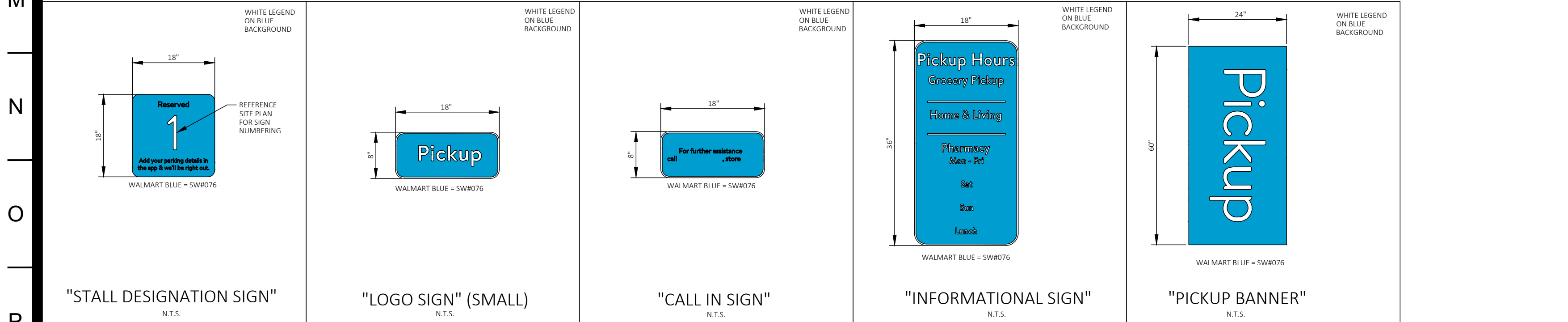
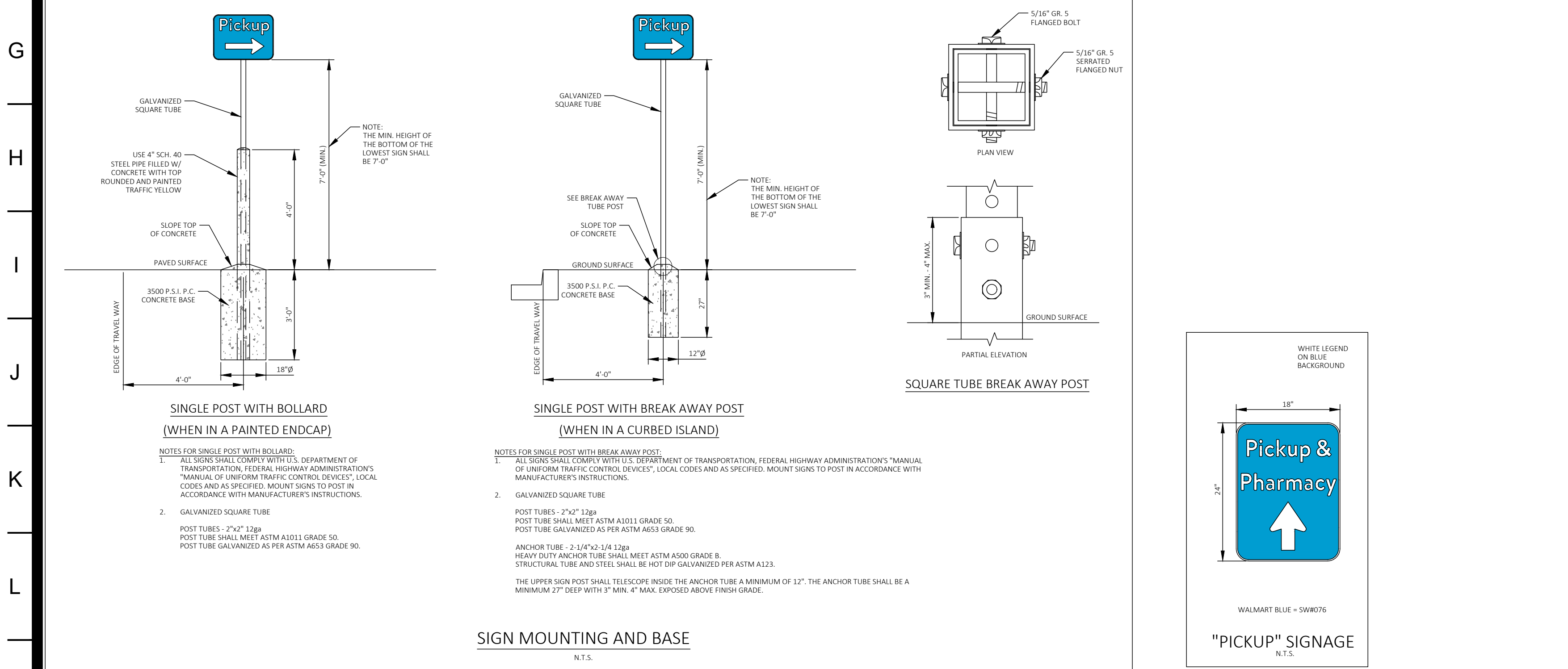
COVER SHEET

