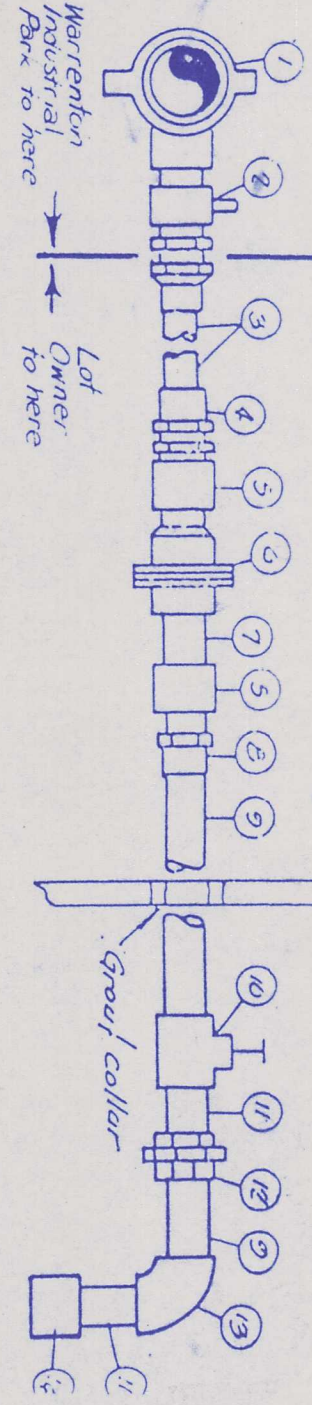




Part No.	Req.	Nomenclature	Material	Size
1	1	Saddle	Brass	Main size to 1 1/2" FPT
2	1	Corp. Stop	Brass	1 1/2" FPT to 1 1/2" flange
3	1	Pipe	Polyethylene	1 1/2"
4	1	Adapter	Brass	1 1/2" flange to 1 1/2" FPT
5	1	Adapter	PVC	1 1/2" FPT to 1 1/2" sdp
6	1	Check Valve	PVC	1 1/2" FPT to 1 1/2" sdp
7	1	Adapter	PVC	1 1/2" FPT to 1 1/2" sdp
8	1	Pipe	Copper	1 1/2" x 12'
9	1	Valve	Brass	1 1/2" full ported sweat
10	1	Pipe	Copper	1 1/2" x 3'
11	1	Union	Brass	1 1/2" sweat
12	1	90 Elbow	Copper	1 1/2" sweat
13	1	Adapter	Copper	1 1/2" sweat to 1 1/2" FPT
14	1	Adapter	Copper	1 1/2" sweat to 1 1/2" FPT

PIPE USING POLYETHYLENE TUBING
* FOR LOT OWNERS ON OPPOSITE SIDE OF ROADWAY
CORPORATION STOP TO BE LOCATED AT PROPERTY LINE
THIS DETAIL PROVIDED BY OTHERS

General Notes

Mitchell Landscaping Site

- No title report furnished, other easements and/or Rights-of-Way may exist.
- Wetlands, if any, not shown.
- Property may be found on PIN 6983-68-2272 & 6983-68-4112
Owner:
George Mitchell
671 Palomouth Street
Martinez, Va. 22186
Phone: 703 347-5613
- Property consists of 1.1350 acres
Property Zoning: I-1 & I-6
Present Use: Landscapes
- The property as shown hereon does not lie within any known 100 year flood hazard area as shown on the H.U.D. F.I.R.M. maps. This does not constitute a flood study by this firm. Community Panel 513457 0001 Effective date: Aug. 1, 1979
- Bench Mark #2 - USGS Mon. W-229 (1941) is near the intersection of the old railroad track and the east side of Falmouth Street with an elevation of 544.08'
- All retaining walls shown are existing. They appear to be 4x6 pressure treated timbers with 4x6 posts and backfill with #57 stone and a dirt cap
- A lighting plan will not be necessary. Business hour are limited by the daylight
- The owners will be responsible for the maintenance of the san sewer force main on the property. The town will be responsible for the force main in the right-of-way.
- Existing 4" underground pipe are to be removed only in the pond area. The other 4" pipes are to remain.

