

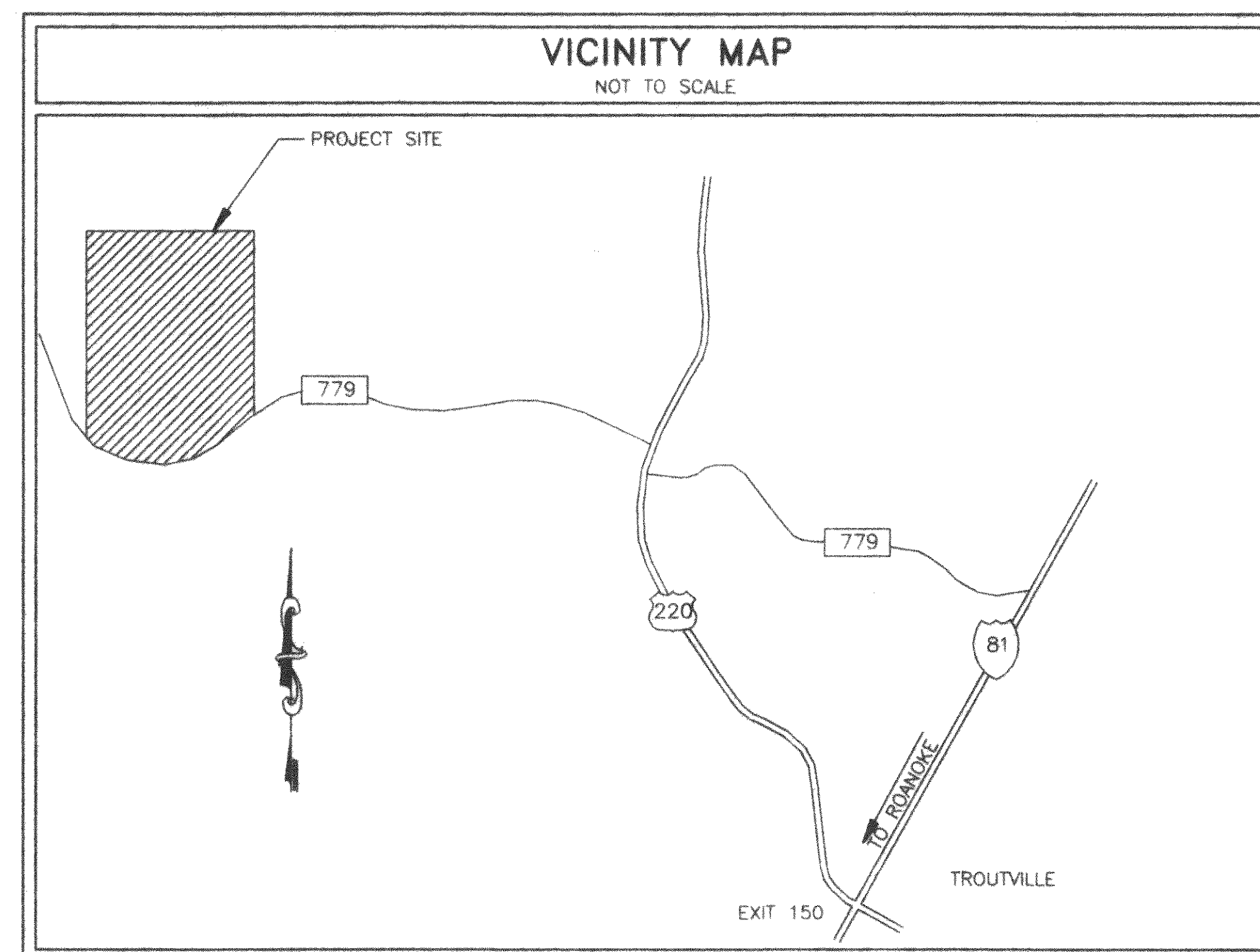
WETHERWOOD SUBDIVISION

DEVELOPMENT PLANS AMSTERDAM MAGISTERIAL DISTRICT BOTETOURT COUNTY, VIRGINIA

PROJECT NAME: Wetherwood Subdivision
DATE: 1-24-95 (Revised)
TYPE: Subdivision
LOCATION: 779
TOTAL # SHEETS: 21
A/E FIRM: ECI
OF SETS: 1

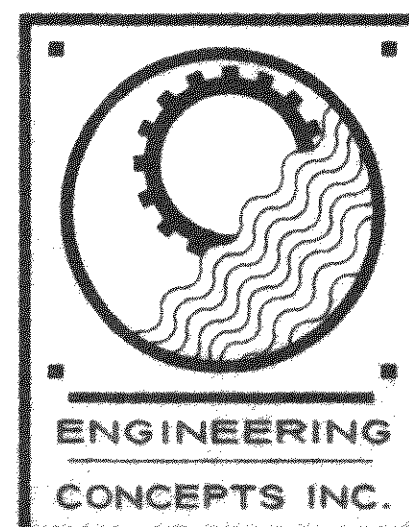
DEVELOPER:

WETHERWOOD DEVELOPMENT, INC.
P.O. BOX 591
DALEVILLE, VIRGINIA 24083
(703) 992-5443



TAX ID#:	100-1
TRACT SIZE:	47.3 ACRES
PRESENT ZONING:	R-1
PROPOSED USE:	SINGLE FAMILY HOMES
SEWER:	BOTETOURT COUNTY DEPARTMENT OF PUBLIC WORKS
WATER:	BOTETOURT COUNTY DEPARTMENT OF PUBLIC WORKS

ENGINEER:



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., SUITE 201
FINCASTLE, VIRGINIA 24090
703-473-1253

DATE: FEBRUARY, 1994
REVISED: FEBRUARY, 1995
PROJECT: 93024
REVISIONS: 95011, 95012

VIRGINIA DEPARTMENT OF TRANSPORTATION
GENERAL NOTES

1. QUALITY CONTROL

STREETS TO BE GRADED, PAVED, AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS DATED JANUARY 1991. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE RATING OF CBR10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PAVEMENT CONSTRUCTION. SHOULD THE CBR VALUES BE LESS THAN CBR10, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS.

THE SUBGRADE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF BASE MATERIAL. BASE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE IS APPLIED.

2. UTILITIES

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

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

ANY EASEMENT GRANTED TO A UTILITY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC.... MUST BE RELEASED PRIOR TO ACCEPTANCE.

3. PRIVATE ENTRANCES

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

4. EROSION CONTROL AND LANDSCAPING

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

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

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

ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.

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

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

STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE VDOT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE VDOT ENGINEER SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS.

FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED GUTTER AND/OR DITCH STABILIZATION TREATMENTS, TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE.

CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING THE REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

IN ORDER TO MEET PUBLIC SERVICE REQUIREMENTS, ALL STREETS MUST SERVE A MINIMUM OF THREE OCCUPIED DWELLINGS PRIOR TO ACCEPTANCE.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CONTACT "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.

APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

GENERAL NOTES

1. INFORMATION ON THESE DRAWINGS CONCERNING THE LOCATION AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, AND OBSTRUCTIONS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ARE NOT GUARANTEED, HOWEVER, NOR DOES THE ENGINEER ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR DEVIATIONS OF THE EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS FROM THE LOCATIONS AND ELEVATIONS INDICATED OR FOR THE EXISTENCE OF UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS NOT INDICATED ON THESE DRAWINGS.

2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO ELIMINATE ANY POSSIBILITY OF ANY DISTURBANCE OF OR DAMAGE TO PUBLIC AND PRIVATELY-OWNED UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTION RESULTING FROM HIS ACTIVITIES. TO THIS END, CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, TAKE ALL MEASURES NECESSARY TO PROVIDE, AND SHALL BE SOLELY RESPONSIBLE FOR, TEMPORARY SUPPORT AND SHORING, ADEQUATE PROTECTION, AND MAINTENANCE OF CONTINUOUS OPERATION OF ALL UNDERGROUND AND ABOVEGROUND WATER, SEWER, AND GAS MAINS AND SERVICE LINES; PETROLEUM LINES; TELEPHONE, TELEVISION, AND ELECTRICAL LINES, CABLES, AND POLES; EQUIPMENT CABLES AND CONDUITS; STORM SEWERS; BUILDINGS; TANKS; FENCES; AND ALL OTHER UTILITIES, STRUCTURES, FACILITIES, AND OBSTRUCTIONS WHETHER OR NOT INDICATED ON THESE DRAWINGS. ALL DISTURBED OR DAMAGED UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS SHALL BE IMMEDIATELY REPAIRED, REPLACED, OR COMPENSATED FOR BY THE CONTRACTOR TO OWNER'S SATISFACTION, AND AT NO ADDITIONAL COST TO THE OWNER.

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.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEW ABOVE AND BELOW GRADE PIPING, STRUCTURES, ELECTRICAL EQUIPMENT AND CONDUIT, AND OTHER FACILITIES AT THE PROJECT SITE, FROM ALL DISTURBANCE OR DAMAGE WHICH MAY RESULT FROM THE PERFORMANCE OF WORK ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REPAIR OR REPLACEMENT OF ALL NEW ABOVE AND BELOW GRADE PIPING STRUCTURES, ELECTRICAL EQUIPMENT AND CONDUIT, AND OTHER FACILITIES AT THE PROJECT SITE WHICH MAY BE DISTURBED OR DAMAGED AS A RESULT OF THE PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE ALIGNMENT, GRADE, AND/OR LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT PRICE OR FINE.

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

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

8. 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.

9. MINIMUM COVER ON ALL PIPE SHALL BE 3 FEET, UNLESS OTHERWISE SPECIFICALLY INDICATED ON THESE DRAWINGS. ALL PVC PIPE SHALL BE INSTALLED WITH COATED TRACER WIRE TO FACILITATE FUTURE LOCATION OF PIPE AFTER CONSTRUCTION IS COMPLETED.

10. 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.

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

12. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT BOCA AND/OR STATE AND LOCAL BUILDING CODES.

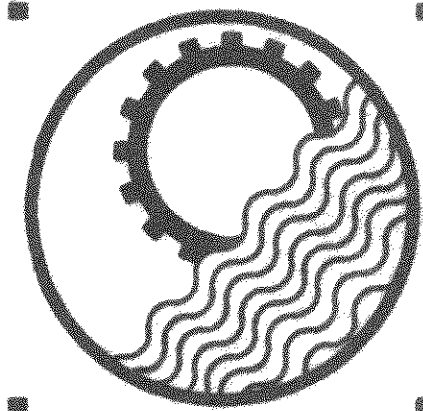
13. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A MANNER ACCEPTABLE TO OWNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM FAILURE TO DO SO.

14. ALL EXCAVATION SHALL BE UNCLASSIFIED. NO ADDITIONAL PAYMENT WILL BE CONSIDERED FOR ROCK EXCAVATION.

15. CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE BOUNDARIES OF THE PROPERTY AS INDICATED ON THE SITE PLAN.

DRAWING INDEX

SHEET #	DRAWING NAME
1	GENERAL NOTES AND DRAWING INDEX
2	SITE PLAN REVISIONS
3	SITE PLAN REVISIONS
4	EROSION AND SEDIMENT CONTROL PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	PROFILE - ROAD/WATER/SEWER
7	PROFILE - ROAD/WATER/SEWER
8	PROFILE - ROAD/WATER/SEWER
9	PROFILE - ROAD/WATER/SEWER
10	PUMP STATION - SITE PLAN
11	PUMP STATION - PLAN AND ELEVATION
12	WATER SYSTEM - SITE PLAN
13A	WATER SYSTEM - PLAN AND ELEVATION
13B	WATER SYSTEM - MISC. DETAILS
14	ELECTRICAL PLAN - WATER SYSTEM AND PUMP STATION
15	SEWER DETAILS
16	SEWER DETAILS
17	WATER DETAILS
18	EROSION AND SEDIMENT CONTROL DETAILS
19	MISCELLANEOUS DETAILS
20	MISCELLANEOUS DETAILS



ENGINEERING
CONCEPTS INC.

DESIGNED

HTB

DRAWN

HTB

CHECKED

HTB

APPROVED

WPU

SCALE

NONE

DATE

FEB. 1994

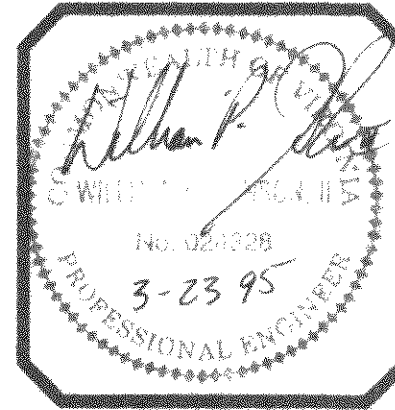
PROJECT

93024

REVISIONS

NO.	DATE	BY
1	DWG. INDEX	SCG
	FEB. 1995	

WETHERWOOD SUBDIVISION
GENERAL NOTES AND DRAWING INDEX



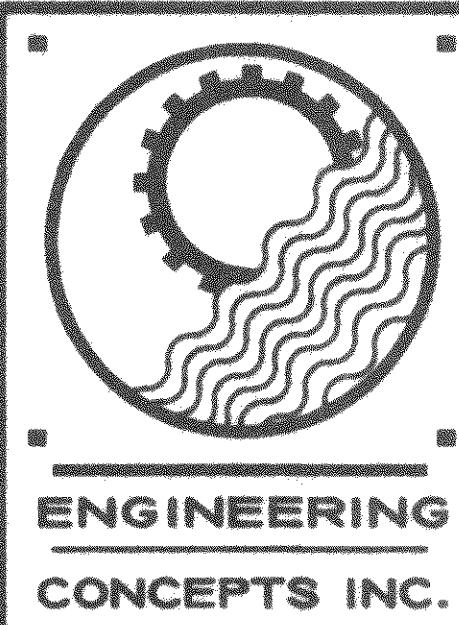
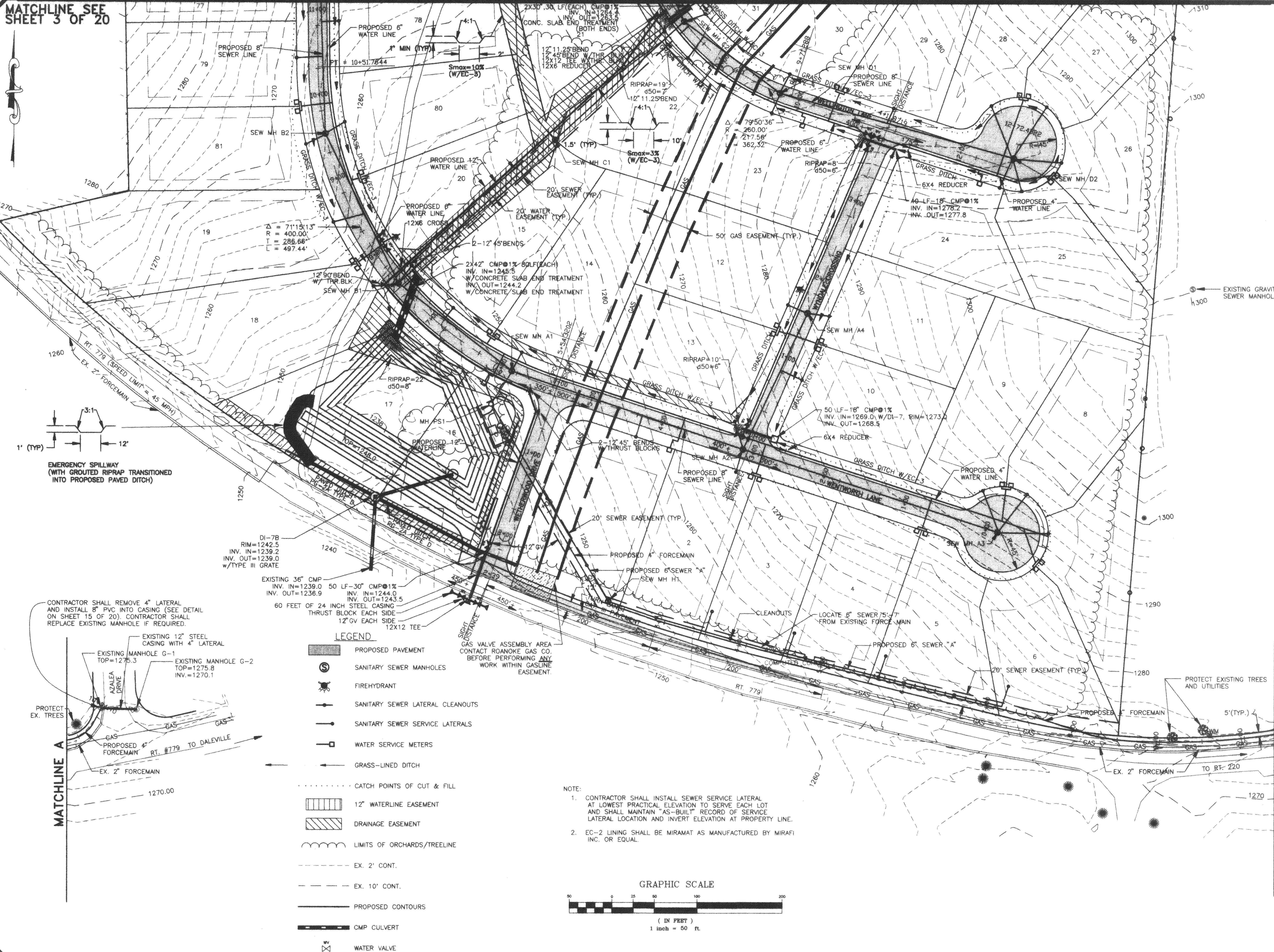
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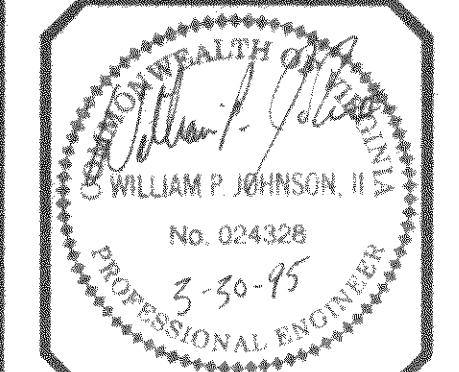
MATCHLINE SEE
SHEET 3 OF 20



DESIGNED	WPJ/SCG
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	HTB
SCALE	1" = 50' HORZ.
DATE	FEB. 1994
PROJECT	95011/95012

REVISIONS		
NO.	DATE	BY
1	FEB 1994	SCG
2	FEB 1994	SCG
3	MAR 1994	SCG

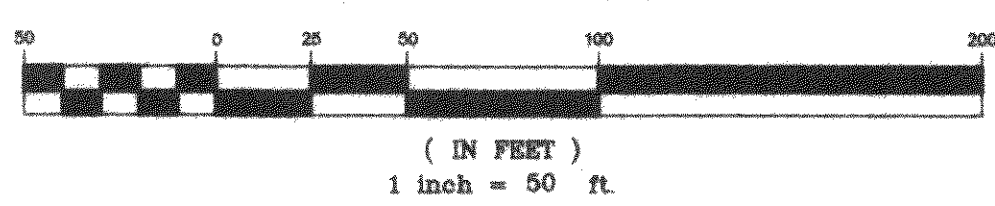
WETHERWOOD SUBDIVISION
SITE PLAN REVISIONS



SHEET NO.	2
OF	20

24SH2/VER. J SCG 3/29/95

GRAPHIC SCALE

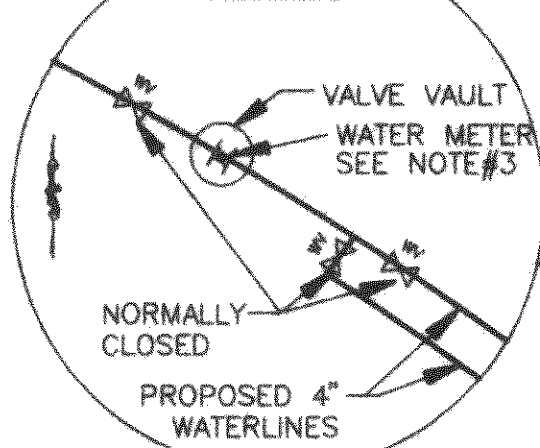


LEGEND

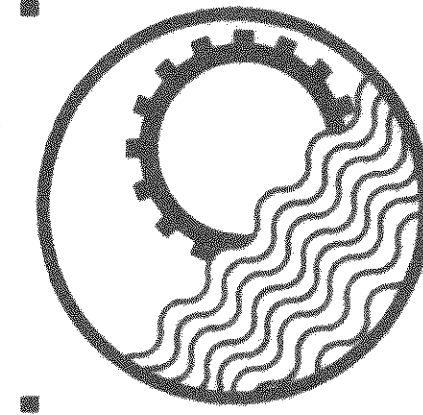
- | | | | | | |
|--|----------------------------------|--|-----------------------------|--|-------------------|
| | PROPOSED PAVEMENT | | GRASS-LINED DITCH | | EX. 2' CONT. |
| | SANITARY SEWER MANHOLES | | CATCH POINTS OF CUT & FILL | | EX. 10' CONT. |
| | FIREHYDRANT | | DRAINAGE EASEMENT | | PROPOSED CONTOURS |
| | SANITARY SEWER SERVICE LATERALS | | LIMITS OF ORCHARDS/TREELINE | | CMP CULVERT |
| | SANITARY SEWER LATERAL CLEANOUTS | | SEWER EASEMENT | | WATER VALVE |
| | WATER SERVICE METERS | | | | |

- NOTE:
- CONTRACTOR SHALL INSTALL SEWER SERVICE LATERAL AT LOWEST PRACTICAL ELEVATION TO SERVE EACH LOT AND SHALL MAINTAIN "AS-BUILT" RECORD OF SERVICE LATERAL LOCATION AND INVERT ELEVATION AT PROPERTY LINE.
 - EC-3 SHALL BE MIRAMAT AS MANUFACTURED BY MIRAFI INC. OR EQUAL.
 - WATER METER SHALL 2 INCH WATER SPECIALTIES TURBINE METER WITH FORWARD AND REVERSE TOTALIZER (MODEL TM-01 WITH CN-01-1)

INSET



MATCHLINE SEE SHEET 2 OF 20

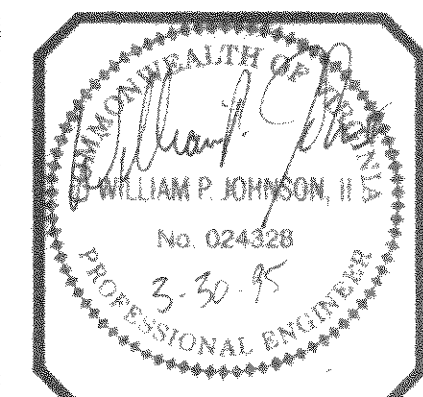


ENGINEERING
CONCEPTS INC.

DESIGNED	WPJ/SCG
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	HTB
SCALE	1"=50' HORZ.
DATE	FEB. 1994
PROJECT	95011/95012

NO.	DATE	BY
1	12" WATERLINE	SCG
2	SEW. LATT'S	SCG
3	NEW TANK	SCG
4	MAR. 1995	SCG

WETHERWOOD SUBDIVISION
SITE PLAN REVISIONS



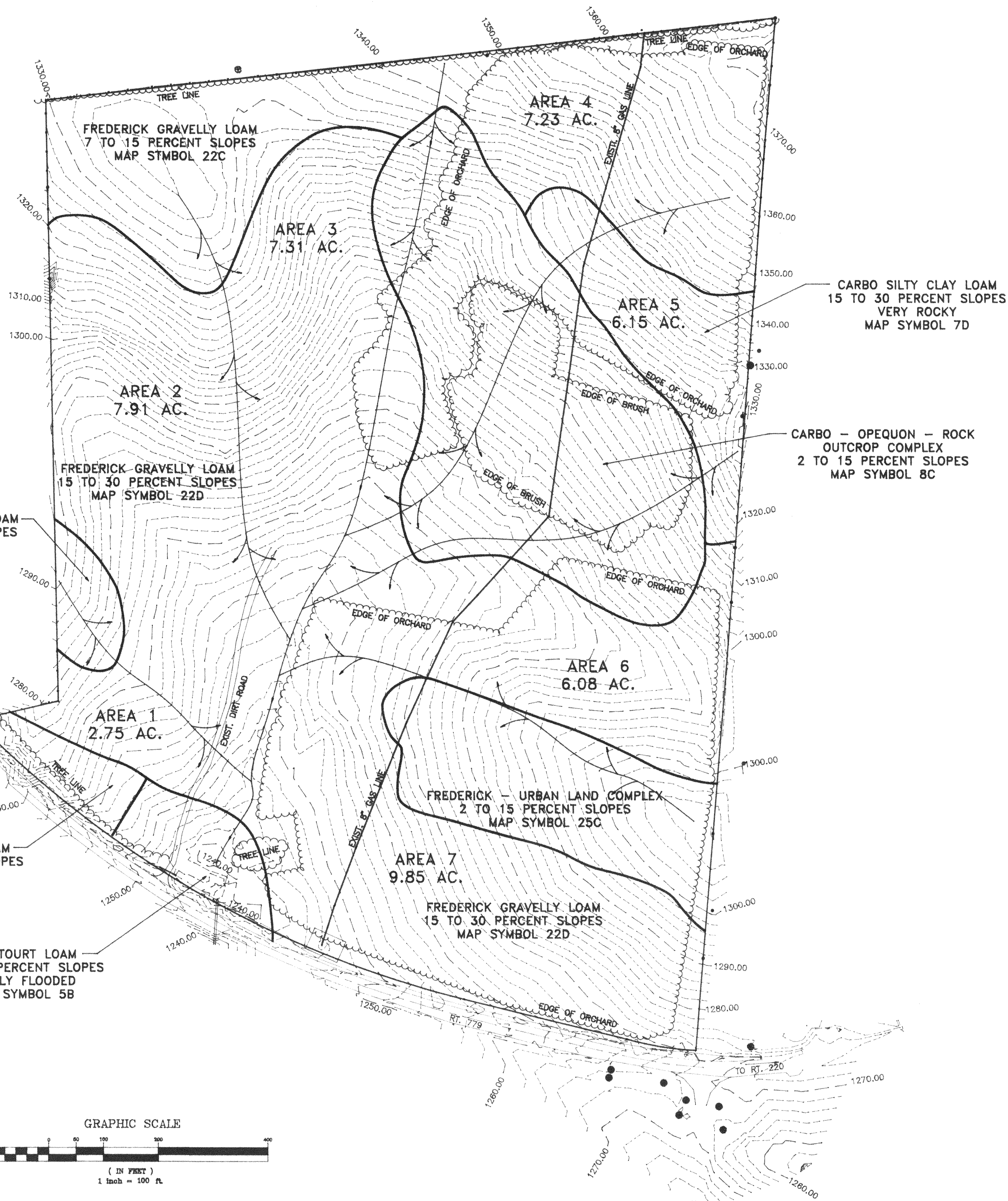
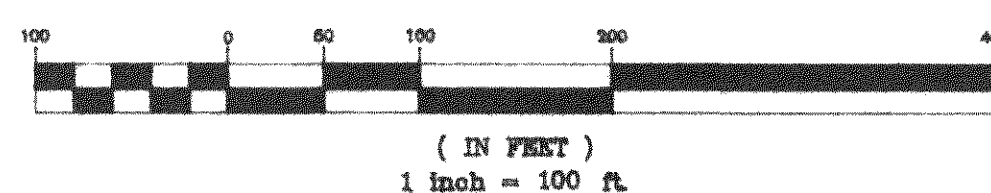
SHEET NO.	3
OF	20

FREDERICK GRAVELLY LOAM
7 TO 15 PERCENT SLOPES
MAP SYMBOL 22C

FLATWOODS SILT LOAM
7 TO 15 PERCENT SLOPES
MAP SYMBOL 19C

BOTETOURT LOAM
2 TO 7 PERCENT SLOPES
RARELY FLOODED
MAP SYMBOL 5B

GRAPHIC SCALE



GENERAL 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 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 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 SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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 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.

NOTES:

- ALL TREES INSIDE OF PROPERTY LINE SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED.
- SOIL CLASSIFICATION TYPES INDICATE THAT THE SOIL CONDITIONS ON THE SITE ARE HIGHLY ERODIBLE. CONTRACTOR SHOULD USE ALL AVAILABLE RESOURCES TO MINIMIZE SOIL EROSION.
- AN APPROVED E&S CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION, OR IF, BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CAN NOT BE CARRIED OUT.
- TOPOGRAPHIC SURVEY PROVIDED BY CHARLES R. McMURRY, CLS, DALEVILLE, VA.
- REF. 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, DIVISION OF SOIL AND WATER CONSERVATION.
- REF: SOIL SURVEY OF BOTETOURT COUNTY, VA., SHEET #38.

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

PLANTING DATES	SPECIES	RATE (LBS./ACRE)
SEPT.1-FEB.15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLOSUM) AND CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB.16-APR.30	ANNUAL RYEGRASS (LOLIUM MULTI-FLOSUM)	60-100
MAY1-AUG.31	GERMAN MILLET (SETARIA ITALICA)	50

REF: 1992 VESC HANDBOOK, TABLE 3.31-B

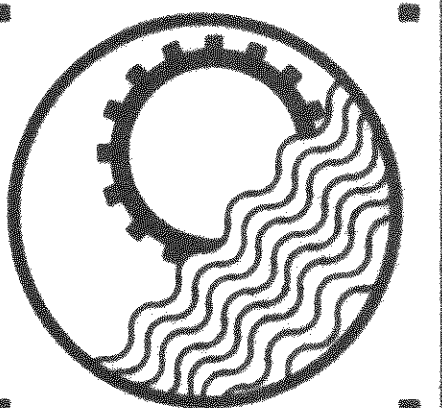
PERMANENT SEEDING MIXTURES FOR APPALACHIAN/MOUNTAIN AREA

MINIMUM CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL	200-250 LBS.
- KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
- IMPROVED PERENNIAL RYEGRASS*	0-10%
- KENTUCKY BLUEGRASS	0-10%
HIGH MAINTENANCE LAWN	
MINIMUM OF 3 UP TO FIVE VARIETIES OF BLUEGRASS FROM APPROVED LIST FOR USE IN VIRGINIA	125 LBS.
GENERAL SLOPE (3:1 OR LESS)	
- KENTUCKY 31 FESCUE	128 LBS.
- RED TOP GRASS	2 LBS.
- SEASONAL NURSE CROP**	20 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	150 LBS.
- KENTUCKY 31 FESCUE	108 LBS.
- RED TOP GRASS	2 LBS.
- SEASONAL NURSE CROP**	20 LBS.
- CROWN VETCH***	150 LBS.

* PERENNIAL RYEGRASS WILL GERMINATE FASTER AND AT LOWER SOIL TEMPERATURES THAN FESCUE, THEREBY PROVIDING COVER AND EROSION RESISTANCE FOR SEEDBED.

** USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES STATED BELOW:
MARCH, APRIL, THROUGH MAY 15TH — ANNUAL RYE
MAY 16TH THROUGH AUGUST 15TH — FOXTAIL MILLET
AUGUST 16TH THROUGH SEPTEMBER, OCTOBER — ANNUAL RYE
NOVEMBER THROUGH FEBRUARY — WINTER RYE

*** IF FLATPEA IS USED, INCREASE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INNOCULATED. WEEPING LOVEGRASS MAY ALSO BE INCLUDED IN ANY SLOPE OR LOW MAINTENANCE MIXTURE DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

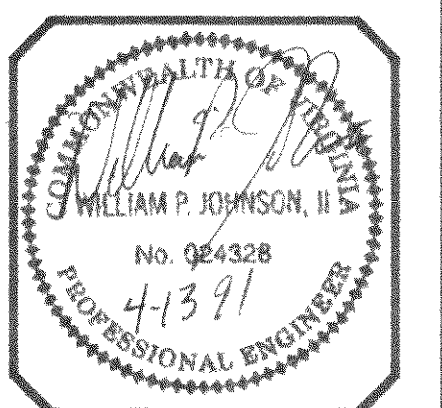


ENGINEERING
CONCEPTS INC.

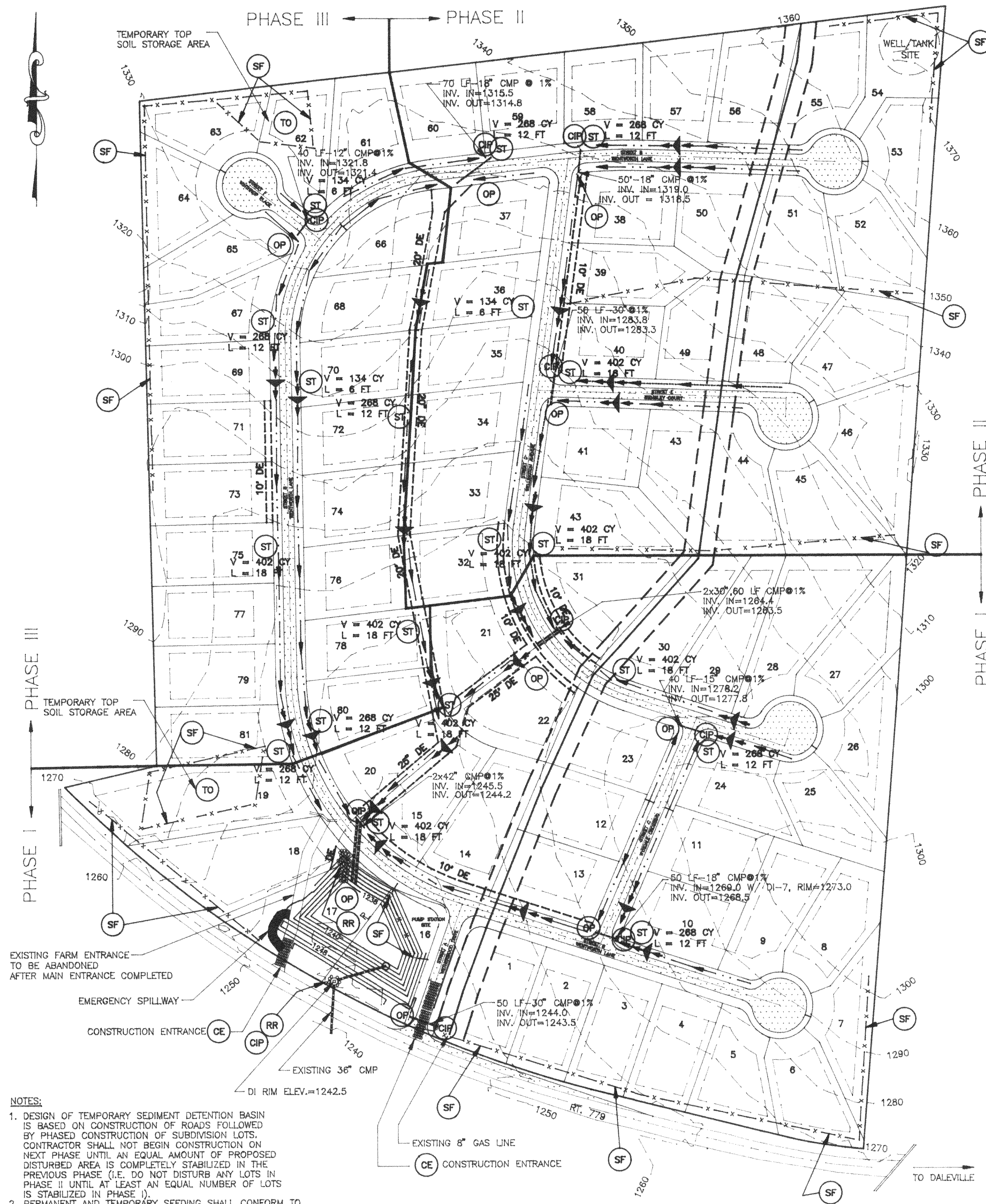
DESIGNED	MDH/DTE
DRAWN	DTE
CHECKED	WPJ
APPROVED	WPJ/HTB
SCALE	1"=100'
DATE	FEB, 1993
PROJECT	93024

REVISIONS		
NO.	DATE	BY

WETHERWOOD SUBDIVISION
EROSION AND SEDIMENT CONTROL PLAN
SOILS AND DRAINAGE



SHEET NO.	4
OF	20

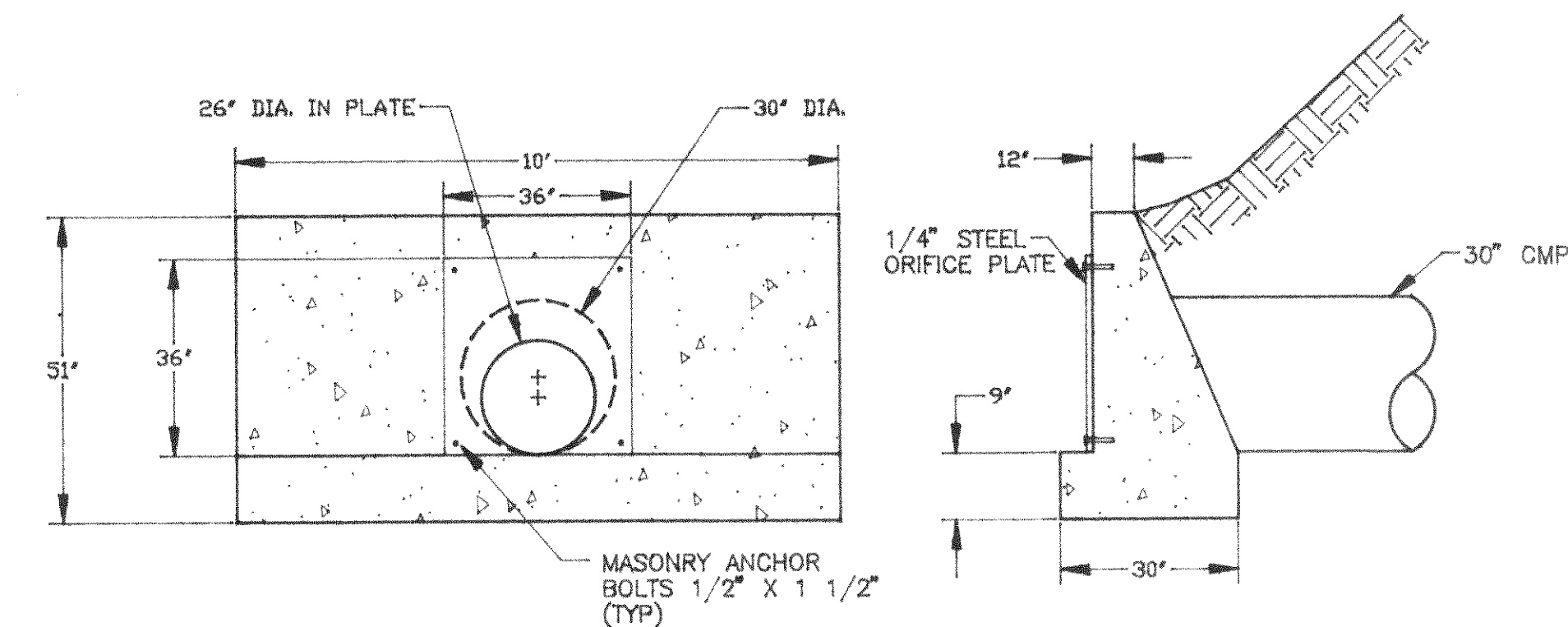


NOTES:

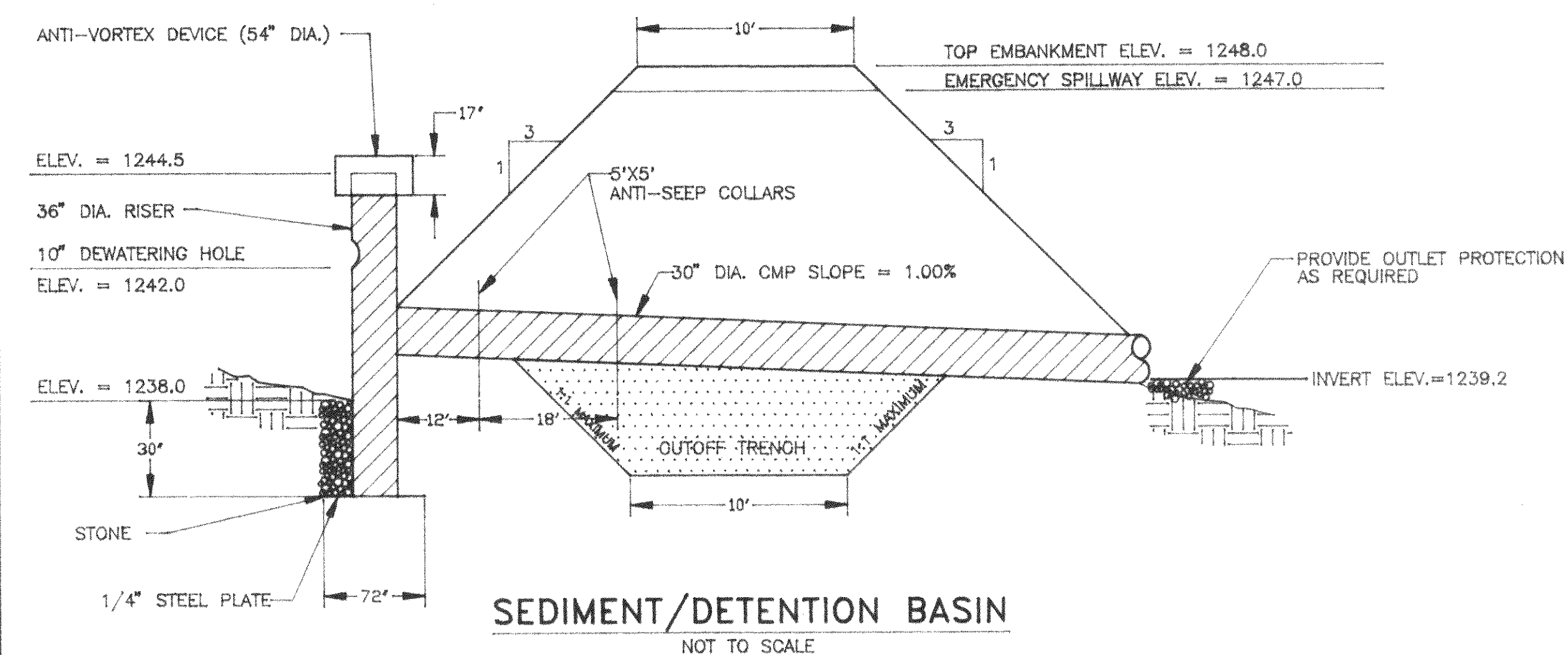
- DESIGN OF TEMPORARY SEDIMENT DETENTION BASIN IS BASED ON CONSTRUCTION OF ROADS FOLLOWED BY PHASED CONSTRUCTION OF SUBDIVISION LOTS. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION ON NEXT PHASE UNTIL AN EQUAL AMOUNT OF PROPOSED DISTURBED AREA IS COMPLETELY STABILIZED IN THE PREVIOUS PHASE (I.E. DO NOT DISTURB ANY LOTS IN PHASE II UNTIL AT LEAST AN EQUAL NUMBER OF LOTS IS STABILIZED IN PHASE I).
- PERMANENT AND TEMPORARY SEEDING SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS REGULATIONS (MS-1, MS).
- THE OWNER/DEVELOPER OF THE PROJECT, WETHERWOOD DEVELOPMENT, INC., HEREBY AGREES TO INSTALL ALL PROPOSED AND APPROVED EROSION AND SEDIMENT CONTROL DEVICES ACCORDING TO THE ENGINEERING PLANS AND EROSION CONTROL NARRATIVE.
- AN APPROVED E&S CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION. OR IF, BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CAN NOT BE CARRIED OUT.

LEGEND

3.02	CE	TEMPORARY STONE CONSTRUCTION ENTRANCE	3.20	CD	ROCK CHECK DAMS
3.04	STB	STRAW BALE BARRIER	3.30	TO	TOPSOILING
3.05	SF	SILT FENCE	3.31	TS	TEMPORARY SEEDING
3.06	BB	BRUSH BARRIER	3.32	PS	PERMANENT SEEDING
3.07	IP	STORM DRAIN INLET PROTECTION	3.35	MU	MULCHING
3.08	CIP	CULVERT INLET PROTECTION	3.37	VEG	TREES, SHRUBS, VINES AND GROUND COVERS
3.09	DD	TEMPORARY DIVERSION DIKE	3.38	TP	TREE PRESERVATION AND PROTECTION
3.13	ST	TEMPORARY SEDIMENT TRAP V = VOLUME OF TRAP, CY L = LENGTH OF OVERFLOW WEIR			EXISTING 10 FT. CONTOUR
3.18	OP	OUTLET PROTECTION			PROPOSED CONTOUR
3.19	RR	RIPRAP			DRAINAGE EASEMENT (WIDTH SPECIFIED)
					DITCH - GRASS LINING
					DITCH - EC-3-LINING
					PROPOSED PAVEMENT



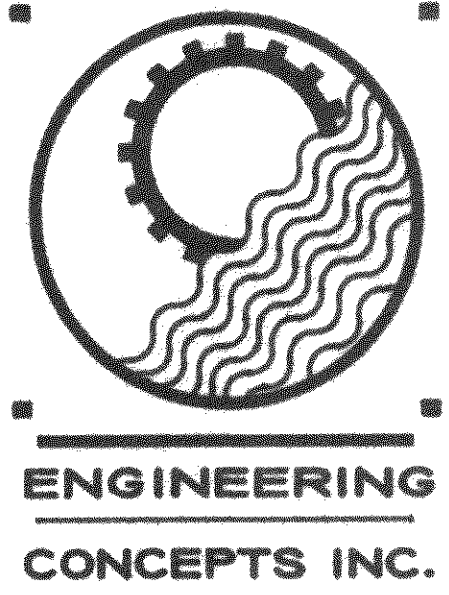
(EW-1PC)
OUTLET STRUCTURE FOR DETENTION POND
NOT TO SCALE



SEDIMENT/DETENTION BASIN
NOT TO SCALE

NOTES:

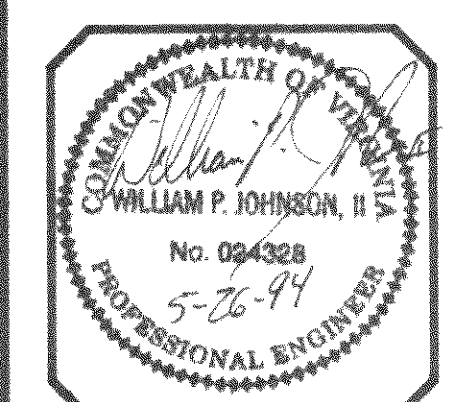
- RISER PIPE TO BE REMOVED AND REPLACED WITH EW-1PC AFTER PROJECT SITE HAS BEEN STABILIZED.
- EXTEND CUTOFF TRENCH AT LEAST 1 FT. INTO STABLE, IMPERVIOUS LAYER AND HAVE A DEPTH OF AT LEAST 2 FT.
- ALL FILL MATERIAL SHALL CONTAIN AT LEAST 20% CLAY PARTICLES BY WEIGHT. MATERIAL SHALL BE PLACED IN 6 INCH CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF FILL AND 95% COMPACTION SHALL BE ACHIEVED.



