

GENERAL NOTES

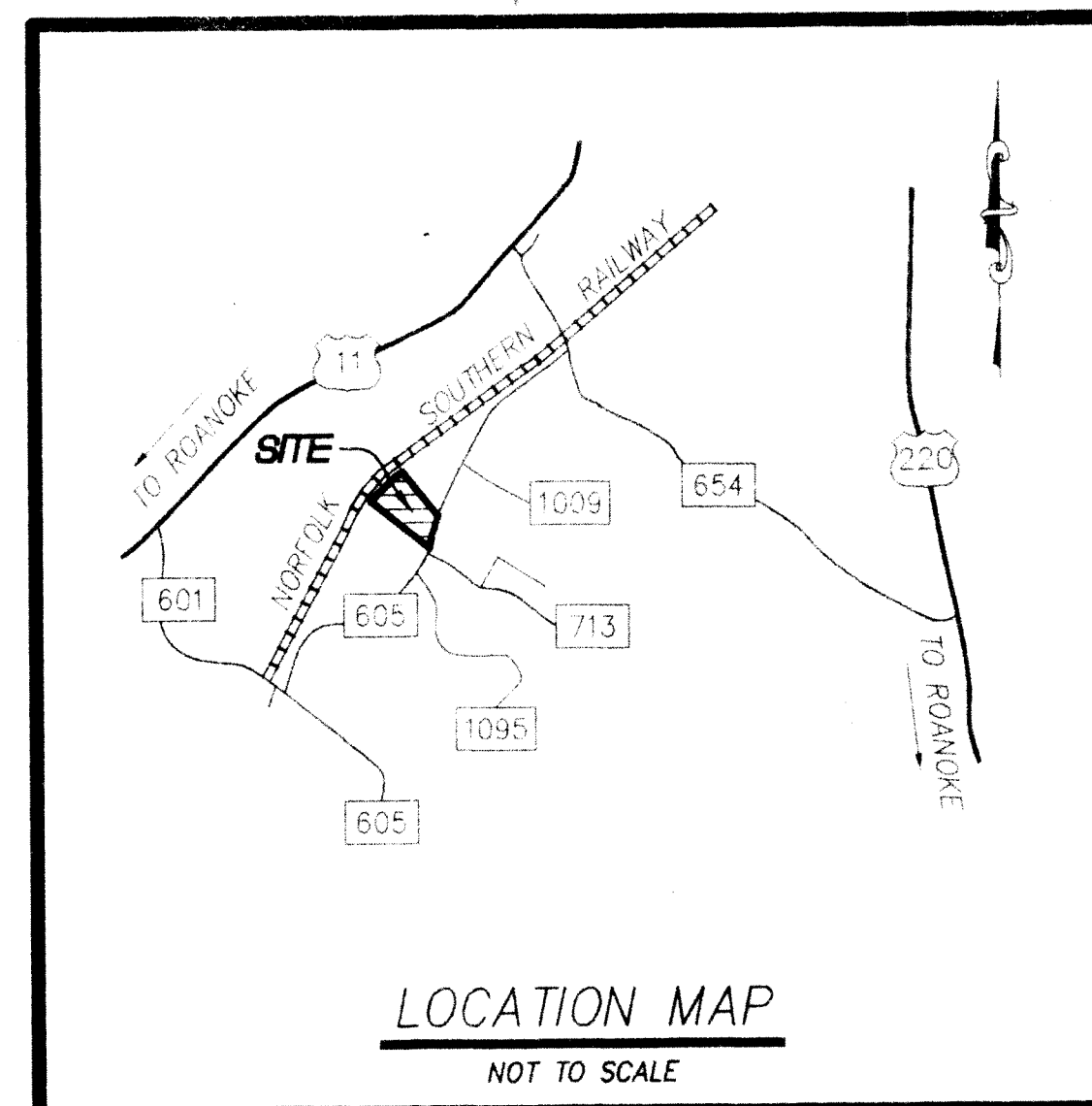
- A) ALL WORK SHALL BE SUBJECT TO INSPECTION BY BOTETOURT COUNTY INSPECTORS. THE CONTRACTOR SHALL NOTIFY THE PROPER COUNTY OFFICIALS PRIOR TO THE START OF WORK.
- B) ALL EXISTING UTILITIES ADJACENT TO THE PROPOSED ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY LOCATED. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDER GROUND LINES AND STRUCTURES AS NECESSARY.
- C) ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT VERSION OF THE WATER AND SEWER REGULATIONS OF BOTETOURT COUNTY AS ADOPTED BY THE BOTETOURT COUNTY BOARD OF SUPERVISORS.
- D) ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC SURVEY DATUM.
- E) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" AND COMPLY WITH VIRGINIA'S UNDERGROUND UTILITY DAMAGE PREVENTION ACT.
- F) ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTER OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LINES AND WATER LINES, ETC.
- G) ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.

DEVELOPMENT PLANS FOR CYPRESS COURT

SITUATED IN
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

DATE: 5 AUGUST 2003

PREPARED FOR
WINTER-FIELDS, L.L.C.



--INDEX OF DRAWINGS--

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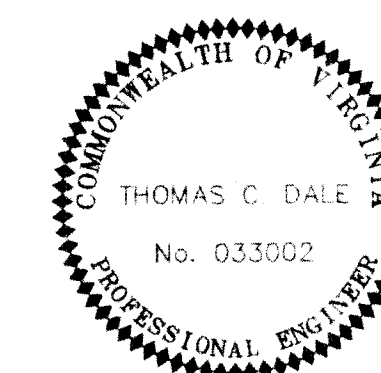
I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER". I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.

SIGNATURE: _____
 PRINTED NAME: _____
 CERTIFICATE No.: _____
 EXPIRATION DATE: _____
 TELEPHONE No.: _____
 ADDRESS: _____

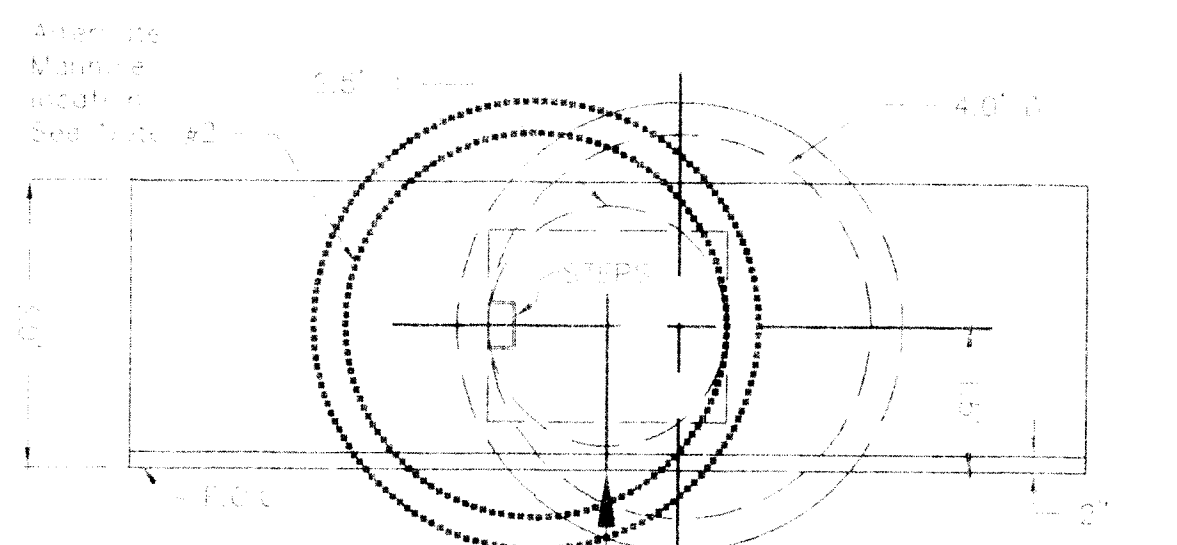
LA LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

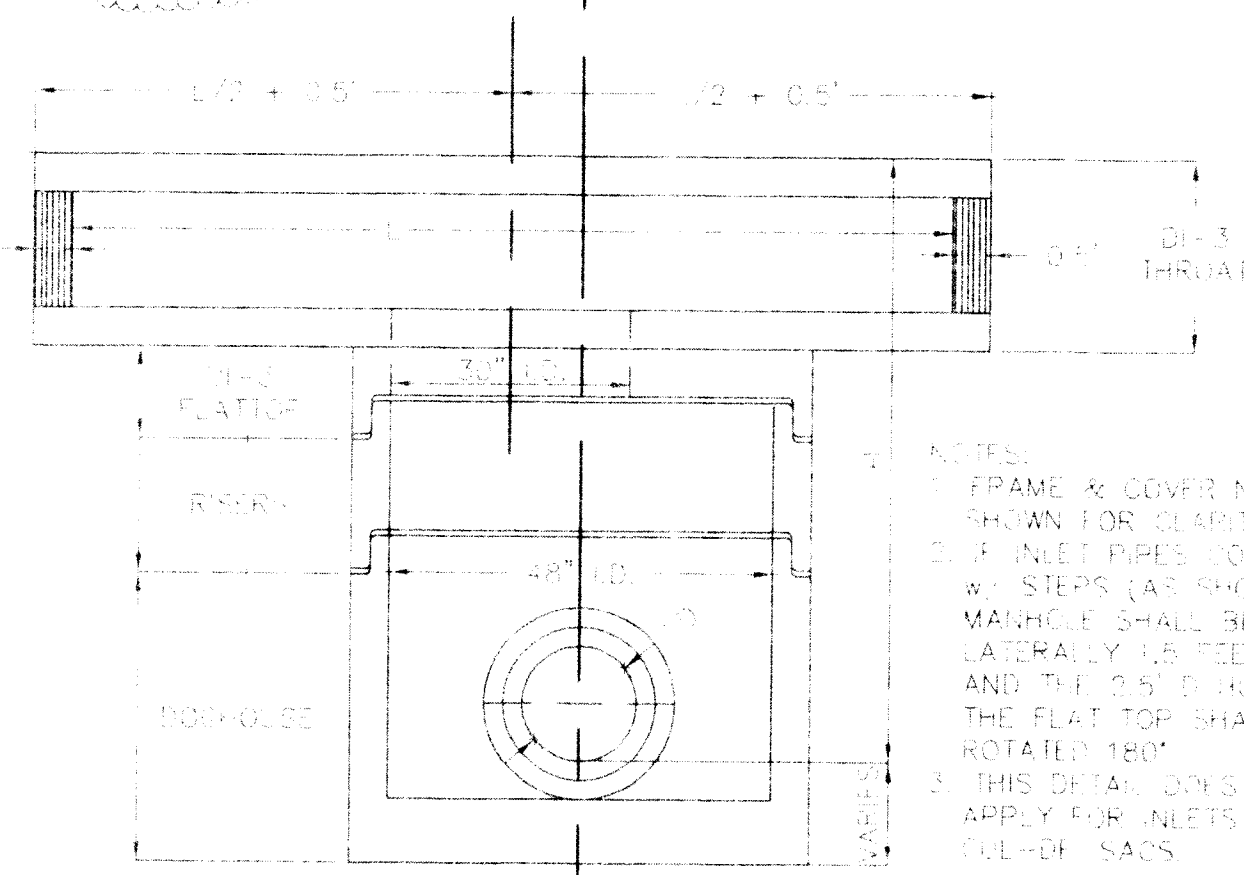
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM



REVISIONS	
DATE	SHEETS
08/28/03	3,4,5,7
10/15/03	3,4,5,7,9,10
10/28/03	1,5,10
10/28/03	1,5,10
3/12/04	3,4,5,6,7
COMMISSION NO. 01-295	
SHEET 1 OF 12	