GENERAL NOTE:  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. NOW SOON PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD THE CONTRACTOR MAKE CONTACT WITH THE OCCUPANT RELATIVE TO THE INFORMATION ON APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO CORRECT THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND BY ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.





PARKING SIGN MOUNTING AND BASE N.T.S.



**FINISH LEGEND**

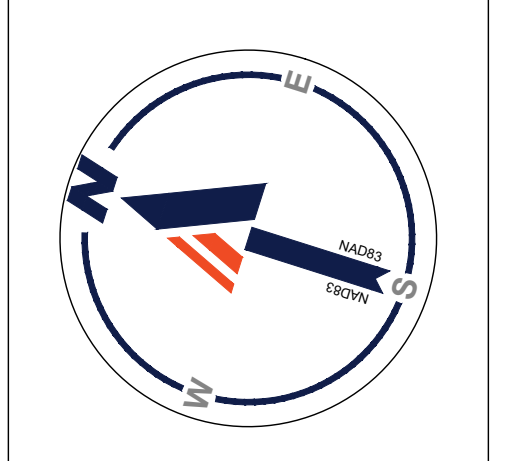
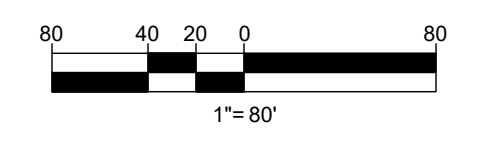
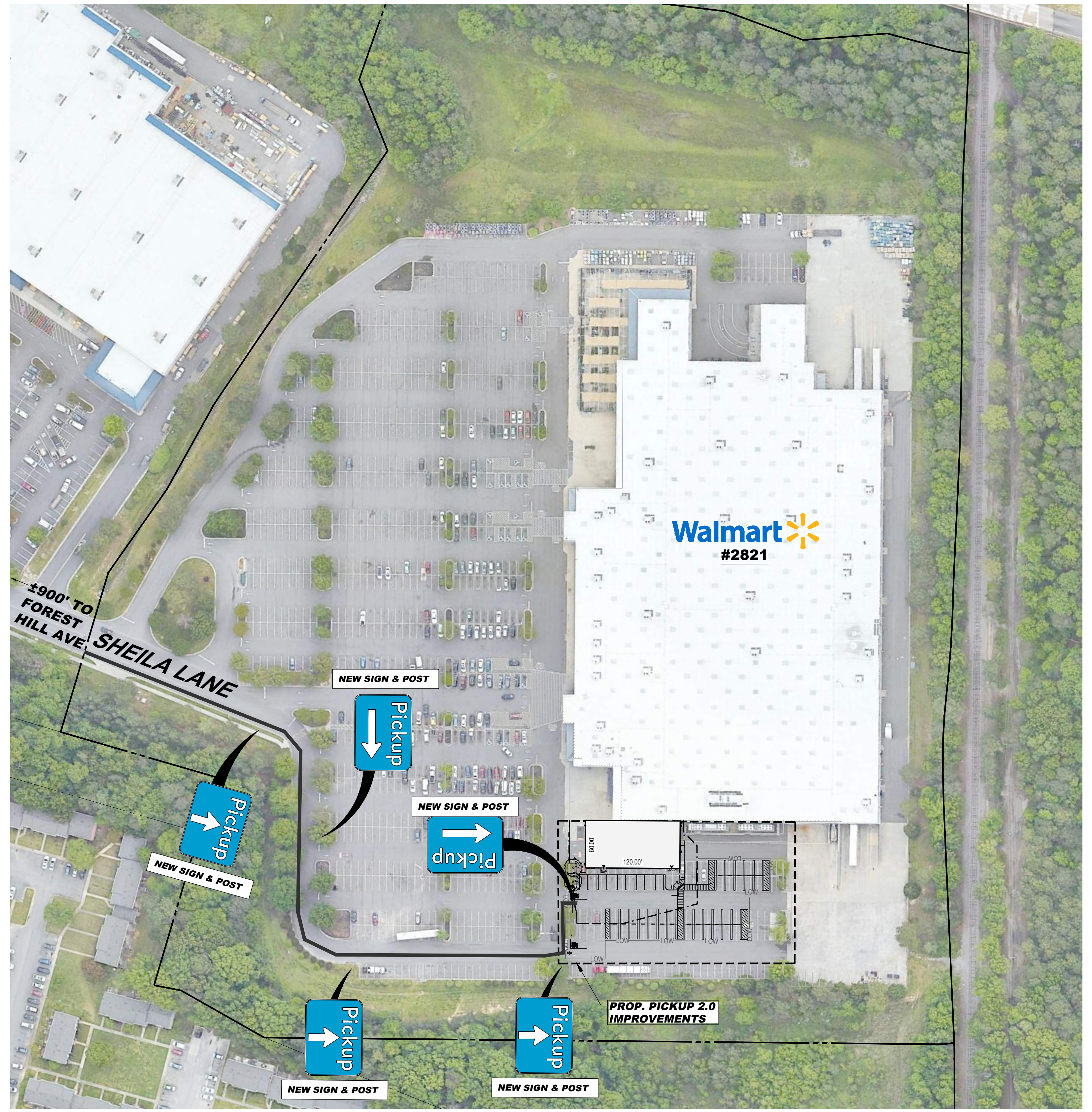
P76	WALKMART BLUE SW#076
P5E	SAFETY YELLOW