DESIGNED	WPJ/MDH
DRAWN	WPJ/DTE
CHECKED	WPJ
APPROVED	WPJ/HTB
SCALE	1"=100'
DATE	FEB, 1993
PROJECT	93024

NO.	DATE	BY

WETHERWOOD SUBDIVISION
EROSION AND SEDIMENT CONTROL PLAN
SITE PLAN



SHEET NO.

5

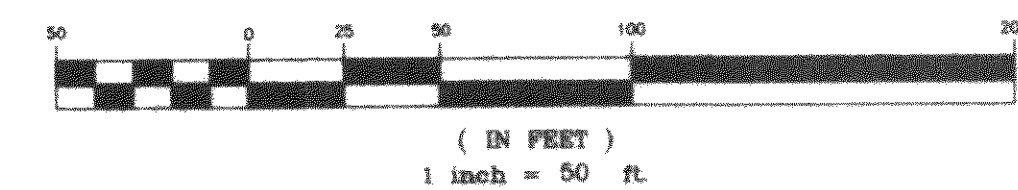
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OF



VERTICAL
GRAPHIC SCALE

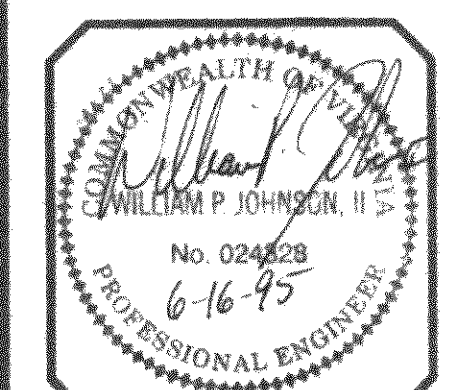
HORIZONTAL
GRAPHIC SCALE



DESIGNED	WPJ/DTE
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	HTB
SCALE	1" = 50' HORIZ. 1" = 10' VERT.
DATE	FEB. 1994
PROJECT	95011/95012

REVISIONS		
NO.	DATE	BY
1	12" WATERLINE FEB. 1995	SCG
2	SEWER REV. MAR. 1995	SCG
3	SEWER REV. JUN. 1995	SCG

WETHERWOOD SUBDIVISION
PROFILE -- ROAD/WATER/SEWER

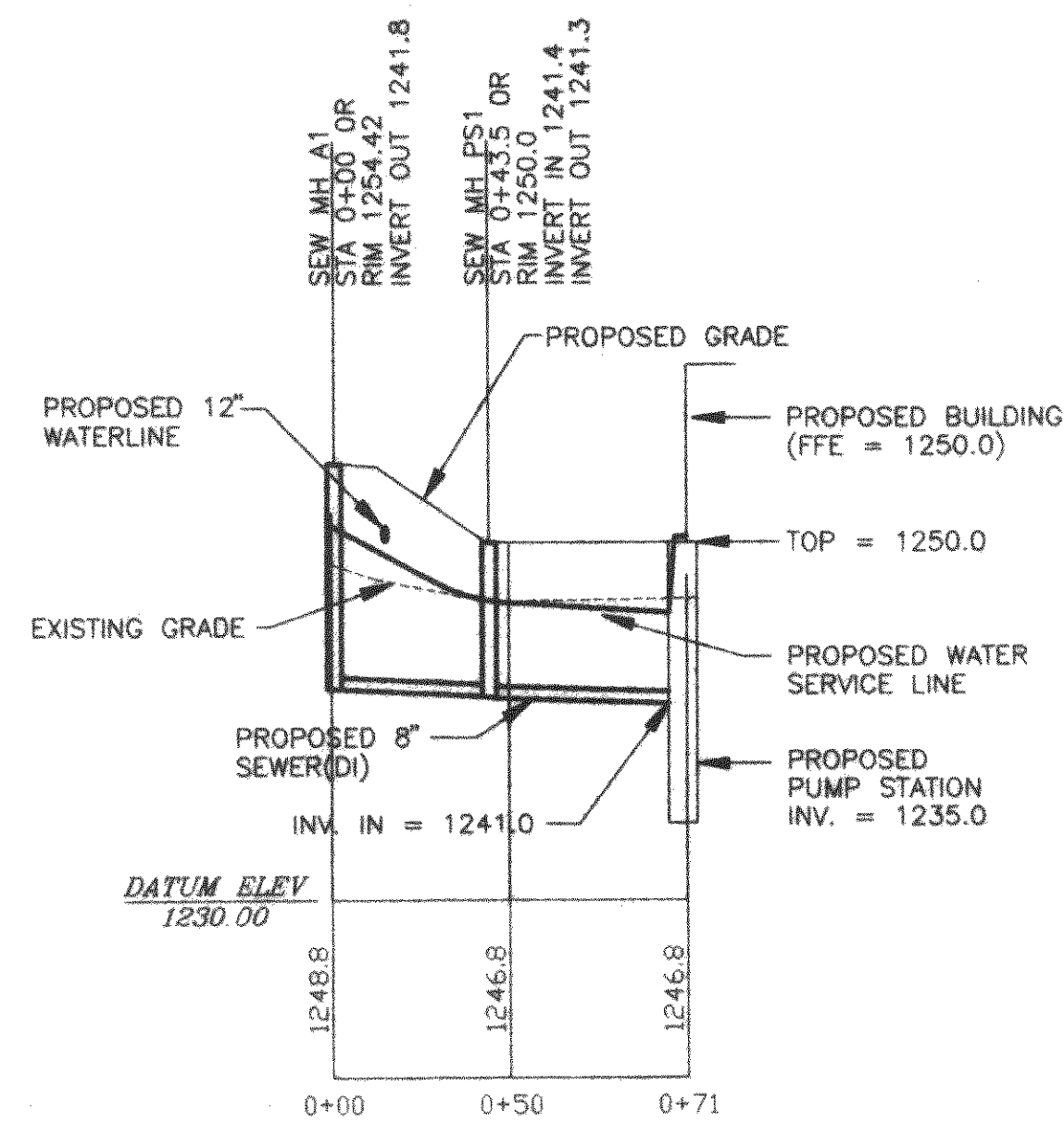


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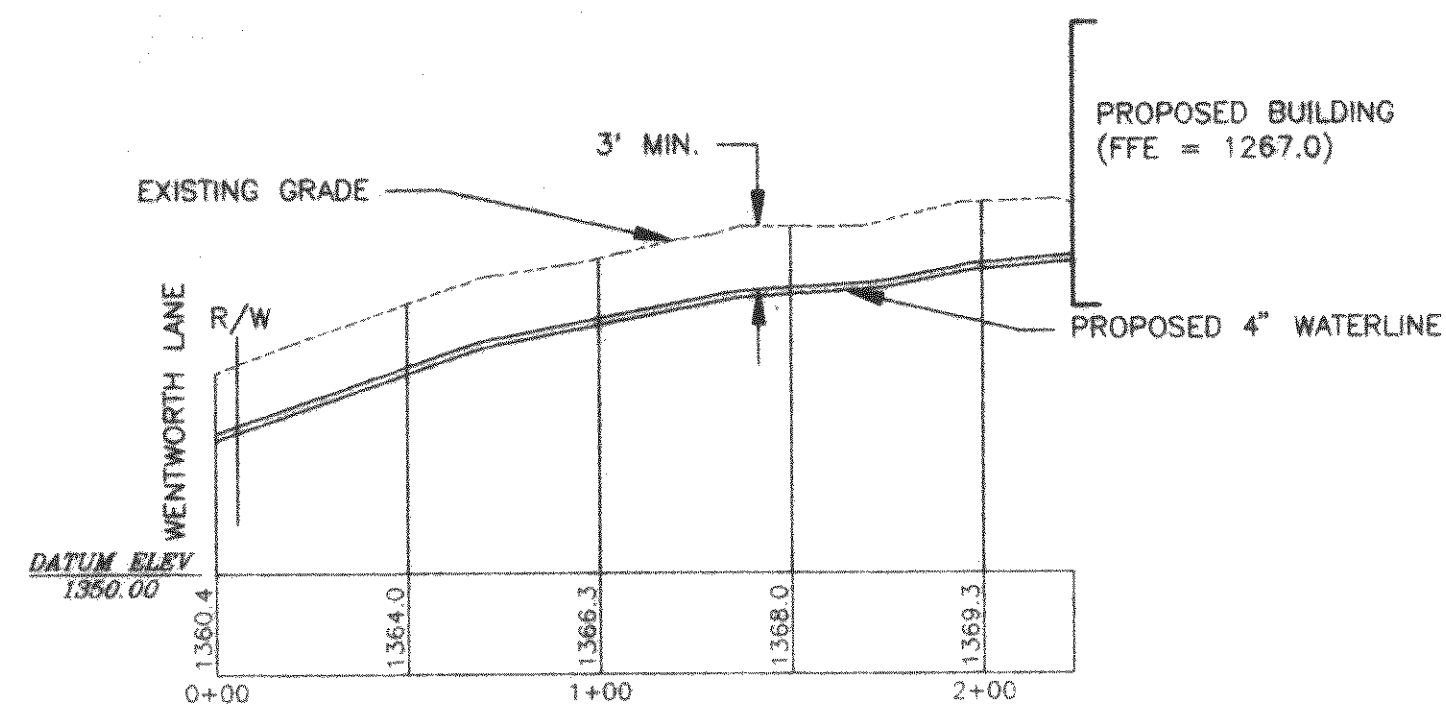
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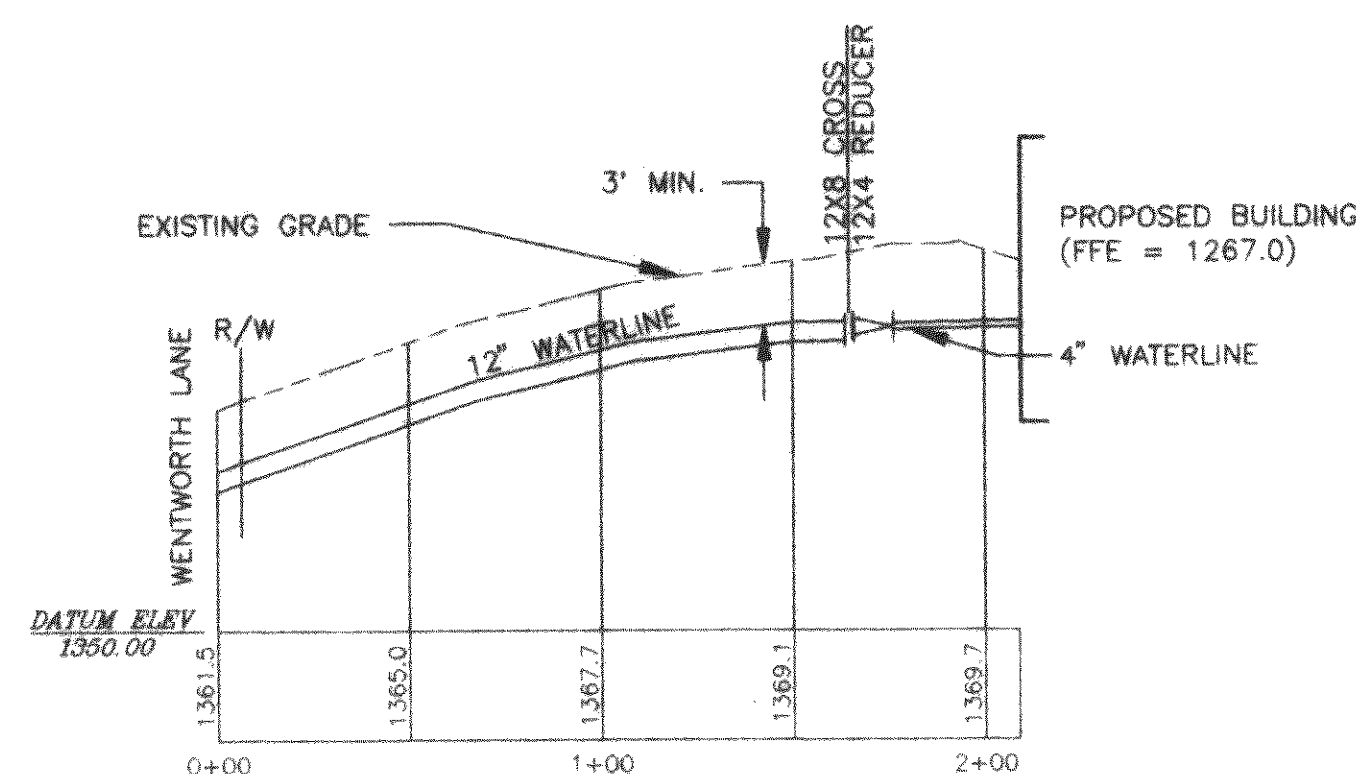
OF



PUMP STATION SITE PROFILE



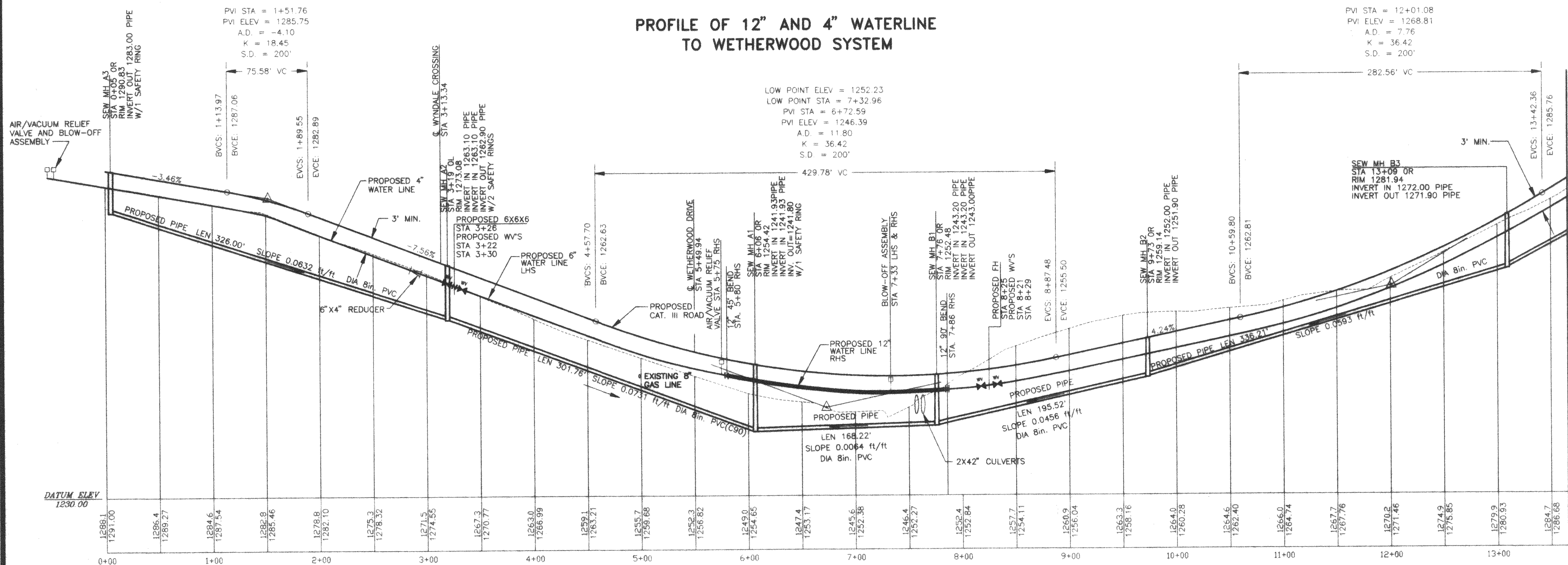
PROFILE OF 4" WATERLINE TO BUILDING



PROFILE OF 12" AND 4" WATERLINE TO WETHERWOOD SYSTEM

STATION	ROAD	CLASS	WIDTH
N/A	TURN LANE	CAT. III	12'(MAX.)
ALL	WETHERWOOD DRIVE	CAT. III	22'
0+00 - 2+75	WENTWORTH LANE	CAT. I	22'
2+75 - 22+65	WENTWORTH LANE	CAT. III	22'
22+65 - END	WENTWORTH LANE	CAT. I	22'
0+00 - 11+20	WELLINGTON LANE	CAT. II	20'
11+20 - END	WELLINGTON LANE	CAT. I	20'
ALL	WYNDALE CROSSING	CAT. II	20'
ALL	WINTHROP PLACE	CAT. I	20'
ALL	WEMBLY COURT	CAT. I	20'

ROAD SCHEDULE

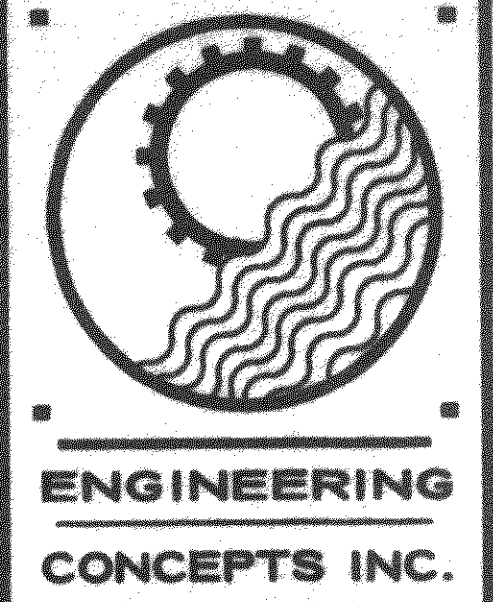


WENTWORTH LANE

VERTICAL GRAPHIC SCALE

HORIZONTAL GRAPHIC SCALE

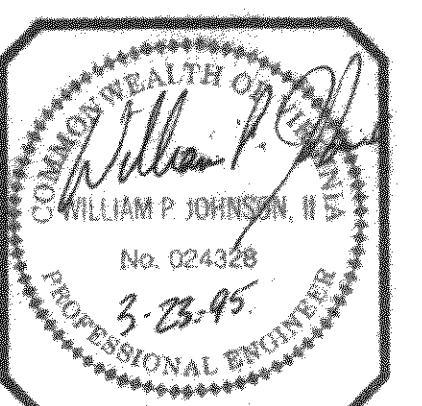
MATCHLINE SEE SHEET 8 OF 20



DESIGNED	WPJ/DTE
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	MTB
SCALE	1"=50' HORZ. 1"=10' VERT.
DATE	FEB. 1994
PROJECT	95011/95012

NO.	DATE	BY
1	2/1/94	SCG
2	2/1/94	SCG

WETHERWOOD SUBDIVISION
PROFILE - ROAD/WATER/SEWER



SHEET NO.

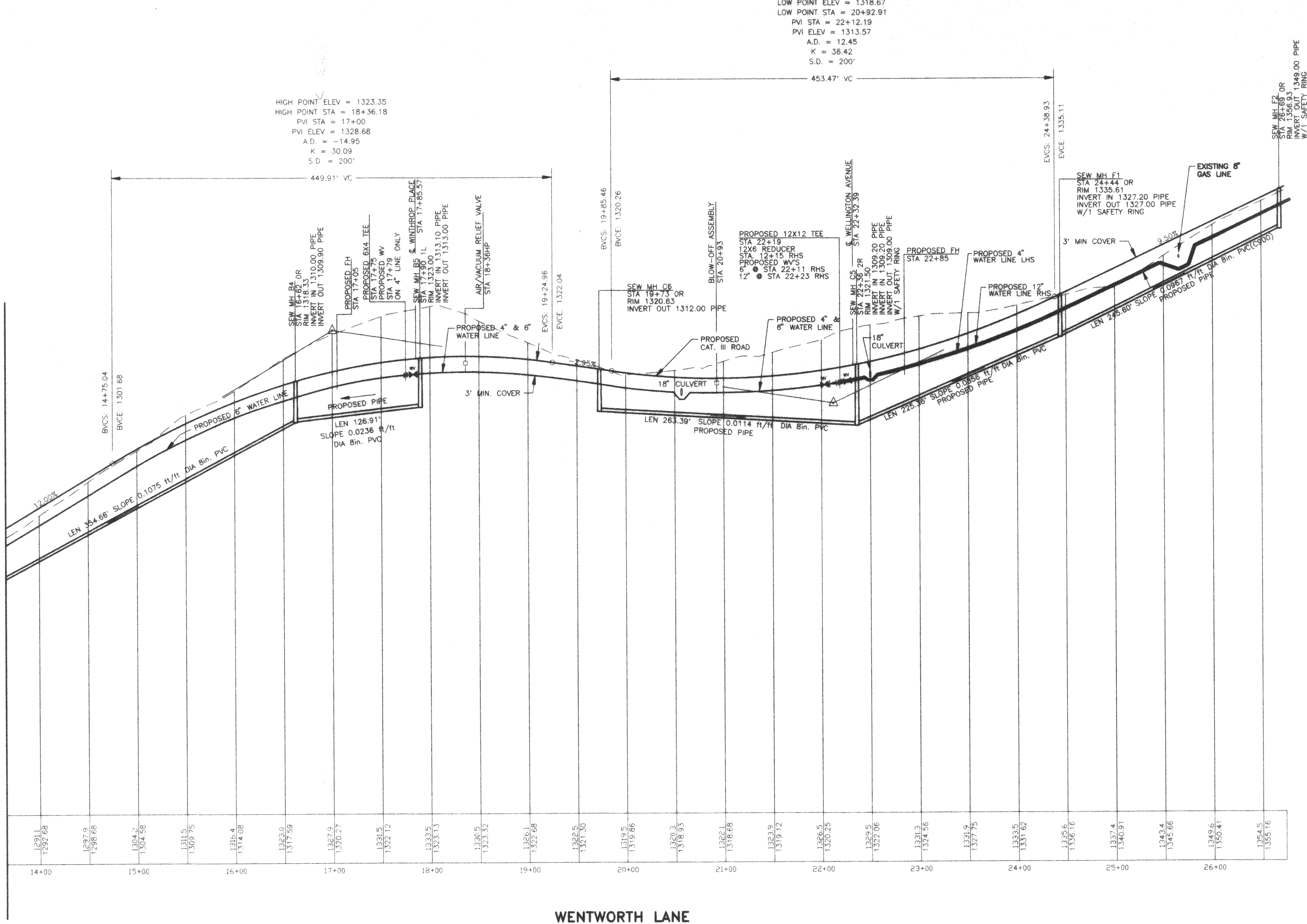
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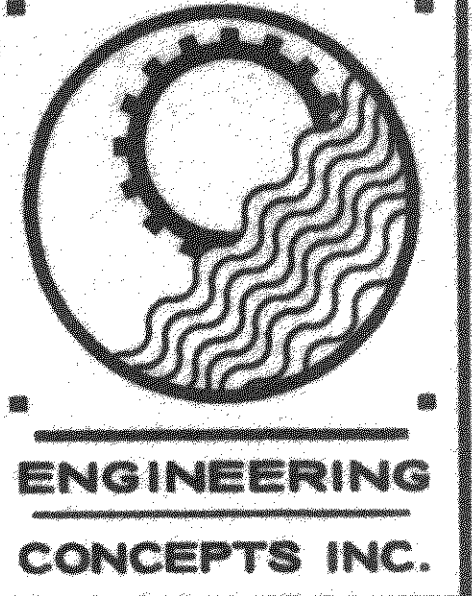
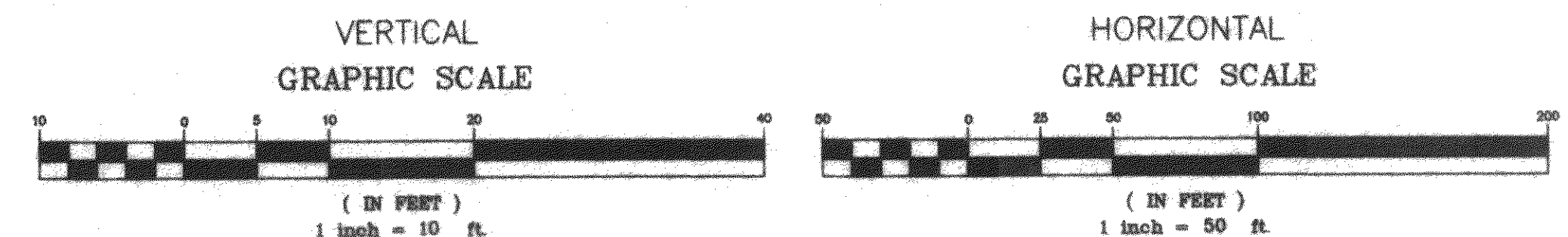
OF

MATCHLINE SEE SHEET 7 OF 20

DATUM ELEV
1230.00



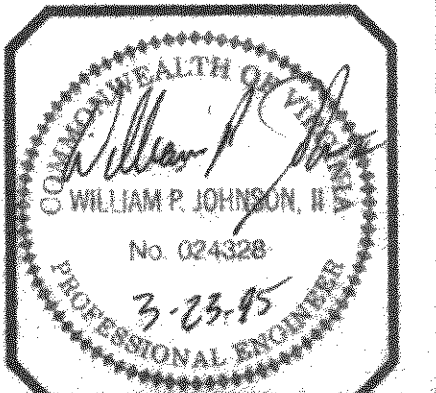
WENTWORTH LANE



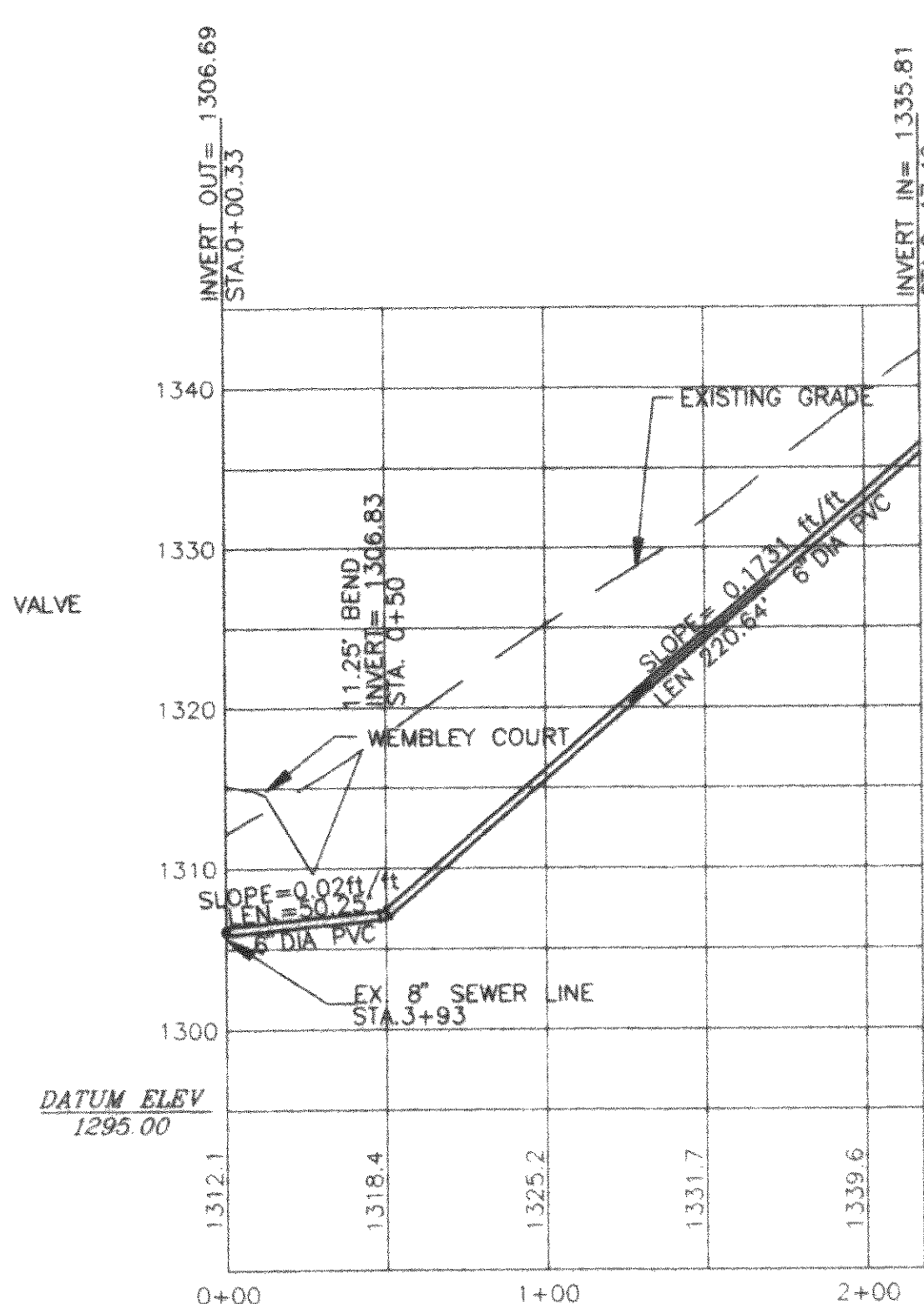
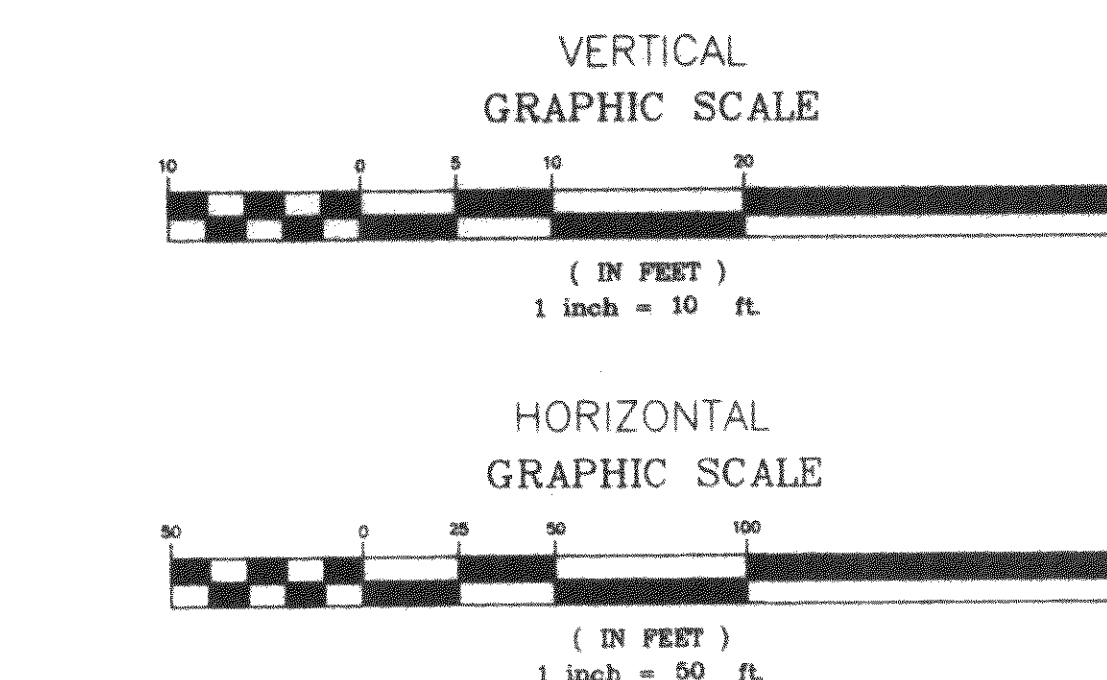
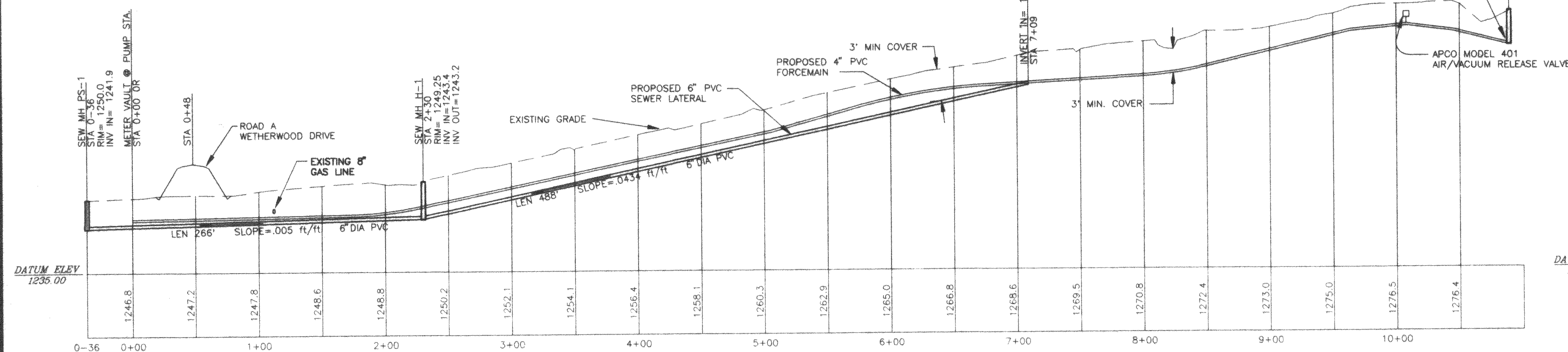
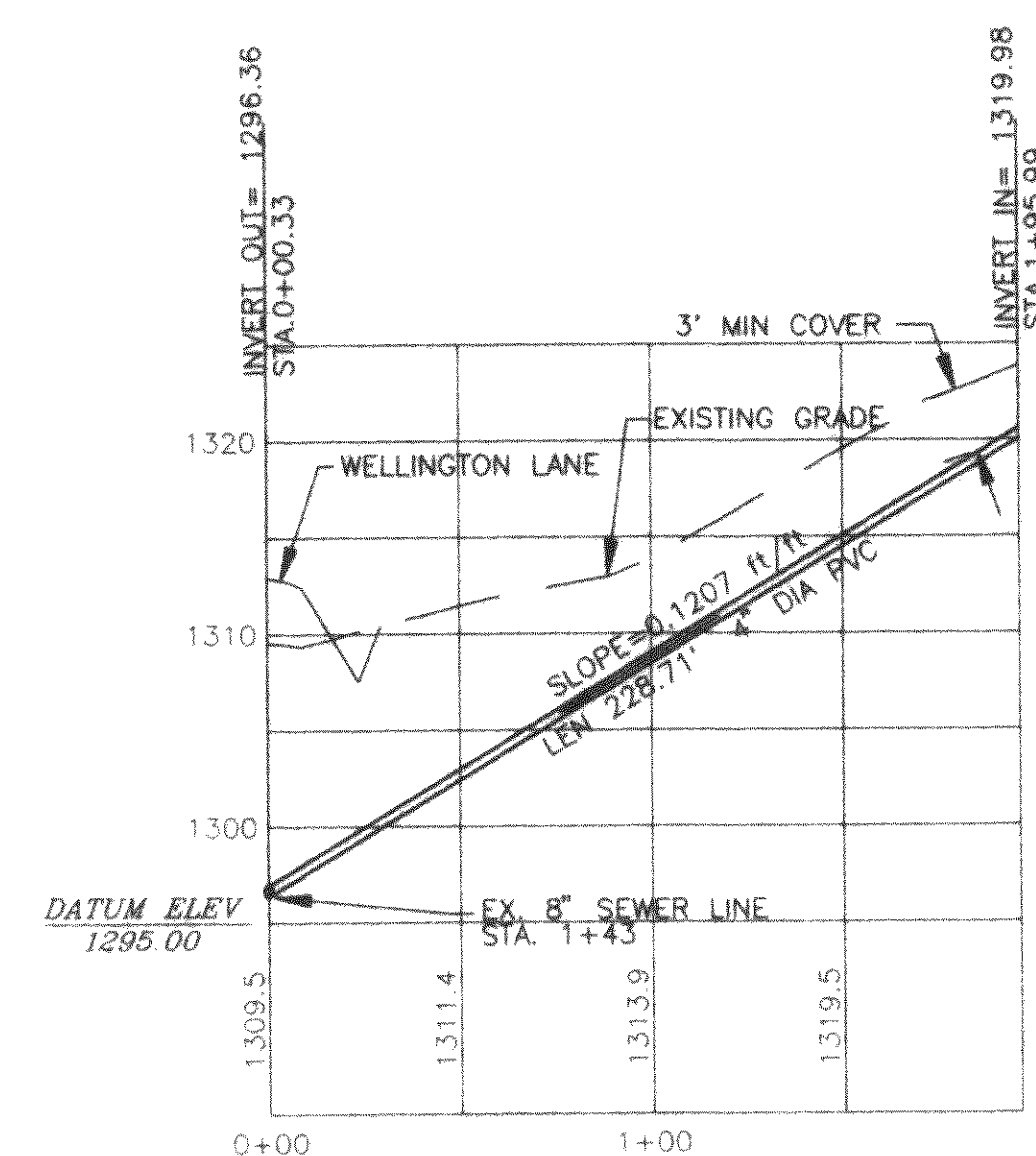
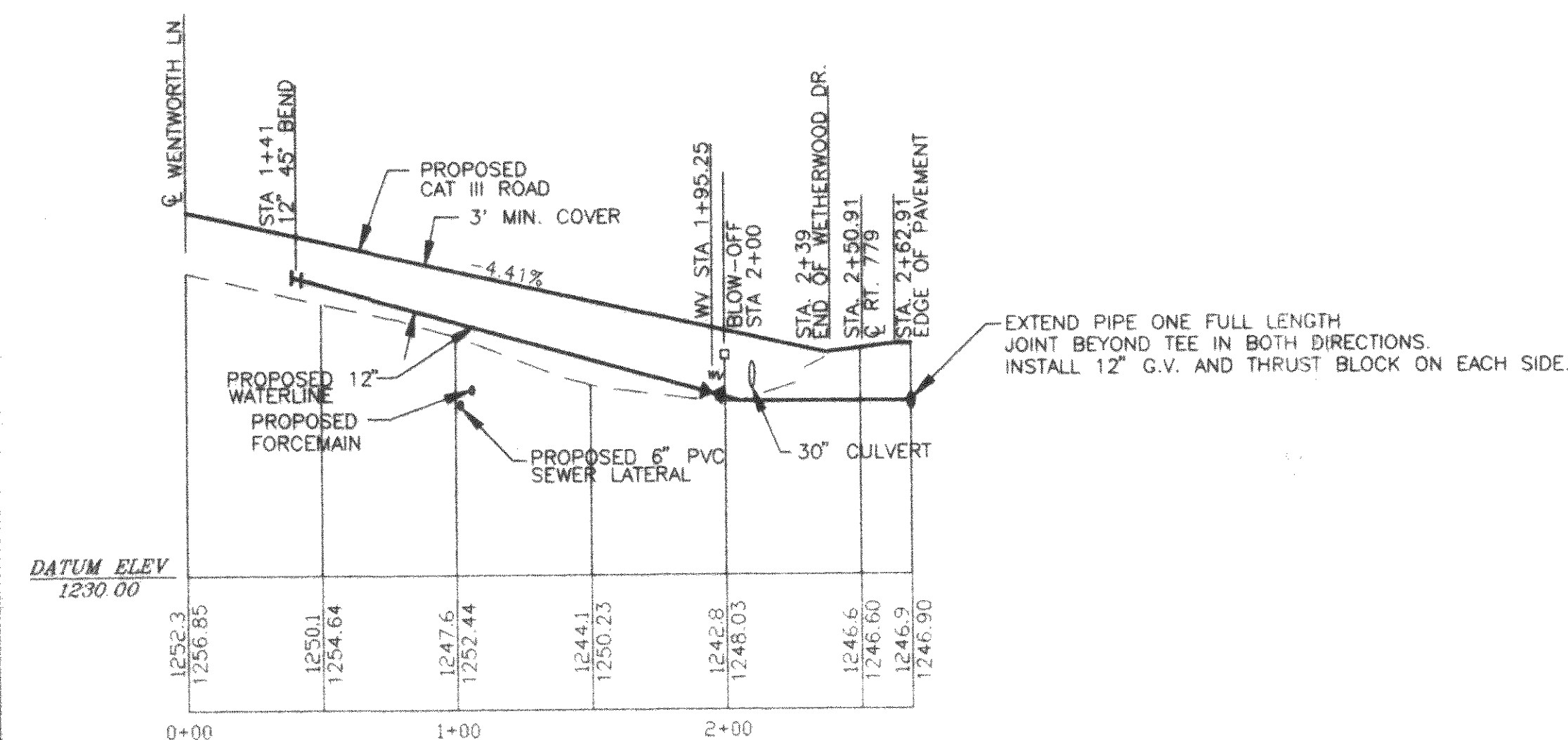
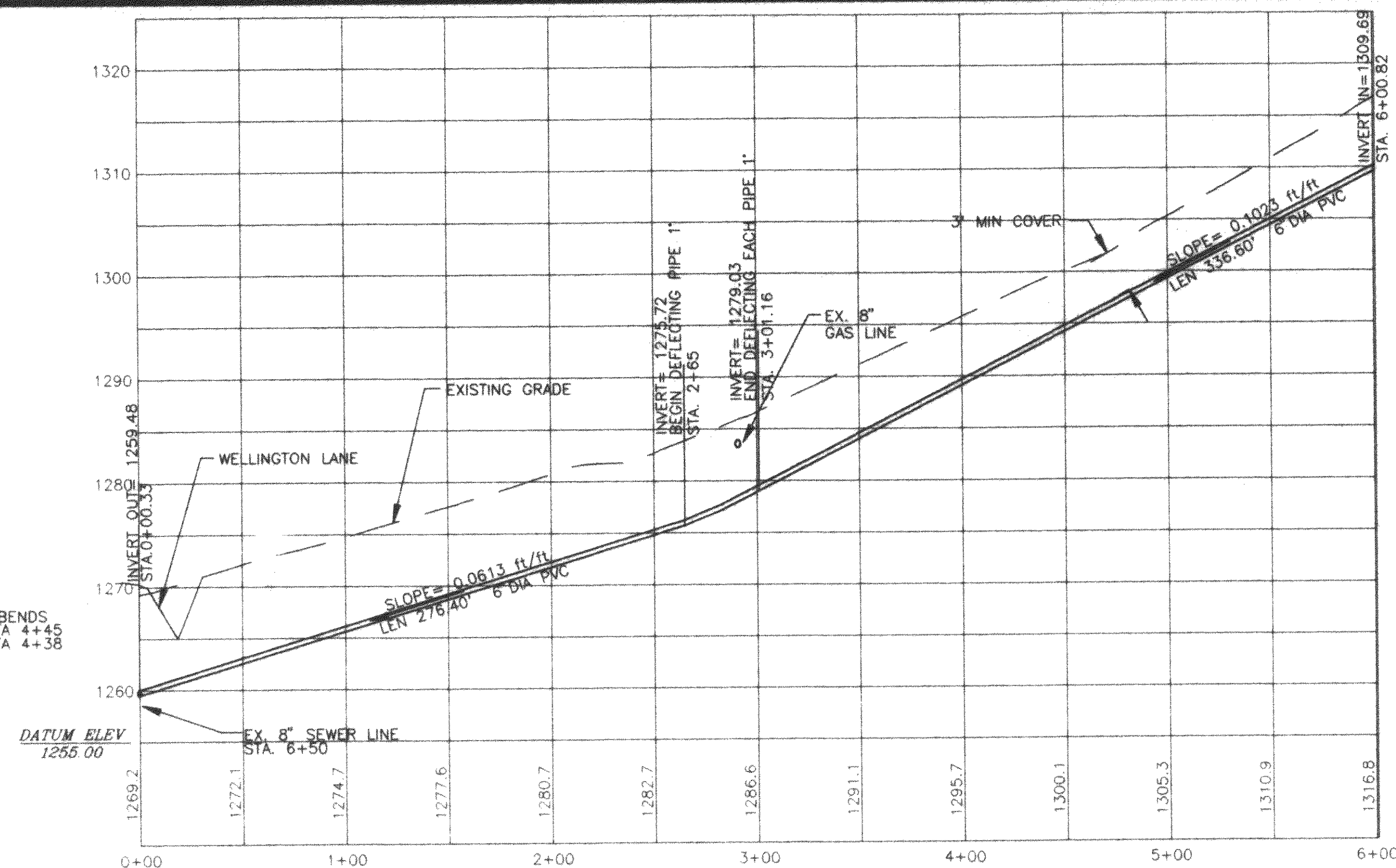
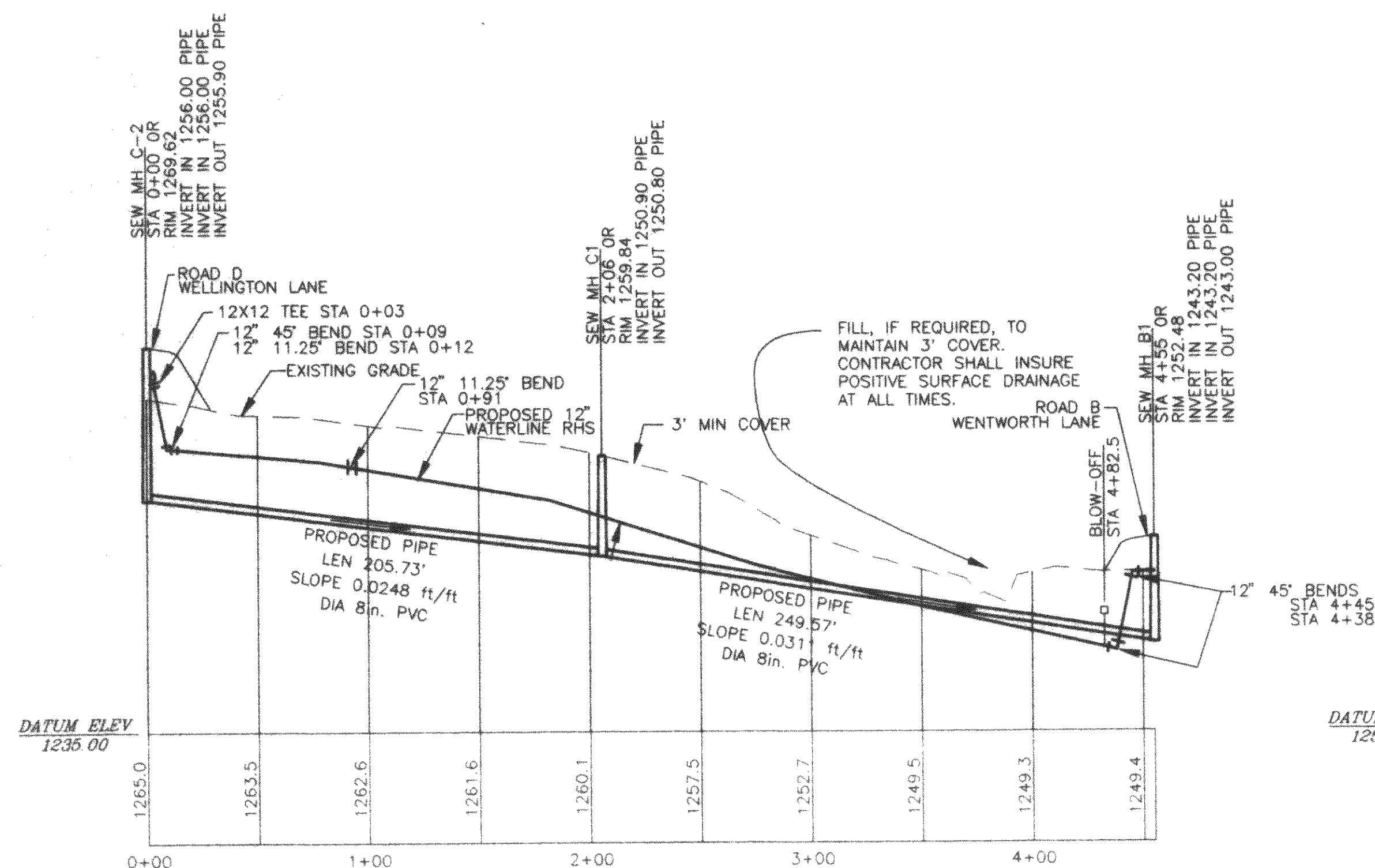
DESIGNED	WPJ/DTE
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	HTB
SCALE	1"=50' HORIZ. 1"=10' VERT.
DATE	FEB. 1994
PROJECT	95011/95012

NO.	DATE	BY
1	FEB. 1994	SCG
2	MAR. 1995	SCG

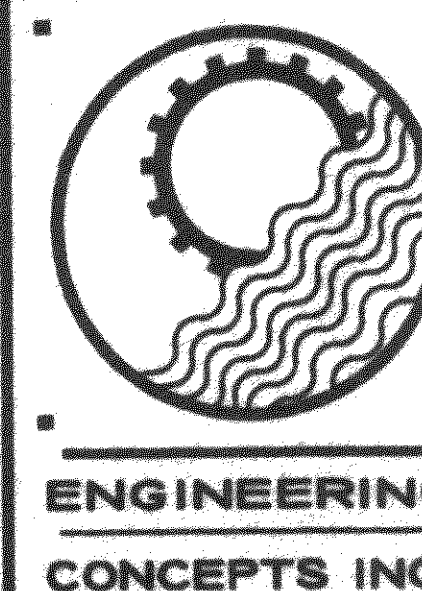
WETHERWOOD SUBDIVISION
PROFILE - ROAD/WATER/SEWER



SHEET NO.	8
OF	20



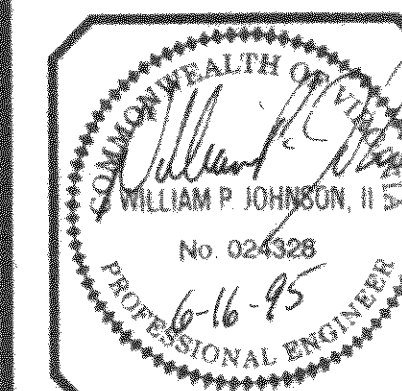
NOTE:
SDR26 PRESSURE RATED PVC SEWER PIPE SHALL BE
INSTALLED PER WATERLINE BEDDING DETAIL ON SHEET
17 OF 20.