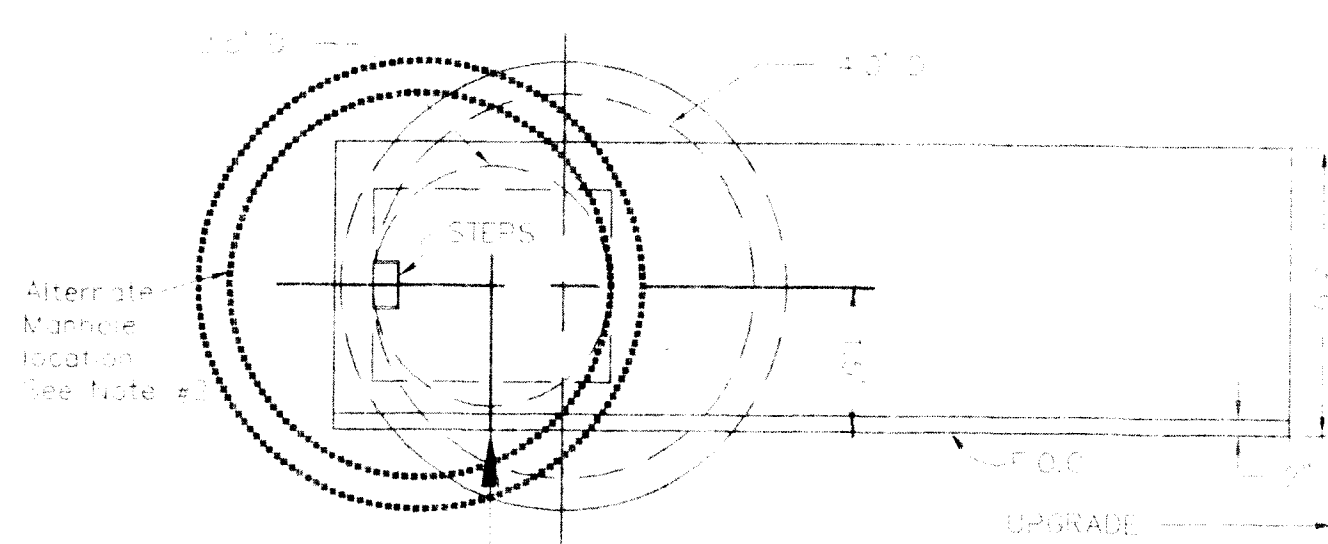


PLAN

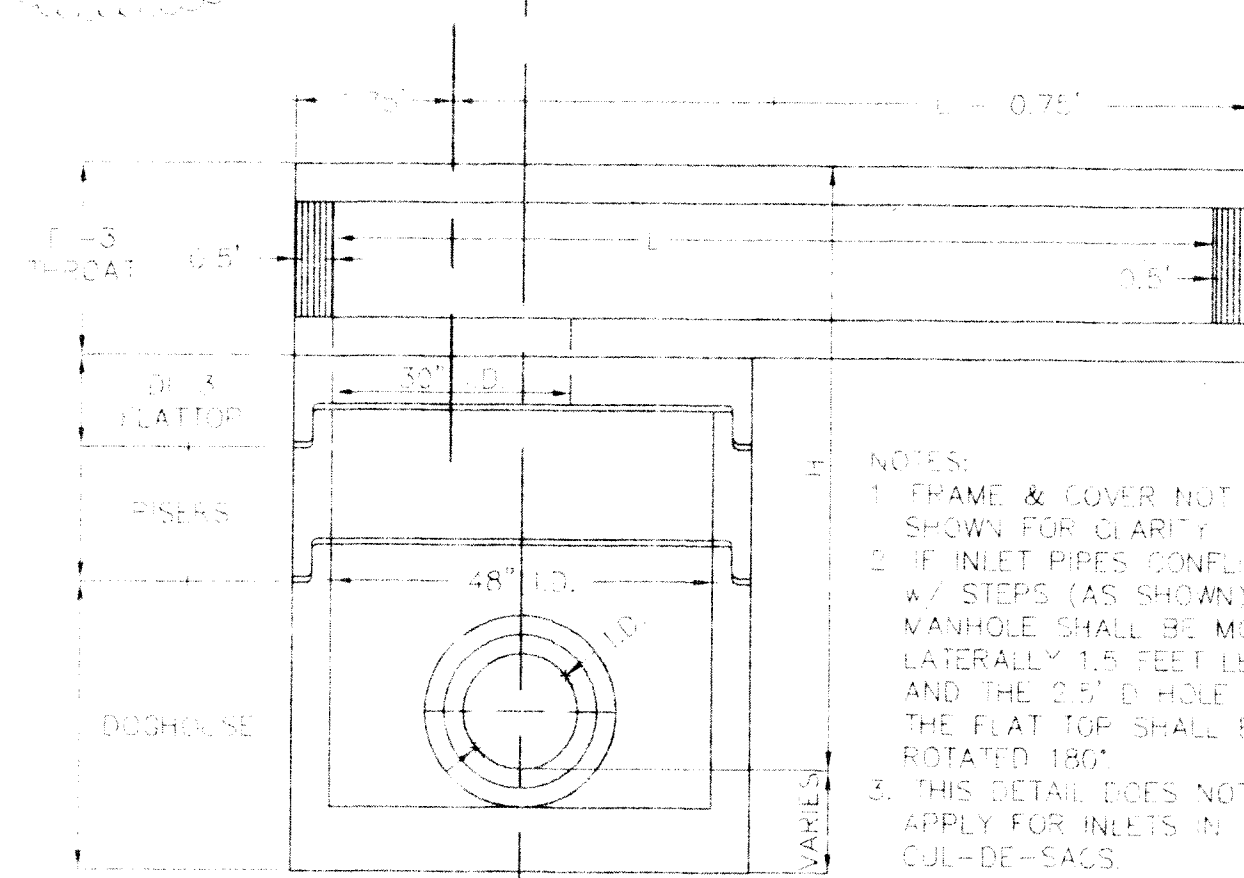


PROFILE

LOCATION DETAIL FOR DI-3A AND DI-3C (PRECAST)
NO SCALE

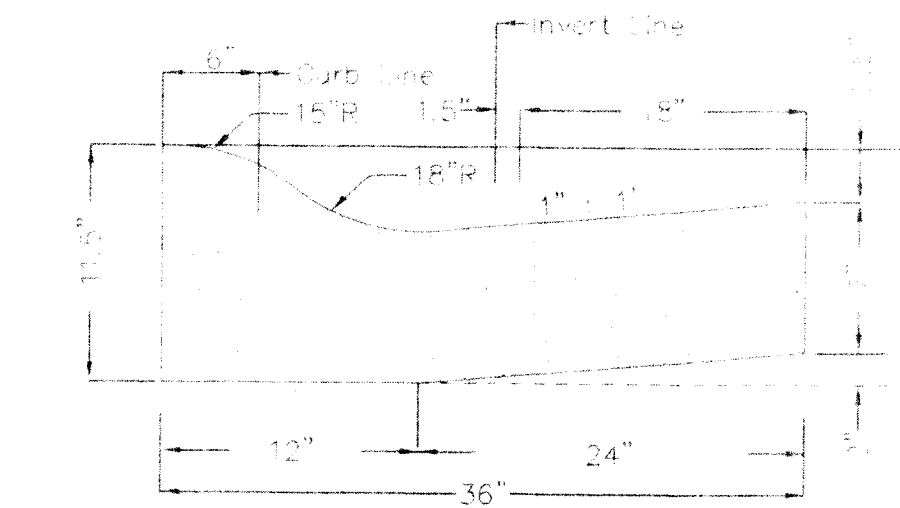


PLAN

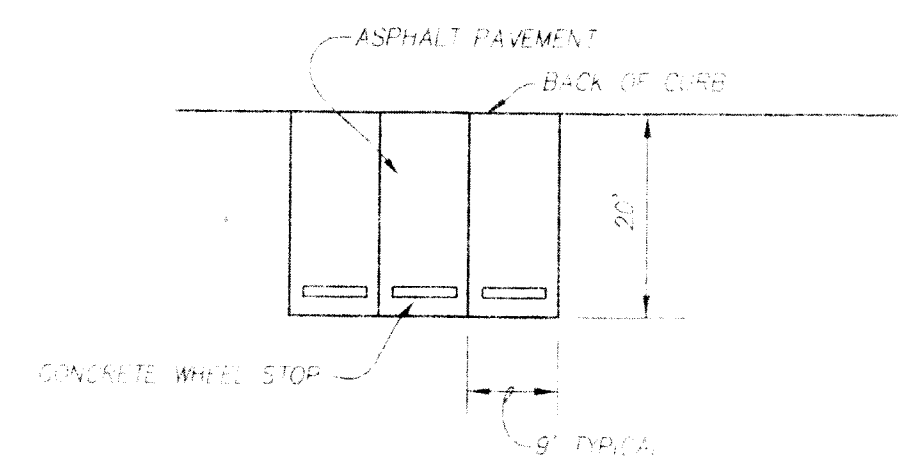


PROFILE

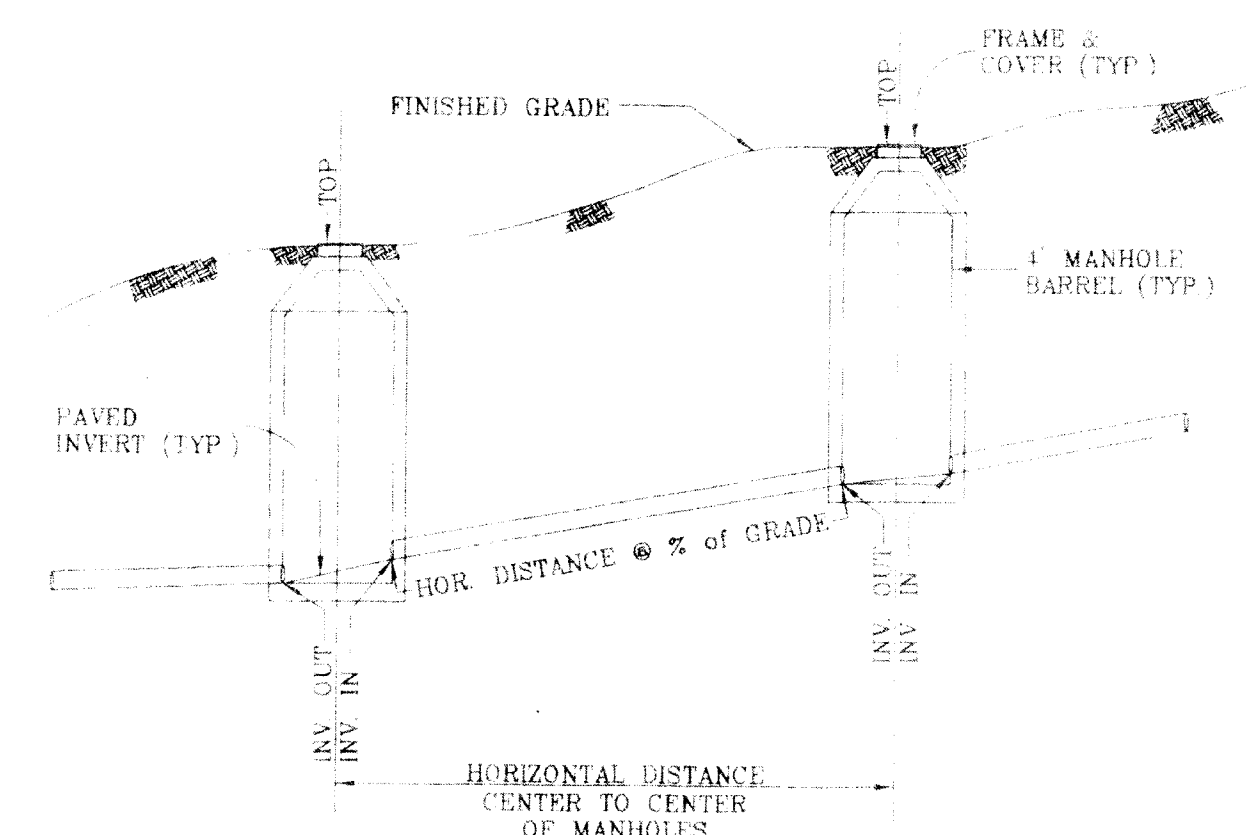
LOCATION DETAIL FOR DI-3B (PRECAST)
NO SCALE



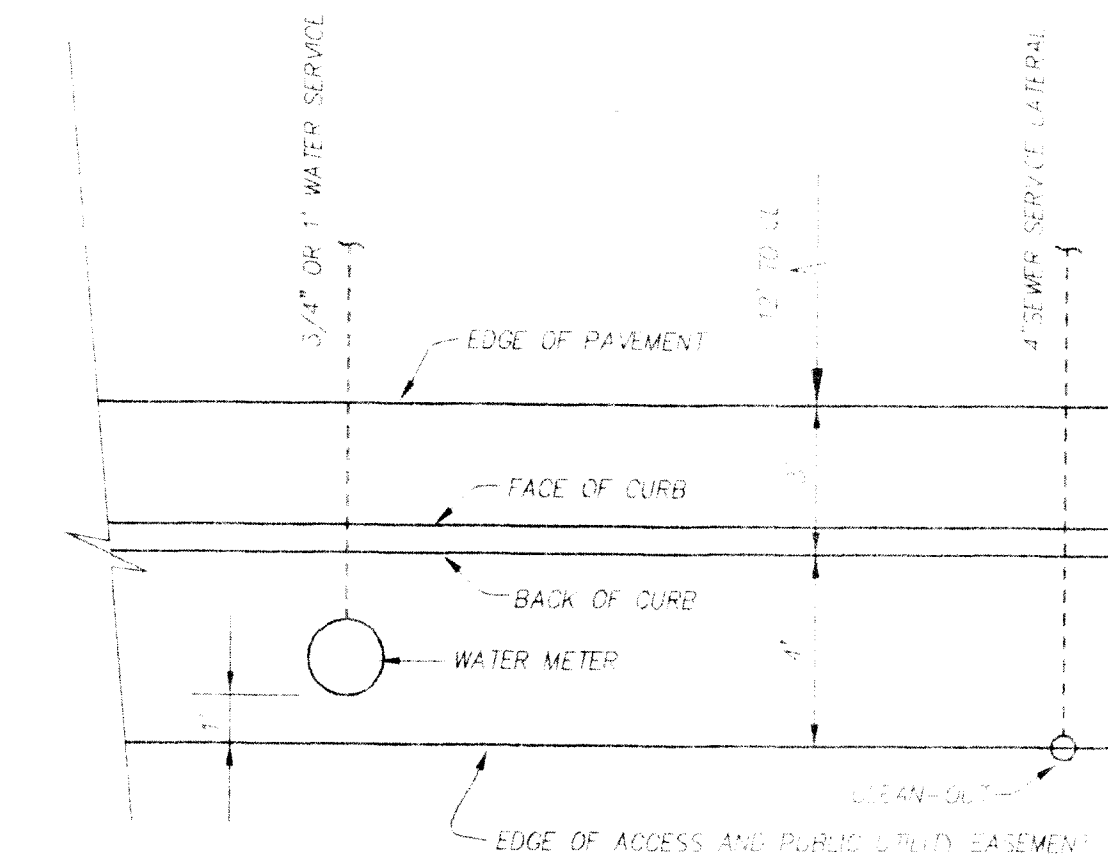
ROLL-TOP CURB
NO SCALE



PARKING SPACE DETAIL
NO SCALE

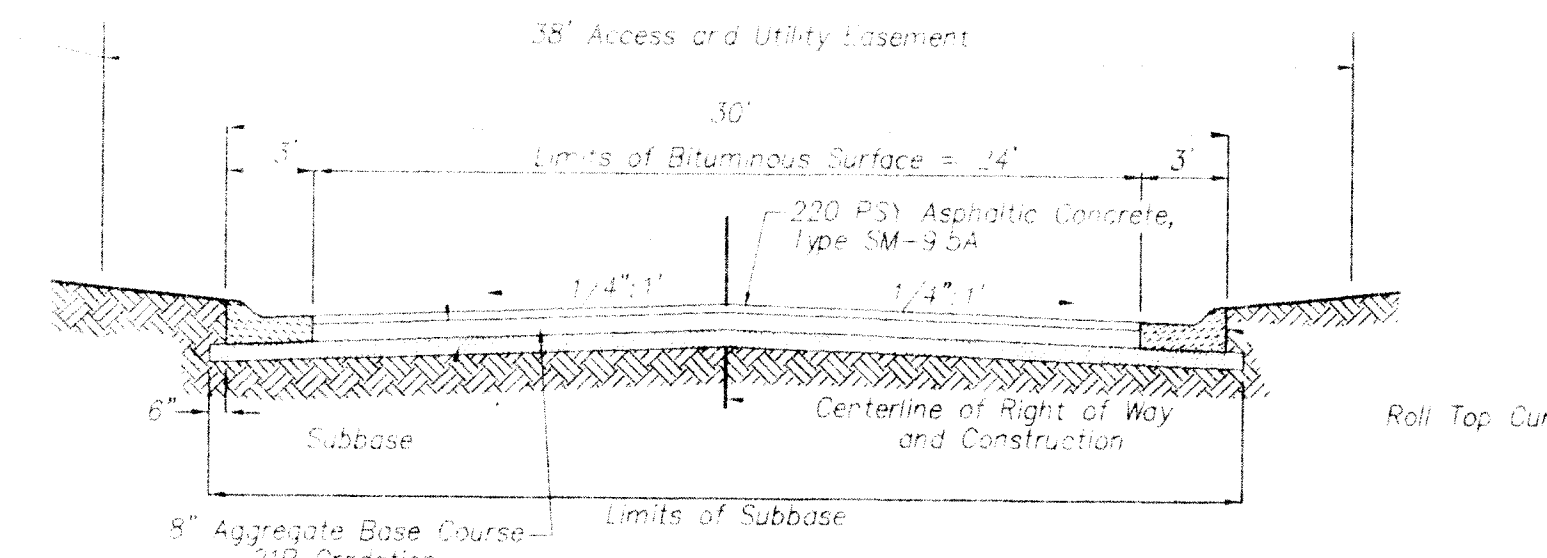


SANITARY SEWER
HORIZONTAL AND SLOPE DISTANCE DETAIL
NO SCALE

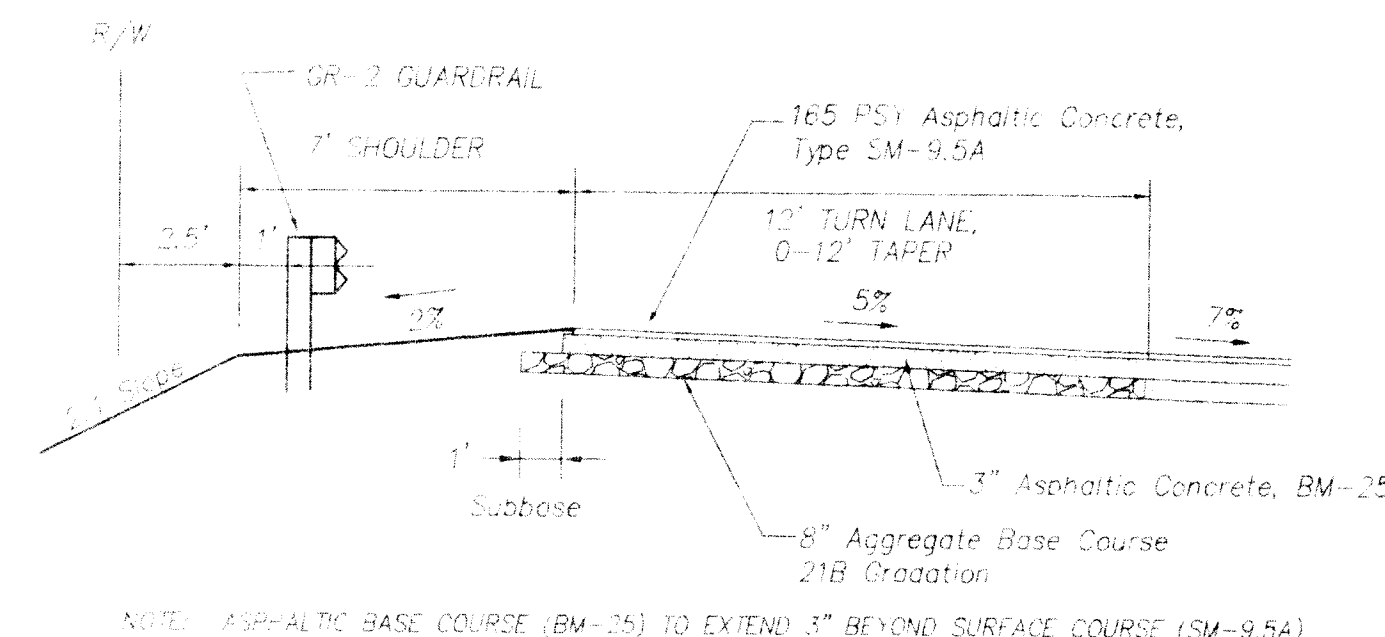


LOCATION OF WATER METER AND
SANITARY SEWER CLEAN-OUT
NO SCALE

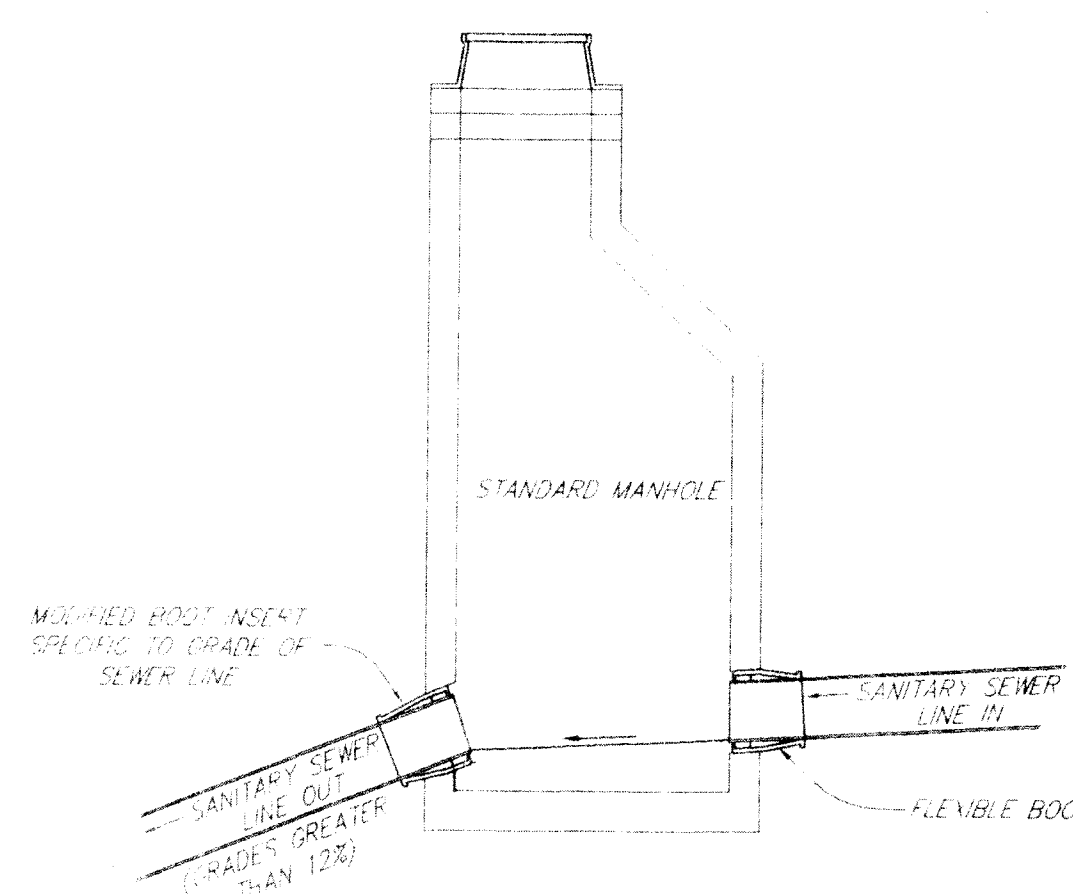
The Aggregate Base Course shall be
primed with approximately 0.35 Gal./Yd.
of PG-150 Asphalt and covered with
1.5" to 2.0" of 20-40 Mesh #4 Aggregate
before placing the BM-25.



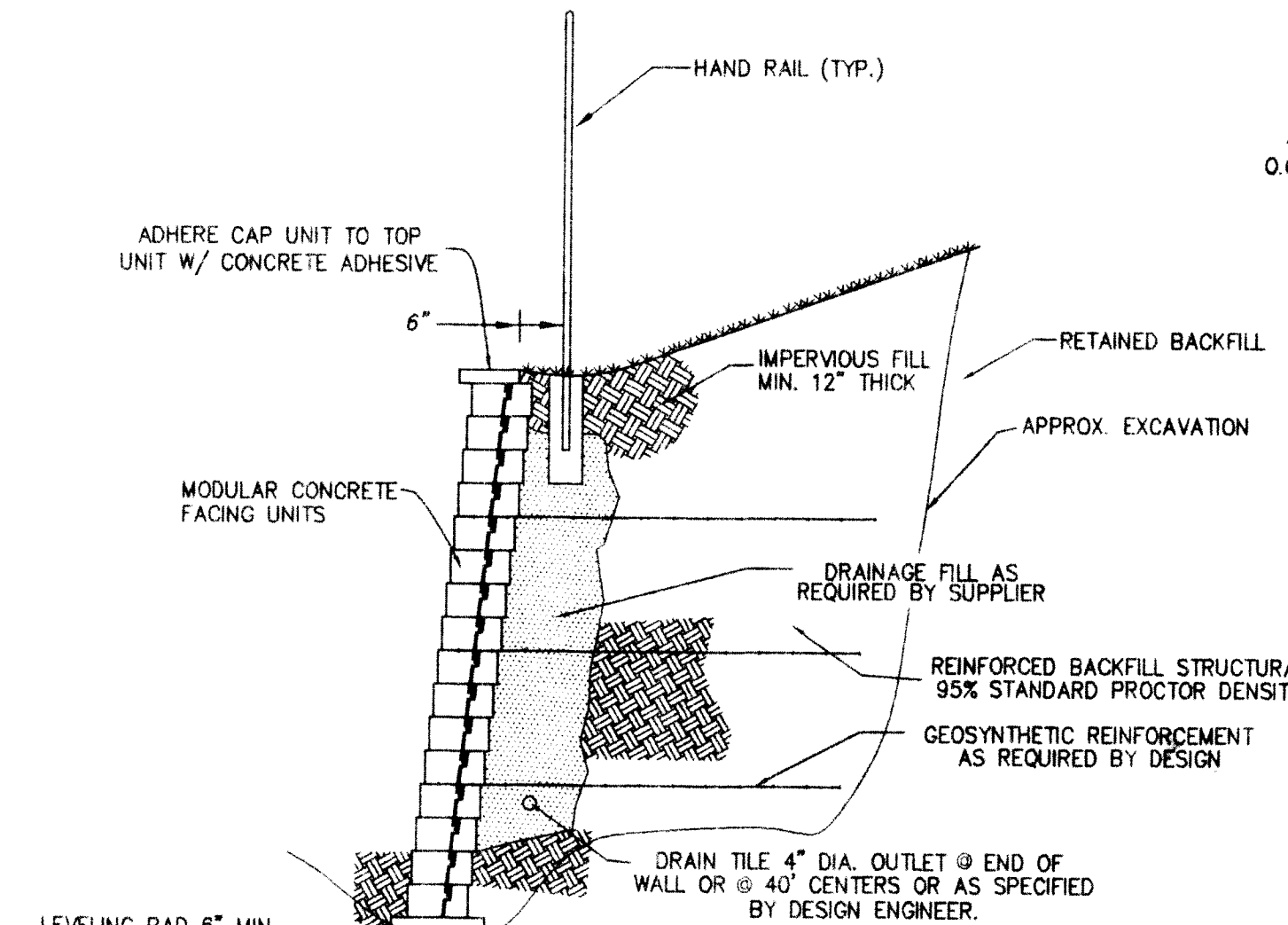
TYPICAL ROAD SECTION
CYPRESS COURT
NO SCALE



CYPRESS COURT
RIGHT TURN LANE AND TAPER
NO SCALE



SEVERE GRADE MANHOLE CONSTRUCTION
NO SCALE



RETAINING WALL DETAIL W/ HANDRAIL
NO SCALE

SITE AND ZONING TABULATIONS:

