



Bank of Botetourt

At Daleville Town Center

Botetourt County - Virginia

December 19, 2014

Revised: February 3, 2015

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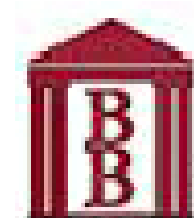
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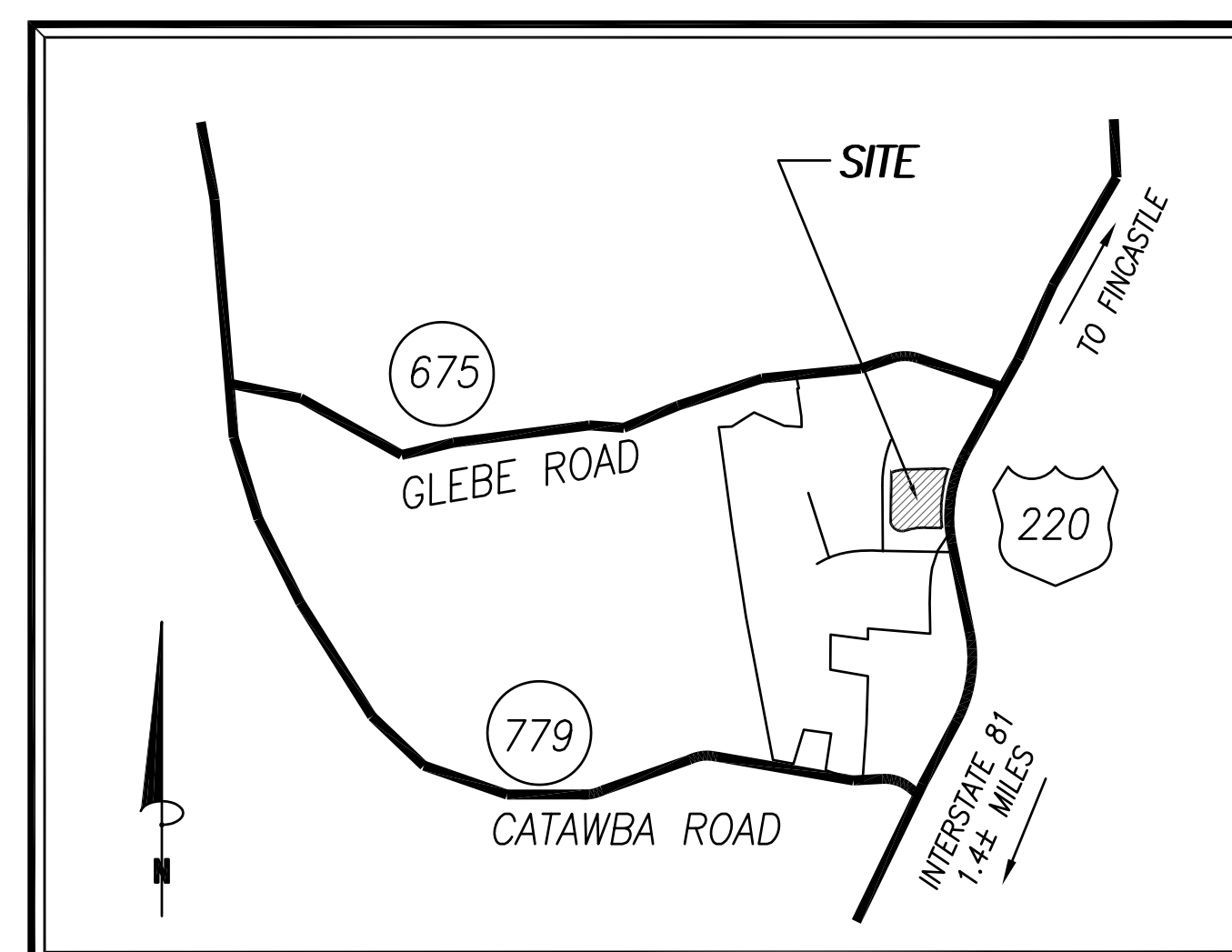
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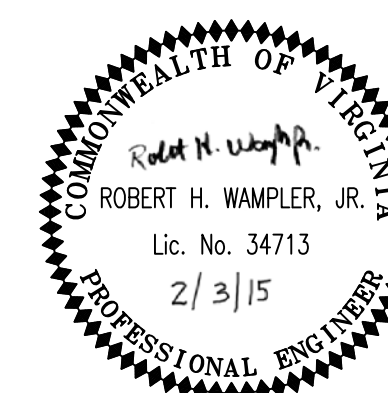
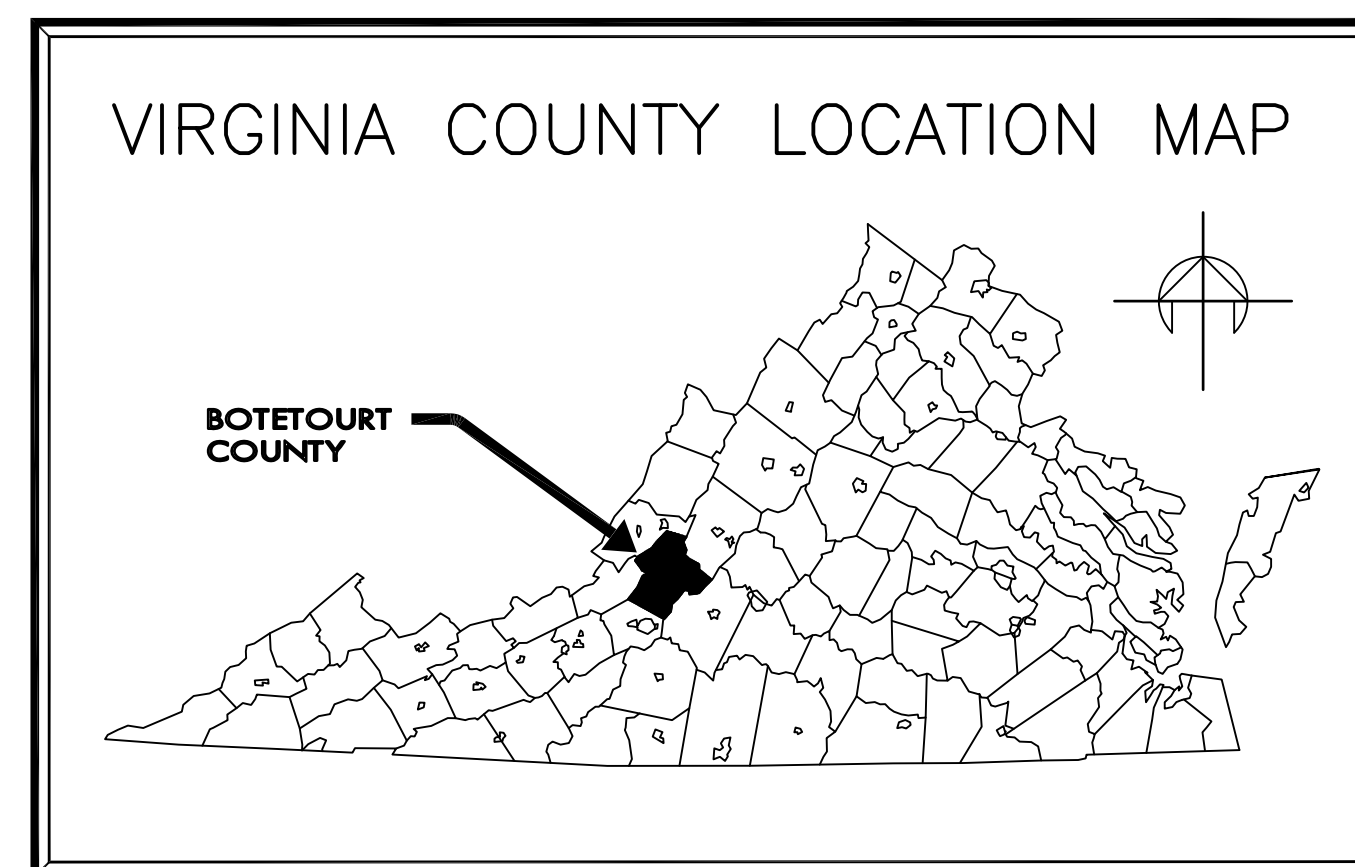


BANK OF BOTETOURT

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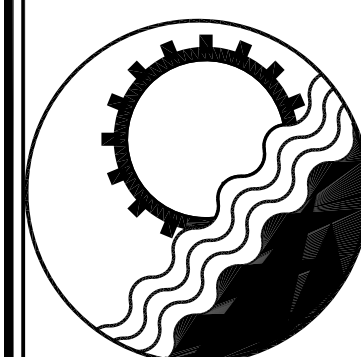


VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

| | | | |
|--------|--------------------------|----------|---------------------------------------|
| WSE | WATER SURFACE ELEVATION | SWM | STORM WATER MANAGEMENT |
| O.D. | OUTSIDE DIAMETER | ELEC | ELECTRIC (UNDERGROUND) |
| MH | MANHOLE | SS | SANITARY SEWER |
| XING | CROSSING | ARV | AIR RELEASE VALVE |
| GPM | GALLONS PER MINUTE | C.I. | CAST IRON |
| PSI | POUNDS PER SQUARE INCH | WL | WATERLINE |
| P.I.V. | POST INDICATOR VALVE | E | ELECTRIC (OVERHEAD) |
| SDR | STANDARD DIMENSION RATIO | C&P | CHESAPEAKE & POTOMAC |
| MIN | MINIMUM | STM | STEAM |
| LAT. | LATERAL | WV | WATER VALVE |
| ST | STORM DRAIN | CPU | UNDERGROUND COMPUTER CABLE |
| VERT. | VERTICAL | CONC | CONCRETE |
| HORIZ. | HORIZONTAL | T.C. | TERRA COTTA |
| BLDG. | BUILDING | SC | UNDERGROUND SATELLITE |
| SEP. | SEPERATION | INV | INVERT |
| D.I. | DROP INLET | V.D.O.T. | VIRGINIA DEPARTMENT OF TRANSPORTATION |
| C.O. | CLEANOUT | TYP. | TYPICAL |
| MAX. | MAXIMUM | ELEV. | ELEVATION |
| F.F. | FINISHED FLOOR | @ | AT |
| FIN. | FINISHED | C | CENTERLINE |
| FOUND. | FOUNDATION | HD | HIGH DENSITY |
| O | DIAMETER | PVC | POLYVINYL CHLORIDE |
| CLR. | CLEARANCE | F.H. | FIRE HYDRANT |
| T.O.F. | TOP OF FOOTING | TELE. | TELEPHONE |
| O.C. | ON CENTER | CMP | CORRUGATED METAL PIPE |
| REINF. | REINFORCEMENT | H.P. | HIGH POINT |
| SSMH | SANITARY SEWER MANHOLE | EXIST/EX | EXISTING |
| L.P. | LOW POINT | HDPE | HIGH DENSITY POLYETHYLENE |
| FD | FOUNDATION DRAIN | V.M.I. | VIRGINIA MILITARY INSTITUTE |
| F | FIRE SERVICE LINE | A.E. | AIR ENTRAINED |
| D | DOMESTIC SERVICE LINE | TCxx.xx | TOP OF CURB ELEVATION |
| | | Pxx.xx | PAVEMENT ELEVATION |

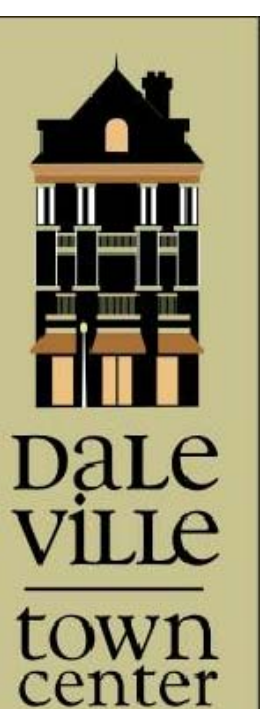


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REVISION #1 - Planning/Zoning Comments - By: ECI Jan. 19, 2015
REVISION #2 - E&S COMMENTS / Details - By: ECI Jan. 29, 2015
REVISION #3 - Lighting & Photometrics - By: ECI Feb. 3, 2015

ECI PROJECT# 14047



GENERAL SITE NOTES:

1. TOPOGRAPHIC INFORMATION FROM FIELD RUN TOPOGRAPHY BY ENGINEERING CONCEPTS IN MAY, 2014.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

3. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS. BY SAID OWNERS/OPERATORS, THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800) 552-7001.

4. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE PLAN ALIGNMENT, GRADE, AND/OR LOCATION. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT ADDITIONAL COST OR FINE TO THE OWNER. SHOULD PLAN DEVIATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO UNDER TAKING ANY REVISION.

5. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT BOCA AND/OR STATE AND LOCAL BUILDING CODES AS WELL AS THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND FEDERAL OSHA REGULATIONS.

6. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A SAFE AND ACCEPTABLE MANNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM HIS FAILURE TO DO SO.

7. THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE PROPERTY BOUNDARIES OR EASEMENTS AS INDICATED.

8. AN APPROVED SET OF PLANS SHALL BE KEPT ON THE SITE AT ALL TIMES.

9. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN CONFORMANCE WITH THE VIRGINIA LITTER CONTROL ACT AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING JURISDICTION. AT LEAST ONE TRASH RECEPTACLE SHALL BE ONSITE DURING CONSTRUCTION.

10. TEMPORARY TOILETS SHALL BE PROVIDED ONSITE AT A RATIO OF ONE TOILET PER 30 WORKERS DURING THE CONSTRUCTION PERIOD.

11. GRADE STAKES SHALL BE SET FOR CURB & GUTTER, WATER LINES, SANITARY SEWER AND STORM SEWER.

12. THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH TO AND THROUGH ALL SURFACE WATER AND STORM WATER DRAINAGE FACILITIES AT ALL TIMES.

13. THE CONTRACTOR SHALL GRADE, SEED, AND/OR SOD, AND MULCH THE ENTIRE AREA(S) DISTURBED BY CONSTRUCTION ACTIVITIES.

14. CONSTRUCTION AND START-UP OF ALL WORK SHALL NOT INTERFERE WITH THE OPERATION OF WATER AND SEWERAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNERS AS REQUIRED.

15. MINIMUM COVER ON ALL PIPE SHALL BE 3.0 FEET, UNLESS OTHERWISE SPECIFICALLY INDICATED ON THESE DRAWINGS. ALL PIPE SHALL BE INSTALLED WITH COATED TRACER WIRE TO FACILITATE FUTURE LOCATION OF PIPE AFTER CONSTRUCTION IS COMPLETED.

16. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION OR BARREL BEND RADIUS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED DEFLECTION ANGLE OR BEND RADIUS.

17. ALL PIPING SHALL BE PROPERLY SUPPORTED. ALL PIPING WHICH WILL BE PRESSURIZED DURING OPERATION SHALL BE PROPERLY RESTRAINED.

18. ALL HDPE PIPE SHALL CONFORM TO THE CURRENT VDOT SPECIFICATIONS AND BE BEDDED IN ACCORDANCE WITH THE CURRENT VDOT STANDARDS.

19. CONSTRUCTION TRAFFIC SHALL USE THE CONSTRUCTION ENTRANCE.

WATER AND SEWER SYSTEM CONVEYANCE NOTE

1. SUBMIT ALL INFORMATION AS OUTLINED UNDER BOTETOURT COUNTY UTILITY NOTES AND PROVIDE WRITTEN REQUEST THAT BOTETOURT COUNTY ACCEPT OWNERSHIP AND OPERATION OF THE SYSTEM.

2. SCHEDULE A PRE FINAL INSPECTION OF THE SYSTEM.

3. ADDRESS ANY INSPECTION/PUNCH LIST ITEMS.

4. SCHEDULE A FINAL INSPECTION OF THE SYSTEM.

5. BOTETOURT COUNTY PUBLIC WORKS MAKES A FORMAL RECOMMENDATION TO BOTETOURT COUNTY BOARD OF SUPERVISORS THAT THE SYSTEM IS COMPLETE AND READY FOR THE OWNERSHIP AND OPERATION BY BOTETOURT COUNTY.

6. BOTETOURT COUNTY BOARD OF SUPERVISORS TAKES OFFICIAL ACTION TO EITHER ACCEPT OR REJECT OWNERSHIP AND OPERATION OF THE SYSTEM.

GRADING NOTES:

1. PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL EMPLOY A QUALIFIED, PROFESSIONAL GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VIRGINIA, AS A RESULT OF ONSITE TESTING, THE GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE ONSITE PLACEMENT OF FILL MATERIAL AND PROPER COMPACTION METHODS. NO WARRANTIES ARE MADE BY THE OWNER OR ENGINEER FOR ANY SUBSURFACE CONDITIONS ON THE PROPERTY.

2. FILL SHALL BE PLACED ONLY ON FIRM SUBGRADES APPROVED BY THE GEOTECHNICAL ENGINEER. SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES PRIOR TO FILL PLACEMENT TO ASSURE BONDING BETWEEN THE TWO SOILS. ALL FILL AREAS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% DRY DENSITY (ASTM D698), UNLESS NOTED OTHERWISE. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACING FILL IN 6 TO 8 INCH LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO THE REQUIRED DENSITY. THE GEOTECHNICAL ENGINEER SHALL PERFORM FIELD DENSITY TEST ON EACH LIFT OR AS NECESSARY TO ASCERTAIN THAT ADEQUATE COMPACTION HAS BEEN ACHIEVED. CALIFORNIA BEARING RATIO TESTS SHALL BE PERFORMED IN MATERIAL PROPOSED FOR USE BENEATH PAVEMENT WHETHER CUT OR FILL. THE UPPER 2 FEET OF MATERIAL BELOW STRUCTURES SHALL BE COMPACTED TO 98% DRY DENSITY (ASTM D698).

3. CLEAR SITE WITHIN LIMITS OF GRADING WORK. DO NOT DISTURB AREAS OUTSIDE OF GRADING LIMITS OR PROPERTY BOUNDARY.

4. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING AUTHORITY. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.

5. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.

EXCAVATION FOR STRUCTURES:

- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT.
- PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT.
- REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.
- PROVIDE A MINIMUM OF 2'-0" FROM THE FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS.
- FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT LESS THAN TWO FEET.
- IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION, UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.

7. CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.

8. EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.

9. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.

10. PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 F (1 C).

BACKFILLING:

- COMPACT THE BACKFILL AROUND THE OUTSIDE OF BUILDING TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 STANDARD PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45 ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE GROUND.
- BACKFILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE INCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.

12. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING.

13. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.

14. GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. PROVIDE FINAL GRADES WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.

15. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.

16. UNDER FOUNDATIONS, SIDEWALKS, AND PAVEMENTS COMPACT EACH LAYER TO 95% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR). FOR FURTHER SUPPORT COMPACT 2 FEET BELOW STRUCTURES TO 98% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

17. UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER TO 90% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

18. ALL SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER SYSTEM OR NATURAL WATERCOURSE. THE PIPE SHALL BE A MINIMUM OF 6" DIAMETER AND CONFORM TO V.D.O.T. STANDARD SB-1.

GENERAL UTILITY NOTES:

1. VERIFY LOCATION, SIZE, AND ELEVATION FOR ALL UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION, SIZE, OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.

2. PROVIDE CONSTRUCTION METHODS AND MATERIALS IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA SEWAGE AND WATERWORKS REGULATIONS AND BOTETOURT COUNTY, VIRGINIA REGULATIONS WHERE APPLICABLE.

3. A MINIMUM OF THREE (3.0) FEET OF COVER IS REQUIRED OVER PROPOSED WATER AND SEWER LINES.

4. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATERWORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

5. ALL LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. REFER TO DETAIL SHEETS FOR BEDDING DETAILS. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, THE TRENCH SHALL BE BACKFILLED WITH SELECT MATERIAL AND THOROUGHLY COMPACTED PER SPECIFICATIONS.

7. ALL WATER MAINS SHALL BE PROPERLY RESTRAINED WITH MECHANICALLY RESTRAINED JOINTS OR APPROVED ALTERNATIVE.

8. ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH BOTETOURT COUNTY STANDARDS. COORDINATE INSPECTIONS FOR TESTING WITH BOTETOURT COUNTY.

9. ALL WATER PIPE TO BE DUCTILE IRON PIPE, PRESSURE CLASS 350, MINIMUM IN ACCORDANCE WITH AWWA C151.

10. PROPOSED STORM DRAINS TO BE FLUSHED PRIOR TO REMOVING SEDIMENT TRAPPING MEASURES.

SANITARY SEWER NOTES

1.PIPE & FITTINGS: ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35, AND SHALL CONFORM WITH ASTM D-3034.

2.INSTALLATION: THE SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THESE SPECIFICATIONS. THE PIPE SHALL BE LAID IN TRUE STRAIGHT LINES WITH THE BELL ENDS UPSTREAM AND WITH THE INVERT OF THE PIPE BEING THE TRUE ELEVATION AND GRADE OF THE SYSTEM. THE PIPE SHALL BE VISUALLY INSPECTED FOR DEFECTS BEFORE LOWERING THE PIPE IN THE TRENCH. FIELD CUTTING OF THE PIPE SHALL BE DONE SO IN A NEAT AND WORKMANLIKE MANNER, SO AS TO LEAVE A SMOOTH END AT RIGHT ANGLES TO THE AXIS OF THE PIPE.

3.TRENCH EXCAVATION: TRENCHES SHALL BE EXCAVATED IN STRAIGHT LINES AND SHALL BE OF SUFFICIENT WIDTH TO PERMIT THE PROPER INSTALLATION OF BRACING, SHORING OR SHEETING. TRENCH WIDTH SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION. THE BOTTOM OF THE PIPE TRENCH SHALL BE EXCAVATED TO A MINIMUM COVER DEPTH OF FOUR (4) INCHES BELOW THE BOTTOM OF THE PIPE, TO PROVIDE FOR THE COMPACTED BEDDING MATERIAL.

4.BEDDING: BEDDING MATERIAL SHALL BE COARSE AGGREGATE SIZE NUMBER 57 AND SHALL CONFORM WITH VDOT SECTION 203 AND/OR ASTM C33. BEDDING MATERIAL SHALL BE PLACED AND COMPACTED IN FOUR (4) INCHES BELOW THE PIPE AND AS A MINIMUM UP TO 6" ABOVE THE TOP OF THE BELLS OF ALL PIPES. CARE SHALL BE TAKEN TO ENSURE THE BEDDING MATERIAL FULLY SUPPORTS THE SIDE AND BOTTOM OF THE PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5.BACKFILL: BACKFILL MATERIAL SHALL BE EITHER APPROVED EXCAVATED MATERIAL OR APPROVED SUITABLE MATERIAL FROM OTHER SOURCES THAT IS FREE OF ORGANIC MATERIAL, LOAM, DEBRIS, OR MINIMUM TWO (2) FEET ABOVE THE TOP OF PIPE SHALL BE FREE OF STONES LARGER THAN ONE (1) INCH AND SHALL BE PLACED IN SIX (6) INCH LAYERS AND COMPACTED WITH HAND TAMPERS. BACKFILL FROM THIS POINT TO TOP OF TRENCH SHALL BE FREE OF STONES LARGER THAN FOUR (4) INCHES AND SHALL BE PLACED IN LAYERS NOT TO EXCEED EIGHT (8) INCHES AND COMPACTED WITH MECHANICAL TAMPERS. BACKFILL BELOW UNPAVED AREAS SHALL BE COMPACTED TO 90%. BACKFILL BELOW PAVED AREAS SHALL BE COMPACTED TO 95%. BACKFILL COMPACTION TESTING SHALL BE IN ACCORDANCE WITH ASTM D-698.

6.TESTING OF SANITARY SEWER: TESTING FOR WATER TIGHTNESS SHALL BE MADE UTILIZING A LOW PRESSURE AIR TEST. THE TESTING EQUIPMENT, PROCEDURE AND RESULTS WILL ALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER. THE AIR TEST SHALL BE IN ACCORDANCE WITH ASTM F1417-92, CURRENT REVISION. THE CONTRACTOR SHALL DEFLECTION TEST THE ENTIRE LENGTH OF PIPE BY MEANS OF A GO-NO-GO MANDREL TO ASSURE THAT A 5.0% DEFLECTION HAS NOT BEEN EXCEEDED. MANDREL SHALL BE SIZED AT 5% LESS THAN ASTM DIMENSION FOR THE SEWER.

MANHOLE TESTING: MANHOLES SHALL BE TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING IN ACCORDANCE WITH ASTM C1244. STUB-OUTS, MANHOLE BOOTS AND PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN. INSTALLATION AND OPERATION OF VACUUM EQUIPMENT AND INDICATING DEVICES SHALL BE IN ACCORDANCE WITH EQUIPMENT SPECIFICATIONS FOR WHICH PERFORMANCE INFORMATION HAS BEEN PROVIDED BY THE MANUFACTURER AND ACCEPTED BY THE ENGINEER. A MEASURED VACUUM OF TEN INCHES OF MERCURY SHALL BE ESTABLISHED IN THE MANHOLE. THE TIME FOR THE VACUUM DROP TO NINE INCHES OF MERCURY SHALL BE RECORDED. ACCEPTANCE STANDARDS FOR LEAKAGE SHALL BE ESTABLISHED FROM THE ELAPSED TIME. FOR A NEGATIVE PRESSURE CHANGE FROM TEN INCHES TO NINE INCHES OF MERCURY, THE MAXIMUM ALLOWABLE RATE FOR A FOUR-FOOT DIAMETER MANHOLE SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 4" DIA. MANHOLE DEPTH 10' OR LESS = 60 SECONDS PER CHANGE OF ONE INCH OF MERCURY. 4" DIA. MANHOLE DEPTH GREATER THAN 10' BUT LESS THAN 15' = 75 SECONDS PER CHANGE OF ONE INCH OF MERCURY. 4" DIA. MANHOLE GREATER THAN 15' BUT LESS THAN 25' = 90 SECONDS PER CHANGE OF ONE INCH OF MERCURY. FOR MANHOLES FIVE FEET IN DIAMETER, ADD AN ADDITIONAL 15 SECONDS AND FOR MANHOLES SIX FEET IN DIAMETER, ADD AN ADDITIONAL 30 SECONDS TO THE TIME REQUIREMENTS FOR FOUR FOOT DIAMETER MANHOLES. IF THE MANHOLE FAILS THE TEST, NECESSARY REPAIRS SHALL BE MADE AND THE VACUUM TEST SHALL BE REPEATED UNTIL THE MANHOLE PASSES THE TEST. IF THE MANHOLE JOINT MASTIC IS COMPLETELY PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE MASTIC REPLACED. THE ENGINEER SHALL OBSERVE THE MANHOLE TESTING. APPROPRIATE DOCUMENTATION SHALL BE INCLUDED IN THE FINAL DOCUMENTATION. MANHOLE TOLERANCES SHALL BE PLUS OR MINUS 0.1 FEET HORIZONTAL AND VERTICAL.