**PICKUP EXTERIOR SIGN SCHEDULE**

DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	X
WAITING SPACES RIGHT	18 X 24	X
WAITING SPACES AHEAD	18 X 24	X
RESERVED WAITING	18 X 24	X
PICKUP LEFT PHARMACY RIGHT	18 X 24	X
PICKUP / PHARMACY AHEAD	18 X 24	X
STOP THANKS FOR ORDERING	18 X 36	X
PICKUP HOURS	18 X 36	X
RESERVED	18 X 18	45
VERTICAL PICKUP	18 X 36	45
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	3
PICKUP RIGHT	18 X 24	1
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	X

PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM PARCEL BOUNDARY TO PICKUP ENTRANCE)

NOTE TO CONTRACTOR: REFERENCE SIGN SCHEDULE ON ARCHITECTURAL PLANS FOR QUANTITIES



**PICKUP STRIPING AND SIGNAGE EXHIBIT**

REVISIONS BY

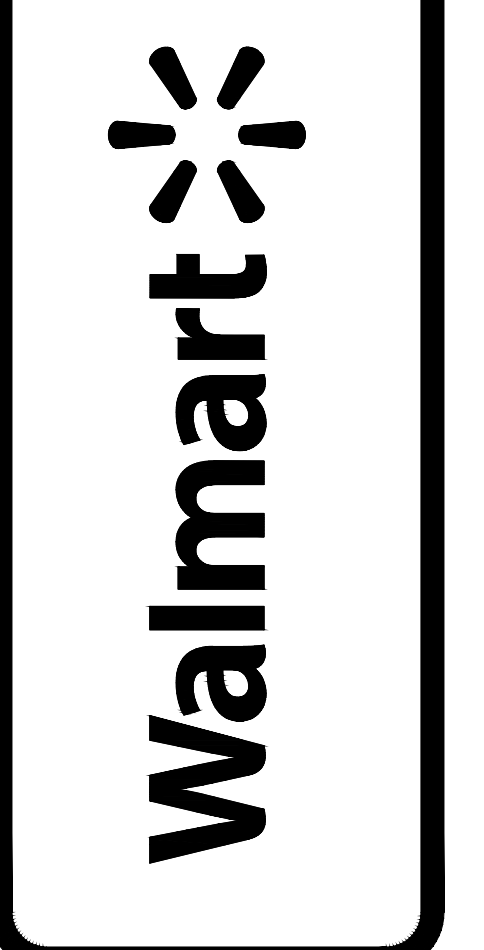

**BOHLER**  
 9100 ARBORETUM PKWY, SUITE 140  
 RICHMOND, VIRGINIA 23236  
 Phone: (804) 883-8200  
 www.BohlerEngineering.com

KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's Not. It's Free. It's the Law.