DESIGNED	WPJ/MDH
DRAWN	DTE/RGG
CHECKED	WPJ
APPROVED	HTB
SCALE	1" = 50' HORIZ 1" = 10' VERT
DATE	FEB. 1994
PROJECT	93024

REVISIONS		
NO.	DATE	BY
1	2" WATERLINE	SC
2	FEB. 1995	SC
3	SEW. LAT'L.S.	SC
4	FEB. 1995	SC
5	12" WL EXT.	SC
6	MAR. 1995	SC
7	SEW. LAT'L.S.	SC
8	JUN. 1995	SC

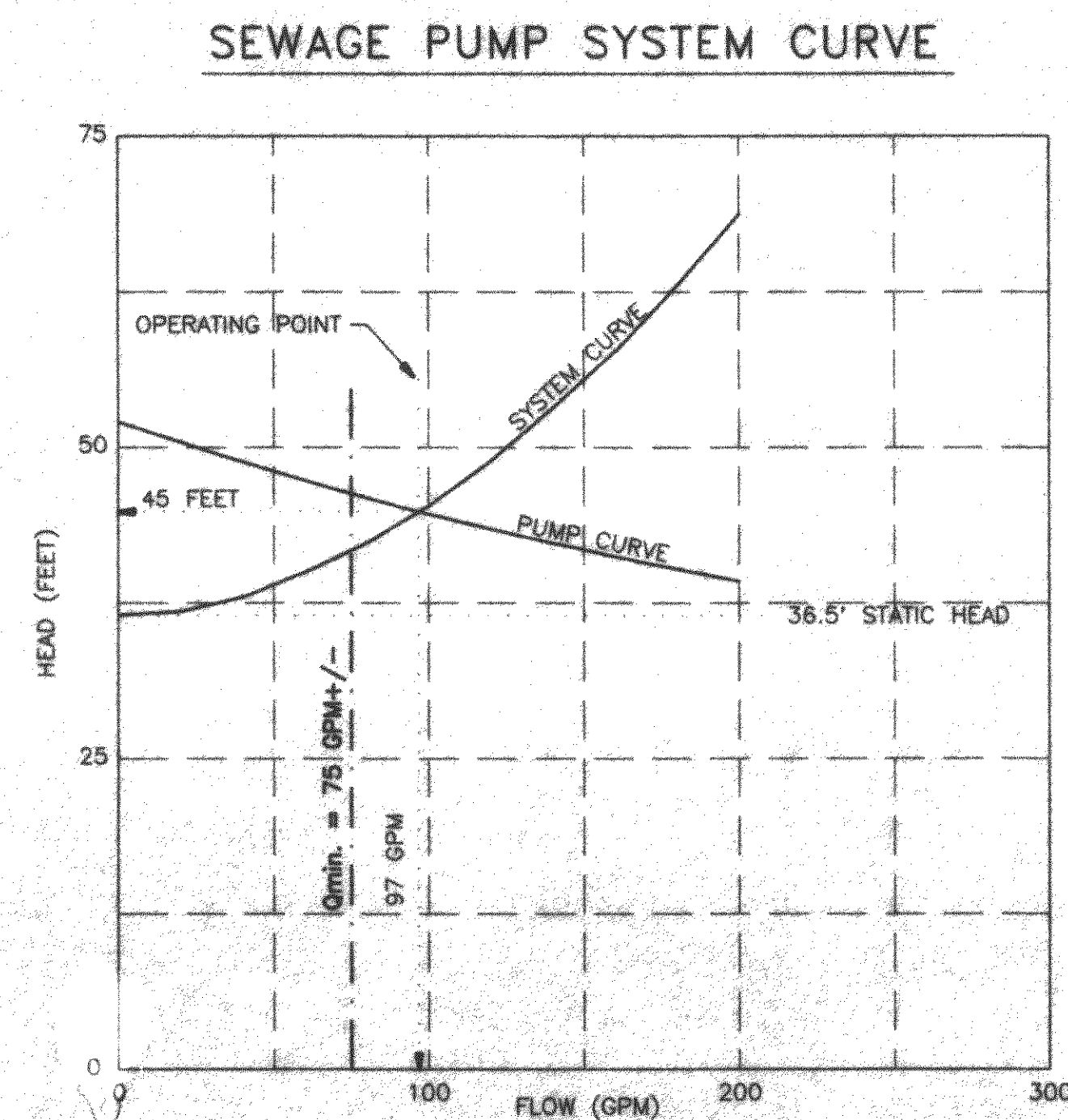
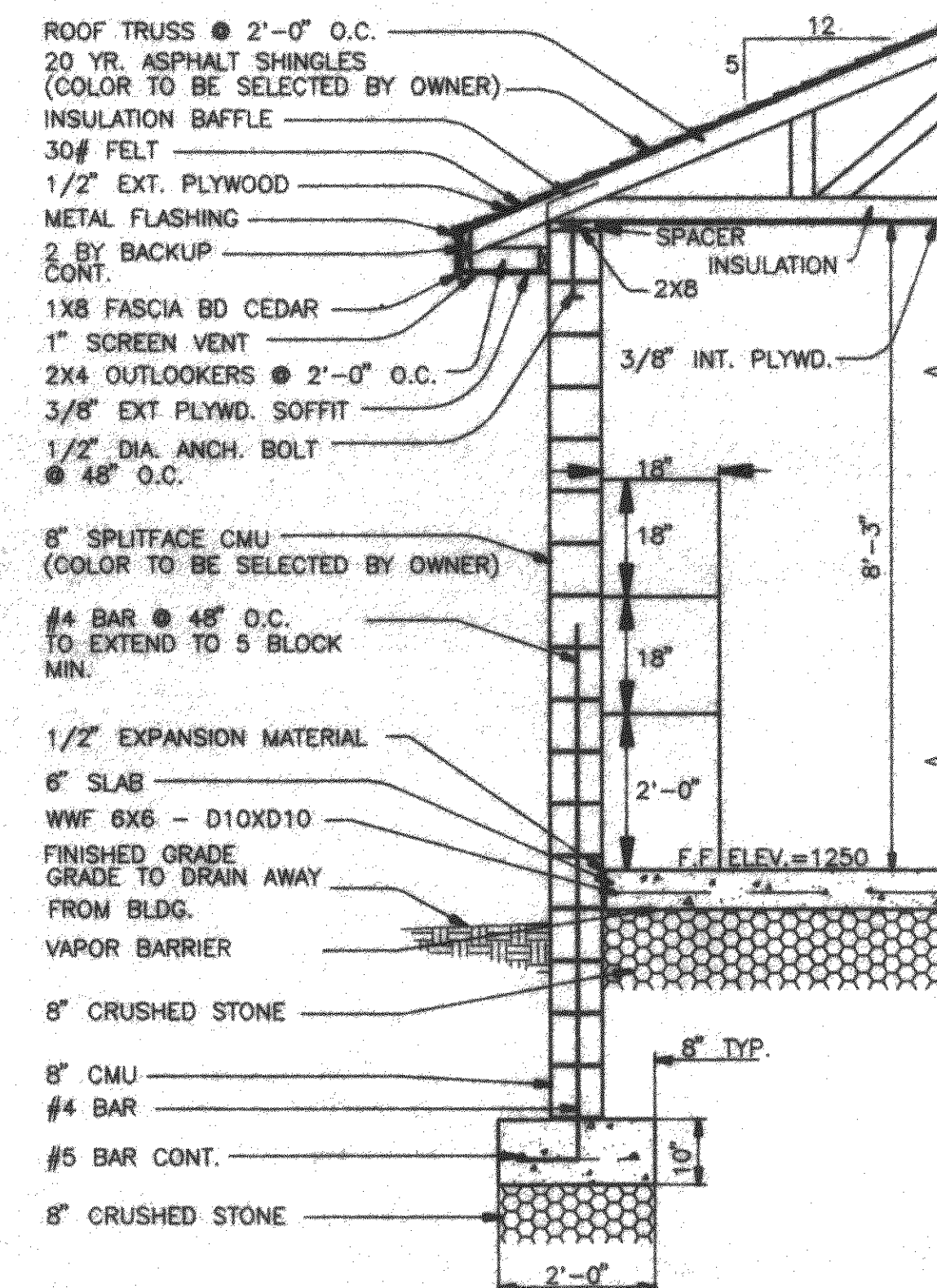
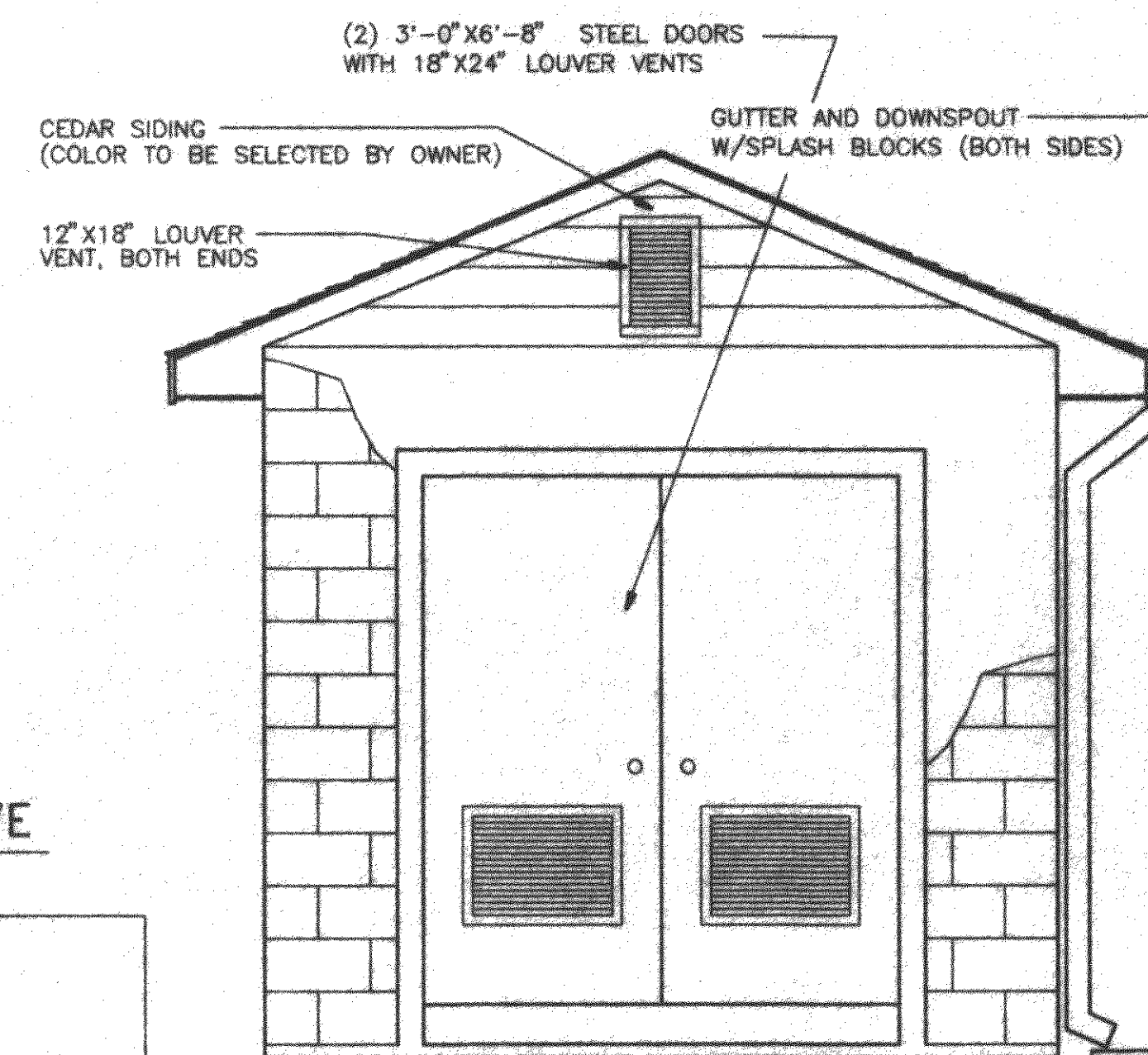
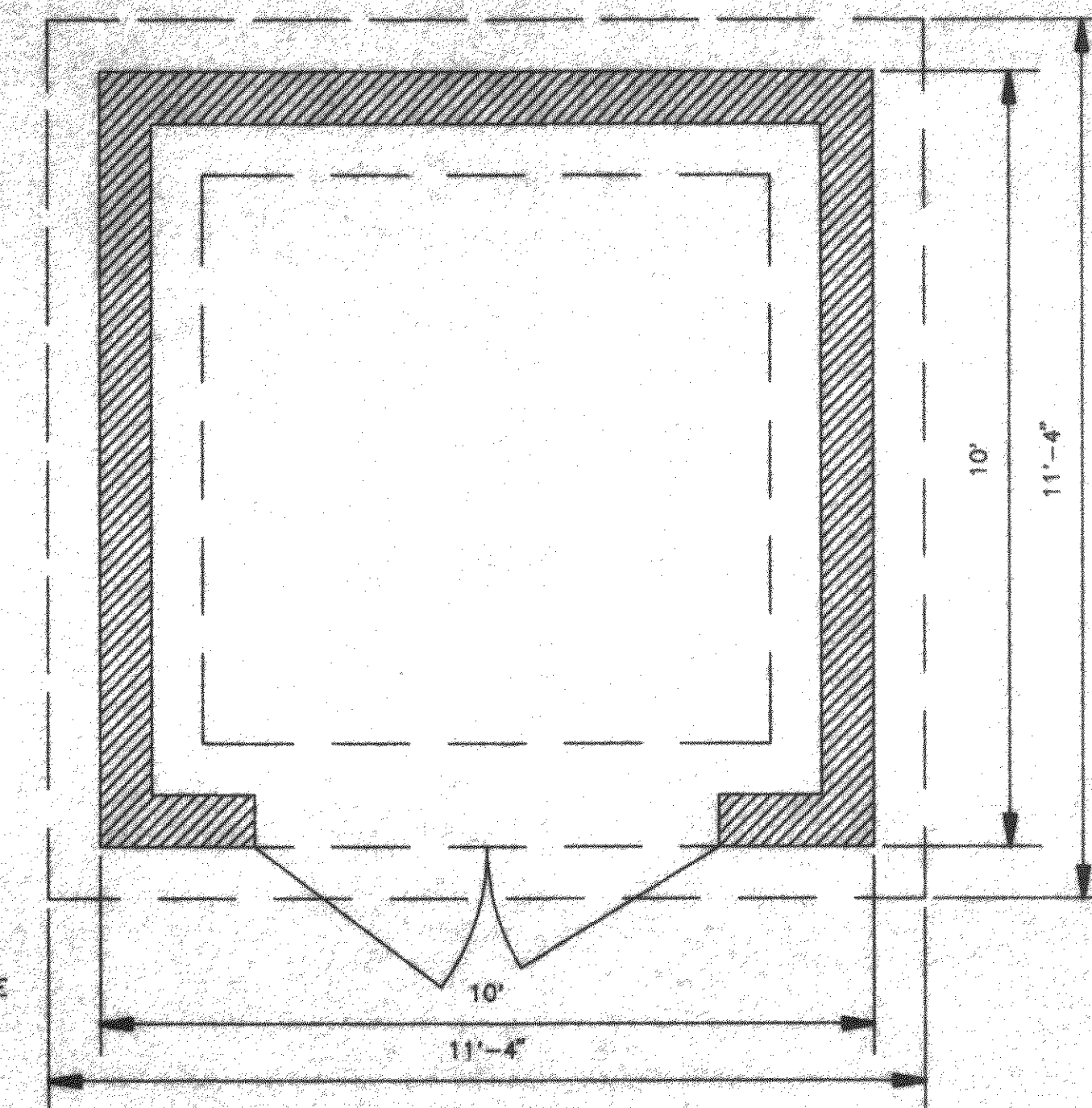
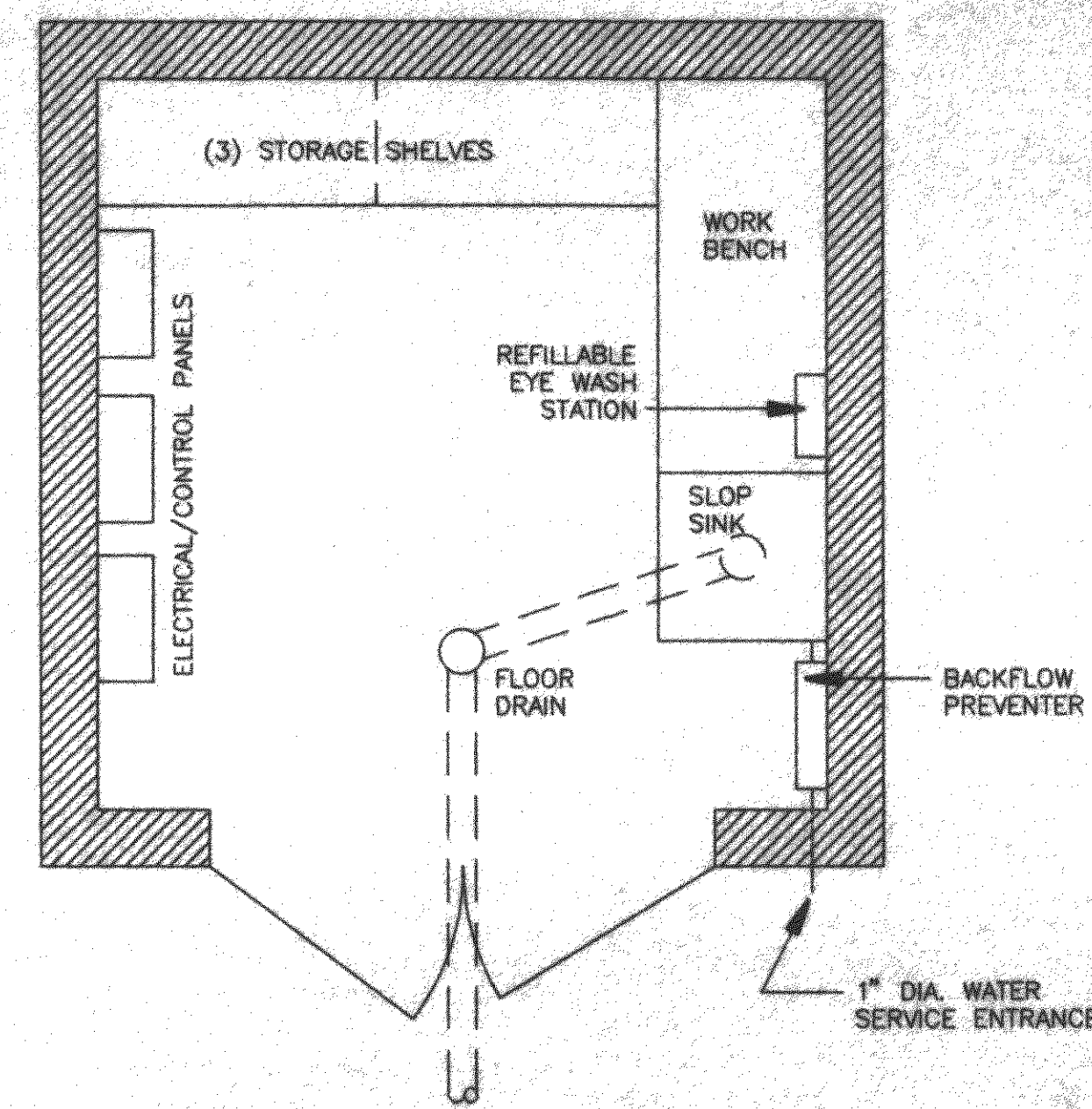
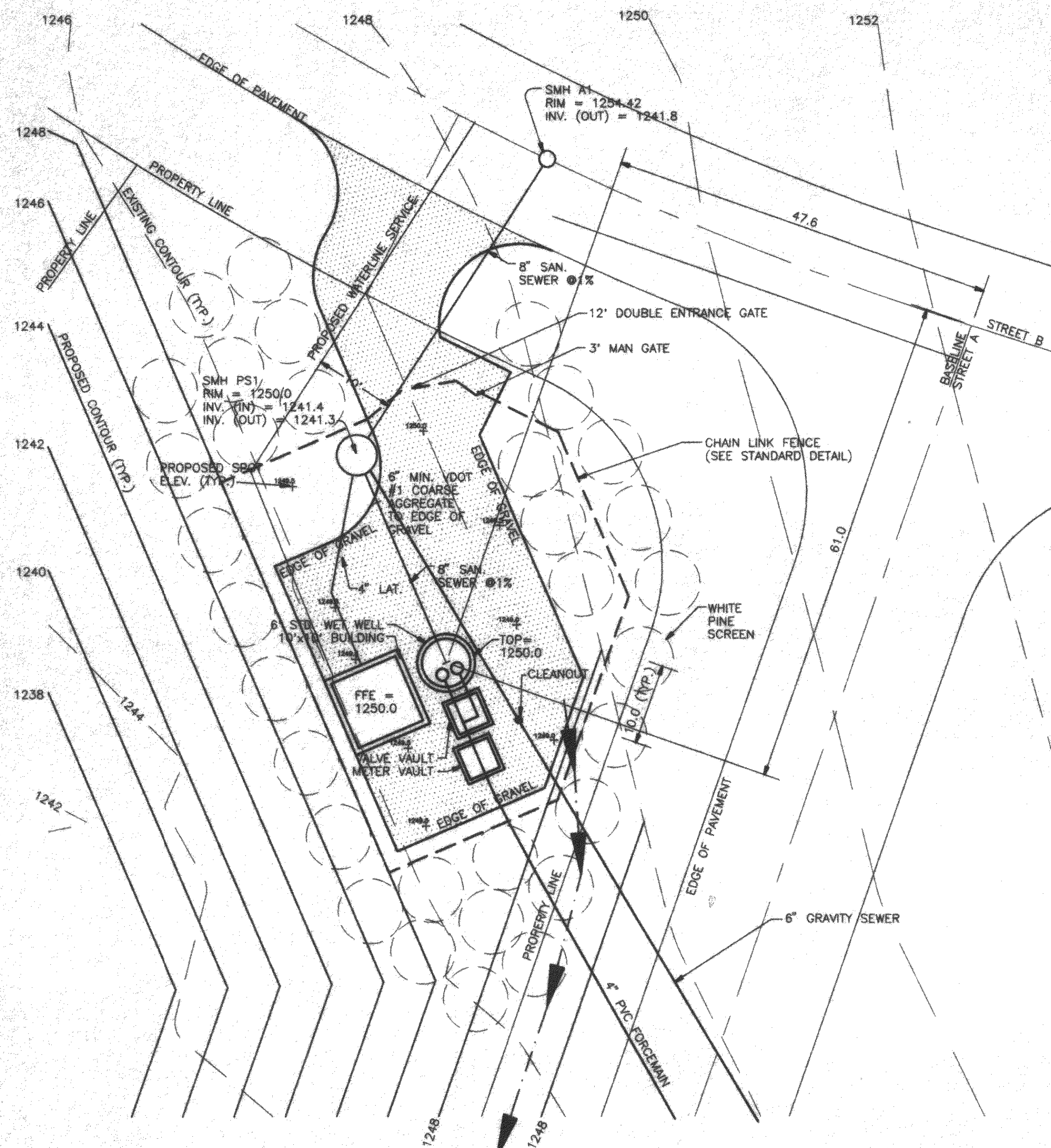
WETHERWOOD SUBDIVISION
PROFILE - ROAD/WATER/SEWER



SHEET NO.

g

20



EQUIPMENT SCHEDULE	
BACKFLOW PREVENTER	WATTS REGULATOR MODEL 909 (LOCATE AT WATER SERVICE ENTRANCE TO BUILDING.)
SLOP SINK	FLOOR MOUNTED - SINGLE BOWL 20" LONG x 24" WIDE x 14 3/8" DEEP 3/4" OVERALL HEIGHT. ONE PIECE MOLDED THERMOPLASTIC, RUSTPROOF, CORROSION PROOF. WITH FAUCET.
HOSE BIBB	3/4" HEAVY DUTY. MOUNTED BESIDE SINK.
HOSE REEL	HEAVY GAUGE STEEL. WALL MOUNTED. SMC #1P813
HOSE	3/4" COMMERCIAL DUTY RUBBER. 50' LENGTH.
HOSE NOZZLE	STRAIGHT. SOLID BRASS. RUSTPROOF. SHERMAN-MODEL 155-C
EYE WASH STATION	NORTH MODEL 12-60-42 DUAL EYEWASH STATION.

DESIGNED	WPJ/SCG
DRAWN	MDH/SCG
CHECKED	WPJ
APPROVED	HTB
SCALE	A5 SHOWN
DATE	FEB. 1994
PROJECT	95011

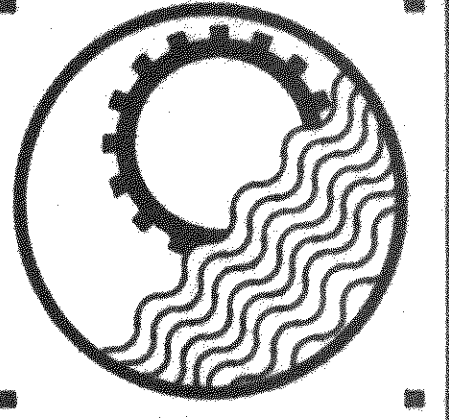
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**WETHERWOOD SUBDIVISION
PUMP STATION - SITE PLAN**

COMMONWEALTH OF VIRGINIA
 WILLIAM P. JOHNSON, II
 No. 024328
 3-28-95
 PROFESSIONAL ENGINEER

SHEET NO.

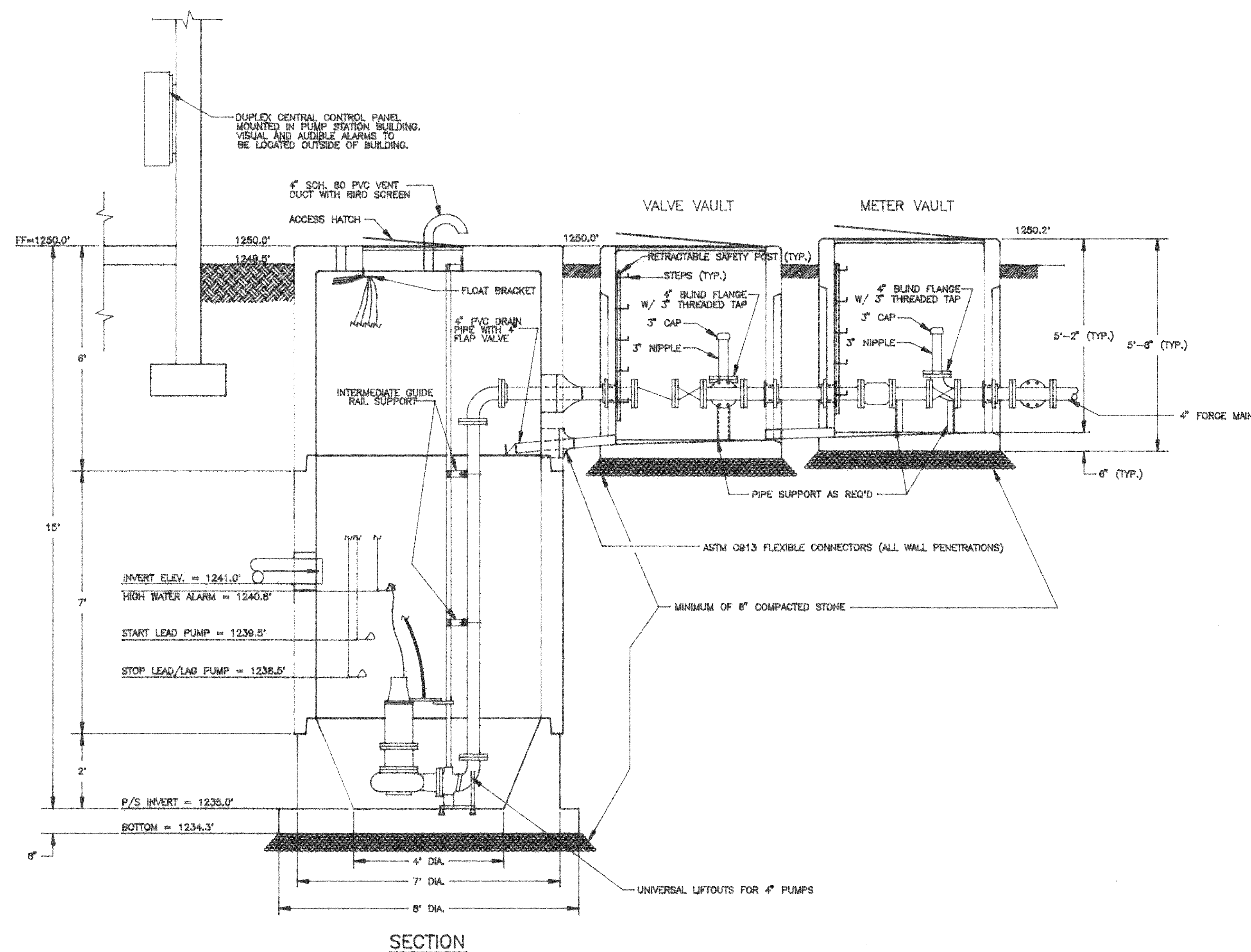
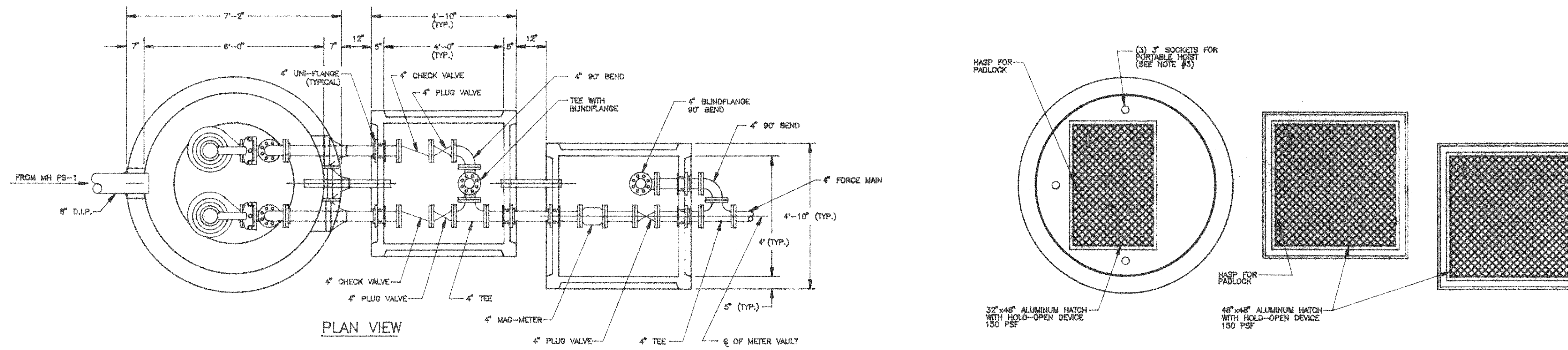

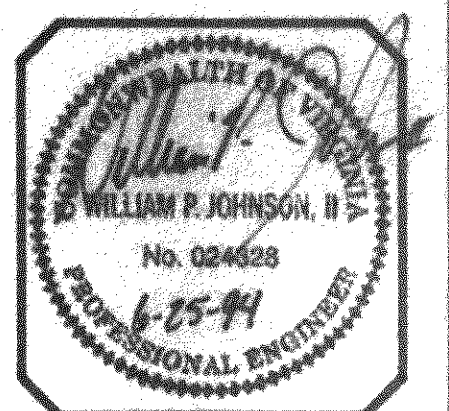
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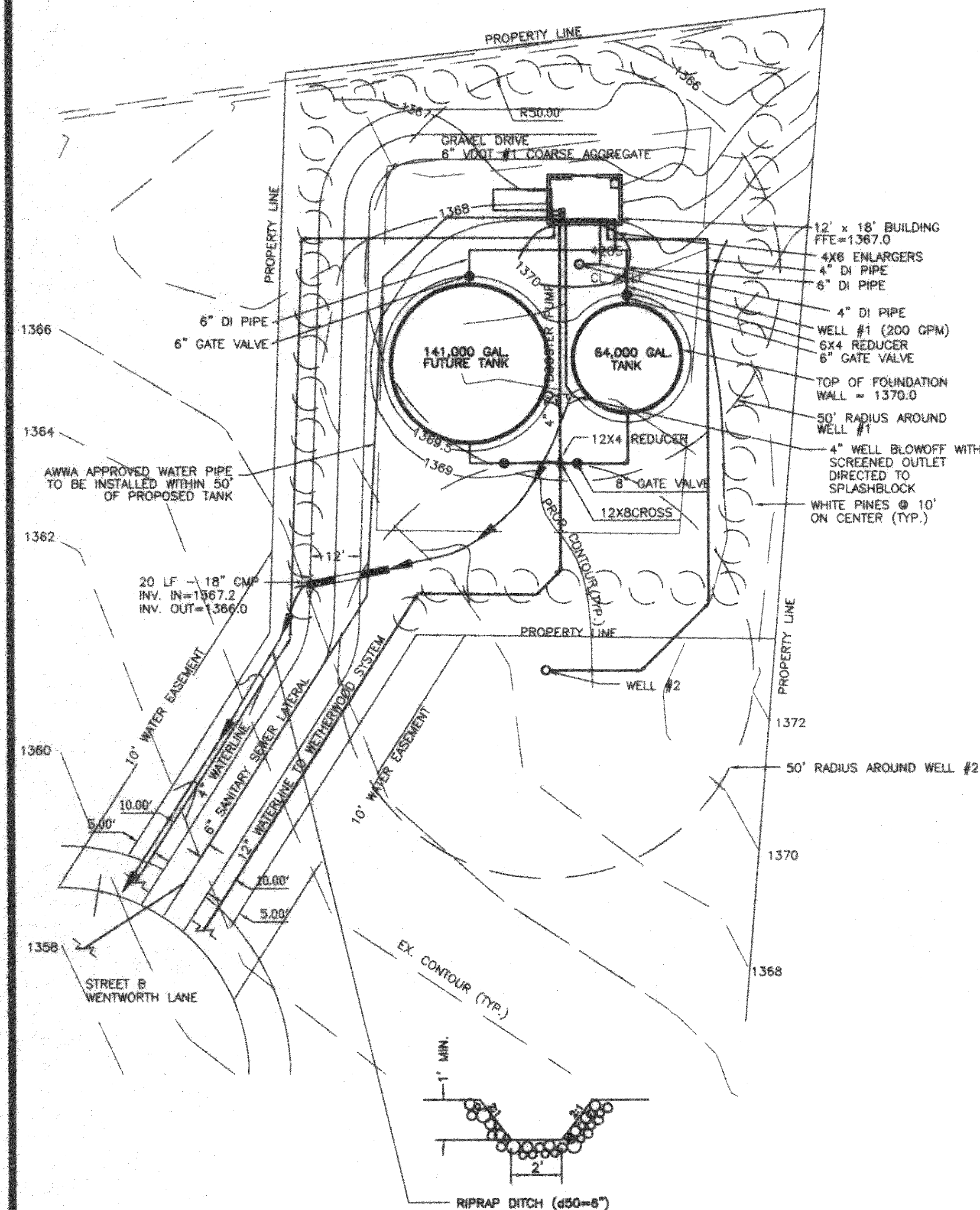
DESIGNED	HTB/WPJ
DRAWN	
	RGG/MDH
CHECKED	
	HTB
APPROVED	
	WPJ
SCALE	
	1" = 2'
DATE	
	FEB. 1994
PROJECT	
93024	

[illegible]

WETHERWOOD SUBDIVISION
PUMP STATION -- PLAN AND ELEVATION



- NOTES
1. Pump Station Manufacturer shall supply openings in concrete for conduit entry.
 2. Float, power, and control cables may be run to panel through conduit
 3. Pump Station Manufacturer shall verify fit of liftout elbows, pumps, and hatch.
 4. Float switches shall be located away from influent stream.



SITE PLAN
SCALE: 1" = 20'



EQUIPMENT SCHEDULE

WELL PUMP #1
FLOAT SWITCHES:
SET PUMP ON = 1382 FT.
SET PUMP OFF = 1385 FT.
SET LOW WATER ALARM = 1380 FT.
SET HIGH WATER ALARM = 1385.5 FT.

WELL PUMP #2
FLOAT SWITCHES:
SET PUMP ON = 1382 FT.
SET PUMP OFF = 1385 FT.
SET LOW WATER ALARM = 1380 FT.
SET HIGH WATER ALARM = 1385.5 FT.

RAW WATER METER

HIGH PRESSURE ZONE METER

METERING PUMPS (QUANTITY=4)

PIPE

GATE VALVES

SLOP SINK

PRESSURE GAUGE

HYDRAULIC CONTROL VALVE
UPSTREAM PRESSURE SUSTAINING = 56 PSI
DOWNSTREAM PRESSURE REDUCING = 30 PSI

HYDROPNEUMATIC TANK
CAPACITY = 2,000 GALLONS
INLET = 3 INCH, OUTLET = 3 INCH
DRAIN = 2 INCH, ACCESS HATCH = 11"x15"
WATER SIGHT GLASS, MANUAL AIR BLOWOFF,
PRESSURE RELIEF VALVE = 100 PSI
VACUUM RELIEF VALVE = ATMOSPHERE
PRESSURE GAUGE = 0 - 100 PSI

AIR COMPRESSOR

WATER HEATER

PRESSURE SWITCH (QUANTITY = 2)
PUMP 1 ON = 45 PSI
PUMP 2 ON = 40 PSI

BOOSTER PUMPS (QUANTITY = 2)

BACKFLOW PREVENTER

HOSE BIBB

HOSE REEL

HOSE

HOSE NOZZLE

EYE WASH STATION

CHLORINE TEST KIT

CROWN SUBMERSIBLE MODEL CH-225-7
3450 RPM 3 PH.
460V, 4" DISCHARGE
DESIGN: 204 GPM @ 202 FT. TDH.
CONTROLLED BY POLYURETHANE FLOATS
MOUNTED IN TANK.

CROWN SUBMERSIBLE MODEL 7H-400-4
3450 RPM 3 PH, 40HP
460V, 4" DISCHARGE
DESIGN: 466 GPM @ 240 FT. TDH.
CONTROLLED BY POLYURETHANE FLOATS
MOUNTED IN TANK.

SENSUS SERIES "W" TURBO-METER
MODEL W-350 DRS SIZE 3". WITH
INTEGRAL V-SHAPED STAINLESS STEEL
STRAINER CONFORMS TO AWWA C701.

SENSUS SERIES "W" TURBO-METER
MODEL W-120 DRS SIZE 1 1/2". WITH
INTEGRAL V-SHAPED STAINLESS STEEL
STRAINER CONFORMS TO AWWA C701.

PULSA FEEDER PULSATRON SERIES E PLUS
WITH 100:1 TURNDOWN MODEL
LPB3SAPTC1 CAPACITY = 12 GPD
TWO LIQUID CHLORINE METERING AND TWO
FOR LIQUID AQUA-MAG
PROVIDE 1 SPARE PARTS KIT PER PUMP.

3" SCHEDULE 40 THREADED STEEL

AS MANUFACTURED BY B-K, CRANE,
OR EQUAL.

FLOOR MOUNTED - SINGLE BOWL,
20" LONG x 24" WIDE x 14 3/8" DEEP.
34" OVERALL HEIGHT. ONE PIECE
MOLDED THERMOPLASTIC, RUSTPROOF.
CORROSION PROOF. WITH FAUCET.

WEKSLER DUAL SCALE GAUGE IN PSI AND
FEET OF WATER. 30 PSI AND 70', 1/2%
FULL SCALE ACCURACY. 1/4" NPT BRASS
BOTTOM CONNECTION. 4 1/4" DIAL.
POLYPROPYLENE CASE WITH ALL
STAINLESS INTERNALS AND STEM.
MANUAL SET POINTER REFERENCE.

CLA-VAL MODEL 92-01AS COMBINATION
PRESSURE REDUCING, PRESSURE
SUSTAINING VALVE. SIZE = 2". DUCTILE IRON
BODY, BRONZE TRIM, AND CHECK FEATURE.
ALL SETTINGS SHALL BE FIELD ADJUSTABLE.

STANDARD HORIZONTAL TYPE AS MANUFACTURED
BY RECO INDUSTRIES, INC. CARRYING ASME'S
LABEL AND FABRICATED IN ACCORDANCE WITH
AWWA D100. TANK SHELL SHALL BE ASME
STAMPED FOR 150 LBS. WORKING PRESSURE
WITH STEEL SUPPORT SADDLES FURNISHED BY
TANK FABRICATOR. INTERIOR TANK SURFACES
SHALL BE PREPARED AFTER FABRICATION IN
ACCORDANCE WITH SSPC-SP5 "WHITE METAL"
SURFACE WITH 1-2 MIL PROFILE. COATING
SHALL BE AWWA APPROVED FOR POTABLE
WATER CONTACT, EPOXY POLYAMIDE, GLOSS
FINISH, WHITE, AND 14 - 20 MILS DFT.
EXTERIOR TANK SURFACES SHALL BE PREPARED
AFTER FABRICATION IN ACCORDANCE WITH
SSPC-SP6 "COMMERCIAL BLAST" SURFACE
WITH 1-2 MIL PROFILE. EXTERIOR COATING
SHALL BE ALIPHATIC POLYURETHANE, GLOSS
FINISH, GREEN, AND 5.5 - 8.5 MILS DFT.

SELF CONTAINED UNIT AS MANUFACTURED BY
AIR RITE MODEL 610 SUITABLE FOR
HYDROPNEUMATIC TANK APPLICATION.

4 GALLON POINT OF USE UNIT AS MFG'D
BY ARISTON - MODEL P-155

ASHCROFT MODEL B450B-400 WITH
FIELD ADJUSTABLE DEADBAND, 5.5 - 15 PSI.

JACUZZI MODEL 3DB1 CLOSED-COUPLED
CENTRIFUGAL PUMP SIZE 1" x 1 1/2"
3500 RPM WITH 6-1/8"
DIAMETER IMPELLER 3 HP MOTOR.
DESIGN 60 GPM @ 110' TDH.

WATTS REGULATOR MODEL 909 INSTALLED AT
BUILDING SERVICE ENTRANCE.

3/4" HEAVY DUTY, MOUNTED BESIDE SINK
WITH VACUUM BREAKER/BACKFLOW PREVENTER.

HEAVY GAUGE STEEL, WALL MOUNTED.
SMC #1P815

3/4" COMMERCIAL DUTY RUBBER, 50' LENGTH.