P.L.N.#6983-68-6193
N/F ROBERT A. & JUDITH J. GILMAN
PRESENT ZONING: I-6

SURVEYORS CERTIFICATE

I, JAMES H. HARRIS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND ACCORDS WITH THE RECORDS OF THE PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 704 PAGE 46. THE DETERMINATION OF THE BOUNDARY LINE HAS BEEN BASED UPON A METERS BEARING AND/OR A PLAN AS FOUND IN DEED BOOK 525 BEGINNING ON PAGE 511

JAMES H. HARRIS L.S. NO. 185-B

DATE	BY	REVISIONS PER TOWN COMMENTS	REVISION
05-13-1984	LS/HNS		

MITCHELL LANDSCAPING
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE 1" = 20'
DATE: APRIL 1994

James H. Harris & Associates, Inc.
LAND SURVEYING & LAND PLANNING
Warrenton, Virginia

DES.
OWN. DWG.
CHK.

Parking Required	Parking Provided
Gross Landscaping x 20% = Display Retail	9 Parking Spaces
16,400 sf x .20 = 3,280 sf	8 Parking Spaces
Display Retail/400 = No. of Parking Spaces	1 Parking Spaces
3,280 / 400 = 9 Parking Spaces	6 Parking Spaces
Customer Parking	24 Parking Spaces
12 Employees/1.5	
Handicap Space	
Company Vehicle	
Company Vehicle	
Total	24 Parking Spaces

**Company Vehicle Parking spaces will be used for employee parking. Employees will use company vehicle will only need the parking spaces after business hours.