7. A MINIMUM COVER OF THREE (3.0) FEET IS REQUIRED OVER PROPOSED LINES UNLESS OTHERWISE INDICATED.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.

9. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE BOTETOURT COUNTY SANITARY SEWER STANDARDS.

BOTETOURT COUNTY UTILITY NOTES

1. BOTETOURT COUNTY SEWER CONNECTION FEES WILL BE BASED UPON THE FEE STRUCTURE CURRENTLY IN PLACE AT THE TIME THE CONNECTION APPLICATION FORM IS SUBMITTED. OWNER / DEVELOPER MUST MAKE APPLICATION AND PAY ALL APPLICABLE CONNECTION FEES PRIOR TO ISSUANCE OF BUILDING PERMITS.

2. ALL TESTS ARE TO BE PERFORMED IN THE PRESENCE OF AND PROPERLY DOCUMENTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA WITH ASSOCIATED RECORD DRAWINGS TO BOTETOURT COUNTY PRIOR TO CONVEYANCE TO BOTETOURT COUNTY. TESTS AND SUBMITTALS DOCUMENTED BY ANYONE OTHER THAN A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA (I.E. THE CONTRACTOR) WILL NOT BE ACCEPTABLE AS PROOF OF COMPLIANCE.

3. DEVELOPER SHALL PROVIDE A ONE-YEAR WARRANTY FOR ALL LINES PRIOR TO CONVEYANCE TO BOTETOURT COUNTY WITH WARRANTY DATE BEGINNING AT THE DATE OF SYSTEM ACCEPTANCE BY BOTETOURT COUNTY BOARD OF SUPERVISORS.

4. DEVELOPER SHALL PROVIDE VIDEO CAMERA INSPECTION DOCUMENTATION PRIOR TO CONCLUSION OF ONE YEAR WARRANTY PERIOD. VIDEO CAMERA INSPECTION WORK TO BE PERFORMED NO SOONER THAN SIX MONTHS AND NO LATER THAN EIGHT MONTHS AFTER THE DATE OF SYSTEM ACCEPTANCE BY BOTETOURT COUNTY. ONE (1) COPY OF THE VIDEO SHALL BE PROVIDED TO BOTETOURT COUNTY. VIDEO CAMERA INSPECTION WORK SHALL BE COORDINATED WITH BOTETOURT COUNTY SUCH THAT COUNTY PERSONNEL CAN BE PRESENT DURING VIDEO INSPECTION OPERATIONS.

5. ALL WATER AND SEWER SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO BOTH THE DESIGN ENGINEER AND BOTETOURT COUNTY FOR APPROVAL PRIOR TO INSTALLATION / CONSTRUCTION. BOTETOURT COUNTY WILL REQUIRE FOUR (4) COMPLETE SETS OF SHOP DRAWINGS FOR REVIEW.

6. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING TO BE ATTENDED BY THE CONTRACTOR'S SITE SUPERINTENDENT, DESIGN ENGINEER'S FIELD REPRESENTATIVE, / INSPECTOR, BOTETOURT COUNTY UTILITY DEPARTMENT, BOTETOURT COUNTY ENGINEERING DEPARTMENT AND ANY MATERIALS SUPPLIERS OR SUBCONTRACTORS THE CONTRACTOR FEELS NECESSARY.

7. ALL SEWER PIPES (MAINS AND SERVICE LINES) SHALL HAVE NON-DETECTIBLE WARNING TAPE AND MAGNETICALLY DETECTABLE LOCATION WIRE INSTALLED AT SAME ELEVATION OF SPRING LINE OF PIPE. WARNING TAPE (CAUTION!! BURIED SEWER / WATER PIPE BELOW) SHALL BE INSTALLED NO MORE THAN 18 INCHES ABOVE TOP OF PIPE. DUCTILE WATER LINES SHALL REQUIRE THE NON-DETECTIBLE WARNING TAPE ONLY.

8. CONTRACTOR SHALL OBTAIN A COPY OF THE MOST CURRENT EDITION OF THE BOTETOURT COUNTY WATER SEWER CONSTRUCTION STANDARDS AND SPECIFICATIONS AND PROVIDE PROOF (A LETTER) THAT THE CONTRACTOR HAS BEEN AND IS FAMILAR WITH THE REQUIREMENTS THEREIN.

9. PRIOR TO CONVEYANCE OF THE WATER AND SEWER SYSTEM (MAIN LINES AND ASSOCIATED STRUCTURES) BOTETOURT COUNTY SHALL REQUIRE ONE COMPLETE PAPER (BLUELINE) SET AND ONE COMPLETE DIGITAL (AUTOCAD VERSION) SET OF WATER AND SEWER AS-BUILTS, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA.

10. PRIOR TO CONVEYANCE OF THE WATER AND SEWER SYSTEM (MAIN LINES AND ASSOCIATED STRUCTURES) BOTETOURT COUNTY SHALL REQUIRE:

- A LETTER OF DOCUMENTATION SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA, STATING THAT THE SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

B) A DEED OF CONVEYANCE FROM THE OWNER TO BOTETOURT COUNTY.

C) A PLAT SHOWING ALL WATER AND SEWER EASEMENTS.

D) WARRANTY TO BOTETOURT COUNTY FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE BY THE BOTETOURT COUNTY BOARD OF SUPERVISORS.

E) TWO COMPLETE COPIES OF DOCUMENTATION PREPARED BY THE DESIGN ENGINEER, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA, OF ALL SEWER AND WATER TESTING TO INCLUDE THE FOLLOWING:

- MAIN LINE SEWER LINE AIR PRESSURE TESTING UP TO AND AGAINST THE FIRST CLEAN-OUT ON SERVICE LINES.
- MAIN LINE SEWER LINE DEFLECTION MANDREL TESTING.
- SEWER MANHOLE VACUUM TESTING UP TO AND INCLUDING THE MANHOLE FRAME.
- MAIN LINE WATER LINE WATER PRESSURE TESTING.
- MAIN LINE WATER LINE ACCEPTABLE BACTERIOLOGICAL TESTING RESULTS.

11. ALL AS-BUILT / RECORD DRAWINGS SHALL SHOW ACTUAL FIELD SURVEYED LOCATIONS (HORIZONTAL AND VERTICAL) OF STRUCTURES (MANHOLES, CLEAN-OUTS, SERVICE STUB-OUTS, FIRE HYDRANTS, VALVE BOXES, WATER METER BOXES, AIR RELEASE VALVES, ETC.) AND SHOW RECOMPUTED PIPE LENGTHS AND SLOPES BASED UPON ACTUAL FIELD LOCATIONS.

12. BOTETOURT COUNTY WILL OWN, OPERATE AND MAINTAIN THE PORTION OF THE SEWER SERVICE LATERAL LINE FROM THE MAIN LINE TO THE PROPERTY LINE OR EDGE OF THE EASEMENT. A SERVICE LATERAL CLEAN OUT STACK SHALL BE INSTALLED AT THE PROPERTY EDGE OF THE EASEMENT.

13. NO PLANTINGS SHALL BE PERMITTED IN WATER OR SEWER EASEMENTS.

14. NO PLANTINGS SHALL BE PERMITTED WITHIN TEN (10) FEET OF WATER METER BOXES.

15. OWNER/DEVELOPER MUST MAKE APPLICATIONS AND PAY ALL APPLICABLE BOTETOURT COUNTY WATER AND SEWER CONNECTION FEES PRIOR TO ISSUANCE OF ANY BUILDING PERMITS OR MAINLINE EXTENSIONS OR CONNECTIONS TO ANY BOTETOURT COUNTY MAINLINES.

16. USE TRENCH ADAPTER ON ALL VALVES AT DEPTHS OF FIVE (5) FEET OR MORE.

17. CONTRACTOR SHALL INSTALL SANITARY SEWER CLEAN OUTS ON ALL LATERAL LINES SUCH THAT THE CLEANOUT IS NO FURTHER THAN 10 FEET FROM THE EXISTING SEWER MANHOLE OR MAINLINE TO WHICH YOU WILL BE CONNECTING OR AT THE EDGE OF THE SEWER EASEMENT.

18. ALL UTILITY CROSSINGS SHALL BE CONCRETE ENCASED WHERE VERTICAL SEPARATION BETWEEN UTILITY LINES IS 18 INCHES OR LESS.

19. CONTRACTOR SHALL FIELD VERIFY STATIC WATER PRESSURE AT SERVICE LOCATION PRIOR TO INSTALLING METER. METER LOCATIONS THAT INDICATE A STATIC PRESSURE ABOVE 80 PSI SHALL BE INSTALLED WITH A PRESSURE REDUCING VALVE IN ACCORDANCE WITH BOTETOURT COUNTY UTILITY DEPARTMENT STANDARDS. PROVIDE ENGINEER DOCUMENTATION OF PRESSURE READINGS FOR ALL WATER SERVICE METER LOCATIONS.

BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL NOTES NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE ONSITE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN & NARRATIVE, AS WELL AS A COPY OF THE LAND DISTURBING PERMIT, SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR WILL DELIVER THESE MATERIALS AT THE ONSITE PRECONSTRUCTION CONFERENCE.

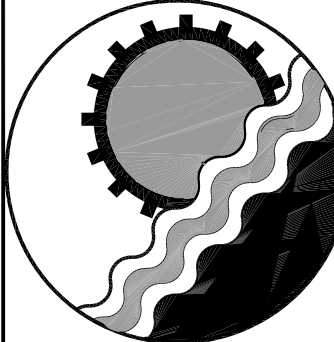
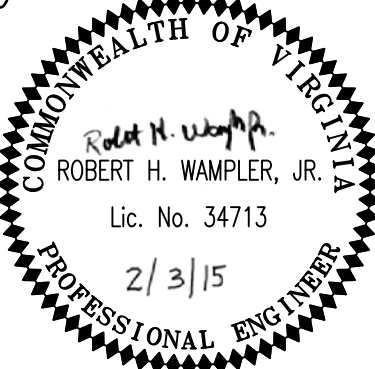
ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

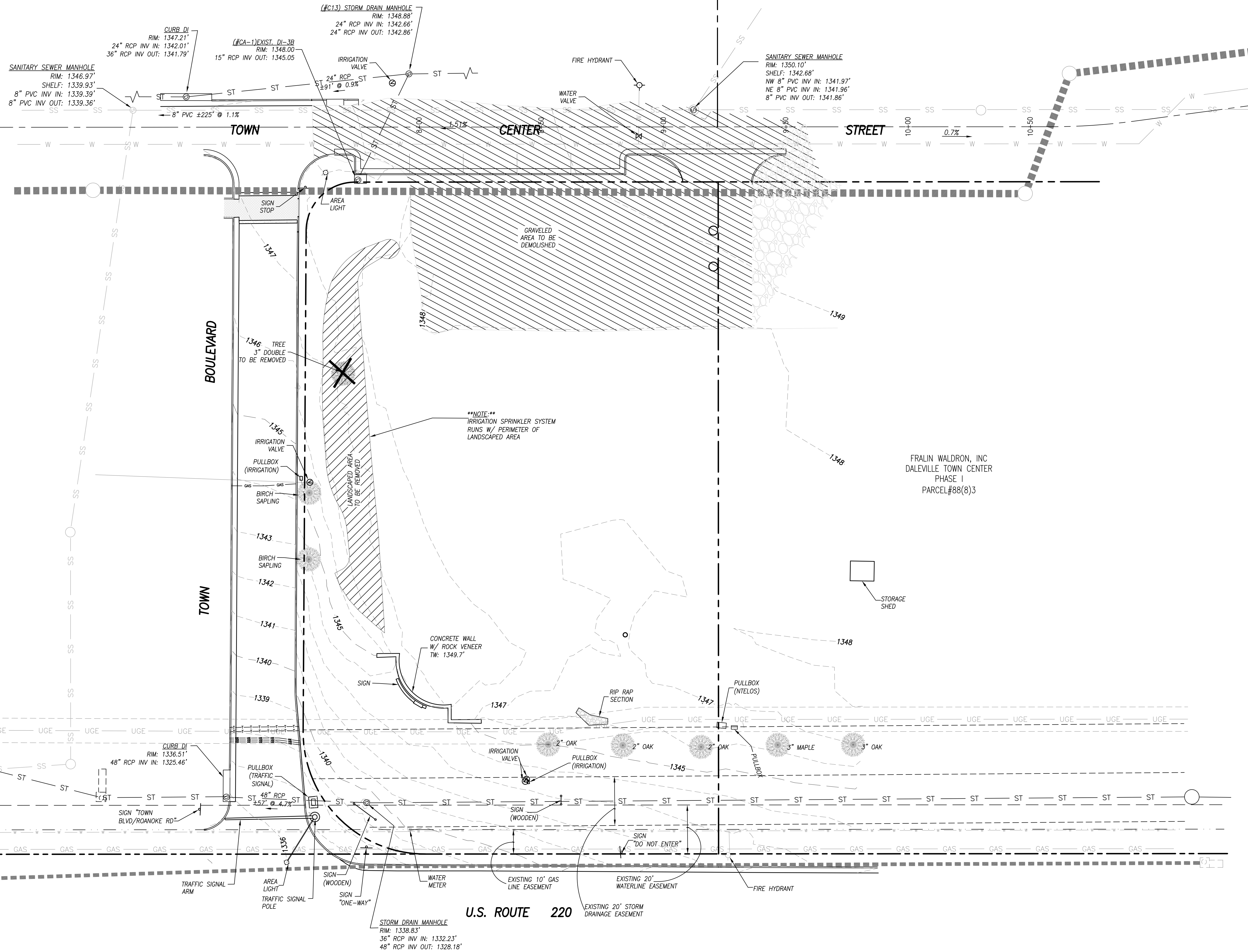
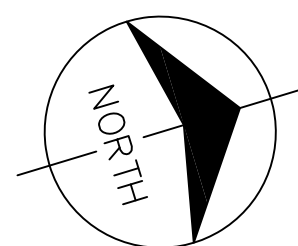
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. AN INSPECTION REPORT MUST BE FILED WITH THE BOTETOURT COUNTY EROSION & SEDIMENT CONTROL ADMINISTRATOR ONCE EVERY TWO WEEKS, BEGINNING WITH COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND WITHIN 48 HOURS OF ANY RUNOFF-PRODUCING RAINFALL EVENT. FAILURE TO SUBMIT A REPORT WILL BE GROUNDS FOR IMMEDIATE REVOCATION OF THE LAND DISTURBING PERMIT. REPORTS MUST BE POSTMARKED WITHIN 24 HOURS OF THE DEADLINE. A STANDARD INSPECTION REPORT FORM WILL BE SUPPLIED, WHICH SHOULD BE COPIED AS NECESSARY. THIS PROVISION IN NO WAY WAIVES THE RIGHT OF BOTETOURT COUNTY PERSONNEL TO CONDUCT SITE INSPECTIONS, NOR DOES IT DENY THE RIGHT OF THE PERMITEE(S) TO ACCOMPANY THE INSPECTOR(S).



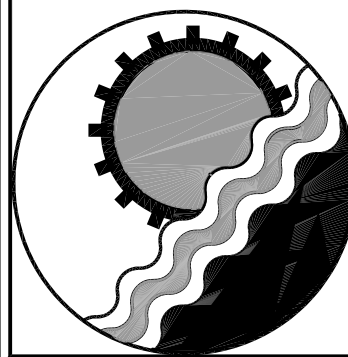
ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

| | | | |
|----------|------|--|--------------------|
| Drawn | MSMj | GENERAL NOTES BANK OF BOTETOURT | SCALE: NONE |
| Designed | RHW | | DATE: Feb. 3, 2015 |
| Checked | RHW | DALEVILLE TOWN CENTER BOTETOURT COUNTY – VIRGINIA | PROJECT: 14047 |
| Approved | RHW | | C-2 |



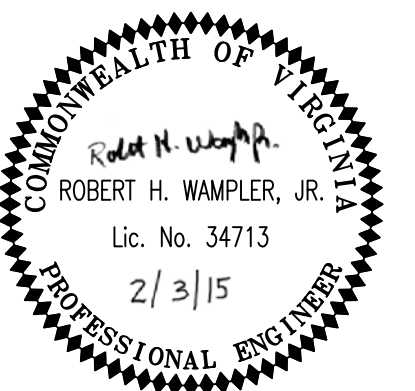
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Scale 1" = 20'



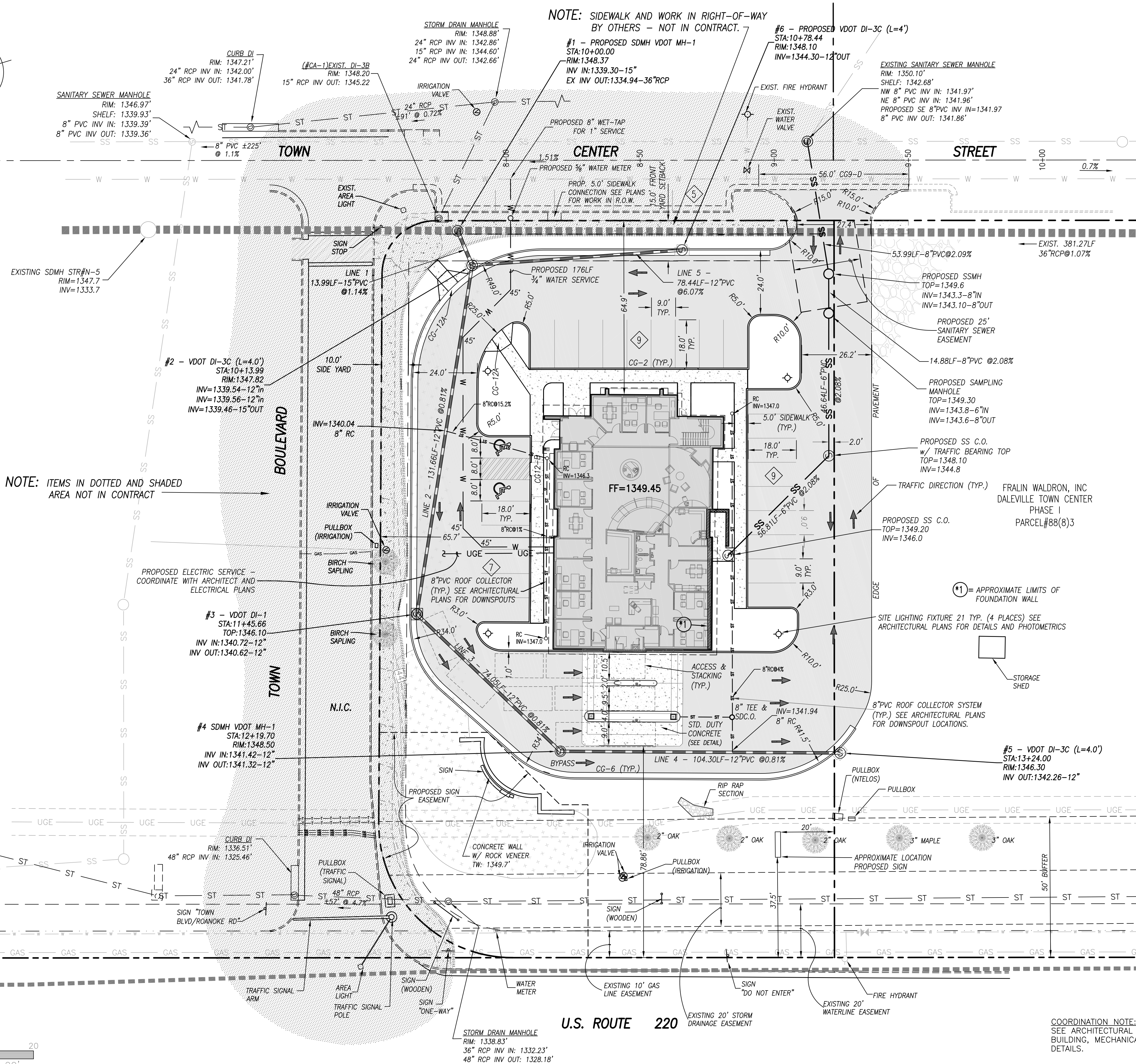
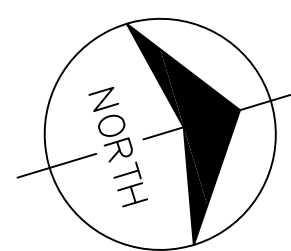
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FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

U.S. ROUTE 220



| | | | |
|----------|------|---|--------------------|
| Drawn | MSMj | EXISTING CONDITIONS & DEMOLITION BANK OF BOTETOURT | SCALE: 1"=20' |
| Designed | RHW | | DATE: Feb. 3, 2015 |
| Checked | RHW | AT DALEVILLE TOWN CENTER BOTETOURT COUNTY - VIRGINIA | PROJECT: 14047 |
| Approved | RHW | | C-3 |



NOTE: FOR CONSTRUCTION ACTIVITIES THAT HAVE A DISTURBED AREA GREATER THAN 1 ACRE, THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) WILL REQUIRE THIS PROJECT TO FOLLOW THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM (VPDES) AND TO REGISTER FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) PERMIT. PURSUANT TO THIS PERMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPP) AND AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE ONSITE AT ALL TIMES. CONTRACTOR SHALL CONTACT BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL ADMINISTRATOR FOR REGISTRATION AND SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

SITE TABULATION
CONTRACT OWNER/DEVELOPER: BANK OF BOTETOURT
19800 MAIN STREET
P.O. BOX 339
BUCHANAN, VA 240066
Ph: (540) 473-1173
Fx: (540) 473-3935

ENGINEER: ENGINEERING CONCEPTS
20 SOUTH ROANOKE STREET
P.O. BOX 619
FINCASTLE, VA 24090
Ph: (540) 473-1253

TAX PARCEL NO'S: 88(8)3 (PORTION)
AREA OF DEVELOPMENT: 1.049 ACRES
CURRENT ZONING: TND (THIS PROPERTY IS IN THE "WORKPLACE AREA")
PROPOSED USE: BANK

UTILITIES: WATER: BOTETOURT COUNTY
SEWER: BOTETOURT COUNTY
ELECTRIC: AMERICAN ELECTRIC POWER
GAS: ROANOKE GAS

MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH FOR COMMERCIAL USES FOR LOTS ON NEW ROADS BUILT WITHIN THE TND:
COMMERCIAL LOTS: SEVENTY (70) FEET AT THE MINIMUM FRONT SETBACK LINE.

MINIMUM LOT AREA: 8,500 S.F. PROPOSED: 45,694 S.F.
MAX. LOT COVERAGE: 70%
MINIMUM FRONTAGE: 80 FEET
PLATTED FRONTAGE: 165 FEET

PARKING: PLANNED USE - BANK = 1 SPACE/200SF GROSS FLOOR AREA
REQUIRED: (5,365SF / 200 = 26.8 (27) SPACES)
PROVIDED: 25 ONSITE SPACES + 5 SHARED SPACES = 30 SPACES

YARDS

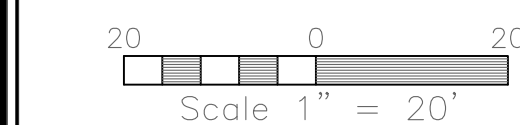
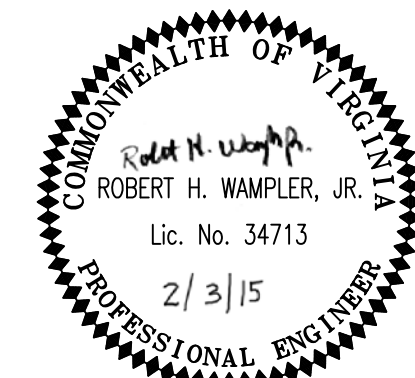
| | FRONT: | MINIMUM: NONE | MAXIMUM: NONE |
|-------|------------------|---------------|---------------|
| SIDE: | MINIMUM: NONE | MAXIMUM: NONE | |
| REAR: | MINIMUM: 35 FEET | MAXIMUM: NONE | |

MAXIMUM HEIGHT OF STRUCTURES: 45 FEET PROPOSED HEIGHT: 33.5'



PERSPECTIVE VIEW
NO SCALE

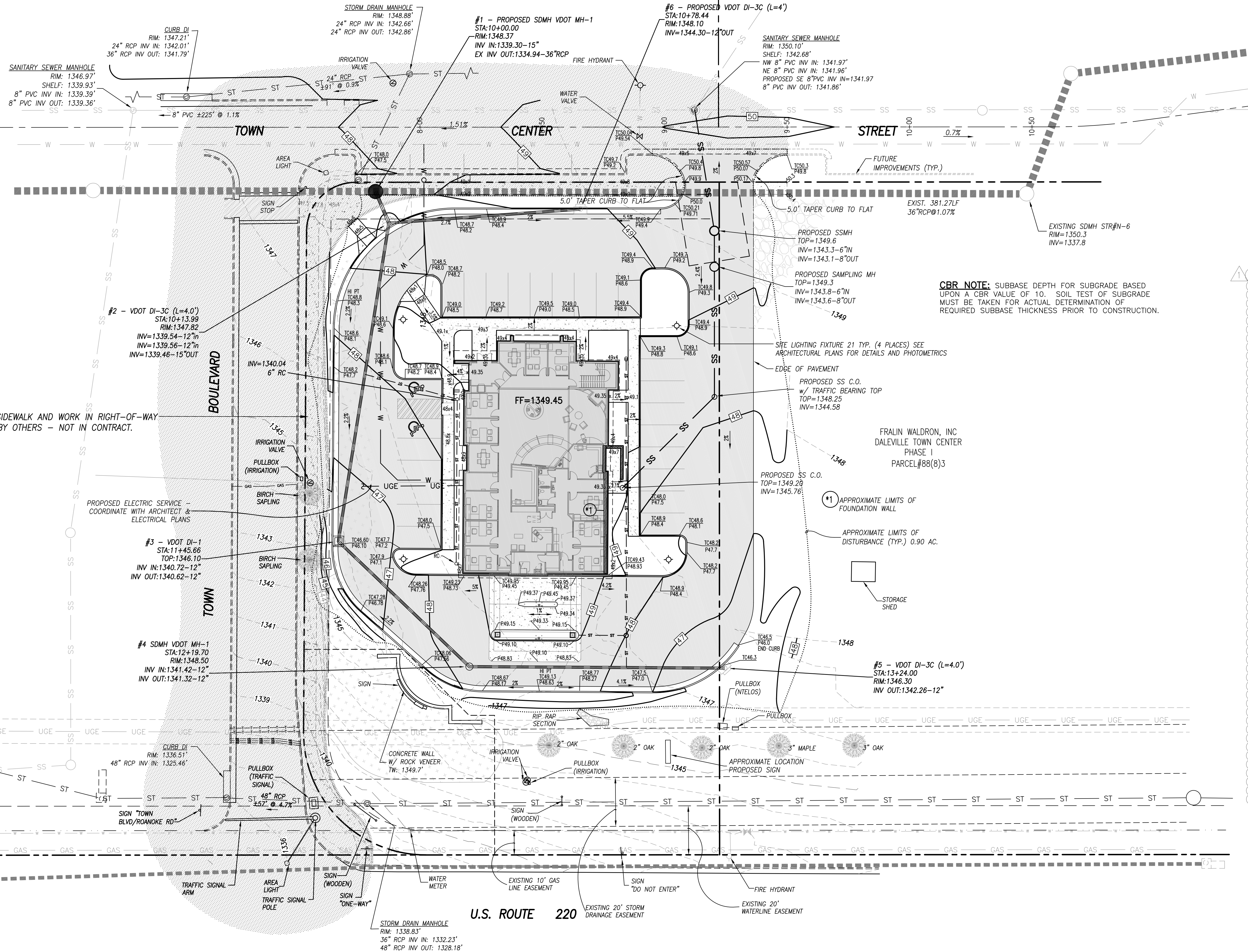
COORDINATION NOTE:
SEE ARCHITECTURAL PLANS FOR ALL BUILDING, MECHANICAL, AND ELECTRICAL DETAILS.