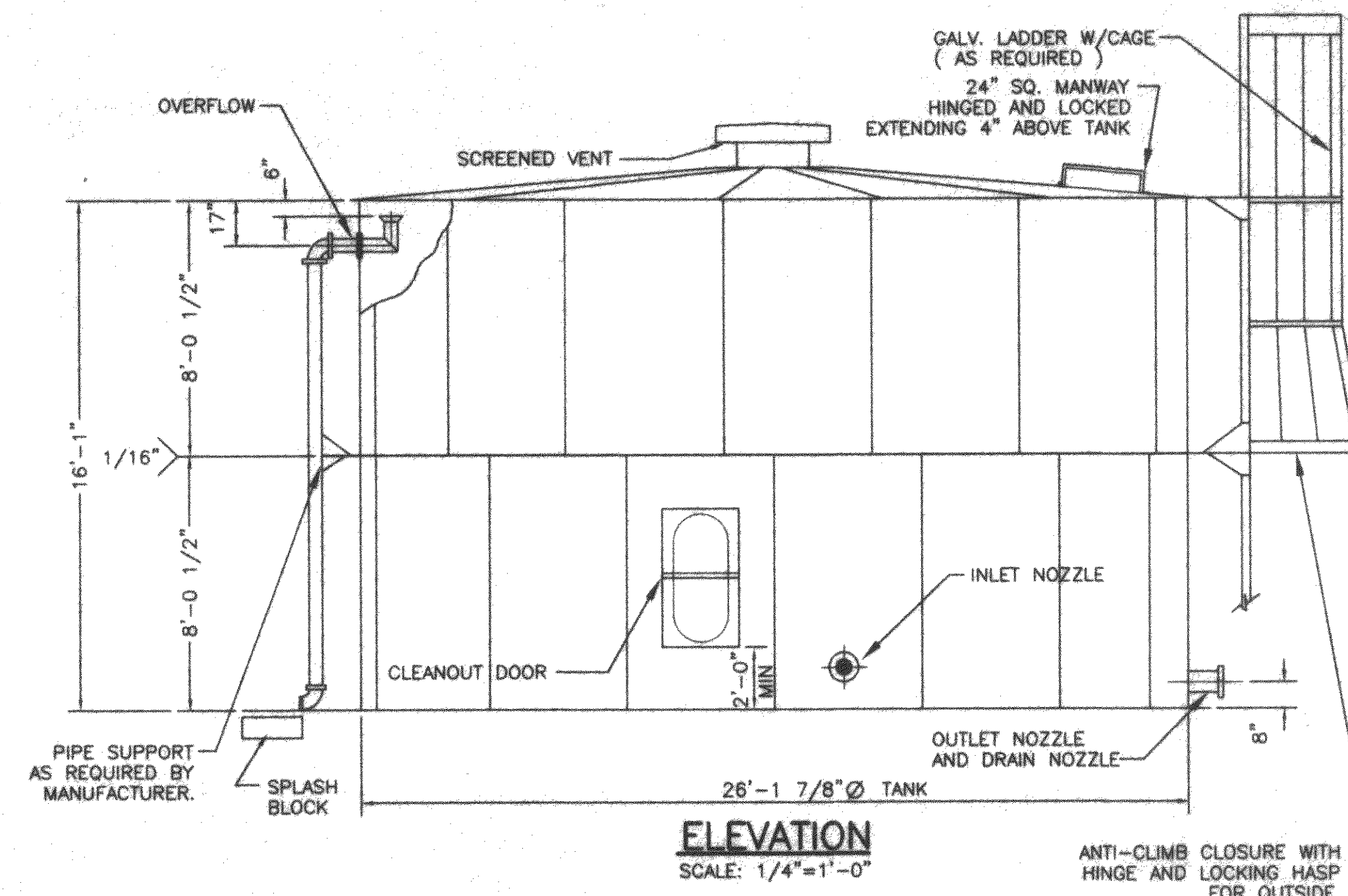
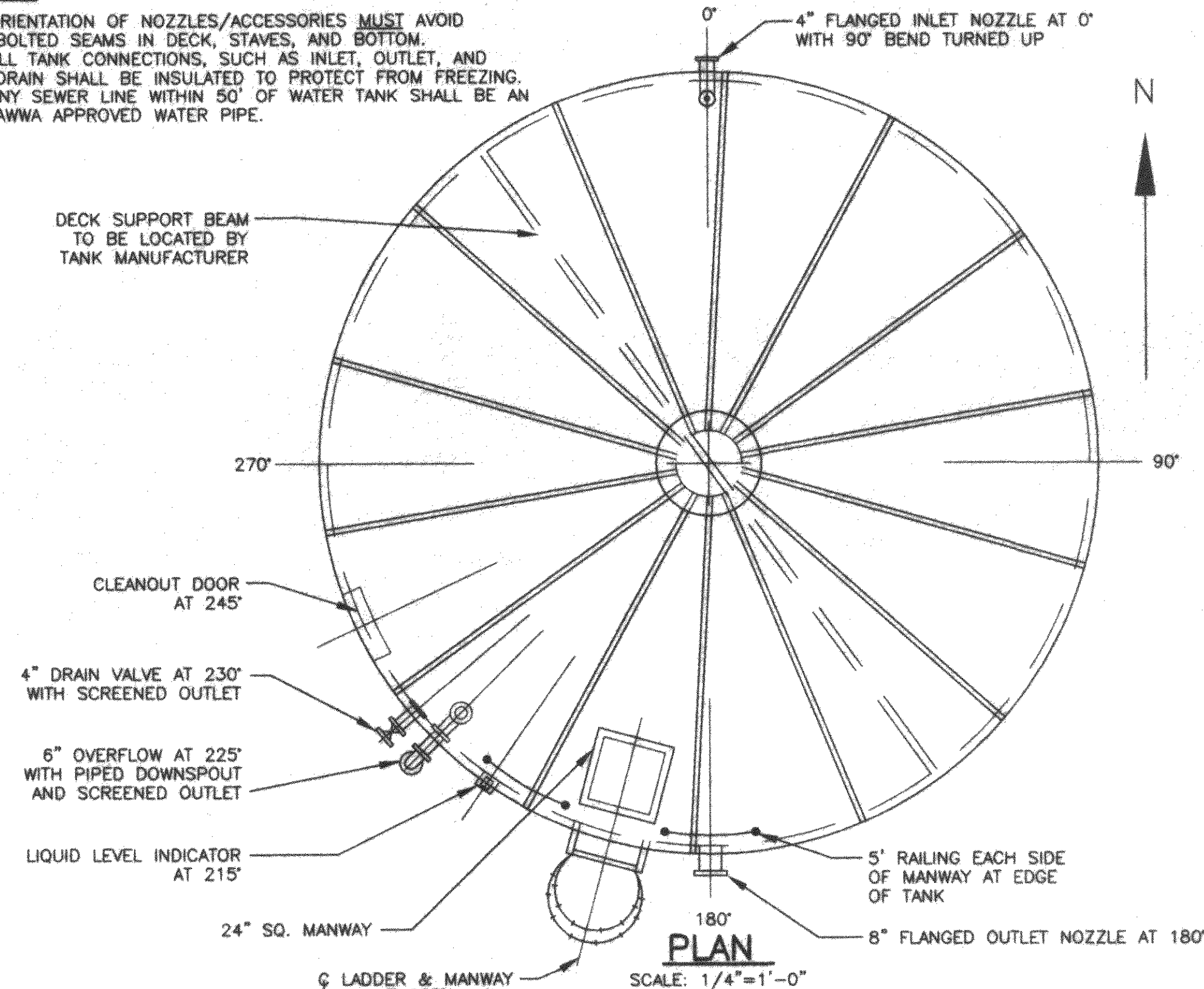
STRAIGHT, SOLID BRASS, RUSTPROOF.
SHERMAN MODEL 155-C

NORTH MODEL 12-60-42 DUAL
EYEWASH STATION.

LAMOTTE PC 1100 OR EQUAL.

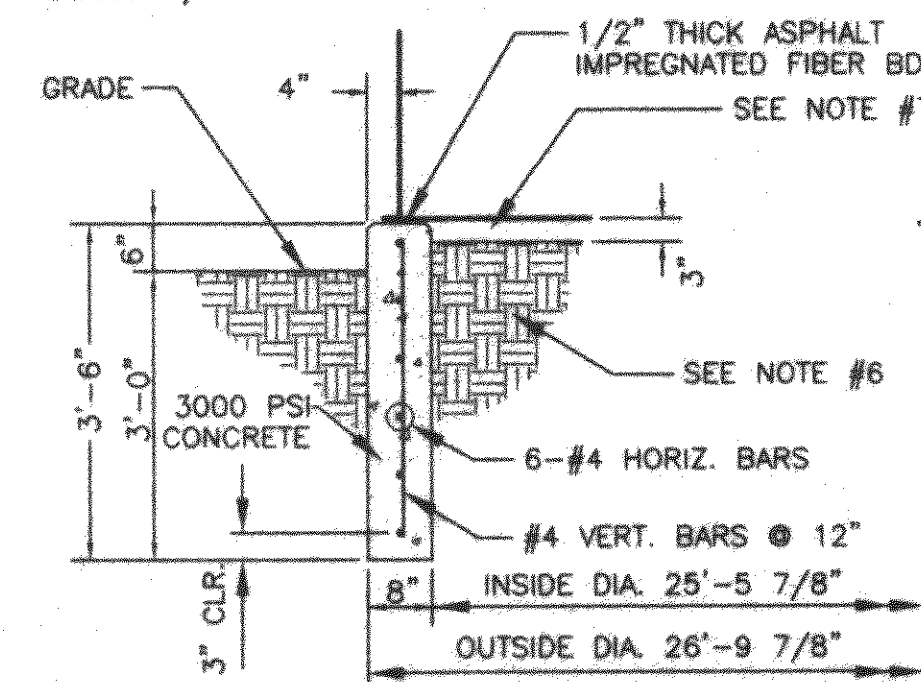
NOTE:

1. ORIENTATION OF NOZZLES/ACCESSORIES MUST AVOID BOLTED SEAMS IN DECK, STAVES, AND BOTTOM.
2. ALL TANK CONNECTIONS, SUCH AS INLET, OUTLET, AND DRAIN SHALL BE INSULATED TO PROTECT FROM FREEZING.
3. ANY SEWER LINE WITHIN 50' OF WATER TANK SHALL BE AN AWWA APPROVED WATER PIPE.



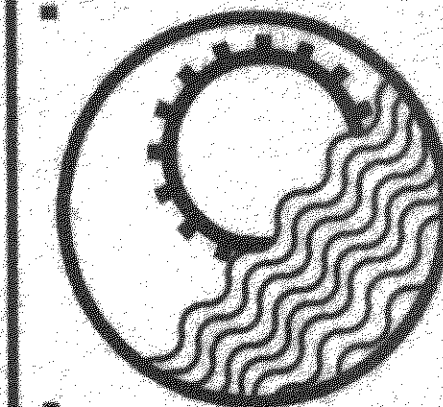
TYPICAL 8" WIDE RINGWALL

SCALE: 1/2"=1'-0"



NOTES:

1. TANK MANUFACTURER SHALL DETERMINE WHETHER ANCHOR BOLTS ARE REQUIRED.
2. FOUNDATION FOR SINGLE TANK INSTALLATION.
3. CONCRETE: $f'_c = 3000$ PSI AT 28 DAYS.
4. REINFORCING: $F_y = 60000$ PSI.
5. FROST LINE AT FOUNDATION 36" MAXIMUM.
6. REMOVE ANY UNSTABLE MATERIAL AND REPLACE WITH SUITABLE FILL, THEN COMPACT THOROUGHLY. CONTRACTOR SHALL FIELD VERIFY MINIMUM SOIL BEARING PRESSURE OF 1500 PSF.
7. PROVIDE A MINIMUM 3" LAYER OF COMPACTED CRUSHED STONE OR SAND TO PROVIDE CONTINUOUS SUPPORT OF THE TANK BOTTOM.
8. CONTRACTOR SHALL VERIFY SUITABILITY OF FOUNDATION BASED ON FIELD CONDITIONS.



**ENGINEERING
CONCEPTS INC.**

DESIGNED

SCG/WPJ

DRAWN

SCG/WPJ

CHECKED

HTB

APPROVED

WPJ

SCALE

AS SHOWN

DATE

FEB. 1994

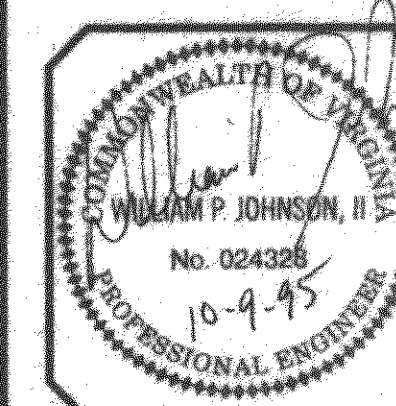
PROJECT

95012

REVISIONS

NO.	DATE	BY
1	BLDG. 7/TANK	SCG
2	NOTES	SCG
3	AUG. 1995	SCG
4	WELL #2 LOC	SCG
5	SEP. 1995	SCG

WETHERWOOD SUBDIVISION
WATER SYSTEM - SITE PLAN

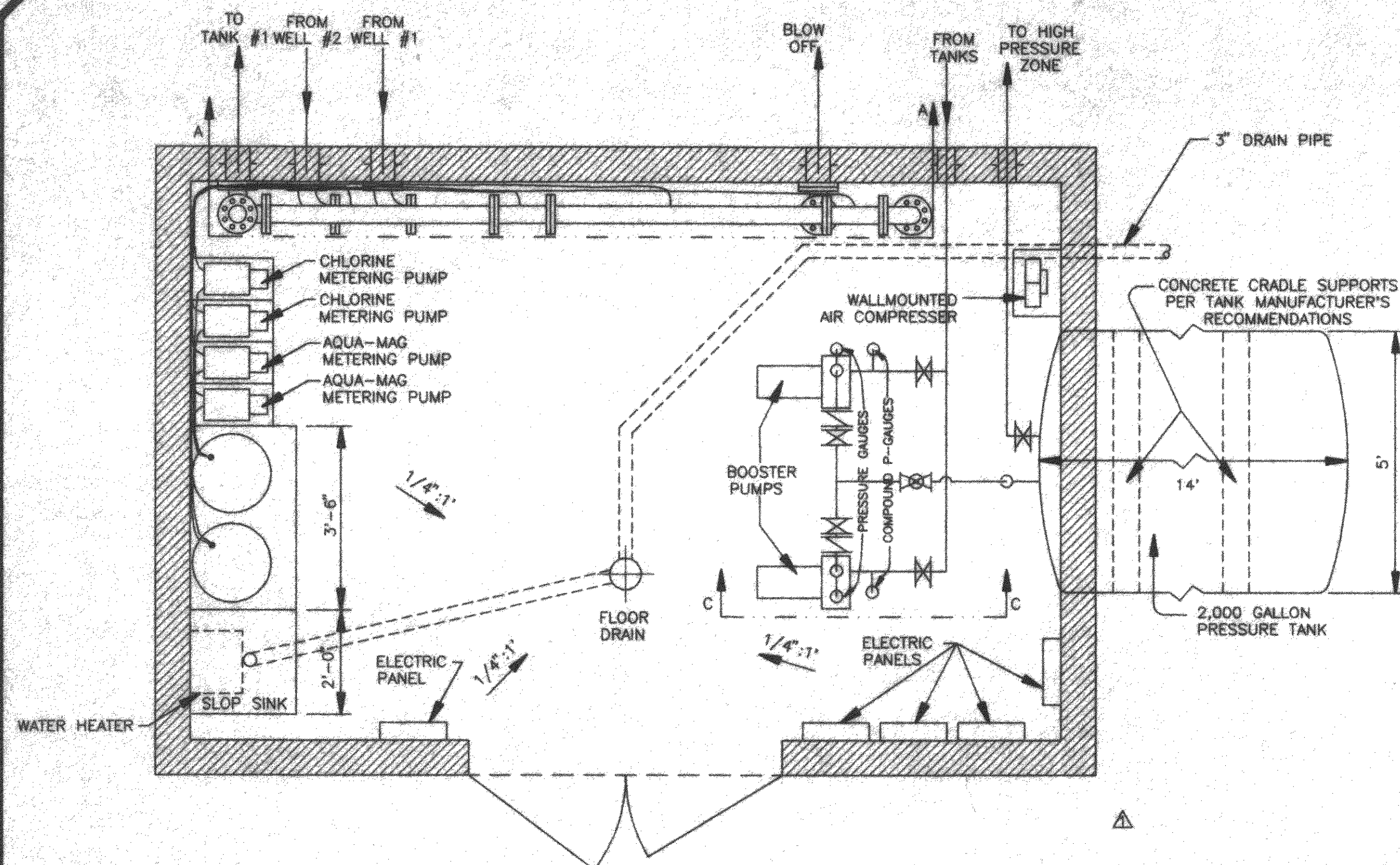


SHEET NO.

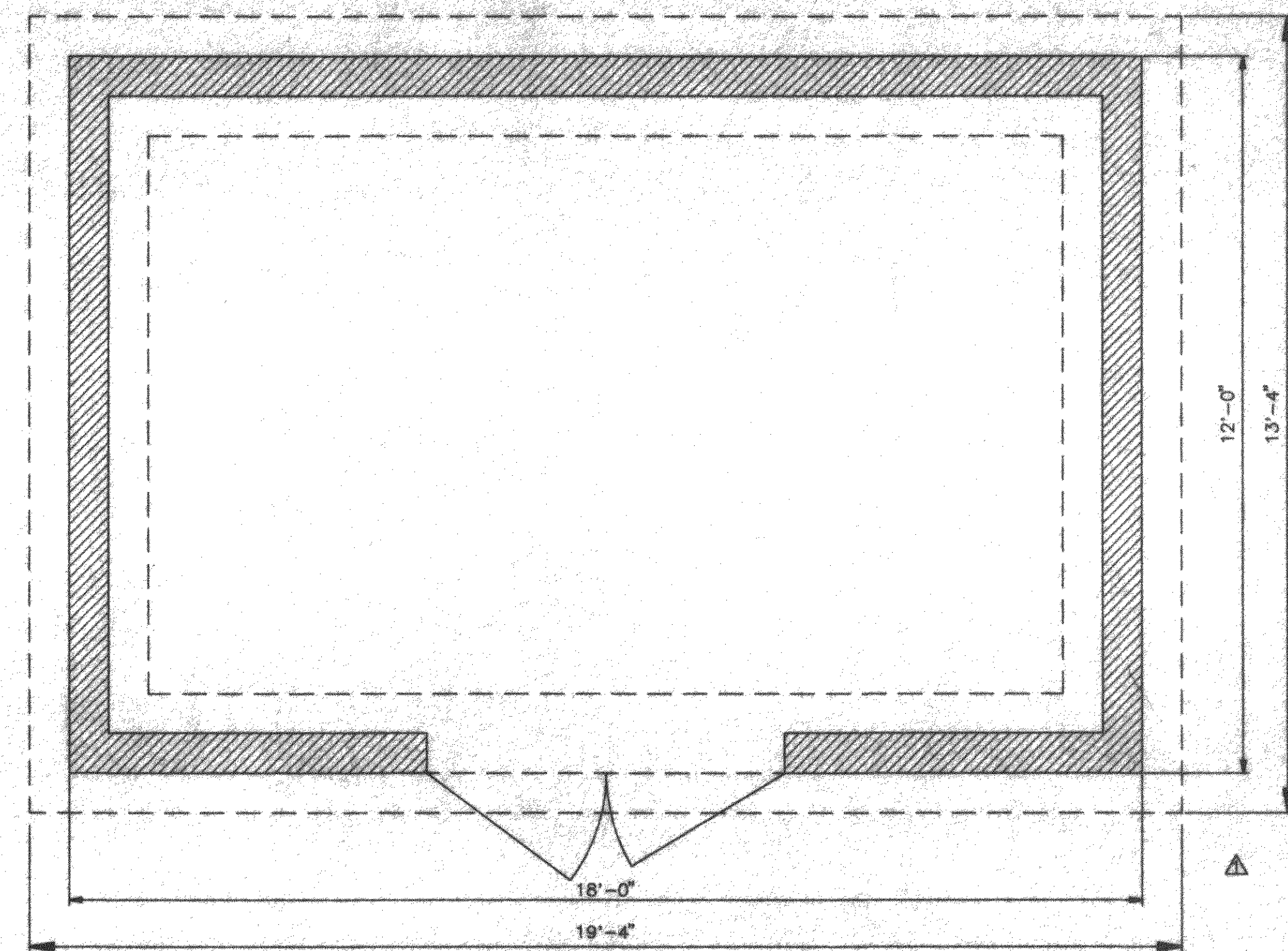
12

20

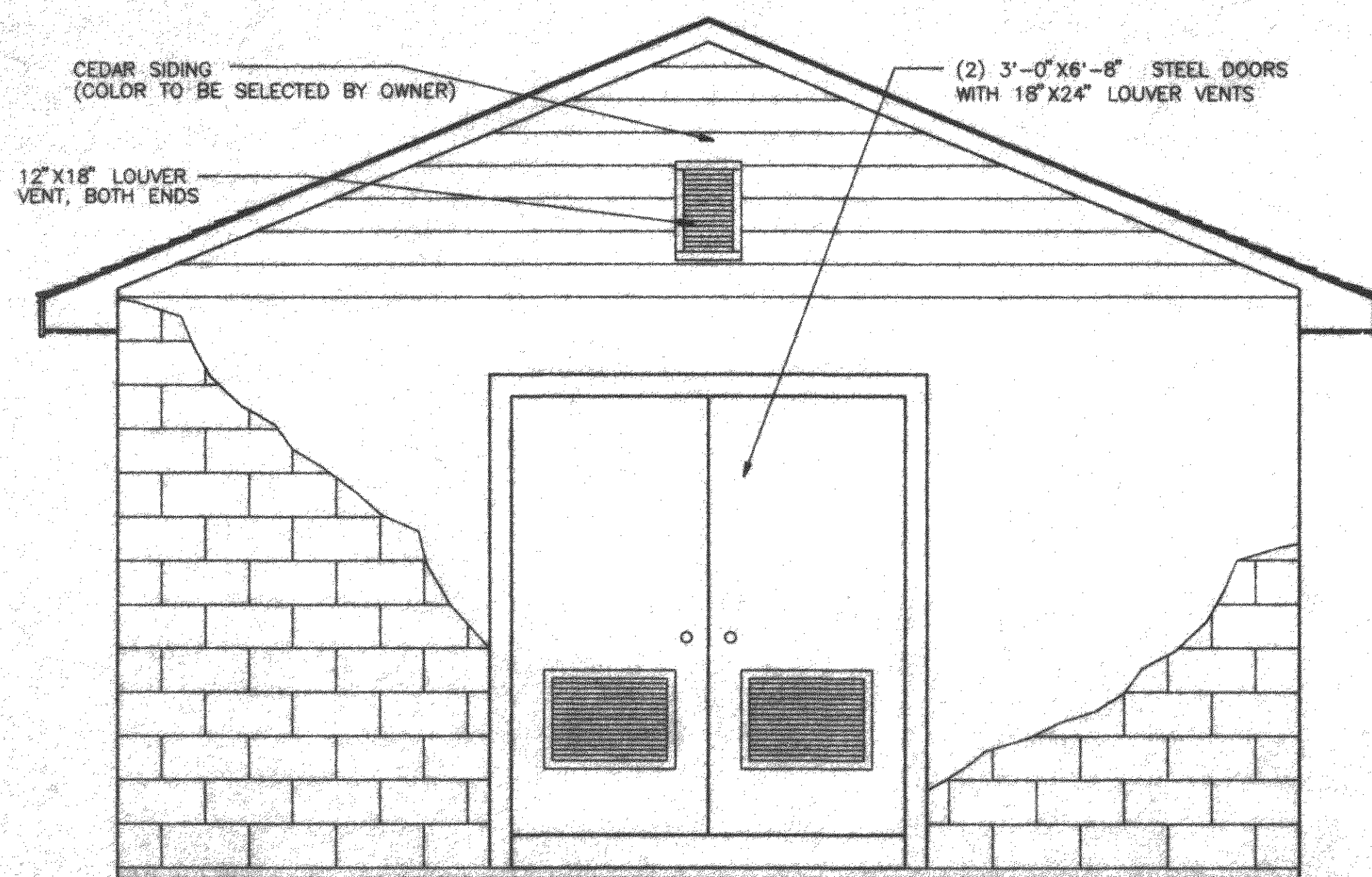
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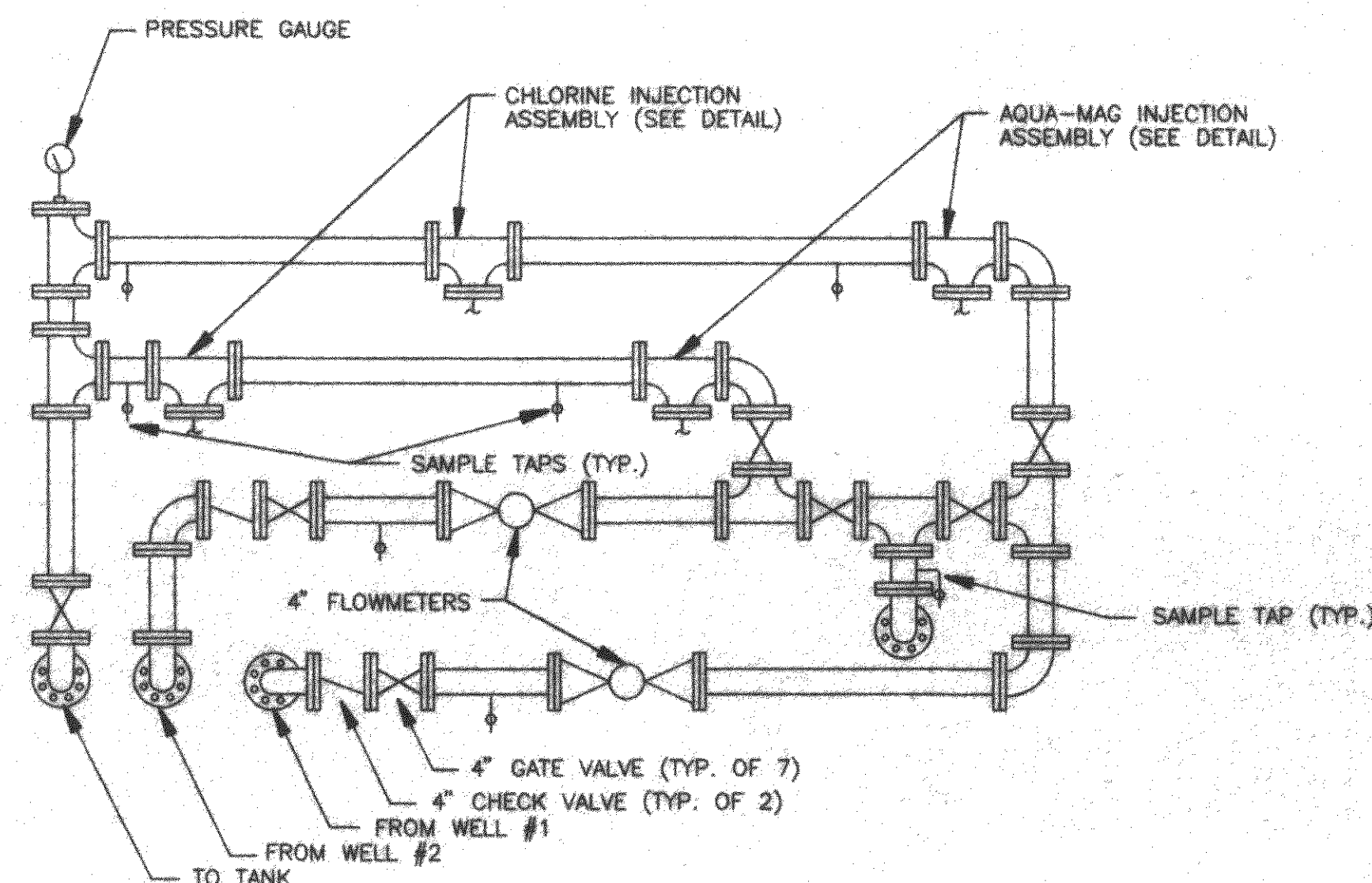
LAYOUT
SCALE: 1/2" = 1'-0"



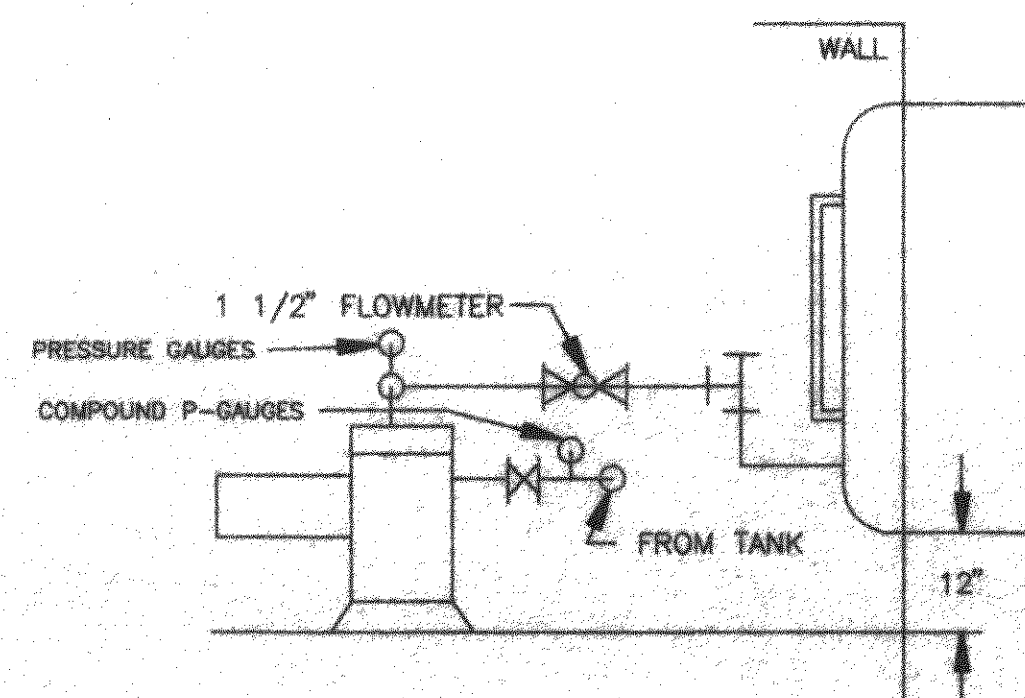
FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



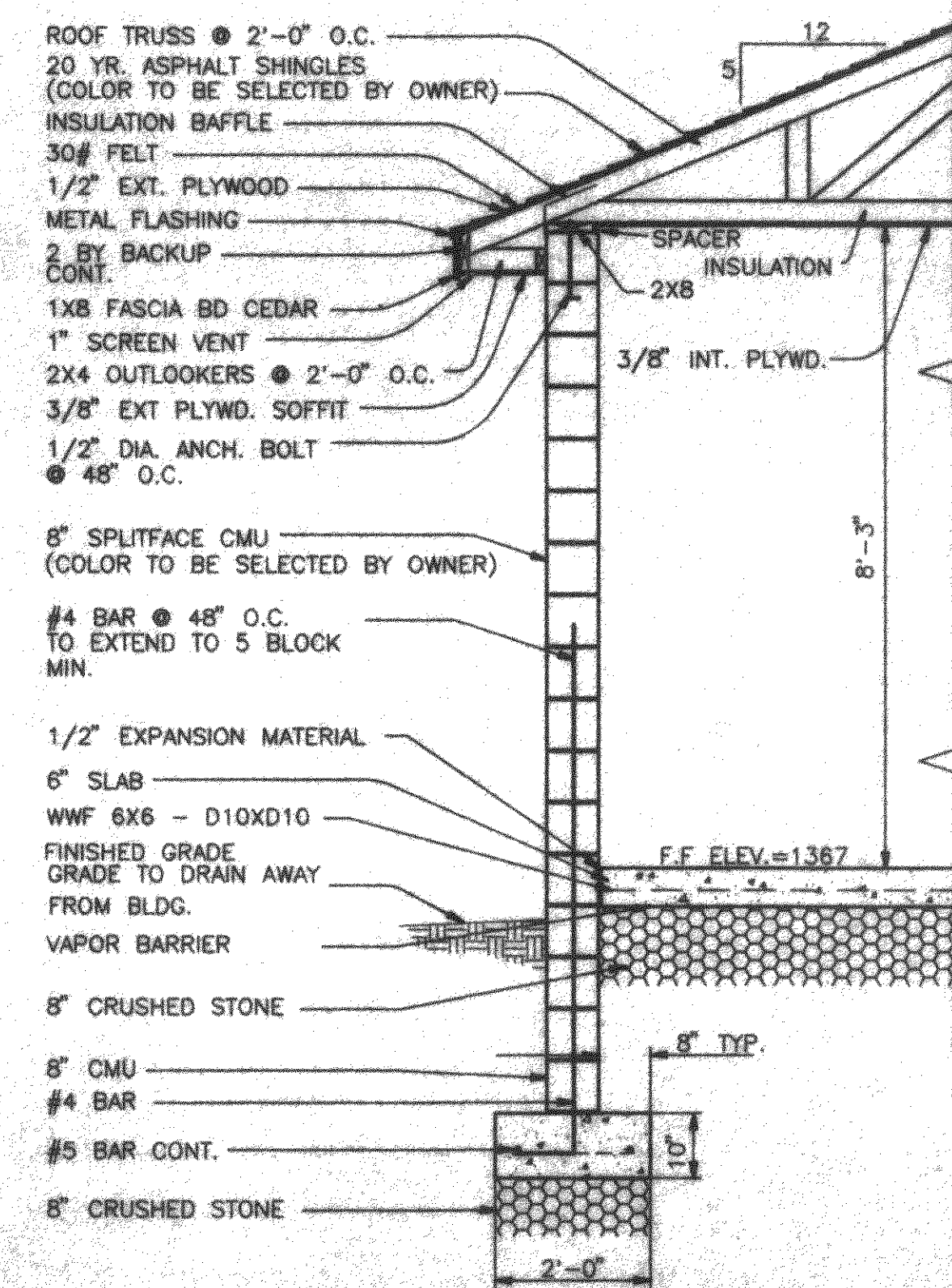
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



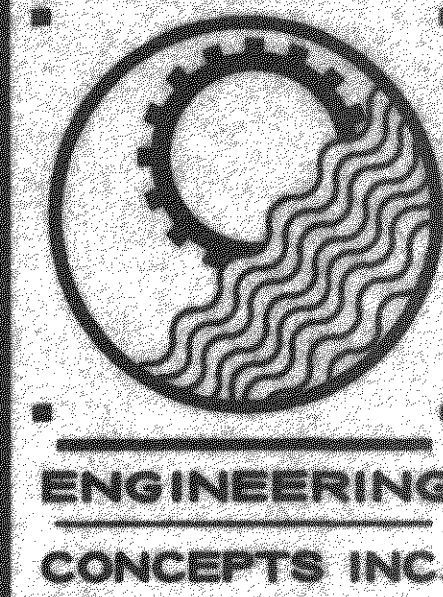
NOTE: ALL SAMPLE TAPS SHALL BE HOSEBIBBS WITH VACUUM BREAKERS.
VIEW A-A
SCALE: 1/2" = 1'-0"



VIEW C-C
NOT TO SCALE



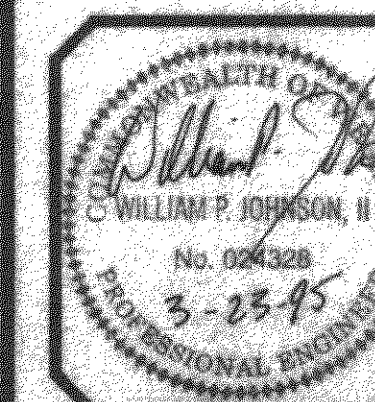
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



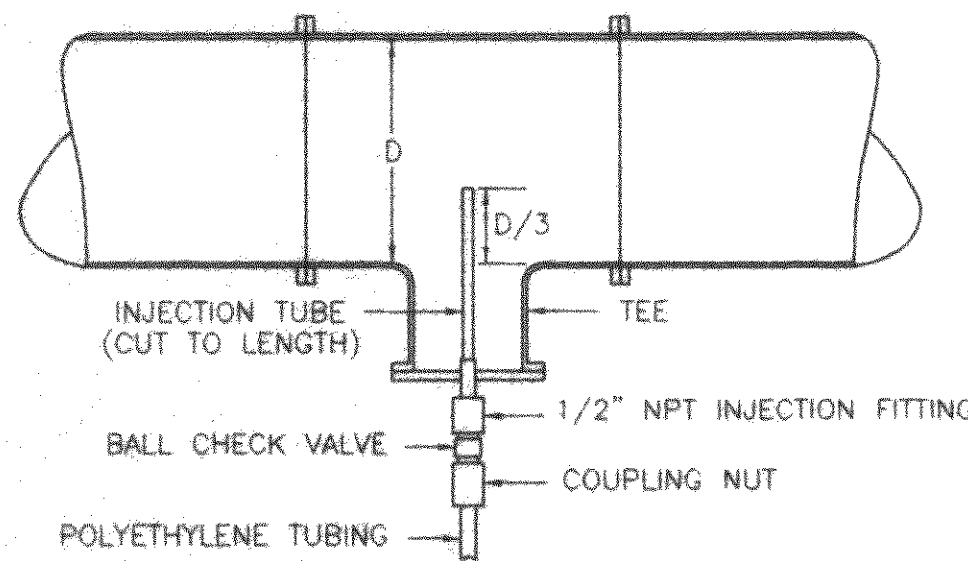
DESIGNED	SCG/WPJ
DRAWN	SCG/MDH
CHECKED	HTB
APPROVED	WPJ
SCALE	AS SHOWN
DATE	FEB. 1994
PROJECT	95012

REVISIONS		
NO.	DATE	BY
1	WATER BLDG. FEB. 1995	SCG

**WETHERWOOD SUBDIVISION
WATER SYSTEM - PLAN & ELEVATION**

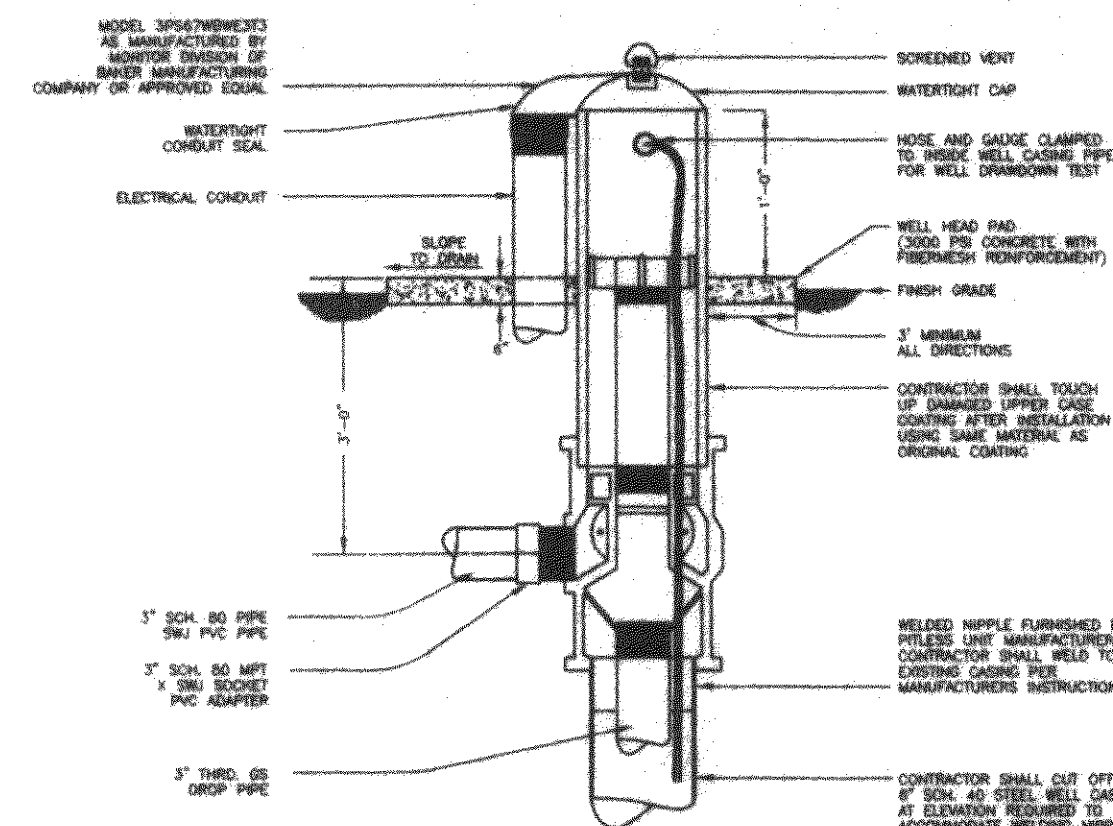


SHEET NO.
13A
20



INJECTION ASSEMBLY DETAIL

N.T.S.

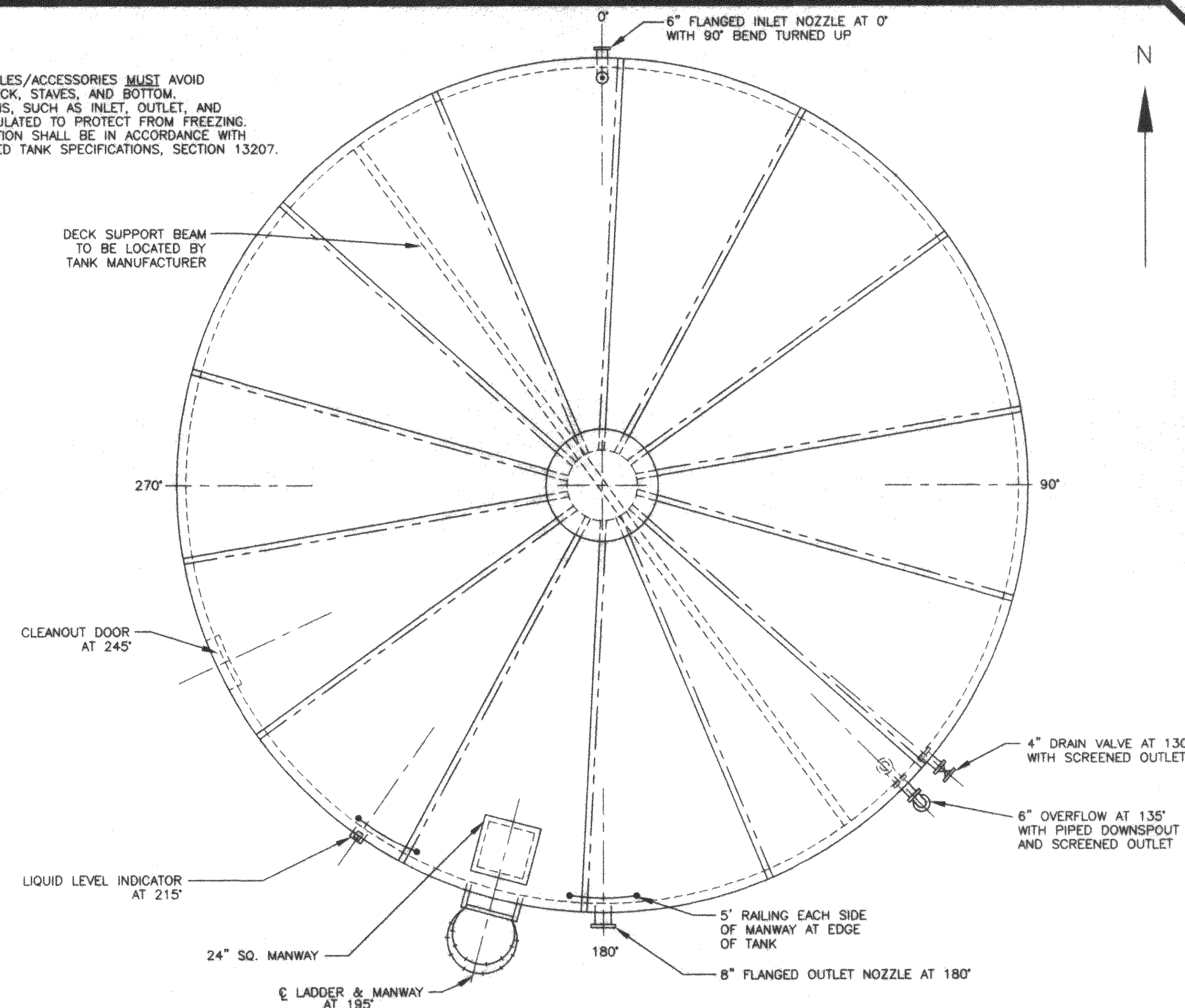


PITLESS UNIT

N.T.S.

NOTE:

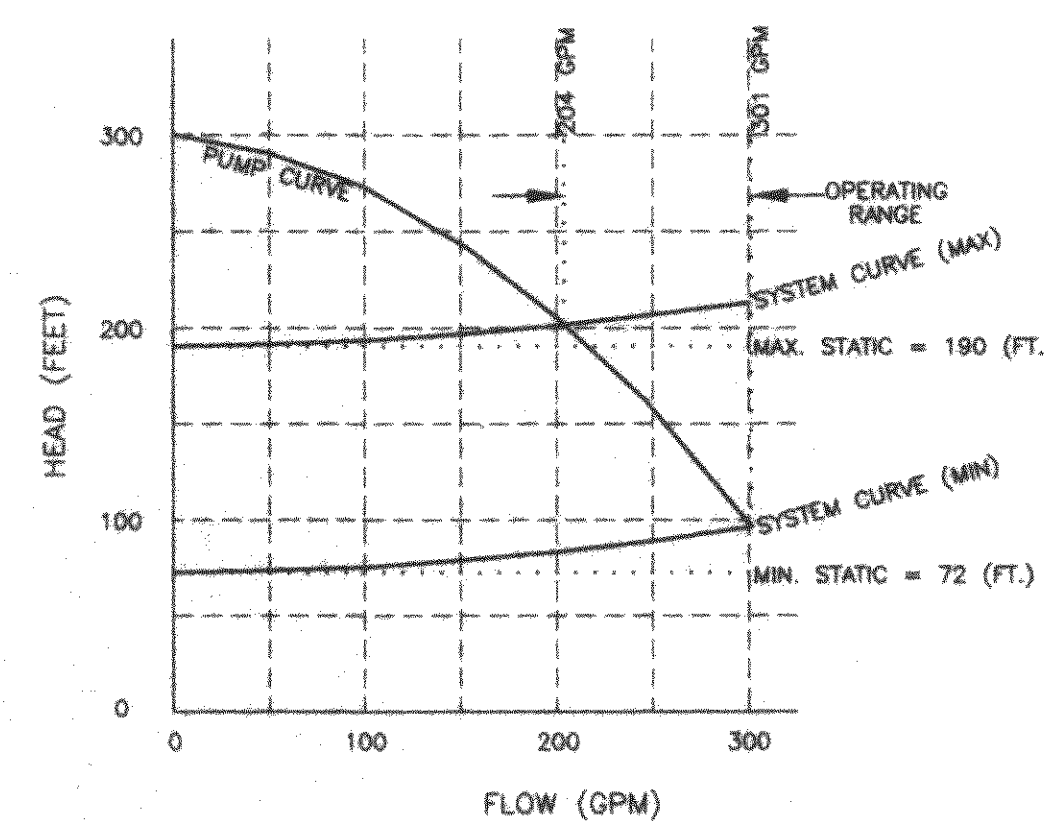
1. ORIENTATION OF NOZZLES/ACCESSORIES MUST AVOID BOLTED SEAMS IN DECK, STAVES, AND BOTTOM.
2. ALL TANK CONNECTIONS, SUCH AS INLET, OUTLET, AND DRAIN SHALL BE INSULATED TO PROTECT FROM FREEZING.
3. NEW TANK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED BOLTED TANK SPECIFICATIONS, SECTION 13207.