COMMONWEALTH OF VIRGINIA  
 BRIAN MILLER  
 Lic. No. 0402064988  
 03/10/2023  
 PROFESSIONAL ENGINEER

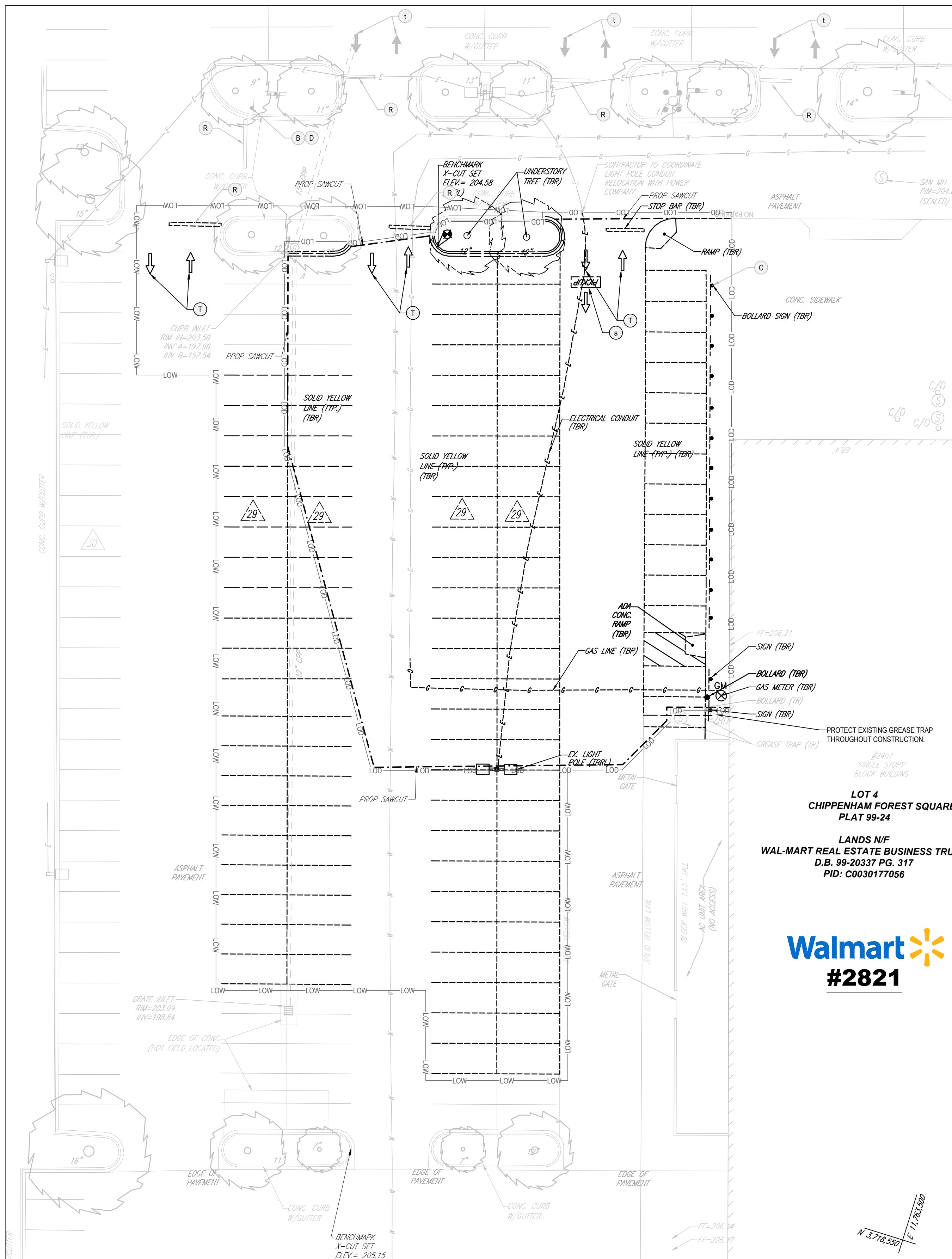
FOR PERMIT

SUPERCENTER #2821-277  
 2410 SHEILA LN.  
 RICHMOND, VIRGINIA 23225  