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540.473.1253 FAX: 540.473.1254

| No. | Revision | By | Appd. | Date | Drawn |
|-----|--------------------------|-----|-------|---------|--------------|
| 1 | Planning/Zoning Comments | ECI | RHW | 1/19/15 | MSMj |
| | | | | | Designed RHW |
| | | | | | Checked RHW |
| | | | | | Approved RHW |

| | |
|---|--------------------|
| SITE DIMENSIONAL & UTILITY PLAN BANK OF BOTETOURT | SCALE: 1"=20' |
| AT DALEVILLE TOWN CENTER BOTETOURT COUNTY - VIRGINIA | DATE: Feb. 3, 2015 |
| | PROJECT: 14047 |
| | C-4 |

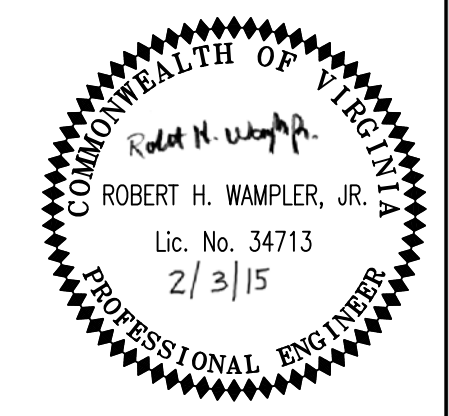


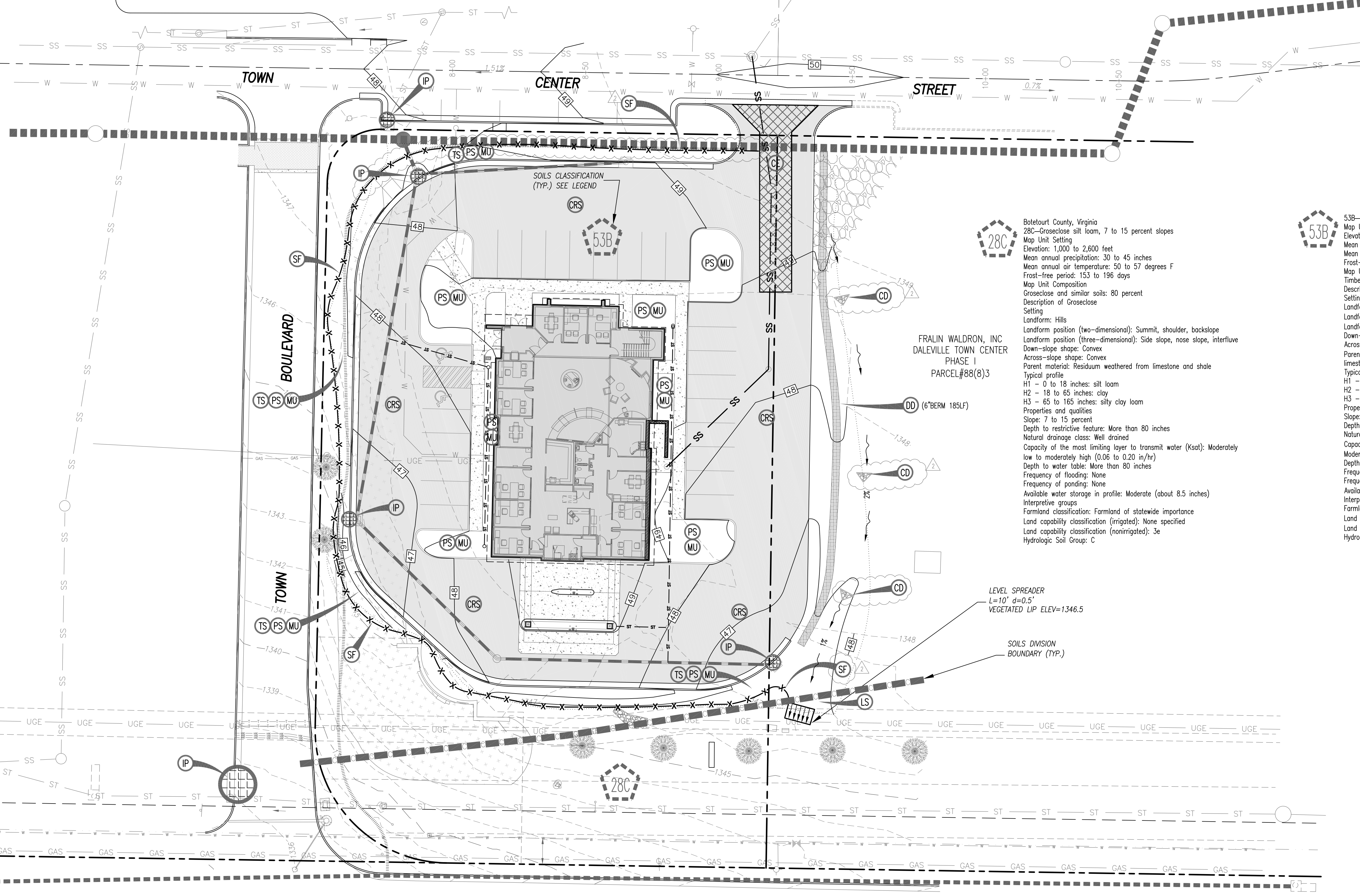
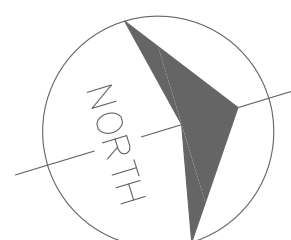
PROFESSORS: June 28th, 2005:

The property will be developed in substantial conformance with the Concept Site Plan dated April 18, 2005, identifying the core, workplace and edge areas as defined in the Botetourt County Zoning Ordinance.

- The property will be developed to the exclusion of all other uses other than those identified in this application for rezoning.
- No more than 300 residential units and 400,000 sq. ft. of commercial space shall be construction in this project. The development will allow for the initial construction of up to 60 total residential units, 12 of which may be multi-family units, prior to the construction of any commercial space. The next 180 residential units will be permitted for construction at a rate of 12 units (one of which may be multi-family) for every 2,000 sq. ft. of commercial space constructed. The remaining 60 residential units may be permitted for construction at a ratio of either (or a combination of) 1 unit for every 1,000 sq. ft. of commercial space constructed for single family, or 1 unit for every 2,000 sq ft of commercial space constructed for multi-family. In no case shall the number of multi-family units exceed 120. The developer will be credited for commercial space when either newly constructed space receives a certificate of occupancy from the Botetourt County Building Department, or, when newly constructed shell space for lease is confirmed as completed by the Building Department.
- No more than 120 multi-family units shall be included in the 300 residential units.
- A Master Property Owners Association (POA) shall be formed for the development, whose purpose shall be to provide for an organized structure to insure the maintenance and enhancement of the intended structures and grounds throughout DTC. Their responsibilities shall include, but not be limited to the creation of adequate budget(s) for the maintenance of all common areas, parks, trails, alleys, storm water management facilities, signage, necessary insurance, management services, and the like. To collect dues and any other assessments to support the budgets. To execute or contract to execute the work necessary for the maintenance and associated work. The association shall have the right to create classes of membership or sub-associations, or both to better facilitate the particulars of any section type or group that may be developed within the property (i.e., commercial, office, residential). The Association shall be bound by its Articles of Incorporation (to be developed) and by the laws of the State of Virginia.
- An architectural review committee will be established and will use the DTC Guidelines to control design within the development. The guidelines and the membership of the Architectural Committee are hereby proffered. The membership of the Committee will be established and the DTC Architectural Guidelines shall be developed, and a copy thereof shall be submitted to the Botetourt county Planning & Zoning Administrator, prior to issuance of any building permits for the project. The DTC Guidelines will include, but not be limited to Design criteria for building elevations, signage, lighting and fencing. Additionally, the Development Guidelines shall require that all exterior designs and building plans shall be approved by a majority vote of the Architectural Review committee. The committee will initially consist of the developer, the project architect, two (2) residents of Botetourt county and the project's landscape architect. Upon completion of the tenth home, the residents of Botetourt County shall be replaced by two (2) residents of DTC (to be chosen by the Homeowners Association).
- The developer will pay for all costs associated with the installation of a traffic signal at the mail entrance along US Route 220 for the purposes of serving the DTC. The traffic signal will be installed as warranted and approved by the Virginia Department of Transportation.

11/23/2010 "...the revising wording of proffered condition number three from the Fralin and Waldron rezoning request on this site approved by the BOS in July 2005 will now read as follows: "No more than 300 residential units and 400,000 square feet of commercial space shall be constructed in this project." "





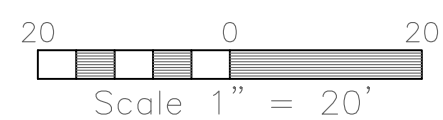
28C

Botetourt County, Virginia
28C—Groseclose silt loam, 7 to 15 percent slopes
Map Unit Setting
Elevation: 1,000 to 2,600 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 153 to 196 days
Map Unit Composition
Groseclose and similar soils: 80 percent
Description of Groseclose
Setting
Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone and shale
Typical profile
H1 - 0 to 18 inches: silt loam
H2 - 18 to 65 inches: clay
H3 - 65 to 165 inches: silty clay loam
Properties and qualities
Slope: 7 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.5 inches)
Interpretive groups
Farmland classification: Farmland of statewide importance
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C

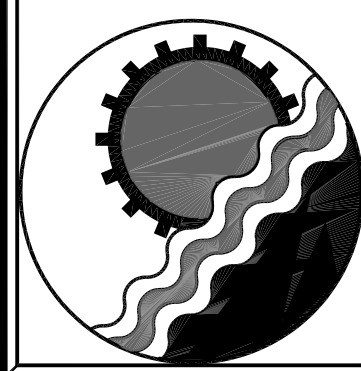
53B

53B—Timberville silt loam, 0 to 7 percent slopes, occasionally flooded
Map Unit Setting
Elevation: 1,400 to 3,600 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 153 to 196 days
Map Unit Composition
Timberville and similar soils: 80 percent
Description of Timberville
Setting
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Local alluvium and/or colluvium derived from limestone and shale
Typical profile
H1 - 0 to 28 inches: silt loam
H2 - 28 to 109 inches: silty clay loam
H3 - 109 to 165 inches: clay
Properties and qualities
Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.9 inches)
Interpretive groups
Farmland classification: All areas are prime farmland
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

NOTE:
FOR CONSTRUCTION ACTIVITIES THAT HAVE A DISTURBED AREA GREATER THAN 1 ACRE, THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) WILL REQUIRE THIS PROJECT TO FOLLOW THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM (VPDES) AND TO REGISTER FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT. PURSUANT TO THIS PERMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE ONSITE AT ALL TIMES. CONTRACTOR SHALL CONTACT BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL ADMINISTRATOR FOR REGISTRATION AND SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.



U.S. ROUTE 220



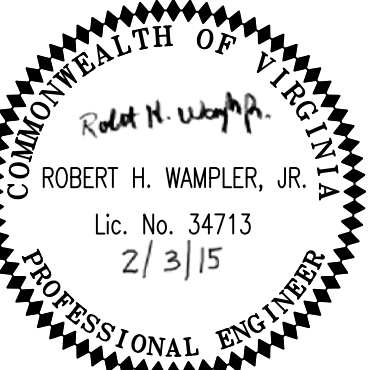
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20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

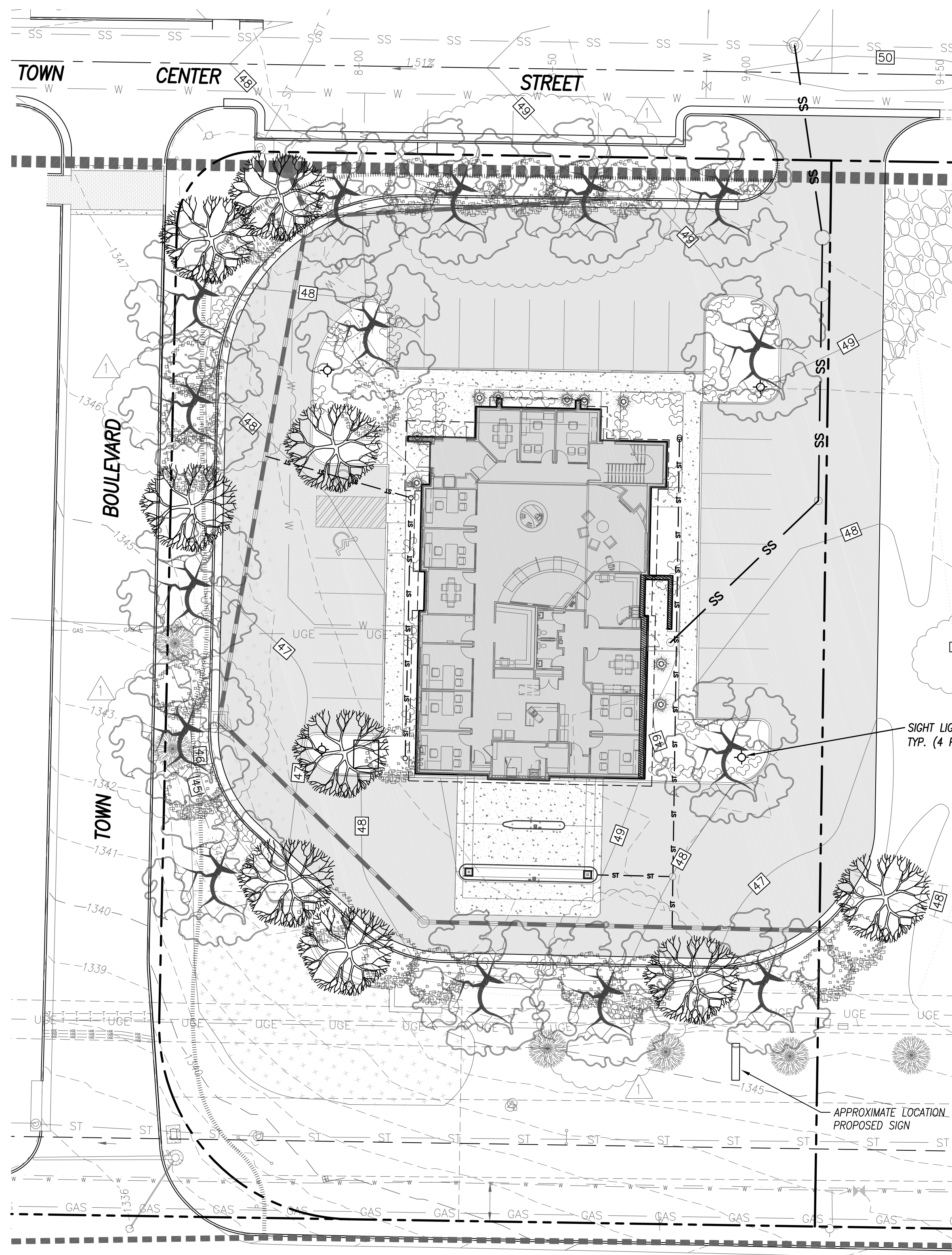
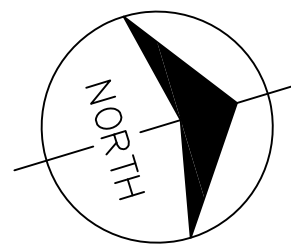
| No. | Revision | By | Appd. | Date | Drawn |
|-----|---------------------------|-----|-------|---------|--------------|
| 2 | BotCo E&S recommendations | ECI | RHW | 1/29/15 | MSMj |
| | | | | | Designed RHW |
| | | | | | Checked RHW |
| | | | | | Approved RHW |

EROSION & SEDIMENT CONTROL PLAN
BANK OF BOTETOURT

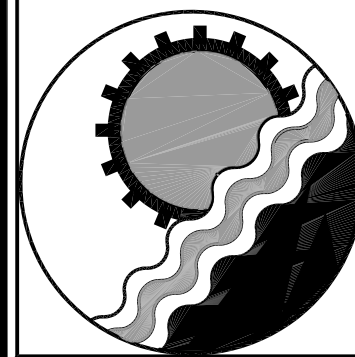
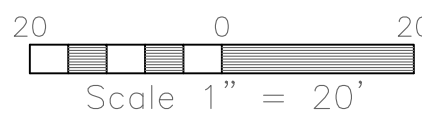
AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA



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| SCALE: 1"=20' |
| DATE: Feb. 3, 2015 |
| PROJECT: 14047 |
| C-6 |

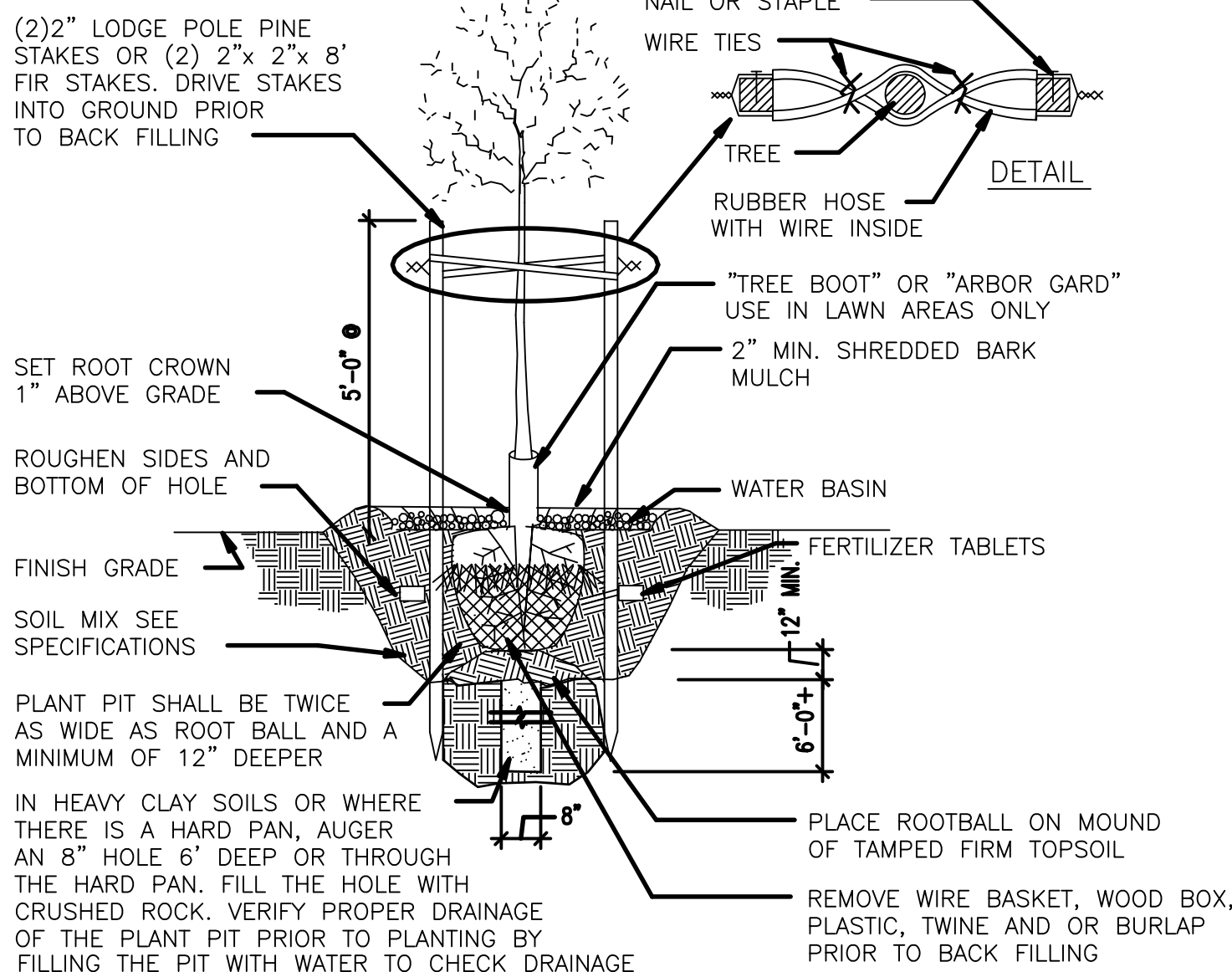


U.S. ROUTE 220



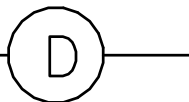
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FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254



TREE PLANTING AND STAKING

SCALE: NONE



PERIPHERAL REQUIREMENTS ALONG TOWN BLVD., U.S. RTE 220 & TOWN CENTER STREET) (605LF FRONTAGE)

| REQUIRED | PROVIDED |
|--------------------------------------|---------------------|
| 1 DEC. CANOPY TREE / 50LF = 12 TREES | 12 TREES |
| 1 UNDER-STORY TREE / 30LF = 20 TREES | 14 TREES (6-EXIST.) |
| 1 EVERGREEN TREE / 30LF = 20 TREES | 20 TREES |
| 1 DECIDUOUS SHRUB / 10LF = 61 SHRUBS | 61 SHRUBS |

LANDSCAPE REQUIREMENTS INTERIOR PARKING LOT (25 PARKING SPACES)

| REQUIRED | PROVIDED |
|------------------------------------|----------------|
| 1 CANOPY TREES/10 SPACES = 3 TREES | 3 TREES |
| | 2 EVGR. TREES |
| | 9 EVGR. SHRUBS |
| | 83 DEC. SHRUBS |

CANOPY REQUIREMENTS

REQUIRED (10%)
1.049 Ac. (45,694 SF) x 10% = 4,570

PROVIDED
DECIDUOUS CANOPY TREES (15) x 1,000 SF = 15,000 SF
EVERGREEN TREE (22) x 800 SF = 17,600 SF
SMALL DECIDUOUS TREE (14) x 150 SF = 2,100 SF
TOTAL = 34,700 SF (75%)

LANDSCAPE NOTES:

- Site Preparation and Planting Schedule: Contractor shall be responsible for inspecting site and determining site preparation requirements prior to planting. Soils tests are recommended. Indicate beginning and ending dates of planting for each material.
- Maintenance Instructions: Written instructions for the owner's maintenance of landscaping. Include initial maintenance recommendations, 12 month, and long term recommendations. Submit prior to acceptance of landscaping.
- Substitutions of plant materials will only be considered by the project Landscape Architect in the unlikely event the specified material is unavailable, or of unacceptable quality. The contractor shall make every effort to provide the specified material. The contractor shall inform and seek approval by the project Landscape Architect prior to acquisition or installation of potential substitutions.
- Provide plant materials complying with ANSI Z60.1 - American Standard for Nursery Stock, 1998.
- The project Landscape Architect retains the right to inspect planting materials at any time for compliance with the contract documents including but not limited to plant defects and lack of protection or maintenance and to reject defective material. Immediately dispose of rejected materials off the site.
- Deliver stock only after soil has been prepared. Schedule harvesting and delivery in quantities suitable for immediate planting upon arrival. Plant immediately - if planting cannot be accomplished immediately, provide shade, protect from wind, protect balls or roots from drying by covering at all times with moist saw dust, wood chips, shredded bark, peat moss, or other similar mulching material.
- Schedule and coordinate with work of other sections and local seasons. Locate and avoid damage to underground utilities.
- Notify the project Landscape Architect of any unforeseen conditions affecting plant growth (i.e., buried debris, limited soil depth, rock, etc.).
- Planting Time: Plant only in favored ground.
- Warranties shall be in addition to, and not a limitation of, other rights the owner may have against the contractor under the contract documents.
- Replace unsatisfactory landscape materials (those dead or lacking vigor) with healthy, vigorous materials. At the direction of the project Landscape Architect, either replace materials in borderline condition or extend the warranty covering such materials for one full growing season. Another inspection will be conducted at the end of the extended warranty period. If any, to determine acceptance or rejection. Only one replacement (per tree, shrub, plant, etc.) will be required at the end of the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- Lawn - Establishment: Warranty and Maintenance: All disturbed areas shall be prepared for planting by spreading a four (4) inch layer of topsoil over the rough graded ground surface. Lawn areas shall be seeded with a mixture of 95% Turf Type Tall Fescue and 5% Kentucky Bluegrass. Seed all disturbed areas at a rate of 7-9 pounds/1000 square feet. Each grass type shall be comprised of the following seed mix or a seed mix of equal composition based upon seasonal availability:
 - a. Turf Type Tall Fescue - Equal mix of Tarned, Apache II, Wapack and Olympic Gold
 - b. Kentucky Bluegrass - Equal mix of Midnight, Washington, Blackstone, Blacksting, Unique and Apollo

Immediately following seeding, spread a one (1) inch layer of straw mulch over seeded areas.
Maintain lawns from immediately after seeding until the latest of: substantial completion of the project, acceptance after the first cutting / mowing by the Contractor, or until an acceptable lawn is established and approved by the project Landscape Architect. The Owner shall maintain lawn areas after final acceptance and approval.

