

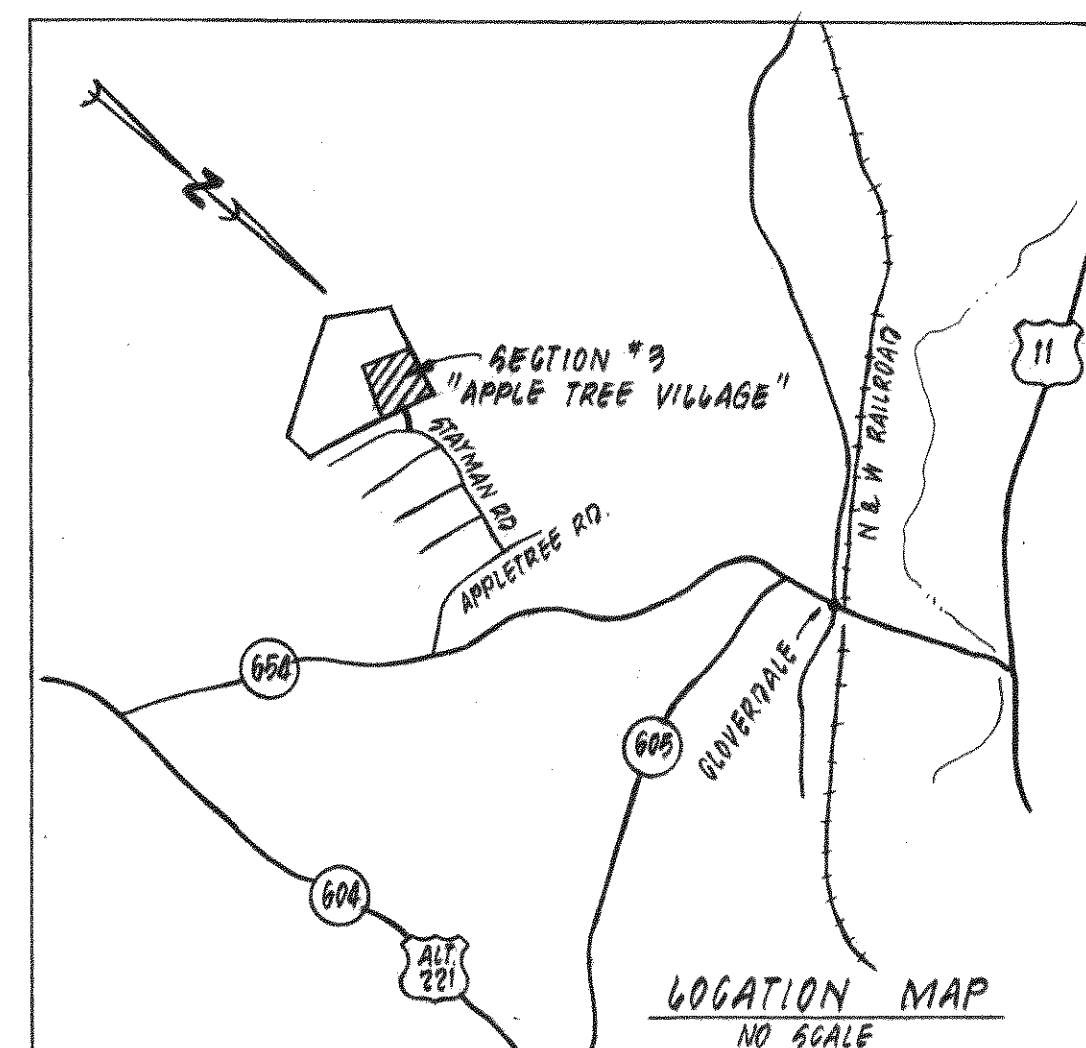
DEVELOPMENT PLANS
FOR
SECTION 3
APPLE TREE VILLAGE
BOTETOURT CO. VIRGINIA

DATE: 18 JUNE 1986

PROPERTY OF:
FRUITWOOD DEVELOPERS INCORPORATED

INDEX OF DRAWINGS

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BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

APPROVED:

BOTETOURT COUNTY

DATE

RESIDENT ENGINEER, VIRGINIA DEPARTMENT
OF HIGHWAYS AND TRANSPORTATION

DATE

DESIGN DATA AND SPECIFICATIONS

- DESIGN DATA
 - WELL YIELDS (48 HOUR TEST)
 - WELL #1 55 GPM @ STATIC WATER LEVEL - 285'
 - WELL #2 TO BE DEVELOPED
 - NUMBER OF LOTS
 - SECTION #111 - 20 LOTS (ESTIMATED CONSUMPTION - 8,000 GALLONS PER DAY)
 - FUTURE # - TO BE DEVELOPED (ESTIMATED MAX. OF 55 LOTS TOTAL)
 - NOTE: SECOND WELL TO BE DEVELOPED FOR FUTURE DEVELOPMENT GREATER THAN TOTAL OF 50 LOTS.
- PUMPS
 - WELL #1 - JACUZZI SUBMERSIBLE PUMP - 15 STAGES MODEL - 7556A15 7.5 H.P.
50 GPM FOR 282 DEPTH TO WATER AND DISCHARGE PRESSURE OF 55 PSI
MOTOR - 460 VOLT THREE PHASE 60 CYCLE
- STORAGE TANKS
 - A. 20,000 GALLON STORAGE (10' 6" DIA. X 32' HIGH) AWWA STD. D100 (CONSTRUCTION)
 - B. WATER LEVEL CONTROL - ALLEN BRADLEY PRESSURE CONTROL SWITCH MODEL 836 CSJ, 0.4 TO 4.0 PSI DIFFERENTIAL, NEMA TYPE 4 ENCLOSURE
 - C. PAINTING (AWWA STD D102-78) - PENNSBURY PAINTS
 - INTERIOR - PRIMER - 60-P-1; COAT #2 - GRAY 61-G-149; COAT #3 - ALUMINUM 60-A-1 (TOTAL MIN. THICKNESS 4.5 MIL)
 - EXTERIOR - MULTIPRIME - WHITE #97-684; FINISH - SILON ALKYD - MEDIUM GREEN #97-500 (TOTAL MIN. THICKNESS 3.5 MIL)
- DISINFECTION
 - A. STORAGE TANK
 - WATER CONTAINING 50 PPM CHLORINE SHALL BE PLACED IN THE TANK TO SUCH A DEPTH THAT WHEN THE TANK IS FILLED THE RESULTANT CHLORINE CONCENTRATION SHALL BE NO LESS THAN 2 PPM. THE WATER CONTAINING 50 PPM CHLORINE SHALL BE HELD IN THE TANK FOR 24 HOURS BEFORE THE TANK IS FILLED. THE FULL TANK, IN TURN, SHALL BE ALLOWED TO STAND FOR 24 HOURS, AFTER WHICH THE TANK MAY BE PUT INTO SERVICE WITHOUT DRAINING THE WATER USED TO DISINFECT IT. TWO OR MORE SUCCESSIVE SAMPLES, TAKEN AT 24 HOURS INTERVALS, AND ANALYZED BY A CERTIFIED LABORATORY, SHALL INDICATE BACTERIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS RELEASED FOR USE.
 - B. WATER MAINS
 - DISINFECTION IN ACCORDANCE TO AWWA C601-81: APPLICATION OF 5 GRAM CALCIUM HYPO CHLORITE TABLET PER JOINT OF PIPE AND 1 OUNCE OF HYPO CHLORITE GRANULES PER 500 FEET OF PIPE; FILLING PIPE AT WATER FLOW RATE OF 1.0 F.P.S. OR LESS, ELIMINATION OF AIR POCKETS AND 24 HOUR CONTACT PERIOD; COLLECTION AND TESTING OF 2 WATER SAMPLES (BACTERIOLOGICAL TESTING) AT 24 HOUR INTERVALS AND MAXIMUM SPACING ALONG WATER LINE OF 2000 FEET. ALL TESTING MUST BE SATISFACTORY OR TOTAL TESTING REPEATED.
- CONTROLS
 - WELL PUMPS TO BE CONTROLLED BY PRESSURE CONTROL SWITCH LOCATED AT STORAGE TANK.
14/3 CABLE TO BE BURIED WITH WATER LINES FROM TANK TO WELL.
 - WELL #1
 - DROP CABLE SIZE (STARTER TO PUMP) 12
 - SUPPLY WIRE SIZE (TRANSFORMER TO STARTER) 12 (FOR MAX. 100' RUN)
- PIPING (MEETING AWWA STANDARD FOR POTABLE WATER USE)
 - WELL PIPING AND FITTINGS AND BLOWOFFS LESS THAN 4" IN DIAMETER TO BE SCHEDULE 40 P.V.C. PIPE OR STANDARD STRENGTH GALVANIZED STEEL.
 - EXTERIOR PIPING 1" OR LESS IN DIAMETER TO BE TYPE "K" COPPER OR POLYETHYLENE P.E. 3408 (160PSI)
 - EXTERIOR PIPING SHALL BE AS FOLLOWS:
 - 2" - PVC PIPE SDR 21 (200) MEETING STANDARD ASTM D2241
 - 4" - 6" - PVC PIPE P.C. 150, MEETING AWWA C900 OR CLASS 51 DUCTILE IRON WATER LINE
 - VALVES, TEES, BENDS AND FIRE HYDRANTS TO BE MECHANICAL JOINT CAST IRON CONSTRUCTION MEET AWWA STANDARDS FOR A PRESSURE CLASS FOR 150 PSI
 - WATER SERVICES SHALL USE A.Y. McDONALD MODEL 3801, BRASS SADDLE OR APPROVED EQUAL WITH AWWA THREADS FOR 3/4" AND 1" CONNECTIONS TO 2, 4 AND 6" MAIN.
 - PRESSURE AND LEAKAGE TESTING OF ALL WATER MAINS PER AWWA STANDARD: PRESSURE TEST @ 150 PSI FOR ONE HOUR; LEAKAGE TEST @ 150 PSI FOR TWO HOURS FOR MAXIMUM ALLOWABLE LEAKAGE OF 23.3 GPD, PER MILE OF PIPE, PER INCH OF DIAMETER.
- WATER PRESSURE
 - MAXIMUM PRESSURE - 73 PSI; MINIMUM DESIGN PRESSURE (METER) - 28 PSI; MINIMUM DESIGN PRESSURE (HOMES) - 21 PSI
- SCREENS FOR OUTLET ENDS OF OVERFLOW, BLOWOFF AND DRAIN PIPES SHALL BE 1/2" X 3/8" MESH, MINIMUM 17 GAUGE, GALVANIZED HARDWARE CLOTH. THE HARDWARE CLOTH SHALL BE CRIMPED AROUND END OF PIPE AND SECURED WITH GALVANIZED STEEL WIRE.
- A MINIMUM COVER OF THREE (3) FEET OVER THE PROPOSED LINE IS REQUIRED..
- NO WORK SHALL BEGIN WITHOUT NOTIFYING BOTETOURT COUNTY 24 HOURS IN ADVANCE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS.
- NO WORK SHALL BEGIN WITHOUT WRITTEN APPROVAL OF CONSTRUCTION PLANS.
- WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY INSPECTORS AND DESIGN ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL VALVE BOXES AFTER SURFACE TREATMENT OF ROADS AND ADJUSTING BOXES TO FINAL ROAD GRADES, IF NECESSARY.
- ALL EXISTING UTILITIES MAY BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY OF ANY FIELD CORRECTIONS TO THE APPROVED PLANS PRIOR TO SUCH CONSTRUCTION.
- ALL TRENCHES WITHIN THE EXISTING OR FUTURE VIRGINIA STATE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION RIGHTS-OF-WAY MUST BE COMPACTED IN SIX INCH LAYERS.
- ALL LINES TO BE STAKED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH THE ENGINEER TO PROVIDE AS-BUILT PLANS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO APPROVED CONSTRUCTION PRACTICES OF THE APPLICABLE TRADES (REF. #12).
- COMMONWEALTH OF VIRGINIA WATERWORKS REGULATIONS PROVIDING FOR MINIMUM 10 FEET HORIZONTAL OR 18 INCHES VERTICAL SEPERATION BETWEEN WATER AND SEWER LINE SHALL BE PROVIDED (WATER LINE TO BE ABOVE SEWER LINE). ALSO WATER LINES SHALL BE MINIMUM OF 30 FEET FROM ANY SUBSURFACE DRAINFIELD.

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT FRUITWOOD DEVELOPERS, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION #3 "APPLE TREE VILLAGE" SUBDIVISION, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 TO 20 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM LUCILLE BROWN LAKES DATED FEBRUARY 19, 1985, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY IN DEED BOOK 301, PAGE 725, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO CLAUDE D. CARTER AND WILLIAM J. LEMON, TRUSTEES, SECURING LUCILLE BROWN LAKES, BENEFICIARY DATED FEBRUARY 21, 1985, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 301, PAGE 729, AND ALSO INCLUDES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM COLONIAL AMERICAN NATIONAL BANK DATED DECEMBER 12, 1983 RECORDED IN THE AFORESAID CLERK'S OFFICE OF THE CIRCUIT COURT IN DEED BOOK 290, PAGE 404 WHICH LAND IS SUBJECT TO TWO (2) DEEDS OF TRUST: ONE TO CLAUDE D. CARTER AND WILLIAM R. RAKES, TRUSTEES, SECURING COLONIAL AMERICAN NATIONAL BANK, DATED DECEMBER 16, 1983 RECORDED IN DEED BOOK 290, PAGE 407, THE SECOND DEED OF TRUST TO CLAUDE D. CARTER, TRUSTEE, SECURING COLONIAL AMERICAN NATIONAL BANK, BY DEED DATED FEBRUARY 27, 1985 RECORDED IN DEED BOOK 301, PAGE 760.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN THEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF BOTETOURT ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL THIS ____ DAY OF _____ 1986.