CURRENT ZONING: RESIDENTIAL DISTRICT R-3 WITH SPECIAL EXCEPTION FOR PRIVATE ROADS

PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS (37 TOWNHOUSE UNITS) - CONDOMINIUM DEVELOPMENT

SITE ACREAGE:
TOTAL LOT AREA - 11.233 ACRES (GROSS LOT AREA)
PERMANENT OPEN SPACE - 3.599 ACRES
STORMWATER MANAGEMENT AREA - 0.885 ACRES
WELL & TANK LOT - 0.180 ACRES
NET LOT AREA - 6.549 ACRES

BUILDING AREA - 1.631 ACRES
PAVED AREA - 1.365 ACRES
TOTAL IMPERVIOUS AREA - 2.996 ACRES

MAXIMUM DENSITY ALLOWED:
6 DWELLINGS PER NET ACRE

PROPOSED DENSITY:
5.65 DWELLINGS PER NET ACRE

MAXIMUM COVERAGE ALLOWED:
BUILDING - 60 PERCENT OF GROSS LOT AREA
TOTAL IMPERVIOUS AREA - 75 PERCENT OF GROSS LOT AREA

PROPOSED COVERAGE:
BUILDING - 14.52 PERCENT OF GROSS AREA
TOTAL IMPERVIOUS AREA - 26.67 PERCENT OF GROSS AREA

MINIMUM SPACING BETWEEN BUILDING GROUPS: 20 FEET

MAXIMUM ALLOWED BUILDING HEIGHT: 35 FEET

MINIMUM SETBACK FROM PRIVATE ROAD: 25 FEET

MINIMUM PERMANENT OPEN SPACE REQUIRED: 10 PERCENT OF GROSS LOT AREA OR 1.123 ACRES

PERMANENT OPEN SPACE PROVIDED: 32.04 PERCENT OF GROSS LOT AREA OR 3.599 ACRES

MINIMUM PARKING REQUIRED: 2.5 SPACES PER DWELLING UNIT OR 93 SPACES TOTAL

PARKING PROVIDED: 3.54 SPACES PER DWELLING UNIT OR 131 SPACES TOTAL

22 - 2 CAR GARAGE UNITS + 2 OFF-STREET SPACES - 88 SPACES
15 - 1 CAR GARAGE UNITS + 1 OFF-STREET SPACE - 30 SPACES
GUEST PARKING - 13 SPACES
131 SPACES TOTAL

GENERAL NOTES

- PROPERTY SHOWN HEREON IS COMPRISED OF BOTETOURT COUNTY TAX PARCEL 107-5 AND CONTAINS 11.233 ACRES.
- OWNER/DEVELOPER:
WINTER-FIELDS, L.L.C.
6971 PINE NEEDLE DRIVE
BOONES MILL, VA 24065
(540) 989-4778
- BOUNDARY INFORMATION PER PLAT SHOWING "THE RE-SUBDIVISION OF 16.571 ACRES (TOTAL) PROPERTY OF WINTER PROPERTIES PARTNERSHIP, L.L.P., CREATING HEREON NEW TRACT A (11.233 ACRES) AND NEW TRACT B (5.338 ACRES), SITUATED ALONG VA SECONDARY ROUTE 605, VALLEY MAGISTERIAL DISTRICT, BOTETOURT COUNTY, VIRGINIA" DATED OCTOBER 15, 2001, PREPARED BY LUMSDEN ASSOCIATES, P.C. AND RECORDED IN P.B. 25, PG. 105.
- THE TOPOGRAPHIC DATA IS BASED ON A SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C. IN AUGUST, 2002.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- DEVELOPMENT SHOWN HEREON SHALL BE SERVED BY A PRIVATE WATER COMPANY AND THE PUBLIC SANITARY SEWER SYSTEM.
- ALL ROADS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510018 0150 A, DATED JUNE 15, 1978.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF BOTETOURT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- NO SUBSOL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH BOTETOURT COUNTY.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB, PIPE CULVERT AND STORM SEWER PIPE BEDDING INSTALLATION, AND OTHER STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
No. 033002
PROFESSIONAL ENGINEER

NOTES & DETAILS

DEVELOPMENT PLAN FOR
CYPRESS COURT
PREPARED FOR
WINTER-FIELDS, L.L.C.
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

REVISIONS	DESCRIPTION
1	
2	
3	
4	
5	

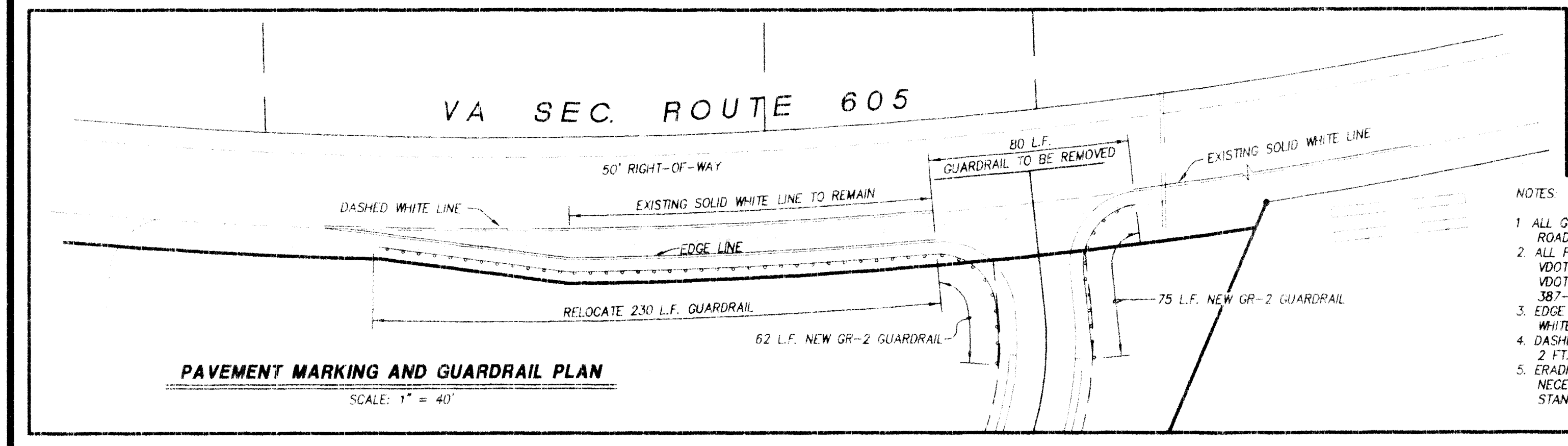
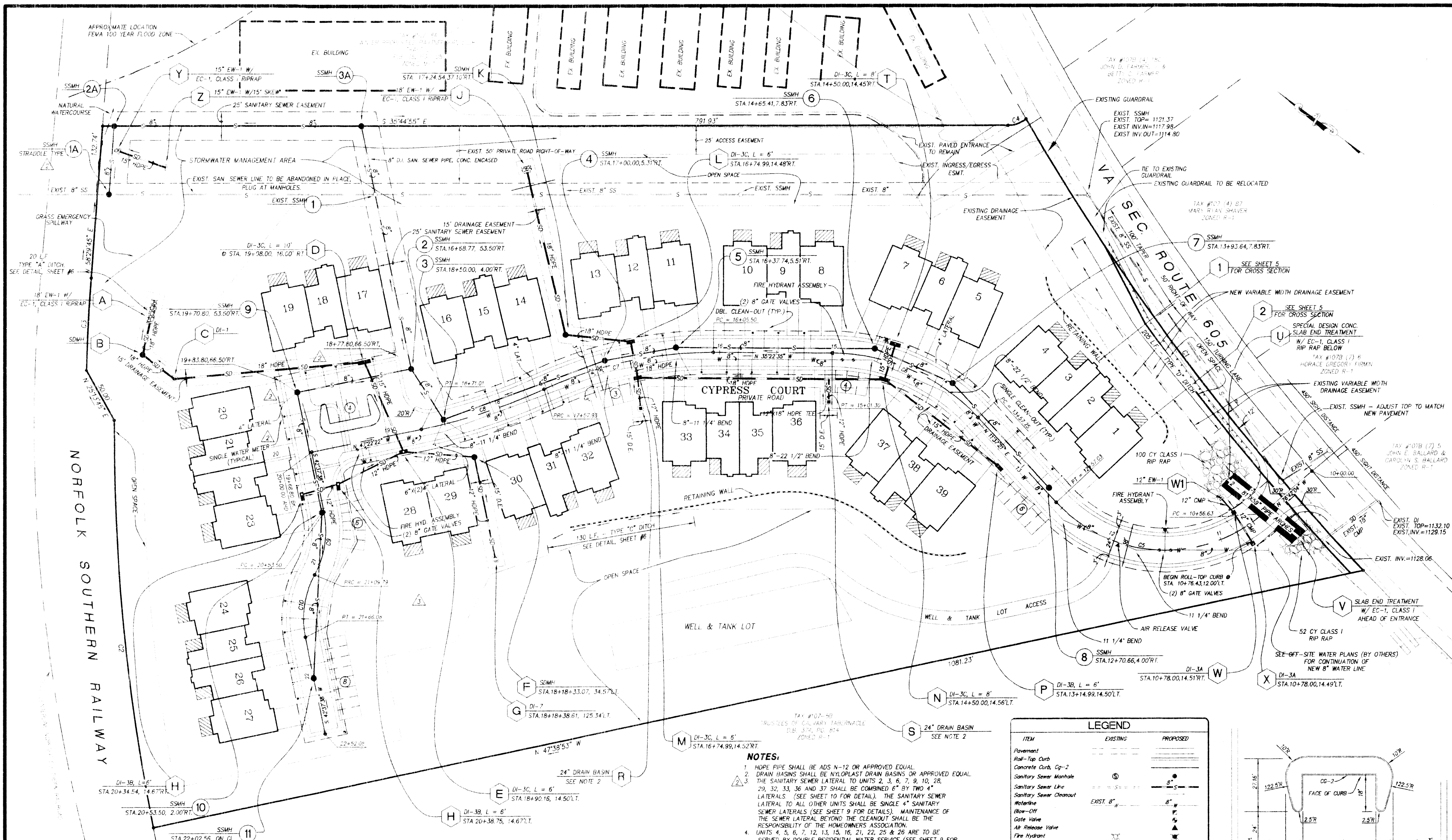
DATE: 5 AUGUST 2003

SCALE: AS SHOWN

COMMISSION NO. 01-295

CADD FILE: 10085ENG\DEVELOPMENT\01295000P

SHEET 2 OF 12



- NOTES:**
- HOPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
 - DRAIN BASINS SHALL BE NYLOPLAST DRAIN BASINS OR APPROVED EQUAL. THE SANITARY SEWER LATERAL TO UNITS 2, 3, 4, 6, 7, 9, 10, 28, 29, 32, 33, 36 AND 37 SHALL BE COMBINED 6" BY TWO 4" LATERALS (SEE SHEET 10 FOR DETAILS). THE SANITARY SEWER LATERAL TO ALL OTHER UNITS SHALL BE SINGLE 4" SANITARY SEWER LATERALS (SEE SHEET 9 FOR DETAILS). MAINTENANCE OF THE SEWER LATERAL BEYOND THE CLEANOUT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - UNITS 4, 5, 6, 7, 12, 13, 15, 16, 21, 22, 25 & 26 ARE TO BE SERVED BY DOUBLE RESIDENTIAL WATER SERVICE (SEE SHEET 9 FOR DETAILS). ALL OTHER UNITS ARE TO BE SERVED BY SINGLE RESIDENTIAL WATER SERVICE. MAINTENANCE OF THE WATER SERVICE BEYOND THE WATER METER SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - ALL WATER AND SEWER PIPES (MAINS AND SERVICE LINES) SHALL HAVE BOTH MAGNETICALLY LOCATABLE DETECTION WIRE AND OR TAPE AND WARNING TAPE. MAGNETICALLY LOCATABLE DETECTION WIRE AND OR TAPE SHALL BE INSTALLED AT SAME ELEVATION OF SPRING LINE OF PIPE. WARNING TAPE (CAUTION!! BURIED SEWER/WATER PIPE BELOW) TO BE INSTALLED NO MORE THAN 18 INCHES ABOVE TOP OF PIPE. (SEE SHEET 9 FOR DETAILS).

- NOTES:**
- ALL GUARDRAIL CONSTRUCTION SHALL MEET VDOT ROAD AND BRIDGE STANDARDS.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL MEET VDOT ROAD AND BRIDGE SPECIFICATIONS. CONTACT VDOT DISTRICT TRAFFIC ENGINEERING DEPT. AT 387-5394 PRIOR TO BEGINNING WORK.
 - EDGE LINES AND LANE DELINEATION LINES SHALL BE WHITE.
 - DASHED PATTERN SHALL BE REPETITIVE PATTERN OF 2 FT. LINE AND 4 FT. SPACE.
 - ERADICATE EXISTING EDGE LINE DELINEATIONS WHERE NECESSARY FOR MARKINGS TO CONFORM TO STANDARDS.

LEGEND

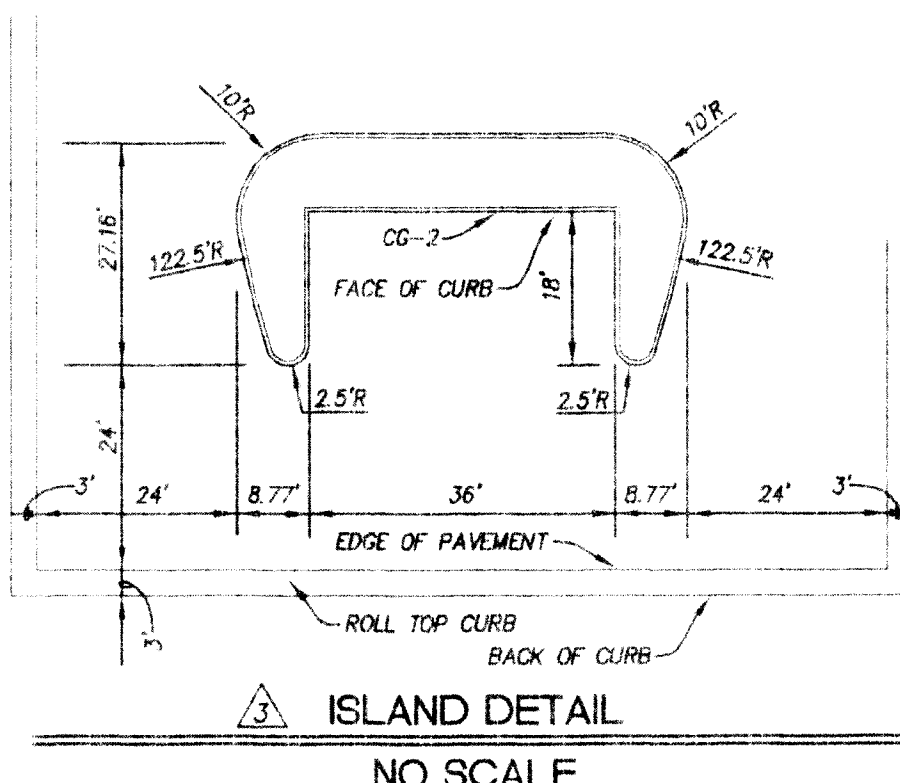
ITEM	EXISTING	PROPOSED
Pavement		
Roll-Top Curb		
Concrete Curb, Cg-2		
Sanitary Sewer Manhole		
Sanitary Sewer Line		
Sanitary Sewer Cleanout		
Waterline		
Blow-Off		
Gate Valve		
Air Release Valve		
Fire Hydrant		
Double Water Service Meter		
Single Water Service Meter		
Storm Drain Line		
Storm Drain Inlet		
Contours		

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2083.11'	493.47'	247.90'	492.32'	S 17°28'21" W	13°34'23"
C2	1770.82'	357.33'	179.27'	356.72'	N 48°45'07" E	11°33'41"
C3	1795.82'	80.62'	40.32'	80.61'	N 57°12'35" E	2°34'20"
C4	25.00'	17.04'	8.87'	16.72'	S 55°16'44" E	39°03'40"

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	130.00'	200.00'	126.23'	181.14'	N 32°32'21" W	88°19'25"
C6	175.00'	143.55'	76.09'	139.56'	N 11°52'37" W	49°59'56"
C7	350.00'	152.44'	77.45'	151.23'	N 47°51'13" W	24°57'15"
C8	500.00'	113.08'	56.78'	112.84'	N 53°51'06" W	12°57'28"
C9	80.00'	56.29'	29.37'	55.14'	N 62°47'05" E	40°18'54"
C10	80.00'	56.29'	29.37'	55.14'	S 62°47'05" W	40°18'54"



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DIMENSIONAL LAYOUT & UTILITIES

DEVELOPMENT PLAN FOR
CYPRESS COURT
PREPARED FOR
WINTER-FIELDS, L.L.C.
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	08/28/03	REVISED SANITARY SEWER
2	10/14/03	REVISED SANITARY SEWER & WATER
3	5/12/04	REVISED AREA BETWEEN BLOCKS 23 & 35
4		
5		