Basin of acceptance, seeded lawns: At end of maintenance period, lawns shall be uniform in texture, density, and color; substantially weed-free; without gaps or bare spots; and with vigorous growth of proper species and variety.

Mulch: Replace mulch in areas where mulch has been displaced and secure against displacement.

Watering: Water regularly and at such times and rates as necessary for optimum growth and to avoid wilting, puddling, runoff, or erosion.

Fertilizing: After one month of growth, apply 10-10-10 slow release fertilizer at the rate of 12 pound per 1000 square feet.

Control growth of weeds: Apply herbicides in accordance with manufacturer's instructions. Remedy any damage resulting from use of herbicides. Do not allow foot or vehicular traffic over new lawn areas.

Provide effective herbicides or warning signs, or both if necessary. Regrade and replant areas if necessary to correct rutted, damaged, or improperly graded areas.

12. Trees and Shrubs Warranty and Maintenance: Maintain trees and shrubs from immediately after planting until the latest of: the period required to establish acceptable healthy plant growth, substantial completion of the project, or 12 months after date of substantial completion of planting.

Provide all maintenance necessary to achieve healthy plant growth. Water regularly, and on a timely basis, to ensure healthy establishment.

Remove weeds, replace mulch, and restore eroded watering basins around trunks if needed.

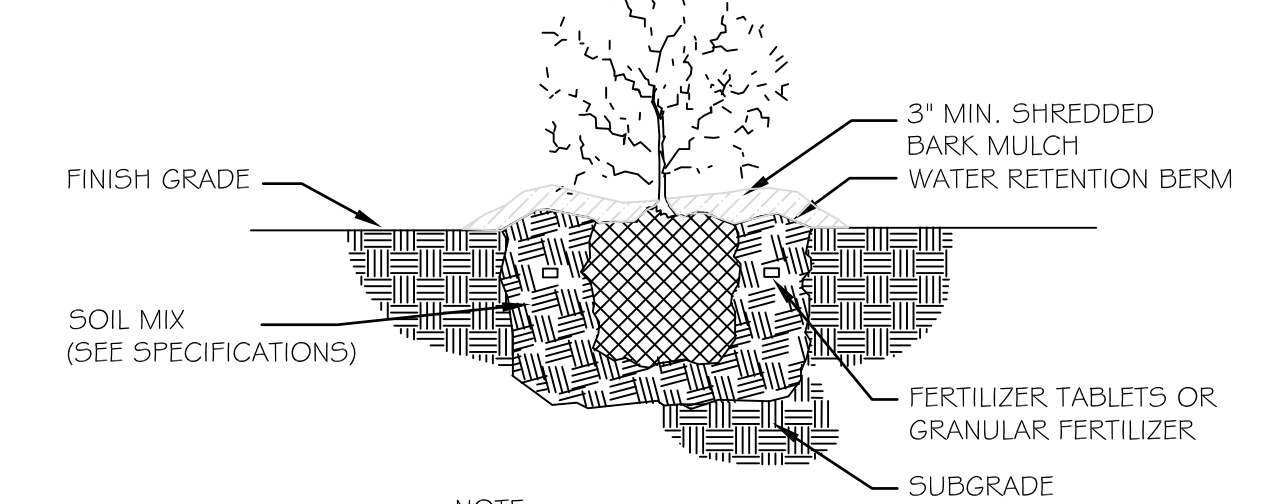
Adjust stakes and guys to provide proper support and replant trees and shrubs to vertical position if necessary.

Apply insecticides or fungicides if necessary to prevent or correct insect infestation and diseases.

14. Planting Soil: Mix native soil, topsoil, and amendments thoroughly to provide uniform mixture, using powered rotary tiller, hand-shovel, or other means acceptable to the project Landscape Architect. Planting soil mix:

- One-third (1/3) native soil from excavated hole.
- One-third (1/3) imported topsoil.
- One-third (1/3) mixed soil amendments (manure & peat humus).

Commercial fertilizer: 1.25 pounds per 100 square feet of surface area.

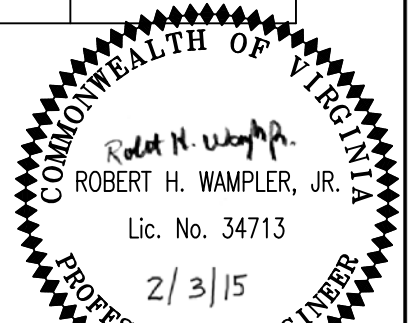


NOTE:
PLANT PIT SHALL BE TWICE AS WIDE AS ROOT BALL AND A MINIMUM OF 6" DEEPER

TYPICAL SHRUB PLANTING

NOT TO SCALE

| CATEGORY | COMMON NAME | BOTANICAL NAME | MIN. SIZE |
|--|----------------|-----------------------------|--------------|
| LARGE SHADE TREE (deciduous) | HACKBERRY | celtis occidentalis | 2" CALIPER |
| ORNAMENTAL TREE (deciduous understory) | EASTERN REDBUD | cercis canadensis | 1.5" CALIPER |
| SMALL EVERGREEN SHRUB | KOREAN BOXWOOD | buxus microphylla koreana | 1' HEIGHT |
| DECIDUOUS SHRUB | BARBERRY | berberis thunbergii bogozam | 2' HEIGHT |
| EVERGREEN TREE | NORWAY SPRUCE | picea abies | 4' HEIGHT |



| No. | Revision | By | Appd. | Date | Drawn |
|-----|--------------------------|-----|-------|---------|--------------|
| 1 | Planning/Zoning Comments | ECI | RHW | 1/19/15 | MSMj |
| | | | | | Designed RHW |
| | | | | | Checked RHW |
| | | | | | Approved RHW |

LANDSCAPE PLAN BANK OF BOTETOURT

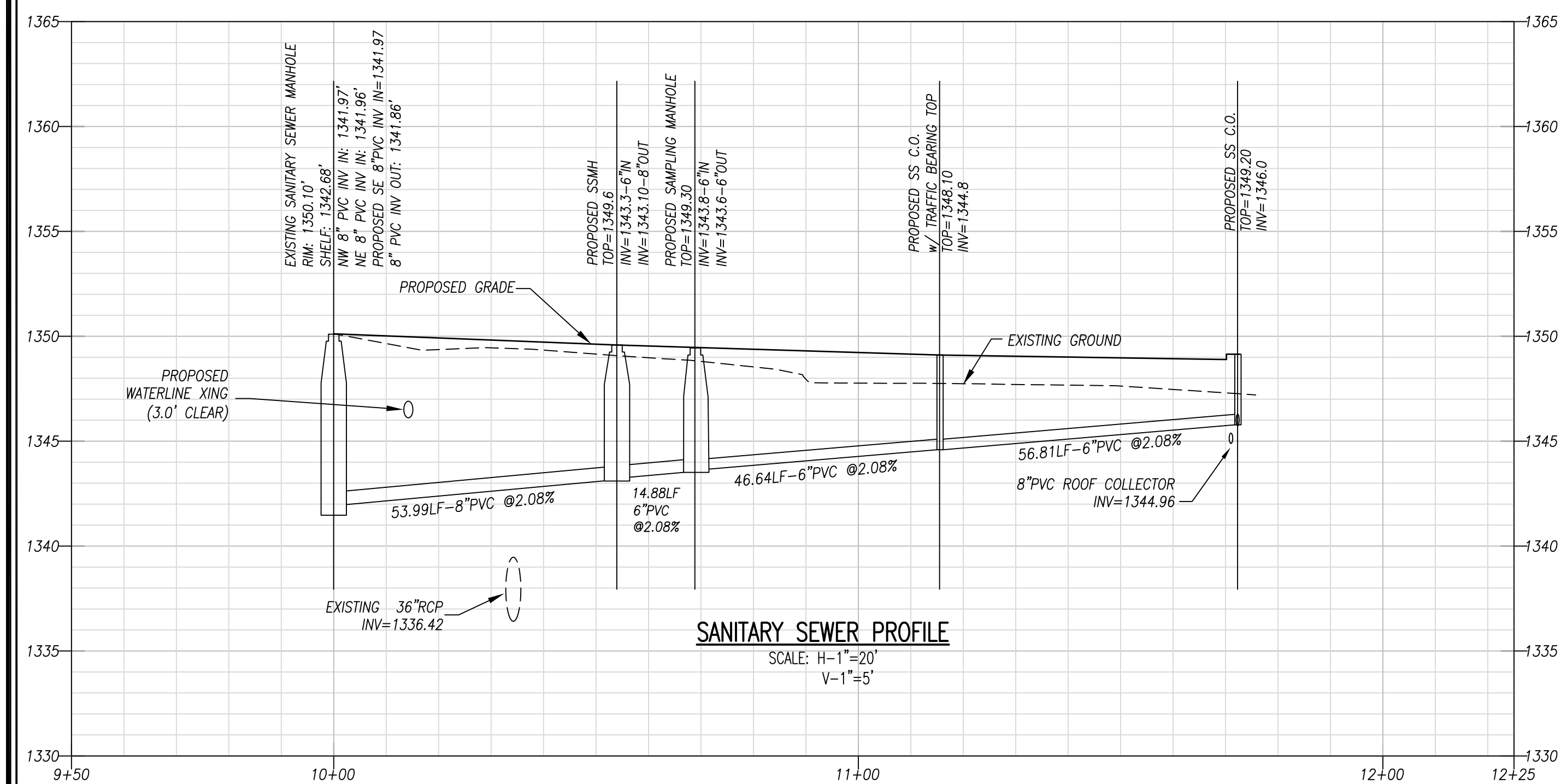
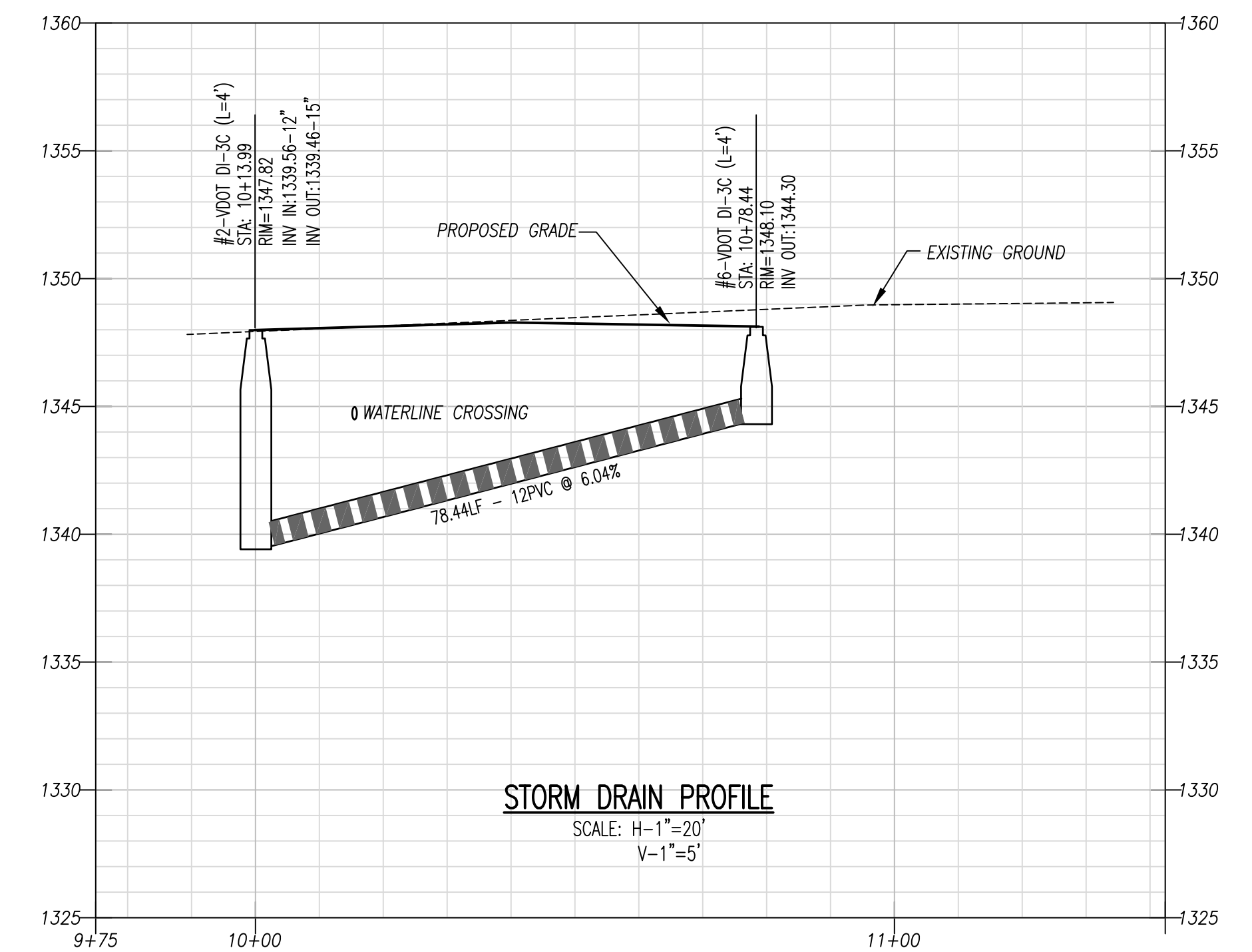
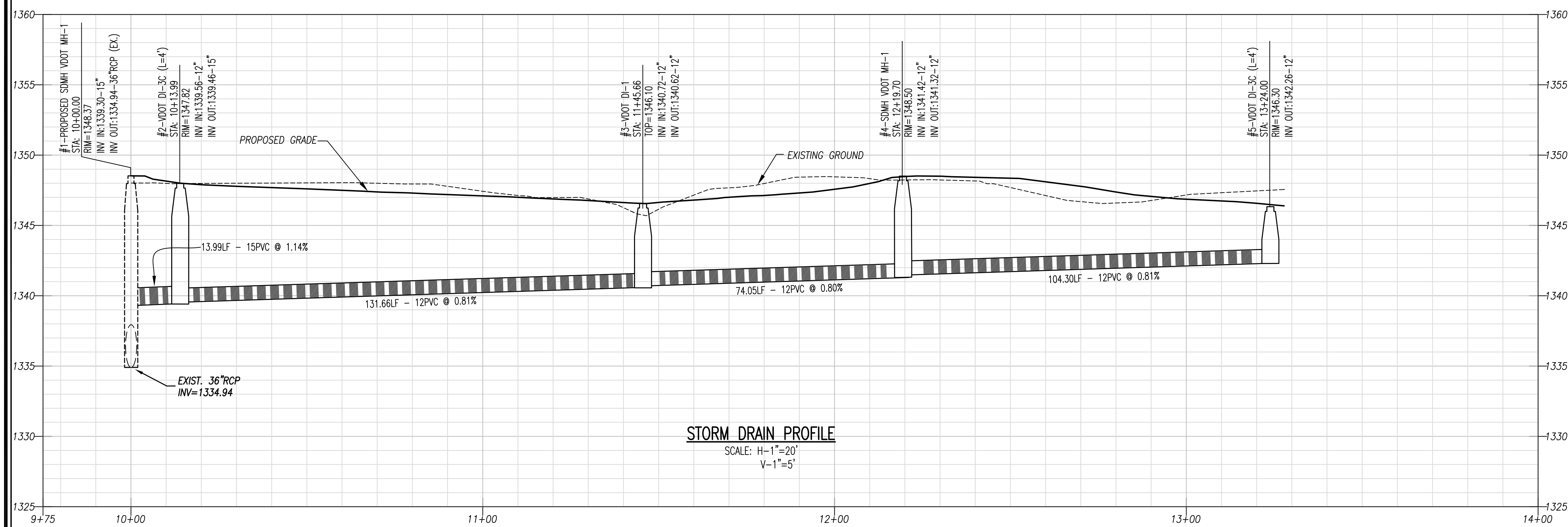
AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

SCALE: 1"=20'

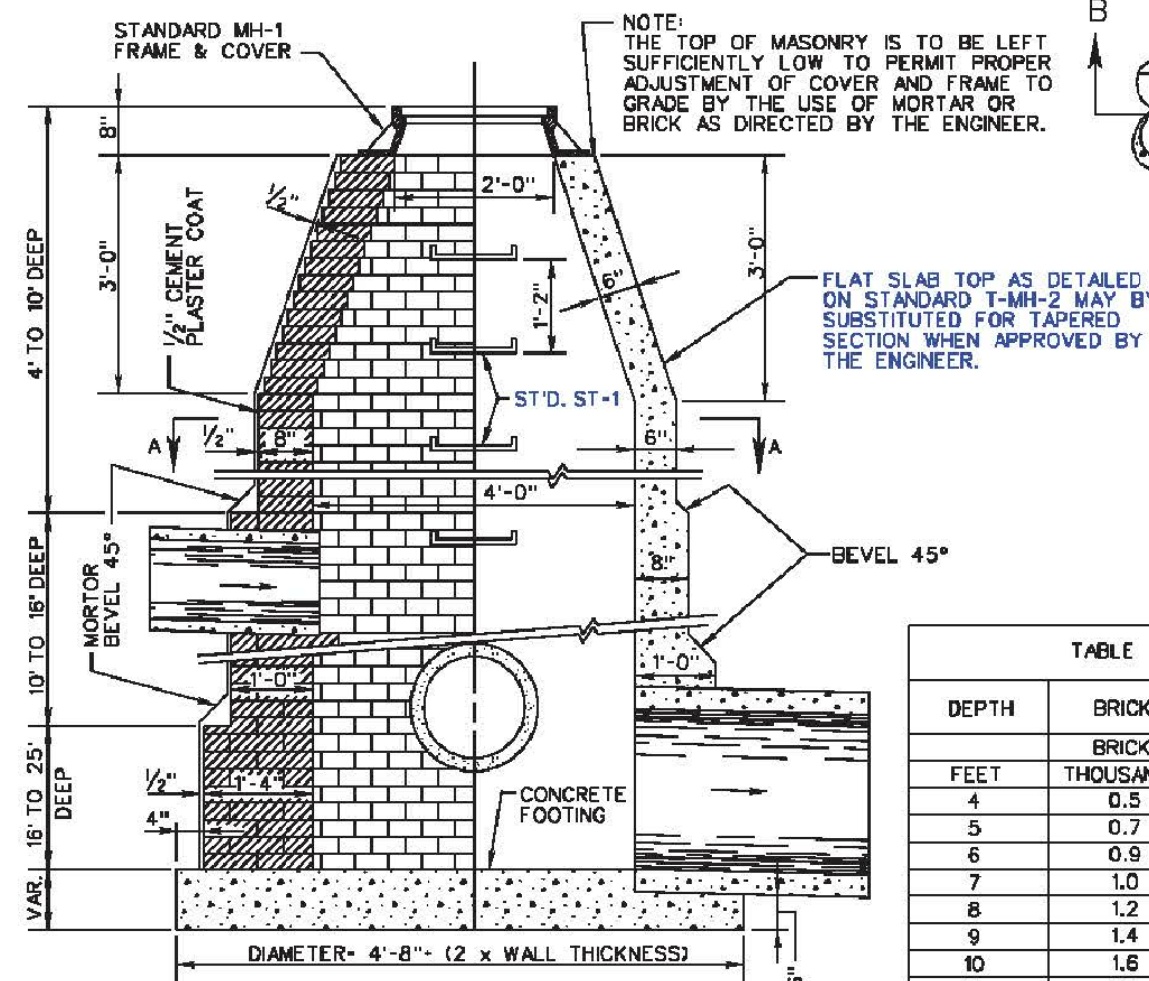
DATE: Feb. 3, 2015

PROJECT: 14047

C-7



SEE STANDARD SL-1 FOR APPLICABILITY OF SAFETY SLABS.



SECTION B-B

BRICK
CONCRETE
OR
CONCRETE BLOCK

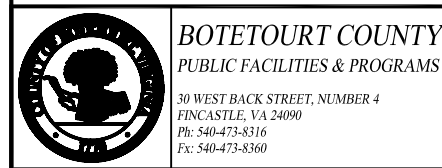
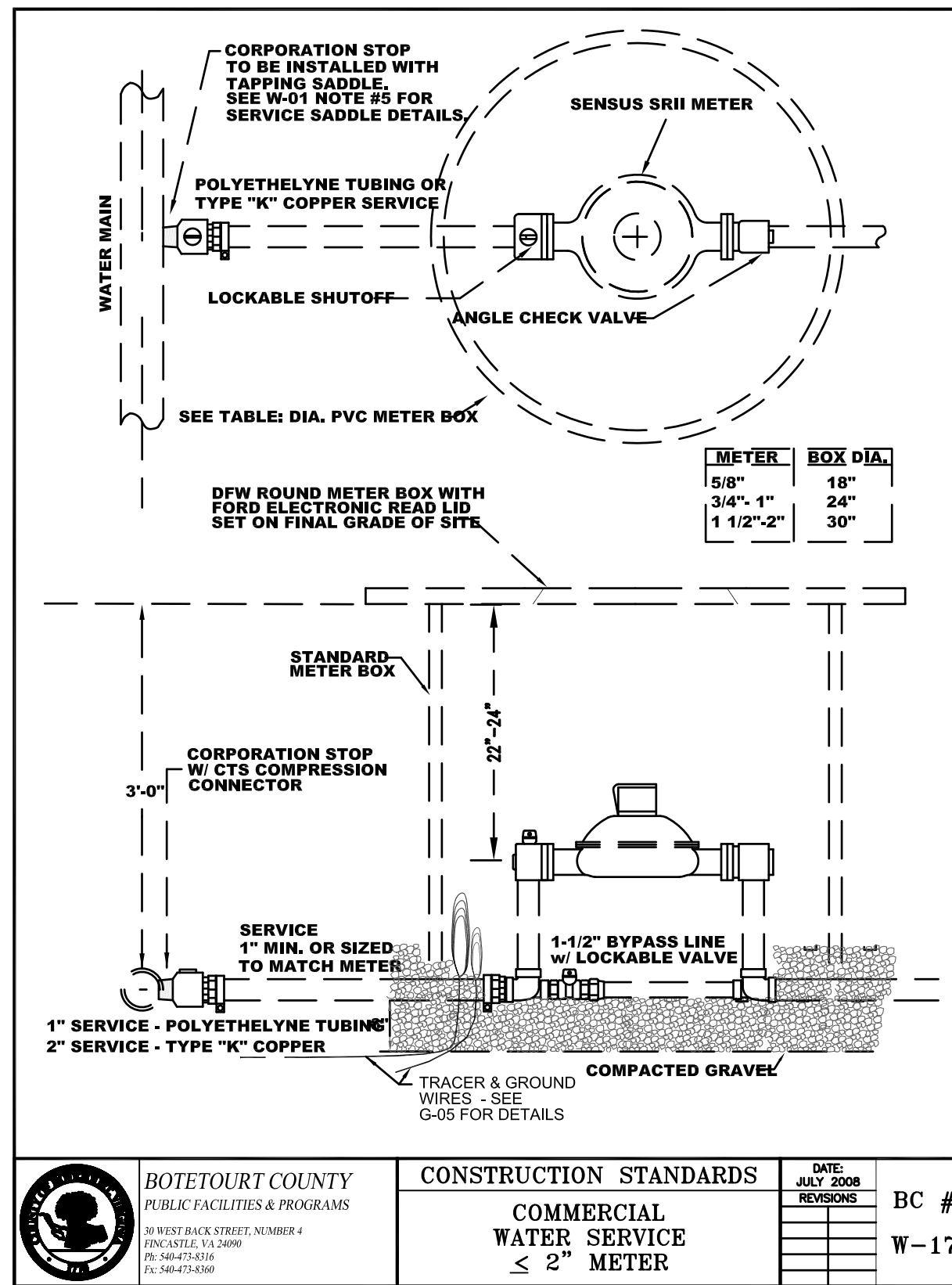
| DEPTH | BRICK | MANHOLE | CONCRETE | MANHOLE |
|-----------|-----------|-----------|----------|-----------|
| FEET | THOUSANDS | CU. YARDS | CONCRETE | CU. YARDS |
| 4 | 0.5 | 0.785 | 1.437 | |
| 5 | 0.7 | 0.785 | 1.699 | |
| 6 | 0.9 | 0.785 | 1.961 | |
| 7 | 1.0 | 0.785 | 2.223 | |
| 8 | 1.2 | 0.785 | 2.485 | |
| 9 | 1.4 | 0.785 | 2.747 | |
| 10 | 1.6 | 0.785 | 3.009 | |
| 11 | 1.8 | 0.970 | 3.455 | |
| 12 | 2.2 | 0.970 | 3.817 | |
| 13 | 2.5 | 0.970 | 4.179 | |
| 14 | 2.8 | 0.970 | 4.541 | |
| 15 | 3.1 | 0.970 | 4.903 | |
| 16 | 3.4 | 0.970 | 5.265 | |
| 17 | 4.0 | 1.173 | 6.032 | |
| INCREMENT | 0.45 | - | 0.582 | |

- NOTES:
1. QUANTITIES SHOWN ARE FOR MANHOLE WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES.
 2. A BASE THICKNESS OF 9" WAS USED IN COMPUTING CONCRETE QUANTITIES.
 3. INCREMENTS TO BE ADDED FOR EACH ADDITIONAL FOOT OF DEPTH.
 4. MATERIALS MAY BE BRICK, CONCRETE OR APPROVED CONCRETE MANHOLE BLOCK.
 5. IF BLOCKS ARE USED THE MINIMUM THICKNESS OF SAME IS TO BE 2". OTHER THICKNESSES ARE TO CONFORM TO WALL THICKNESS SHOWN FOR CONCRETE.
 6. ALL CONCRETE TO BE CLASS A3.
 7. WHEN SPECIFIED ON PLANS THE INVERT IS TO BE SHOWN IN ACCORDANCE WITH STANDARD IS-1.