PAVING DETAIL



2 1/2" SM-3A
10' x 12' EX STONE - WILL BE VERIFIED PRIOR TO PLACEMENT

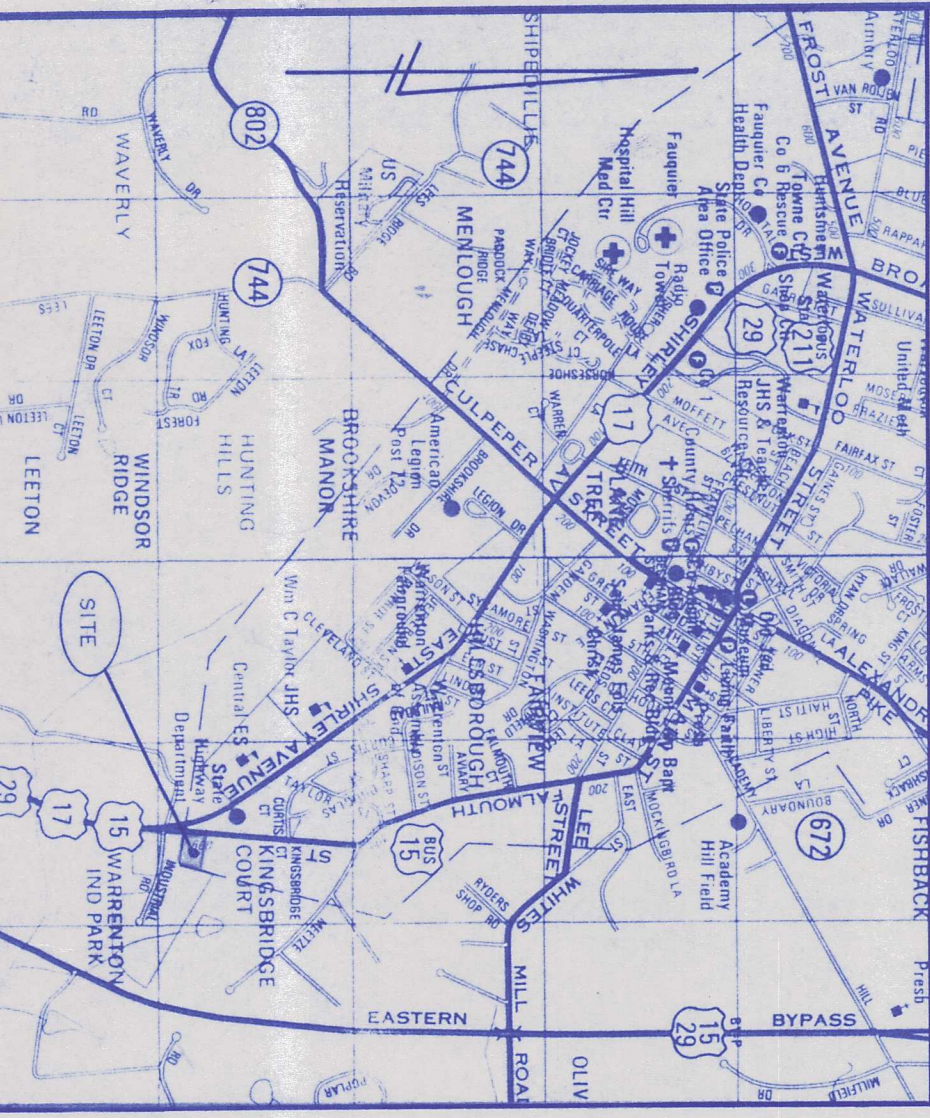
P.L.N.#6983-68-4364
N/F ROBERT A. & JUDITH J. GILMAN
PRESENT ZONING: I-6

P.L.N.#6983-67-4889
N/F THE WARRENTON INDUSTRIAL PARK
PRESENT ZONING: I-6

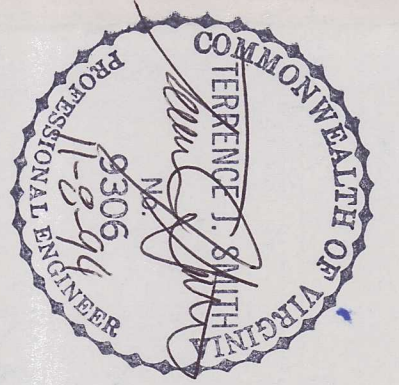
BUSINESS U.S. ROUTES 15, 17, & 29
VARIABLE WIDTH R/W

ALTERNATE ROUTE 15
FALMOUTH STREET
VARIABLE WIDTH R/W

VICINITY MAP
SCALE 1" = 2000'



APPROVED
DATE: 11-14-94
APPROVED
DATE: 11-15-94
Town of Warrenton



The owner shall be responsible for performing the following maintenance on the stormwater management facility:

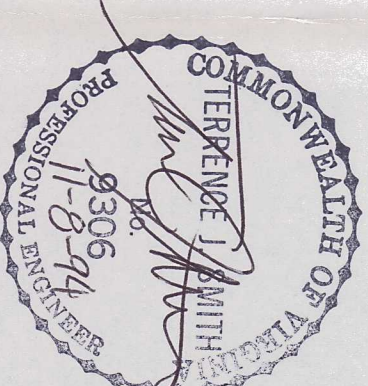
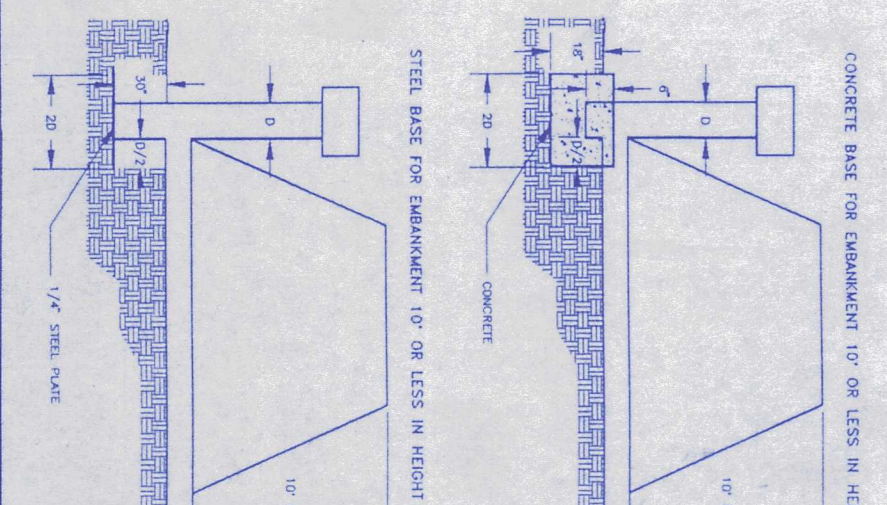
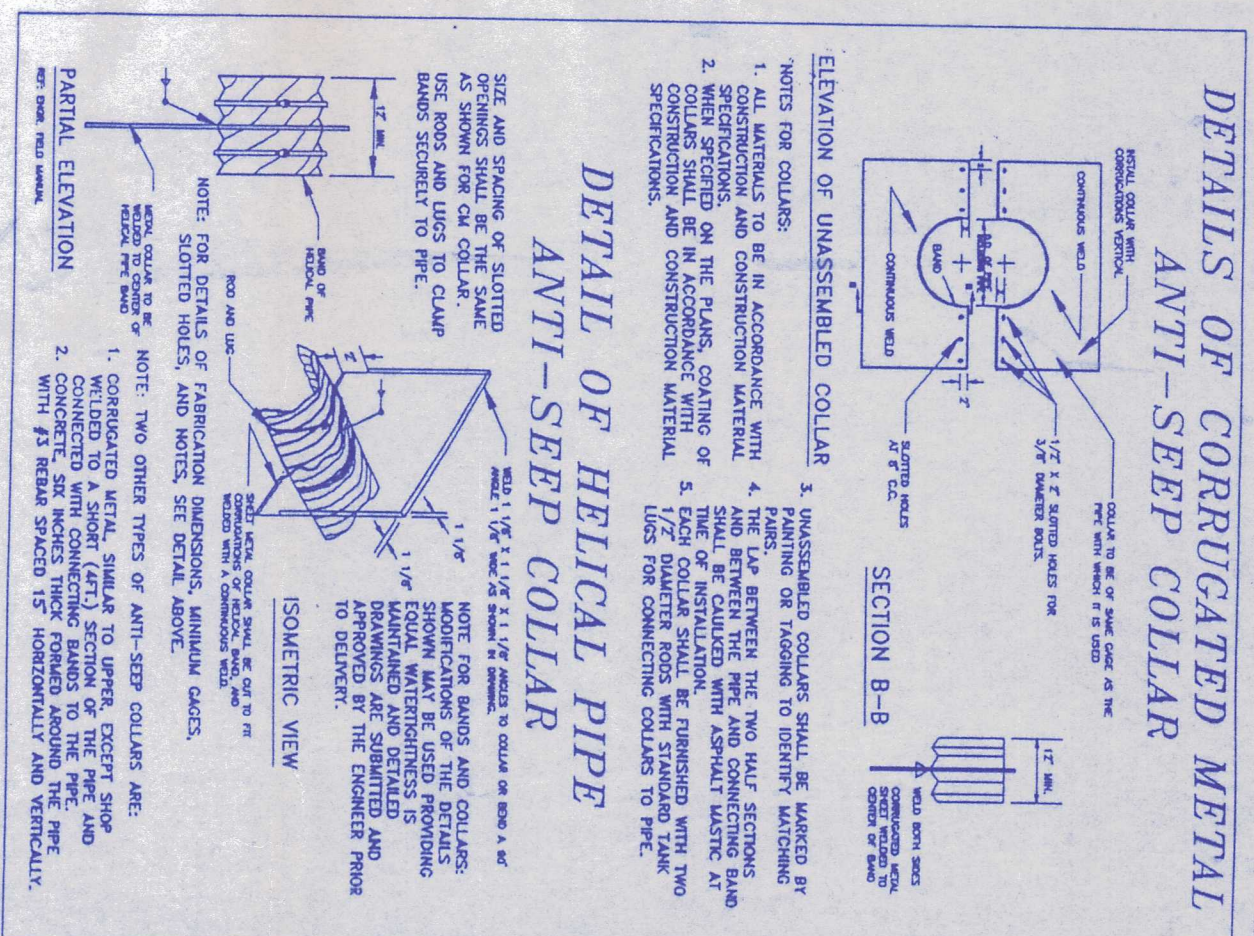
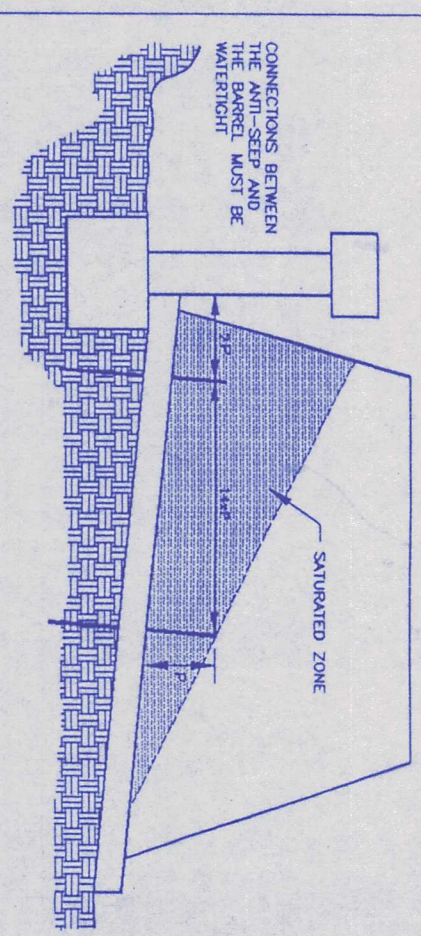
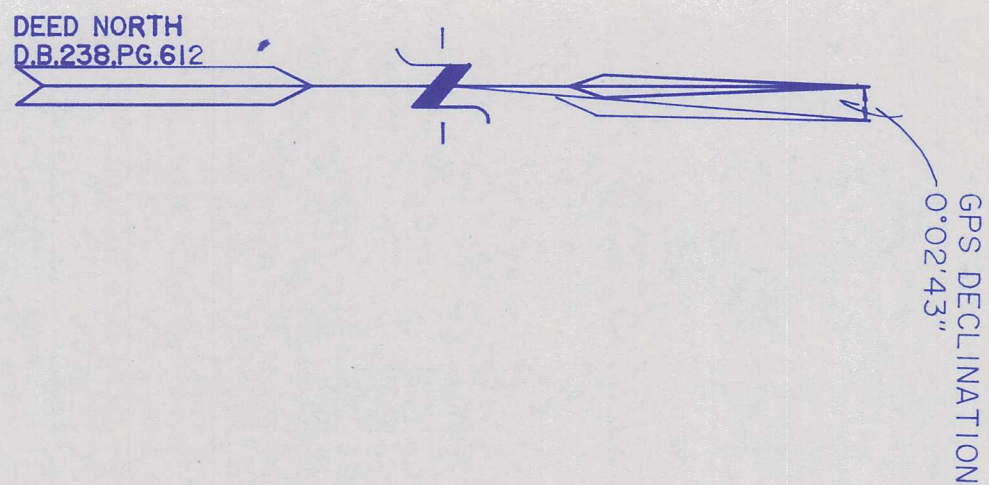
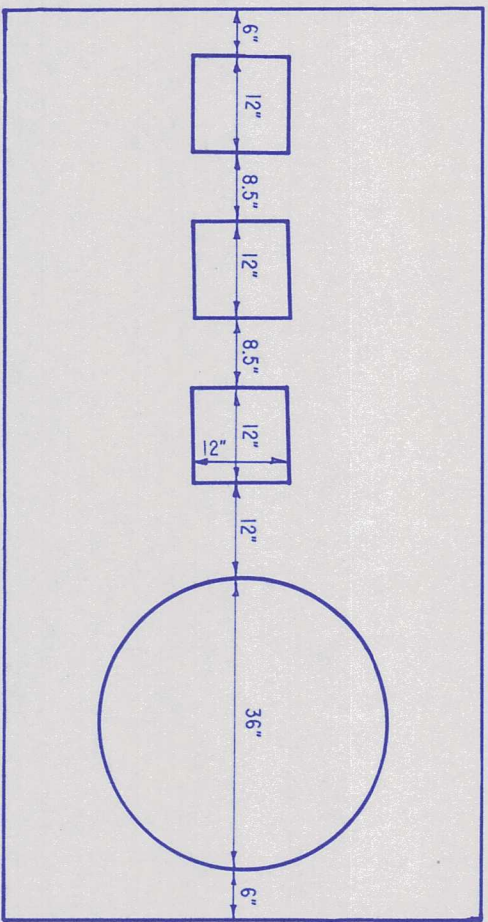
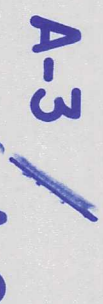