FRUITWOOD DEVELOPERS. INCORPORATED

BY: _____
W. DAVID HALE, PRESIDENT

BY: _____
COLONIAL AMERICAN NATIONAL BANK

BY: _____
CLAUDE D. CARTER, TRUSTEE

BY: _____
LUCILLE BROWN LAKES, BENEFICIARY

STATE OF _____
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT CLAUDE D. CARTER, TRUSTEE AND LUCILLE BROWN LAKES, BENEFICIARY, HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON _____, 1986.
MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

STATE OF _____
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT W. DAVID HALE, PRESIDENT OF FRUITWOOD DEVELOPERS, INCORPORATED, HAS PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON _____, 1986.
MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

STATE OF _____
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____, WITH COLONIAL AMERICAN NATIONAL BANK, HAS PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON _____ 1986.

MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 1986, AT _____ O'CLOCK ____ .M.

TESTEE: _____, CLERK

DEPUTY CLERK

PLAT OF
SECTION No. 3

"APPLE TREE VILLAGE"

AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

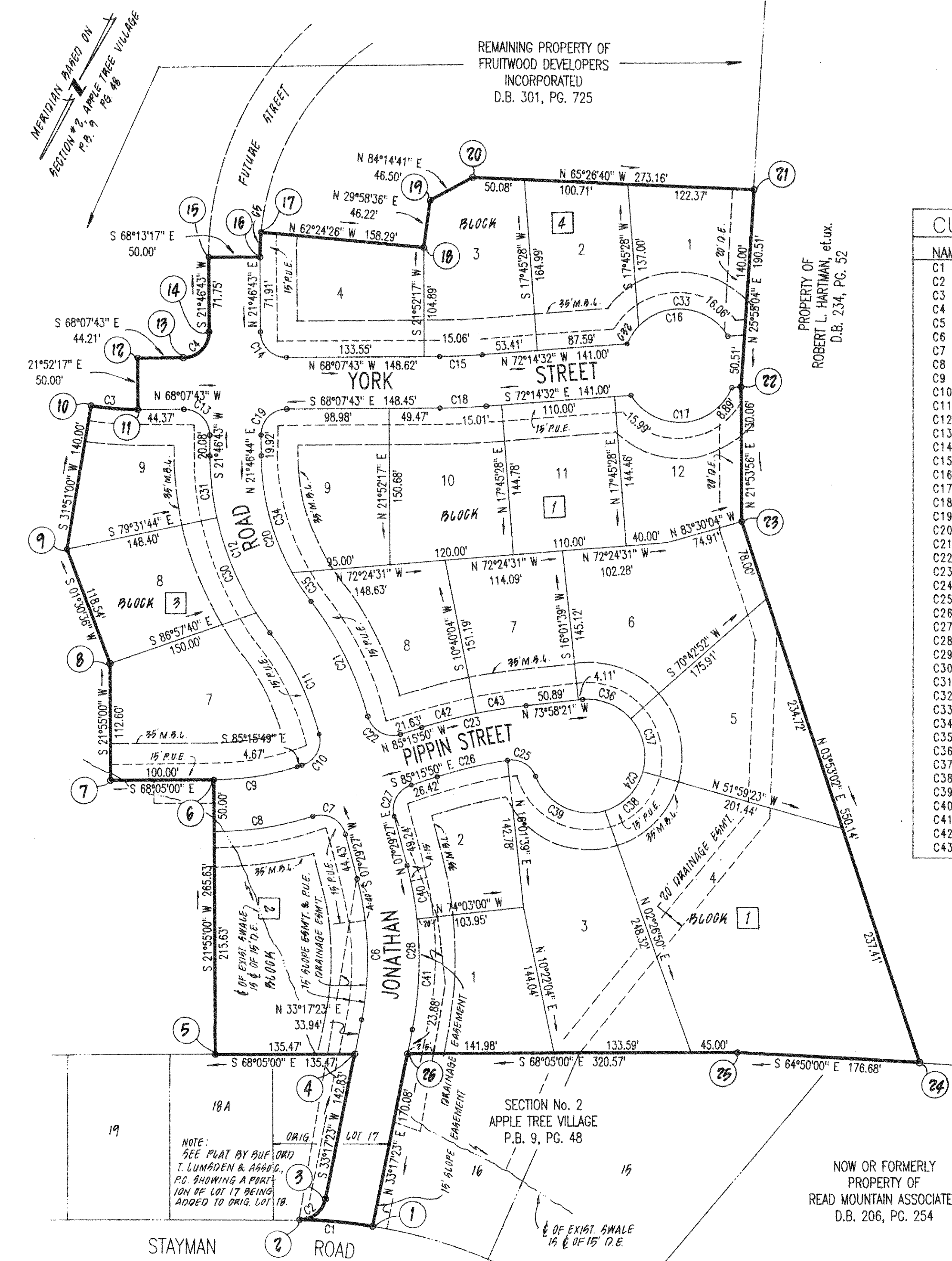
PROPERTY OF
FRUITWOOD DEVELOPERS INCORPORATED

SCALE: 1" = 80' DATE: 18 JUNE, 1986

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

*970 H

SHEET # 1 OF 2



NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	08°33'49"	475.00	70.99	N 62°42'15" W	70.93	35.56
C2	79°43'27"	25.00	34.79	S 73°09'08" W	32.05	20.88
C3	09°58'43"	262.00	45.63	N 63°08'21" W	45.57	22.87
C4	90°05'34"	25.00	39.31	S 66°49'30" W	35.38	25.04
C5	05°48'51"	235.00	23.85	S 24°41'09" W	23.84	11.93
C6	25°47'56"	305.00	137.33	S 20°23'25" W	136.18	69.85
C7	92°43'57"	25.00	40.46	N 38°52'31" W	36.19	26.22
C8	17°09'30"	325.00	97.33	N 76°39'44" W	96.96	49.03
C9	17°10'50"	275.00	82.46	N 76°40'25" W	82.15	41.54
C10	87°04'55"	25.00	38.00	S 51°11'43" W	34.44	23.76
C11	22°52'38"	275.00	109.80	S 03°47'04" E	109.07	55.64
C12	37°00'06"	283.88	183.33	S 03°16'40" W	180.16	94.99
C13	89°54'26"	25.00	39.23	N 23°10'30" W	35.33	24.96
C14	89°54'26"	25.00	39.23	N 23°10'30" W	35.33	24.96
C15	04°06'49"	575.00	41.28	N 70°11'07" W	41.27	20.65
C16	125°55'43"	55.00	120.88	N 72°14'32" W	97.98	107.78
C17	125°55'43"	55.00	120.88	N 72°14'32" W	97.98	107.78
C18	04°06'49"	625.00	44.87	N 70°11'07" W	44.86	22.45
C19	90°05'34"	25.00	39.31	S 66°49'30" W	35.38	25.04
C20	37°00'06"	233.88	151.04	S 03°16'40" W	148.43	78.26
C21	22°02'35"	325.00	125.04	S 04°12'05" E	124.27	63.30
C22	92°05'02"	25.00	40.18	N 39°13'19" W	35.99	25.93
C23	11°17'29"	525.00	103.46	N 79°37'06" W	103.30	51.90
C24	255°06'45"	55.00	244.89	N 53°35'02" E	87.20	71.53
C25	77°57'18"	25.00	34.01	N 37°50'15" W	31.45	20.23
C26	08°26'56"	475.00	70.04	N 81°02'21" W	69.98	35.09
C27	87°14'43"	25.00	38.07	S 51°06'49" W	34.50	23.83
C28	25°47'56"	355.00	159.85	S 20°23'25" W	158.50	81.30
C29	04°42'31"	283.88	23.33	S 12°52'07" E	23.32	11.67
C30	20°10'59"	283.88	100.00	S 00°25'22" E	99.48	50.52
C31	12°06'36"	283.88	60.00	S 15°43'25" W	59.89	30.11
C32	21°16'13"	55.00	20.42	S 55°25'43" W	20.30	10.33
C33	104°39'30"	55.00	100.46	N 61°36'25" W	87.07	71.24
C34	28°51'05"	233.88	117.77	S 07°21'10" W	116.53	60.16
C35	08°09'01"	233.88	33.27	S 11°08'52" E	33.24	16.66
C36	54°41'13"	55.00	52.50	N 46°37'45" W	50.53	28.44
C37	57°17'45"	55.00	55.00	N 09°21'44" E	52.74	30.05
C38	57°17'45"	55.00	55.00	S 66°39'29" W	52.74	30.05
C39	85°50'03"	55.00	82.39	N 41°46'37" W	74.90	51.14
C40	08°27'33"	355.00	52.41	S 11°43'14" W	52.36	26.25
C41	17°20'23"	355.00	107.44	S 24°37'12" W	107.03	54.13
C42	05°55'54"	525.00	54.35	N 82°17'53" W	54.33	27.20
C43	05°21'35"	525.00	49.11	N 76°39'08" W	49.09	24.57

PLAT OF
SECTION No. 3

"APPLE TREE VILLAGE"

AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

PROPERTY OF
FRUITWOOD DEVELOPERS INCORPORATED

SCALE: 1" = 80' DATE: 18 JUNE, 1986

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ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

*907H

SHEET # 2 OF 2

VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION

1. QUALITY CONTROL

STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER MAY PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES OR SOLICIT TESTING BY VDH IN EITHER EVENT AT THE DEVELOPER'S EXPENSE.

THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE RATING OF CBRI0 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION PRIOR TO PAVEMENT CONSTRUCTION. SHOULD THE SUBGRADE CBR VALUES BE LESS THAN CBRI0, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED.

2. UTILITIES

ALL NECESSARY UTILITY LATERALS WILL BE PLACED PRIOR TO PAVEMENT SURFACING OR CONDUIT PROVISIONS MADE FOR THE SAME (I.E. WATER, SEWER, GAS AND TELEPHONE).

GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK OF CURB) OF THIS DEVELOPMENT. SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA B 31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.

PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN STREET RIGHT OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

3. PRIVATE ENTRANCES

STANDARD CG-8 GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND GUTTER IS APPROVED FOR USE.

PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHTS OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

4. EROSION CONTROL AND LANDSCAPING

CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS.

THE ENTIRE CONSTRUCTION AREA BACK OF CURBS AND OR PAVEMENT TO BE BACKFILLED AND SEEDED TOGETHER WITH DITCHES AND CHANNELS, AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.

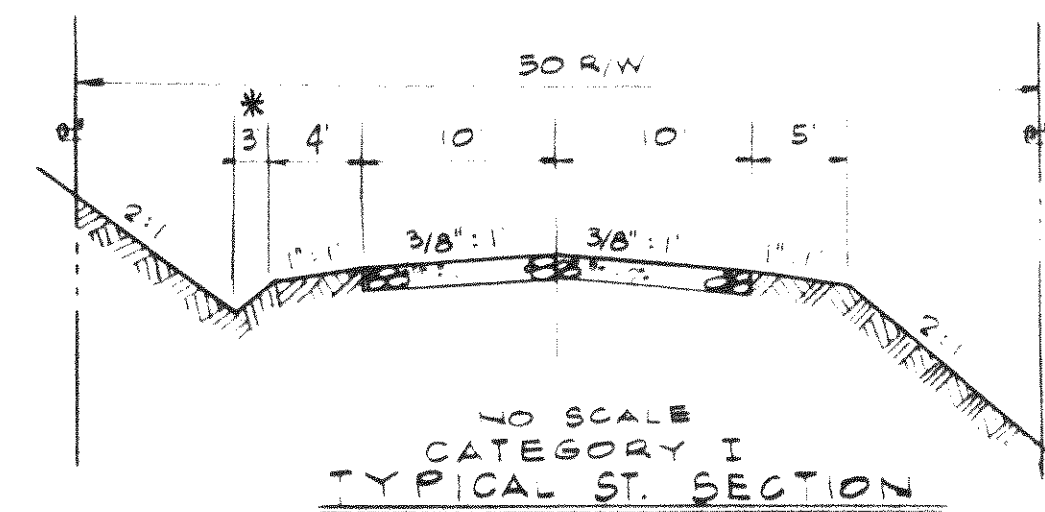
THIS ROAD WILL BE REVIEWED DURING CONSTRUCTION FOR THE NEED OF PAVED GUTTERS.

IF EROSION IS ENCOUNTERED IN ANY DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO SOD, RIP RAP, GROUT, PAVE, OR TO DO WHATEVER IS NECESSARY TO CORRECT THE PROBLEM.

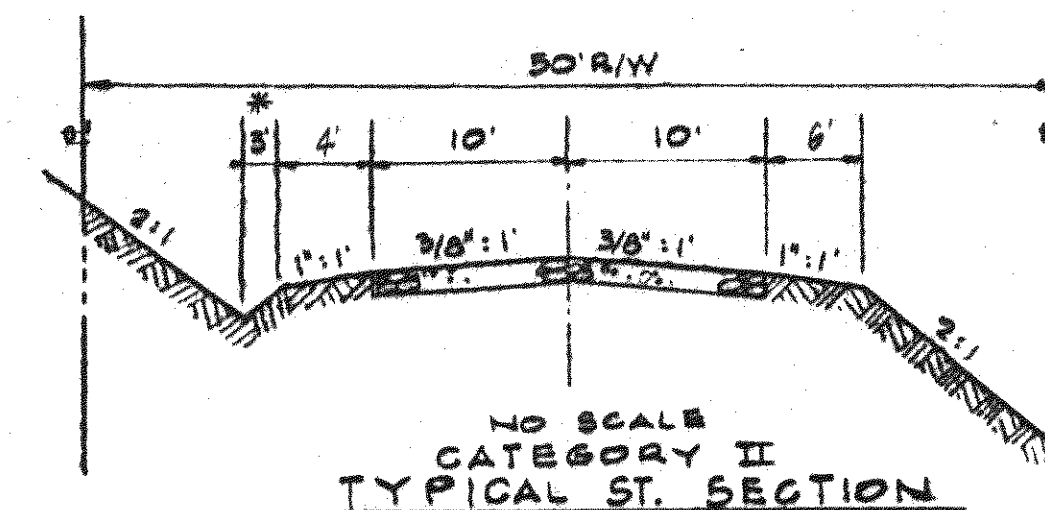
5. MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS.

6. WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE-MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

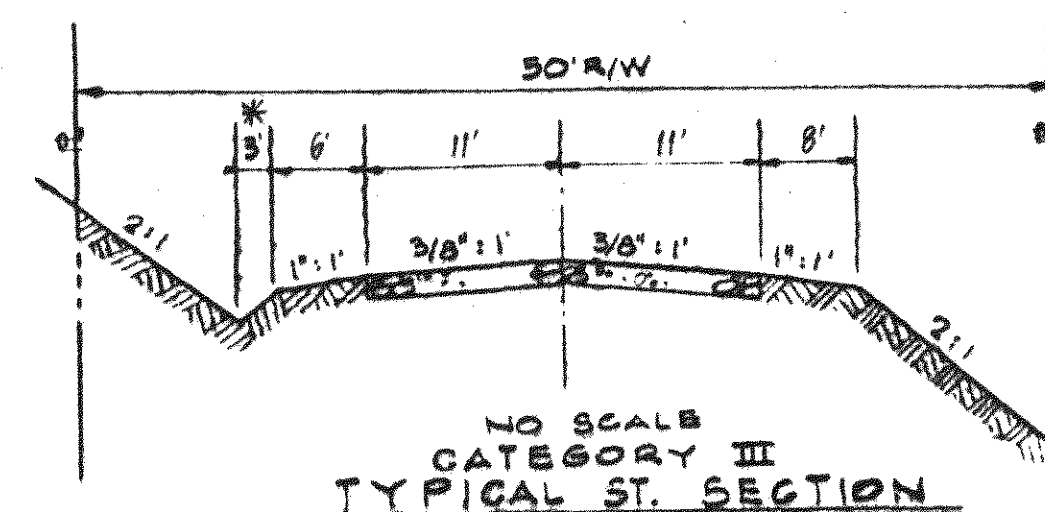
7. STANDARD GUARDRAIL WITH SAFETY END SECTIONS IS REQUIRED ON ALL FILLS IN EXCESS OF 19 FEET IN HEIGHT. THE SECTIONS OF PROPOSED GUARDRAIL WILL BE STAKED BY THE DEVELOPER AFTER COMPLETION OF ROUGH GRADING OPERATIONS, AND THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS.



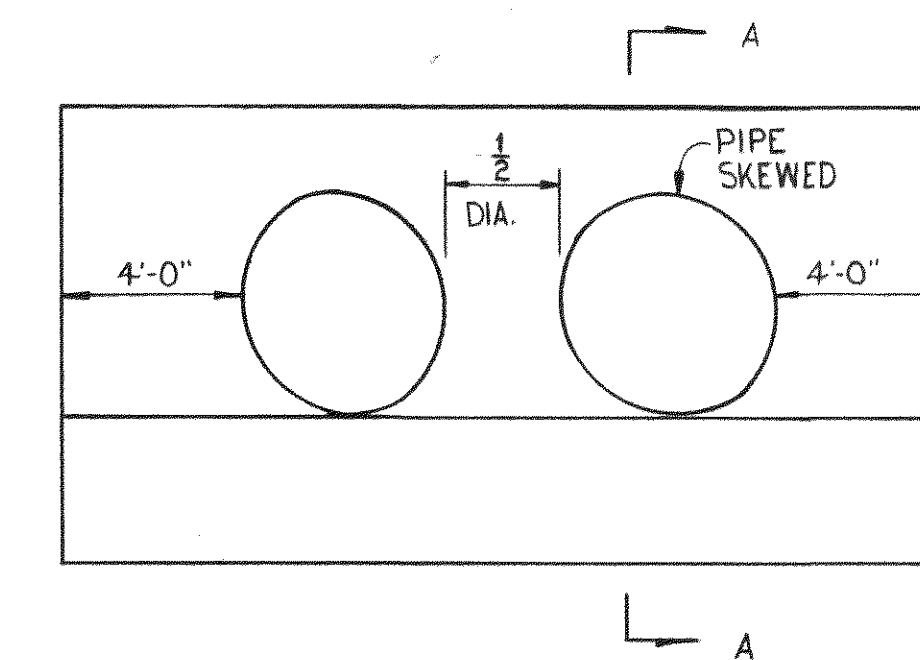
JONATHAN ROAD 18+49.93 - 19+00.00
PIPPIN STREET 20+00.00 - 22+57.90



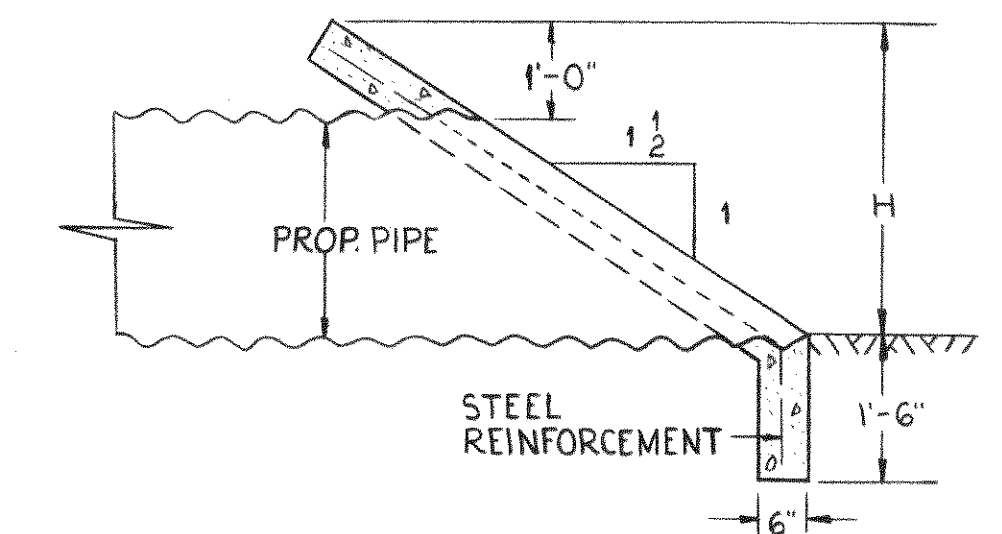
YORK STREET 10+00.00 - 14+31.60



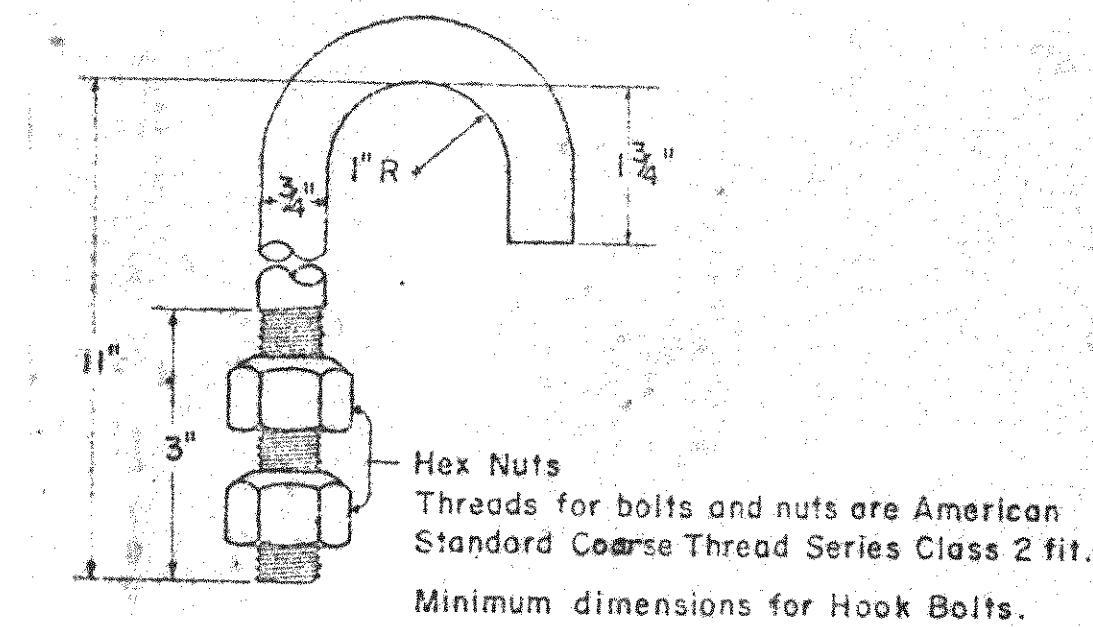
JONATHAN ROAD 10+00.00 - 18+49.93



PLAN



SECTION A-A

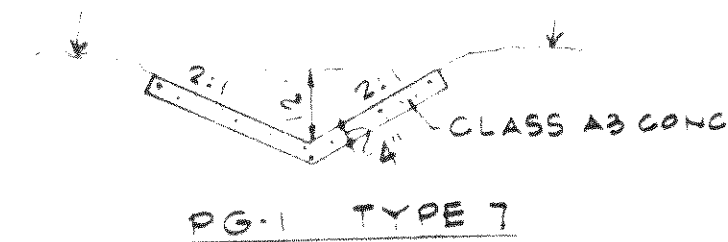


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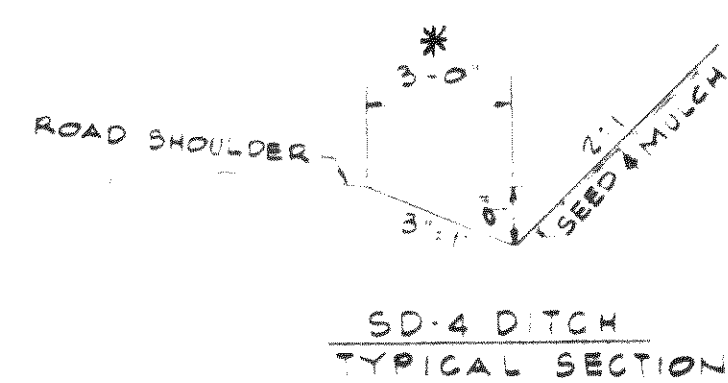
All concrete to be class A3.
Hook bolts 18" C.C. will be required when structure is on a skew of more than 15°.
Four inch bituminized fiber pipe may be added on the outlet end as deemed necessary by the Project Engineer.

The reinforcement is to be placed in accordance with Sect. 418.11 of the Virginia Department of Highways Road and Bridge Specifications Dated July 1, 19

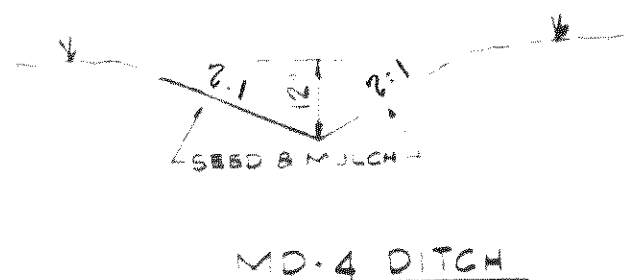
SPECIAL DESIGN CONC. SLAB END TREATMENT



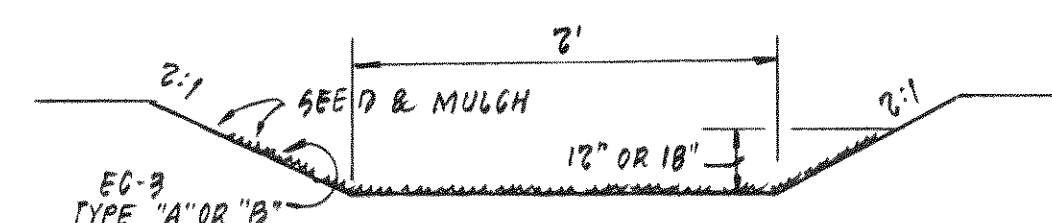
PG-1 TYPE 7



SD-4 DITCH TYPICAL SECTION



MD-4 DITCH



FLAT BOTTOM TRAPEZOIDAL DITCH NO SCALE

* 3'-0" (9" DEPTH) TO BE 4'-0" (18" DEPTH)
YORK STREET - STA. 10+20 TO STA. 13+00
PIPPIN STREET - STA. 10+20 TO STA. 12+00

NOTES & DETAILS

SECTION No. 3

"APPLE TREE VILLAGE"

AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

PROPERTY OF

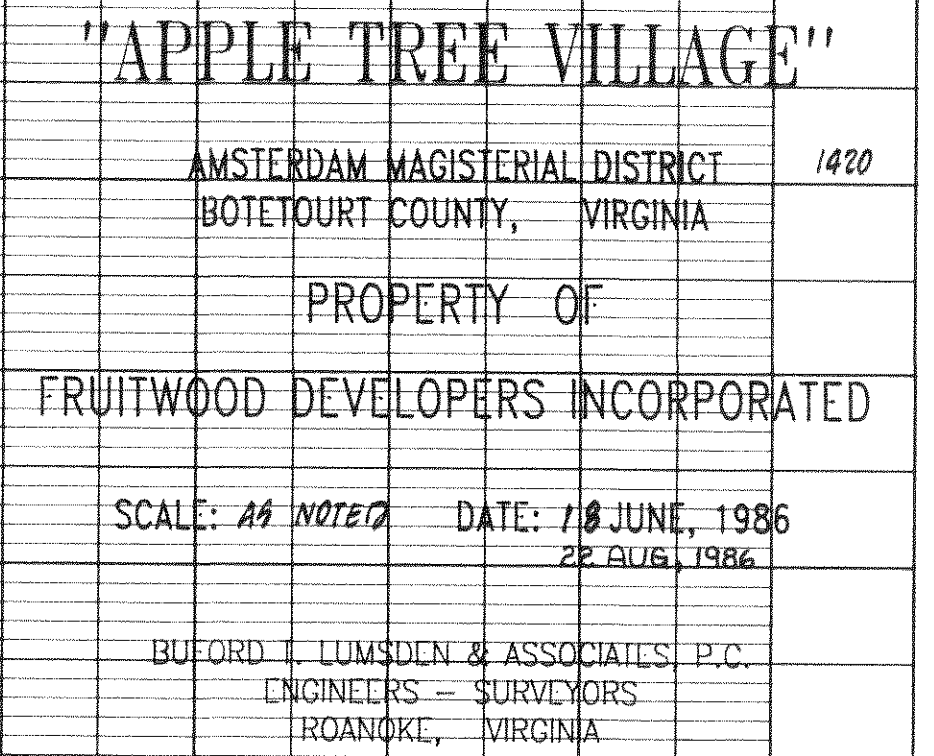
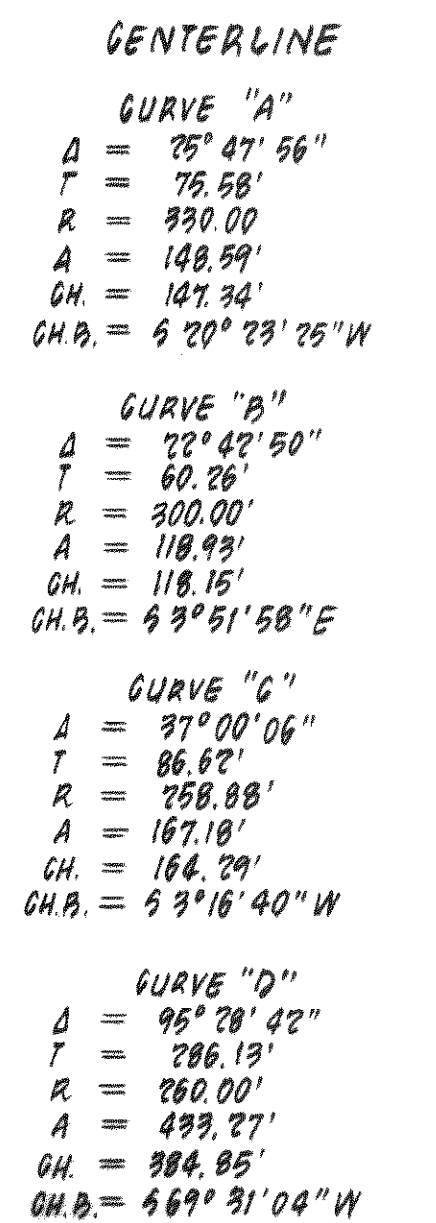
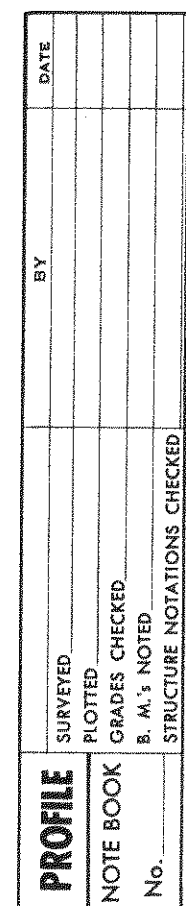
FRUITWOOD DEVELOPERS INCORPORATED

SCALE: 1" = 50' DATE: 18 JUNE, 1986

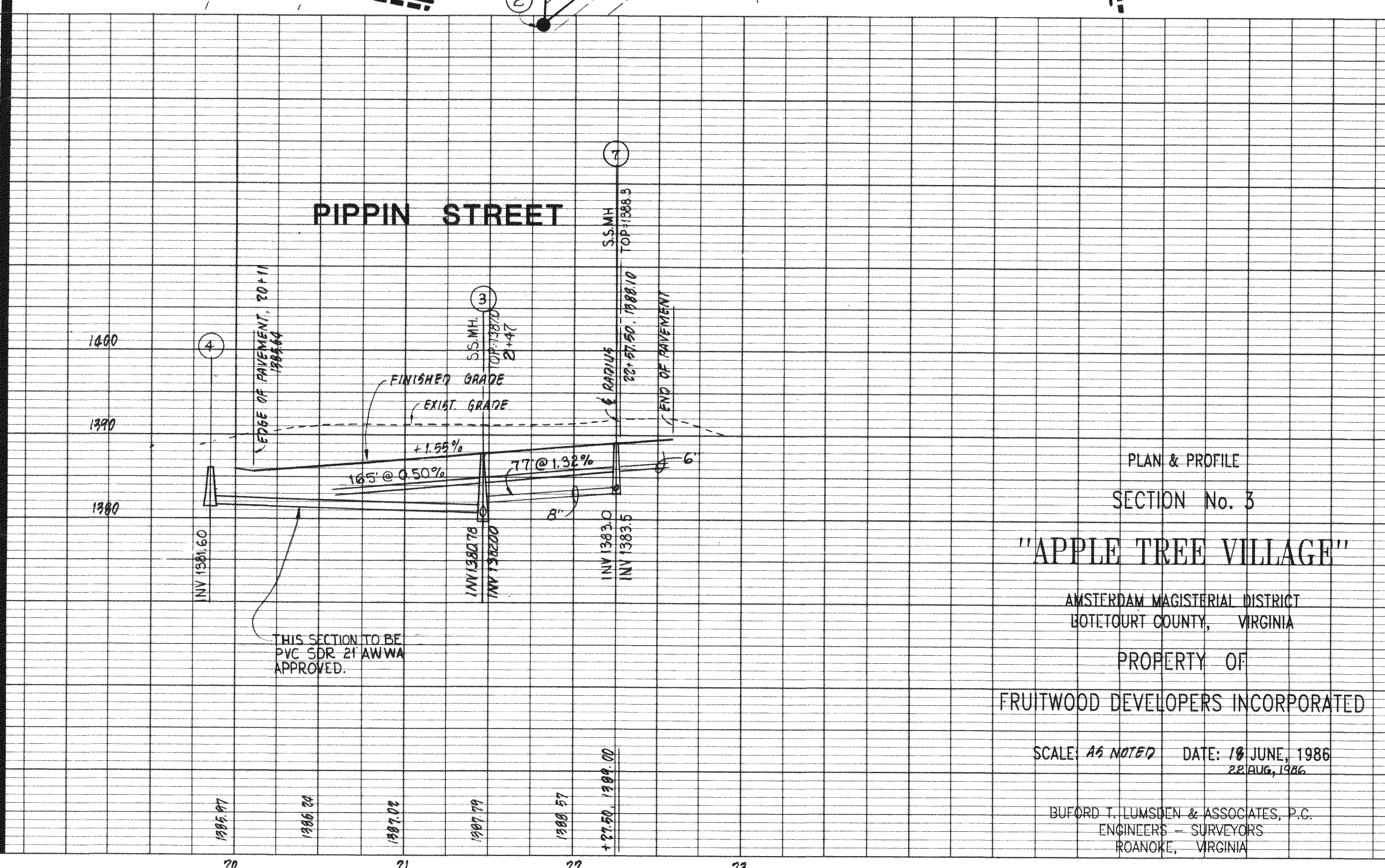
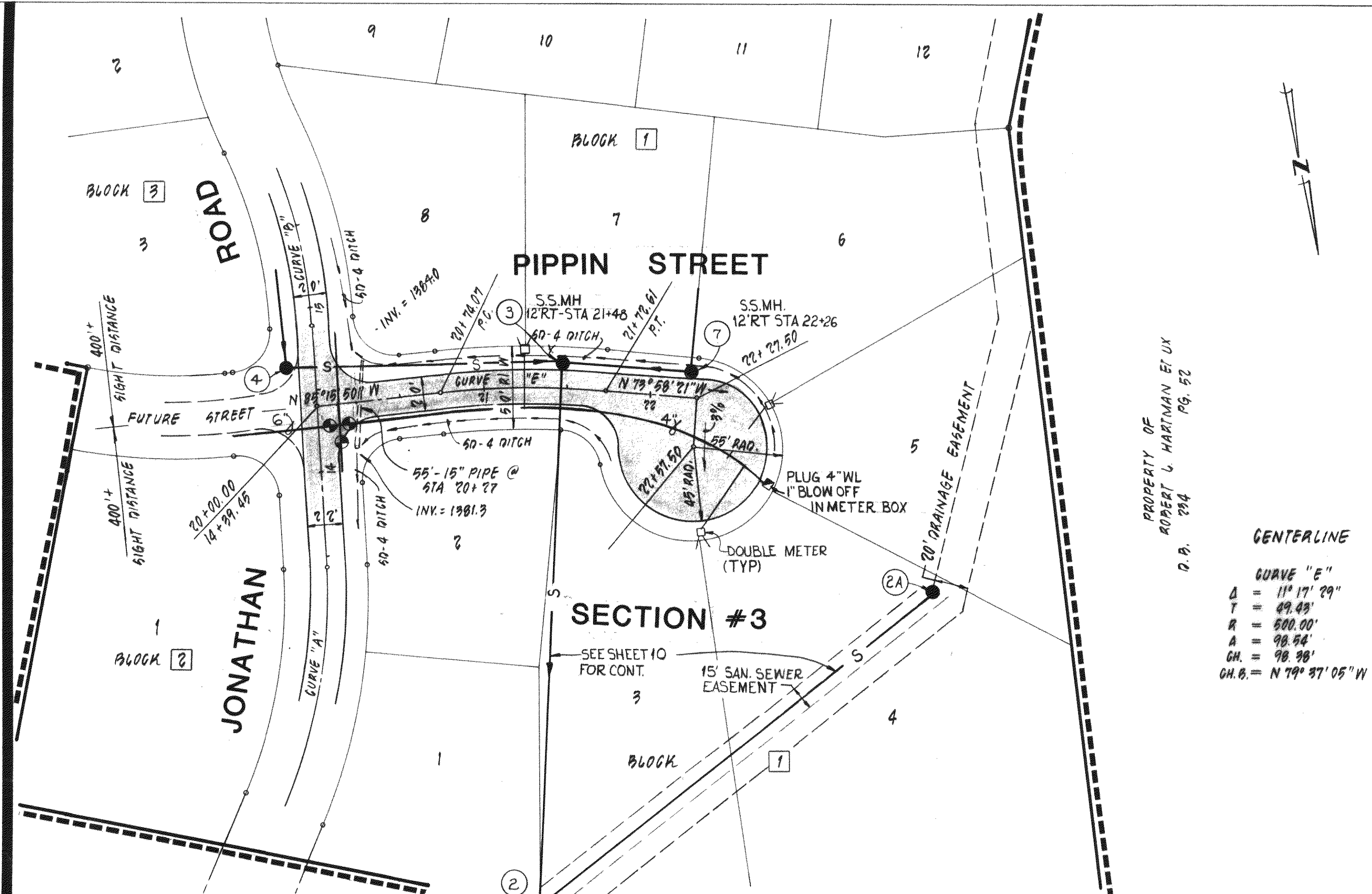
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

" 970 H

SHEET # 3 OF 10

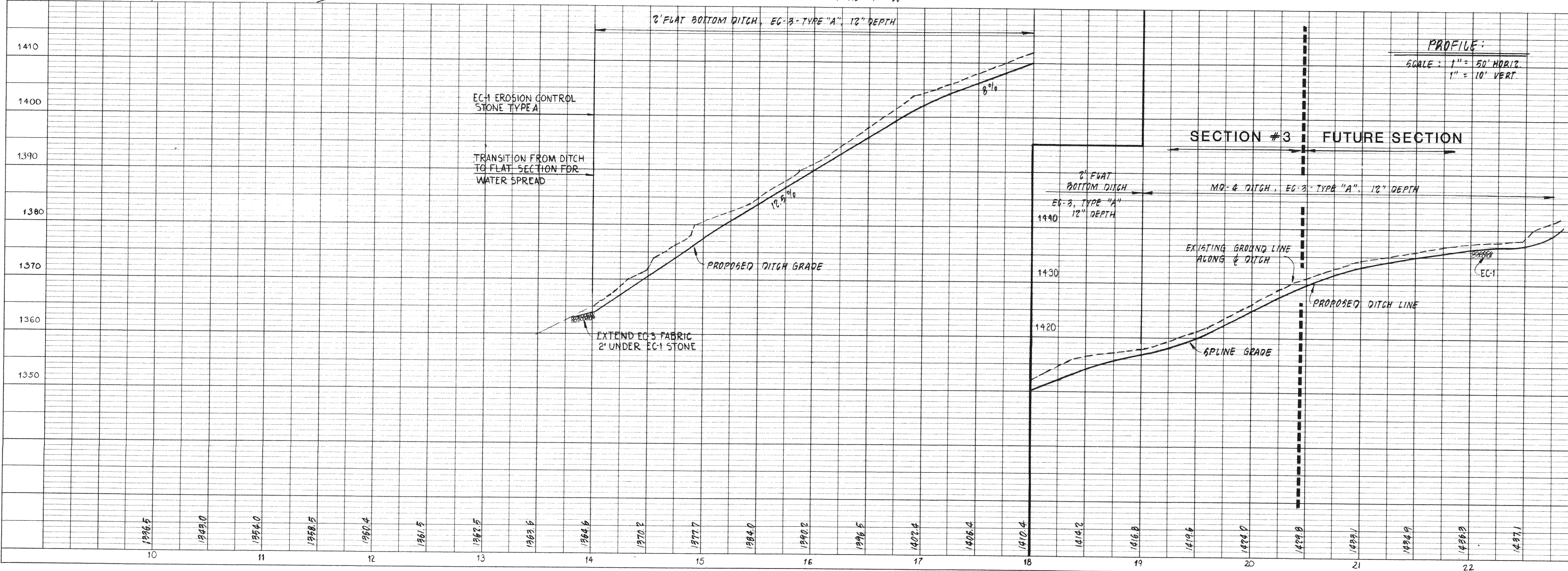
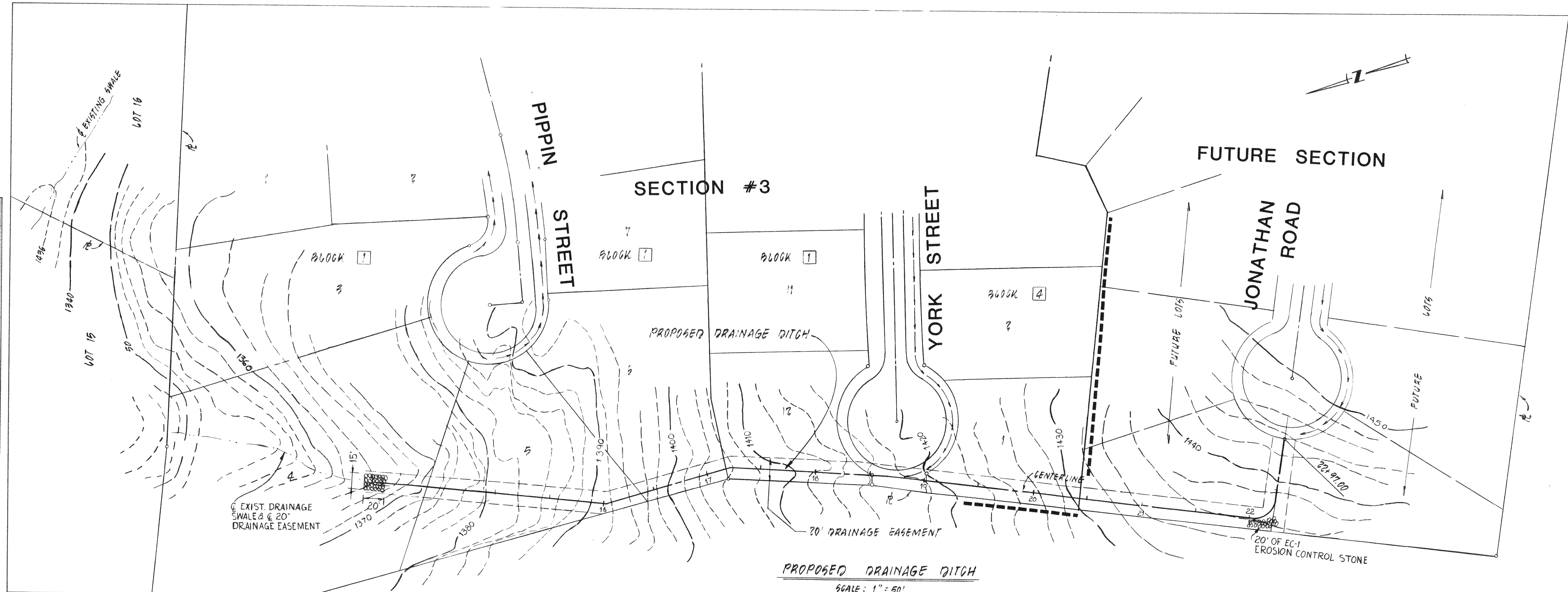