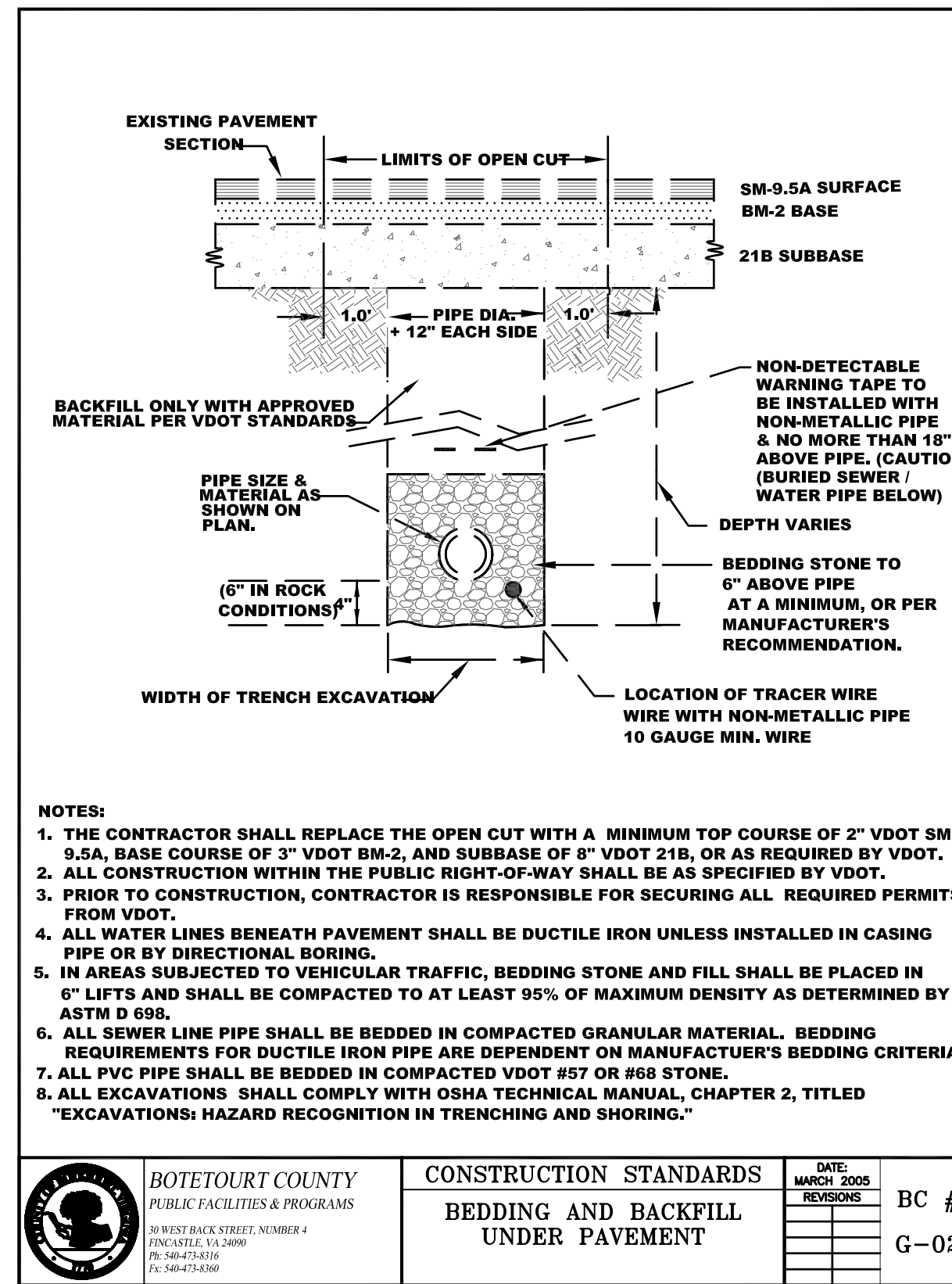
MANHOLE FOR 12" - 48" PIPE CULVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

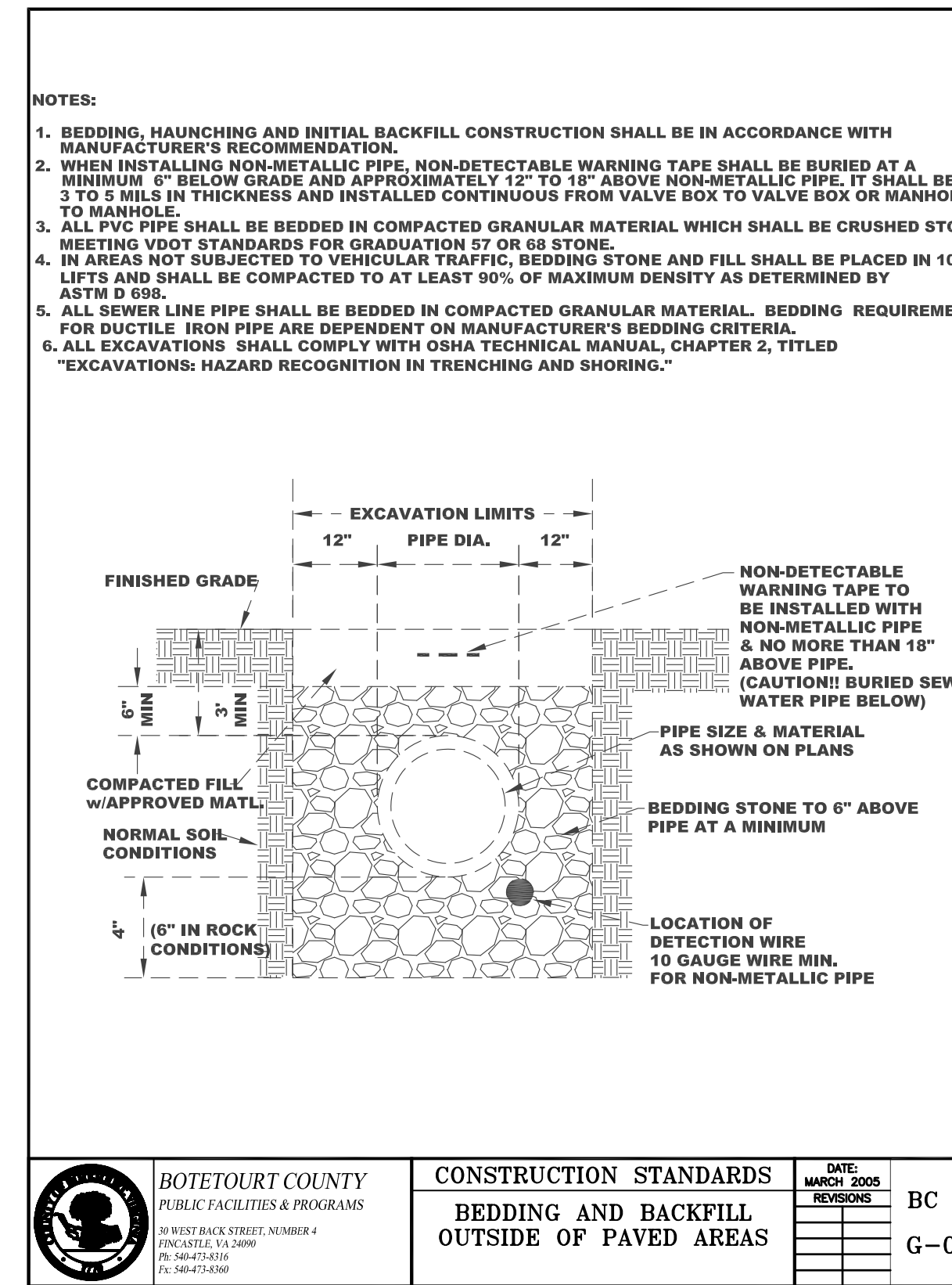
| SPECIFICATION | REFERENCE |
|---------------|-----------|
| 302 | |



| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|--------------------------|-----------|-----------|------|
| COMMERCIAL WATER SERVICE | JULY 2008 | | |
| ≤ 2" METER | | | |



| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|------------------------|------------|-----------|------|
| BEDDING AND BACKFILL | MARCH 2005 | | |
| UNDER PAVEMENT | | | |

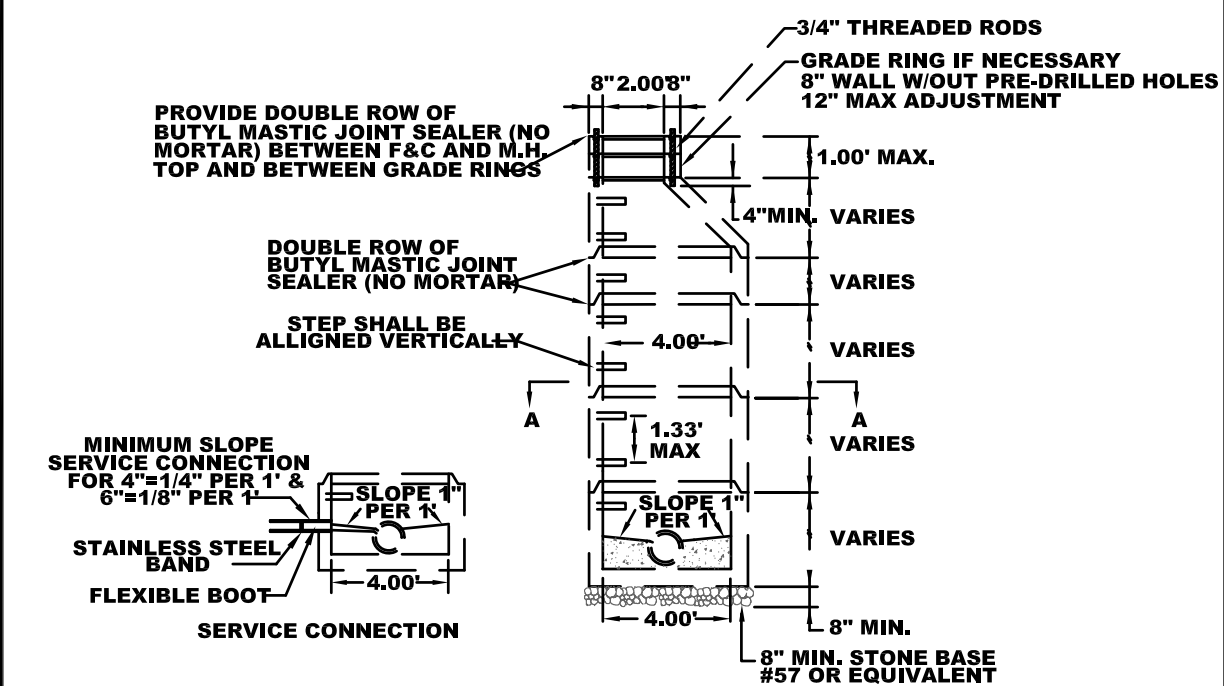
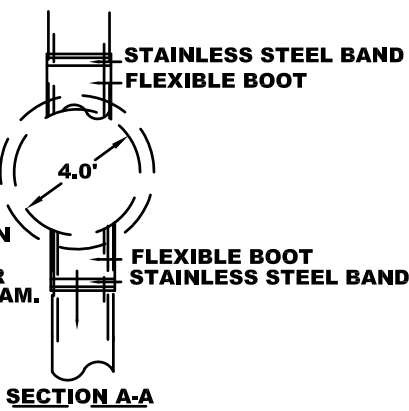


| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|------------------------|------------|-----------|------|
| BEDDING AND BACKFILL | MARCH 2005 | | |
| OUTSIDE OF PAVED AREAS | | | |

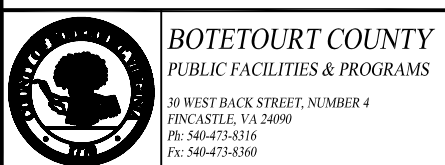
NOTES:

1. ALL MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS, INC. WATER TIGHT MANHOLE FRAME MODEL #10452, WATER TIGHT COVER MODEL #10404GS AND BOLT-DOWN MANHOLE COVER MODEL #10404CS.
2. BOLT-DOWN MODEL TO BE USED IN AREAS SUBJECT TO FLOODING OR AS DIRECTED BY BOTETOURT COUNTY.
3. STEPS TO BE VERTICALLY ALIGNED.
4. THE FRAME AND COVER SHALL BE PROPERLY ALIGNED WITH THE 2 FOOT OPENING OF THE MANHOLE STRUCTURE AND BOLTED IN PLACE.
5. FLAT TOP MANHOLES MAY ONLY BE SUBSTITUTED WITH THE PERMISSION OF THE UTILITY DIRECTOR. WHEN USED, THE ECCENTRIC OPENING MUST LINE UP WITH THE STEPS.
6. SAMPLING MANHOLES IN TRAFFIC AREAS SHALL BE CONSTRUCTED AS PER MANHOLE DETAILS.
7. FLEXIBLE JOINT MANHOLE CONNECTION SHALL BE AS MANUFACTURED BY PRES-SEAL GASKET CORPORATION OR EQUAL.
8. PRECAST MANHOLES SHALL BE FROM MANUFACTURER WITH A VDOT APPROVED QUALITY ASSURANCE PROGRAM.

INVERTS WILL BE THE SAME SIZE AS THE PIPE AND SUFFICIENT SIZE FOR PLUGS AND FILLING EQUIPMENT.



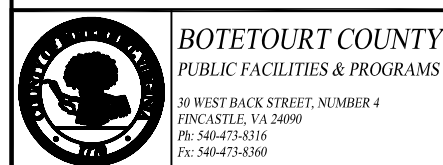
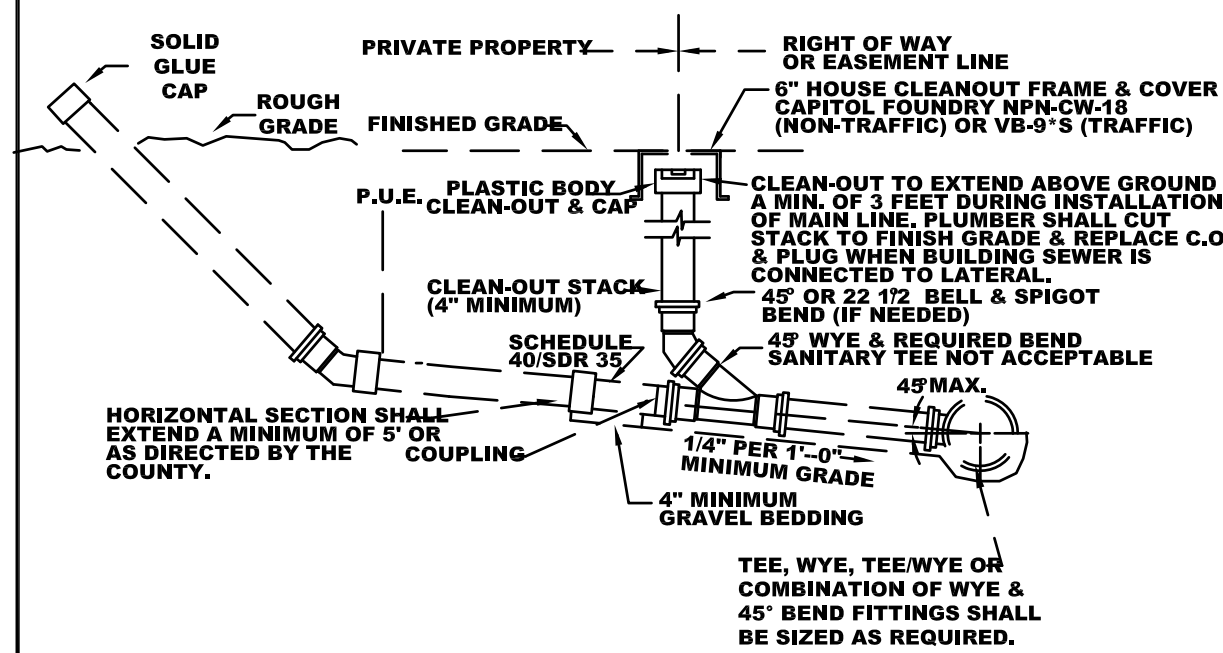
CONCENTRIC MANHOLE WITH PRECAST INVERT



| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|---------------------------|------------|-----------|------|
| 4ft STANDARD MANHOLE | MARCH 2005 | | |
| FOR PIPES 15" AND SMALLER | | | |

GENERAL NOTES:

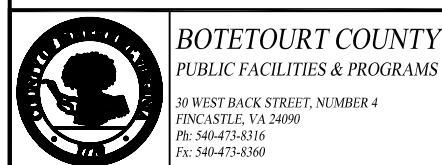
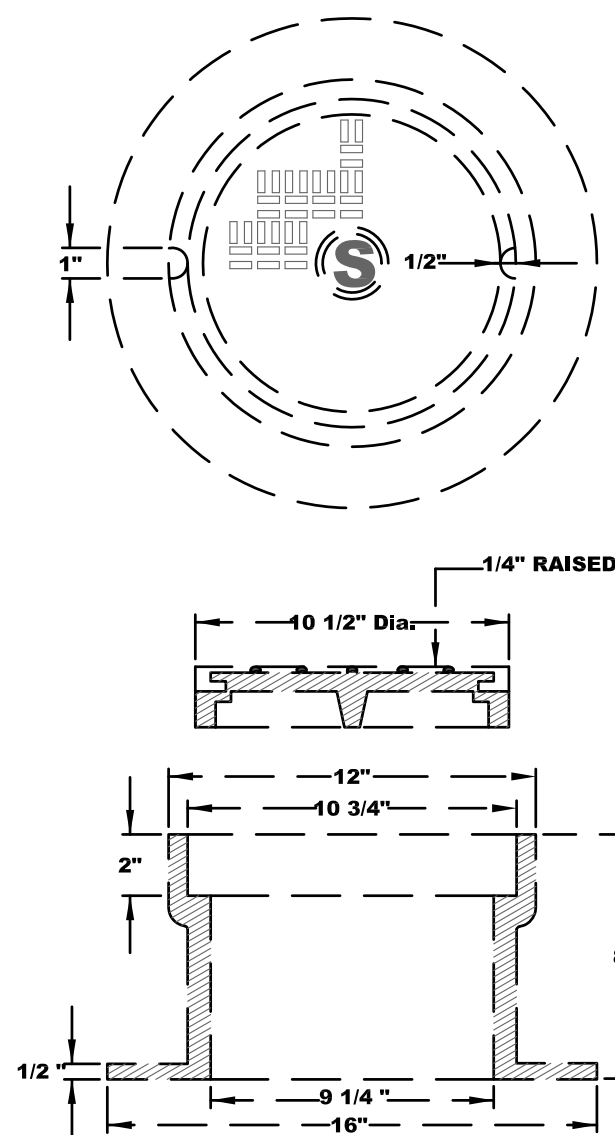
1. TRAFFIC BEARING BOX REQUIRED IN TRAFFIC AREAS.
2. ALL PIPE AND FITTINGS SHALL BE OF SIMILAR MATERIAL.
3. ALL PIPE SHALL BE OF SAME SIZE.
4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE, (EXCEPT AS NOTED).
5. ALL MAIN LINE TAPS ON ACTIVE MAINS WILL BE PERFORMED BY CONTRACTOR AND INSPECTED BY BOTETOURT COUNTY.
6. PIPING BEHIND CLEANOUT TO BE INSTALLED PER BOCA CODE.
7. MINIMUM LATERAL SIZE: 4" FOR RESIDENTIAL SERVICE 6" FOR NON-RESIDENTIAL SERVICE
8. MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE(3) FEET.
9. PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE WHEN MAINTENANCE OCCURS.



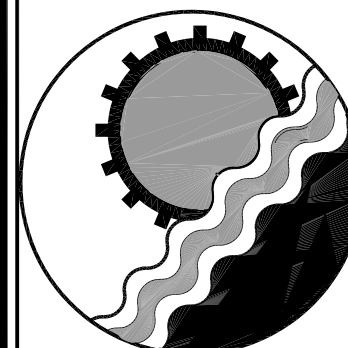
| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|------------------------|------------|-----------|------|
| SANITARY SEWER | MARCH 2005 | | |
| LATERAL | | | |

NOTES:

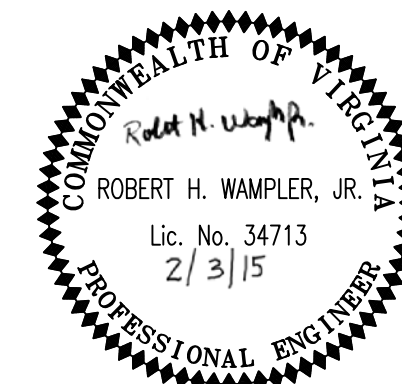
1. A MINIMUM CLEARANCE OF 4 INCHES IS REQUIRED BETWEEN CLEANOUT CAP AND TOP OF COVER.
2. CAPITOL FOUNDRY FRAME AND COVER ITEM # VB-5'S



| CONSTRUCTION STANDARDS | DATE | REVISIONS | BC # |
|------------------------|------------|-----------|------|
| TRAFFIC BEARING | MARCH 2005 | | |
| CLEANOUT BOX | | | |