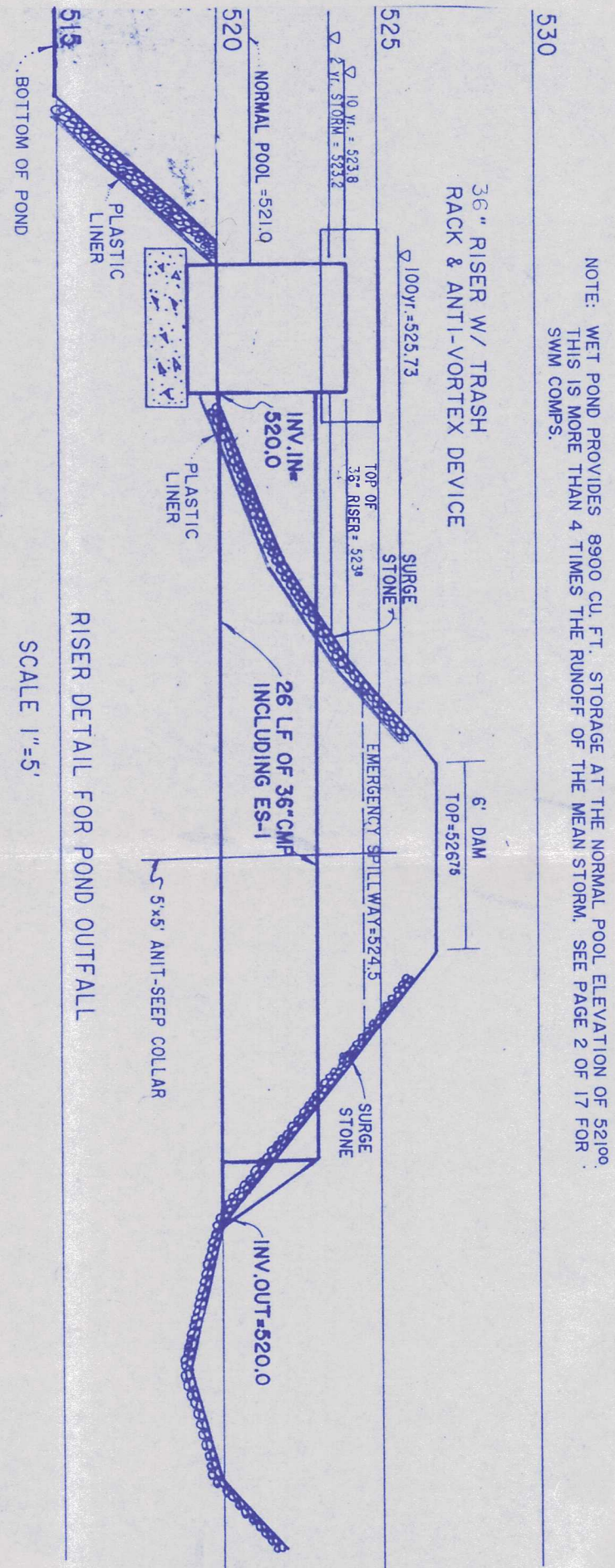
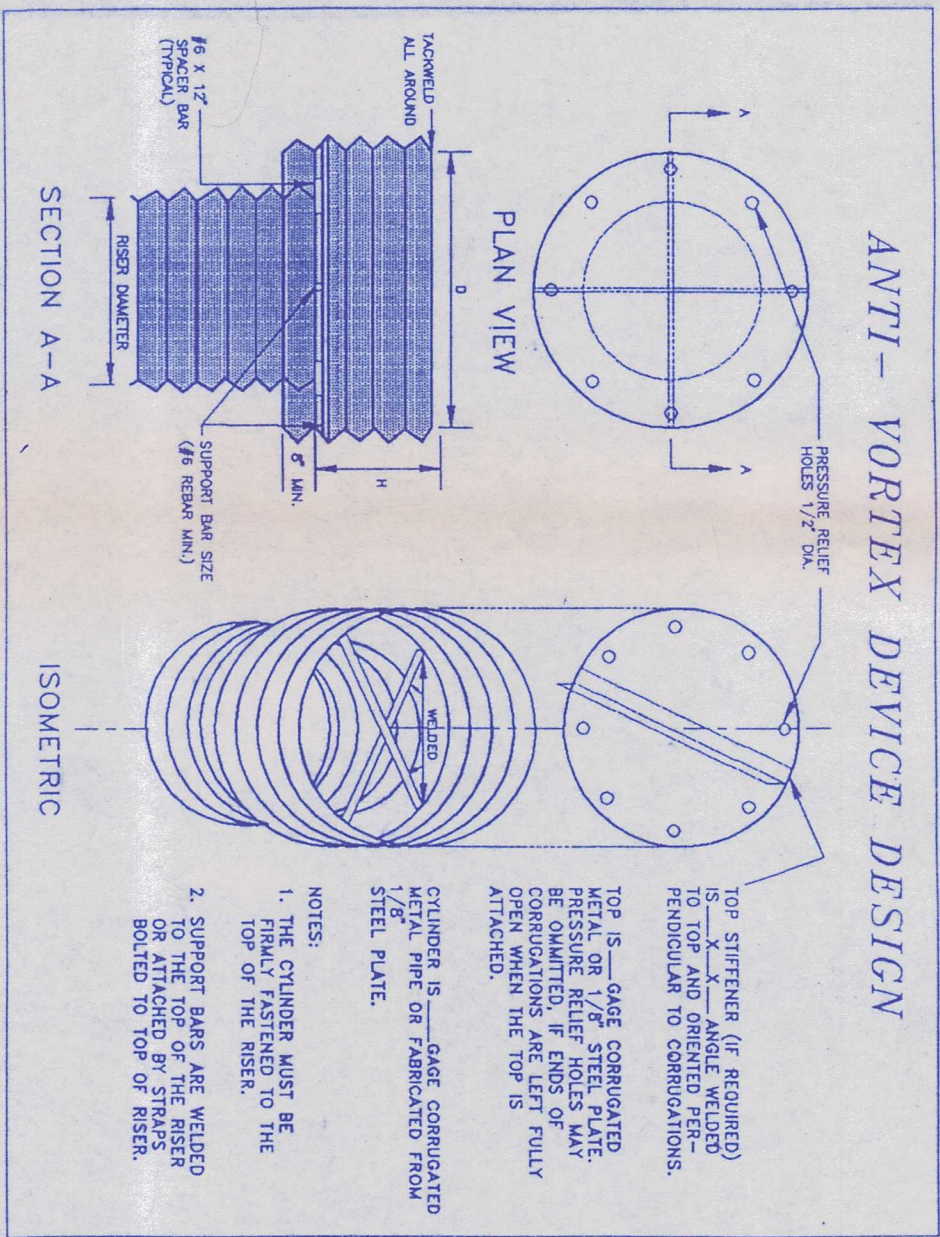
- The Town reserves the right to enter the property to inspect the stormwater management system if repairs or maintenance is deemed needed. The owner shall be advised by certified mail of the items necessary to complete such repairs or perform such maintenance within 10 days of the receipt of the mailing. Should the owner fail to complete the repairs or maintenance within the time specified, the Town may perform maintenance at the owner's expense.