PROFILE		BY	DATE
NOTE BOOK			
No. _____			
SURVEYED _____			
PLOTTED _____			
GRADES CHECKED _____			
B. M.'s NOTED _____			
STRUCTURE NOTATIONS CHECKED _____			



PLAN	SURVEYED	BY	DATE
	NOTED		
	NOTE BOOK		
	NO.		

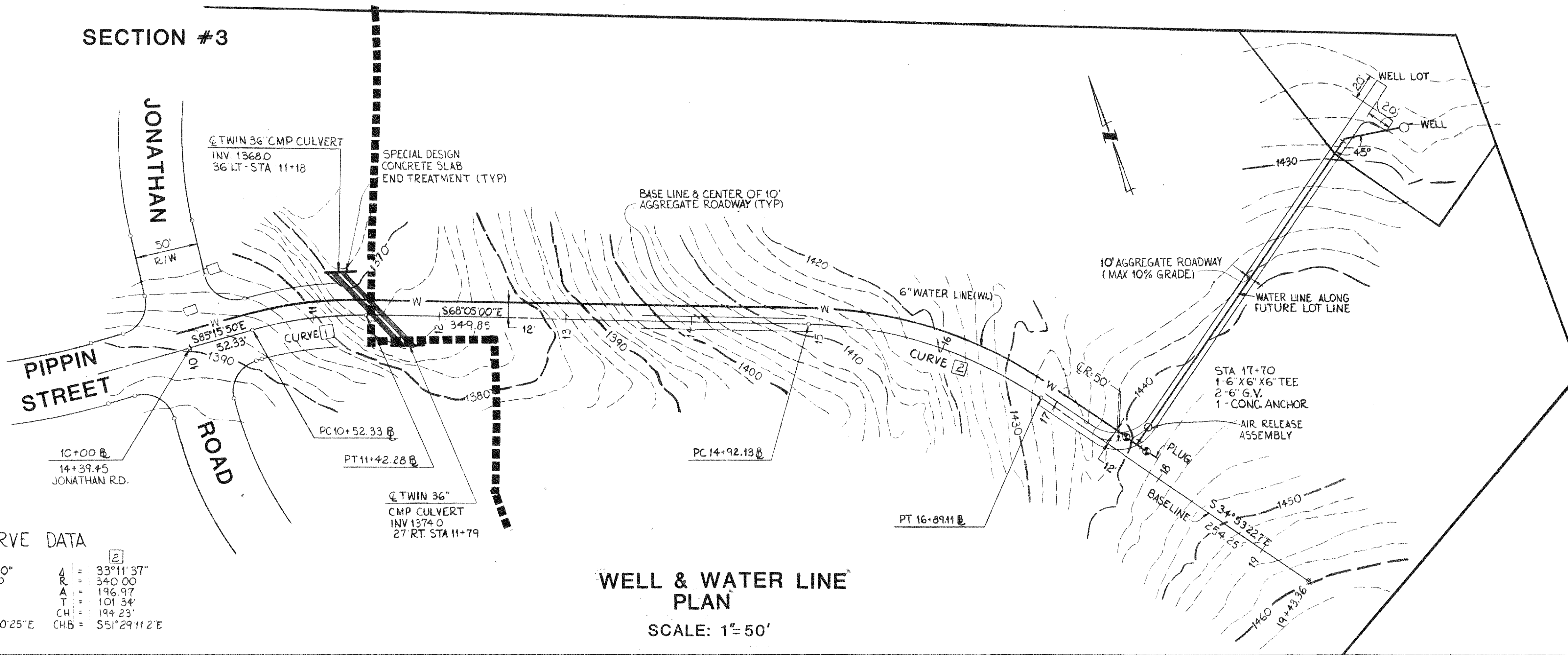
PROFILE	SURVEYED	BY	DATE
	NOTED		
	NOTE BOOK		
	NO.		



PLAN & PROFILE OF
SECTION No. 3
"APPLE TREE VILLAGE"
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
PROPERTY OF
FRUITWOOD DEVELOPERS INCORPORATED
SCALE: AS NOTED DATE: 18 JUNE, 1986
22 JUL, 1986
BIFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

PLAN	DATE
SURVEYED	BY
NOTED	BY
NOTE BOOK	NO.
ALIGNMENT CHECKED	
RT. OF WAY CHECKED	

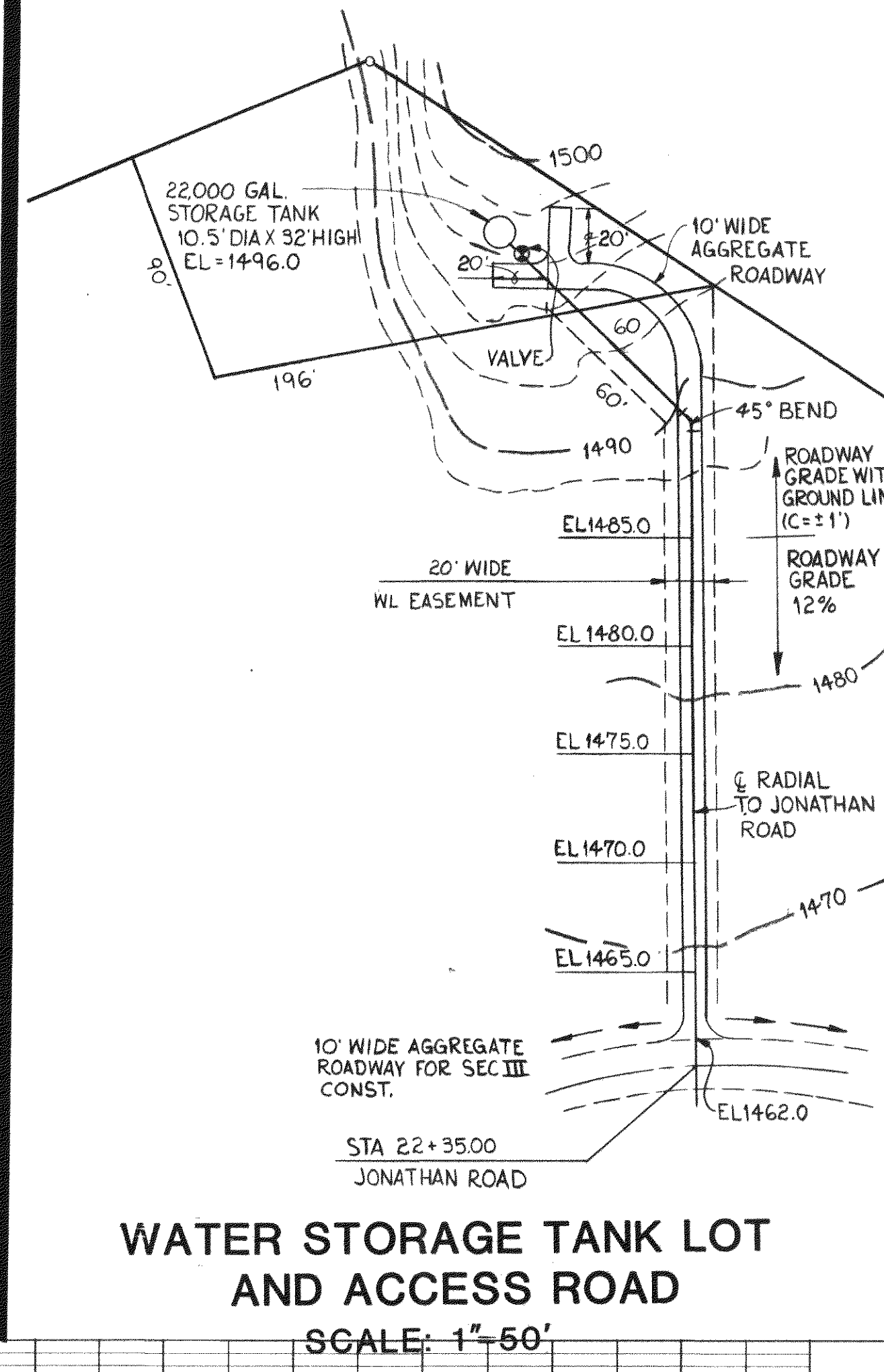
SECTION #3



CURVE DATA

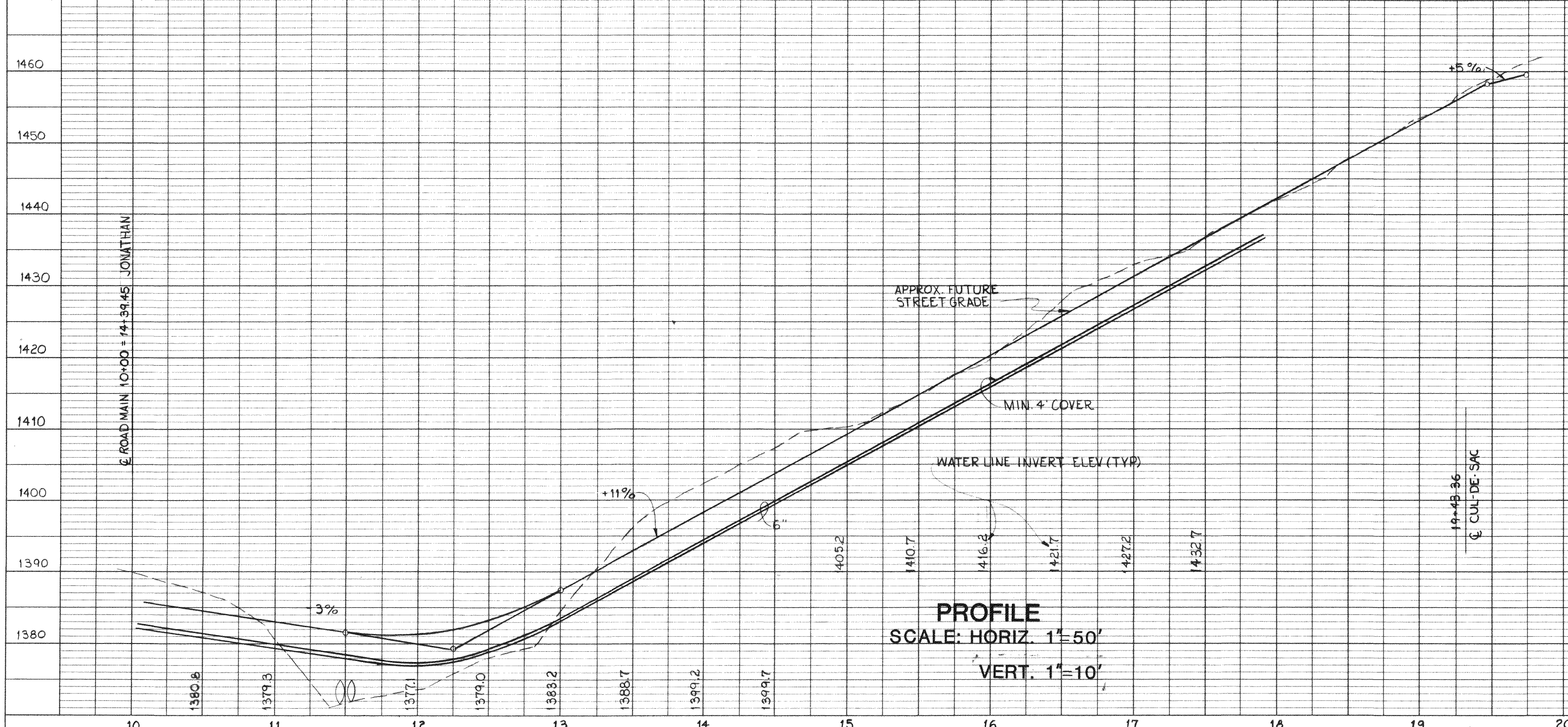
1	2
A = 17°10'50"	A = 33°11'37"
R = 300.00	R = 340.00
A = 89.96	A = 196.97
T = 45.32	T = 101.34
CH = 89.62	CH = 194.23
CHB = 576°40'25"E	CHB = 551°29'11"E