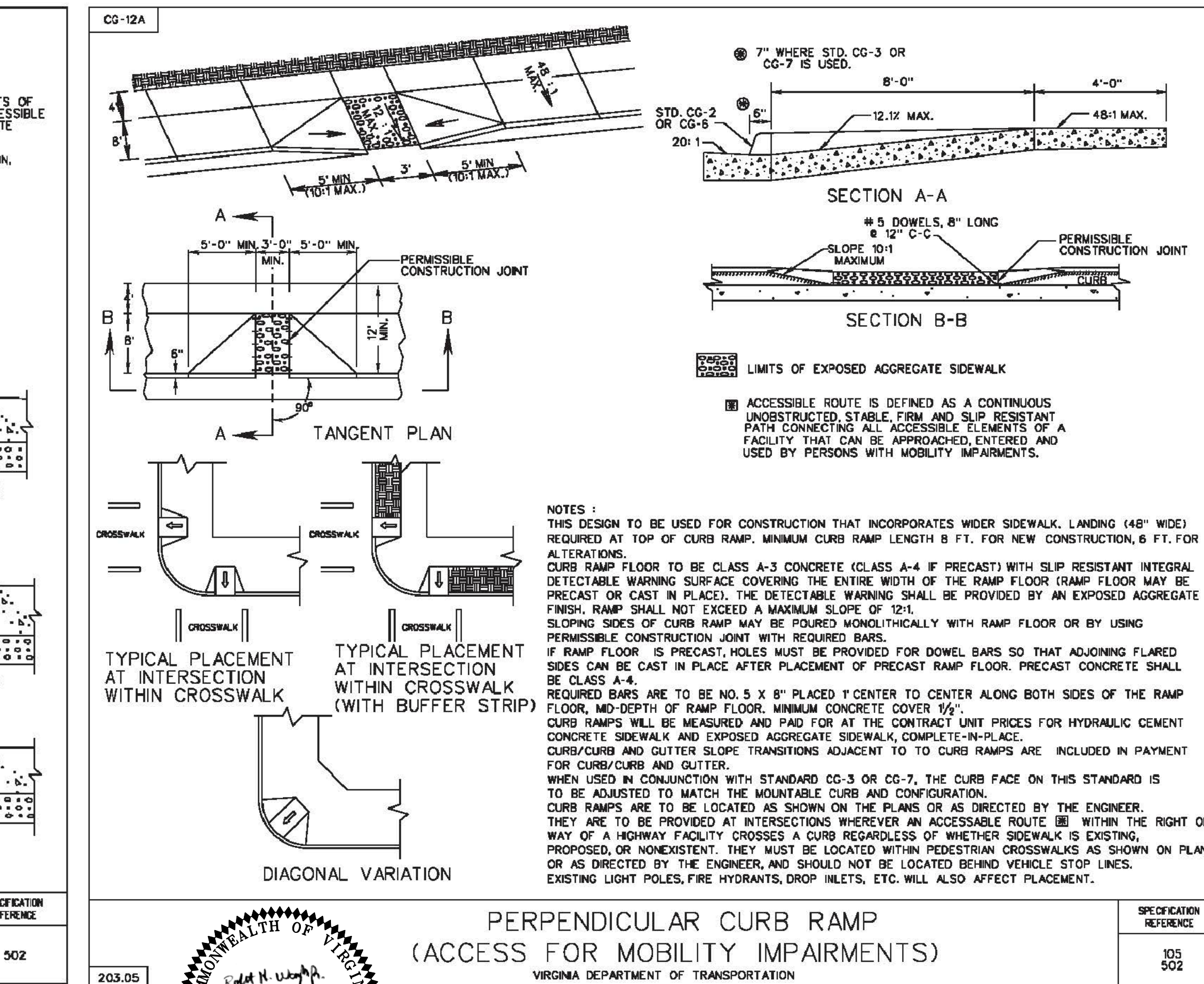
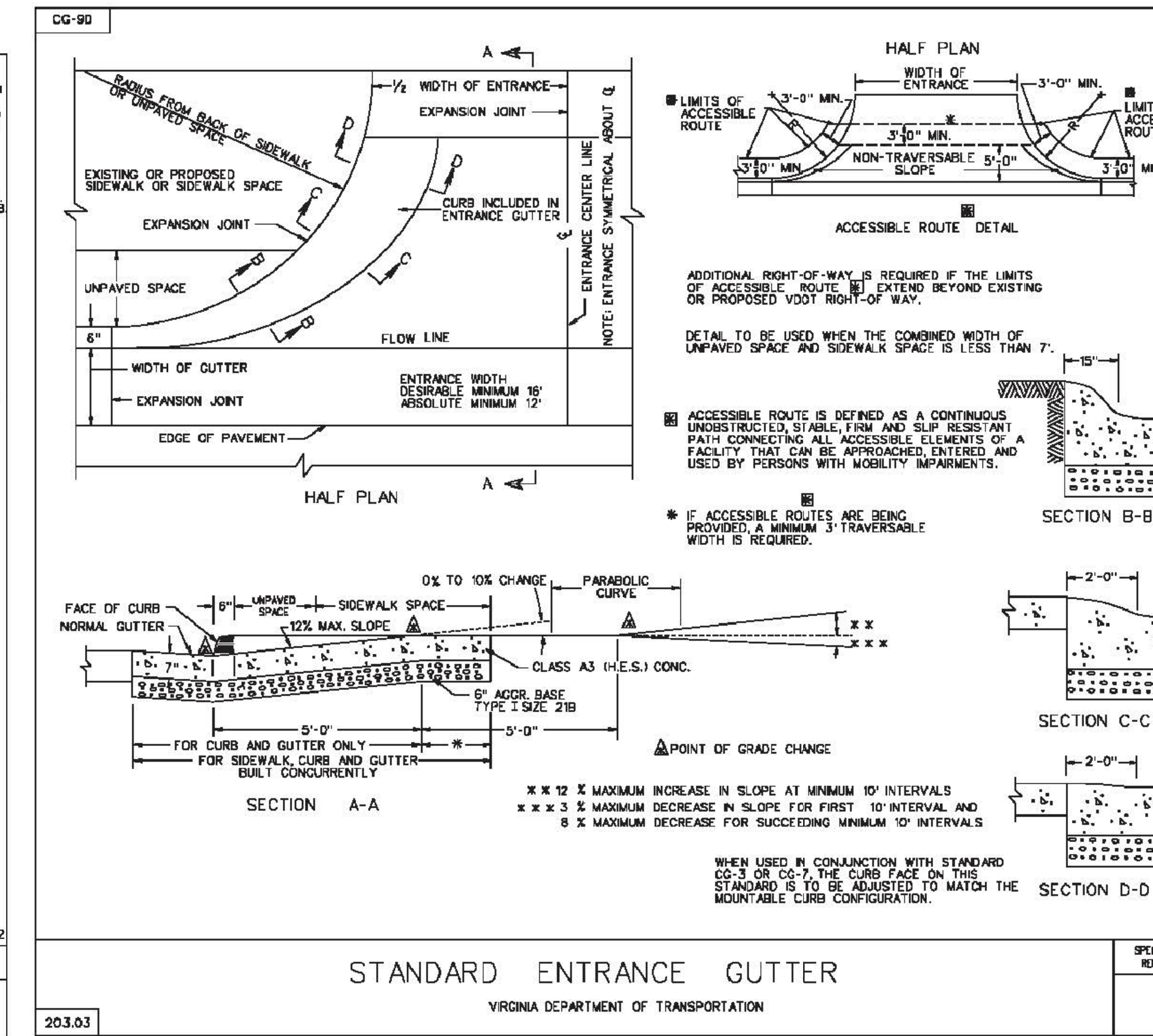
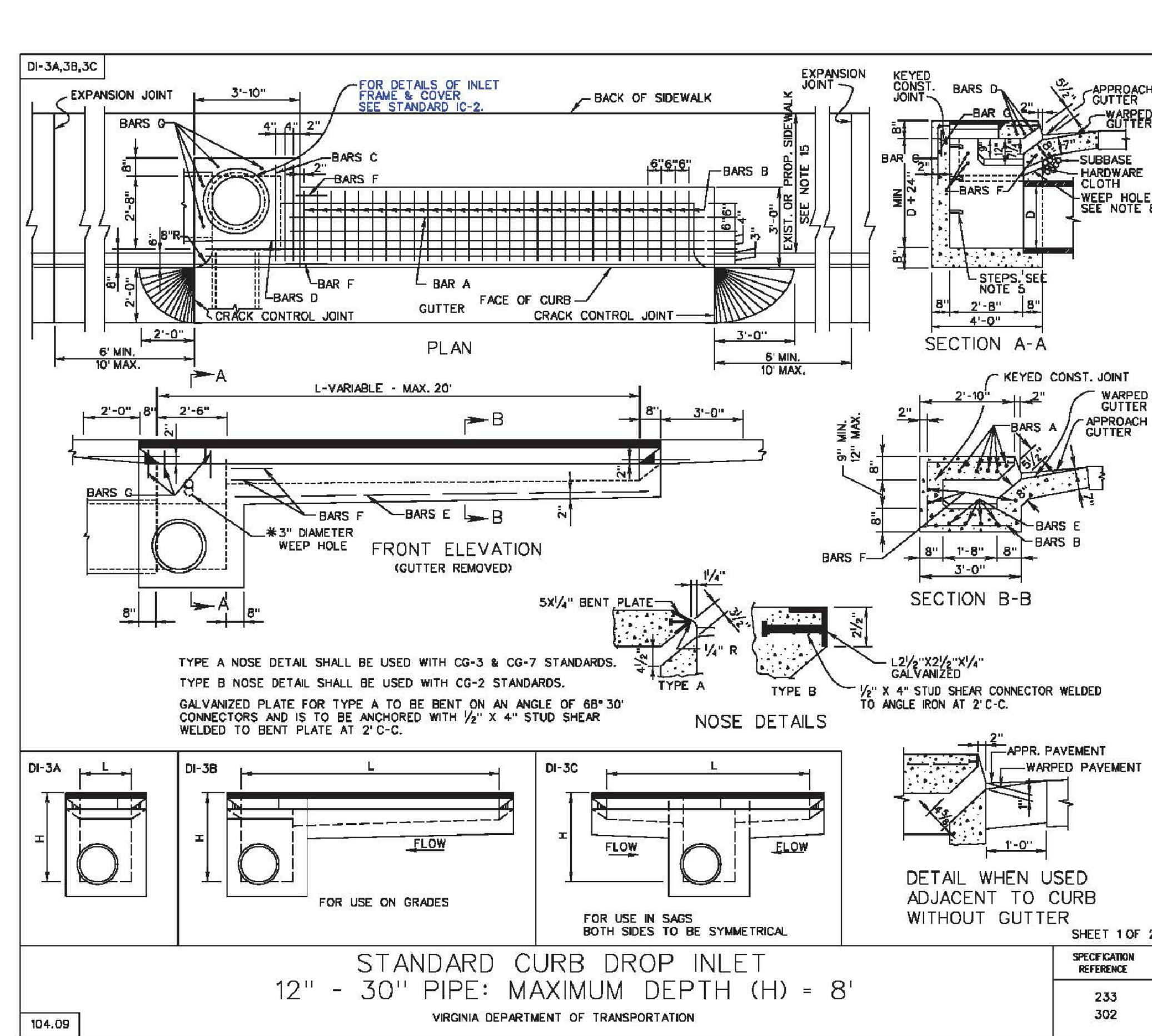
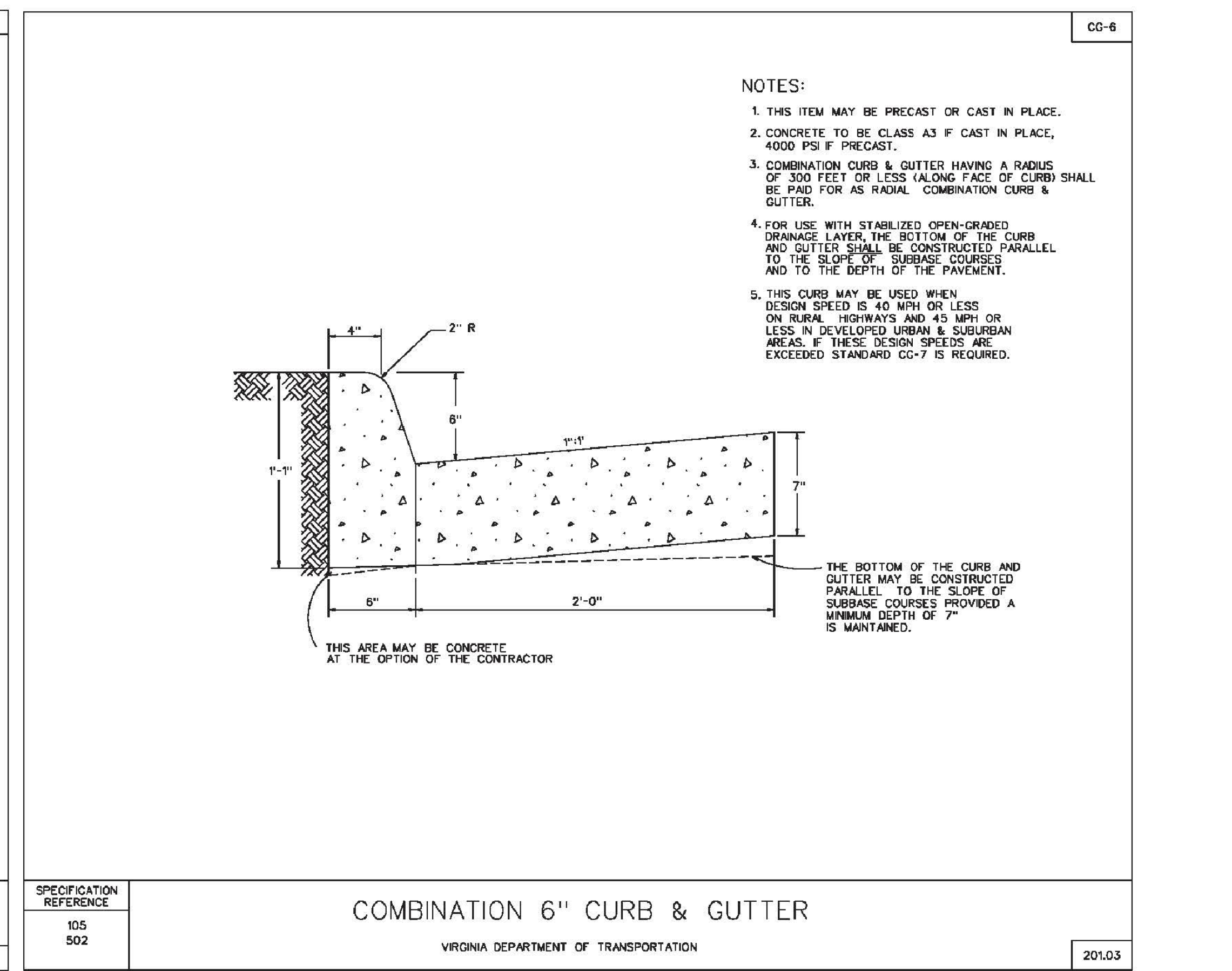
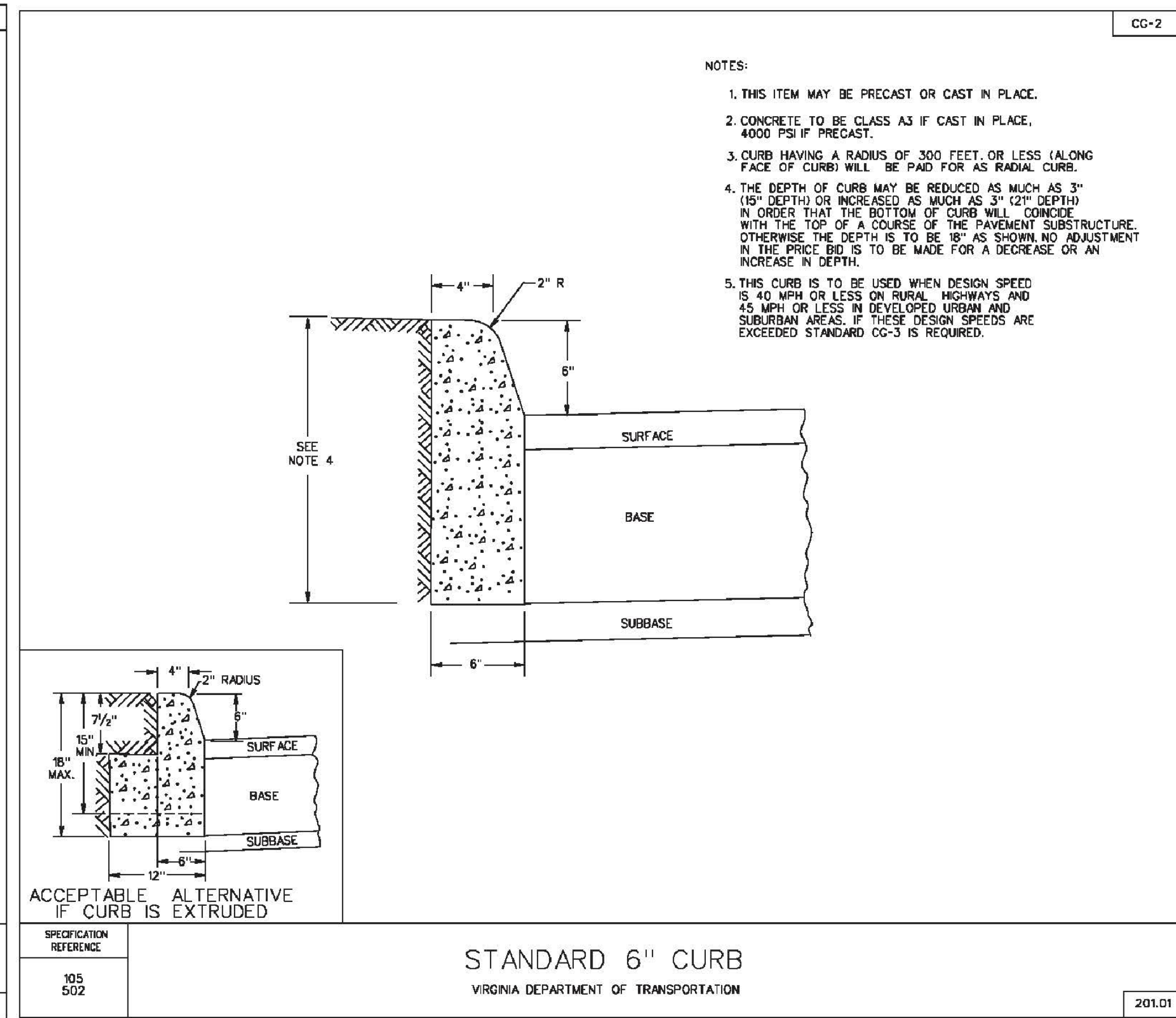
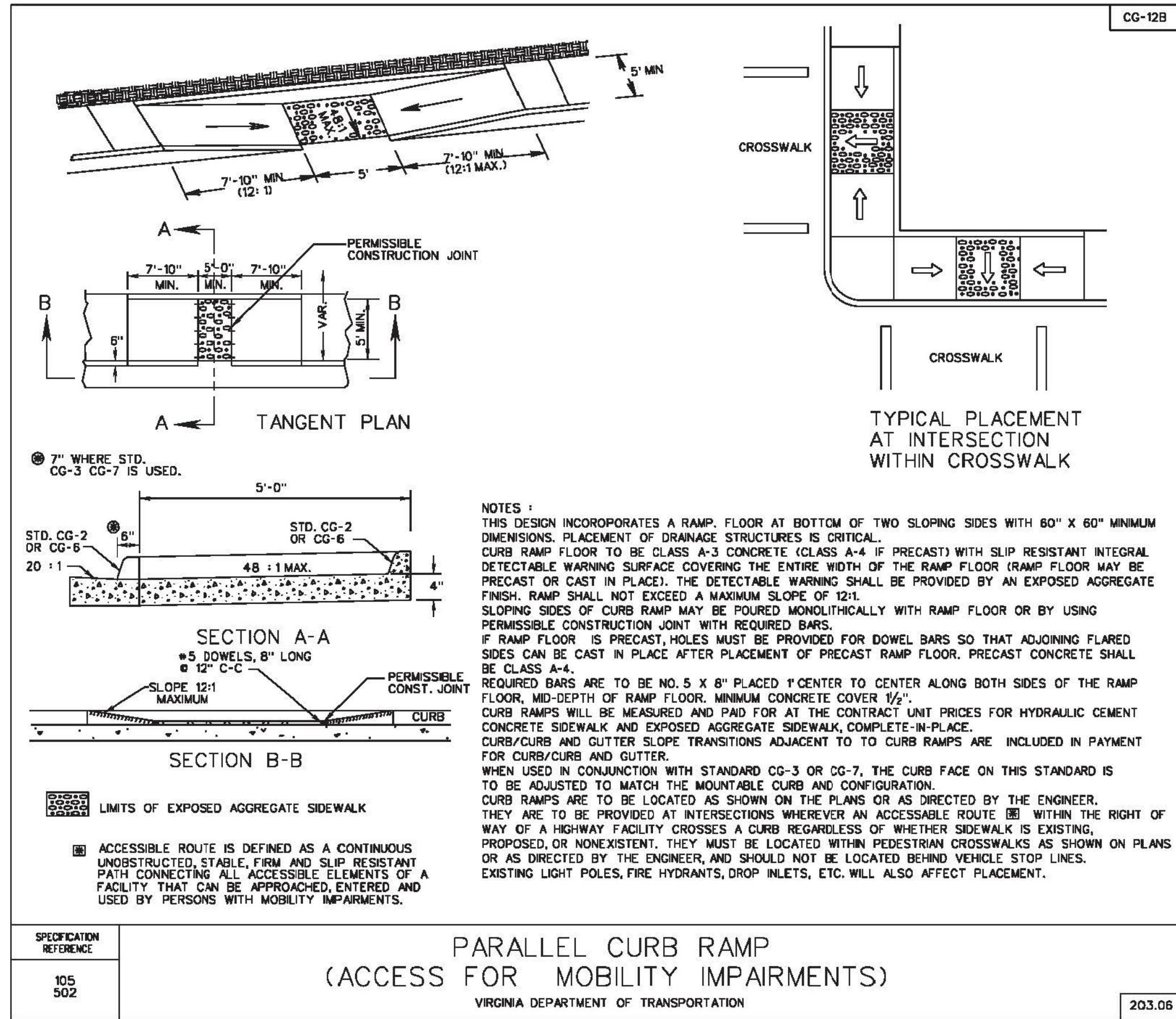
ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

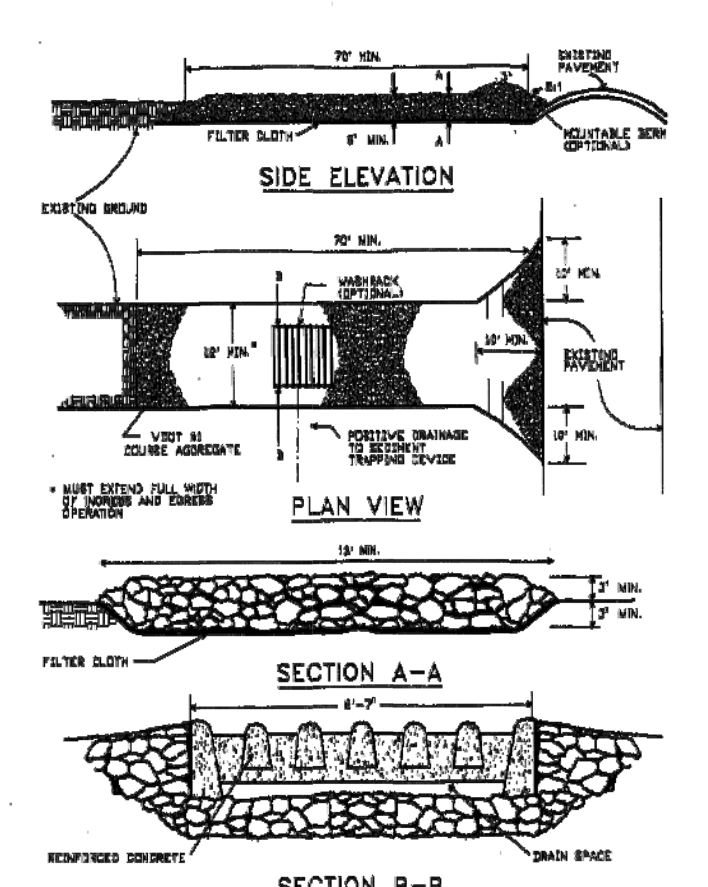
| | | |
|----------|------|--------------------|
| Drawn | MSMj | SCALE: NONE |
| Designed | RHW | DATE: Feb. 3, 2015 |
| Checked | RHW | PROJECT: 14047 |
| Approved | RHW | C-9 |

BANK OF BOTETOURT

AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

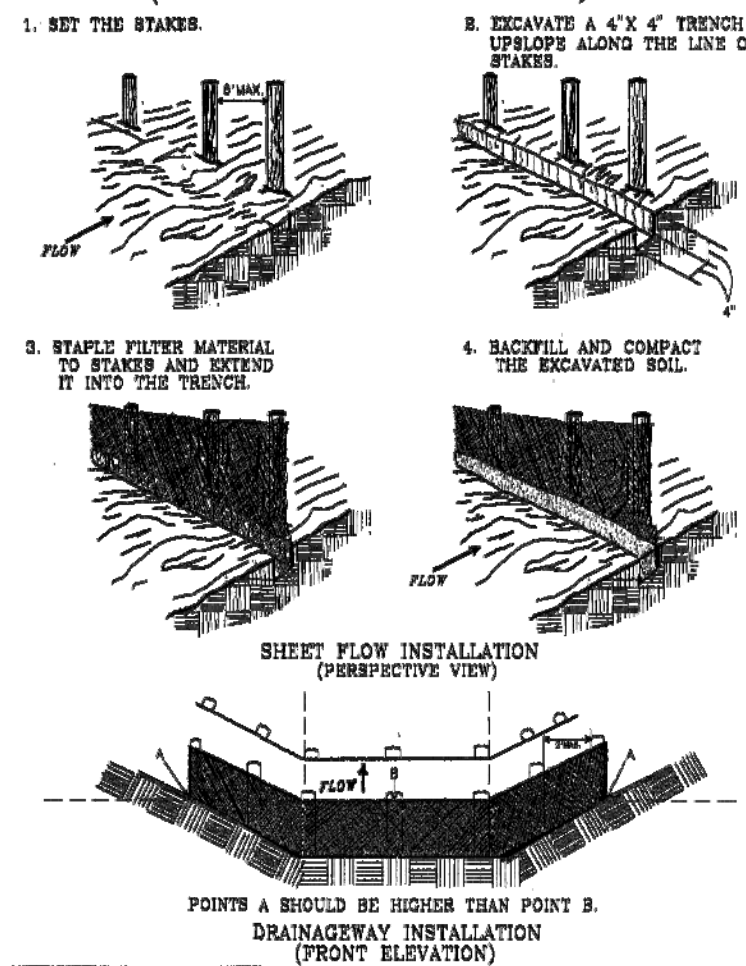


STONE CONSTRUCTION ENTRANCE



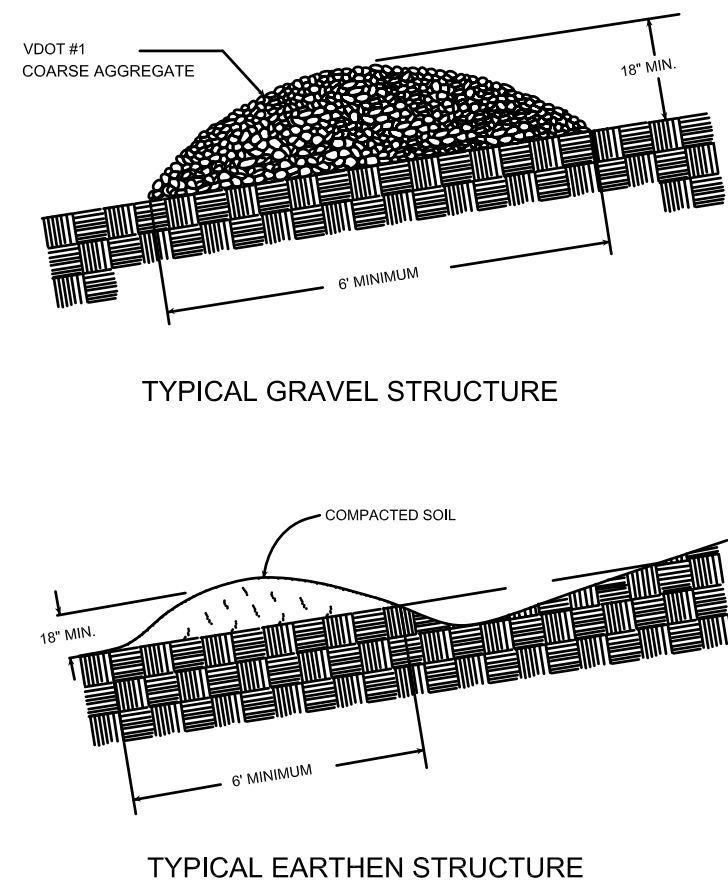
Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



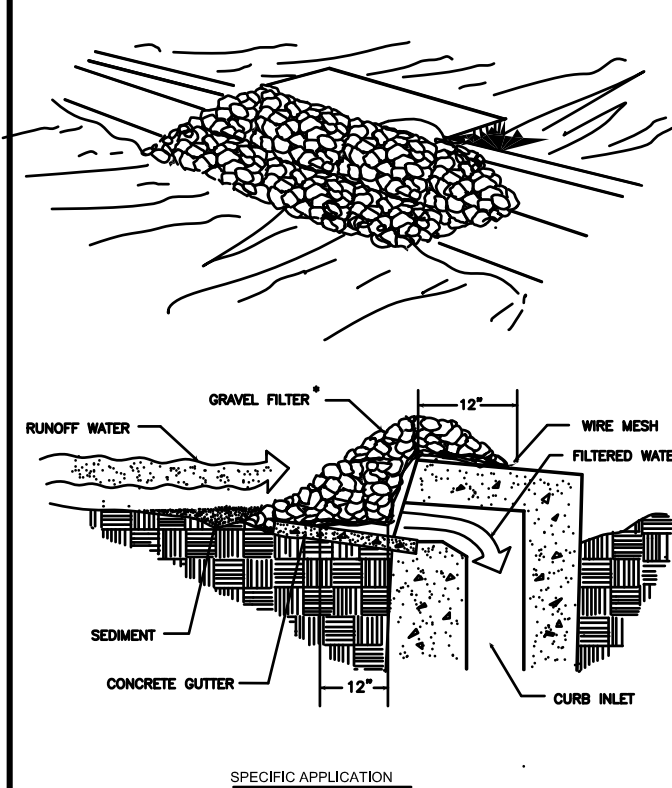
POINTS A SHOULD BE HIGHER THAN POINT B. DRAINAGEWAY INSTALLATION (FRONT ELEVATION)

TEMPORARY RIGHT-OF-WAY DIVERSIONS



Source: Va. DSWC Plate 3.11-1

GRAVEL CURB INLET SEDIMENT FILTER

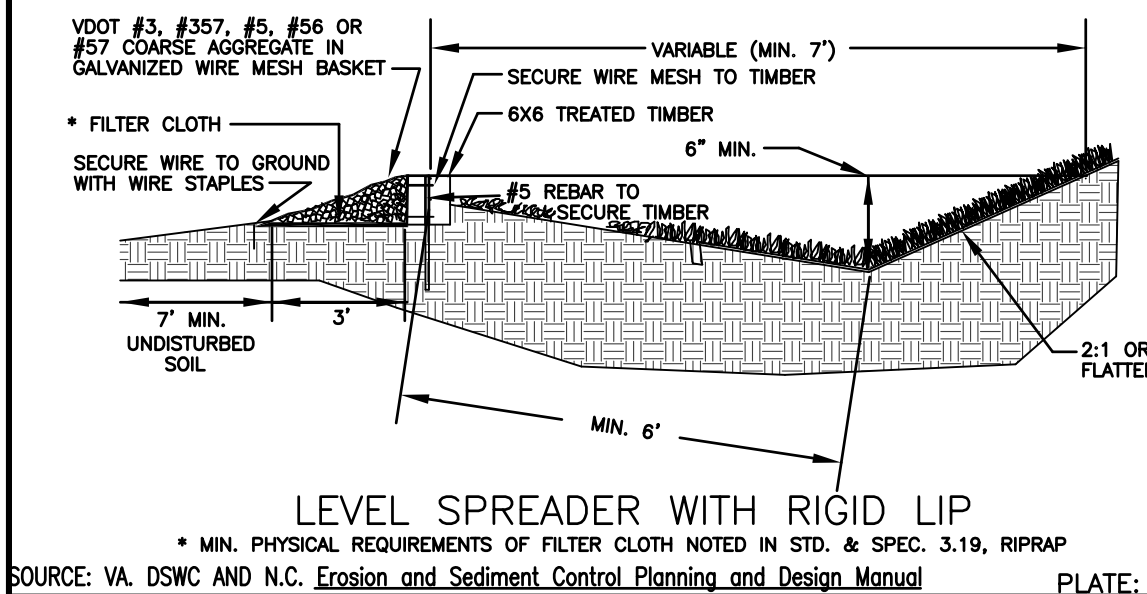


THE METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCURSION OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
* GRAVEL SHALL BE VDOT #3, #57 OR 5 COARSE AGGREGATE.