 WAL-MART STORES, INC.  
 BENTONVILLE, AR 72716



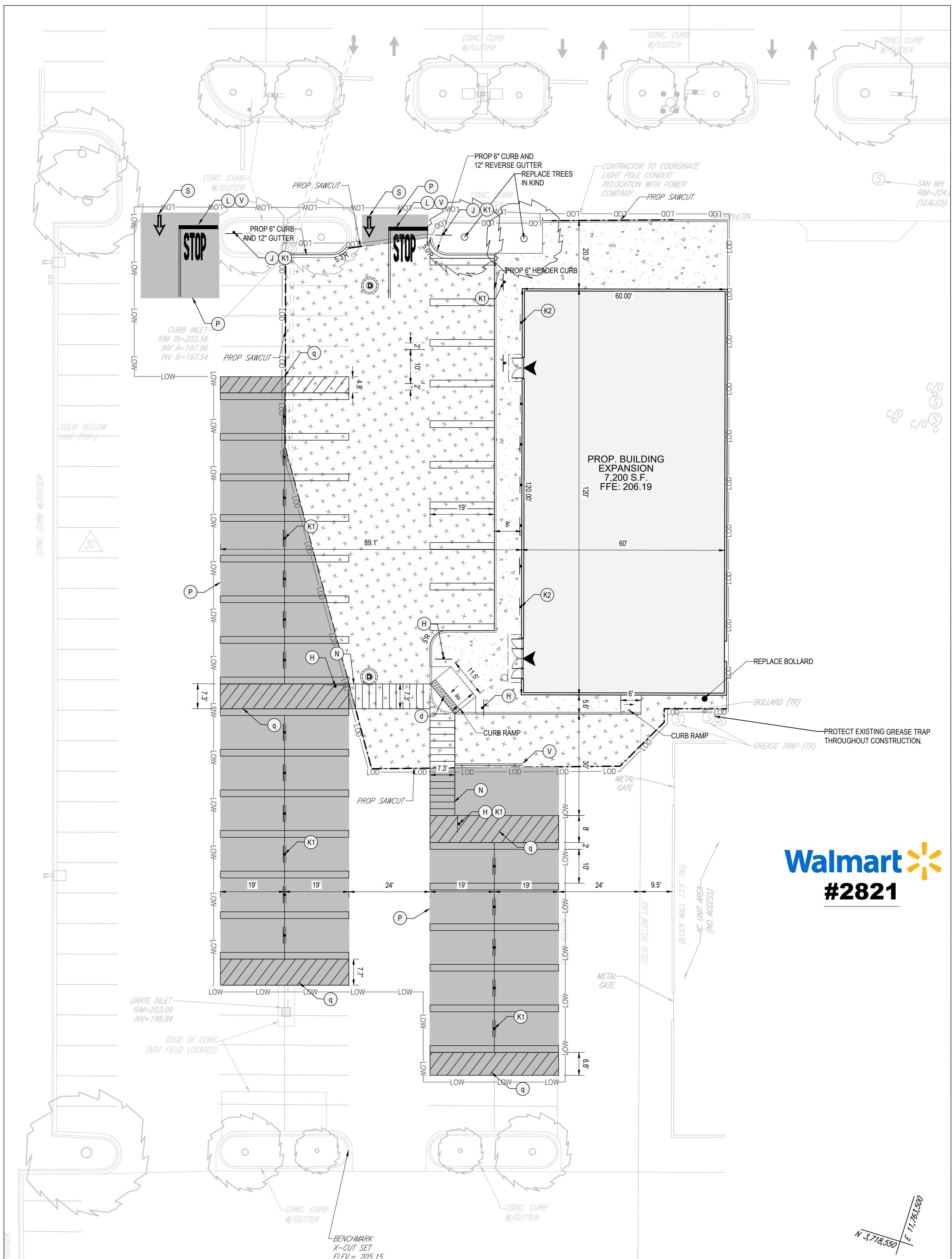
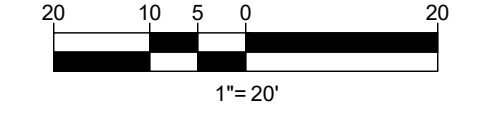
DRAWN	NAC
CHECKED	BSM
DATE	03/10/2023
SCALE	AS NOTED
JOB No.	VAC220094
SHEET	SITE-0