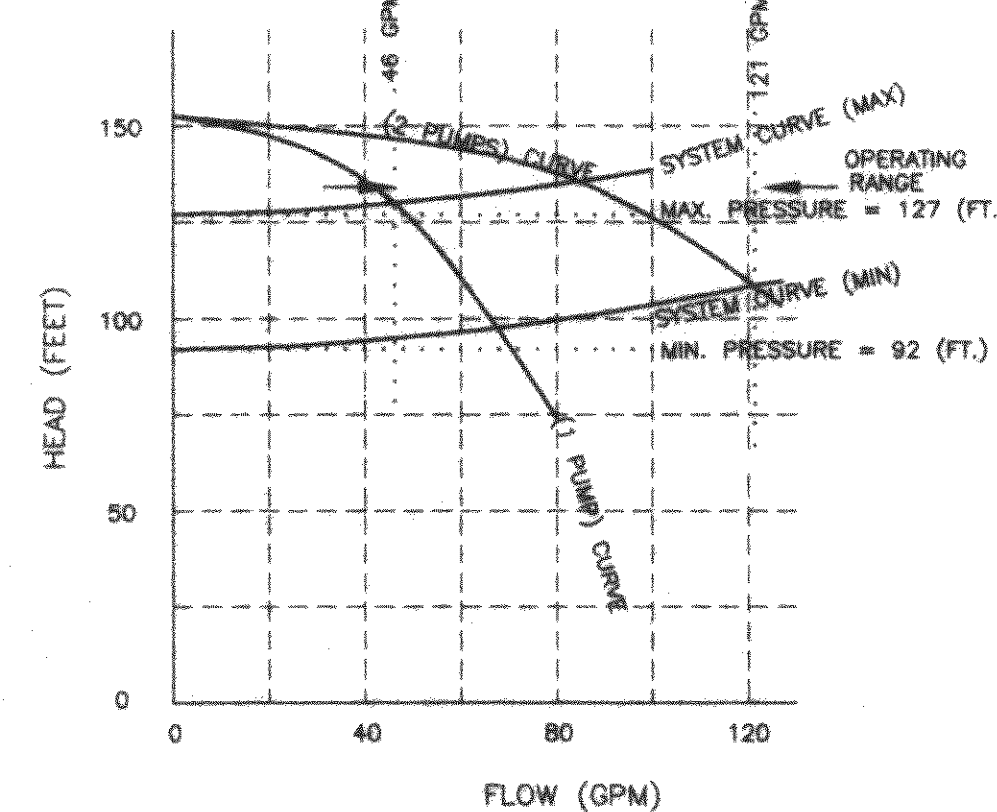
TANK #2 PLAN

SCALE: 1/4"=1'-0"

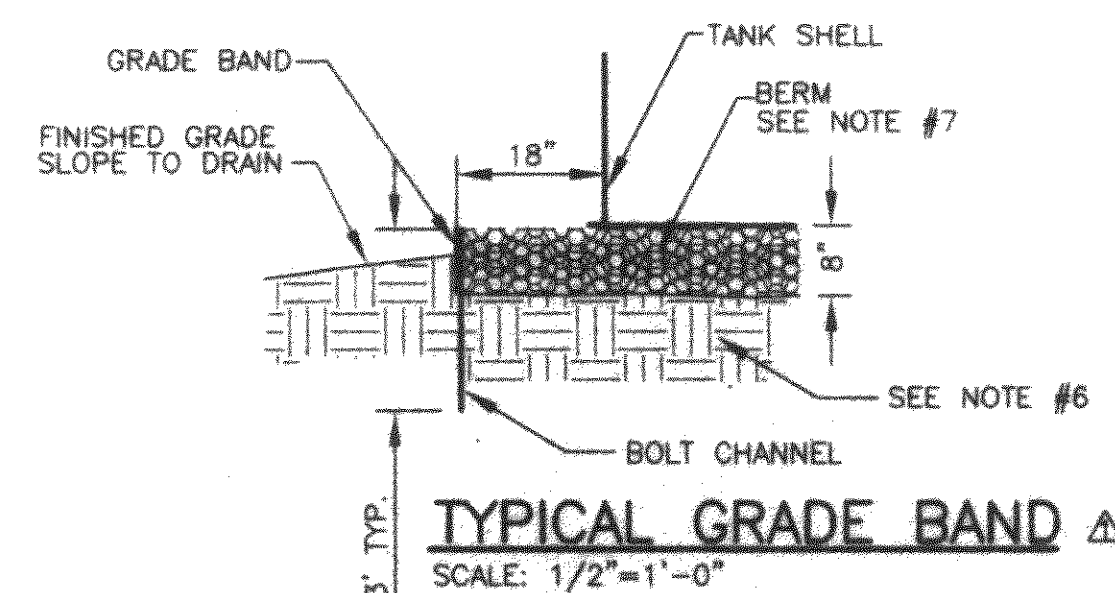
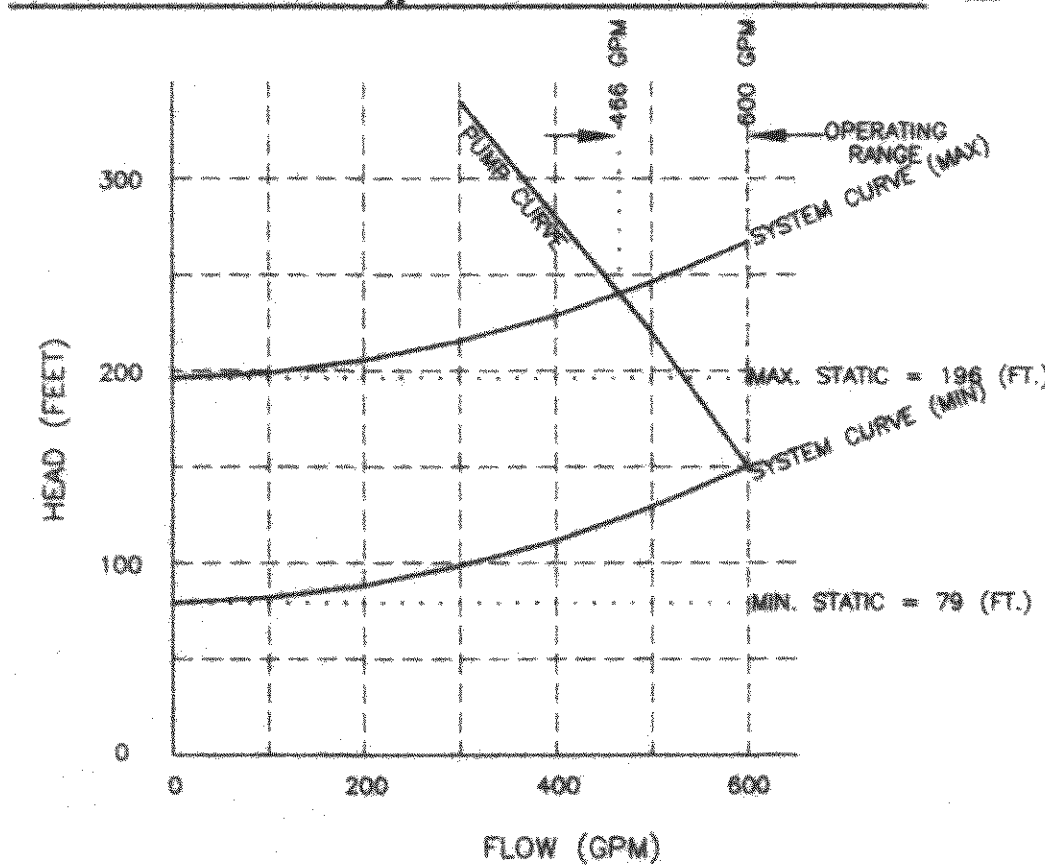
WELL PUMP #1 SYSTEM CURVE



BOOSTER PUMP SYSTEM CURVE



WELL PUMP #2 SYSTEM CURVE

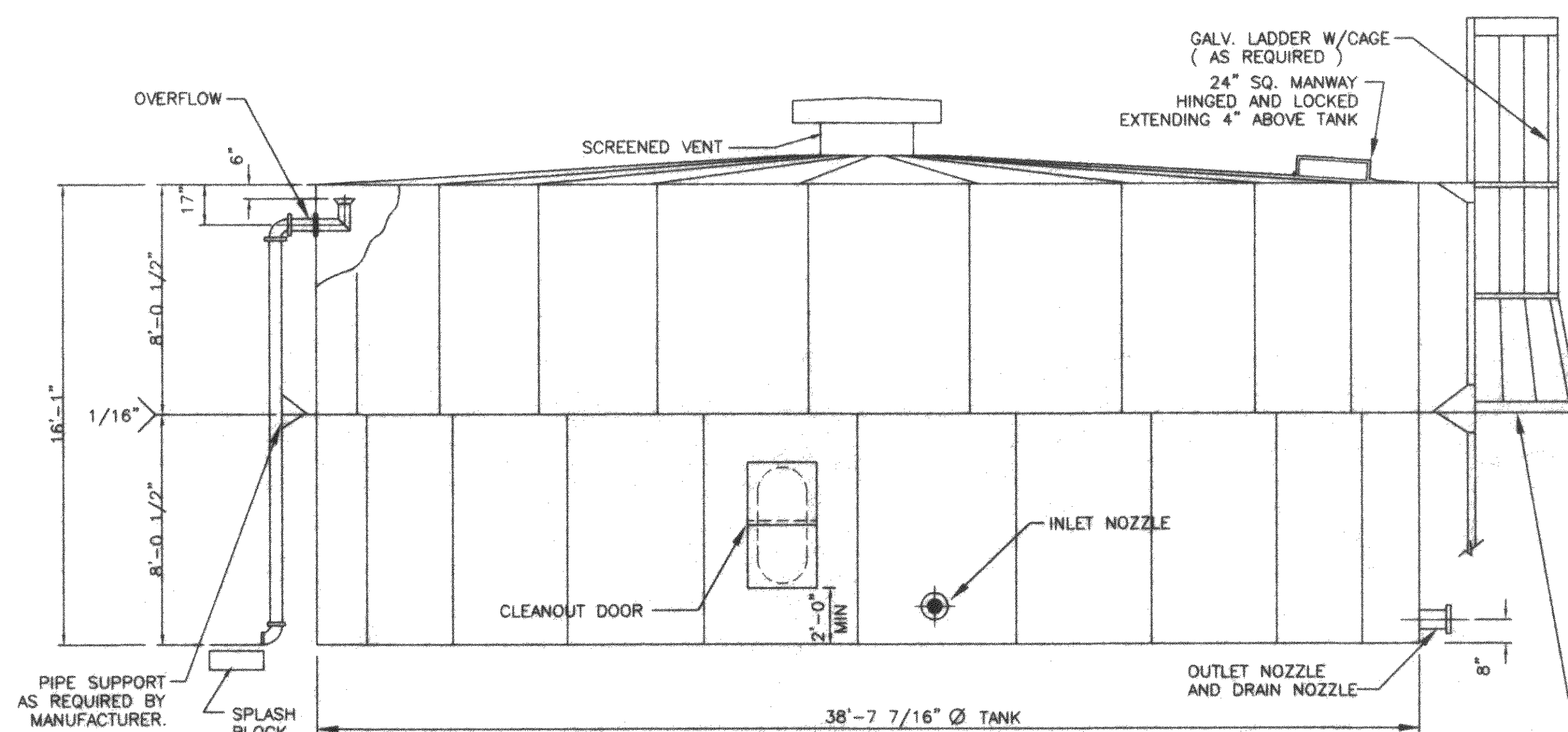


TYPICAL GRADE BAND

SCALE: 1/2"=1'-0"

NOTES:

1. GRADE BAND SHALL CONFORM WITH AWWAD103-87 TYPE '5' FOUNDATION SPECIFICATION.
2. FOUNDATION FOR SINGLE TANK INSTALLATION.
3. THE BERM SHALL BE WELL GRADED STONE OR GRAVEL.
4. THE BERM UNDER THE TANK SHELL SHALL BE LEVEL WITHIN 1/8" IN ANY 10' OF CIRCUMFERENCE AND WITHIN 1/2" IN THE TOTAL CIRCUMFERENCE.
5. FROST LINE AT FOUNDATION 36" MAXIMUM.
6. REMOVE ANY UNSTABLE MATERIAL AND REPLACE WITH SUITABLE FILL, THEN COMPACT THOROUGHLY. CONTRACTOR SHALL FIELD VERIFY MINIMUM SOIL BEARING PRESSURE OF 2500 PSF.
7. PROVIDE A MINIMUM 8" LAYER OF COMPACTED CRUSHED STONE OR SAND TO PROVIDE CONTINUOUS SUPPORT OF THE TANK BOTTOM.
8. CONTRACTOR SHALL VERIFY SUITABILITY OF FOUNDATION BASED ON FIELD CONDITIONS.
9. TANK TO BE INSTALLED CONCENTRIC WITH GRADE BAND.

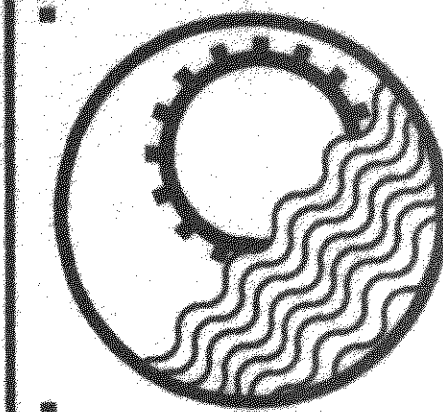


TANK #2 ELEVATION

SCALE: 1/4"=1'-0"

*NOTE:

LOCATE ACCESSORIES BASED ON PLAN VIEW NOTATION. ELEVATION VIEW IS FOR ILLUSTRATIVE PURPOSES ONLY.

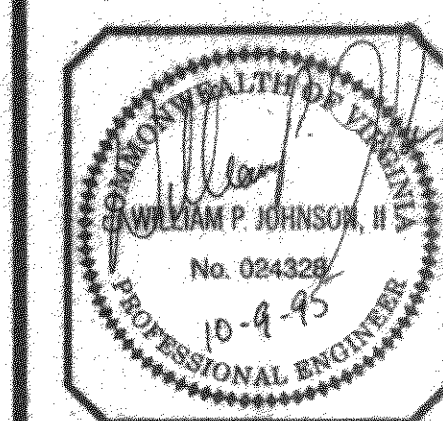


**ENGINEERING
CONCEPTS INC.**

DESIGNED	SCG/WPJ
DRAWN	SCG
CHECKED	HTB
APPROVED	WPJ
SCALE	AS SHOWN
DATE	FEB. 1994
PROJECT	95012

NO.	DATE	BY
1	FEB. 1995	SCG
2	SEP. 1995	SCG
3	OCT. 1995	SCG

**WETHERWOOD SUBDIVISION
WATER SYSTEM - TANK #2 & DETAILS**

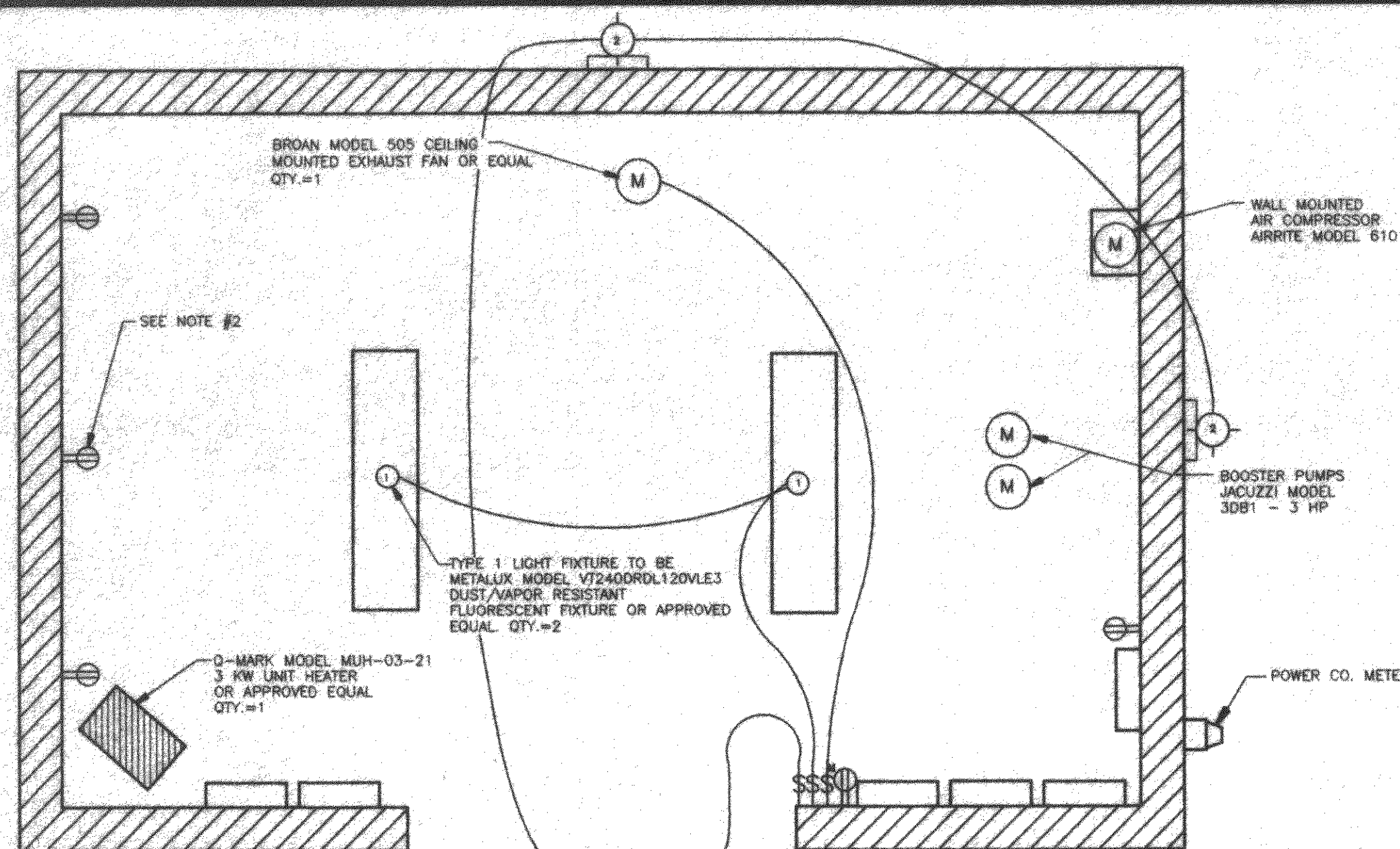


SHEET NO.

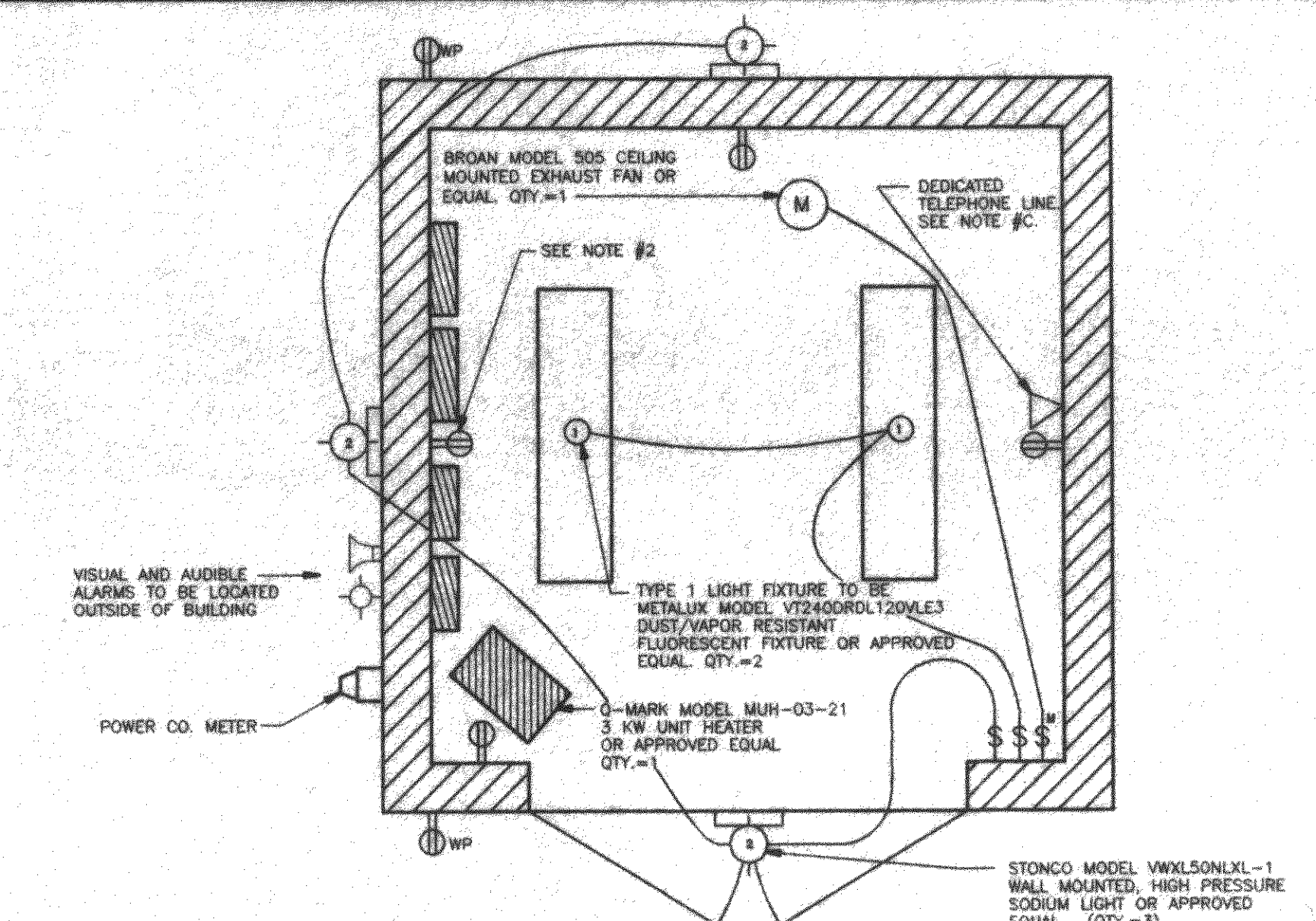
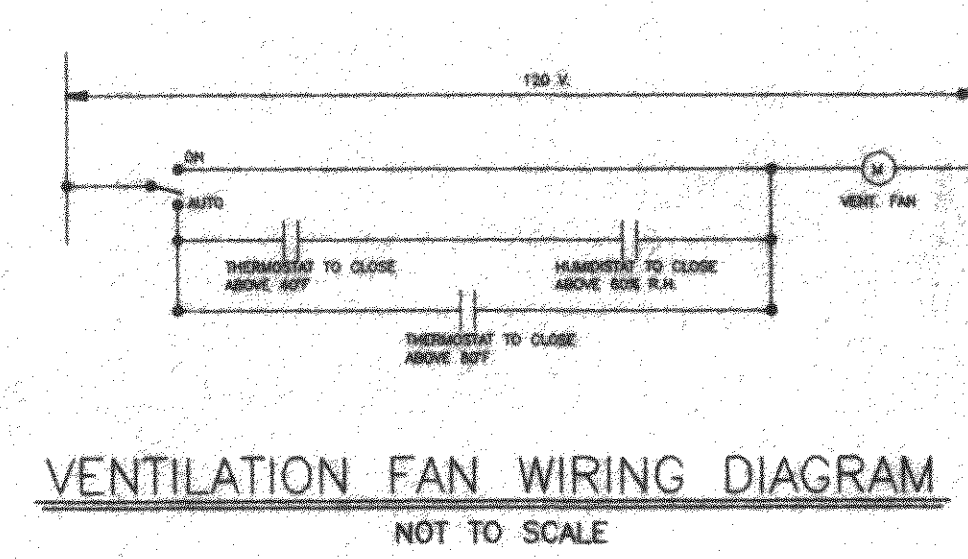
13B

20

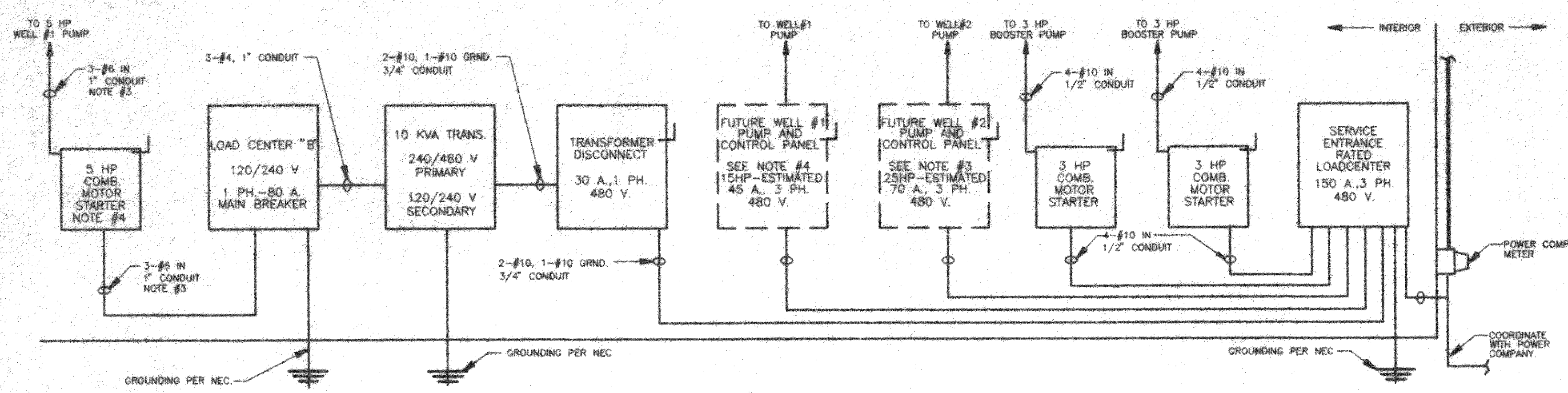
OF



ELECTRICAL PLAN
WATER SYSTEM BUILDING
NOT TO SCALE

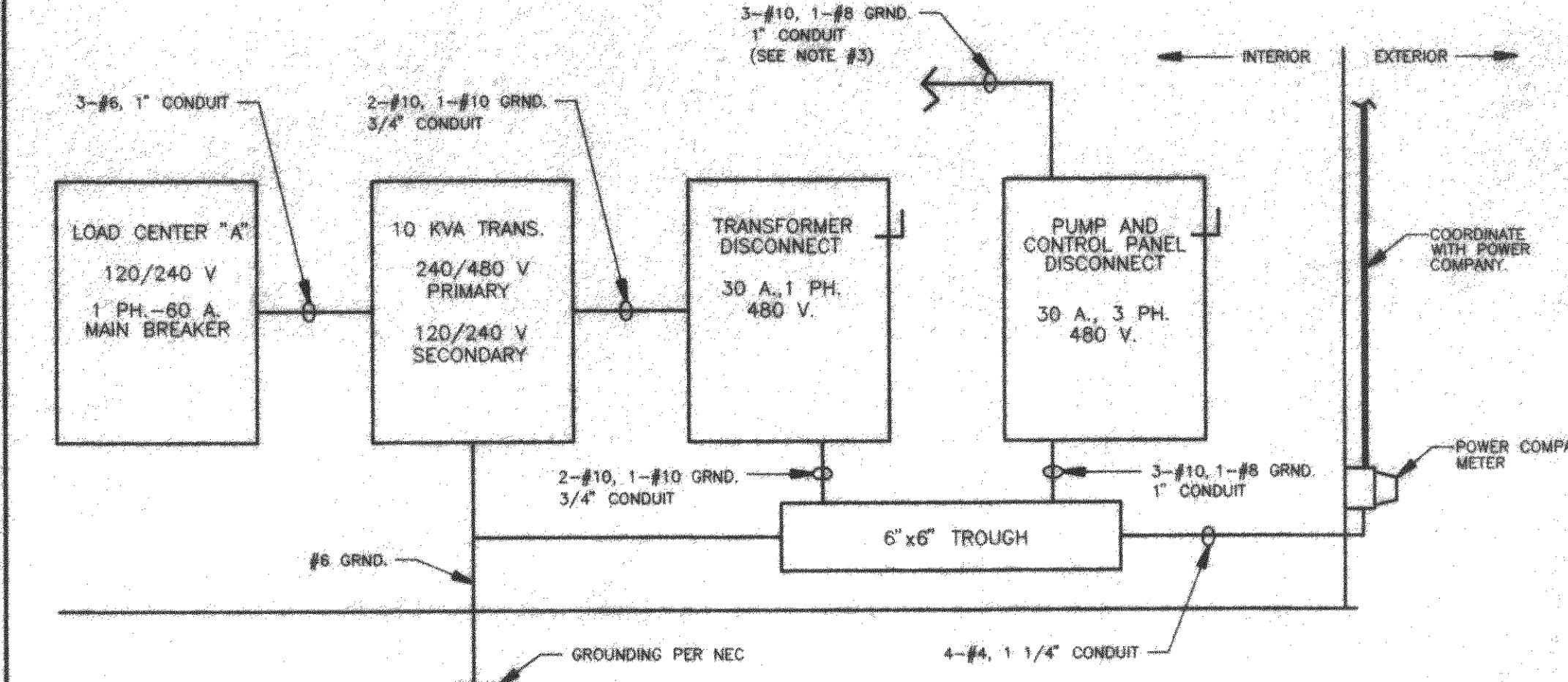


ELECTRICAL PLAN
PUMP STATION BUILDING
NOT TO SCALE



- NOTE:
1. ALL WIRE SIZES SHOWN ARE FOR COPPER.
 2. ALL WIRING SHALL BE IN CONDUIT.
 3. VERIFY PUMP SIZE WITH PUMP INSTALLER.*
 4. 5 HP PUMP IN WELL #1 TO BE ABANDONED WHEN NEW 3 PHASE WELL PUMP IS INSTALLED.
 5. METERING PUMPS SHALL BE INTERLOCKED WITH THE WELL PUMPS.

POWER RISER DIAGRAM
NOT TO SCALE



- NOTE:
1. ALL WIRE SIZES SHOWN ARE FOR COPPER.
 2. ALL WIRING SHALL BE IN CONDUIT.
 3. VERIFY WIRE SIZING WITH PUMP STATION INSTALLER.

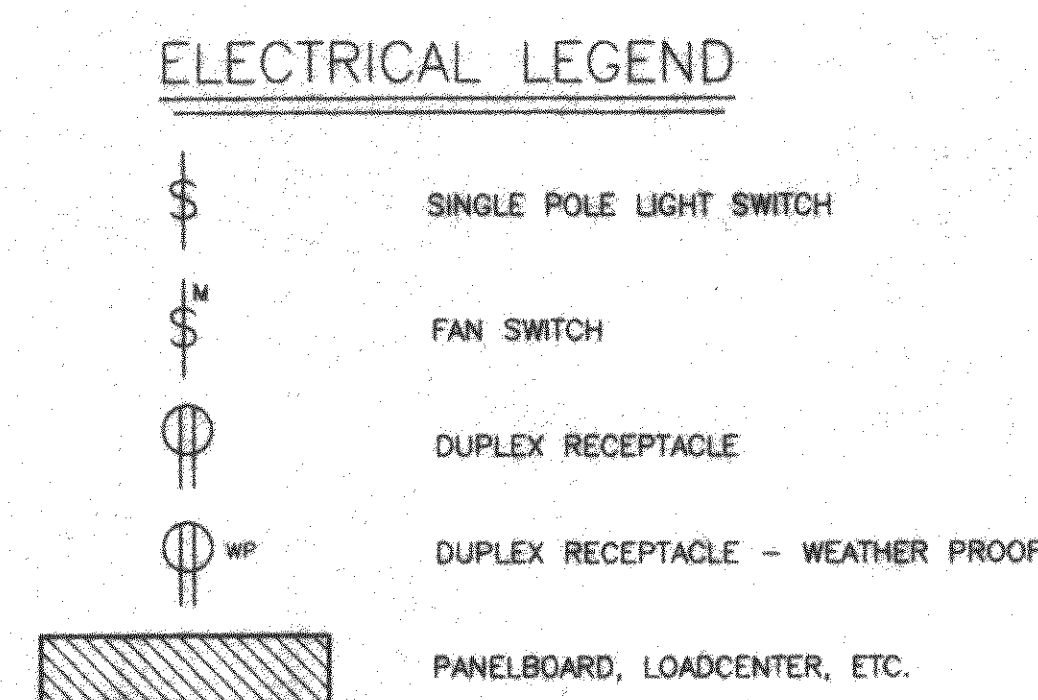
POWER RISER DIAGRAM
NOT TO SCALE

LOAD CENTER (LC-"B")

80 AMPS, MN BRK 120/240 VOLT, 1 PH., 20 SPACES, NEMA 1, SURF. MTD., 3 WIRE

CIRC. NO.	DESCRIPTION OF LOAD	SPACE #	POLES	WIRE SZ.		PHASE AMPS	WIRE SZ.	POLES	SPACE #	DESCRIPTION OF LOAD	CIRC. NO.
				A	C						
1	3 KW UNIT HEATER	1	15/2	12	12.5	4.5	12	15/2	2	120 V. RECEPT.**	2
3	LIGHTING	5	20/1	12	1.5	4.5	12	20/1	4	120 V. RECEPT.**	4
5	* WELL PUMP 5 HP	7	6	28	2.0	12	10/2	8	8	AIR COMPRESSOR	8
7	EXHAUST FAN	11	20/1	12	1.5	1.5	12	10	10	SPARE	6
	SPACE	13							14	SPACE	
	SPACE	15							16	SPACE	
	SPACE	17							18	SPACE	
	SPACE	19							20	SPACE	
TOTAL LOAD				50.0	48.5						

** INDICATES TO PROVIDE GROUND FAULT INTERRUPT CIRCUIT BREAKER



- NOTES:
- A. CONTRACTOR SHALL PROVIDE AND FIELD LOCATE ONE POLE MOUNTED DUSK TO DAWN LIGHT PER POWER COMPANY STANDARDS AT EACH SITE.
 - B. MOUNT ALL RECEPTACLES AT 3 FEET ABOVE FINISHED FLOOR.
 - C. CONTRACTOR SHALL PROVIDE DEDICATED TELEPHONE LINE AND TELEPHONE AND SHALL CONNECT DIALER SYSTEM PROVIDED WITH CONTROL PANEL.
 - D. CONTRACTOR SHALL VERIFY ALL WIRE AND CONDUIT SIZING.

RATED FOR SERVICE ENTRANCE EQUIPMENT

LOAD CENTER (LC-"A")

60 AMPS, 120/240 VOLT, 1 PH., 14 SPACES, NEMA 1, SURF. MTD., 3 WIRE

CIRC. NO.	DESCRIPTION OF LOAD	SPACE #	POLES	WIRE SZ.		PHASE AMPS	WIRE SZ.	POLES	SPACE #	DESCRIPTION OF LOAD	CIRC. NO.
				A	C						
1	3 KW UNIT HEATER	1	15/2	12	12.5	4.5	12	15/2	2	120 V. RECEPT.**	2
3	LIGHTING	5	20/1	12	1.5	4.5	12	20/1	4	120 V. RECEPT.**	4
5	EXHAUST FAN	7	20/1	12	1.5	1.5	12	20/1	6	OUTSIDE LIGHT	6
7	SPARE	9	20/1					20/1	8	SPARE	8
	SPACE	11						20/1	10	SPACE	10
	SPACE	13							14	SPACE	
TOTAL LOAD				20.0	18.5						

** INDICATES TO PROVIDE GROUND FAULT INTERRUPT CIRCUIT BREAKER

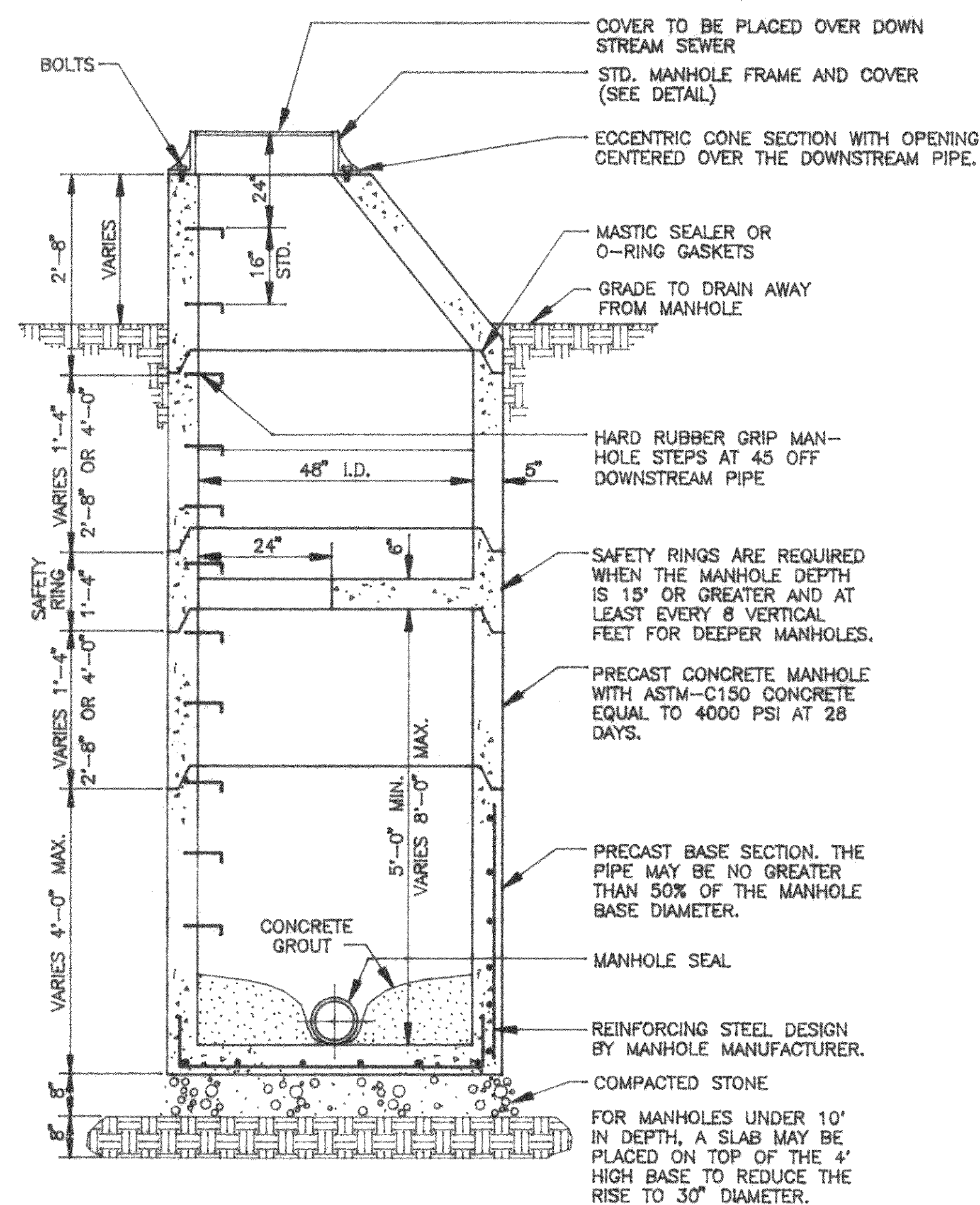
ENGINEERING CONCEPTS INC.

DESIGNED	HTB/WPJ
DRAWN	HTB/SCG
CHECKED	WPJ
APPROVED	HTB
SCALE	NONE
DATE	FEB. 1994
PROJECT	93024/95012

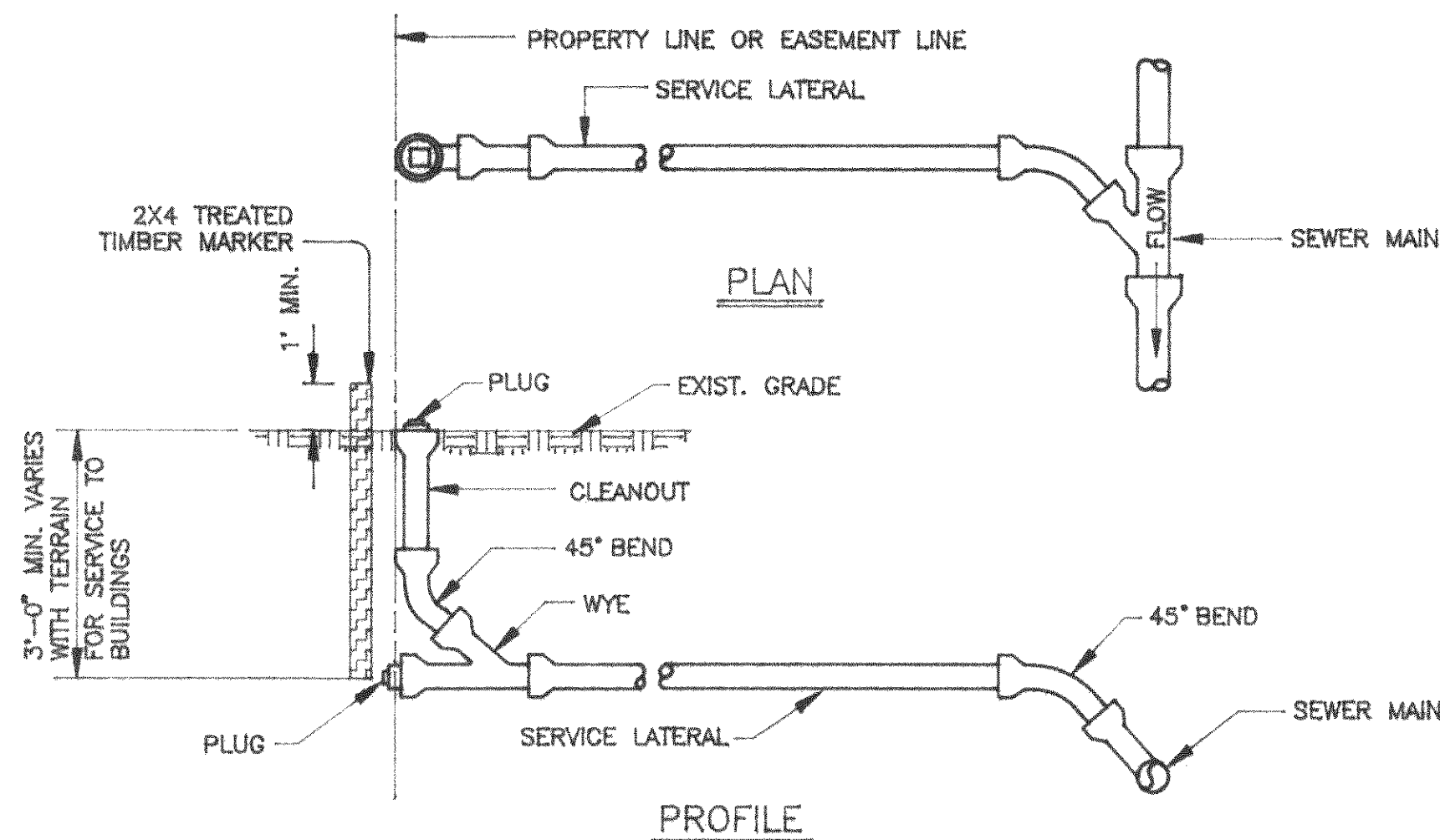
REVISIONS		
NO.	DATE	BY
1	WATER BLDG. FEB. 1995	SCG

WETHERWOOD SUBDIVISION
ELECTRICAL PLAN
PUMP STATION AND WATER SYSTEM

SHEET NO. 14 OF 20



PRECAST ECCENTRIC MANHOLE

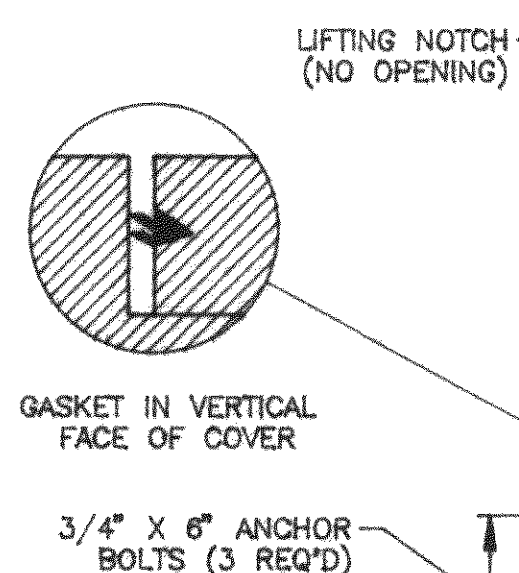


TYPICAL SERVICE CONNECTION WITH CLEANOUT

FOR RESIDENTIAL CONNECTIONS, LATERAL PIPES SHALL BE 4" DIA. PVC-SDR35 OR SCH. 40. FOR COMMERCIAL CONNECTIONS, THE LATERAL SIZE SHALL BE SPECIFIED ON THE PLANS BY THE ENGINEER.