Source: Va. DSWC Plate 3.07-6

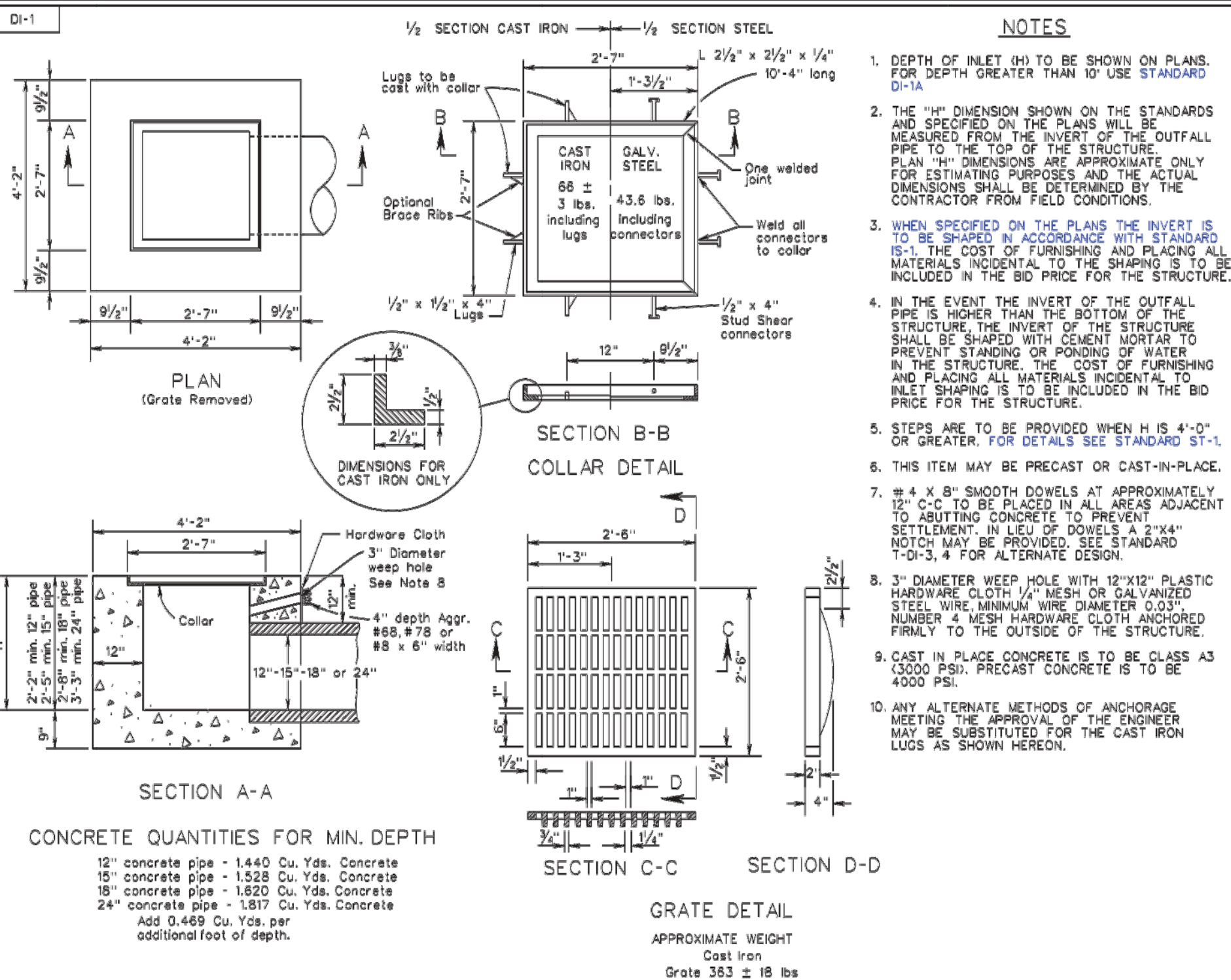
LS LEVEL SPREADER

CROSS SECTION

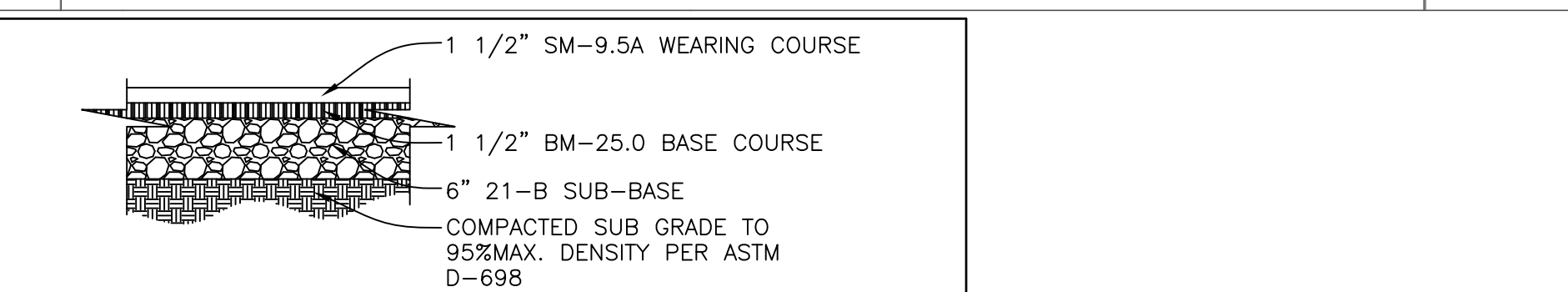


LEVEL SPREADER WITH RIGID LIP

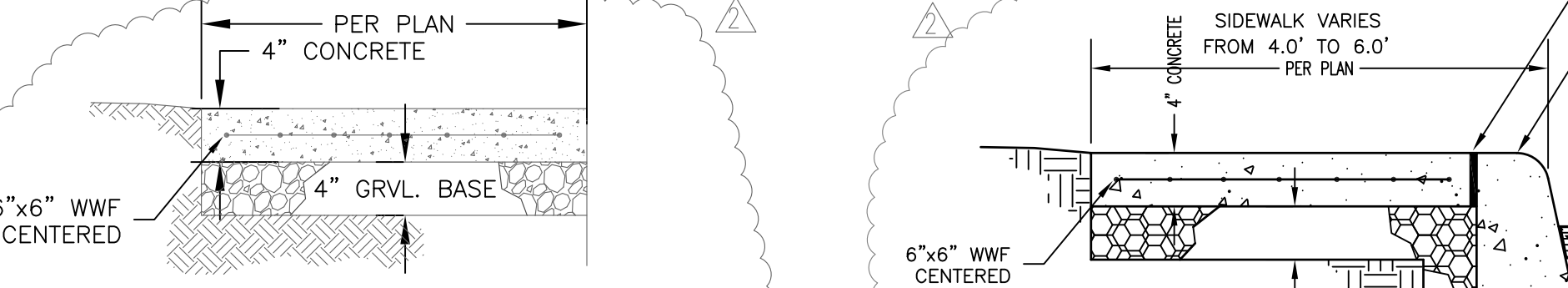
* MIN. PHYSICAL REQUIREMENTS OF FILTER CLOTH NOTED IN STD. & SPEC. 3.19, RIPRAP
SOURCE: VA. DSWC AND N.C. Erosion and Sediment Control Planning and Design Manual PLATE: 3.21-2



CONCRETE QUANTITIES FOR MIN. DEPTH
12" concrete pipe - 1.440 Cu. Yds. Concrete
18" concrete pipe - 1.528 Cu. Yds. Concrete
24" concrete pipe - 1.820 Cu. Yds. Concrete
Add 0.469 Cu. Yds. per additional foot of depth.



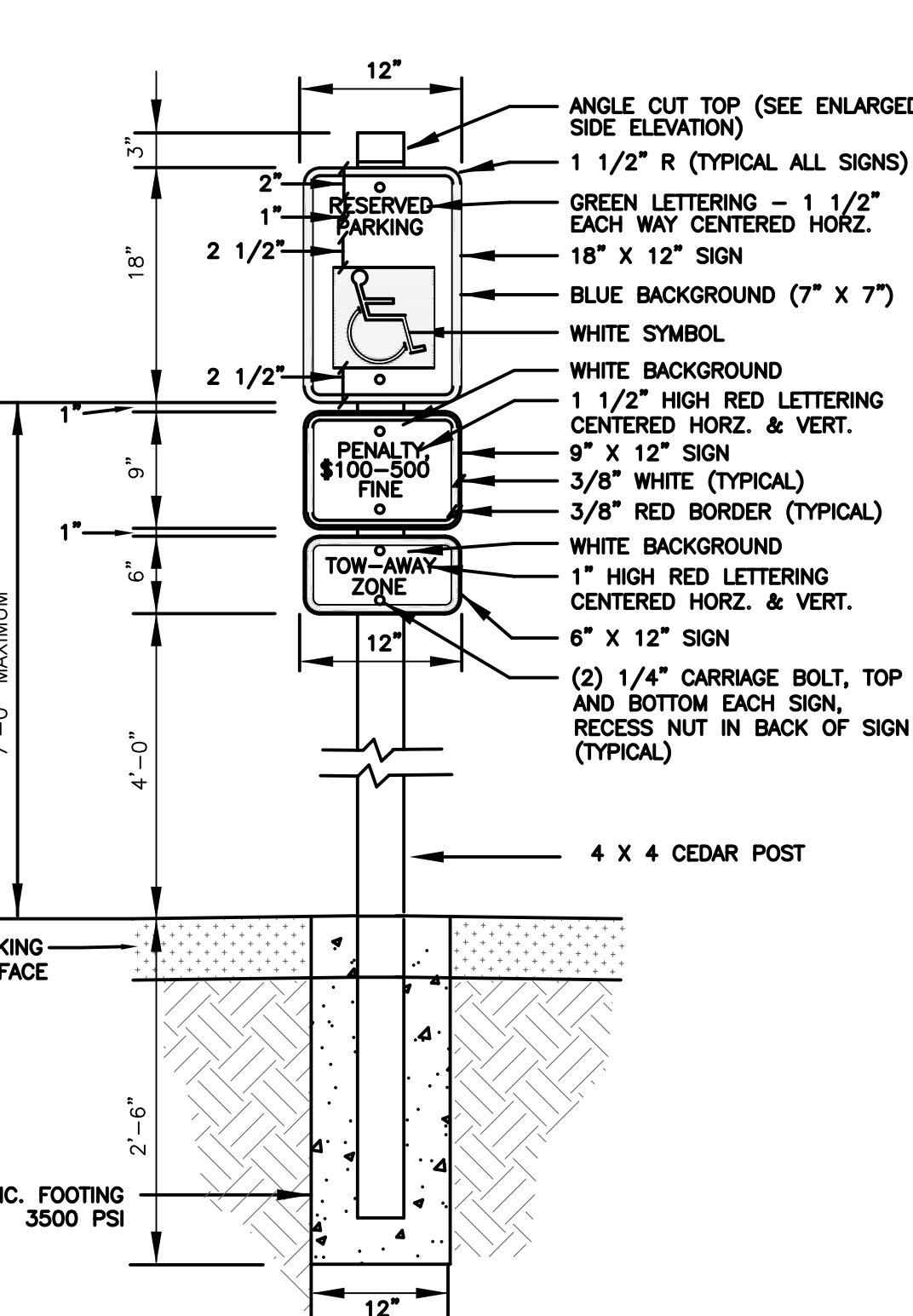
1. CONCRETE TO BE 3500psi (A.E.) AS A MINIMUM.
2. SCORE JOINTS SHALL BE PROVIDED MIN. EVERY 12.5' INTERVALS WITH BITUMINOUS EXPANSION USED @ 25' INTERVALS.



1. SIDEWALK CONCRETE TO BE 3500psi (A.E.) AS A MINIMUM.
2. SCORE JOINTS SHALL BE PROVIDED @ 5.0' INTERVALS ALONG THE LENGTH OF THE SIDEWALK; BITUMINOUS EXPANSION SHALL BE USED @ 25' INTERVALS.

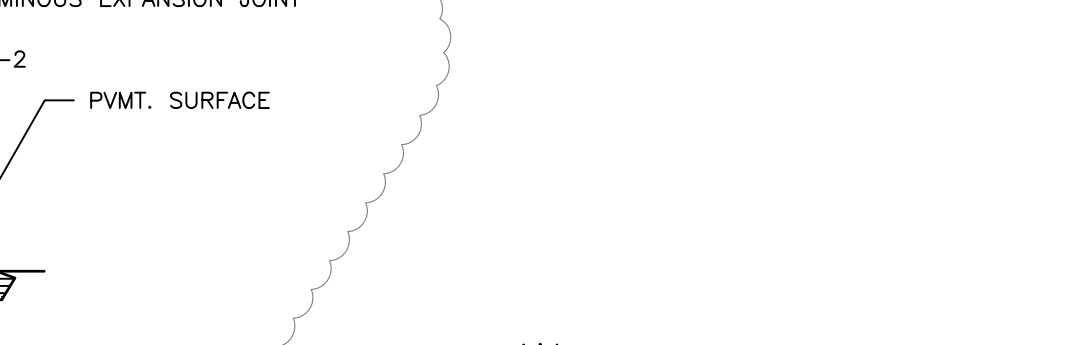
NOT TO SCALE

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254



ANGLE CUT TOP (SEE ENLARGED SIDE ELEVATION)
1 1/2" R (TYPICAL ALL SIGNS)
GREEN LETTERING - 1 1/2" EACH WAY CENTERED HORIZ.
18" X 12" SIGN
BLUE BACKGROUND (7" X 7")
WHITE SYMBOL
WHITE BACKGROUND
1 1/2" HIGH RED LETTERING CENTERED HORIZ. & VERT.
9" X 12" SIGN
3/8" WHITE (TYPICAL)
3/8" RED BORDER (TYPICAL)
WHITE BACKGROUND
1" HIGH RED LETTERING CENTERED HORIZ. & VERT.
6" X 12" SIGN
(2) 1/4" CARRIAGE BOLT, TOP AND BOTTOM EACH SIGN, RECESS NUT IN BACK OF SIGN (TYPICAL)
4 X 4 CEDAR POST
PARKING SURFACE
CONC. FOOTING 3500 PSI
SIGN
POST TOP SIDE ELEVATION N.T.S.

HANDICAPPED PARKING SIGN



ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

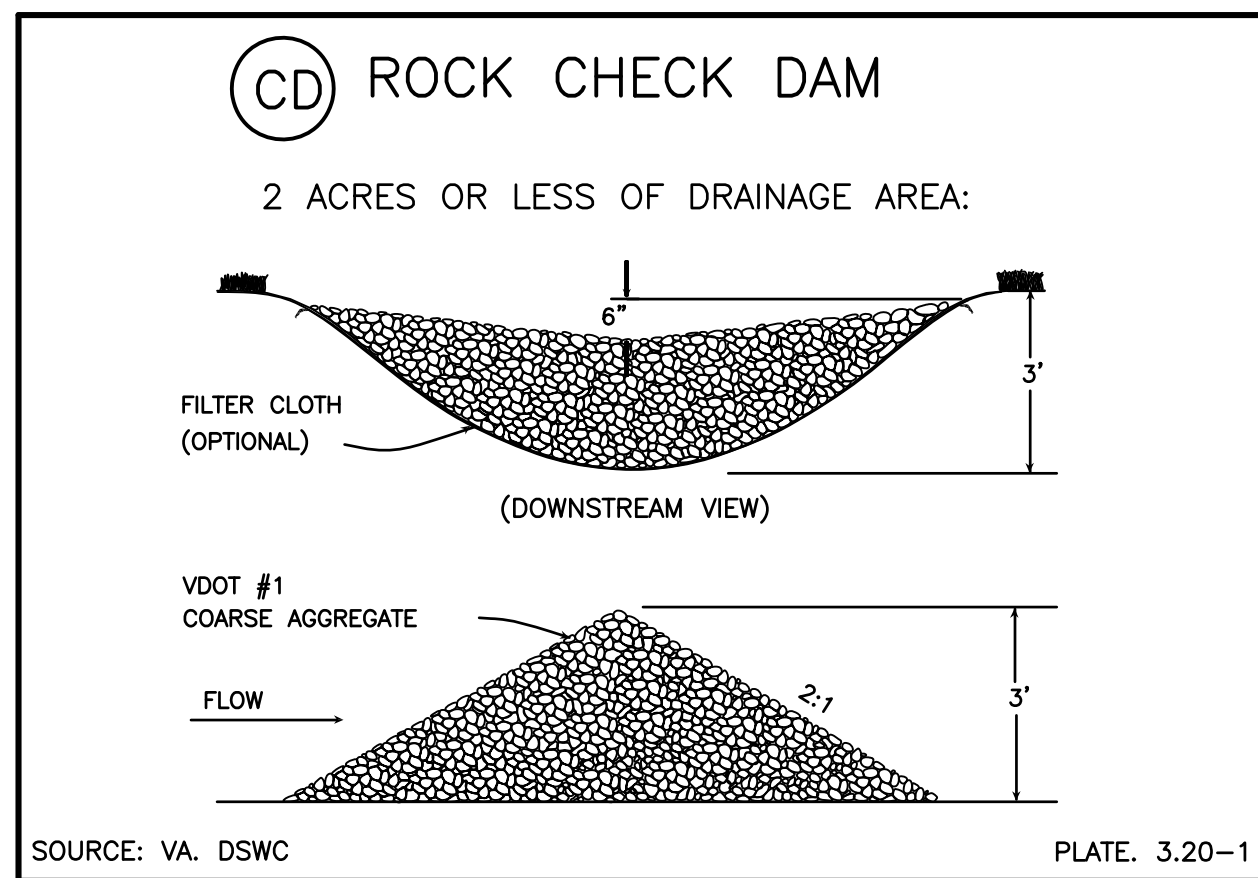
ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE ONSITE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN & NARRATIVE, AS WELL AS A COPY OF THE LAND DISTURBING PERMIT, SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR WILL DELIVER THESE MATERIALS AT THE ONSITE PRECONSTRUCTION CONFERENCE.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL



SOURCE: VA. DSWC PLATE: 3.20-1

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. AN INSPECTION REPORT MUST BE FILED WITH THE BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL ADMINISTRATOR ONCE EVERY TWO WEEKS, BEGINNING WITH COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND WITHIN 48 HOURS OF ANY RUNOFF-PRODUCING RAINFALL EVENT. FAILURE TO SUBMIT A REPORT WILL BE GROUNDS FOR IMMEDIATE REVOCATION OF THE LAND DISTURBING PERMIT. REPORTS MUST BE POSTMARKED WITHIN 24 HOURS OF THE DEADLINE. A STANDARD INSPECTION REPORT FORM WILL BE SUPPLIED, WHICH SHOULD BE COPIED AS NECESSARY. THE PROVISION IN NO WAY WAIVES THE RIGHTS OF BOTETOURT COUNTY PERSONNEL TO CONDUCT SITE INSPECTIONS, NOR DOES IT DENY THE RIGHT OF THE PERMITTEE(S) TO ACCOMPANY THE INSPECTOR(S).

ES-10: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. AN INSPECTION REPORT MUST BE FILED WITH THE BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL ADMINISTRATOR ONCE EVERY TWO WEEKS, BEGINNING WITH COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND WITHIN 48 HOURS OF ANY RUNOFF-PRODUCING RAINFALL EVENT. FAILURE TO SUBMIT A REPORT WILL BE GROUNDS FOR IMMEDIATE REVOCATION OF THE LAND DISTURBING PERMIT. REPORTS MUST BE POSTMARKED WITHIN 24 HOURS OF THE DEADLINE. A STANDARD INSPECTION REPORT FORM WILL BE SUPPLIED, WHICH SHOULD BE COPIED AS NECESSARY. THE PROVISION IN NO WAY WAIVES THE RIGHTS OF BOTETOURT COUNTY PERSONNEL TO CONDUCT SITE INSPECTIONS, NOR DOES IT DENY THE RIGHT OF THE PERMITTEE(S) TO ACCOMPANY THE INSPECTOR(S).

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| NO. | TITLE | KEY | SYMBOL | NO. | TITLE | KEY | SYMBOL |
|------|--|-----|--------|------|---|-----|--------|
| 3.01 | SAFETY FENCE | SAF | | 3.20 | ROCK CHECK DAMS | CD | |
| 3.02 | TEMPORARY GRAVEL CONSTRUCTION ENTRANCE | CE | | 3.21 | LEVEL SPREADER | LS | |
| 3.03 | STABILIZATION | CS | | 3.22 | VEGETATIVE STREAMBANK STABILIZATION | VSS | |
| 3.04 | STRAW BALE BARRIER | STB | | 3.23 | STRUCTURAL STREAMBANK STABILIZATION | SSS | |
| 3.05 | SILT FENCE | SF | | 3.24 | TEMPORARY VEHICULAR STREAM CROSSING | VSC | |
| 3.06 | BRUSH BARRIER | BB | | 3.25 | UTILITY STREAM CROSSING | USC | |
| 3.07 | STORM DRAIN INLET PROTECTION | IP | | 3.26 | DEWATERING STRUCTURE | DS | |
| 3.08 | CULVERT INLET PROTECTION | CIP | | 3.27 | TURBIDITY CURTAIN | TC | |
| 3.09 | TEMPORARY DIVERSION DIKE | DD | | 3.28 | SUBSURFACE DRAIN | SD | |
| 3.10 | TEMPORARY FILL DIVERSION | FD | | 3.29 | SURFACE ROUGHENING | SR | |
| 3.11 | TEMPORARY RIGHT-OF-WAY DIVERSION | RWD | | 3.30 | TOPSOILING | TO | |
| 3.12 | DIVERSION | DV | | 3.31 | TEMPORARY SEEDING | TS | |
| 3.13 | TEMPORARY SEDIMENT TRAP | ST | | 3.32 | PERMANENT SEEDING | PS | |
| 3.14 | TEMPORARY SEDIMENT BASIN | SB | | 3.33 | SODDING | SO | |
| 3.15 | TEMPORARY SLOPE DRAIN | TSB | | 3.34 | BERMUDA GRASS AND ZOYSIAGRASS ESTABLISHMENT | ZG | |
| 3.16 | PAVED FLUME | PF | | 3.35 | MULCHING | MU | |
| 3.17 | STORMWATER CONVEYANCE CHANNEL | SCC | | 3.36 | SOIL STABILIZATION BLANKETS AND MATING TREES, SHRUBS, VINES AND GROUND COVERS | VEG | |
| 3.18 | OUTLET PROTECTION | OP | | 3.37 | TREE PRESERVATION AND PROTECTION | TP | |
| 3.19 | RIPRAP | RR | | 3.38 | DUST CONTROL | DC | |

| TS | PS | PERMANENT SEEDING MIXTURE |
|----|----|---------------------------|
| | | TYPE A |

| | |
|---|---|
| 15 OCTOBER TO 1 FEBRUARY K-31 FESCUE @ 5 LB / 1000 SF BORZY WINTER RYE @ 1/2 LB / 1000 SF | 15 MARCH TO 1 MAY CROWN VETCH @ 1/2 LB / 1000 SF PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF RED TOP @ 1/8 LB / 1000 SF |
| 1 FEBRUARY TO 1 JUNE K-31 FESCUE @ 5 LB / 1000 SF ANNUAL RYE @ 1/2 LB / 1000 SF | 15 AUGUST TO 1 OCTOBER CROWN VETCH @ 1/2 LB / 1000 SF PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF RED TOP @ 1/8 LB / 1000 SF |
| 1 JUNE TO 1 SEPTEMBER K-31 FESCUE @ 5 LB / 1000 SF GERMAN MILLET @ 1/2 LB / 1000 SF | |

LIME: 140 LB / 1000 SF PULVERIZED AGRICULTURAL LIMESTONE
FERTILIZER: 5-20-10 @ 25 LB / 1000 SF
38-0-0 @ 7 LB / 1000 SF
MULCH: IF REQUIRED, SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 1.75 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
SOIL CONDITIONING: INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDLINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN

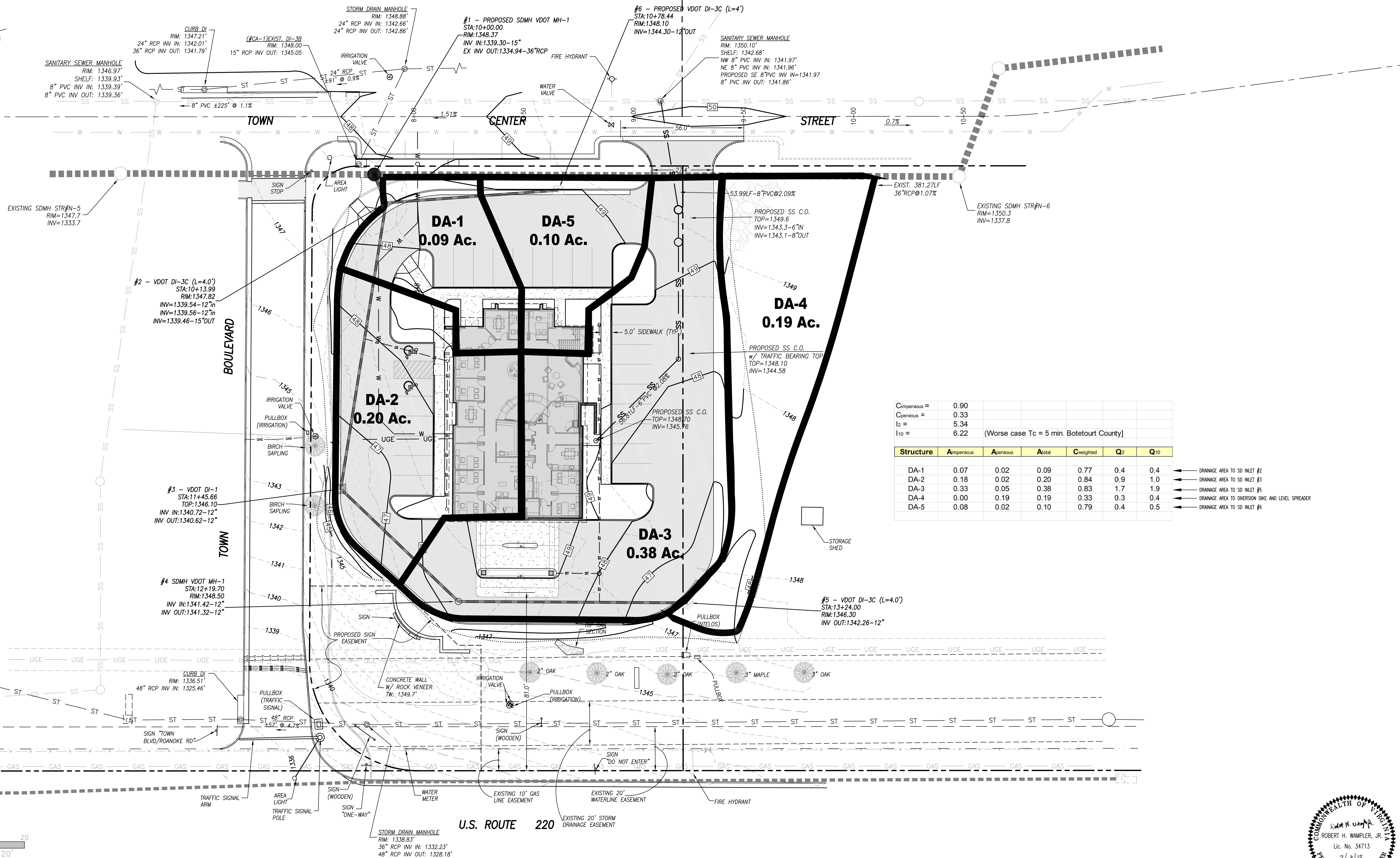
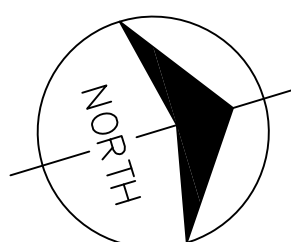
EROSION - SILTATION CONTROL COST ESTIMATE

| DESCRIPTION | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|-----------------------------|------|----------|-----------|------------|
| CONSTRUCTION ENTRANCE | EA | 1 | \$ 1,000 | \$ 1,000 |
| SILT FENCE | LF | 500 | 6 | 3,000 |
| INLET PROTECTION | EA | 5 | 625 | 3,125 |
| DIVERSION DIKE | LF | 185 | 2.50 | 4,625 |
| LEVEL SPREADER | LS | 1 | 650 | 650 |
| TS - PS - MU | LS | 1 | 300 | 300 |
| CRITICAL ROAD STABILIZATION | SY | 3,200 | 8 | 25,600 |
| CHECK DAM | EA | 3 | 325 | 975 |
| SUB-TOTAL | | | | \$ 39,275 |
| 10% CONTINGENCY | | | | \$ 3,928 |
| TOTAL PROJECT COST | | | | \$ 43,203 |

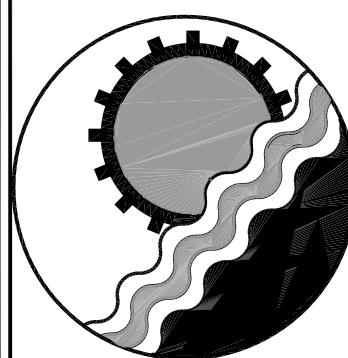
TOTAL DISTURBED AREA: 0.90 ACRES

| No. | Revision | By | Appd. | Date | Drawn |
|-----|-----------------------------|-----|-------|---------|--------------|
| 2. | CLARIFICATION DETAILS ADDED | ECI | RHW | 1/23/15 | MSMj |
| | | | | | Designed RHW |
| | | | | | Checked RHW |
| | | | | | Approved RHW |

SITE & EROSION CONTROL DETAILS
BANK OF BOTETOURT
AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA
SCALE: NOT TO SCALE
DATE: Feb. 3, 2015
PROJECT: 14047
C-11



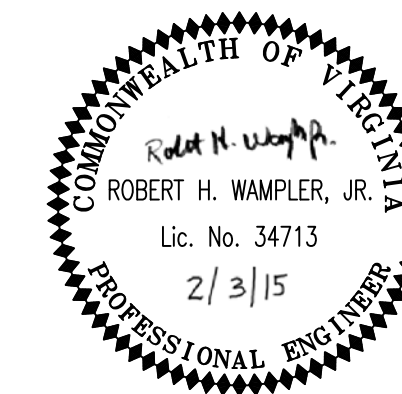
Scale 1" = 20'



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

U.S. ROUTE 220



Drawn MSMj
Designed RHW
Checked RHW
Approved RHW

DRAINAGE MAP & CALCULATIONS
BANK OF BOTETOURT

AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

SCALE: 1"=20'

DATE: Feb. 3, 2015

PROJECT: 14047

C-12

Bank of Botetourt at Daleville Town Center site development

This project consists of a new 5,300SF, single-story building and associated parking to support a new branch banking facility on this parcel. This site will be located in an out-parcel of Daleville Town Center and will consist of an entrance from Town Center Street and will have 24 paved parking spaces with sidewalks. The total disturbed area for this project is 0.93 Acres. The site drains to an existing stormwater management area designed and approved during the development of The Daleville Town Center that has been sized to compensate for this development.

The existing site consists of a parcel that was previously graded as part of the Daleville Town Center mass grading project. It has a general northeast to southwest drainage pattern toward the existing stormwater management area.

The parcel for this site is bounded by public roads on three sides: Roanoke Road, U.S. Route 220 to the east, Town Boulevard (the main entrance for the Daleville Town Center) is to the south and Town Center Street to the north. The site entrance is at the temporary north terminus of Town Center Street designed as part of the Daleville Town Center project.

No off site areas will be impacted or used as host for stockpiles, etc., by the construction of this project.

Source of soils information is SSURGO Database (USDA) and NWI GIS Data (Chart Tiff)
Map unit: 28C--Groseclose silt loam, 7 to 15 percent slopes

Map Unit Setting
Elevation: 1,000 to 2,600 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 153 to 196 days
Map Unit Composition
Grosesolite and similar soils: 80 percent
Description of Grosesolite
Setting
Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope, interfluv
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residium weathered from limestone and shale
Typical profile
H1 - 0 to 18 inches: silt loam
H2 - 18 to 65 inches: clay
H3 - 65 to 165 inches: silty clay loam
Properties and qualities
Slope: 7 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.5 inches)
Interpretive groups
Farmland classification: Farmland of statewide importance
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C

Map unit: 53B—Timberville silt loam, 0 to 7 percent slopes, occasionally flooded

Map Unit Setting
Elevation: 1,400 to 3,600 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 153 to 196 days
Map Unit Composition
Timberville and similar soils: 80 percent
Description of Timberville
Setting
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Local alluvium and/or colluvium derived from limestone and shale
Typical profile
H1 - 0 to 28 inches: silt loam
H2 - 28 to 109 inches: silty clay loam
H3 - 109 to 165 inches: clay
Properties and qualities
Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.9 inches)
Interpretive groups
Farmland classification: All areas are prime farmland
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

Critical erosion areas are areas where slopes are 2:1 or steeper and areas of proposed ditches. No critical areas exist within the bounds of this development.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the 1992 Virginia Erosion and Sediment Control Handbook, or latest edition. The minimum standards of the Virginia Erosion and Sediment Control Regulations shall be adhered to unless otherwise waived or approved by a variance. The following order of erosion control practices shall be adhered to in preparing this site for construction:

1. Install the construction entrance per the plans.
2. The diversion dike shall be constructed to prevent clean runoff from traversing across the site. *(This item shall remain in place throughout construction and until the adjoining parcel is developed.)*
3. Install level spreader.
4. Install silt fence.
5. Perform the grading operations.
6. Prepare site and apply temporary seeding.
7. Install storm drain system and inlet protection.

1. CE - TEMPORARY STONE CONSTRUCTION ENTRANCE - 3.02

A stabilized stone pad with a filter fabric under liner located at points of vehicular ingress and egress on a construction site. This pad reduces the amount of mud transported onto paved public roads by motor vehicles or runoff.

2. CRS - CONSTRUCTION ROAD STABILIZATION - 3.03

The temporary stabilization of access roads, subdivision roads, parking areas and other on-site vehicle transportation routes with stone immediately after grading. This reduces the erosion of temporary roadbeds by construction traffic during wet weather and the erosion and subsequent regrading of permanent roadbeds between the time of initial grading and final stabilization.

3. SF - SILT FENCE BARRIER - 3.05

Silt fence barriers will be installed down slope of areas with minimal grade to filter sediment laden runoff from sheet flow

4. IP- STORM DRAIN INLET PROTECTION - 3.07

A sediment filter or an excavated impounded area around a storm drain drop inlet or curb inlet. This filter prevents sediment from entering storm drainage systems prior to permanent stabilization of the disturbed area.

5. DD - TEMPORARY DIVERSION DIKE - 3.00

A temporary ridge of compacted soil constructed at the top or base of a sloping disturbed area. This ridge will divert storm runoff from upslope drainage areas away from unprotected disturbed areas and slopes to a stabilized outlet. Furthermore, this will also divert sediment-laden runoff from a disturbed area to a sediment-trapping facility such as a sediment trap or sediment basin.

6. 3.20 - CD - ROCK CHECK DAMS

Rock Check Dams are small temporary stone dams constructed across a swale or drainage ditch. They are designed to reduce the velocity of concentrated stormwater flows, thereby reducing erosion of the swale or ditch. This practice also traps sediment generated from adjacent areas or the ditch itself, mainly by ponding of the stormwater runoff. Field experience has shown it to perform more effectively than silt fences or straw bales in the effort to stabilize "wet-weather" ditches.

7. LS - LEVEL SPREADER - 3.21

A Level Spreader is an outlet for dikes and diversions consisting of an excavated depression constructed at zero grade across a slope. The Level Spreader converts concentrated runoff to sheet flow and releases it uniformly onto areas stabilized by existing vegetation.

1. TS - TEMPORARY SEEDING - 3.31

All denuded areas, which will be left dormant for more than 7 days, shall be seeded with fast germinating temporary vegetation immediately following grading.

2. PS - PERMANENT SEEDING - 3.32

All final-graded areas where permanent cover is desired or rough-graded areas that will not be brought to final grade for a year or more shall be seeded with perennial vegetation within 7 days of reaching final grade.

- ### 3. MU - MULCHING - 3.35

Application of plant residues or other suitable materials to the soil surface to prevent erosion by protecting the soil surface from raindrop impact and reducing the velocity of overland flow. Mulching also fosters the growth of vegetation by increasing available moisture and providing insulation against extreme heat and cold.

All areas disturbed by construction shall be stabilized with permanent seeding within 7 days of reaching final grades. Seeding shall be done with Kentucky 31 Tall Fescue according to Std. and Spec. 3.32, PERMANENT SEEDING, of the 1992 Virginia Erosion and Sediment Control Handbook, latest edition. Blank (straw or fiber) will be used on all seeded areas. In all seeding operations, seed, fertilizer and lime will be applied prior to mulching. Erosion control blankets may be installed over fill slopes which have been brought to final grade and have been seeded to protect the slopes properly.

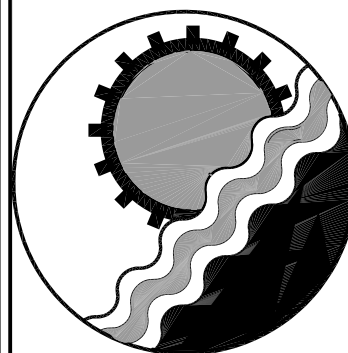
In general, all erosion and sediment control measures will be checked daily and after each significant rainfall. The following items will be checked in particular:

1. The sediment trapping devices such as silt fence, inlet protection check dams and level spreader will be checked regularly for sediment clean-out levels.
2. The silt fence barriers will be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition reaches half way to the top of the barrier.
3. The seeded areas will be checked regularly to ensure that a good stand of grass is maintained. Areas shall be fertilized and re-seeded as needed.

The development of this site and the corresponding runoff was analyzed and compensated for during the design of the existing stormwater management facility to which it drains.

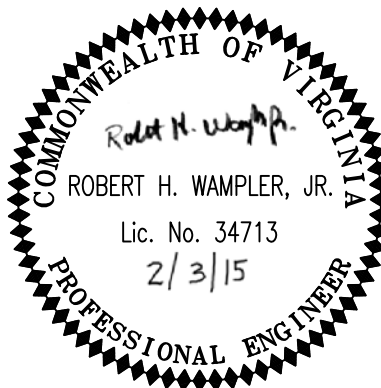
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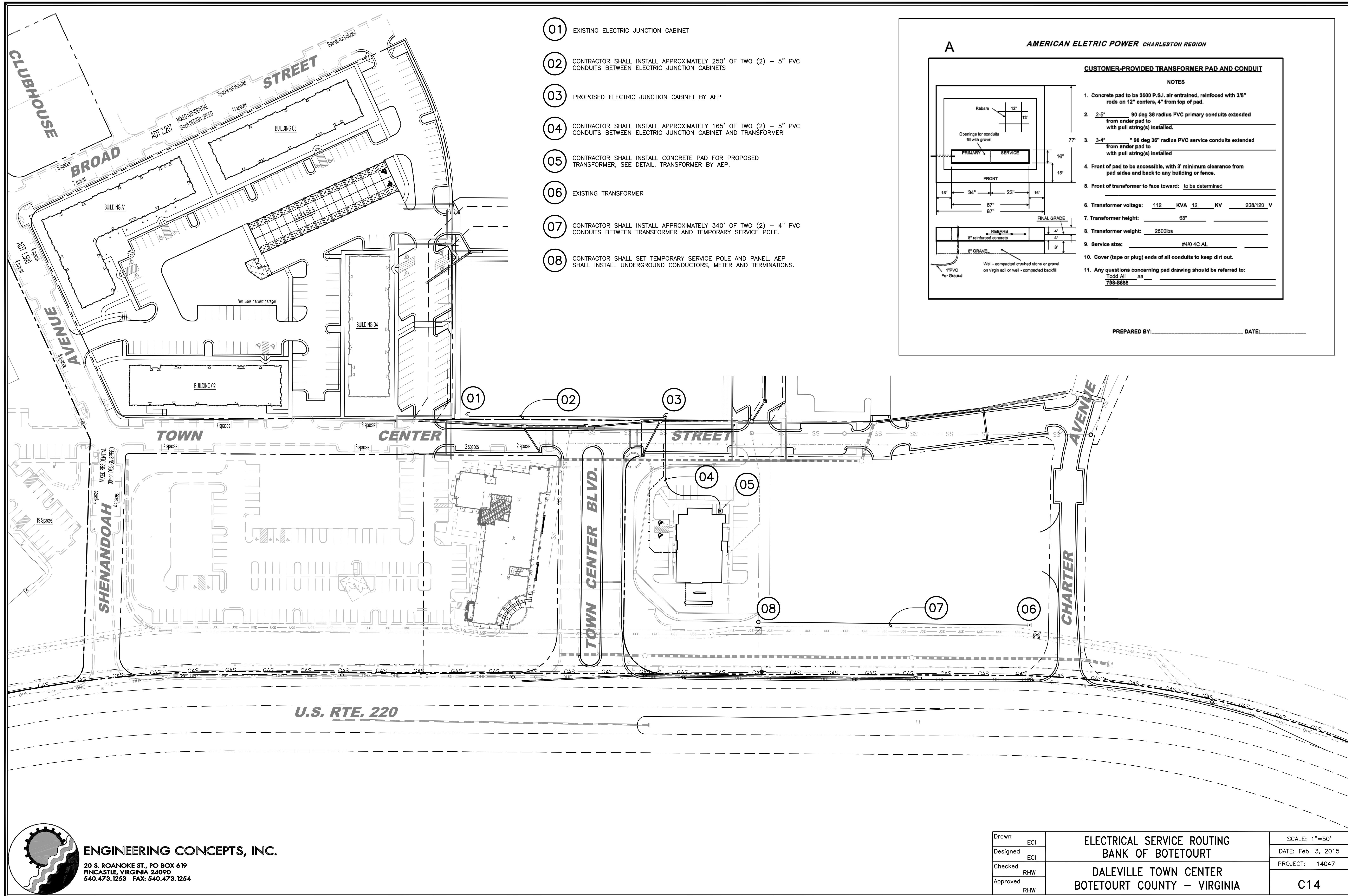
Notes: ; ** Critical depth.; | -Line contains hyd. jump



20 S. ROANOKE ST., PO BOX 619
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| | | | | | | | |
|-----|--------------------|-----|-------|---------|-----------------|---|--------------------|
| No. | Revision | By | Appd. | Date | Drawn | EROSION CONTROL NARRATIVE BANK OF BOTETOURT | SCALE: NONE |
| 2 | BotCo E&S comments | ECI | RHW | 1/29/15 | MSMj | | DATE: Feb. 3, 2015 |
| | | | | | Designed RHW | AT DALEVILLE TOWN CENTER BOTETOURT COUNTY – VIRGINIA | PROJECT: 14047 |
| | | | | | Checked RHW | | C-13 |
| | | | | | Approved RHW | | |





- 01 EXISTING ELECTRIC JUNCTION CABINET
- 02 CONTRACTOR SHALL INSTALL APPROXIMATELY 250' OF TWO (2) - 5" PVC CONDUITS BETWEEN ELECTRIC JUNCTION CABINETS
- 03 PROPOSED ELECTRIC JUNCTION CABINET BY AEP
- 04 CONTRACTOR SHALL INSTALL APPROXIMATELY 165' OF TWO (2) - 5" PVC CONDUITS BETWEEN ELECTRIC JUNCTION CABINET AND TRANSFORMER
- 05 CONTRACTOR SHALL INSTALL CONCRETE PAD FOR PROPOSED TRANSFORMER, SEE DETAIL. TRANSFORMER BY AEP.
- 06 EXISTING TRANSFORMER
- 07 CONTRACTOR SHALL INSTALL APPROXIMATELY 340' OF TWO (2) - 4" PVC CONDUITS BETWEEN TRANSFORMER AND TEMPORARY SERVICE POLE.
- 08 CONTRACTOR SHALL SET TEMPORARY SERVICE POLE AND PANEL. AEP SHALL INSTALL UNDERGROUND CONDUCTORS, METER AND TERMINATIONS.

A

AMERICAN ELETRIC POWER CHARLESTON REGION

Rebars

12"

12"

Openings for conduits fill with gravel

PRIMARY

SERVICE

FRONT

18"

34"

23"

18"

57"

87"

77"

16"

16"

FINAL GRADE

4"

4"

8"

8" GRAVEL

8" reinforced concrete

1" PVC For Ground

Well - compacted crushed stone or gravel on virgin soil or well - compacted backfill

CUSTOMER-PROVIDED TRANSFORMER PAD AND CONDUIT

NOTES

1. Concrete pad to be 3500 P.S.I. air entrained, reinforced with 3/8" rods on 12" centers, 4" from top of pad.

2. 2-5" 90 deg 36 radius PVC primary conduits extended from under pad to with pull string(s) installed.

3. 3-4" 90 deg 36" radius PVC service conduits extended from under pad to with pull string(s) installed

4. Front of pad to be accessible, with 3' minimum clearance from pad sides and back to any building or fence.

5. Front of transformer to face toward: to be determined

6. Transformer voltage: 112 KVA 12 KV 208/120 V

7. Transformer height: 63"

8. Transformer weight: 2500lbs

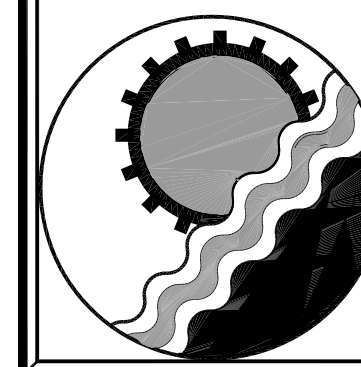
9. Service size: #4/0 4C AL

10. Cover (tape or plug) ends of all conduits to keep dirt out.

11. Any questions concerning pad drawing should be referred to: Todd All as 798-8655

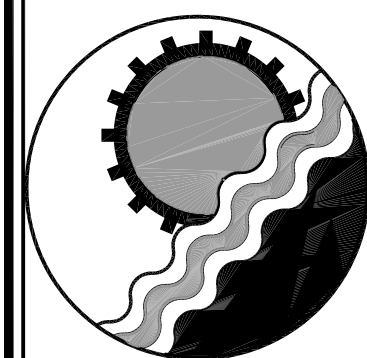
PREPARED BY: _____

DATE: _____



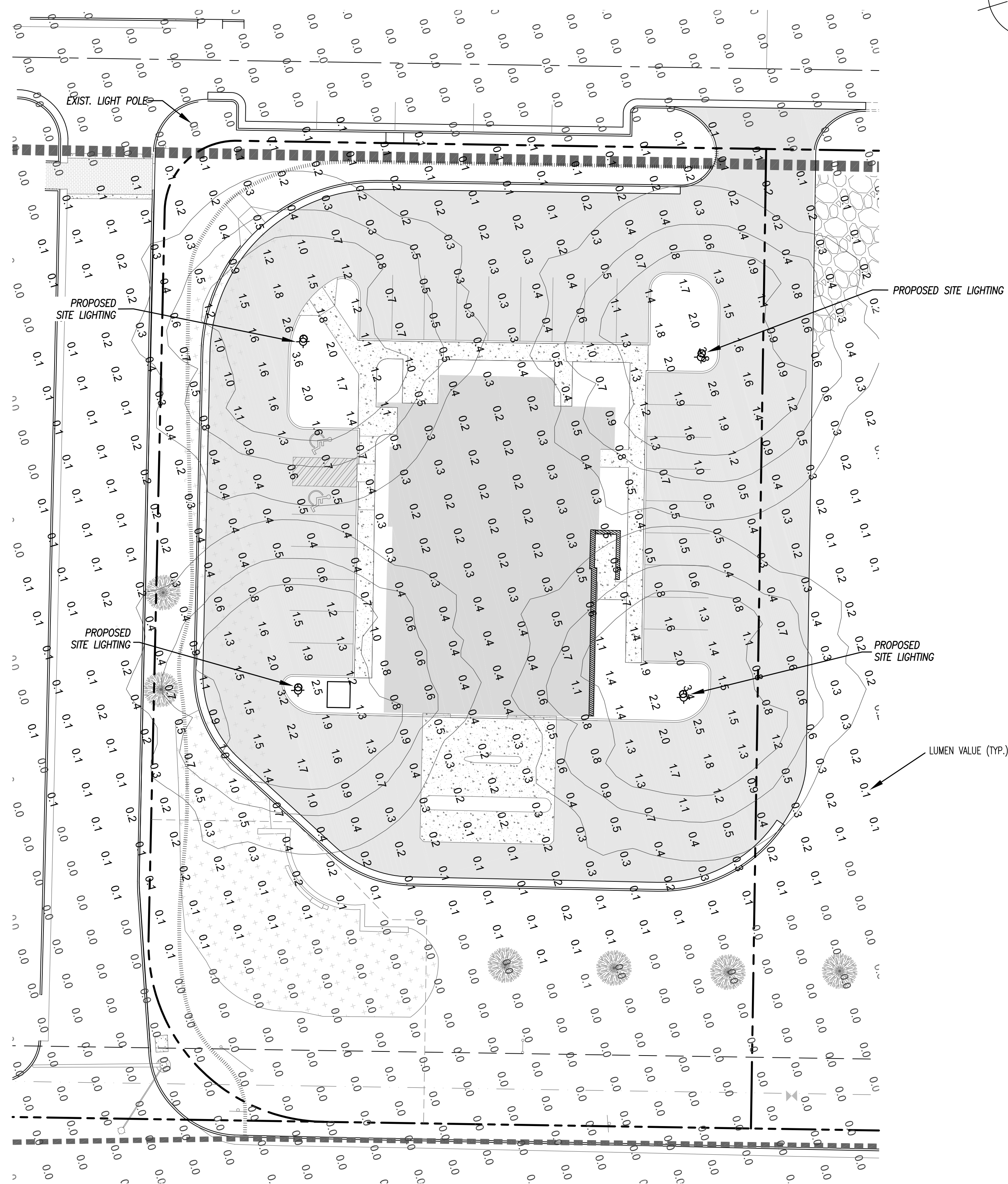
ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

| | | |
|--------------|--|--------------------|
| Drawn ECI | ELECTRICAL SERVICE ROUTING BANK OF BOTETOURT | SCALE: 1"=50' |
| Designed ECI | | DATE: Feb. 3, 2015 |
| Checked RHW | DALEVILLE TOWN CENTER BOTETOURT COUNTY - VIRGINIA | PROJECT: 14047 |
| Approved RHW | | C14 |



ENGINEERING CONCEPTS, INC.

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NOTE: THE EXISTING STREET LIGHT AT THE INTERSECTION OF TOWN CENTER DRIVE AND TOWN BOULEVARD (BY DEVELOPER) WAS NOT INCLUDED IN THIS ANALYSIS.

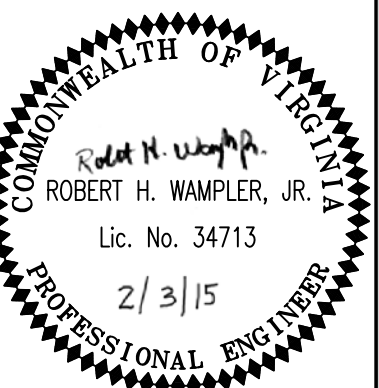
- NOTES:
1. NO WALLPACKS SHALL BE PLACED ON BUILDING UNLESS FULLY SHIELDED
 2. PROPOSED SITE LIGHTING TO BE KING LUMINAIRE MODEL K803-FASA-V-165-SSL-16000-120-BK.
 3. MOUNTING HEIGHT FOR ALL PROPOSED SITE LIGHTING SHALL BE 25 FEET.
 4. PROPOSED SITE LIGHTING TO BE L.E.D.



NOTE: SINGLE ARM LUMINAIRE IN THE MODEL SHOWN WAS USED IN THE CALCULATIONS FOR PREPARATION OF THIS SITE LIGHTING PLAN.



KING LUMINAIRE



| | | | |
|----------|------|---|--------------------|
| Drawn | MSMj | LIGHTING & PHOTOMETRICS PLAN BANK OF BOTETOURT | SCALE: 1"=20' |
| Designed | RHW | | DATE: Feb. 3, 2015 |
| Checked | RHW | AT DALEVILLE TOWN CENTER BOTETOURT COUNTY – VIRGINIA | PROJECT: 14047 |
| Approved | RHW | | C-15 |