**C-5**



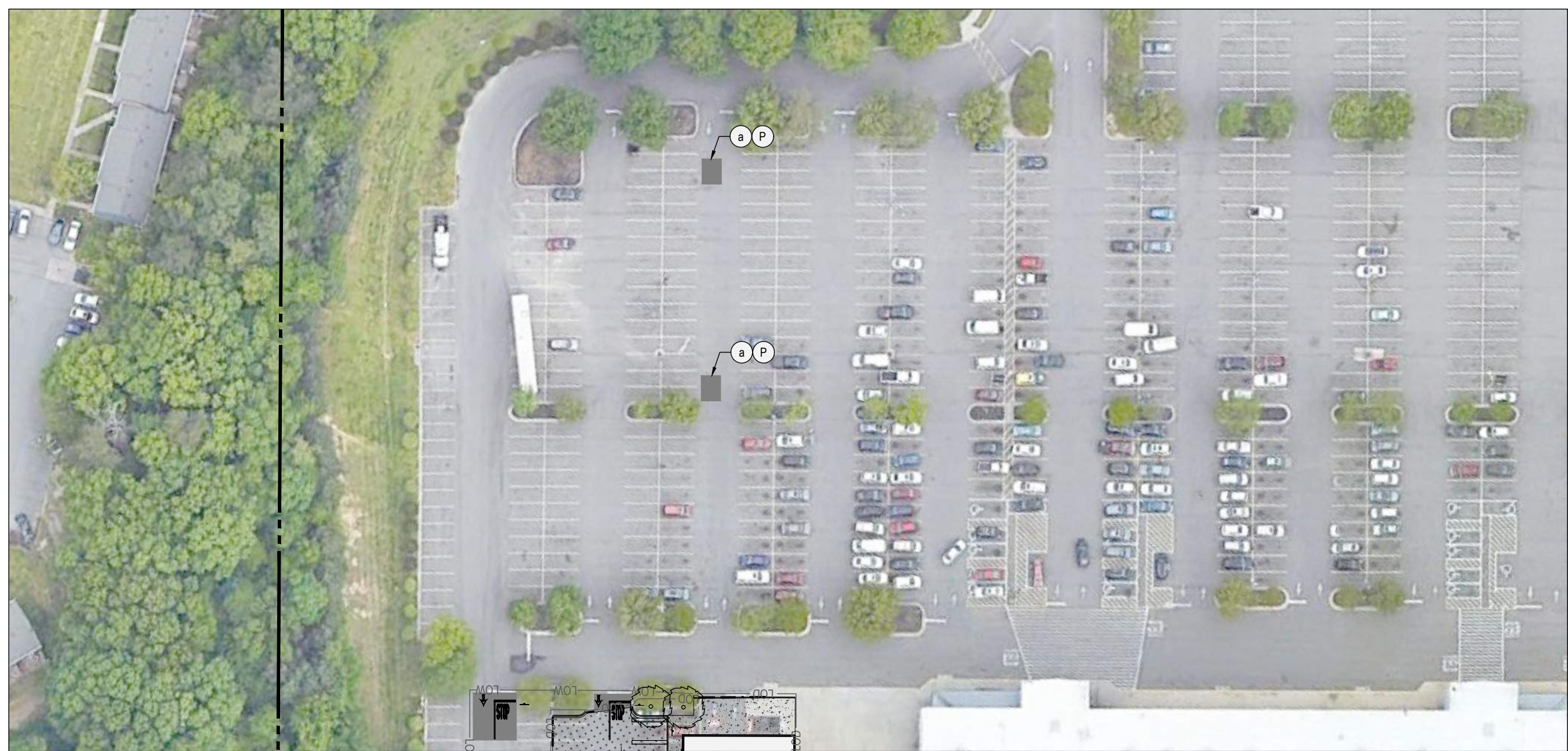
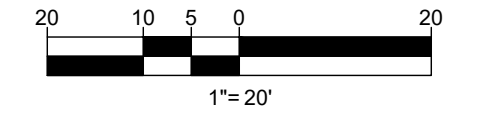
**BUILDING ADDITION AND PICKUP 2.0 DEMOLITION PLAN**

SCALE: 1" = 20'



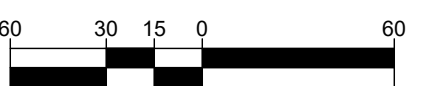
**BUILDING ADDITION AND PICKUP 2.0 SITE PLAN**

SCALE: 1" = 20'



**BUILDING FRONTAGE ROAD DEMO/SITE PLAN**

SCALE: 1" = 60'