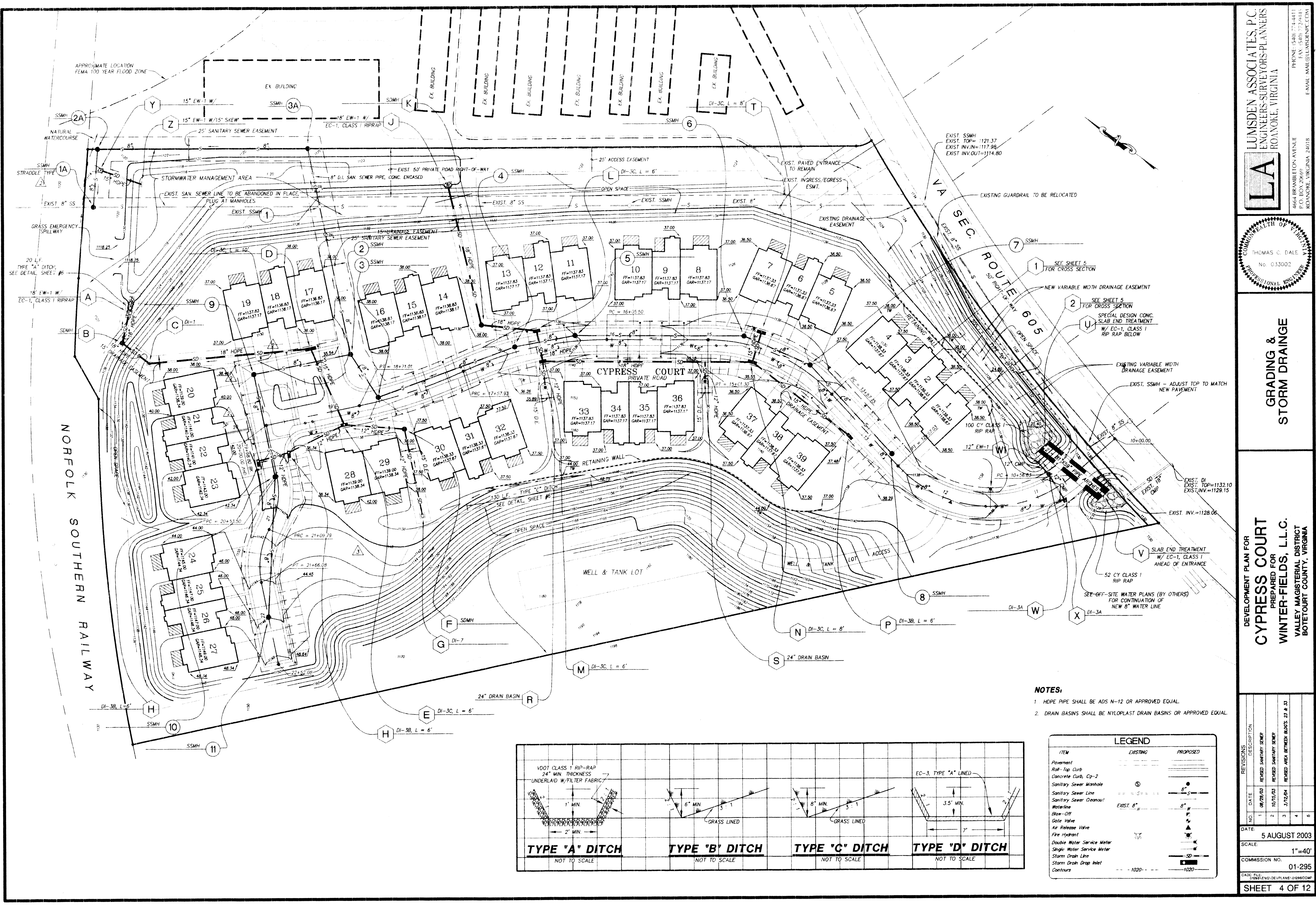
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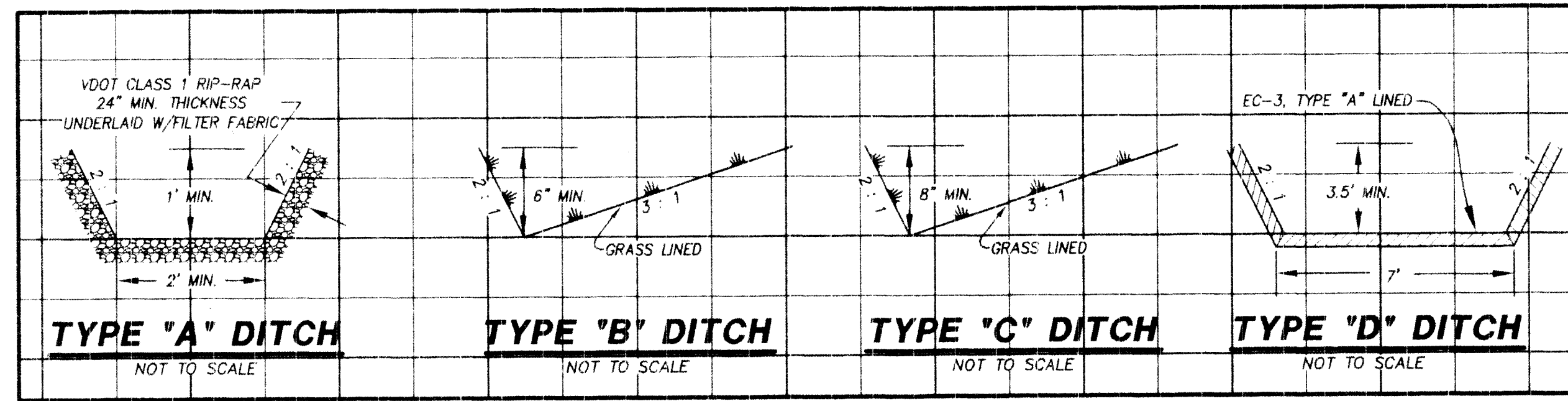
COMMISSION NO.: 01-295

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SHEET 3 OF 12



- NOTES:**
- 1. HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
 - 2. DRAIN BASINS SHALL BE NYLOPLAST DRAIN BASINS OR APPROVED EQUAL.



LEGEND		EXISTING	PROPOSED
ITEM			
Pavement		---	---
Roll-Top Curb		---	---
Concrete Curb, Cg-2		---	---
Sanitary Sewer Manhole		⊙	⊙
Sanitary Sewer Line		---	---
Sanitary Sewer Cleanout		---	---
Waterline		---	---
Blow-Off		---	---
Gate Valve		---	---
Air Release Valve		---	---
Fire Hydrant		---	---
Double Water Service Meter		---	---
Single Water Service Meter		---	---
Storm Drain Line		---	---
Storm Drain Drop Inlet		---	---
Contours		--- 1020 ---	--- 1020 ---

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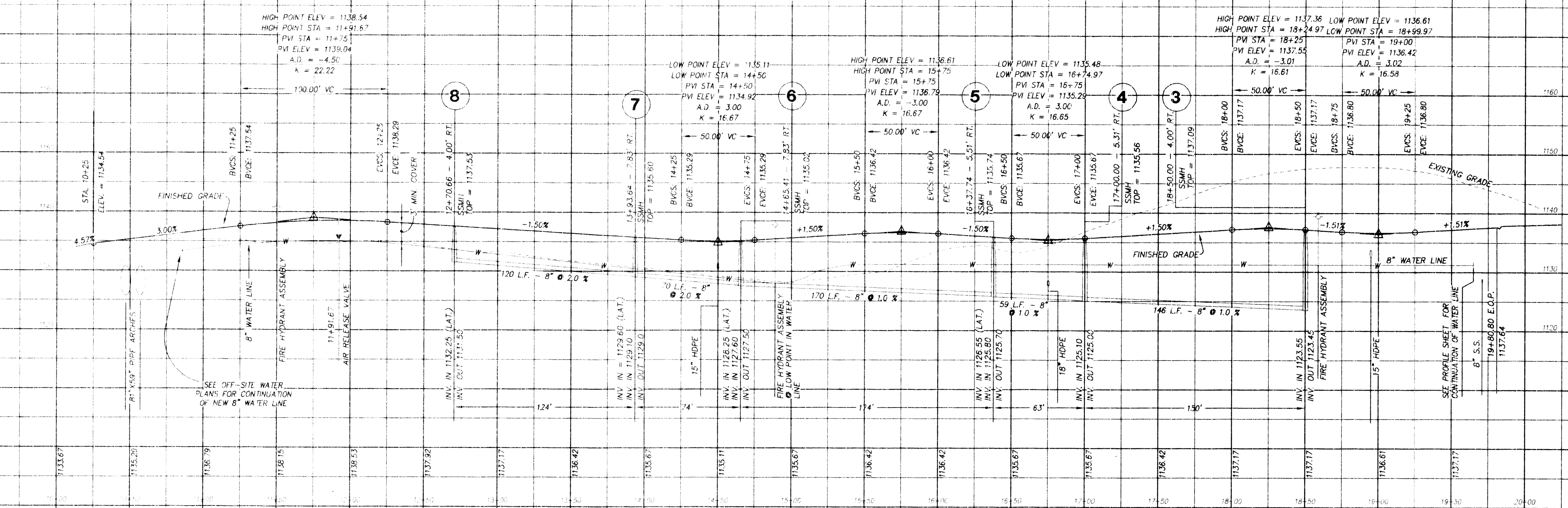
GRADING & STORM DRAINAGE

DEVELOPMENT PLAN FOR
CYPRESS COURT
PREPARED FOR
WINTER-FIELDS, L.L.C.
VALLEY MAGISTERIAL DISTRICT
BOTETOWN COUNTY, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	
1	08/28/03	REVISED SANITARY SEWER
2	10/15/03	REVISED SANITARY SEWER
3	3/2/04	REVISED AREA BETWEEN BLOCKS 28 & 30

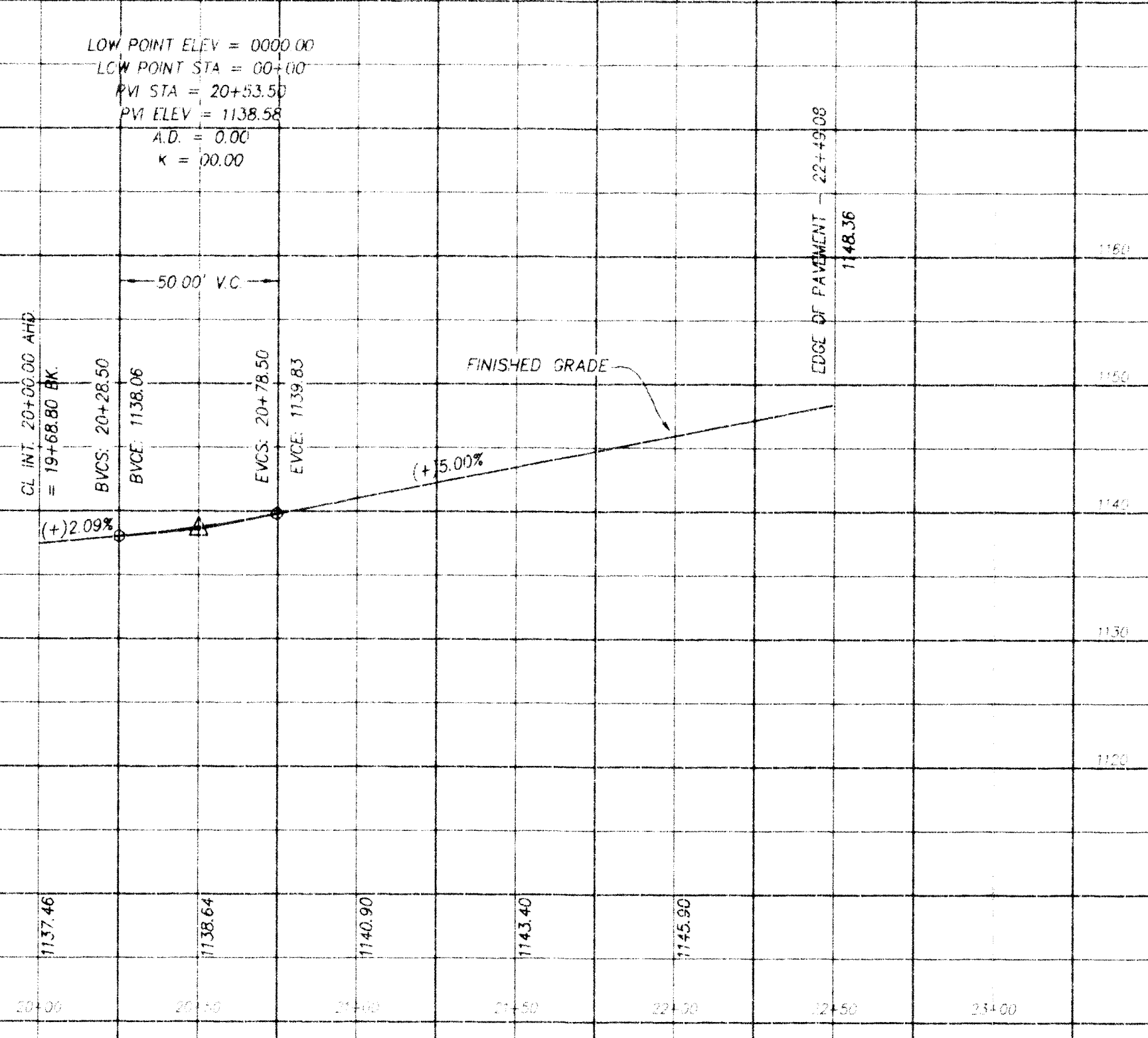
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SHEET 4 OF 12



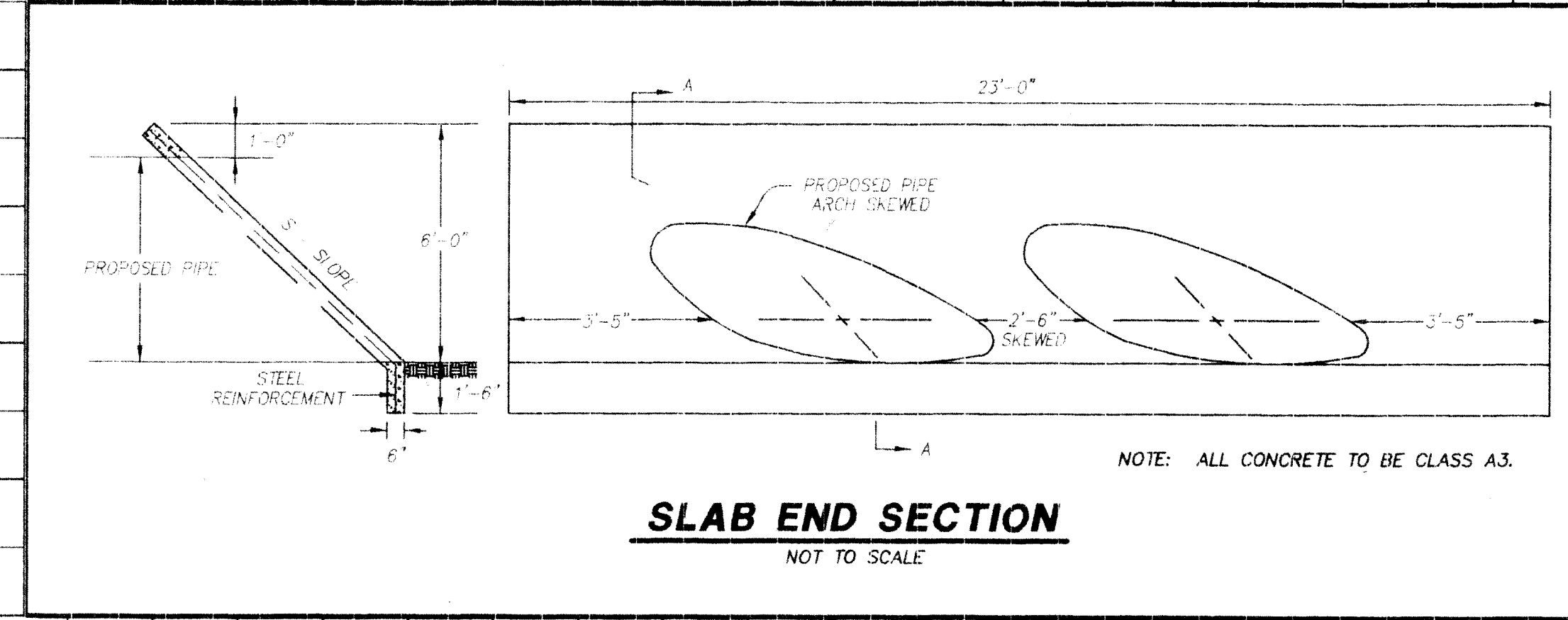
CYPRESS COURT

SCALE: 1" = 40' HORIZ.
1" = 10' VERT.



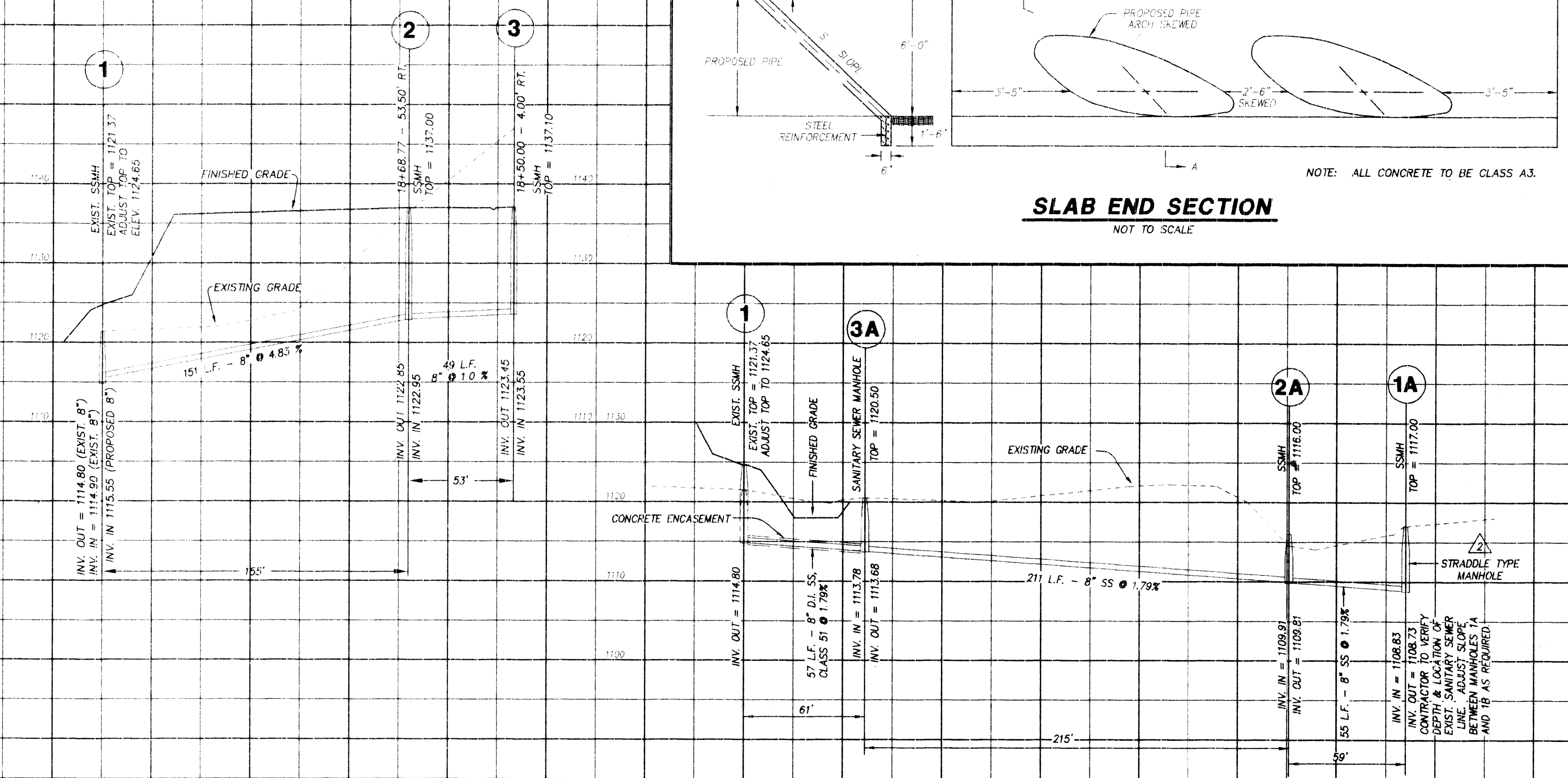
CYPRESS COURT

SCALE: 1" = 40' HORIZ.
1" = 10' VERT.



SLAB END SECTION

NOT TO SCALE



SANITARY SEWER PROFILES

SCALE: 1" = 40' HORIZ.
1" = 10' VERT.