in case of an emergency, the town has the right to immediately enter the property and make repairs. These repairs or other maintenance to remedy the situation. An emergency maintenance shall be done at the owner's expense. An emergency shall be constituted if a portion of the adjoining property owner's health or property is endangered by flood water produced by a stormwater facility.



CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE DESIGN TABLE

Roll Forming	Cylinder	Minimum Size Support Bar	Minimum Top Sulfiter
Roll Diameter, in.	Diameter, inches	Thickness, gage	Height, inches
12	18	16	6
15	21	16	7
18	27	16	8
21	30	16	11
24	36	16	13
27	42	16	15
36	54	14	17
42	60	16	21
48	72	16	25
54	78	16	25
60	90	14	29
66	96	14	33
72	102	14	36
78	114	14	39
84	120	12	42



P.I.N.#6983-68-6193
N/F ROBERT A. & JUDITH J. GILMAN
PRESENT ZONING: IS

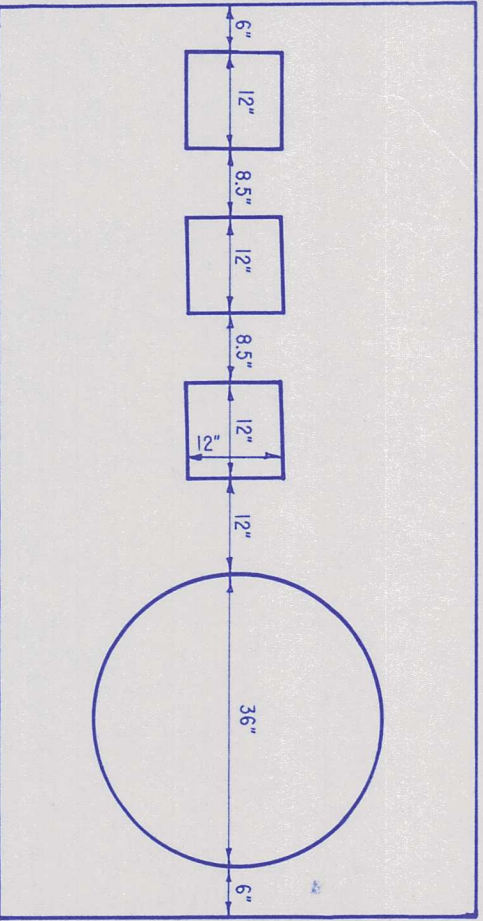
DATE		06/18/1994	1/5/CHS	Revisions per Town Comments
DATE			8"	REVISION
DRAINAGE, EROSION & SEDIMENT CONTROL, & SWM PLAN				
MITCHELL LANDSCAPING				
TOWN OF WARRENTON FAVOURIER COUNTY, VIRGINIA SCALE 1" = 20' DATE: APRIL, 1994				
DES				
OWN		DWH		
CHK				

The owner shall be responsible for performing the following maintenance on the stormwater management facility:

The owner shall be responsible for performing the following maintenance on the stormwater management facility:

- The Town reserves the right to enter the property to inspect the stormwater management system, if repairs or maintenance is needed, the owner shall be notified by certified mail of the items necessary to complete such repairs or perform such maintenance. Failure to make such repairs or perform such maintenance within ten (10) days of the receipt of the mailing, shall constitute a default by the owner and the Town shall have the right to make all repairs or maintenance at the owner's expense.