**EXISTING SITE ANALYSIS TABLE**

BUILDING AREA	236,430 SF
PARKING REQUIRED	1.0 SPACES PER 300 GFA = 786
PARKING PROVIDED	1,034
REQUIRED RATIO:	3,331,000 SF
RATIO:	4,561,000 SF

**PROPOSED SITE ANALYSIS TABLE**

PROP. BUILDING ADDITION:	7,200 SF
TOTAL BUILDING AREA:	243,630 SF
PARKING PROVIDED:	1.0 SPACES PER 300 GFA = 812
REQUIRED RATIO:	3,331,000 SF
RATIO:	4,241,000 SF

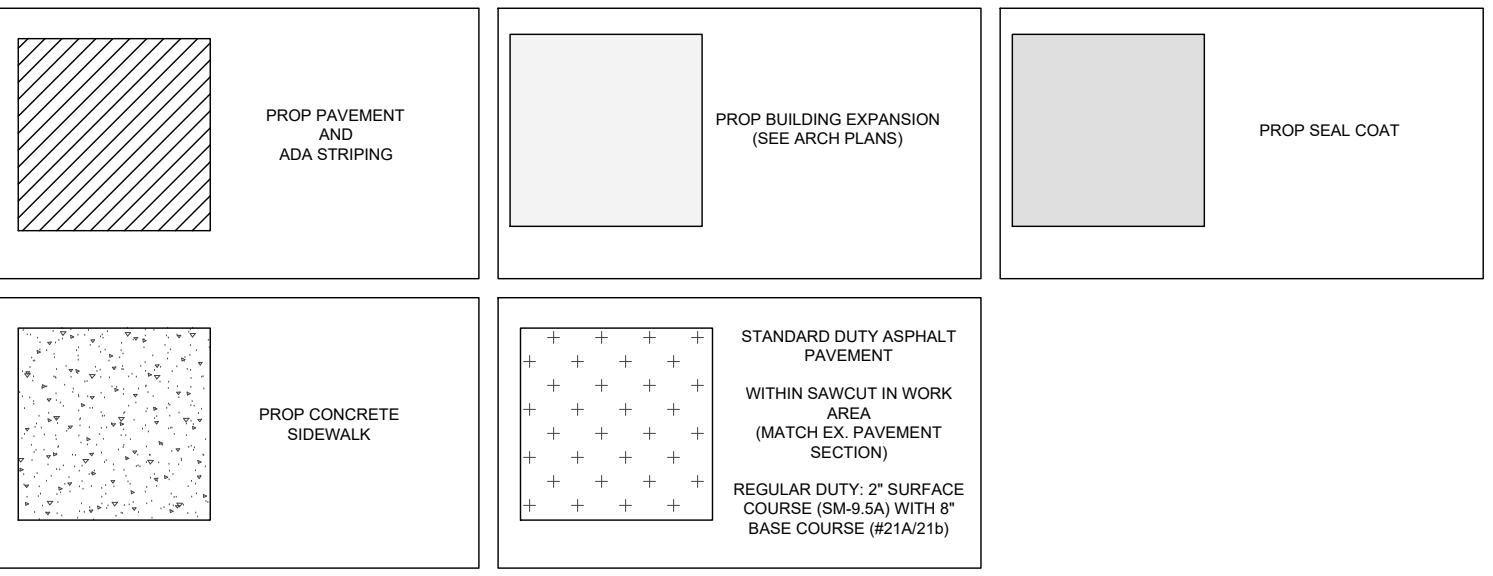
**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED). ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
- TOPOGRAPHY, AND EXISTING SITE INFORMATION WITHIN THE PROPOSED LIMITS OF DISTURBANCE PROVIDED BY PARTIAL TOPOGRAPHIC SURVEY "WALMART RICHMOND" BY BOHLER, ENGINEERING DATED 05/16/2022. SITE BOUNDARY PROVIDED BY THE PREVIOUSLY APPROVED SITE PLAN FOR THIS DEVELOPMENT.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".