LUMSDEN ASSOCIATES, P.C.
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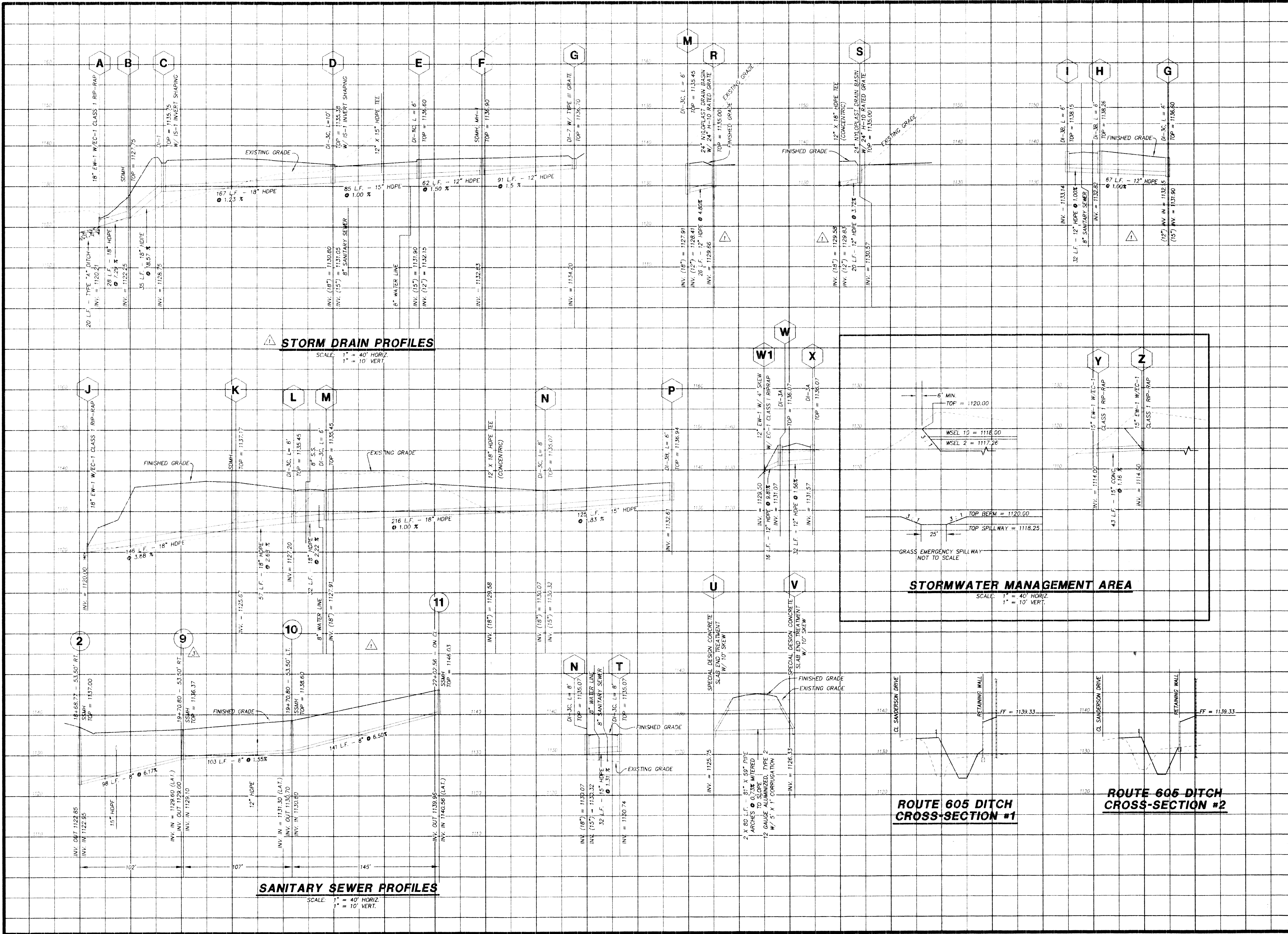
THOMAS C. DALE
No. 033002
PROFESSIONAL ENGINEER

**ROAD AND SANITARY
SEWER PROFILES**

DEVELOPMENT PLAN FOR
CYPRESS COURT
PREPARED FOR
WINTER-FIELDS, L.L.C.
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	08/26/03	ADDED SANITARY SEWER PROFILE
2	10/15/03	REVISED SANITARY SEWER
3	10/26/03	REVISED STATION, MANHOLE 9
4	3/12/04	REVISED AREA BETWEEN BLADES 23 & 33
5		
6		

DATE: 5 AUGUST 2003
SCALE: AS SHOWN
COMMISSION NO.: 01-295
SHEET 5 OF 12



LA

LUMSDEN ASSOCIATES, P.C.
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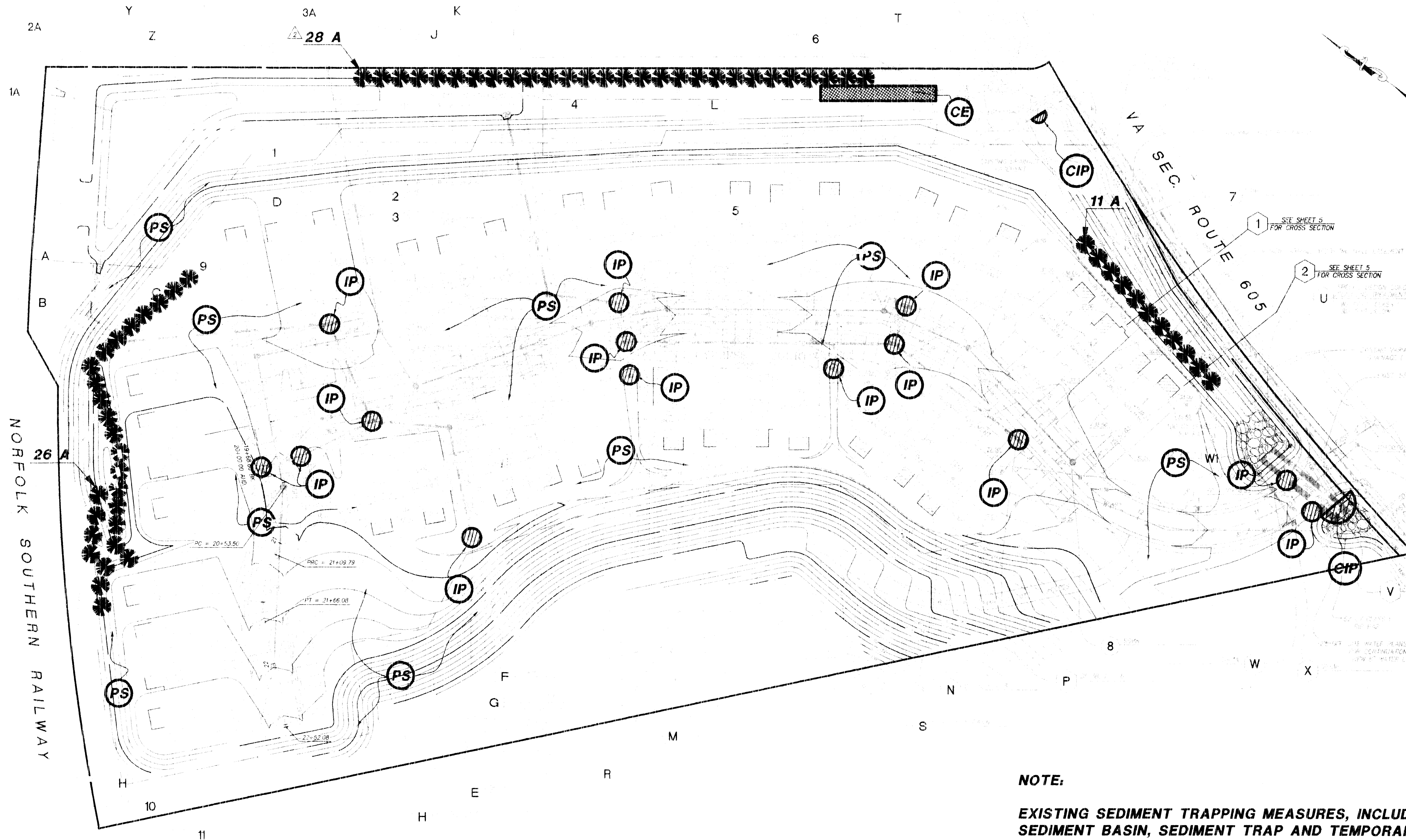
COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
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PROFESSIONAL ENGINEER

STORM DRAIN &
SANITARY SEWER
PROFILES

DEVELOPMENT PLAN FOR
CYPRESS COURT
PREPARED FOR
WINTER-FIELDS, L.L.C.
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

NO.	DATE	REVISIONS	DESCRIPTION
1	3/12/04	1	REVISED AREA BETWEEN BLDGS. 23 & 33
2		2	
3		3	
4		4	
5		5	

DATE: 5 AUGUST 2003
SCALE: AS SHOWN
COMMISSION NO: 01-295
CADD FILE: C:\PROJ\ENG\DEVLANS\01295\CDMP
SHEET 6 OF 12



LANDSCAPING NOTES:

1. THERE SHALL BE NO LANDSCAPING, OTHER THAN GRASS, WITHIN ANY WATER OR SEWER EASEMENT.
2. THERE SHALL BE NO LANDSCAPING, OTHER THAN GRASS WITHIN 10 FEET OF ANY WATER METER BOX OR SANITARY SEWER SERVICE CLEAN-OUT.

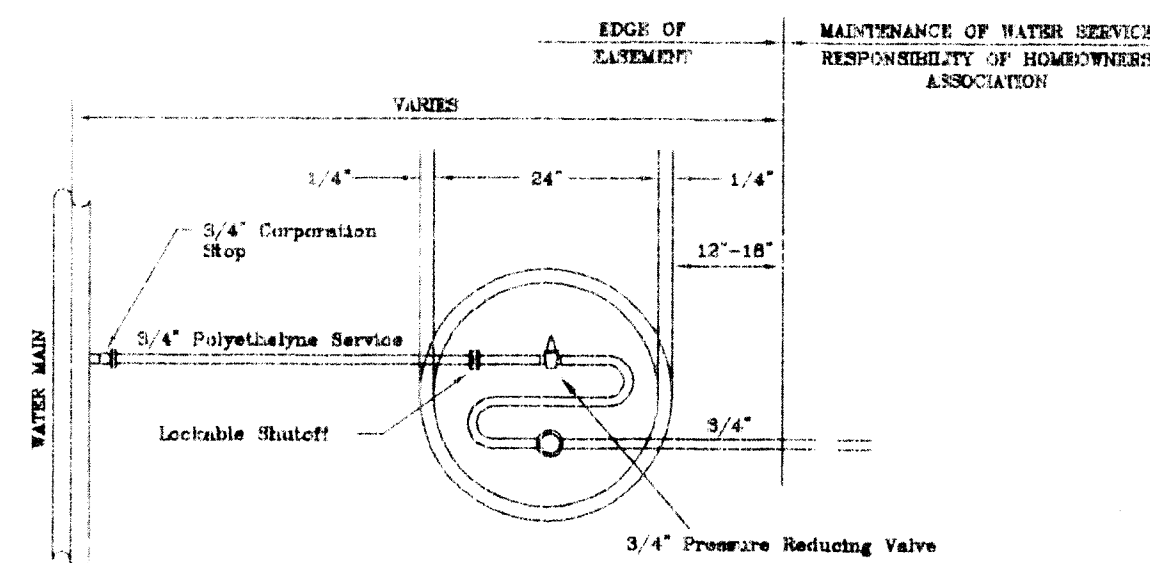
LANDSCAPE SCHEDULE				
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
A	65	WHITE PINE	Pinus strobus	6'

NOTE:

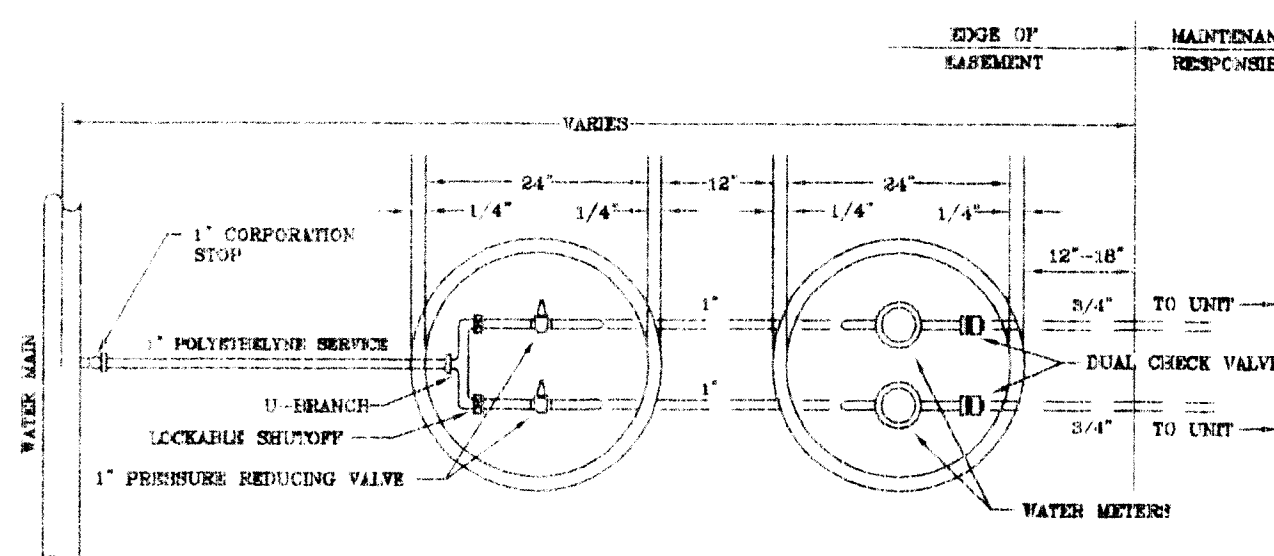
EXISTING SEDIMENT TRAPPING MEASURES, INCLUDING THE SEDIMENT BASIN, SEDIMENT TRAP AND TEMPORARY DIVERSION DIKES, SHALL REMAIN IN PLACE AS LONG AS POSSIBLE DURING THIS PHASE OF CONSTRUCTION. ANY DISTURBED AREAS SHALL BE RESEED. THIS EROSION AND SEDIMENT CONTROL PLAN IS TO SUPPLEMENT THE EROSION CONTROL PLAN FOR CYPRESS COURT, DATED 17 DECEMBER 2002 AND PREPARED BY THIS FIRM.

THIS PLAN IS FOR EROSION CONTROL AND LANDSCAPING PURPOSES ONLY.

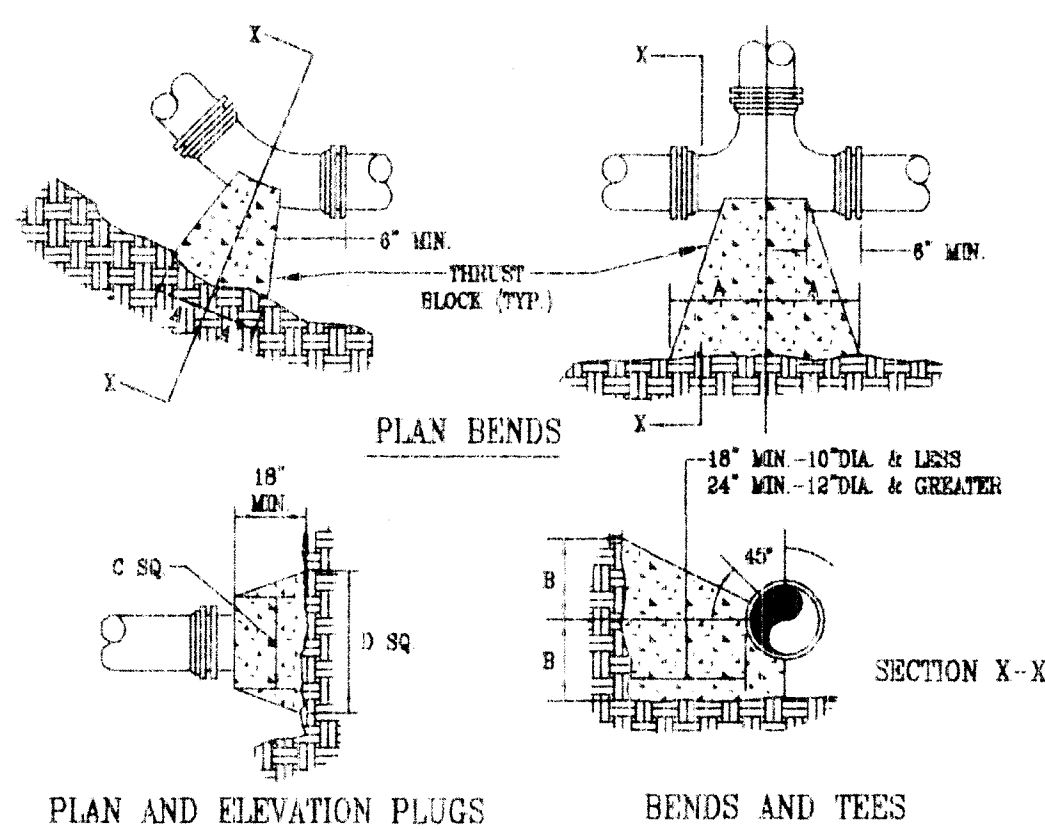
NO.	DATE	DESCRIPTION
1	08/28/02	REVISED SANITARY SEWER
2	10/15/02	REVISED LANDSCAPING PLAN
3	3/17/04	REVISED AREA BETWEEN BUDS 23 & 30
4		
5		



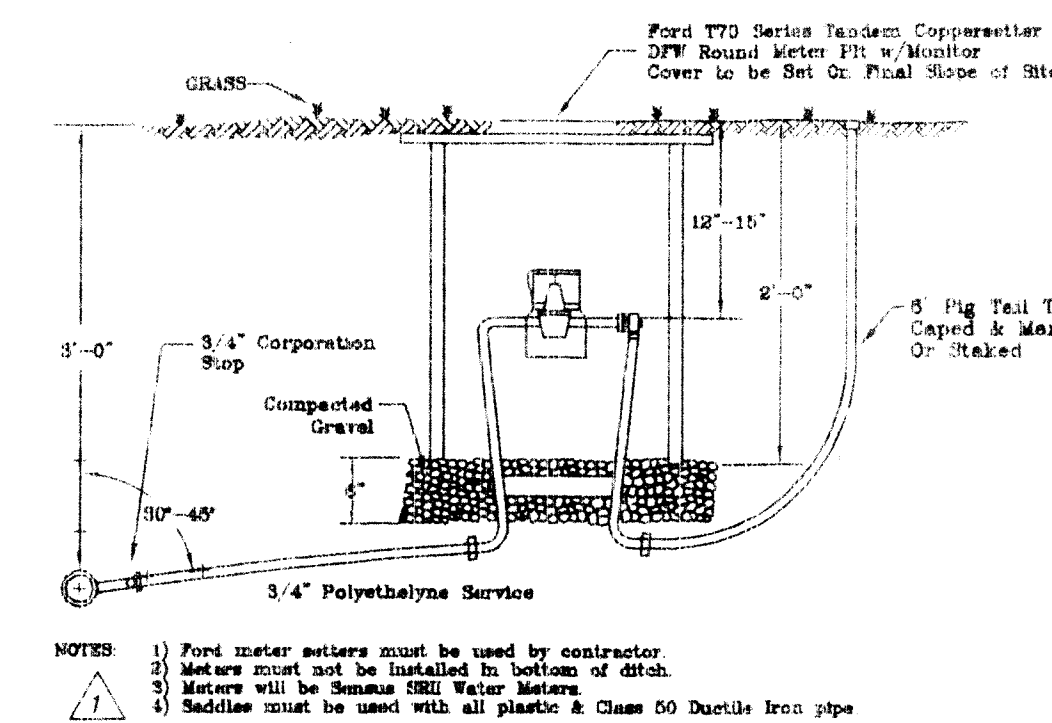
SINGLE RESIDENTIAL WATER SERVICE WITH PRV