WATERTIGHT

FRAME	262
COVER	170
TOTAL	432



MASTIC SEALER ANCHOR

7 1/2"

1'-0"

1'-2"

1'-5"

14 1/8"

13 1/8"

13"

7 1/2"

1'-0"

1'-2"

1'-5"

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7 1/2"

1'-0"

1'-2"

1'-5"

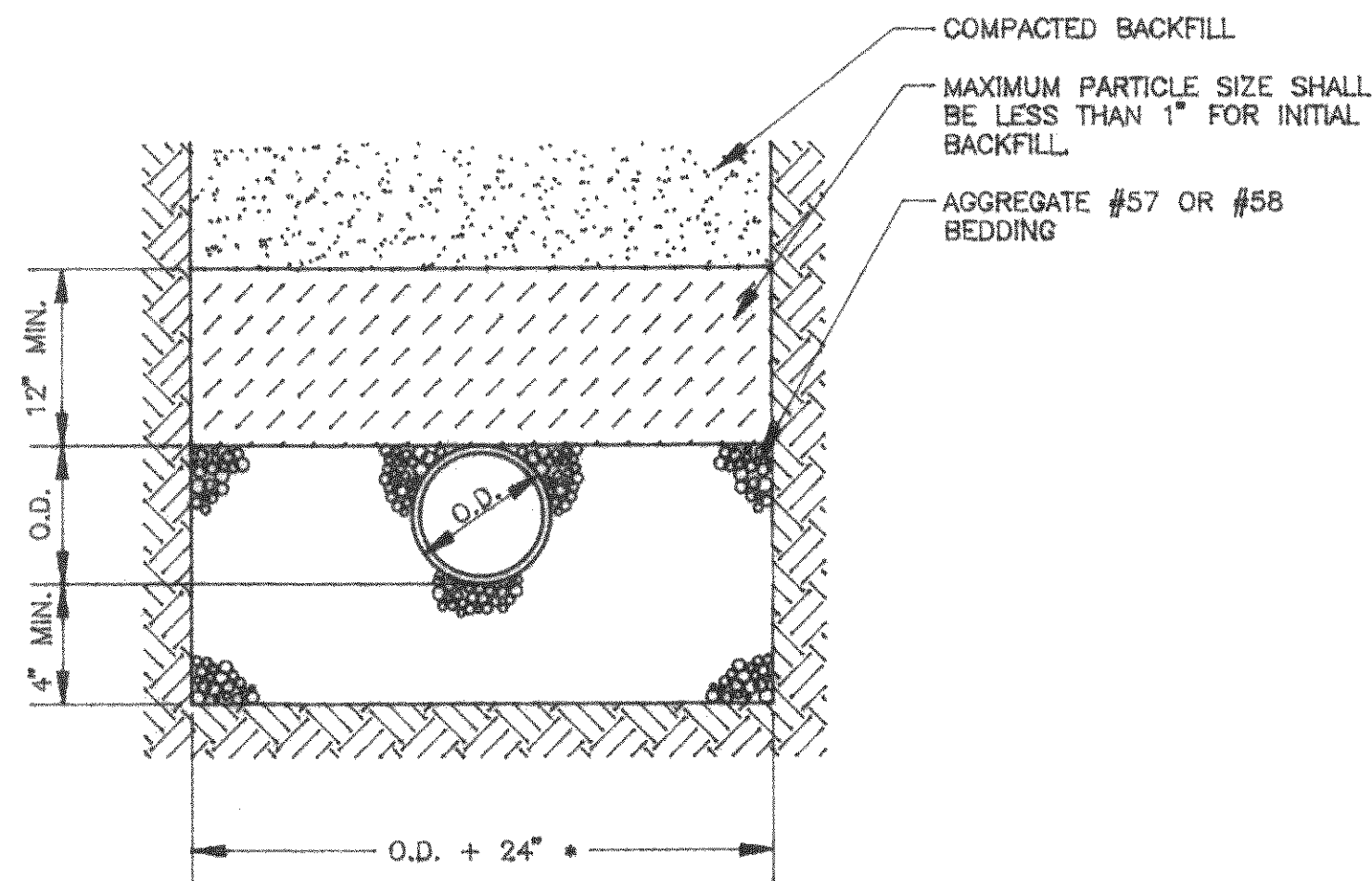
14 1/8"

13 1/8"

13"

7 1/2"

1

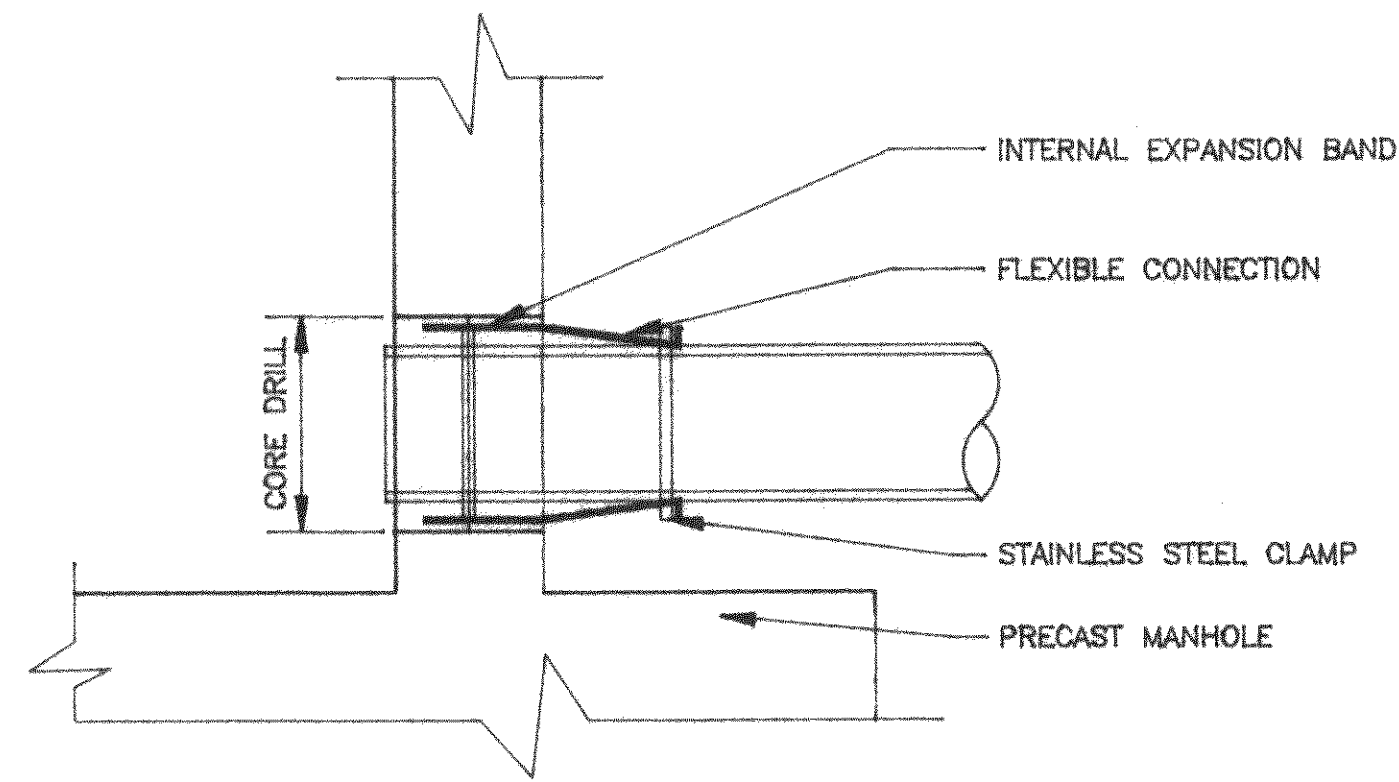


NOTES:

1. WHERE THE TRENCH BOTTOM IS IN ROCK, IT SHALL BE EXCAVATED TO A MINIMUM OF 8\"
 2. WHERE PIPE FOUNDATIONS ARE YIELDING, PIPE SHALL BE BEDDED ON A MINIMUM OF 8\"
- FOR PIPE LESS THAN 12\"

BEDDING DETAIL

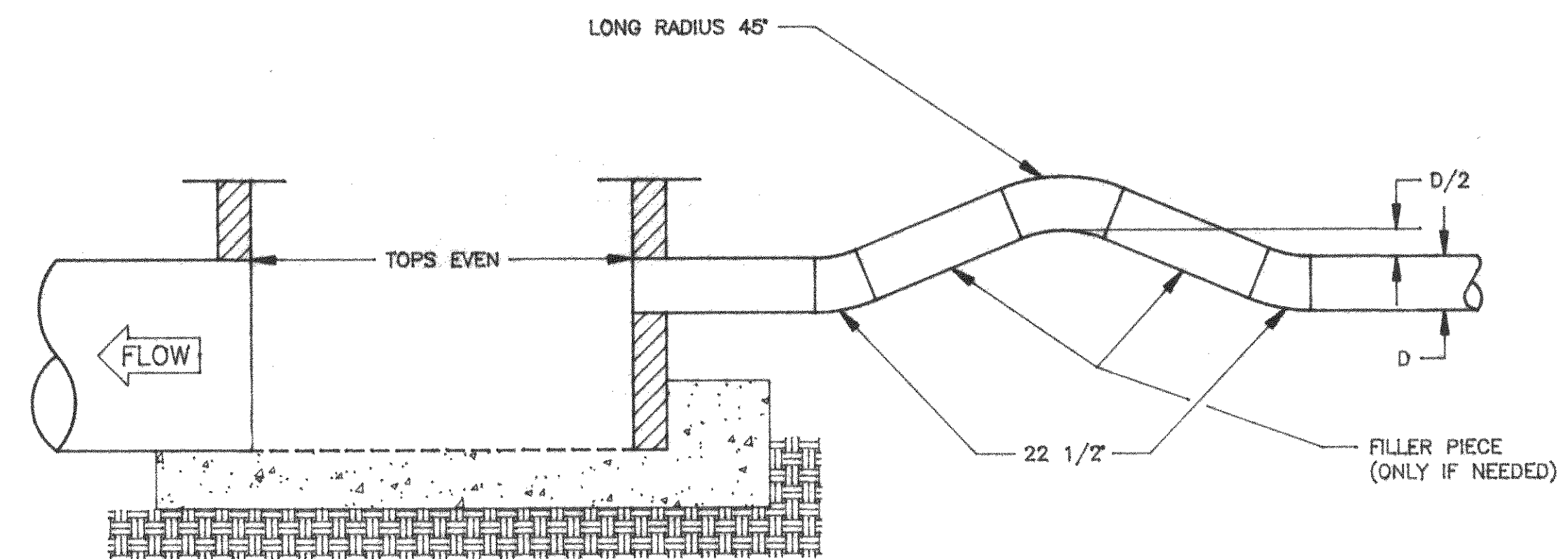
REF: 1993 VDOT ROAD AND BRIDGE STANDARDS DETAIL 1401.01



ALL PIPELINE CONNECTIONS TO PRECAST MANHOLES SHALL BE MADE WITH A FLEXIBLE BOOT. THE BOOT SHALL MEET ASTM SPECIFICATION C-923. BOOT SHALL BE MADE FROM NEOPRENE RUBBER AND HAVE A 3/8\"

FLEXIBLE CONNECTION DETAIL

REF: 1993 VDOT ROAD AND BRIDGE STANDARDS DETAIL 1411.02



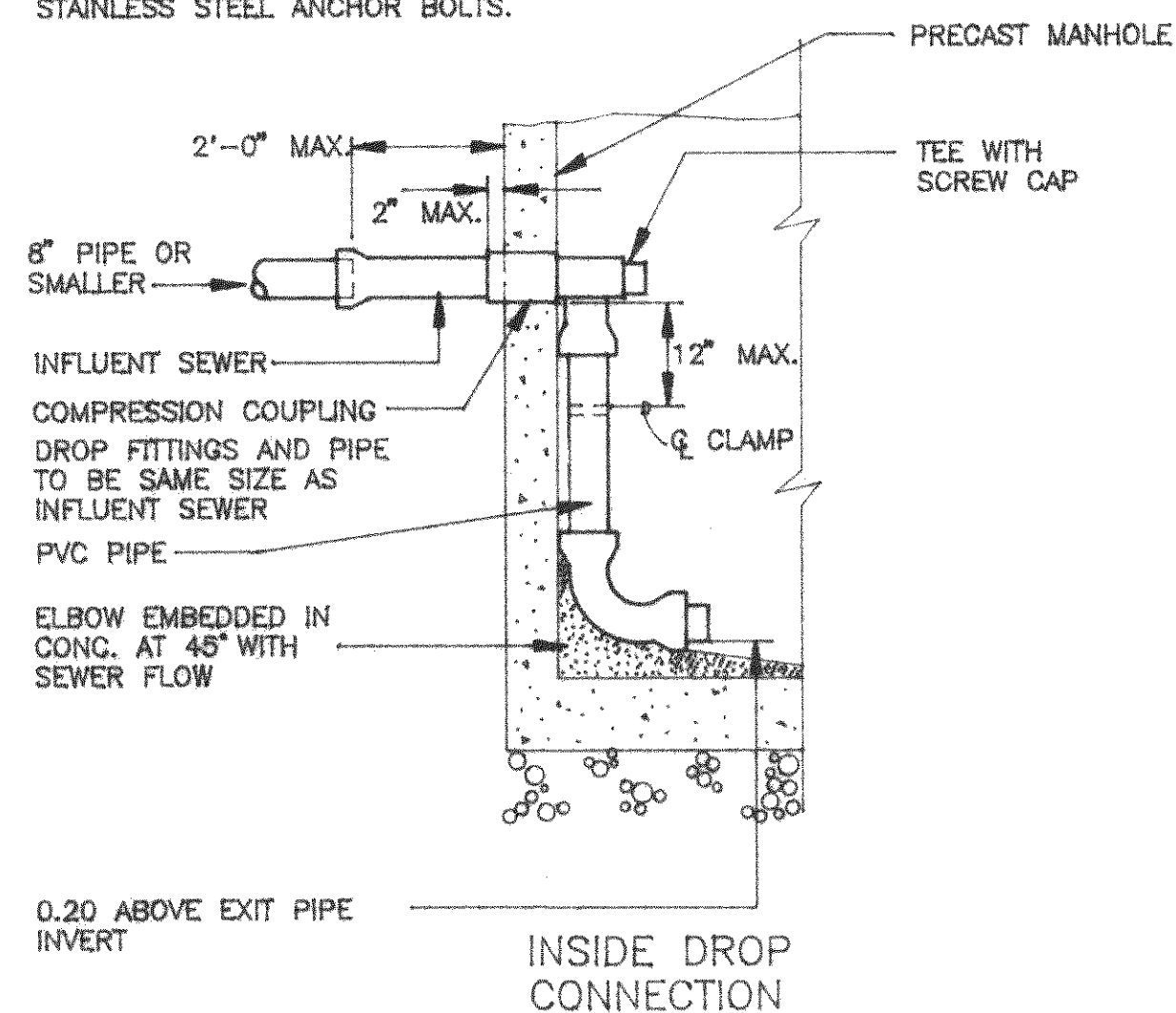
NOTE:

ALL JOINTS SHALL BE RESTRAINED BY RETAINER GLANDS OR THREADED RODS (GALV.).

FORCE MAIN DISCHARGE

REF: 1993 VDOT ROAD AND BRIDGE STANDARDS DETAIL 1411.02

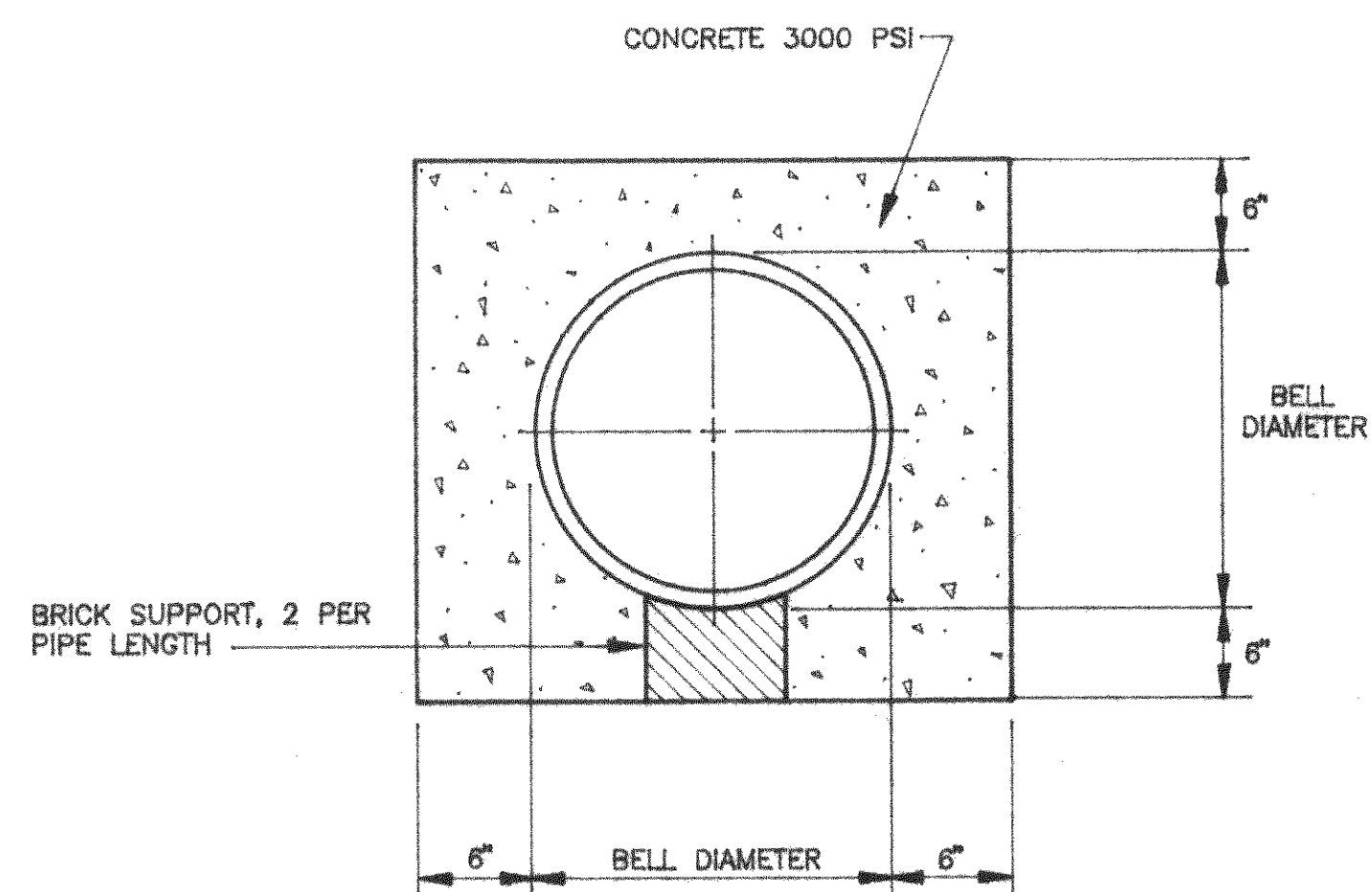
PIPE TO BE PLACED AS CLOSE AS POSSIBLE TO M.H. WALL AND TO BE SECURED TO THE WALL WITH 1 1/2\"



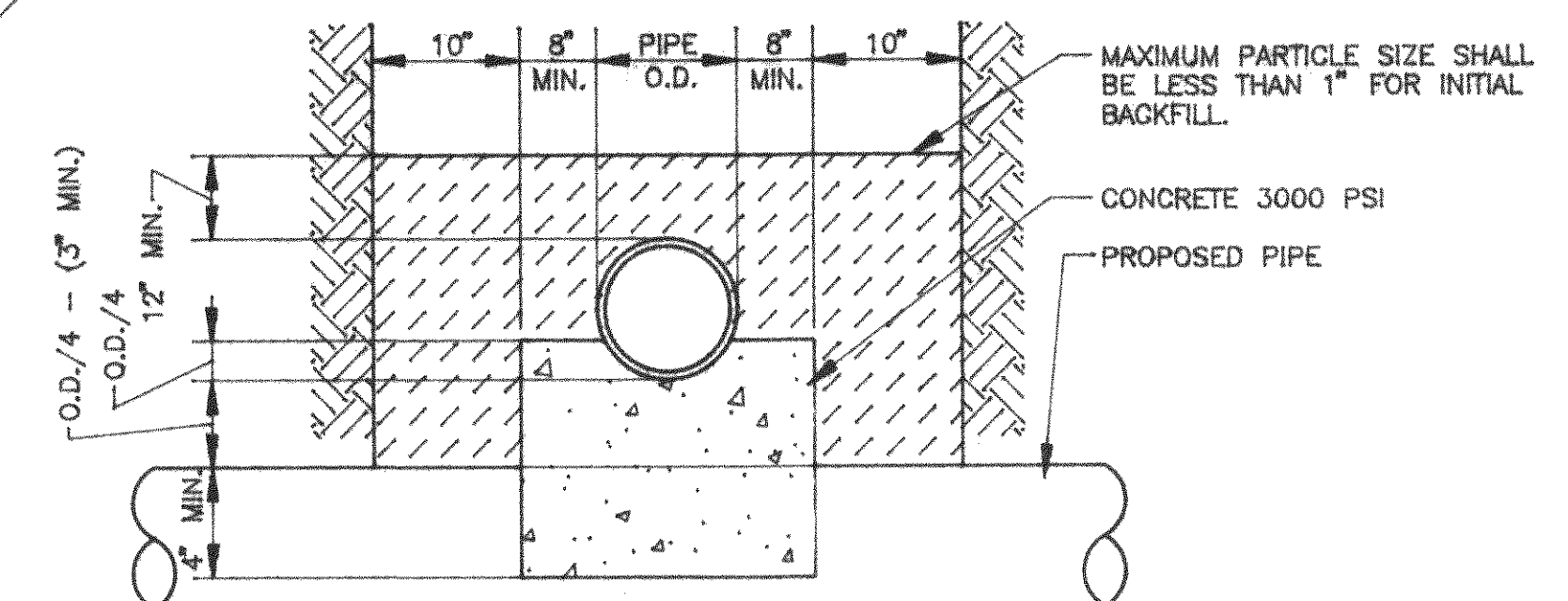
NOTES:

1. DROP CONSTRUCTION IS TO BE AT EVERY LOCATION WHERE THE INFLUENT INVERT IS GREATER THAN 2'-0\"

DROP CONSTRUCTION AT STANDARD MANHOLE

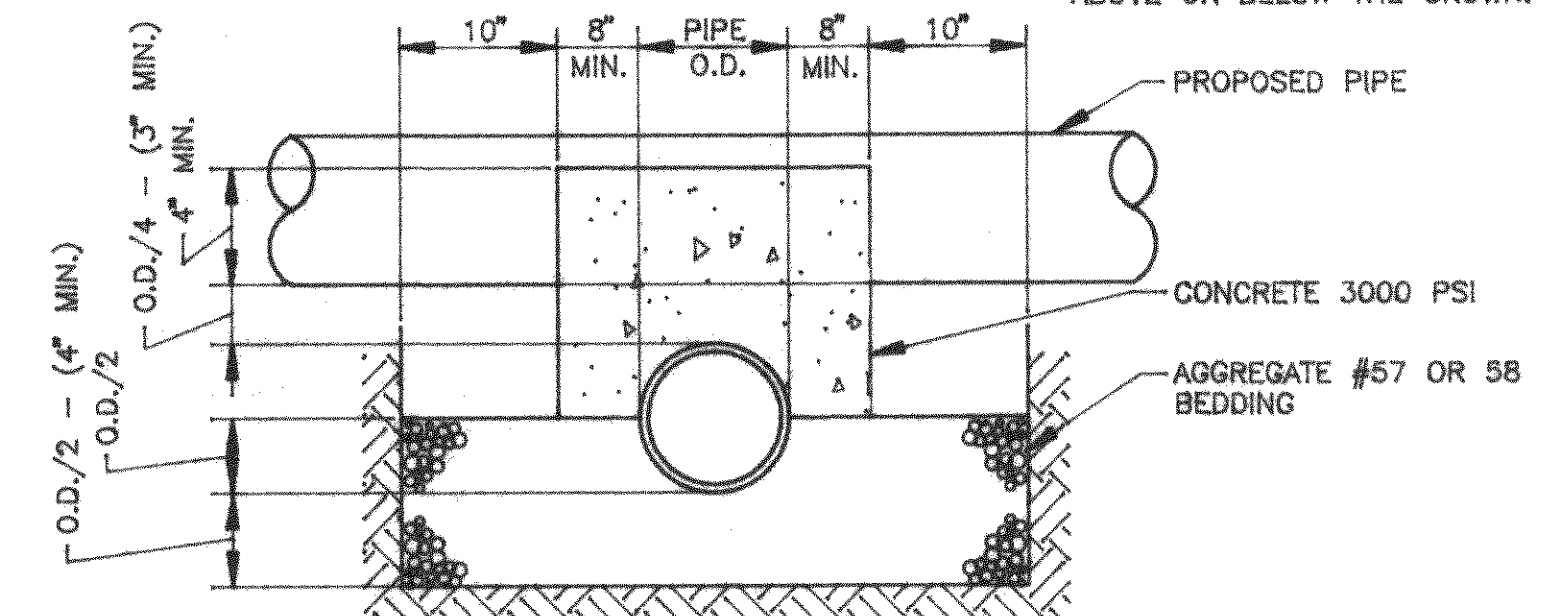


CONCRETE ENCASED PIPE



CONCRETE CRADLE

CONCRETE CRADLE OR CAP SHALL FOLLOW THE PIPE CONTOUR A MIN. OF 4\"

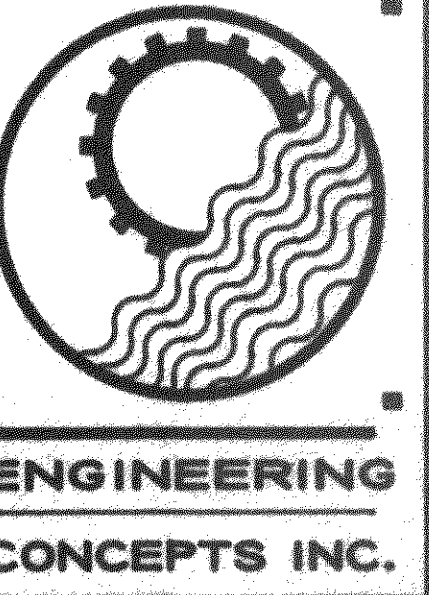


NOTES **CONCRETE CAP**

1. WHERE THE TRENCH BOTTOM IS IN ROCK, IT SHALL BE EXCAVATED TO A MINIMUM OF 8\"
 2. WHERE PIPE FOUNDATIONS ARE YIELDING, PIPE SHALL BE BEDDED ON A MINIMUM OF 8\"
- FOR PIPE LESS THAN 12\"

UTILITY PROTECTION DETAILS

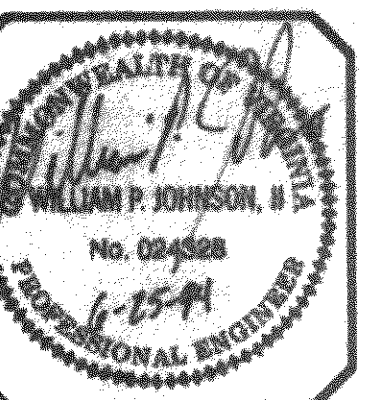
REF: 1993 VDOT ROAD AND BRIDGE STANDARDS DETAIL 1401.01



DESIGNED	RGG
DRAWN	RGG
CHECKED	HTB
APPROVED	WPJ
SCALE	NO SCALE
DATE	FEB. 1994
PROJECT	93024

NO.	DATE	BY

WETHERWOOD SUBDIVISION
SEWER DETAILS

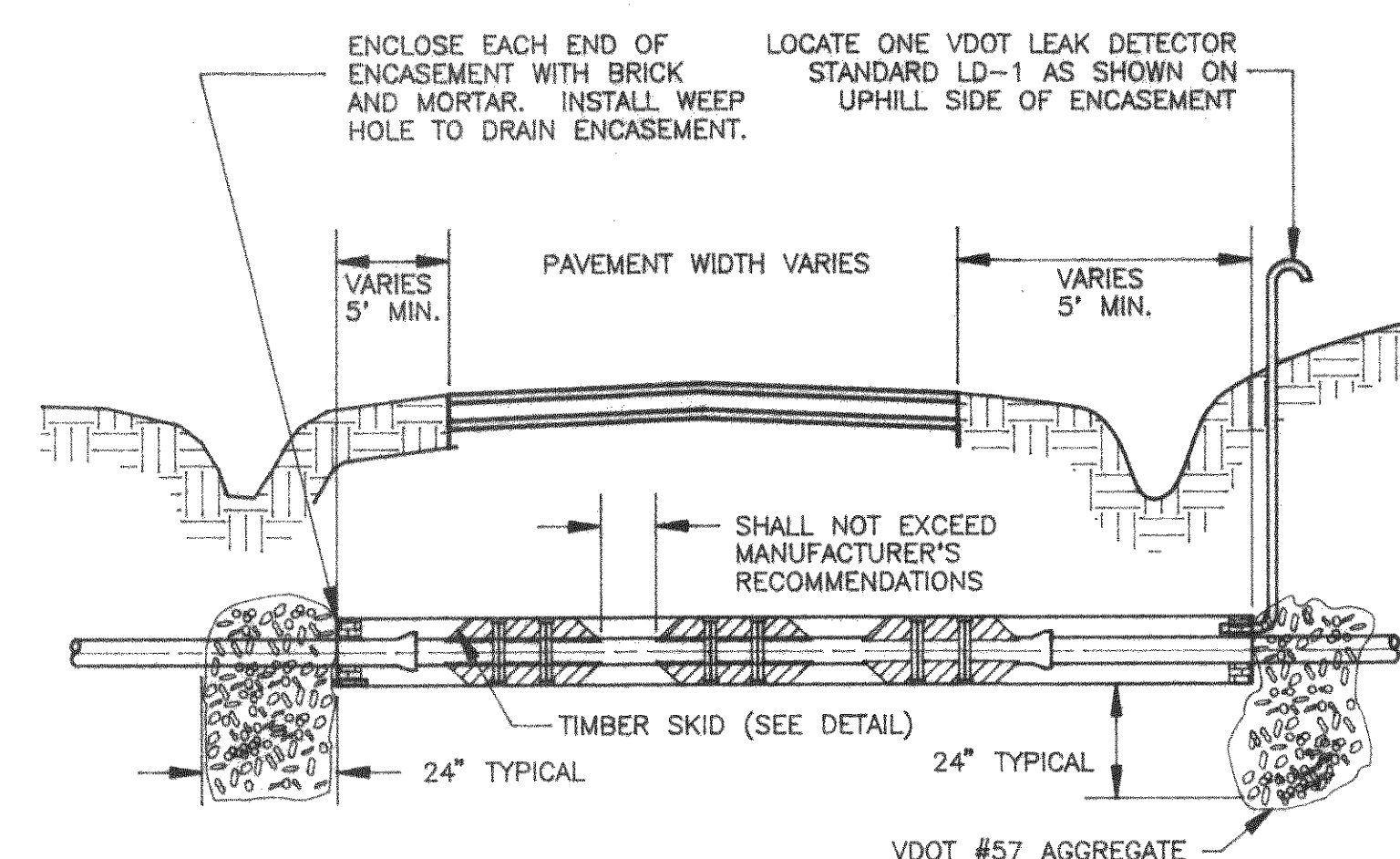


SHEET NO.

16

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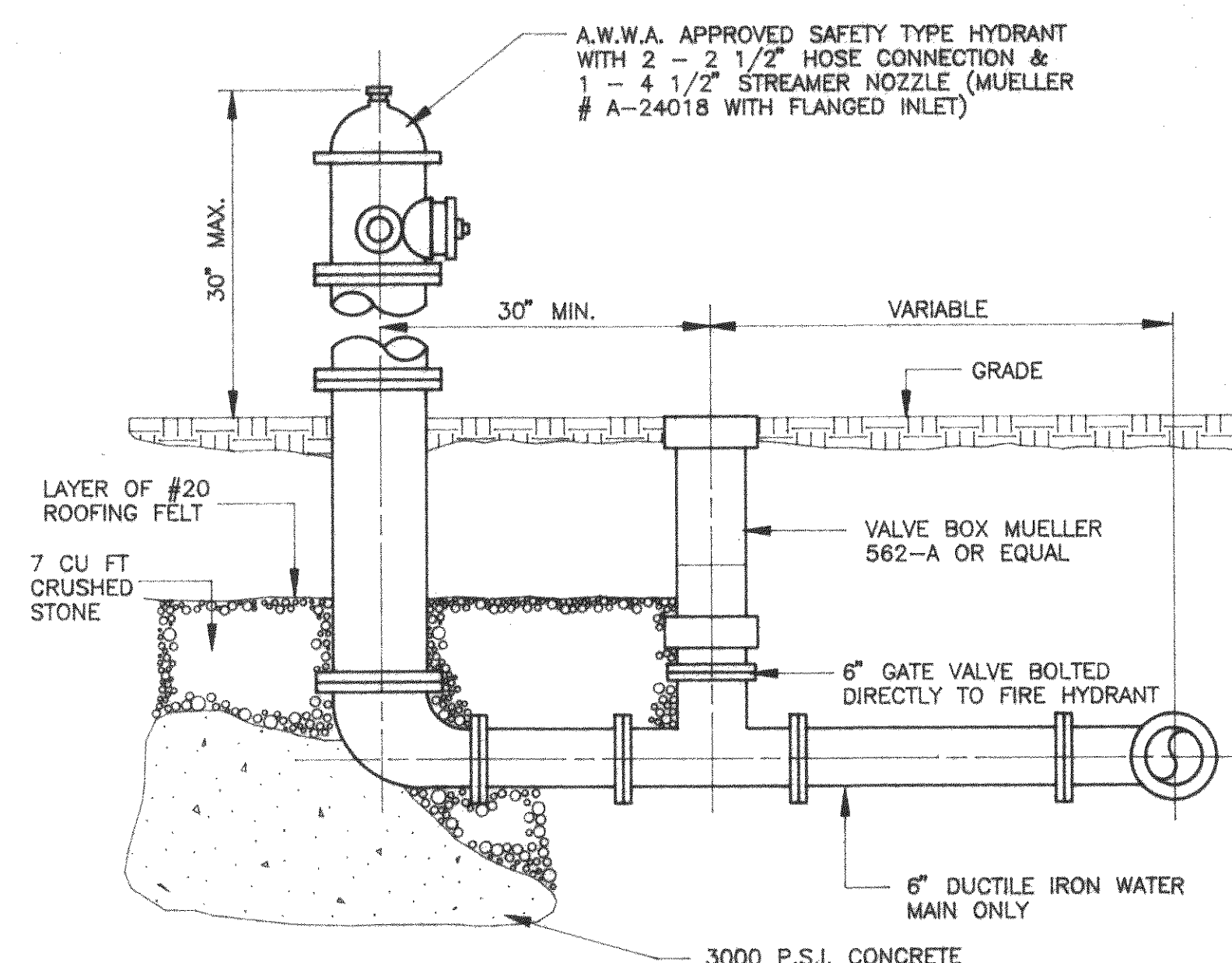
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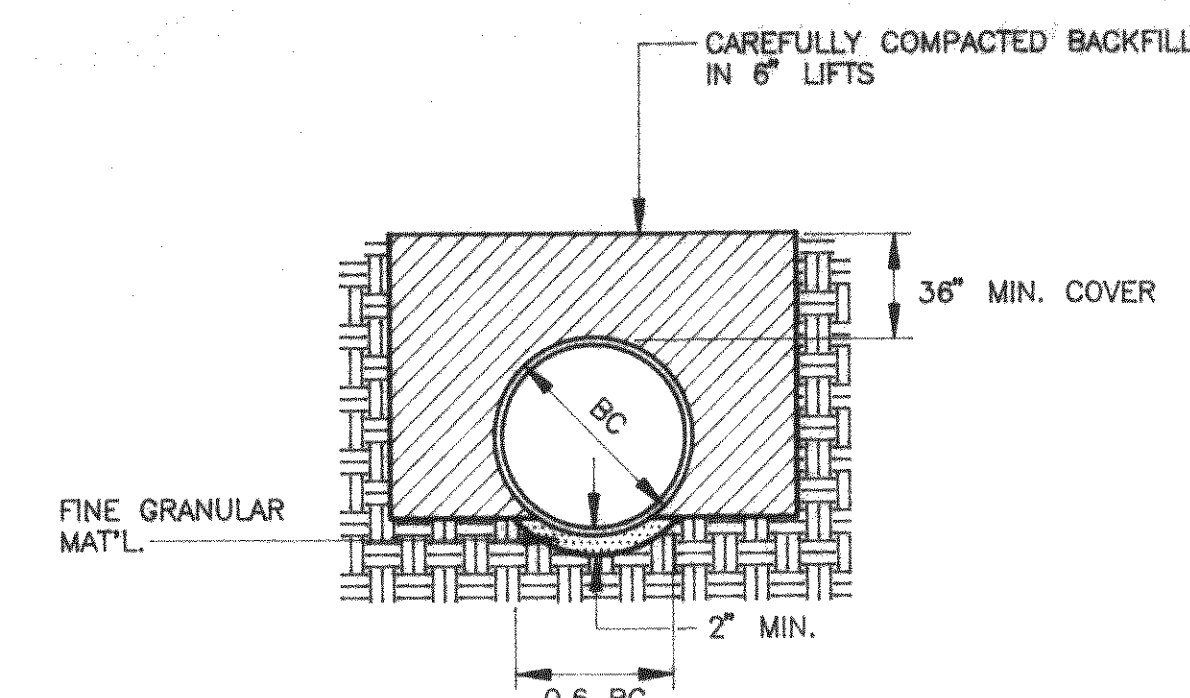
NOTES:

- SLOPE ENCASUREMENT TO MATCH SLOPE OF ENCASED WATER AS SHOWN ON PLANS.
- STEEL ENCASUREMENT PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A139 FOR THE CLASS AND THICKNESS SPECIFIED AND SHALL HAVE BEVELED EDGES SUITABLE FOR FIELD WELDING. WALL THICKNESS OF PIPE SHALL BE 1/4" MINIMUM.
- CARRIER PIPE SHALL BE PUSHED OR PULLED THROUGH THE ENCASUREMENT PIPE SO THAT JOINTS ARE ALWAYS BEING COMPRESSED.
- CARRIER PIPE SHALL BE WRAPPED WITH TAR PAPER AT MASONRY PLUG.
- MASONRY PLUG SHALL BE WATERTIGHT.
- FOR OPEN CUT INSTALLATIONS:
 - CONTRACTOR SHALL REPLACE CUT MATERIAL WITH APPROVED CRUSHED AGGREGATE AND SHALL ACHIEVE 95% COMPACTION PER VDOT REQUIREMENTS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT CROSS SECTION AND SHALL REPLACE PAVEMENT AND SURFACE TO ORIGINAL CONDITION OR BETTER.
- FOR JACK AND BORE INSTALLATIONS:
 - CONTRACTOR SHALL FIELD VERIFY LOCATION OF BORE PIT AND CONFIRM WITH ENGINEER BEFORE PROCEEDING WITH ENCASUREMENT INSTALLATION.

ENCASED ROAD CROSSING - WATER



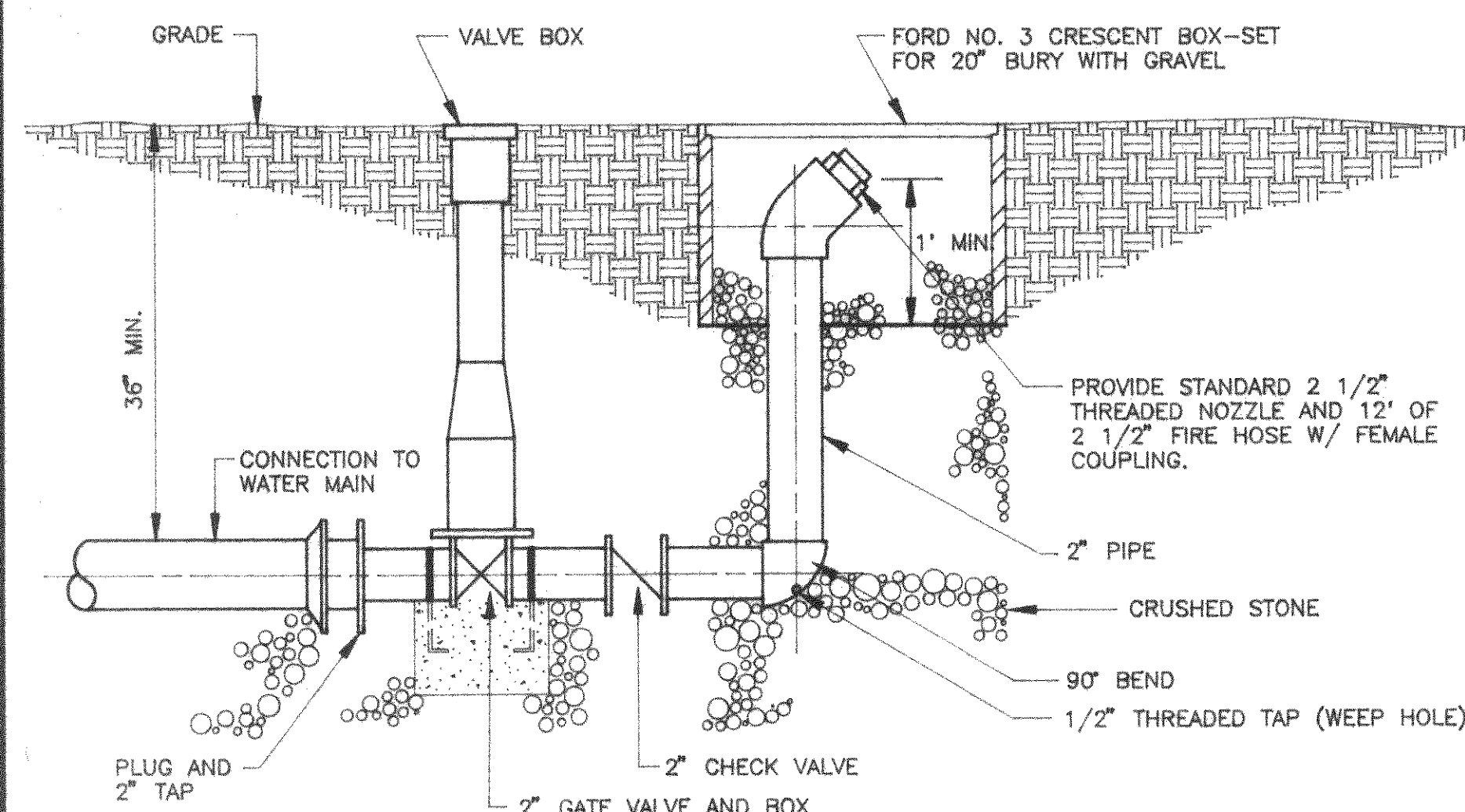
FIRE HYDRANT DETAIL



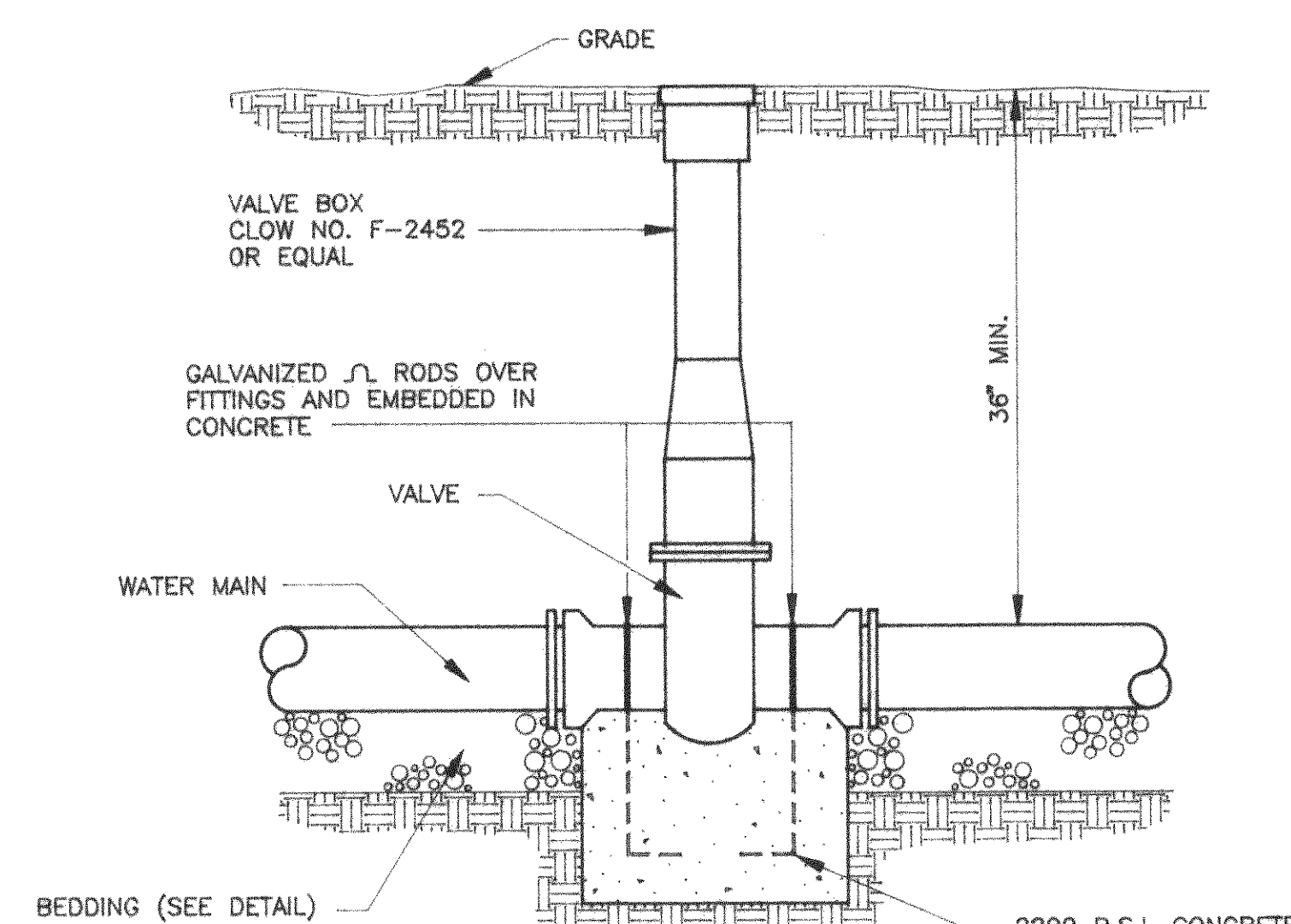
SHAPED BOTTOM W/ TAMPED BACKFILL

- NOTES:
- WHERE THE TRENCH BOTTOM IS IN ROCK, IT SHALL BE EXCAVATED TO A MINIMUM OF 8" BELOW THE BOTTOM OF THE PIPE AND BACKFILLED WITH SUITABLE BEDDING MATERIAL.
 - WHERE PIPE FOUNDATIONS ARE YIELDING, PIPE SHALL BE BEDDED ON A MINIMUM OF 8" SUITABLE BEDDING MATERIAL.
 - SHAPE TRENCH BOTTOM FOR PIPE BARREL, JOINTS, AND FITTINGS TO PROVIDE CONTINUOUS SUPPORT AND NO POINT LOADING OF PIPE, JOINTS, AND FITTINGS.