WELL & WATER LINE PLAN
SCALE: 1"=50'



WATER STORAGE TANK LOT AND ACCESS ROAD
SCALE: 1"=50'

PROFILE	DATE
SURVEYED	BY
NOTED	BY
NOTE BOOK	NO.
GRADES CHECKED	
STRUCTURE NOTATIONS CHECKED	



PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=10'

WELL & WATER FACILITIES

PLAN & PROFILE
FOR

SECTION NO. 3

"APPLE TREE VILLAGE"

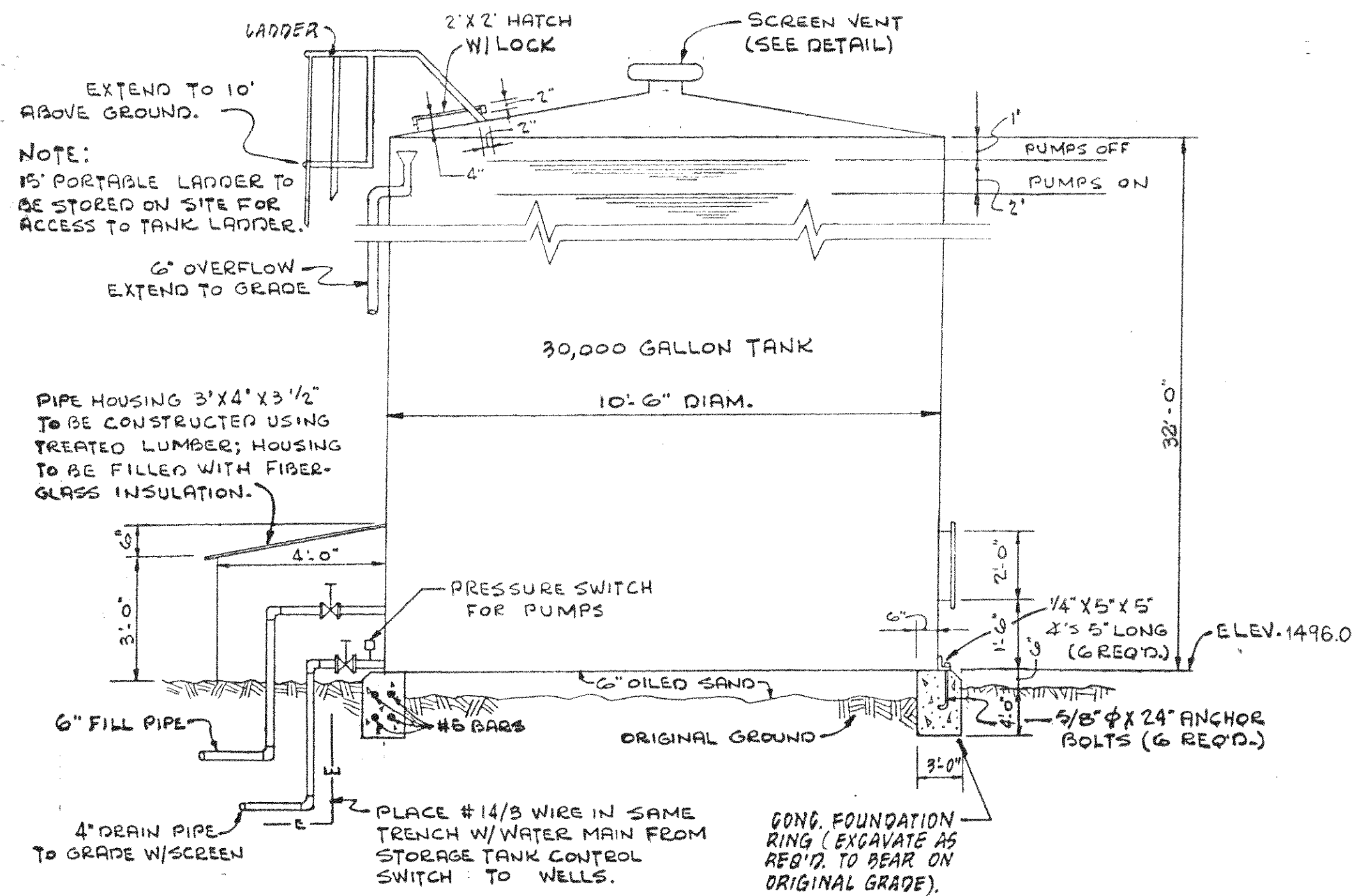
AMSTERDAM MAGISTERIAL DISTRICT
BOTETFOUR COUNTY, VIRGINIA

PROPERTY OF:

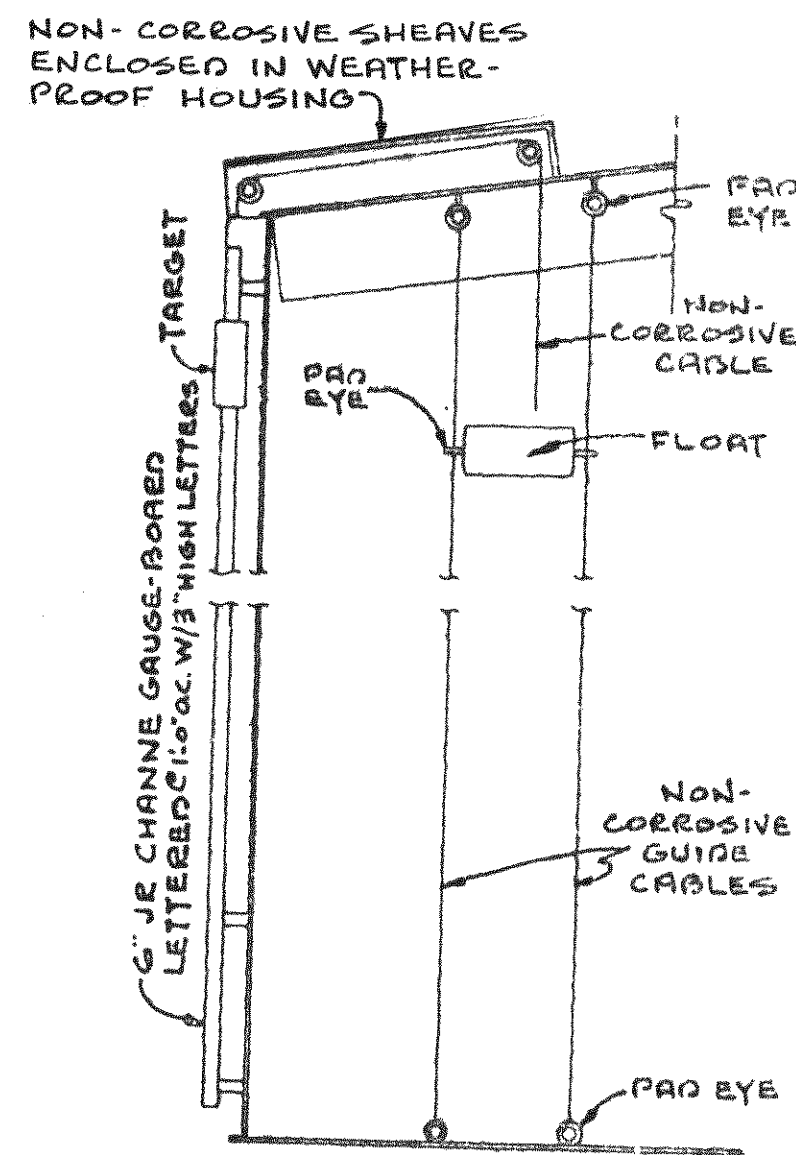
FRUITWOOD DEVELOPERS INCORPORATED

SCALE: AS SHOWN DATE: 22 AUG, 1986

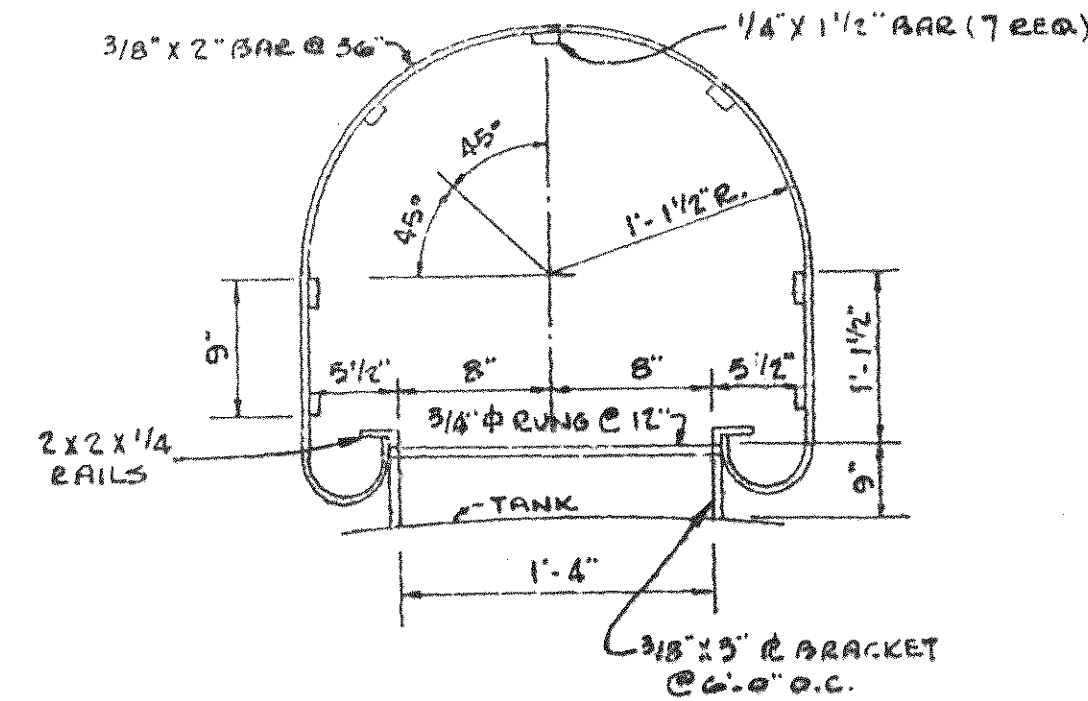
BURFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA