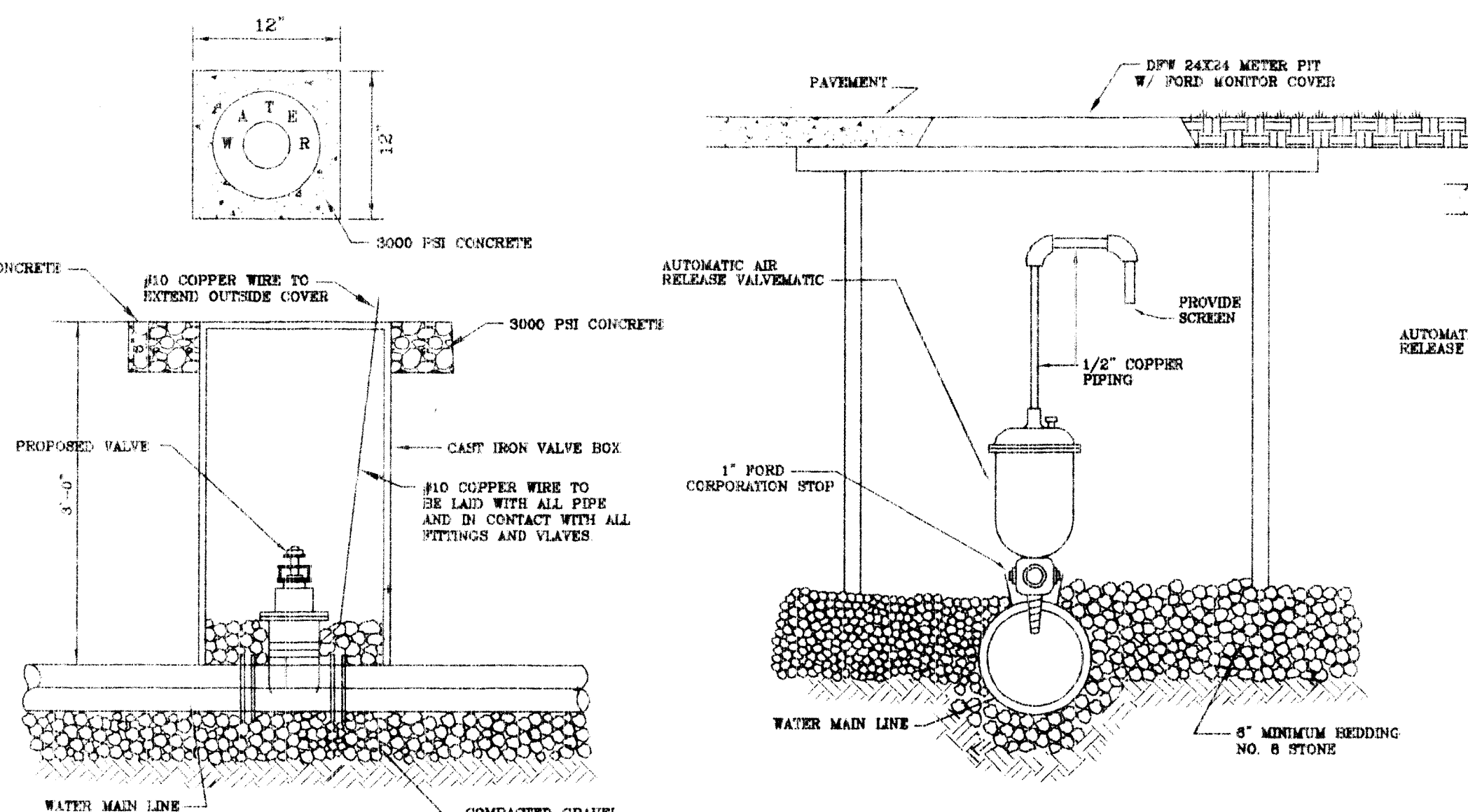
DOUBLE RESIDENTIAL WATER SERVICE WITH PRV



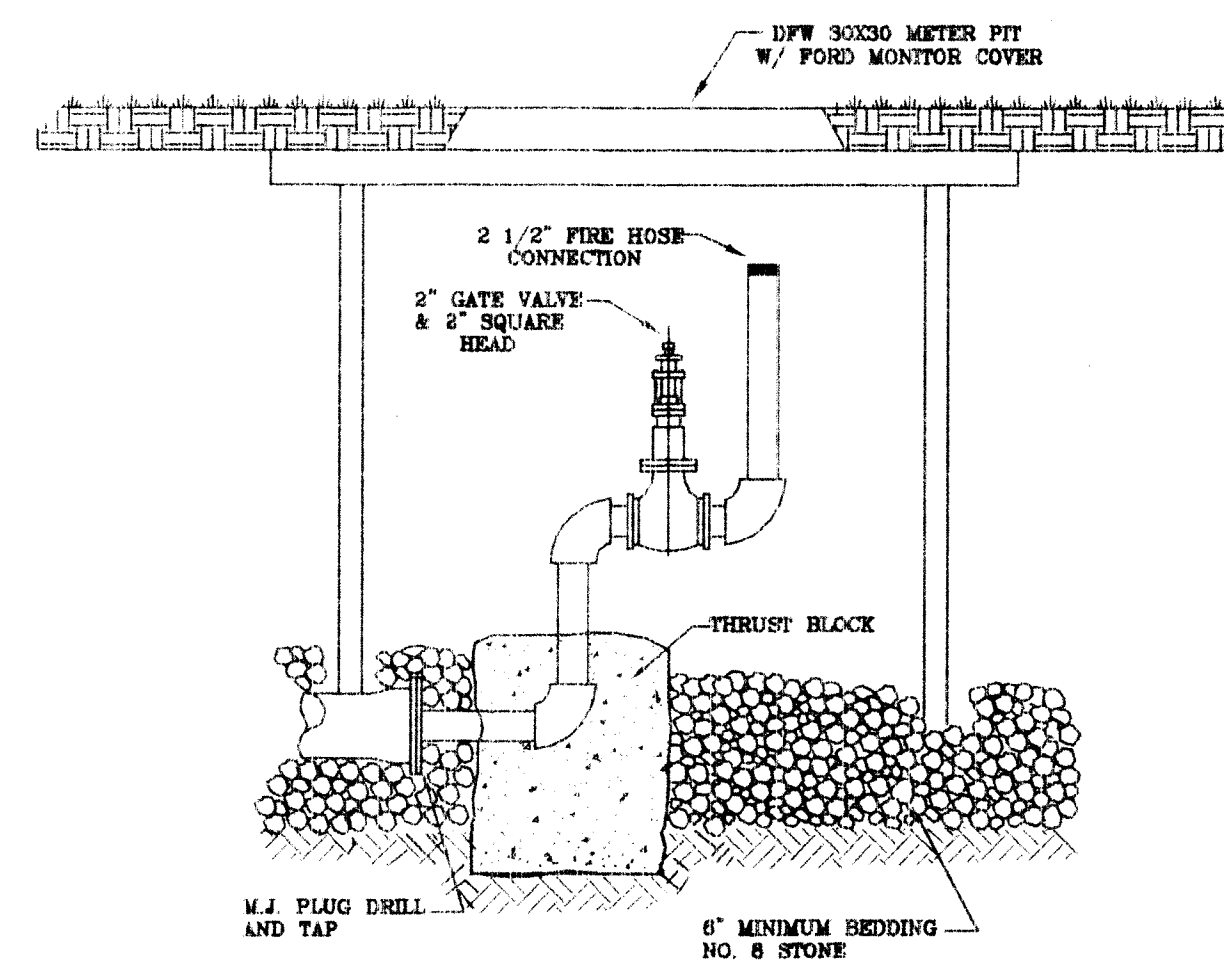
THRUST BLOCK CONSTRUCTION



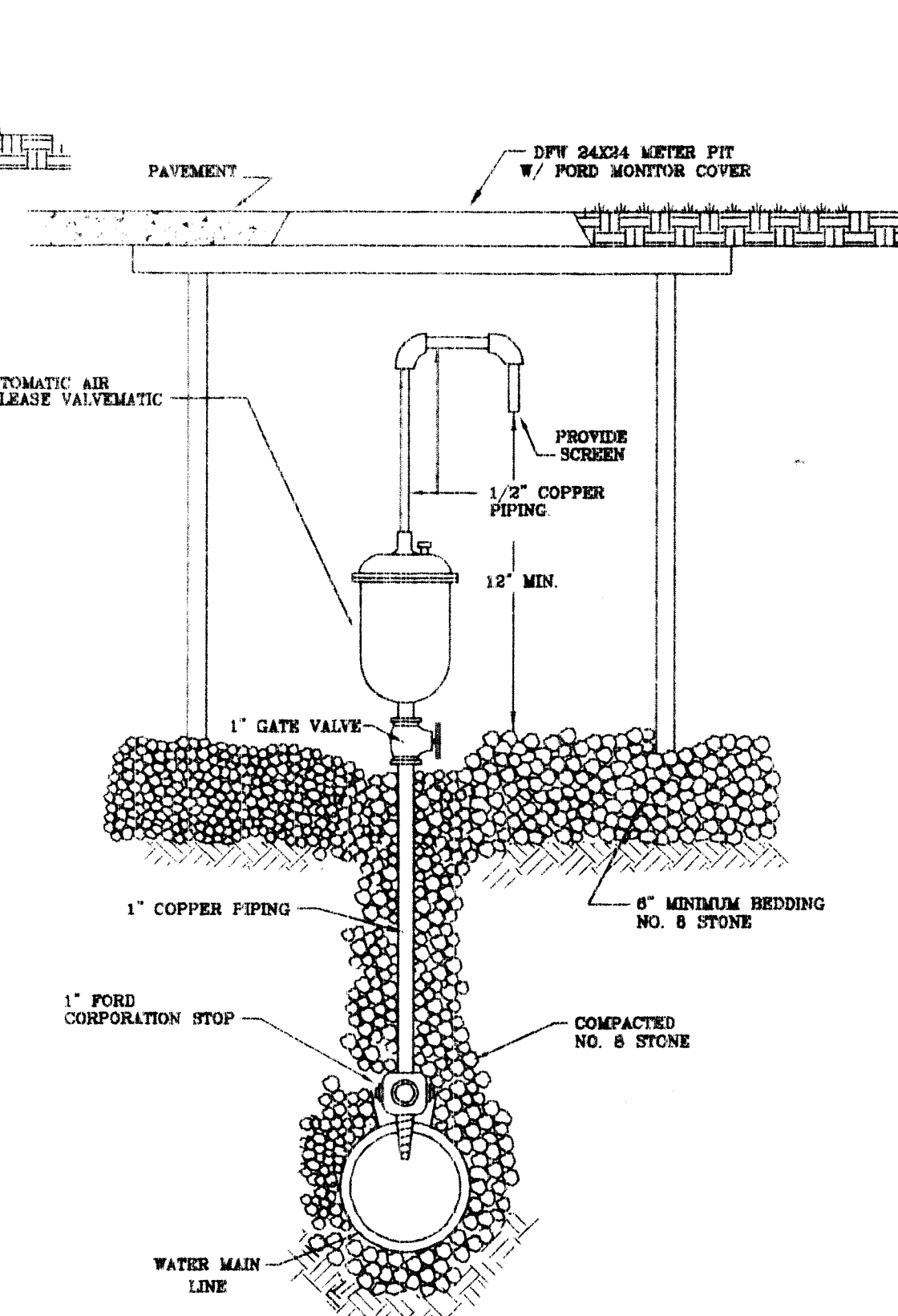
STANDARD VALVE BOX INSTALLATION



AUTOMATIC AIR RELEASE ASSEMBLY



PERMANENT 2\"/>

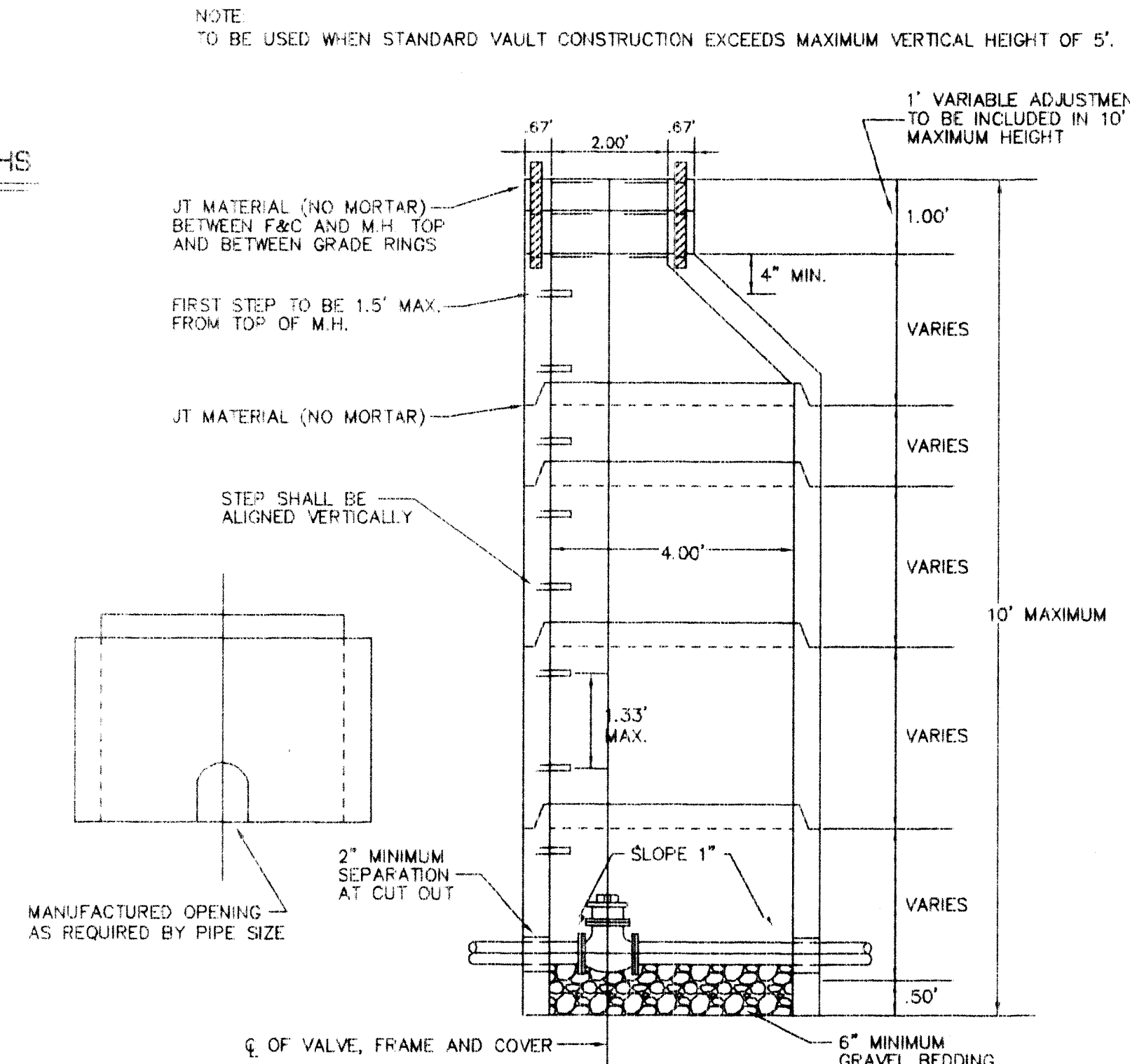


AUTOMATIC AIR RELEASE ASSEMBLY FOR DEEP WATER LINES

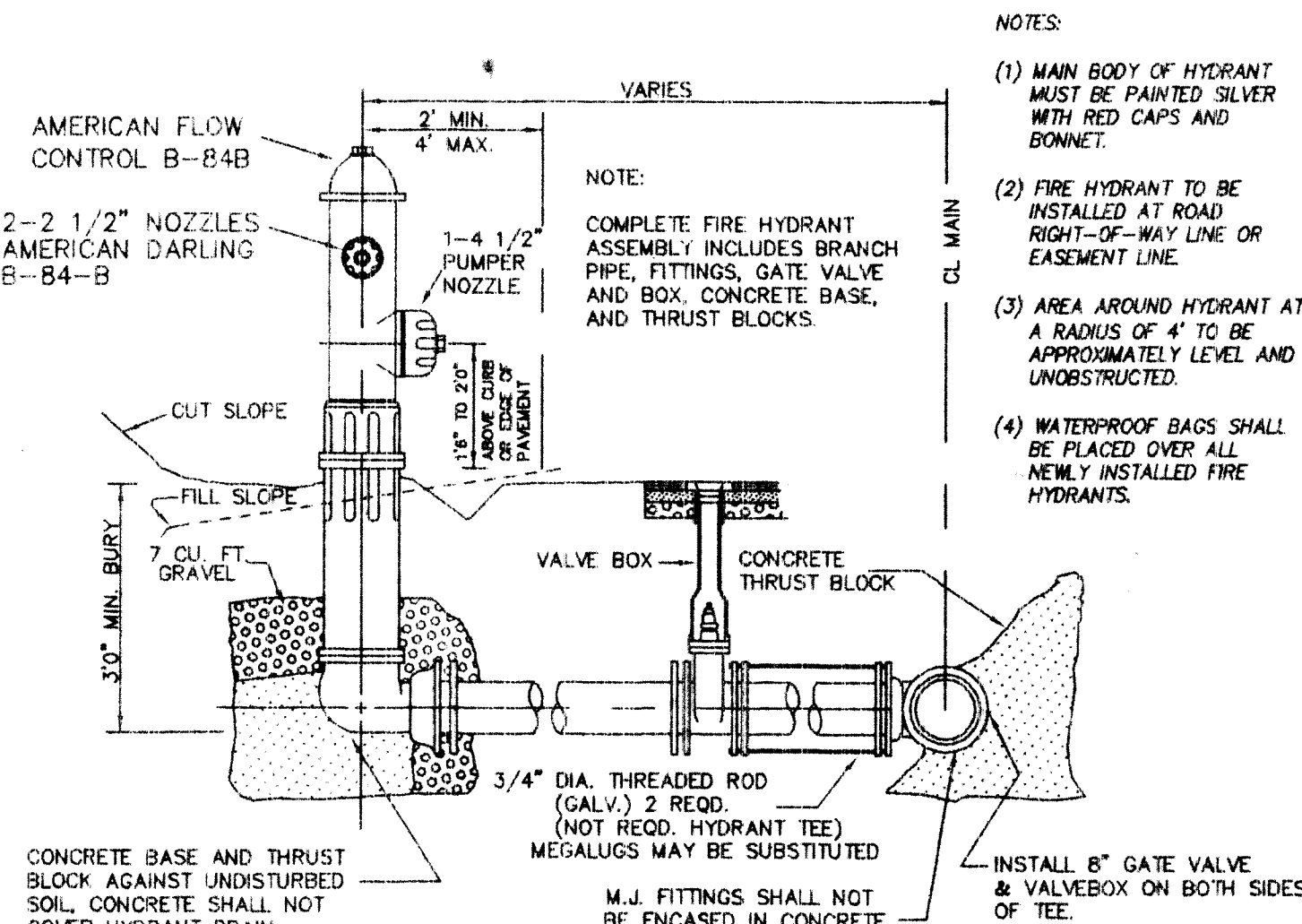
PIPE SIZE	30\"/>
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1. ALL JOINTS SHALL BE RESTRAINED ON BOTH SIDES OF THE FITTING FOR THE LENGTH SHOWN UNLESS OTHERWISE INDICATED.
2. REDUCER IS ONE SIZE SMALLER THAN PIPE LISTED. RESTRAINED LENGTH IS UPSTREAM ON THE LARGE SIDE OF THE REDUCER.