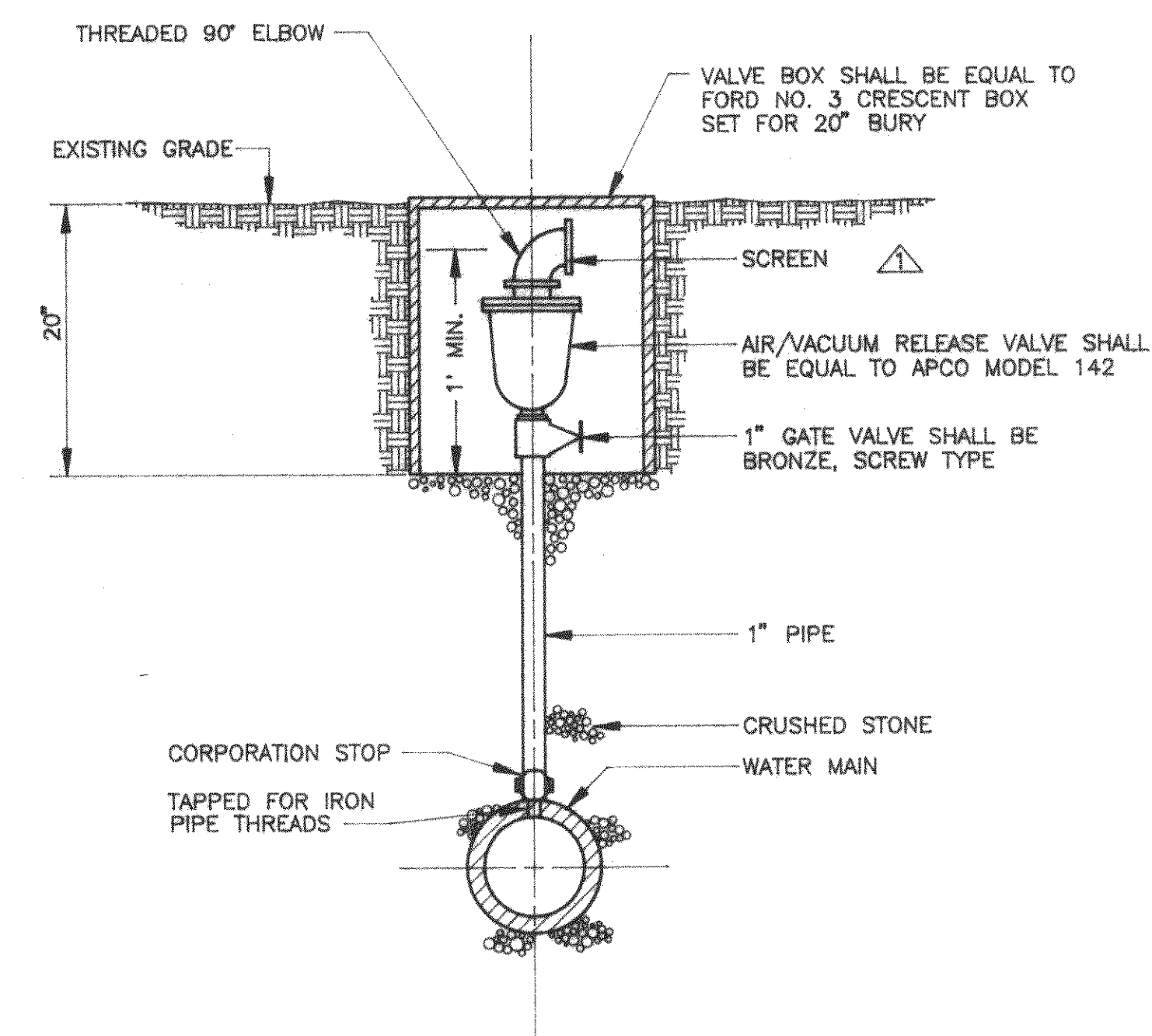
BEDDING DETAIL



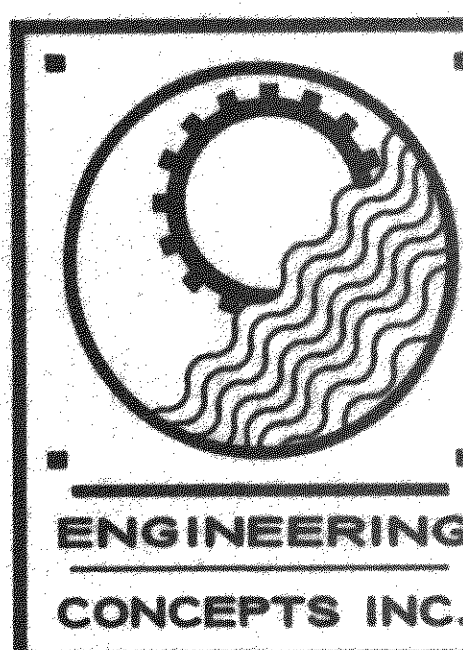
BLOW-OFF ASSEMBLY



TYPICAL VALVE INSTALLATION



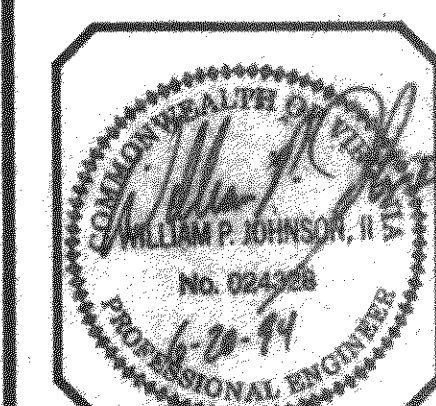
AUTOMATIC AIR/VACUUM RELEASE VALVE



DESIGNED	RGG
DRAWN	RGG
CHECKED	HTB
APPROVED	WPJ
SCALE	NO SCALE
DATE	FEB. 1994
PROJECT	93024

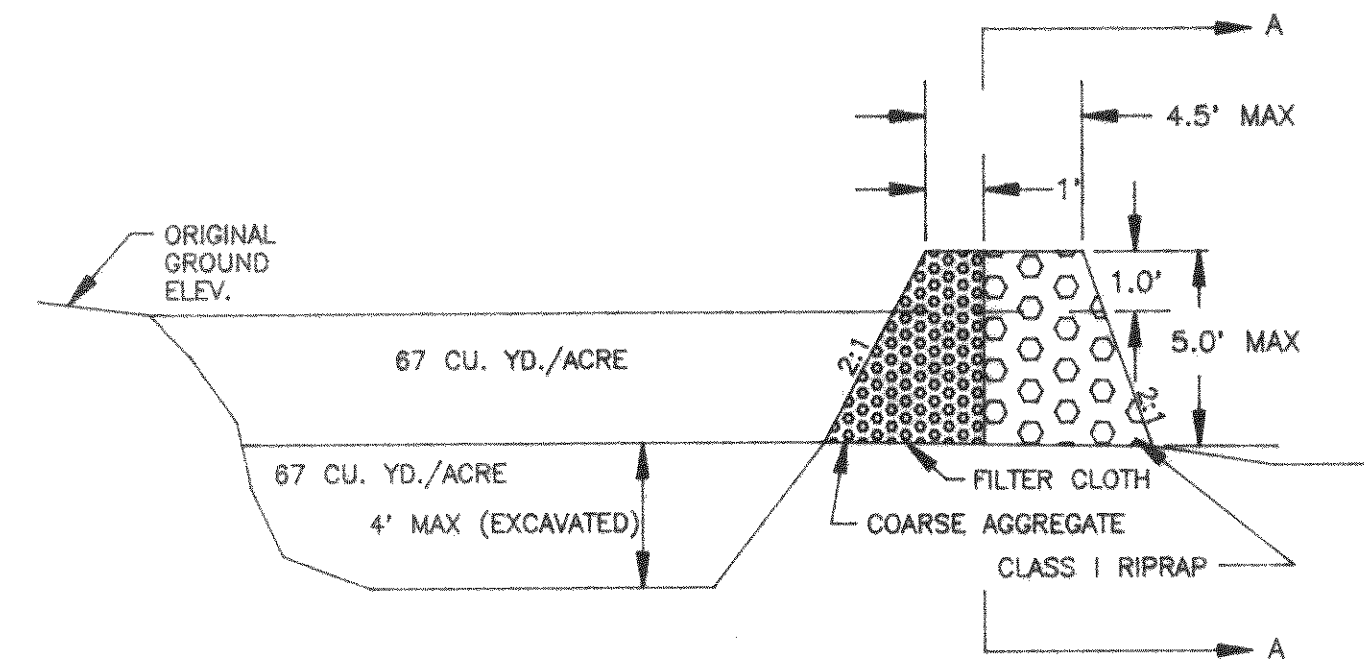
NO.	DATE	BY

WETHERWOOD SUBDIVISION
WATER DETAILS

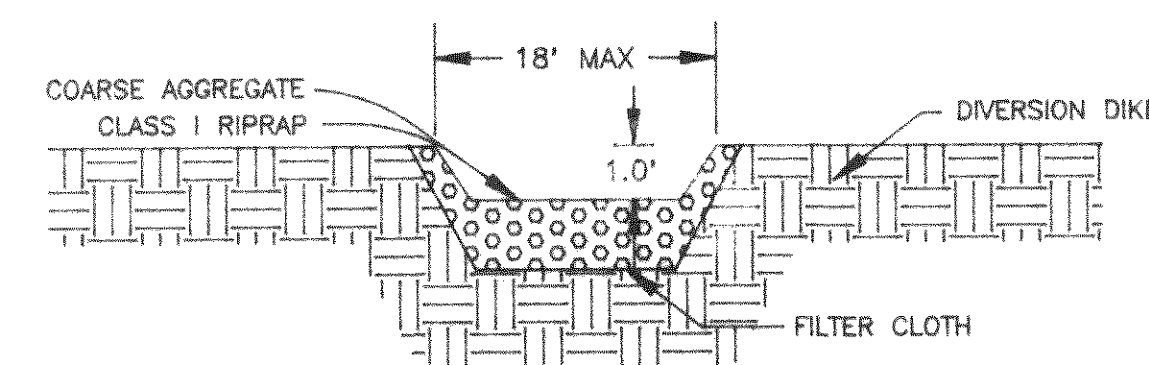


SHEET NO.	17
OF	20

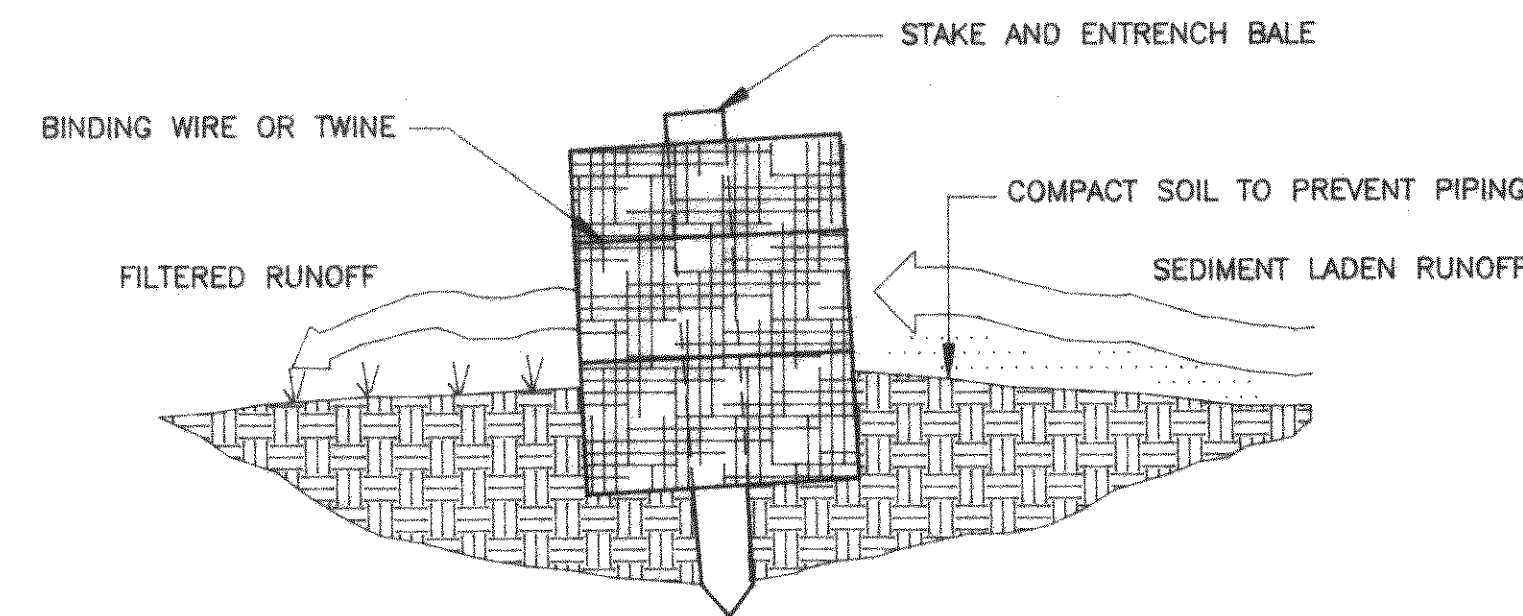
TEMPORARY SEDIMENT TRAP



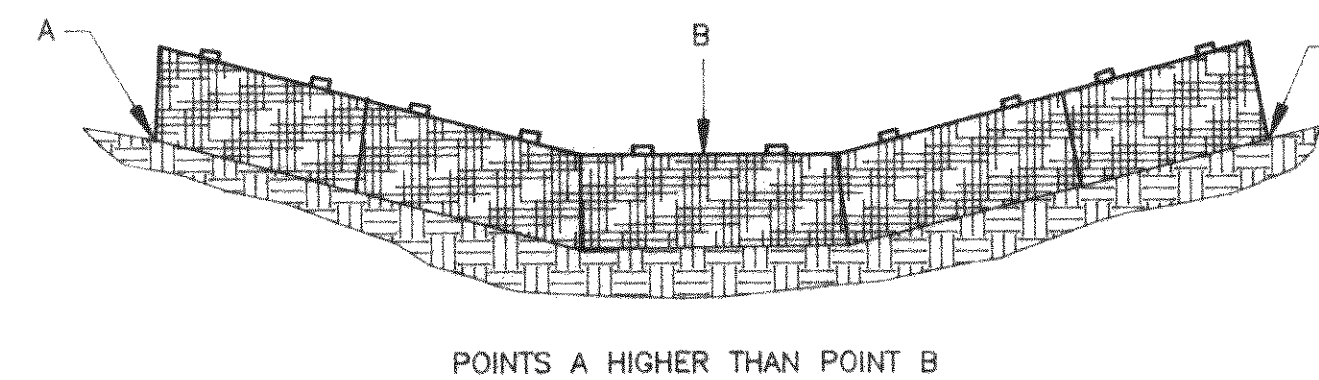
PROFILE



SECTION A-A

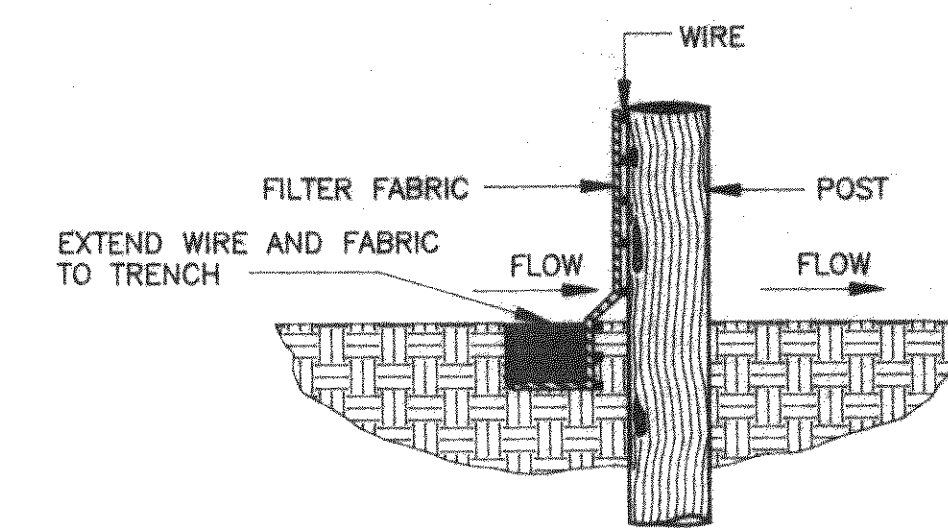


CROSS-SECTION

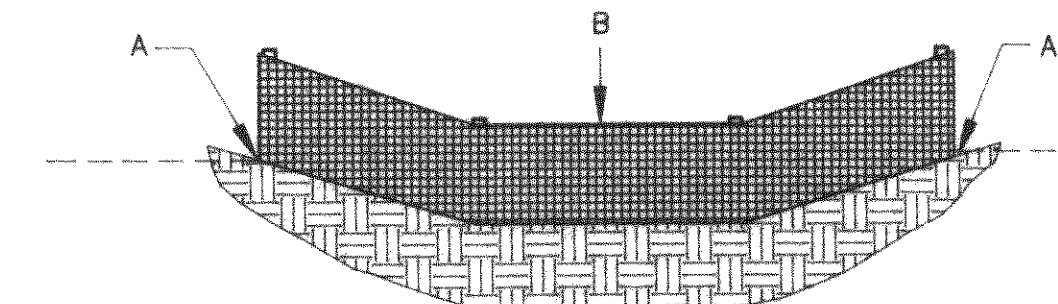


PLACEMENT IN DRAINAGE WAY

(STB) STRAW BALE BARRIER

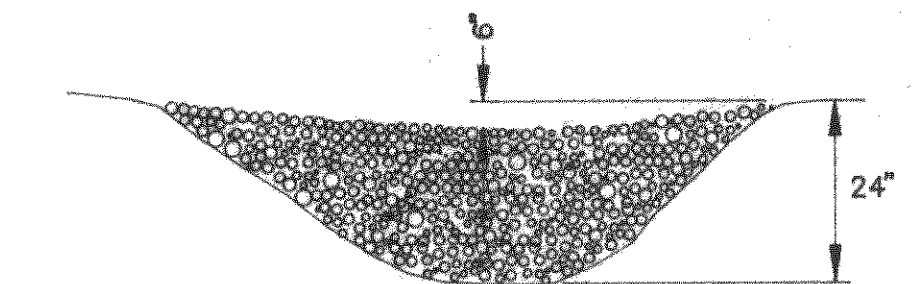


CROSS-SECTION



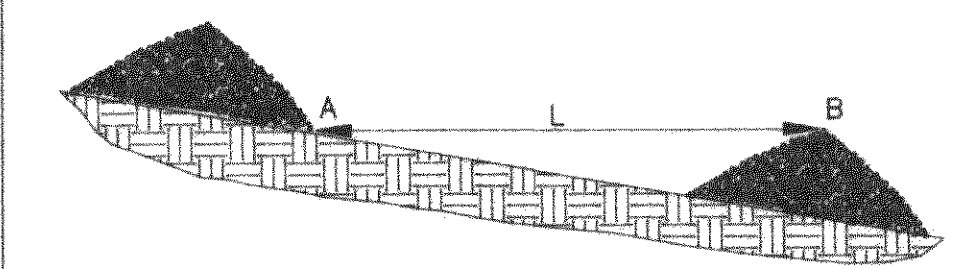
PLACEMENT IN DRAINAGE WAY

(SF) SILT FENCE



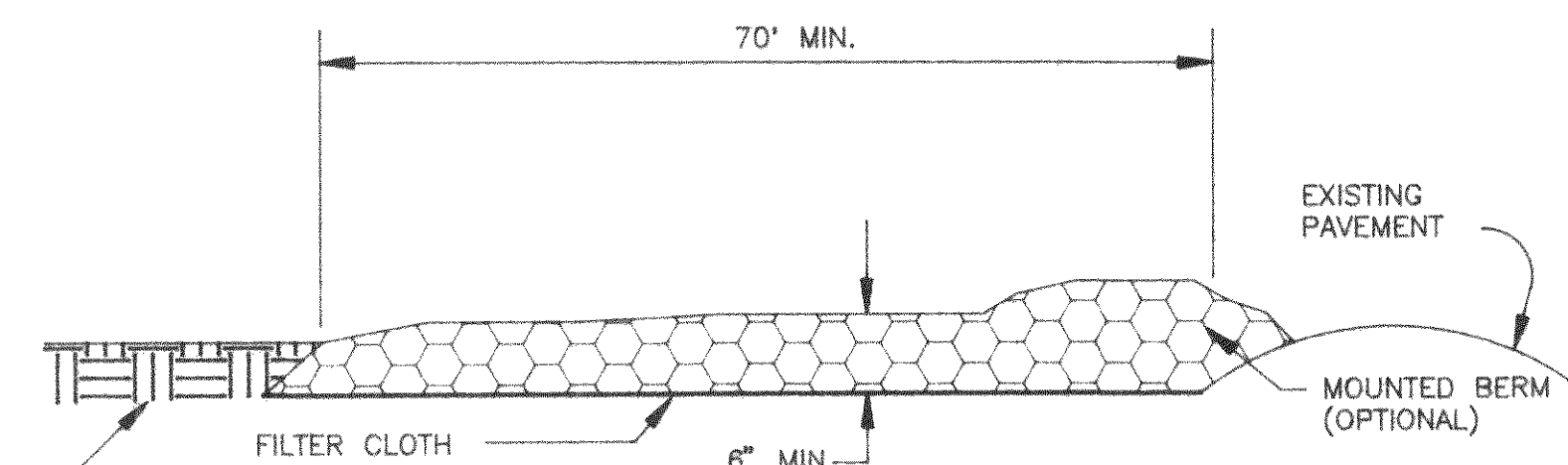
ROCK CHECK DAM

L = DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

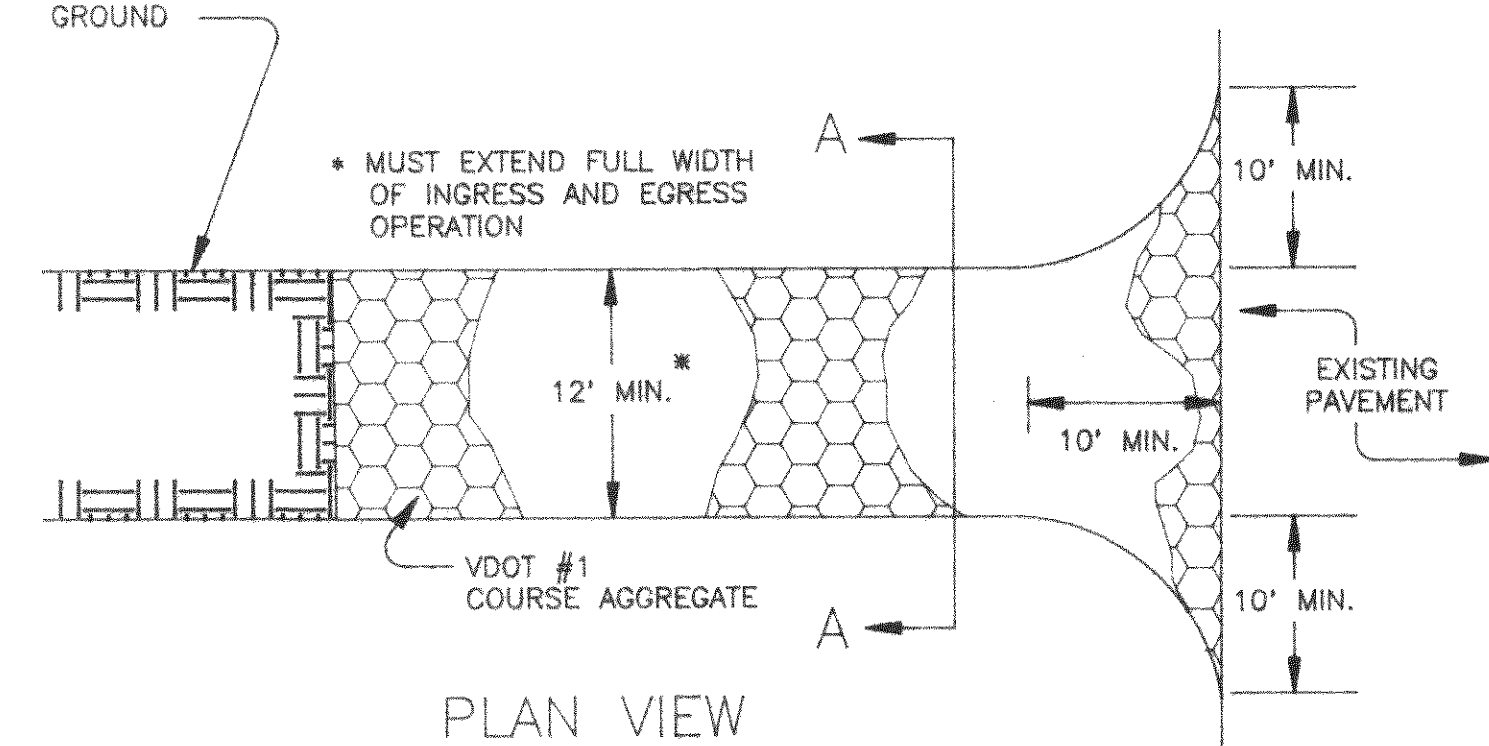


SPACING BETWEEN CHECK DAMS

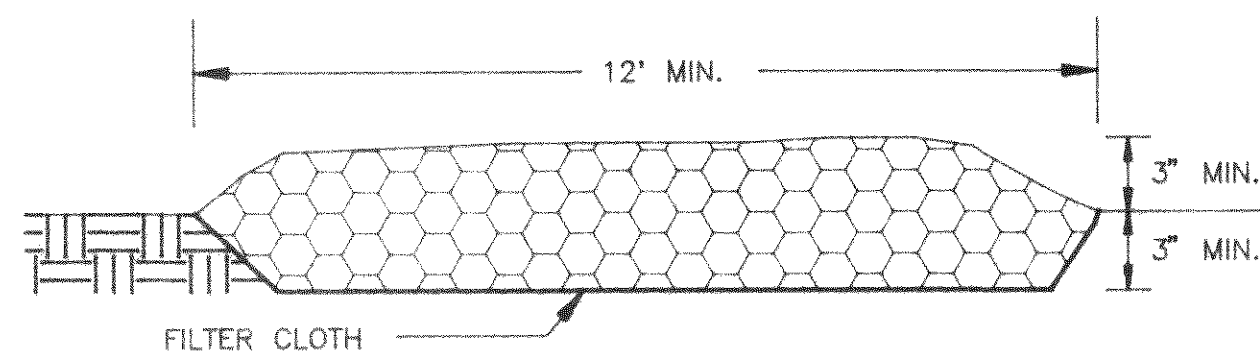
(CD) CHECK DAM



SIDE ELEVATION



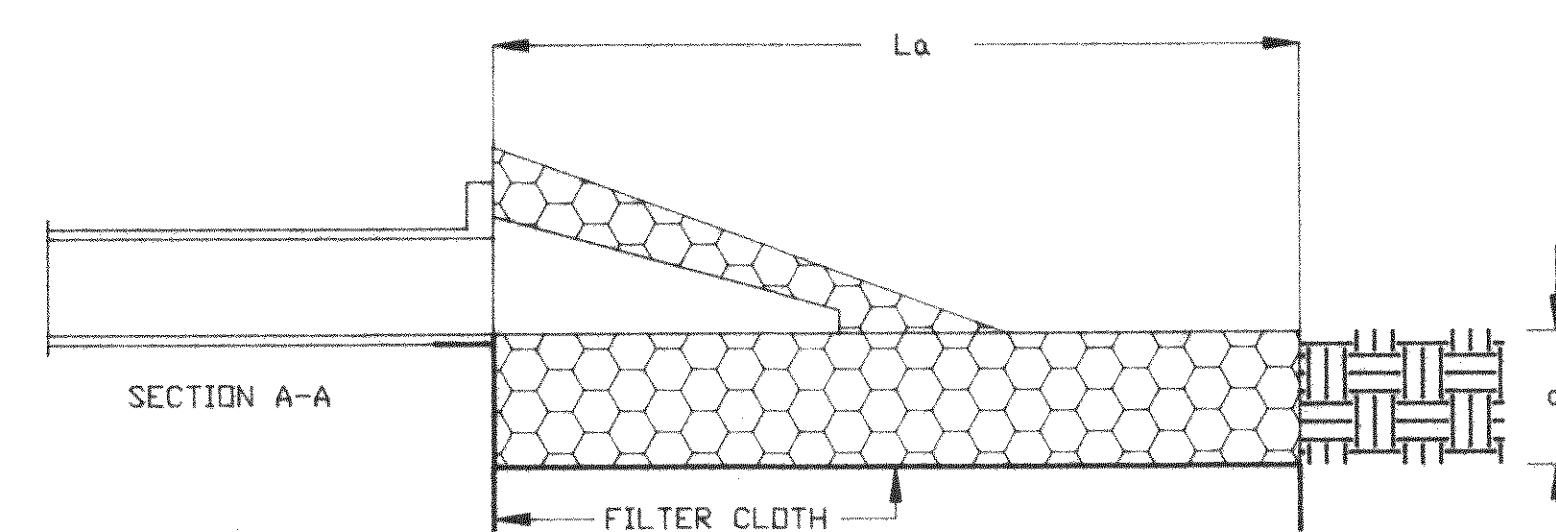
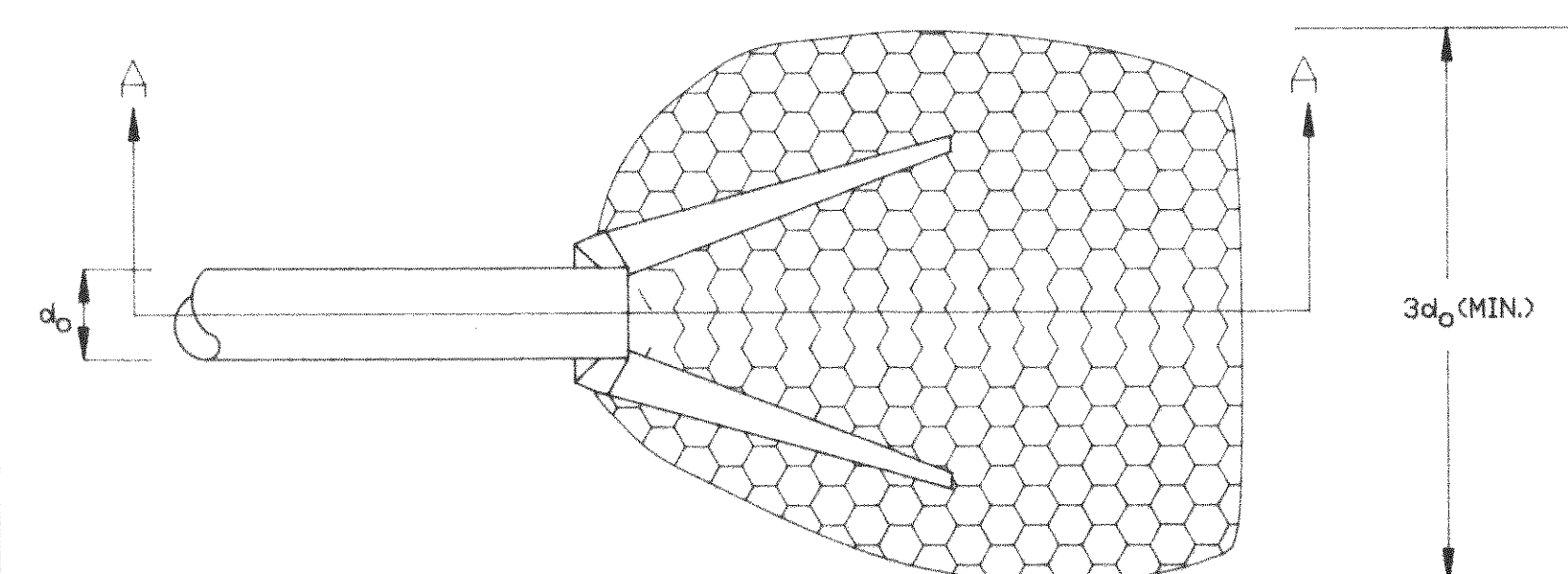
PLAN VIEW



SECTION A-A

(CE) CONSTRUCTION ENTRANCE

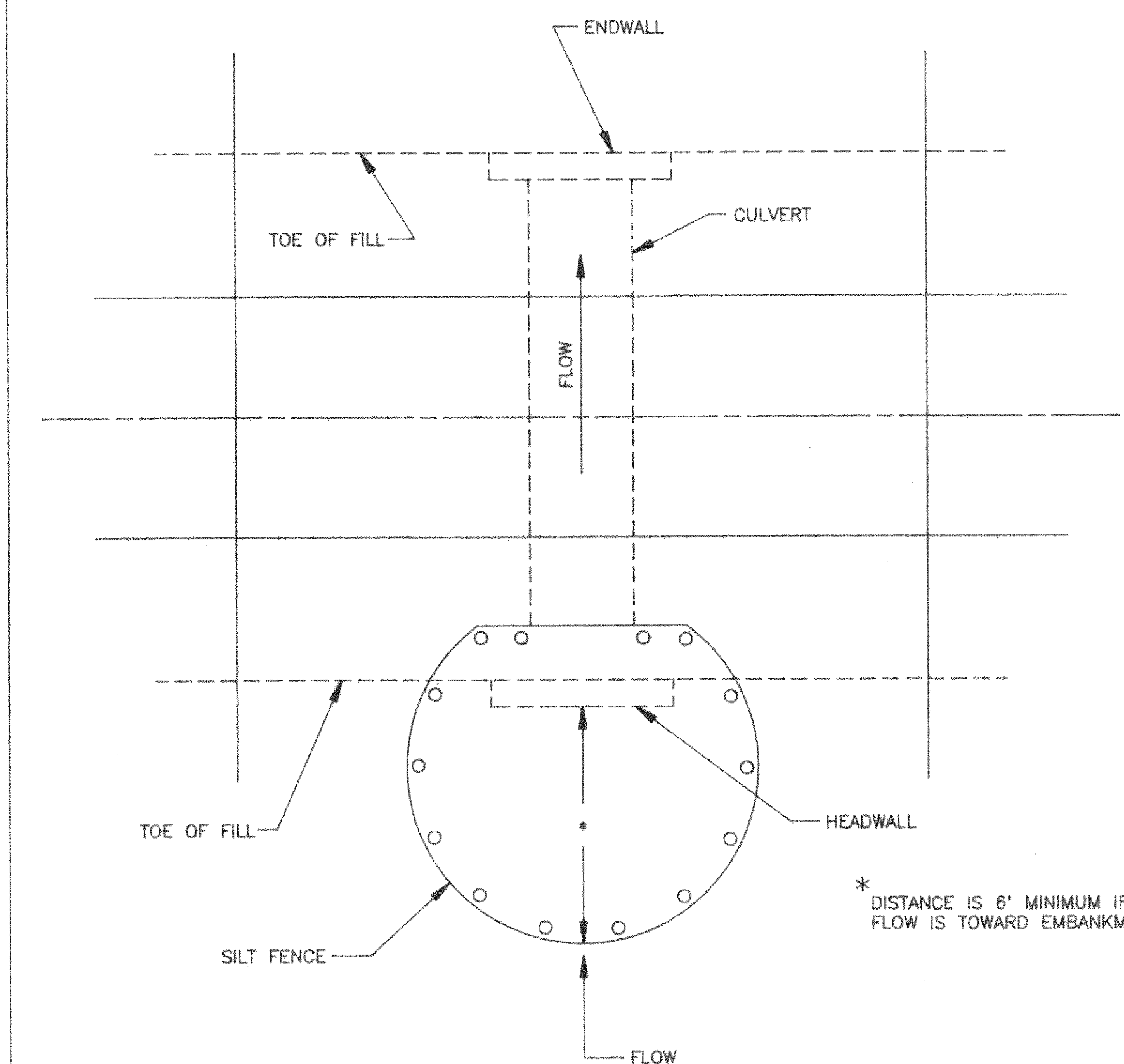
SOURCE: 1992 VA. EROSION AND SEDIMENT CONTROL HANDBOOK, STD. & SPEC. 3.02



- NOTES:
1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
 2. L_0 IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18 - 3 AND 3.18 - 4.
 3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

(OP) OUTLET PROTECTION

SOURCE: 1992 VA. EROSION AND SEDIMENT CONTROL HANDBOOK, STD. & SPEC. 3.18

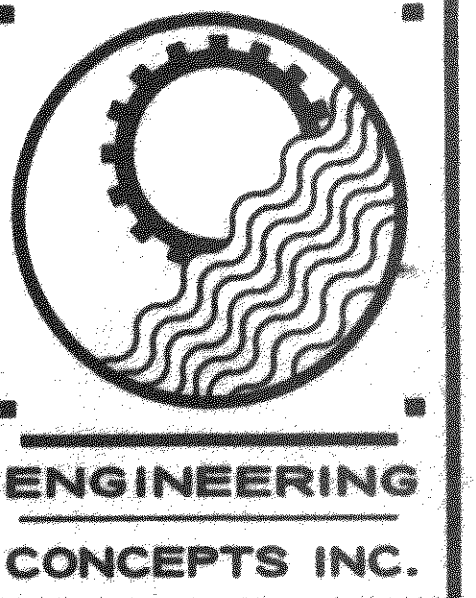


NOTES:

IF SILT FENCE CULVERT INLET PROTECTION IS NOT SUFFICIENT DUE TO EXPECTED HIGH VELOCITY OF FLOW, CONTRACTOR SHALL INSTALL OPTIONAL STONE AND INLET SEDIMENT TRAP PROTECTION PER STD. & SPEC. 3.08.

(CIP) SILT FENCE CULVERT INLET PROTECTION

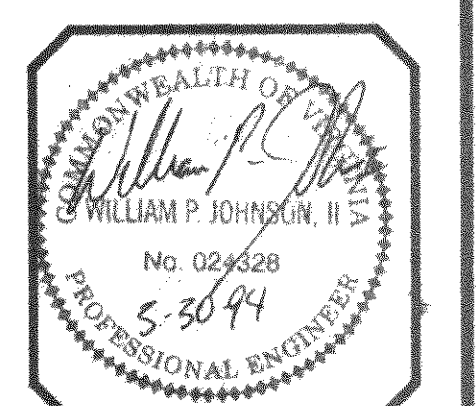
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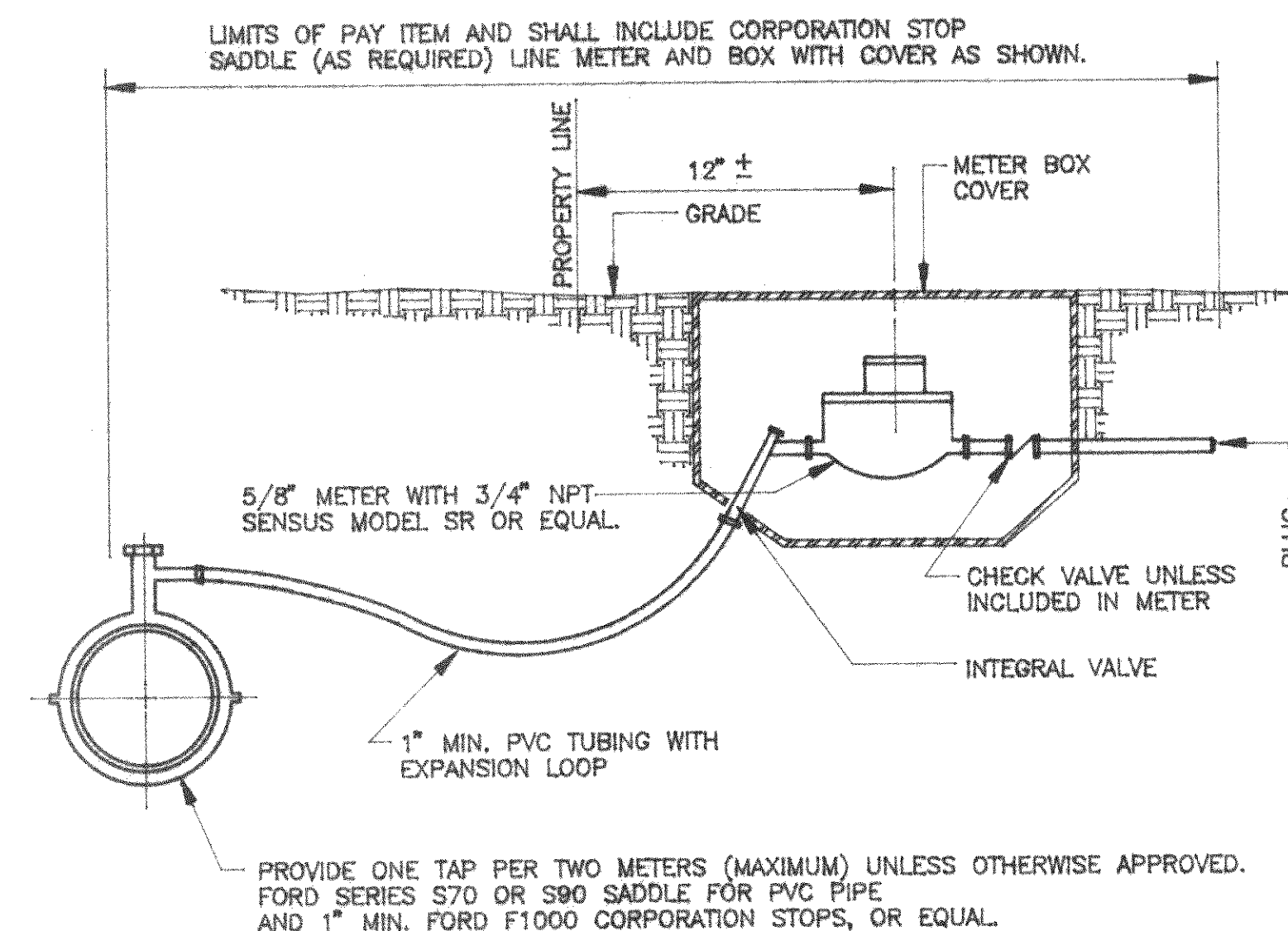
DESIGNED	RGG
DRAWN	RGG
CHECKED	HTB
APPROVED	WPJ
SCALE	NO SCALE
DATE	FEB. 1994
PROJECT	93024

NO.	DATE	BY
1	4-13-94	WPJ
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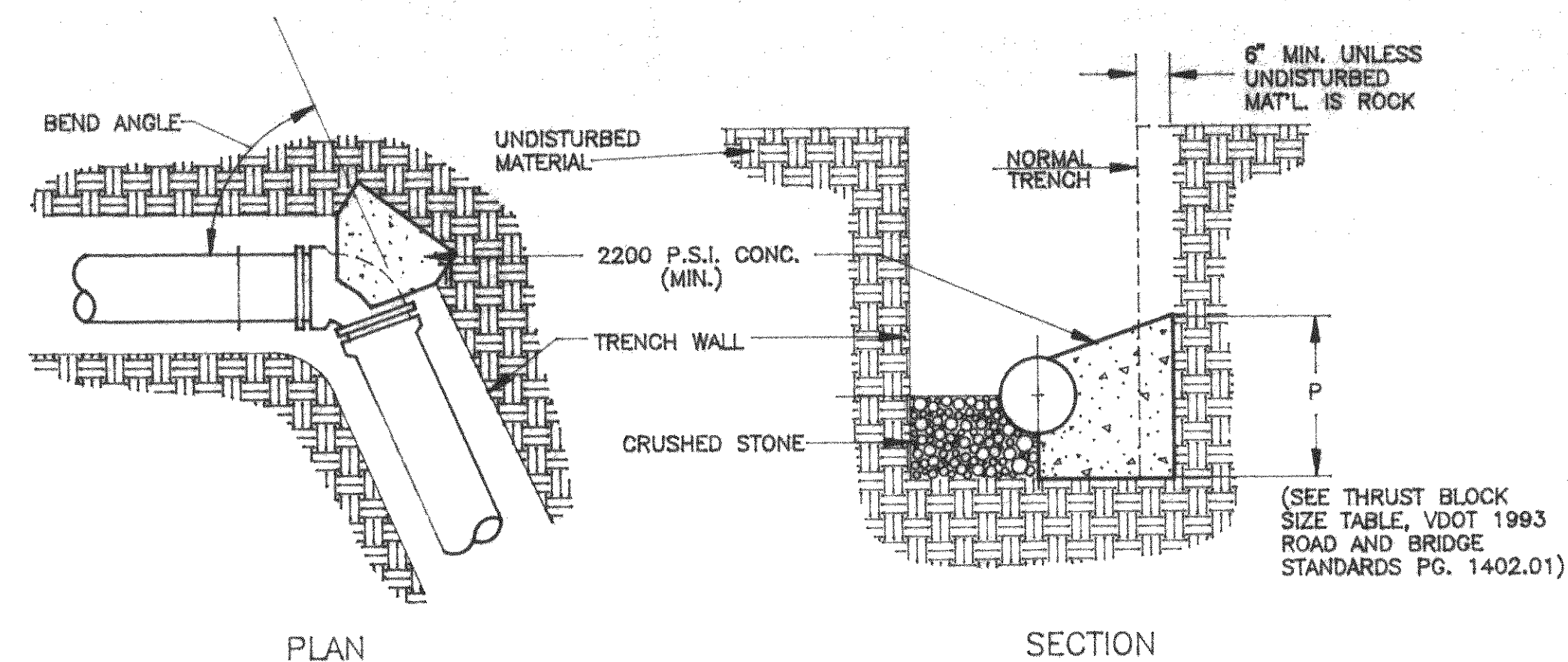
WETHERWOOD SUBDIVISION
EROSION AND SEDIMENT CONTROL DETAILS



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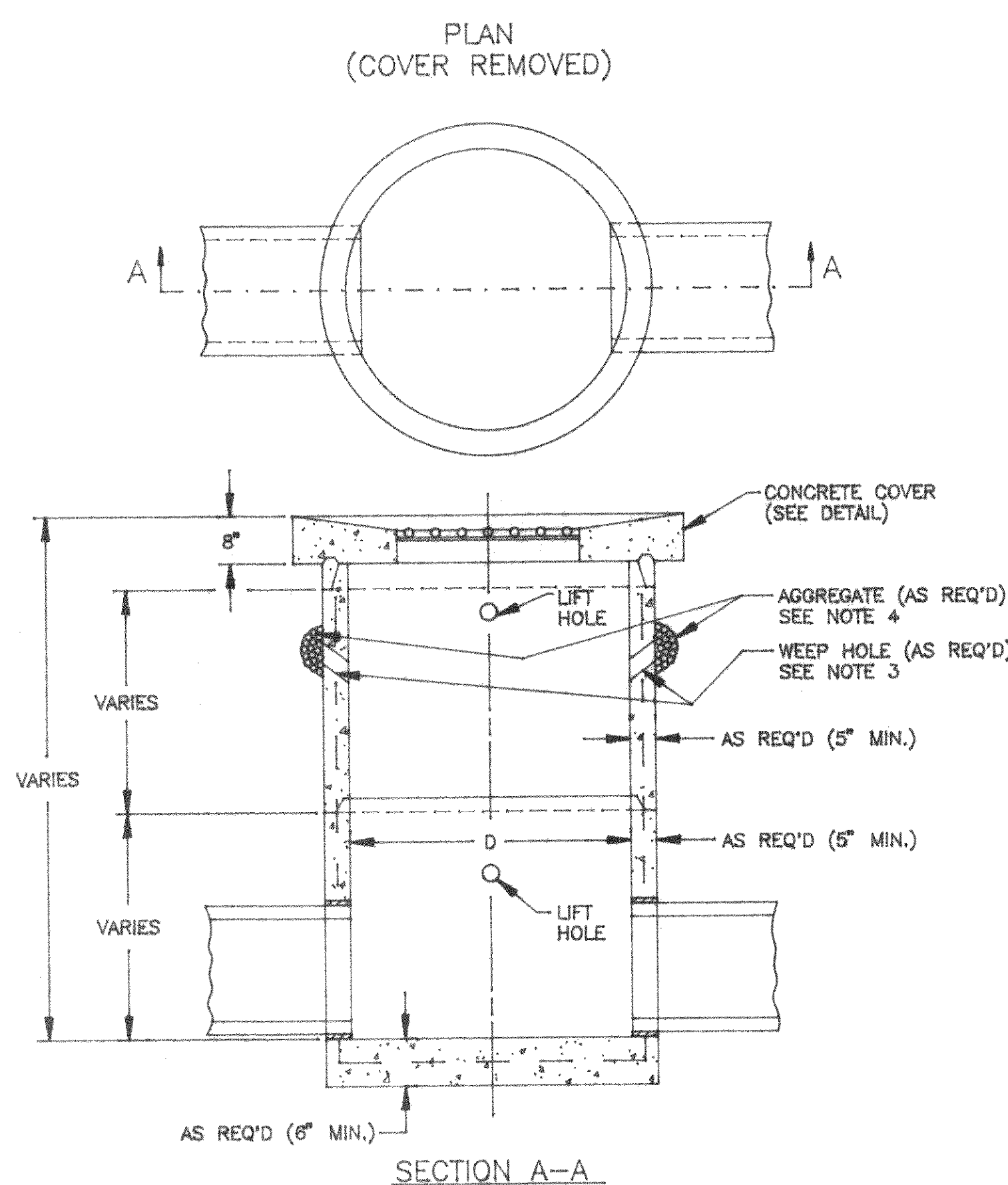
TYPICAL 5/8", 3/4" & 1" CONNECTION



NOTES:

- THRUST BLOCKS ARE REQUIRED AT ALL BENDS OF MORE THAN 10°.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES.
- BEARING SURFACE OF THRUST BLOCKS MUST BE NORMAL TO RESULTANT THRUST OF BEND AND BEAR ON SUITABLE UNDISTURBED MATERIAL.