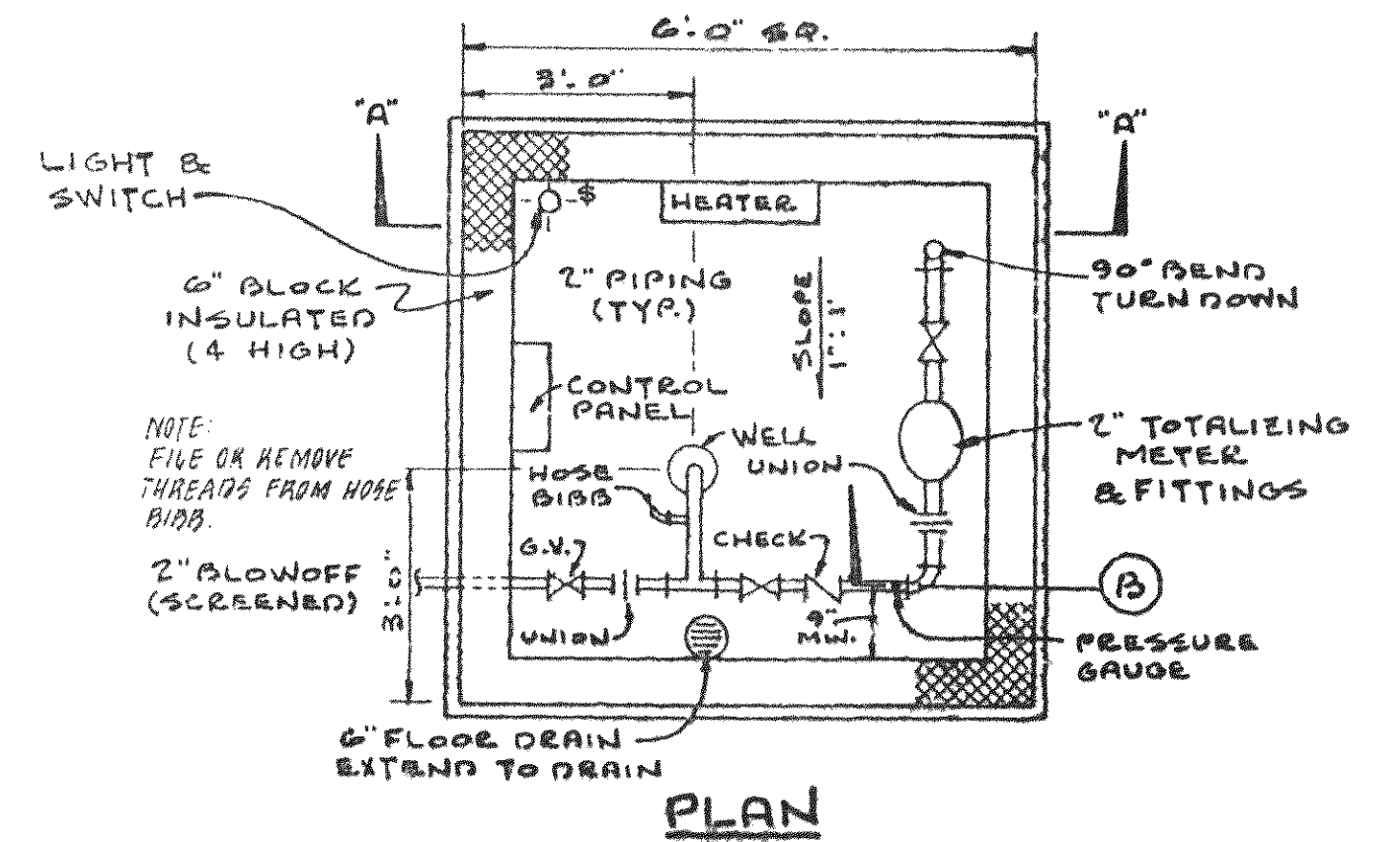
ELEVATION
NO SCALE



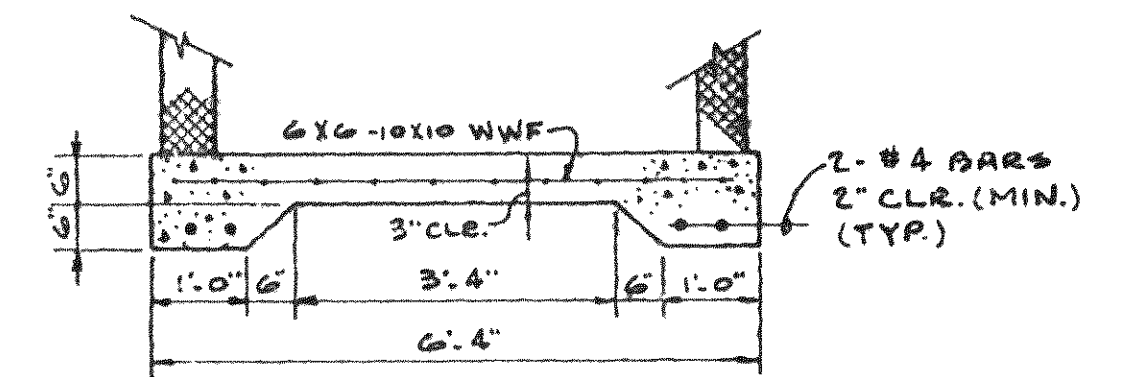
INDICATOR GAUGE
DETAIL
NO SCALE



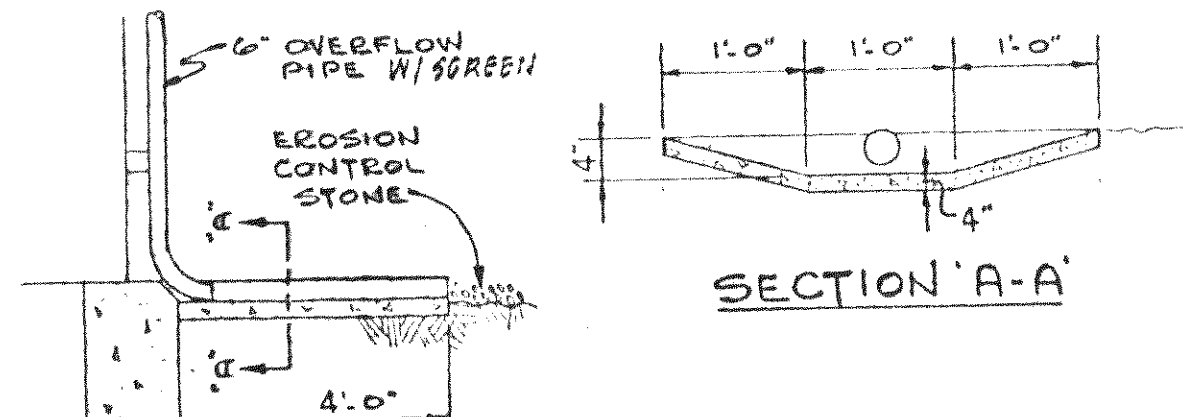
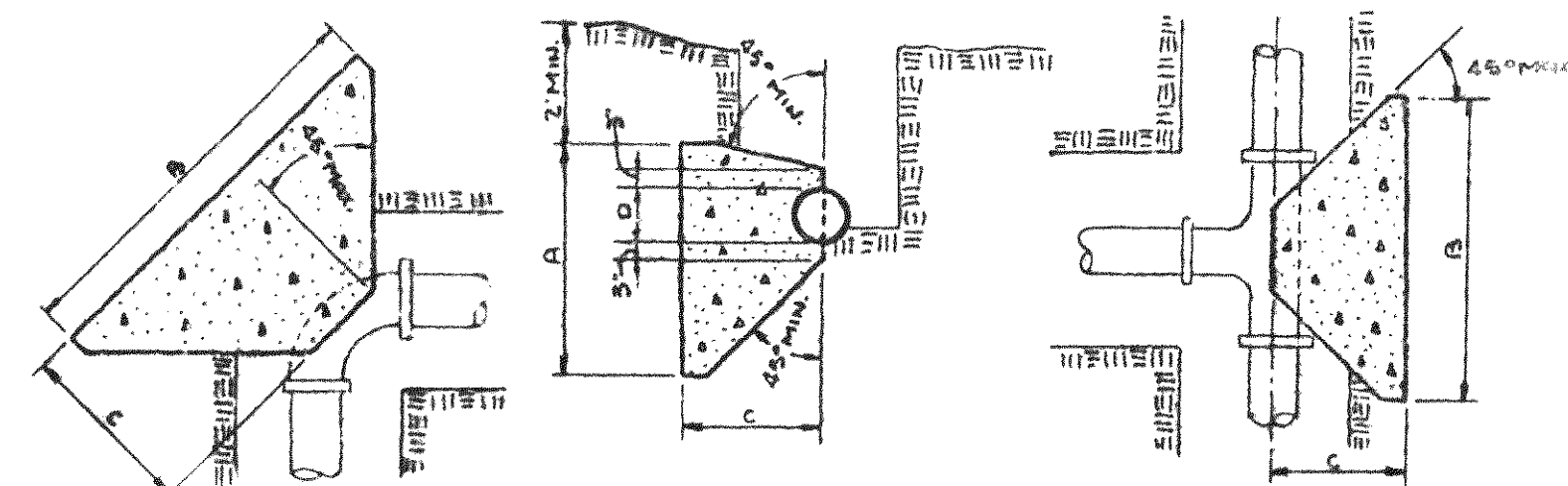
OUTSIDE LADDER
DETAIL
NO SCALE



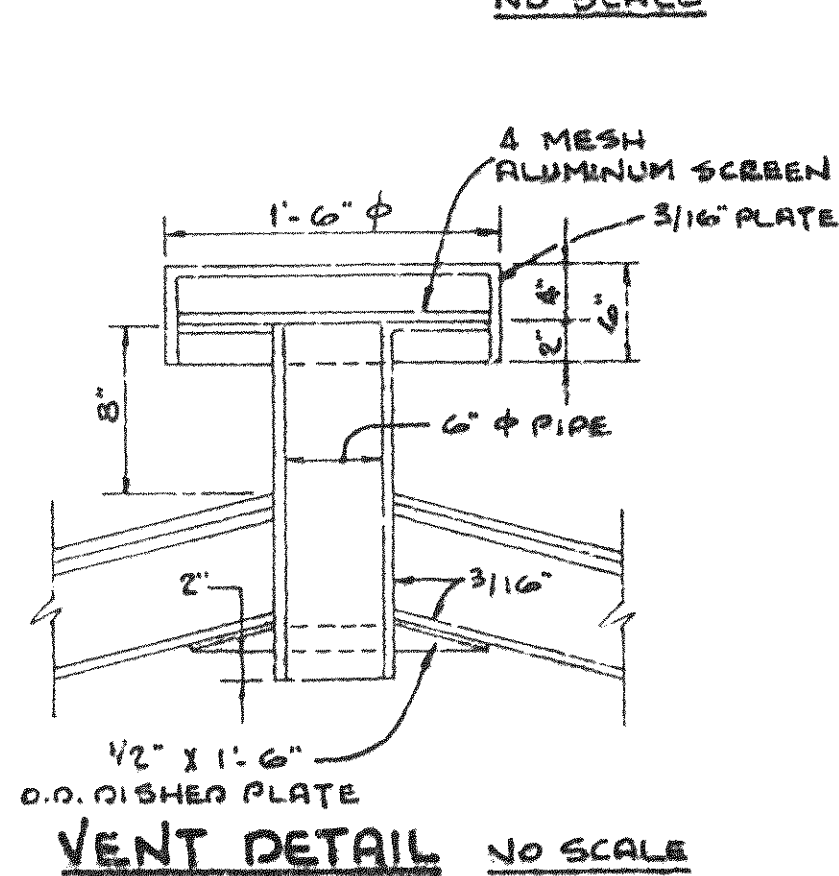
PLAN



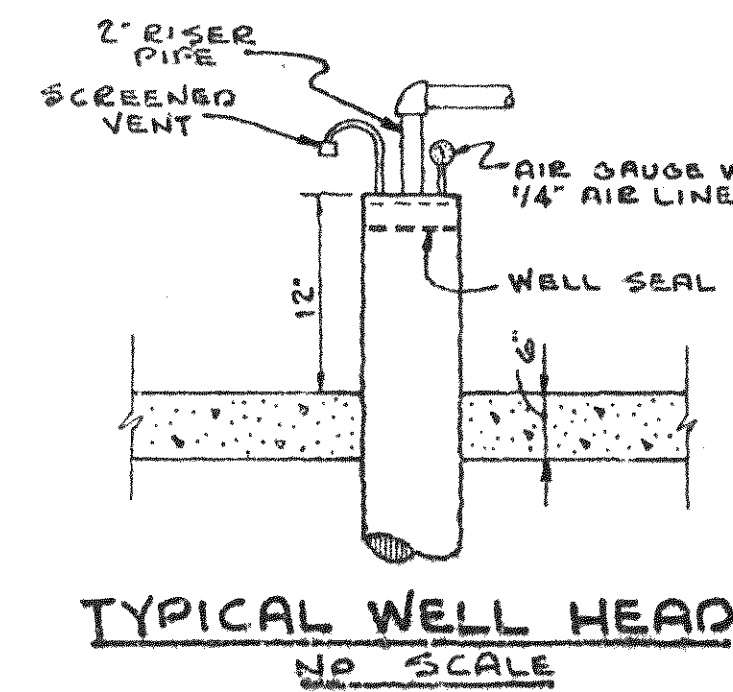
FOOTING
SECTION A-A
CONTROL HOUSING
NO SCALE



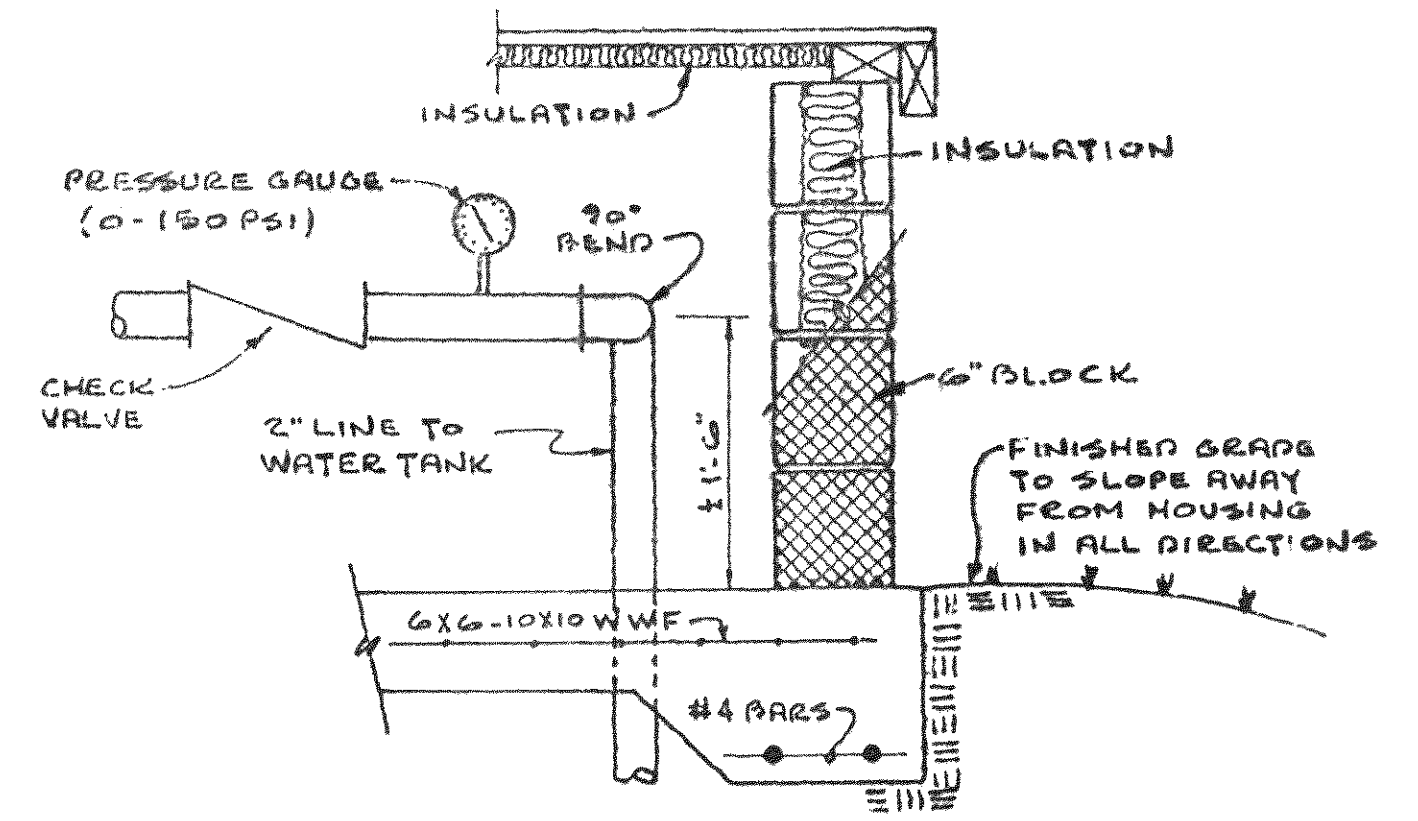
DETAIL - SPLASH PAD FOR OVERFLOW
NO SCALE



VENT DETAIL
NO SCALE



TYPICAL WELL HEAD
NO SCALE



SECTION B

PIPE SIZE	TEE OR DEAD END	90° BEND	45° BEND	22 1/2° & 11 1/4° BENDS
4"	3.0	3.0	1.5	2.0
6"	4.0	4.0	2.0	2.5
8"	5.0	5.0	2.5	3.0
10"	6.0	6.0	3.0	3.5
12"	7.0	7.0	3.5	4.0
14"	8.0	8.0	4.0	4.5
16"	9.0	9.0	4.5	5.0
18"	10.0	10.0	5.0	5.5

NOTE: CONCRETE SHALL NOT BE POURED ON JOINTS, LIMITING FLEXIBILITY. ALL TEES, BENDS, PLUGS AND CAPS SHALL BE ANCHORED WITH THRUST BLOCKS.