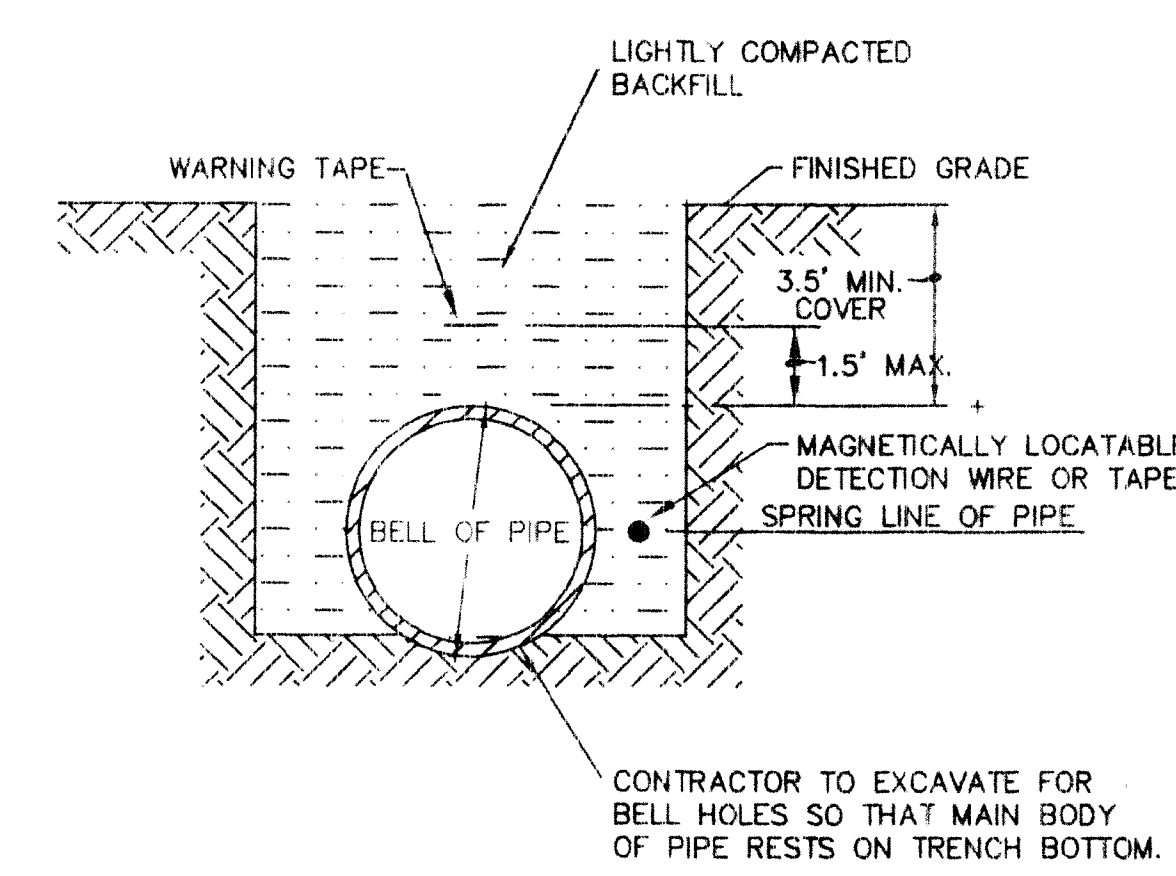
THRUST RESTRAINT OF PIPE JOINTS DESIGN LENGTHS



STANDARD MANHOLE

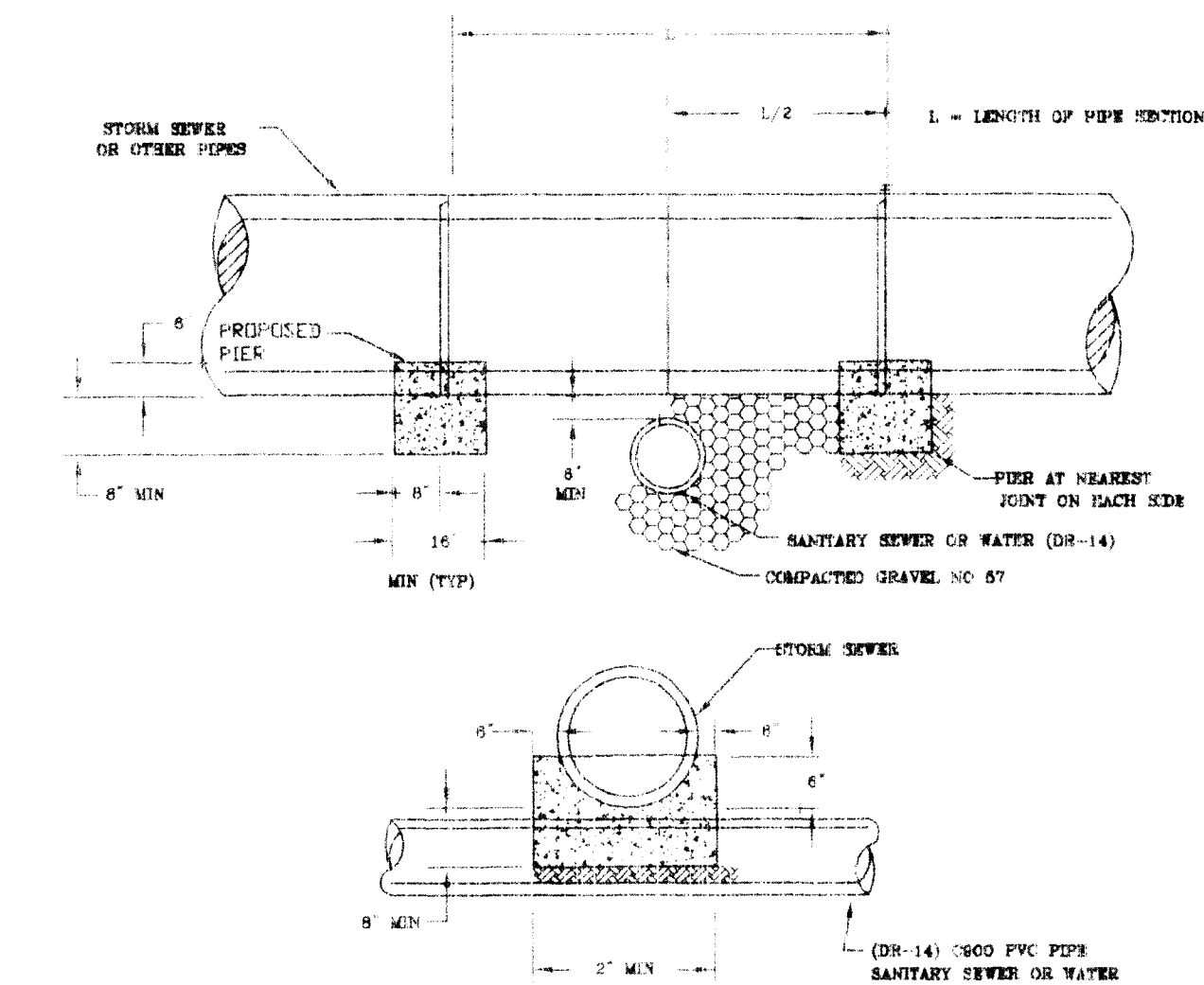


FIRE HYDRANT SETTING



WATER MAIN BEDDING AND DETECTION/WARNING TAPE LOCATION

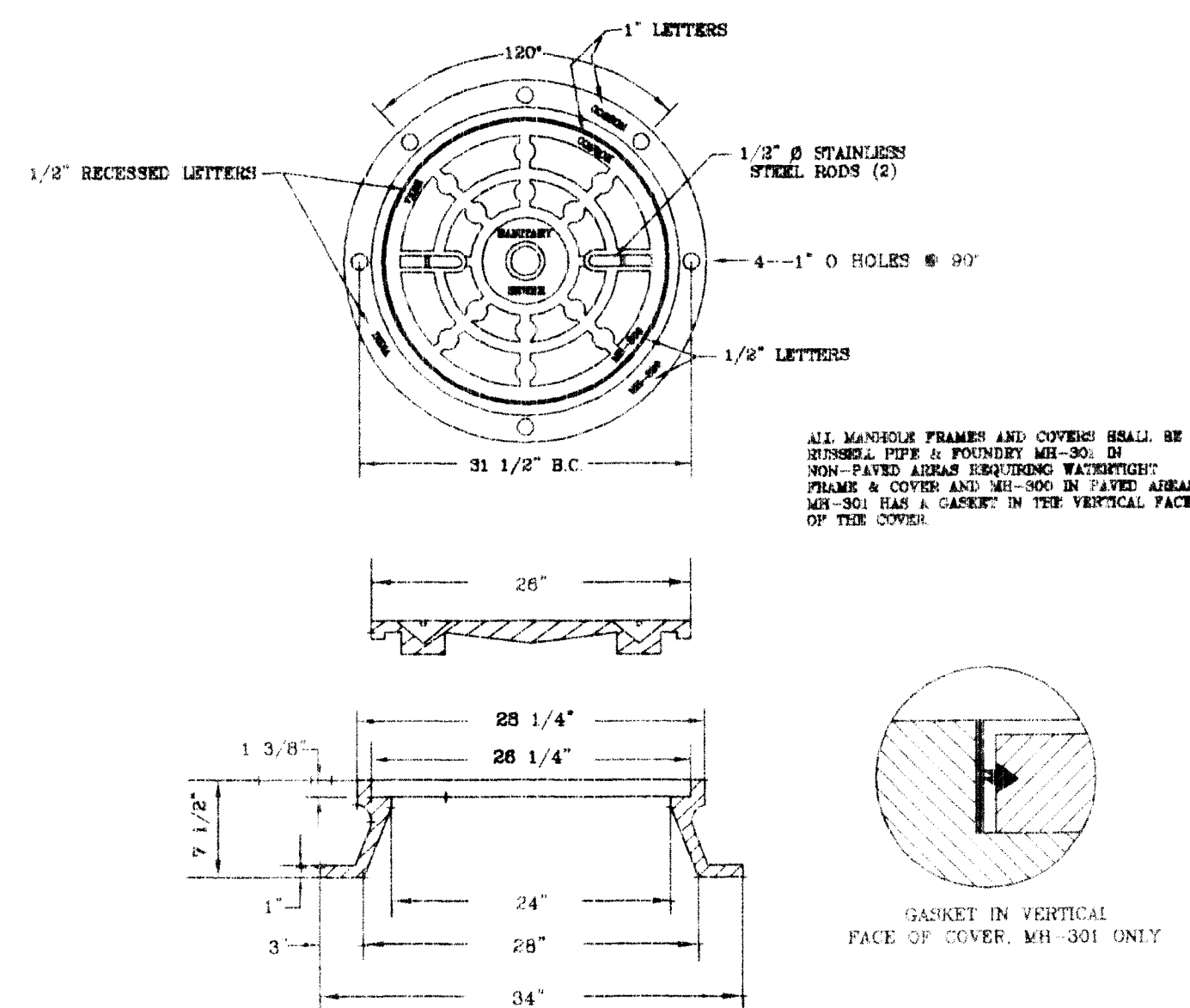
NO.	DATE	DESCRIPTION
1	10/15/03	REVISED DETAIL
2		
3		
4		
5		



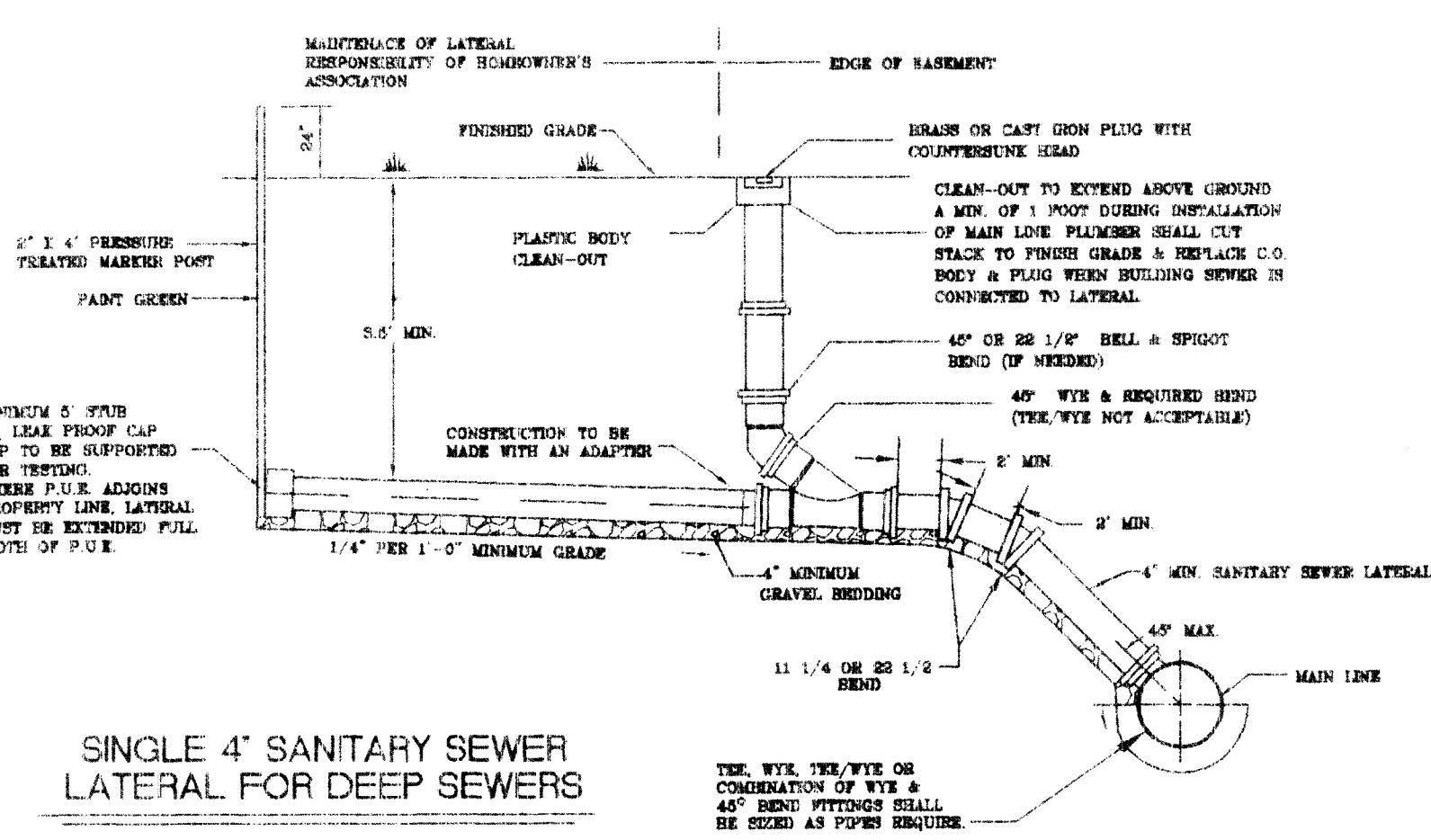
CONCRETE PIER



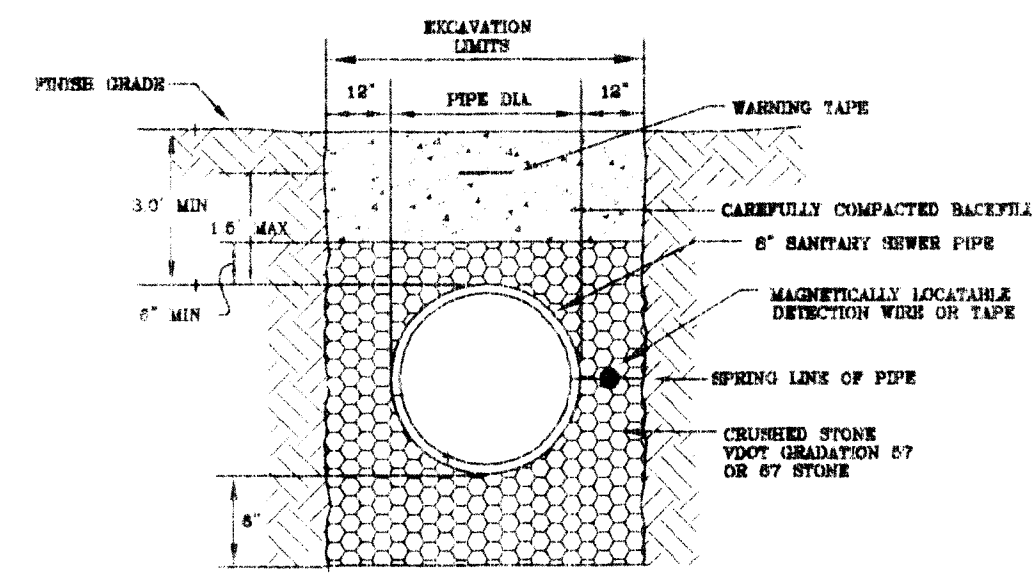
1. IN TRAFFIC AREAS INSTALLATION OF A TRAFFIC BEARING BOX LAID ON A TRENCH CLEANOUT ENQUIRED BOX SHALL BE SET IN A 12" X 12" X 12" 6" CONG. COLLAR, 3000 PSI CONCRETE. SEE WATER LINE VALVE LOCATION DETAIL SHEET 2.
2. ALL PIPE AND FITTINGS SHALL BE OF SOLID MATERIAL.
3. ALL PIPE SHALL BE OF SAME SIZE.
4. NO BRIGS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK VTL (EXCEPT AS NOTED).
5. DROP CONNECTION NOT ALLOWED IN CLEANOUT STACK.
6. PIPING BEHIND CLEANOUT TO BE INSTALLED PER BOA CODE.
7. MINIMUM COVER FOR ALL SETTER LATERALS SHALL BE 3.0 FEET.