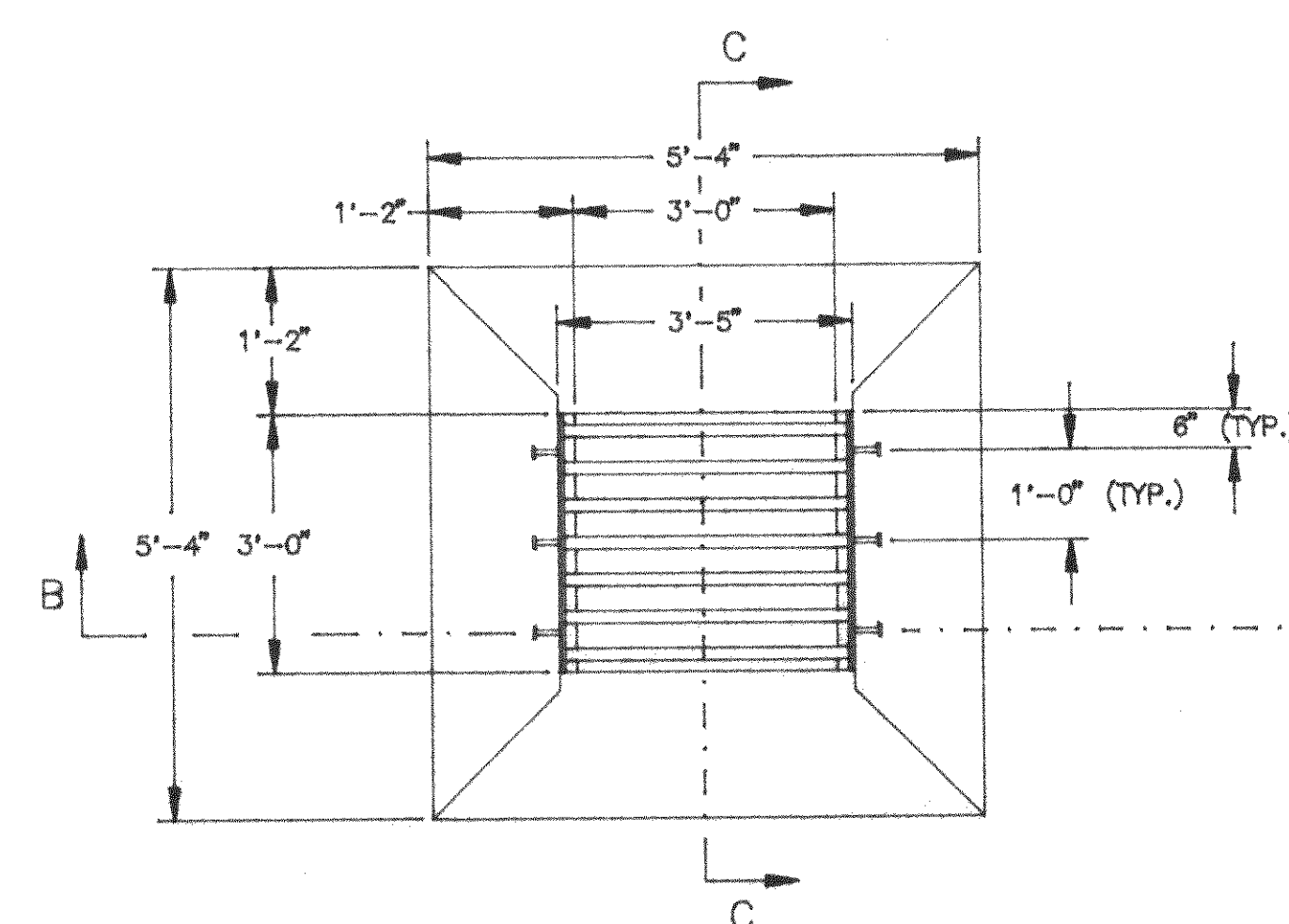
HORIZONTAL THRUST BLOCK DETAIL



NOTES:

- ALL PRECAST UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
- CONCRETE SHALL BE 4000 P.S.I.
- 3" DIAMETER WEEP HOLE WITH 12" X 12" PLASTIC HARDWARE CLOTH 1/4" MESH OR GALVANIZED STEEL WIRE, MINIMUM WIRE DIAM. 0.03", NO. 4 MESH HARDWARE CLOTH ANCHORED FIRMLY TO OUTSIDE OF STRUCTURE.
- 4" DEPTH AGGREGATE #68, #78, OR #8 X 6" WIDTH.

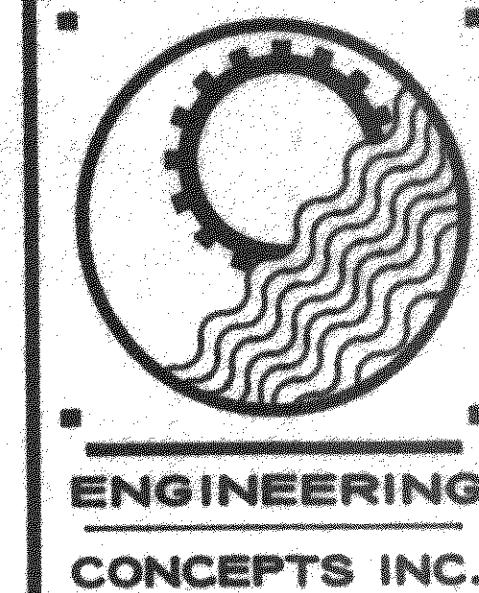
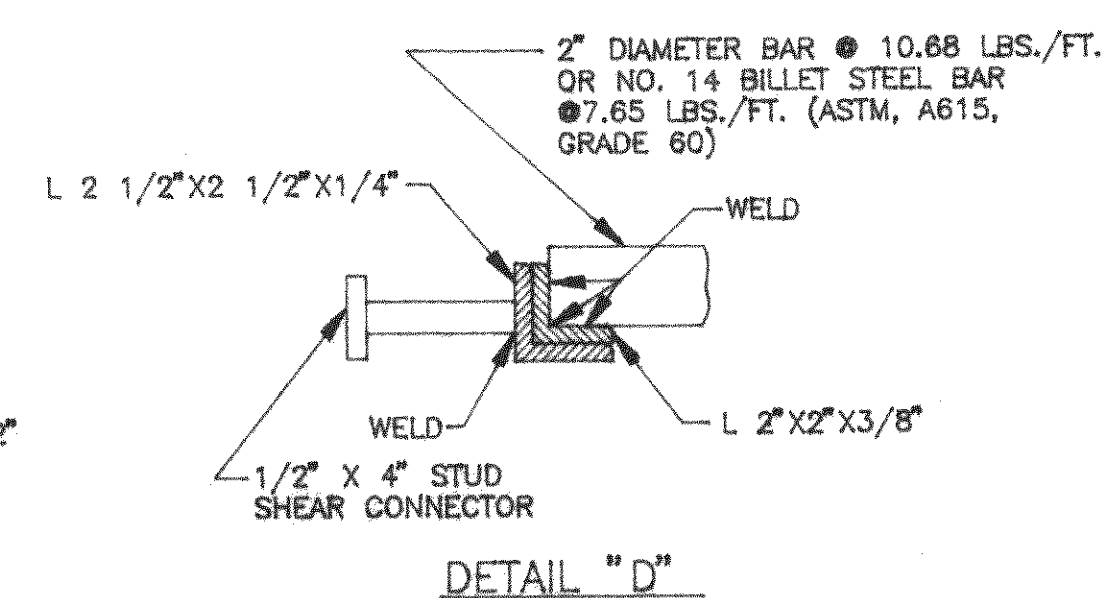
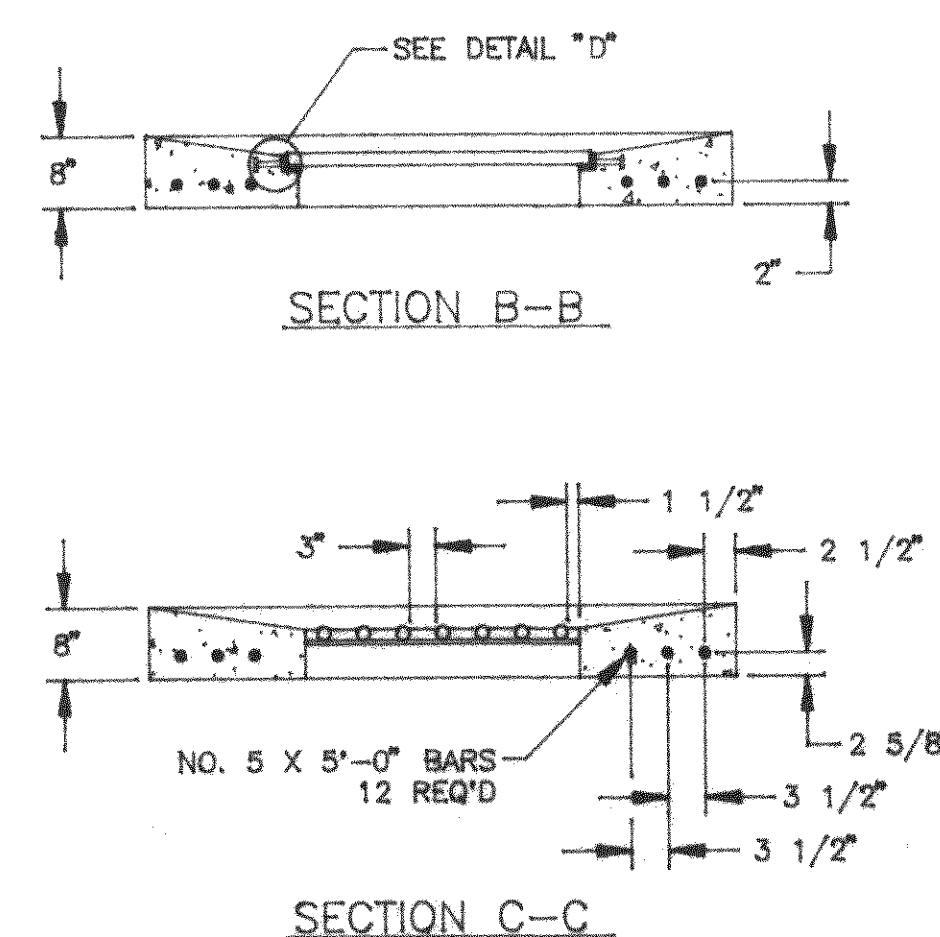
STANDARD MEDIAN DROP INLET



NOTE:

CONCRETE COVER AND GRATE ARE TO BE FURNISHED AS A SINGLE UNIT. OUTSIDE DIMENSIONS OF GRATE ARE TO BE 3'-4" X 2'-11 3/4".

GRATE AND COLLAR ARE TO BE GALVANIZED.



DESIGNED

RGG

DRAWN

RGG

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HTB

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WPJ

SCALE

NO SCALE

DATE

FEB. 1994

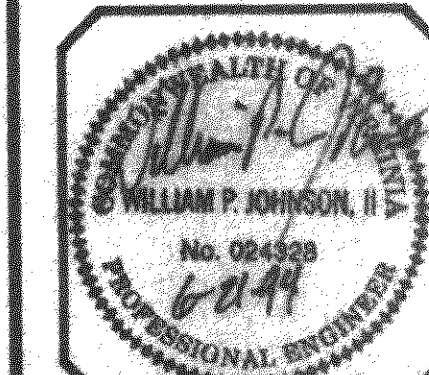
PROJECT

93024

REVISIONS

NO.	DATE	BY

WETHERWOOD SUBDIVISION
MISCELLANEOUS DETAILS

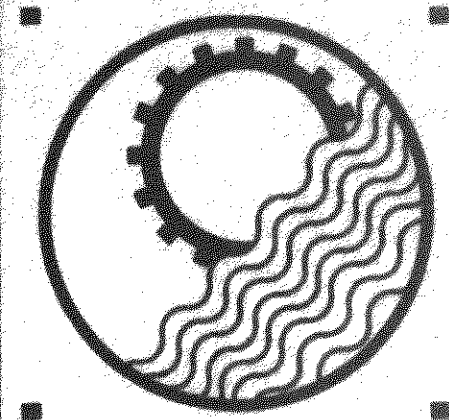


SHEET NO.

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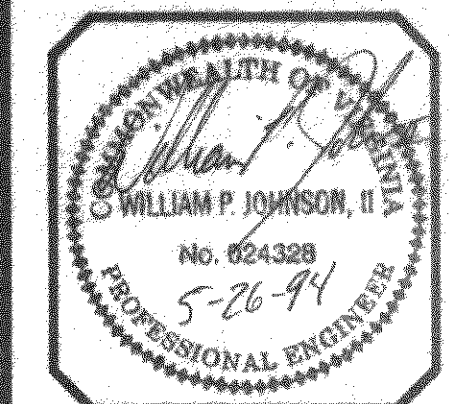
OF



DESIGNED	RGG
DRAWN	RGG
CHECKED	HTB
APPROVED	WPJ
SCALE	NO SCALE
DATE	FEB. 1994
PROJECT	93024

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**WETHERWOOD SUBDIVISION
MISCELLANEOUS DETAILS**

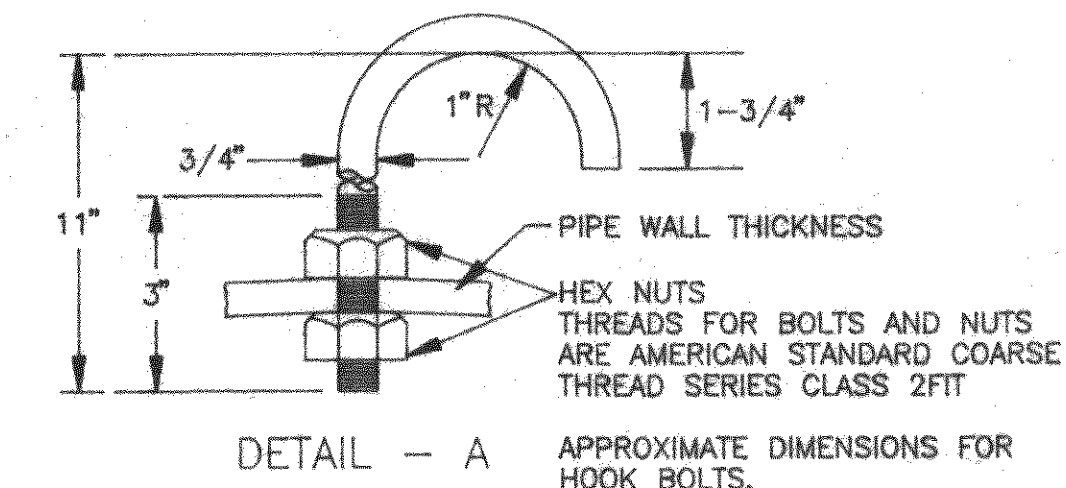
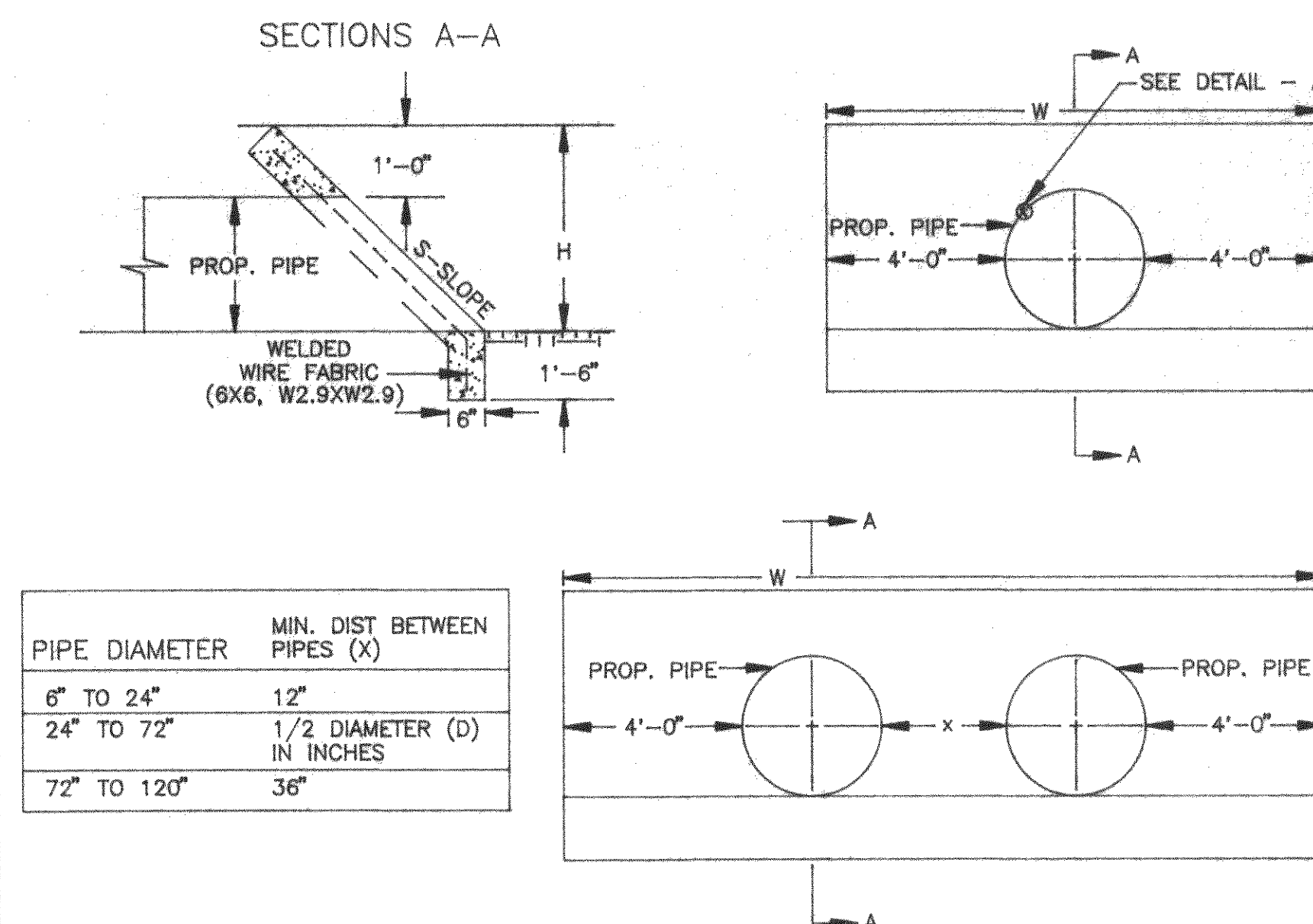
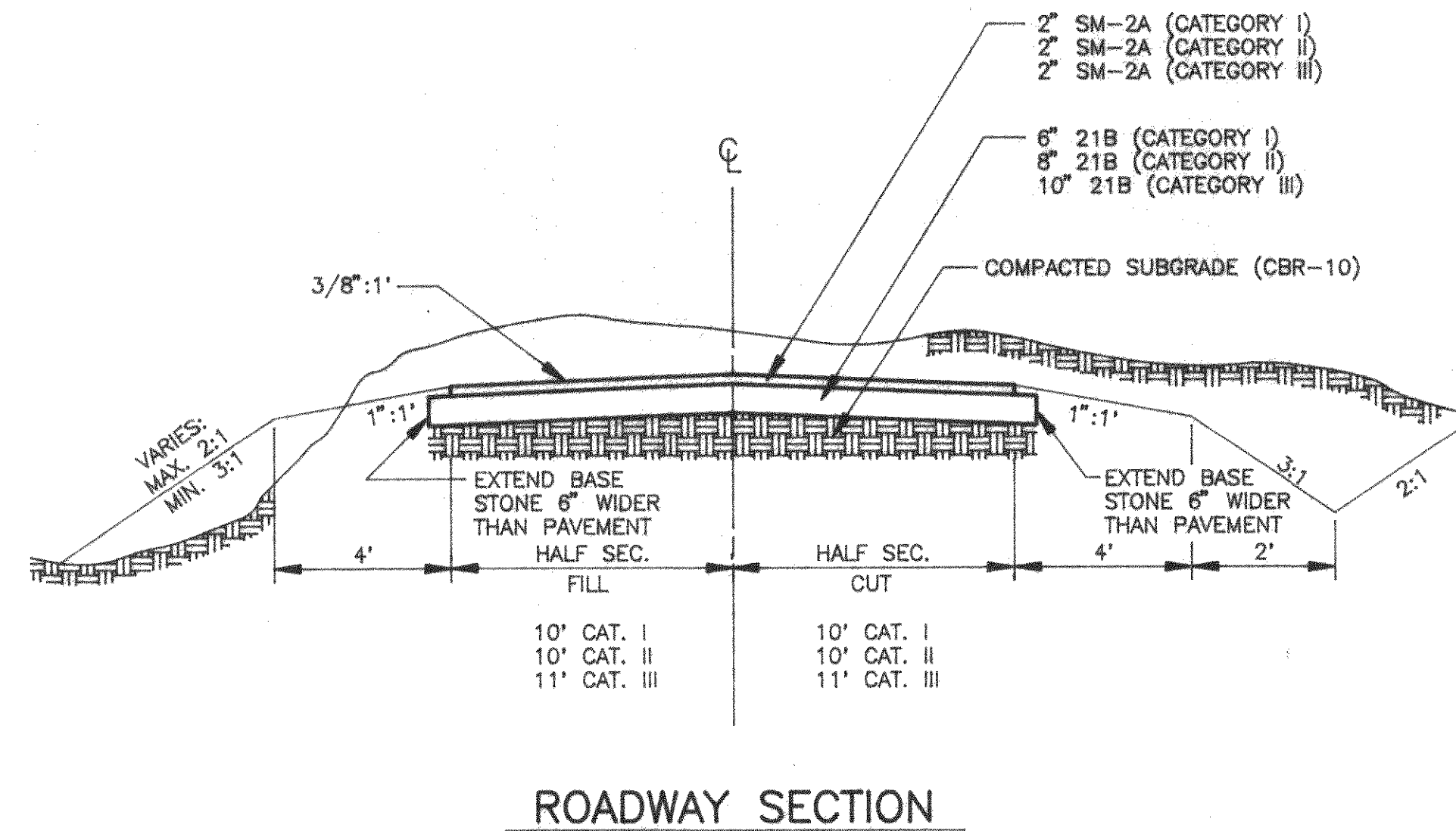
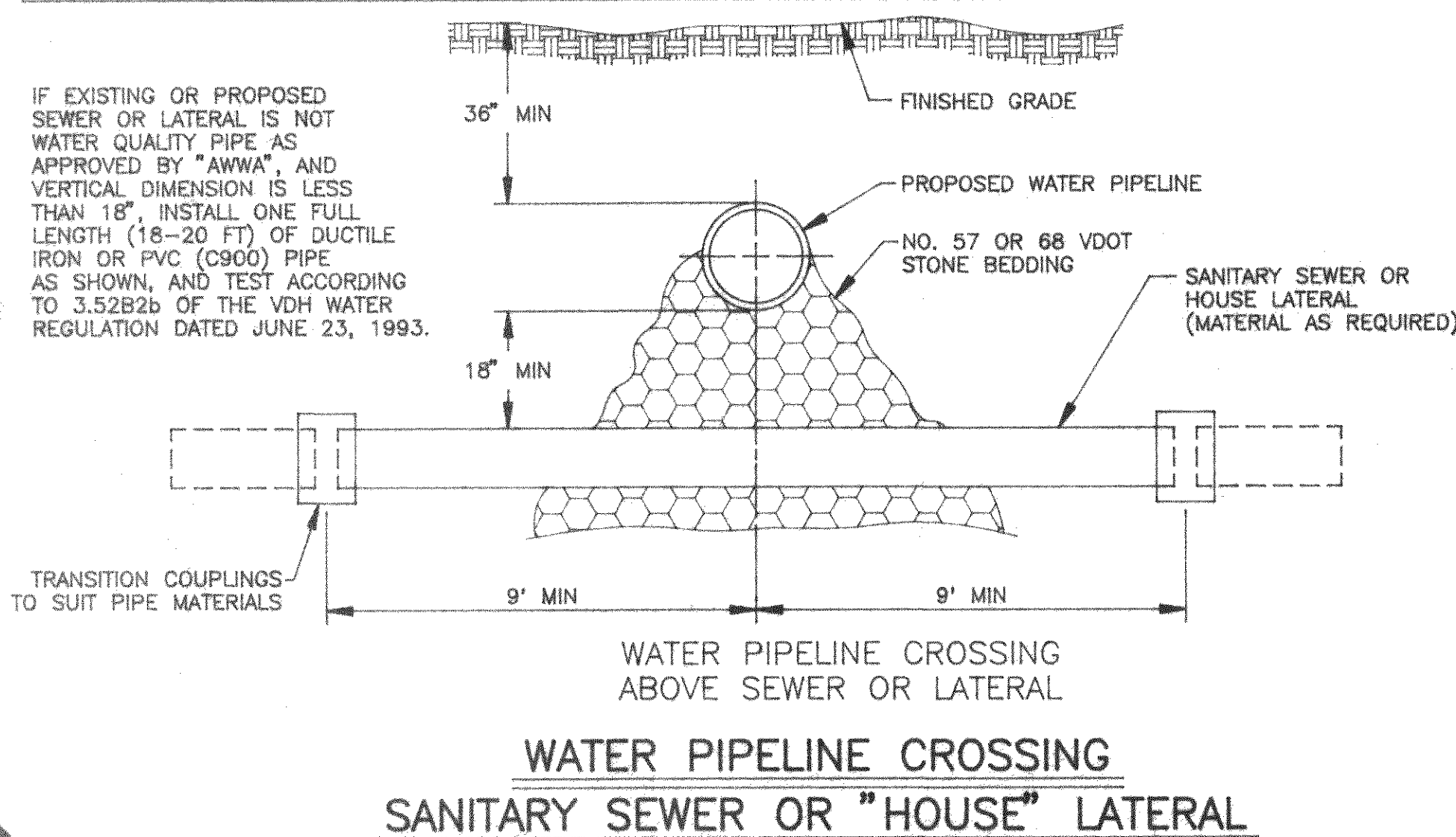
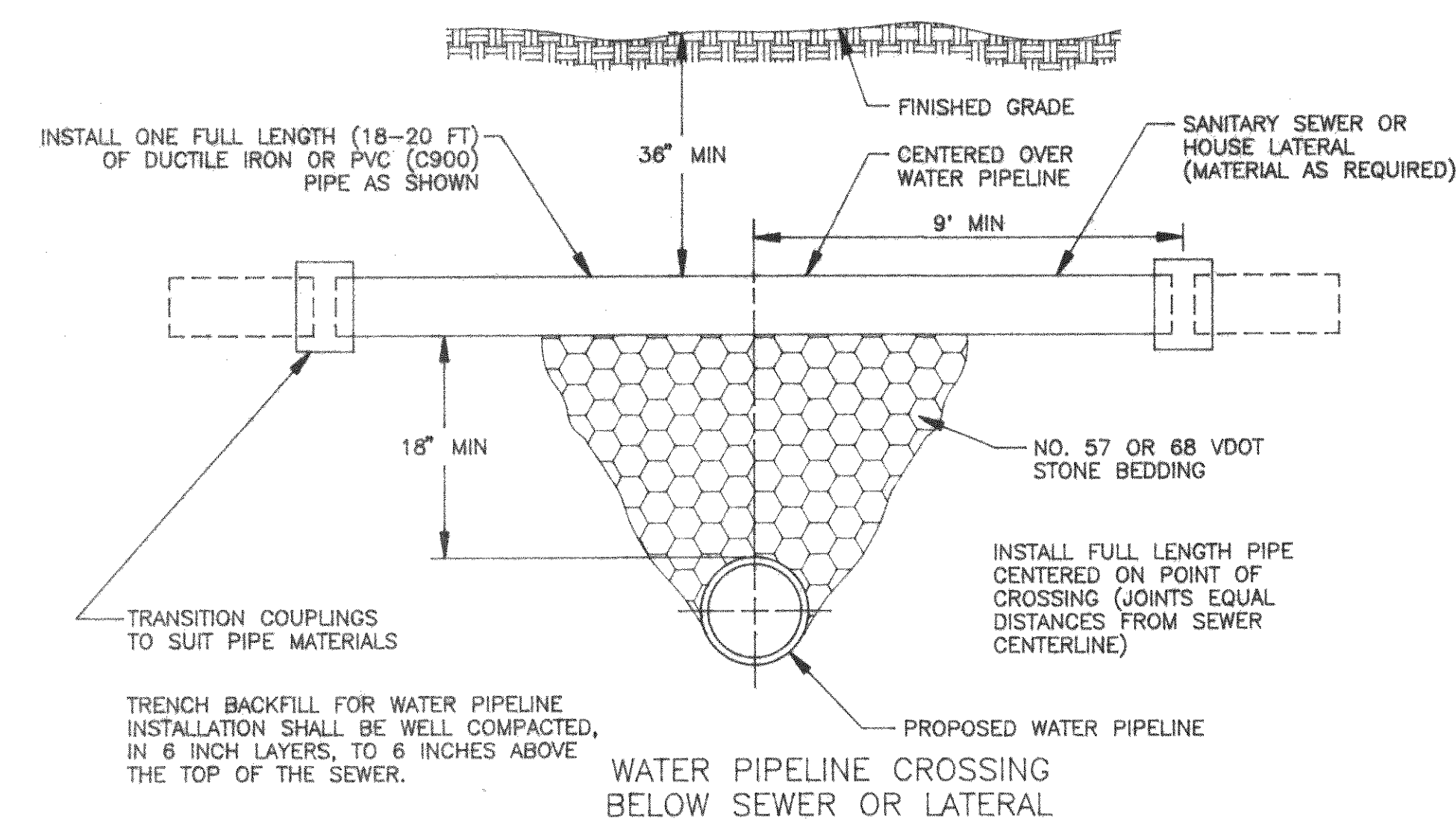
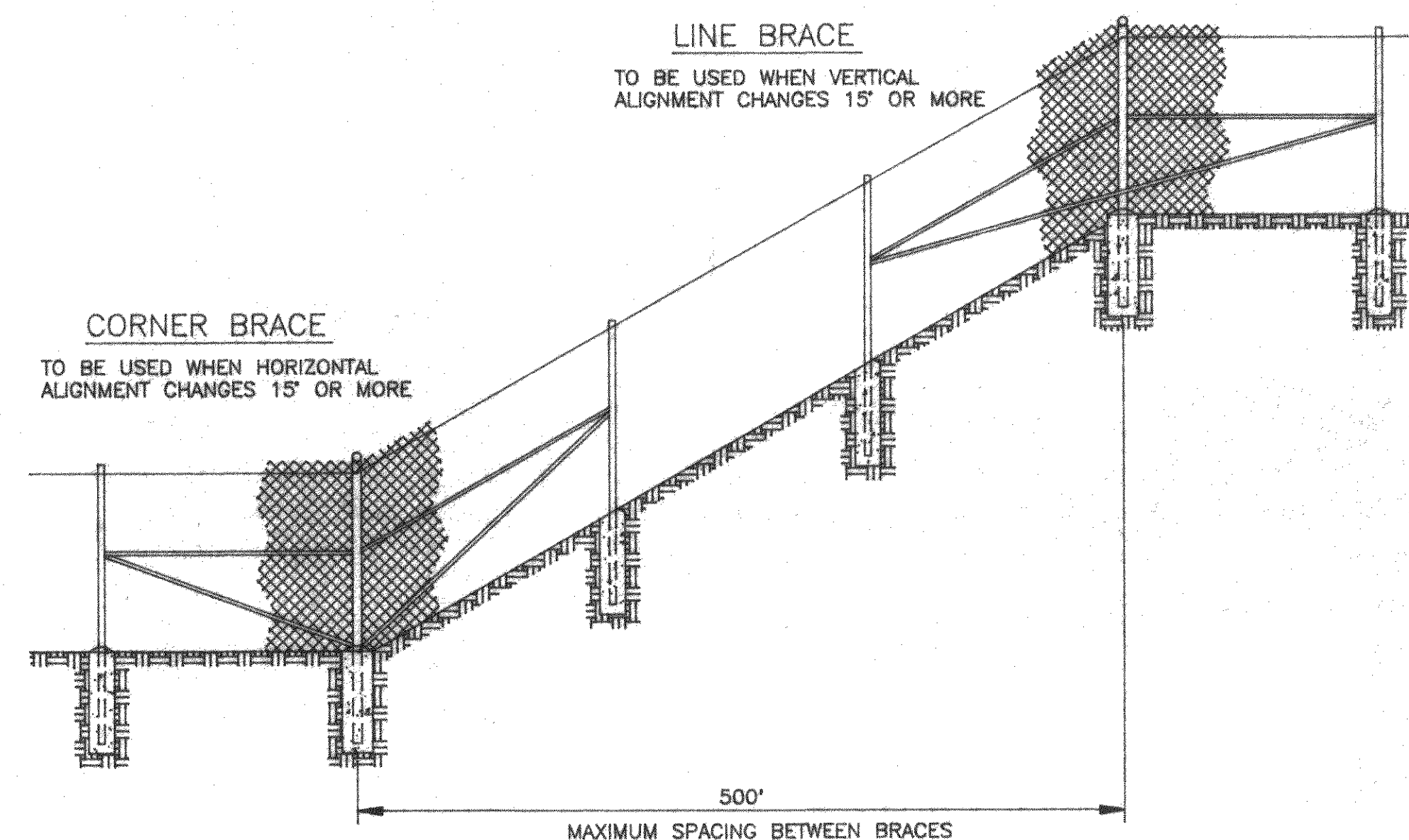
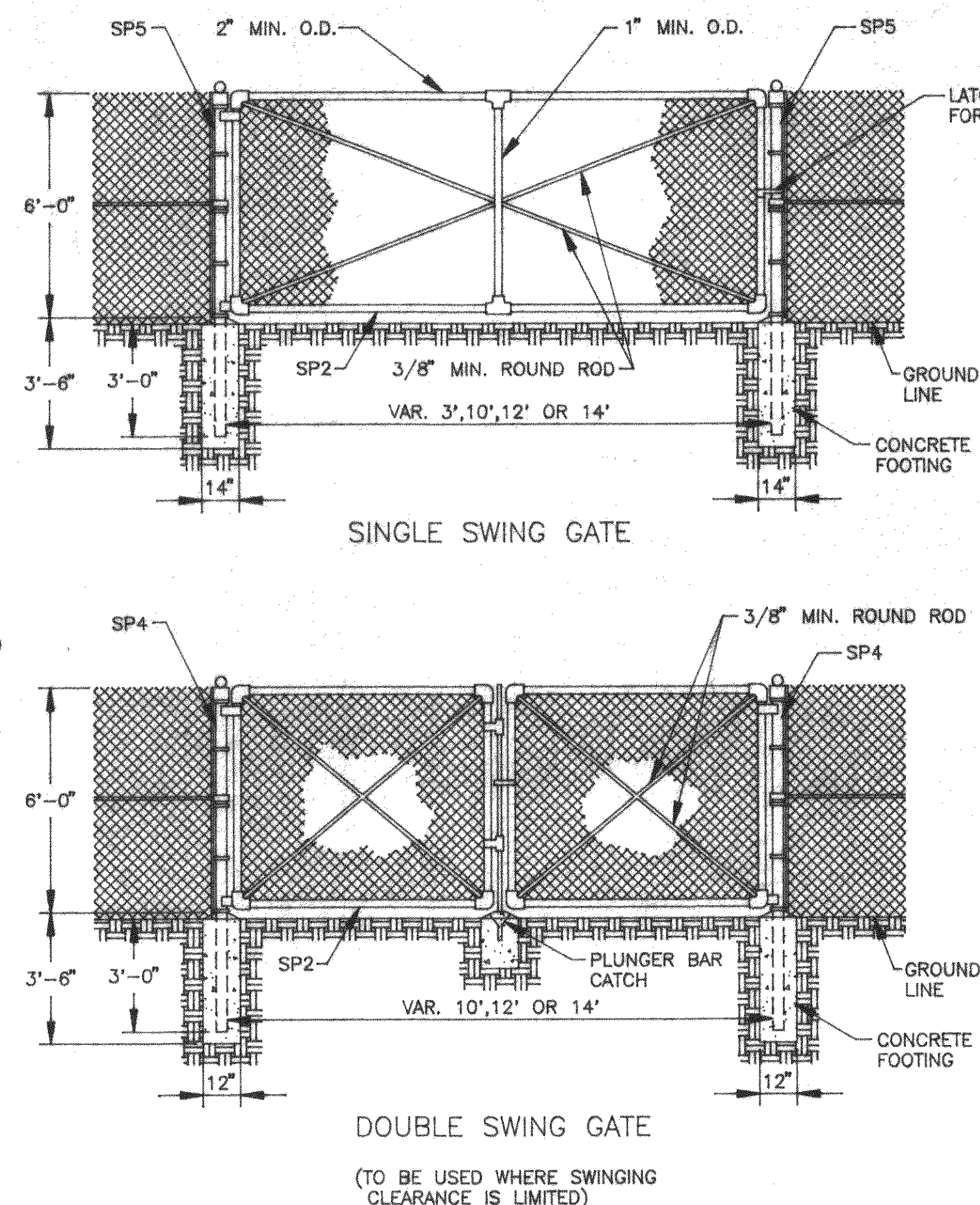
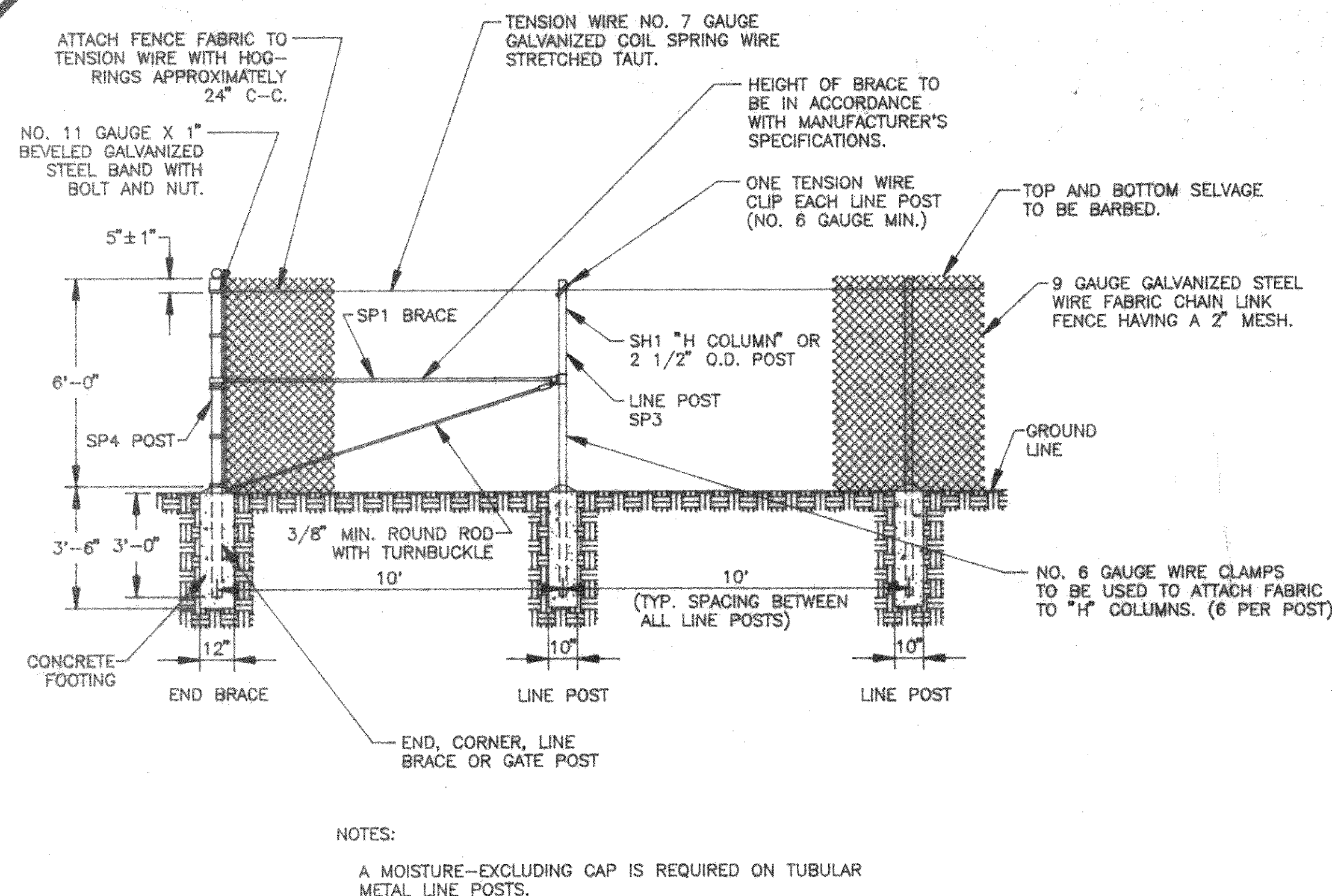


SHEET NO.

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OF



NOTES:
ALL CONCRETE TO BE CLASS A 3. HOOK BOLTS 18" C.C. WILL BE
REQUIRED WHEN STRUCTURE IS ON A SKEW OF MORE THAN 15'.
FOUR INCH BITUMINIZED FIBER PIPE MAY BE ADDED ON THE
OUTLET END AS DEEMED NECESSARY BY THE PROJECT ENGINEER.

THE REINFORCEMENT IS TO BE PLACED IN ACCORDANCE WITH SECT.
414.03 OF THE VIRGINIA DEPARTMENT OF TRANSPORTATIONS ROAD
AND BRIDGE SPECIFICATIONS DATED JANUARY 1991.

HOOK BOLT MATERIAL SHALL MEET CURRENT ASTM A-307. BOLTS SHALL BE GALVANIZED TO MEET CURRENT ASTM A-153. FOR ALUMINUM PIPE, HOOK BOLTS SHALL BE PROTECTED WITH ONE OF THE FOLLOWING: BITUMASTIC 50, BITUMASTIC M, OR CONCOTE B-50 WHERE CONTACT IS MADE BETWEEN PIPE AND HOOK BOLTS.