- NOTES:
1. SINGLE METER REQUIRES 3/4" CORPORATION STOP AND SERVICE LINE.
 2. DOUBLE METER REQUIRES 1" CORPORATION STOP, SERVICE LINE AND U-BRANCH.
 3. SERVICE LINE TO BE TYPE "K" COPPER OR POLYETHYLENE PE 3406 (160 PSI).

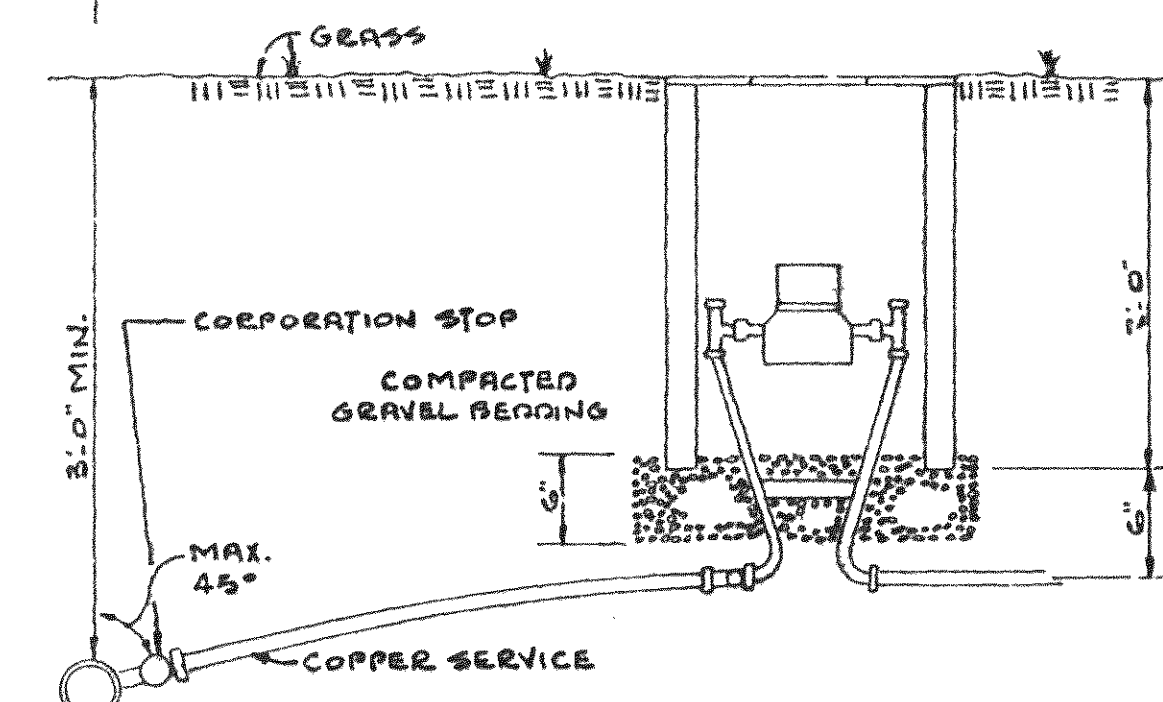
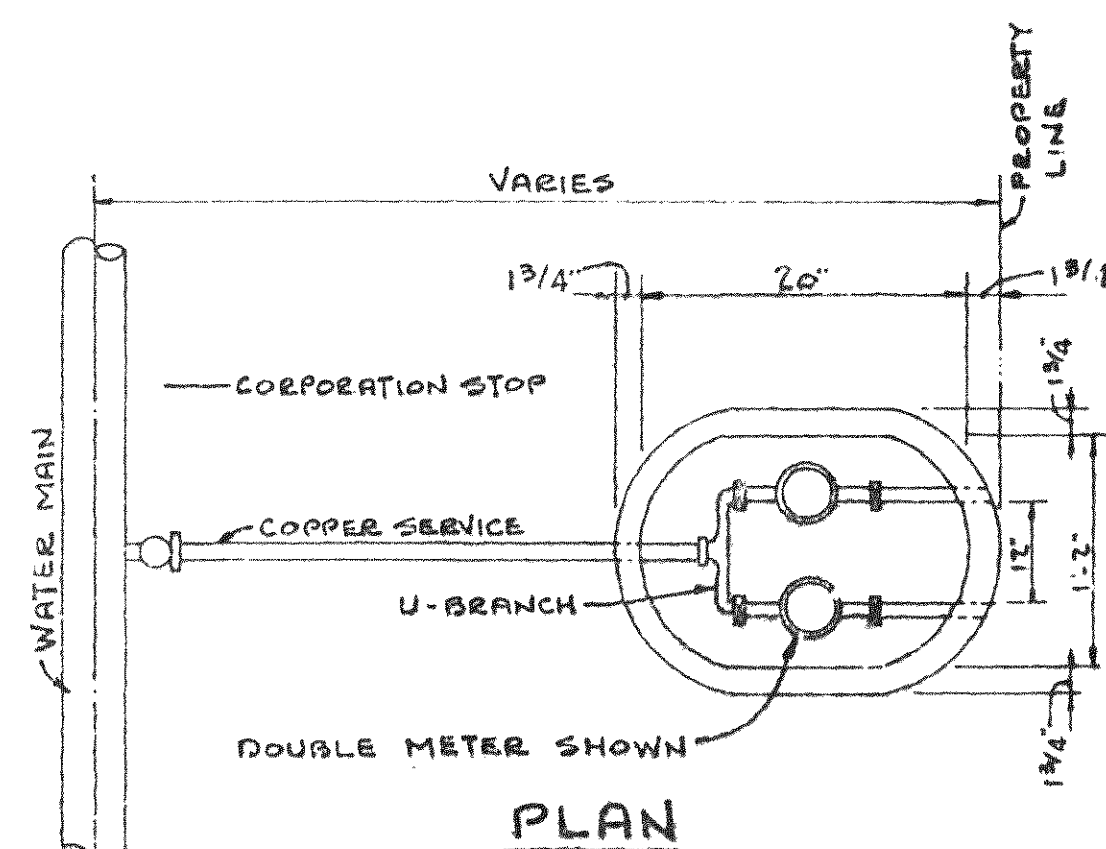
MATERIALS:

METER BOX MUST BE FORD IRONCRETE METER BOX WITH NO. 2 IRONCRETE TOP OR APPROVED EQUIVALENT.

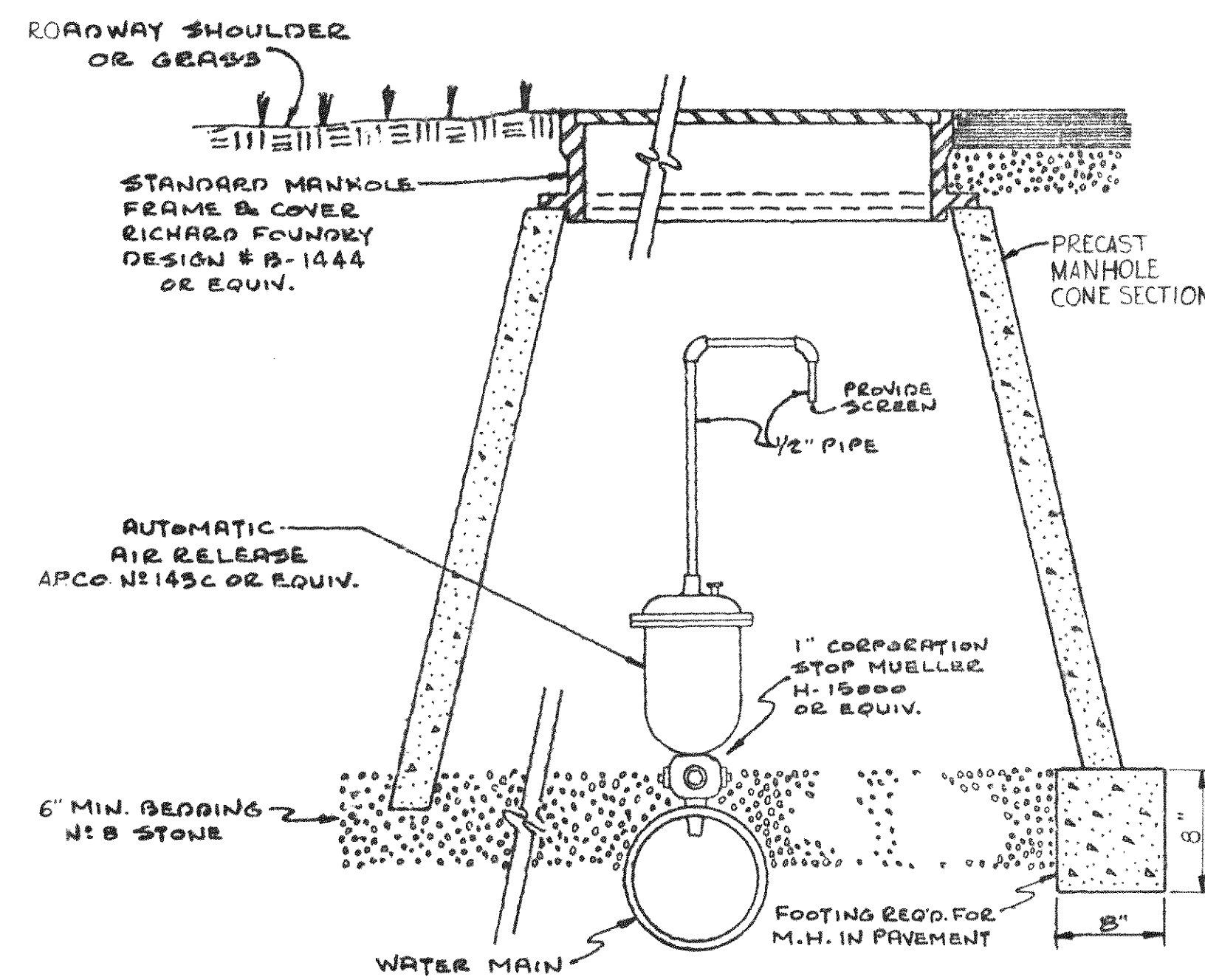
METER SETTER MUST BE FORD V.V. 72-15 WITH PADLOCK WINGS, McDONALD 12-15 V.V.W. OR APPROVED EQUIVALENT.

CORPORATION STOP MUST BE MUELLER H15000, FORD F-600 OR APPROVED EQUIVALENT.

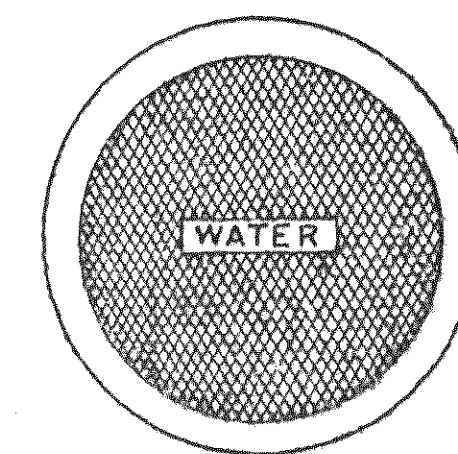
U-BRANCH MUST BE FORD U28-43, MUELLER H-15362, OR APPROVED EQUIVALENT.



METER - METER BOX
NO SCALE



AUTOMATIC AIR RELEASE ASSEMBLY
NO SCALE



STANDARD
WATER COVER
NO SCALE

NOTE: STANDARD FRAME & COVER RICHARD FOUNDRY CO. DESIGN # B-1444, DEWEY BROTHERS, INC. MH-RCR-56 OR EQUIVALENT.

WATER SYSTEM DETAILS

SECTION NO. 3
"APPLE TREE VILLAGE"

AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
PROPERTY OF:

FRUITWOOD DEVELOPERS INCORPORATED

SCALE: AS SHOWN DATE: 22 AUG, 1986

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

STAYMAN ROAD

LOT 16

INV 1333

LOT 15

SEE SAN. SEWER PLANS BY CLEAN WATER ENG. INC. "APPLE TREE VILLAGE" SEWER EXTENSION

SECTION #3

PIPPIN STREET

YORK STREET

JONATHAN ROAD

20' DRAINAGE EASEMENT

15' SAN. SEWER EASEMENT

50'-4" @ 2% MIN.

PROPOSED DRAINAGE DITCH

ALLOW FOR FUTURE STUBS

FUTURE LOTS

FUTURE STREET

DATE

BY

NO.

PLAN

NO. OF WAY CHECKED

NO.

PROFILE

NO. OF WAY CHECKED

NO.