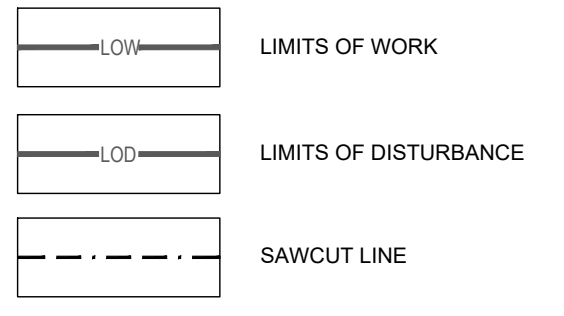
**SITE AND DEMOLITION LEGEND**

- REFERENCE DETAIL SHEET
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN.
  - (B) EXISTING STOP SIGN TO REMAIN.
  - (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
  - (D) EXISTING SIGN POST AND BASE TO REMAIN.
  - (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
  - (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED.
  - (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED.
  - (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
  - (J) NEW 30"x30" STOP SIGN.
  - (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
  - (M) NEW SIGN WALL MOUNTED.
  - (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
  - (N) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
  - (O) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1) 8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RESTRIPE, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING.
  - (P) LIMITS OF SEAL COAT APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  - (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18" GAPS.
  - (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO REMOVED.
  - (S) NEW OPEN ARROW PAVEMENT MARKINGS.
  - (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
  - (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED.
  - (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE.
  - (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED.
  - (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES.
  - (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAIRED.
  - (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
  - (1) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
  - (2) EXISTING NO PARKING FIRE LANE SIGN TO BE REMOVED.
  - (3) NEW DETECTABLE SURFING RAMP FEATURE.
  - (4) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS.
  - (5) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISID/ REFRESHED TO MATCH CURRENT DETAILS.
  - (6) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED.
  - (7) EXISTING MISCELLANEOUS TRAFFIC AND/ OR INFORMATION SIGN TO REMAIN/ BE REUSED.
  - (8) NEW 4" WIDE PAINTED WHITE STRIPES AT 45° @ 2'-0" O.C.
  - (9) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
  - (10) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISID/ REFRESHED TO MATCH CURRENT DETAILS.
  - (11) EXISTING CROSSWALK MARKINGS TO BE REFRESHED.
  - (12) NEW DIRECTIONAL ARROW PAVEMENT MARKING.

**HATCH LEGEND**



**LEGEND**



**ALERT TO CONTRACTOR:**

ALL W/M GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. W/M GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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



**DEMOLITION AND SITE PLAN**

REVISIONS	BY

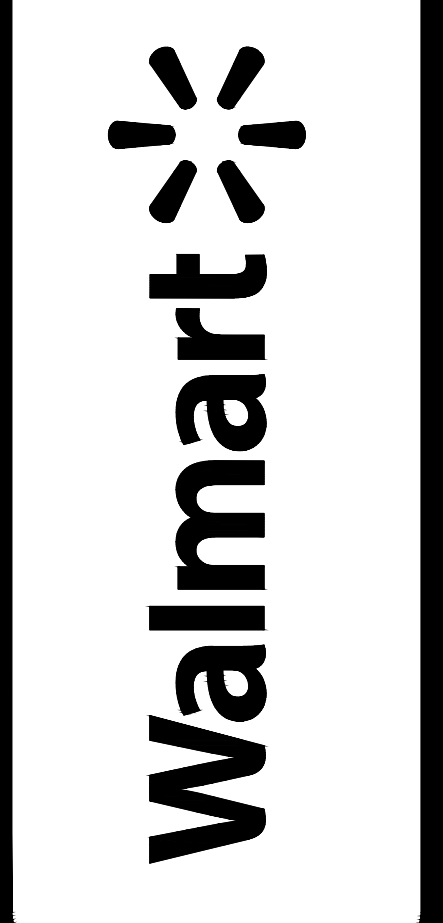
**BOHLER**  
 9100 ARBORETUM PKWY, SUITE 140  
 RICHMOND, VIRGINIA 23236  
 Phone: (804) 883-8200  
 www.BohlerEngineering.com

KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's Safer. It's Free. It's the Law.

COMMONWEALTH OF VIRGINIA  
 BRIAN MILLER  
 Lic. No. 0402064988  
 03/10/2023  
 PROFESSIONAL ENGINEER

**FOR PERMIT**

SUPERCENTER #2821-277  
 2410 SHEILA LN.  
 RICHMOND, VIRGINIA 23225  
 WAL-MART STORES, INC.  
 BENTONVILLE, AR 72716



DRAWN	NAC
CHECKED	
DATE	03/10/2023
SCALE	AS NOTED
JOB No.	VAC220094
SHEET	SITE-0

**C-6**