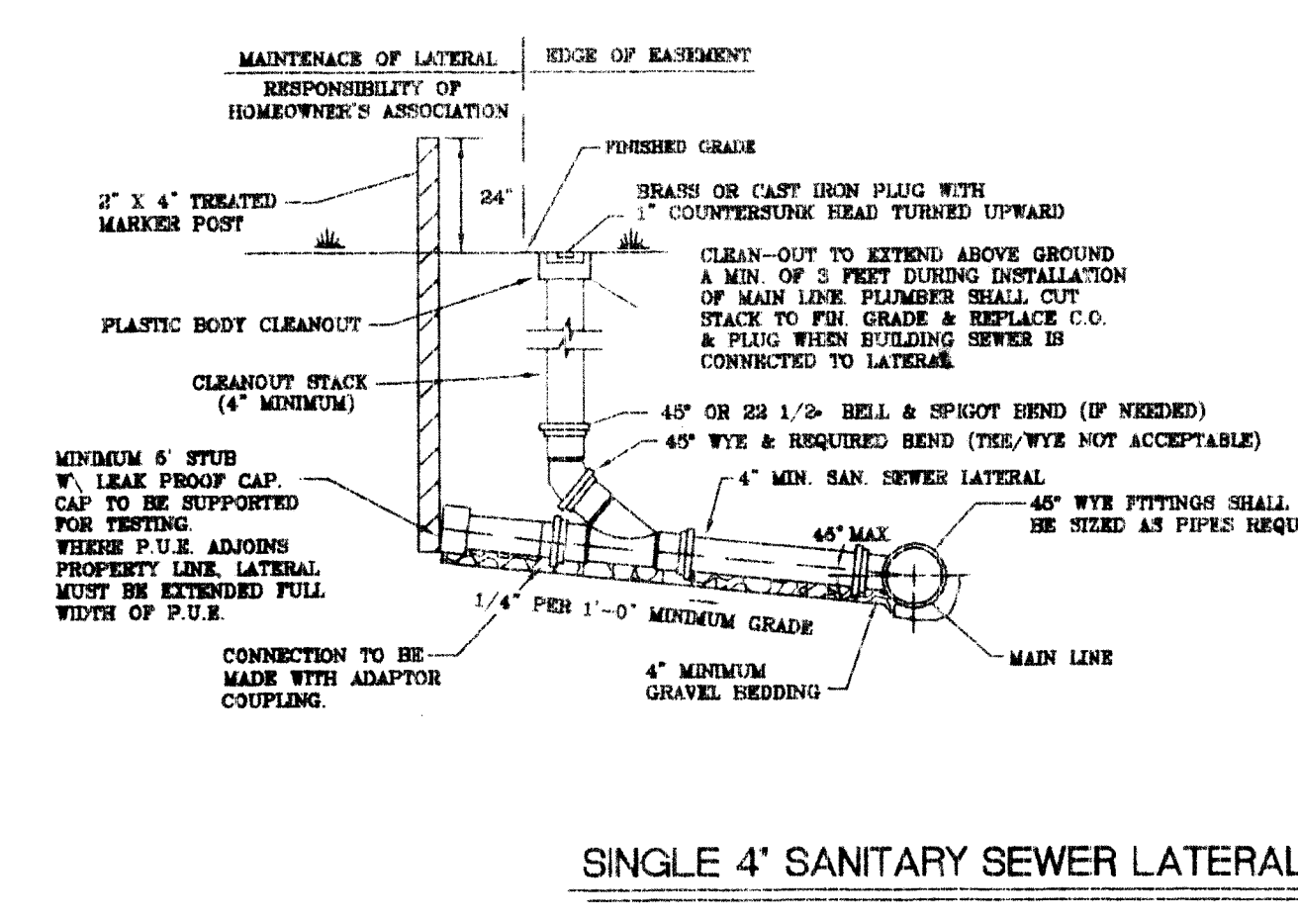
SANITARY SEWER MANHOLE
FRAME AND COVER



SINGLE 4" SANITARY SEWER
LATERAL FOR DEEP SEWERS

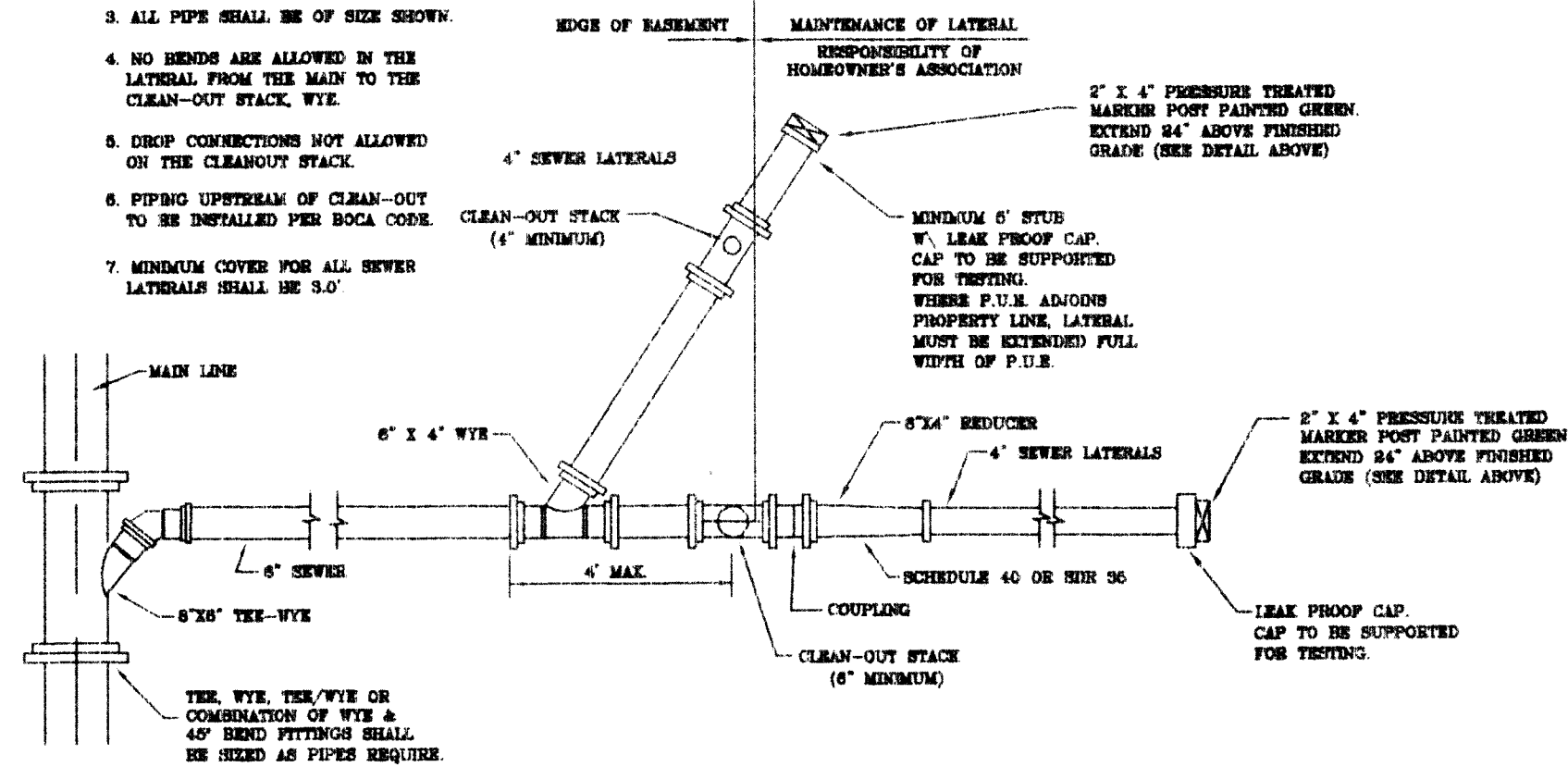


SANITARY SEWER PIPE BEDDING DETAIL
AND DETECTION/WARNING TAPE LOCATION

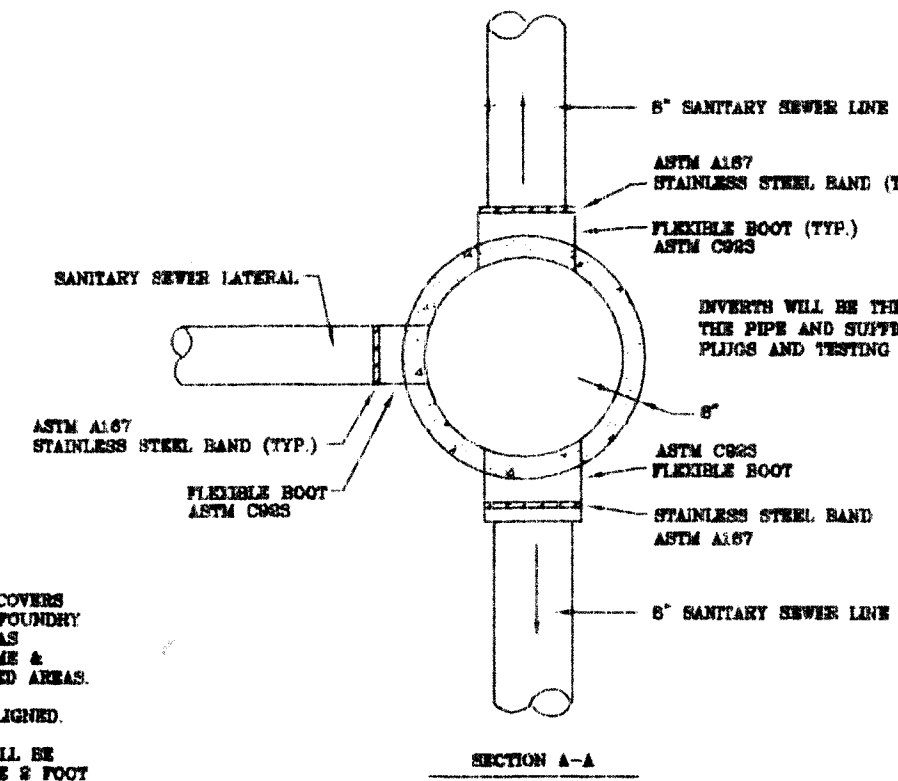


SINGLE 4' SANITARY SEWER LATERAL

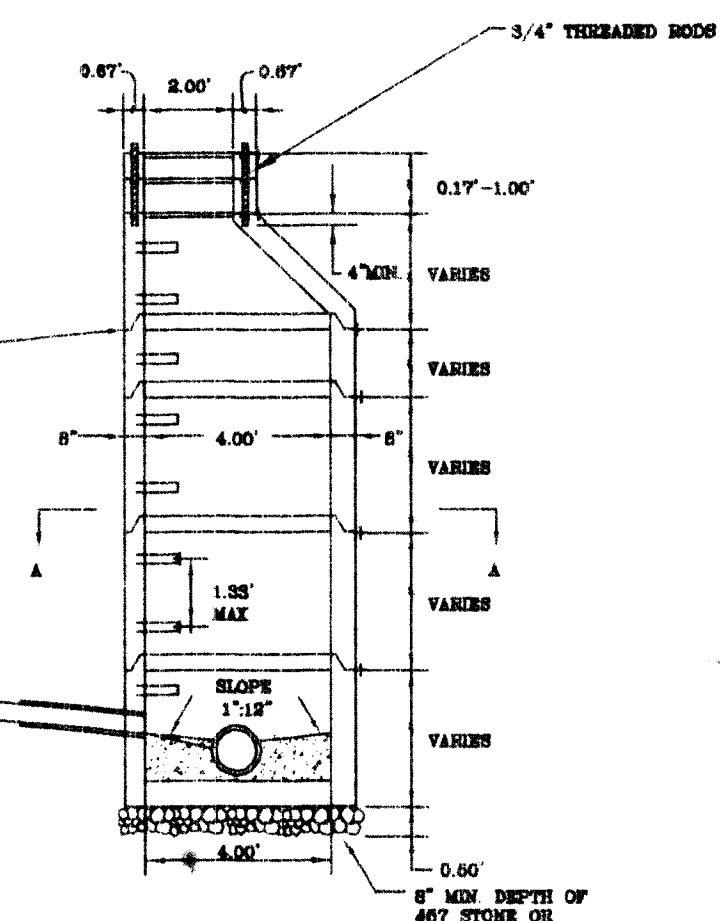
1. TRAFFIC HEADING BOX
REQUIRED IN TRAFFIC AREAS.
2. ALL PIPES AND FITTINGS SHALL
BE OF SIMILAR MATERIAL.
3. ALL PIPE SHALL BE OF SIZE SHOWN
4. NO BENDS ARE ALLOWED IN THE
LATERAL FROM THE MAIN TO THE
CLEAN-OUT STACK, WYE.
5. DROP CONNECTIONS NOT ALLOWED
ON THE CLEANOUT STACK.
6. PIPING UPSTREAM OF CLEAN-OUT
TO BE INSTALLED PER BOCA CODE.
7. MINIMUM COVER FOR ALL SEWER
LATERALS SHALL BE 3.0'



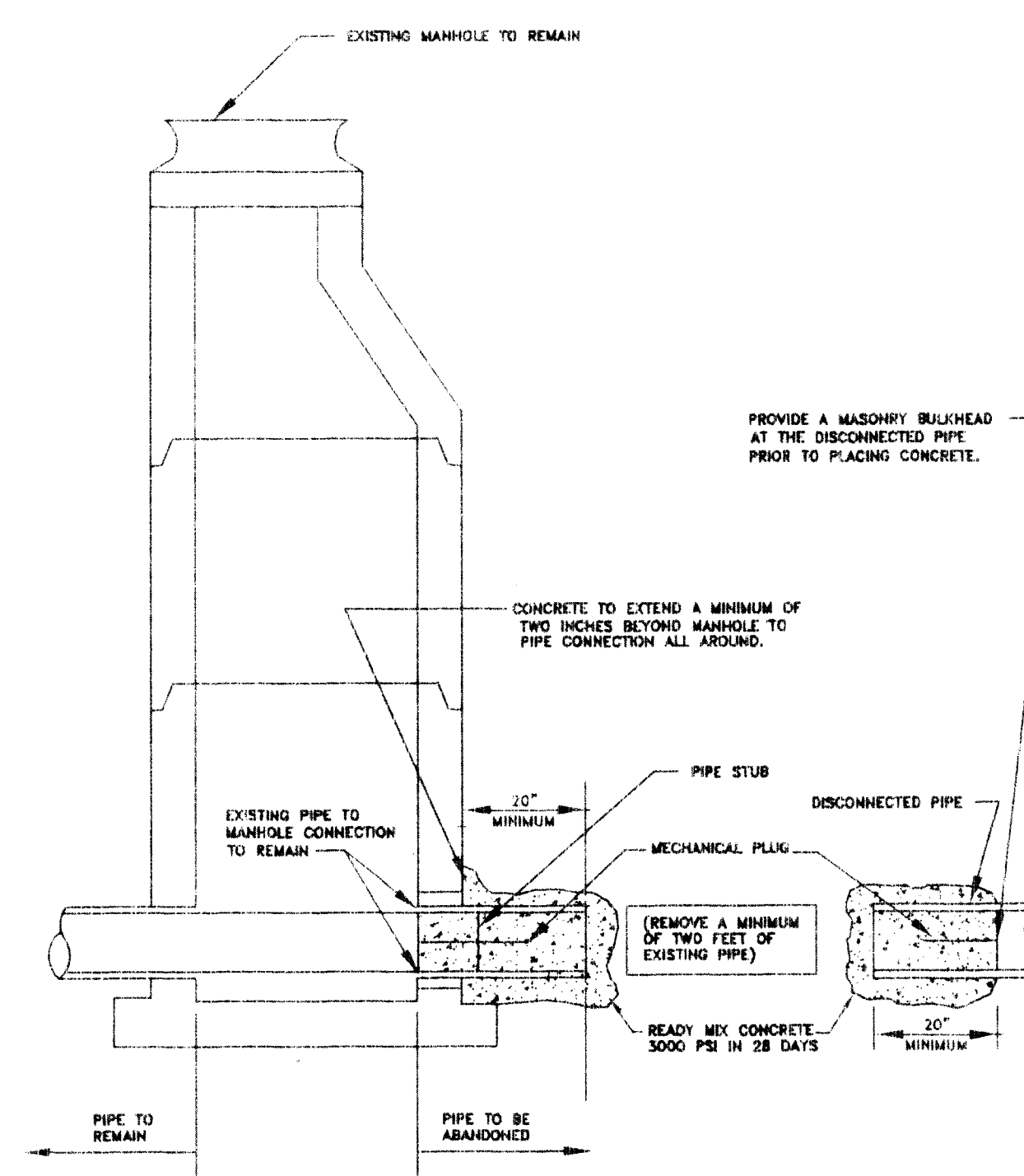
COMBINED 6" BY TWO 4" SANITARY SEWER LATERALS



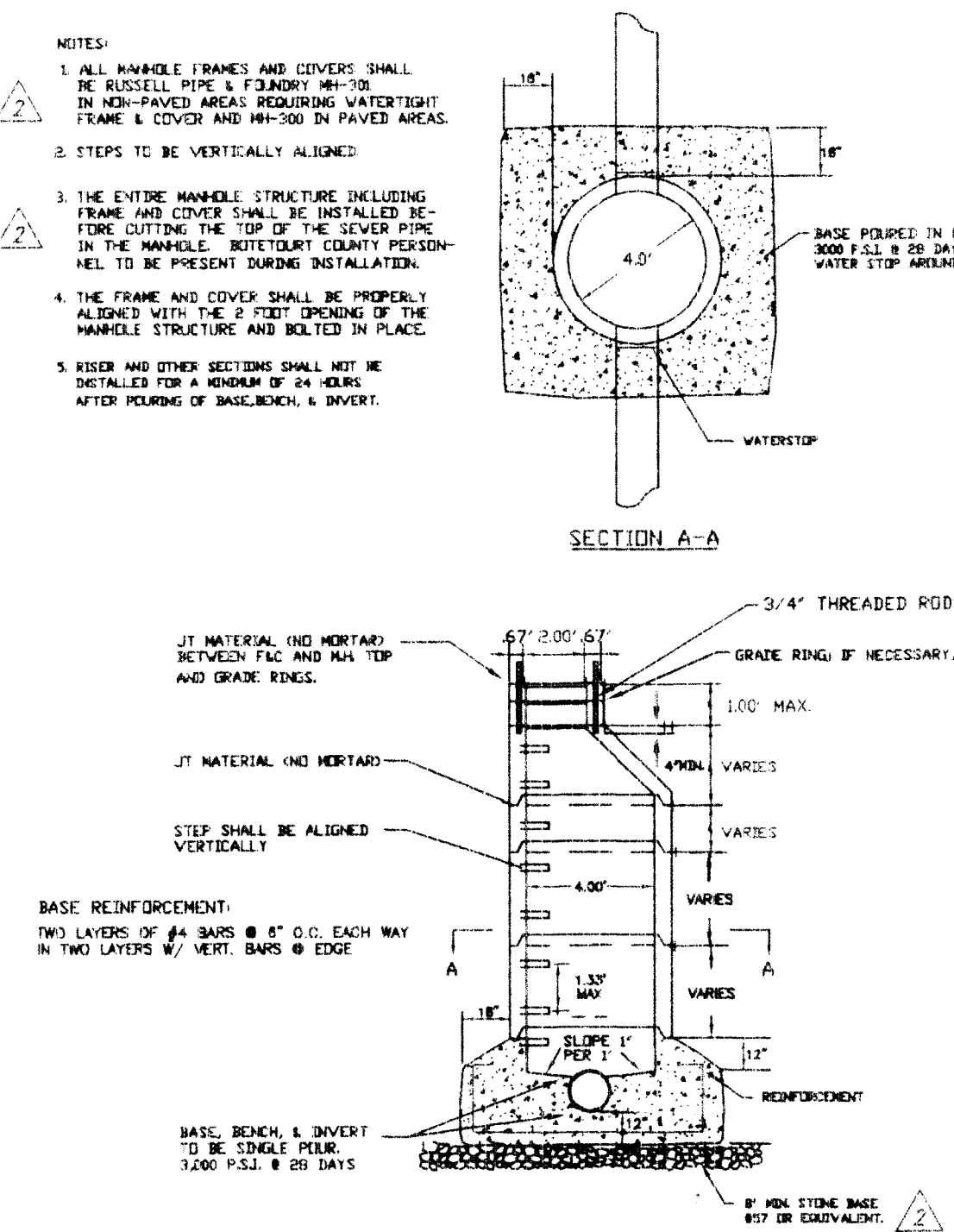
1. ALL MANHOLE FRAMES AND COVERS SHALL BE RUSTLESS PIPE & FOUND ME-30 IN NON-PAVED AREAS REQUIRING WATERPROOF FRAME & COVER AND ME-300 IN PAVED AREAS
2. STEPS TO BE VERTICALLY ALIGNED.
3. THE FRAME AND COVER SHALL BE PROPERLY ALIGNED WITH THE S & P OPENINGS OF THE MANHOLE STRUCTURE AND BOLTED IN PLACE.
4. INVERTS WILL BE THE SAME SIZE AS THE PIPE AND SUFFICIENTLY SIZE FOR FLOODS AND TESTING EQUIPMENT.
5. SAFETY SLABS (WOT SD-1) SHALL BE INSTALLED AT 10' INTERVALS IN ANY TRENCH DEPTH GREATER THAN 10 FEET.
6. JOINT MATERIAL SHALL BE USED BETWEEN MANHOLE SECTIONS AND/OR GRADE RINGS. MORTARED JOINTS A NOT PERMITTED.



STANDARD MANHOLE



SANITARY SEWER PIPE ABANDONMENT AT A MANHOLE



 STRADDLE MANHOLE
FOR PIPE 15" OR SMALLER