W. R. Town has the right to immediate repairs in case of an emergency, to make repairs or provide emergency services to preserve the property and make repairs or provide emergency maintenance to remedy the situation. These repairs or emergency maintenance shall be done at the owner's expense. An emergency repair shall be constituted if a person or the adjoining property owner's health or property is endangered by flood water produced by a stormwater facility.



36" RISER PIPE UNWRAPPED

SCALE: 1"=2'

P.I.N.#6983-68-4364
N/F ROBERT A. & JUDITH J. GILMAN
PERCENT ZONING: IG

TABLE 3.14-D

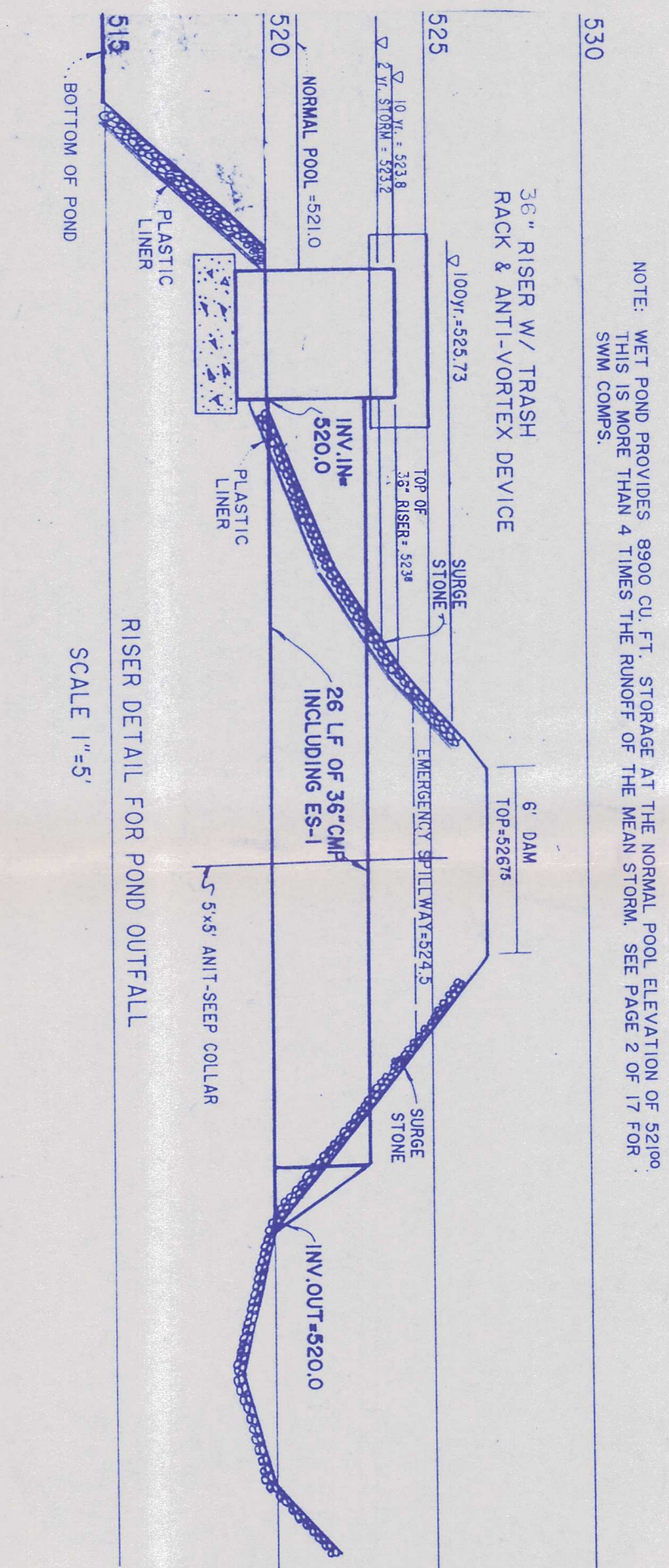
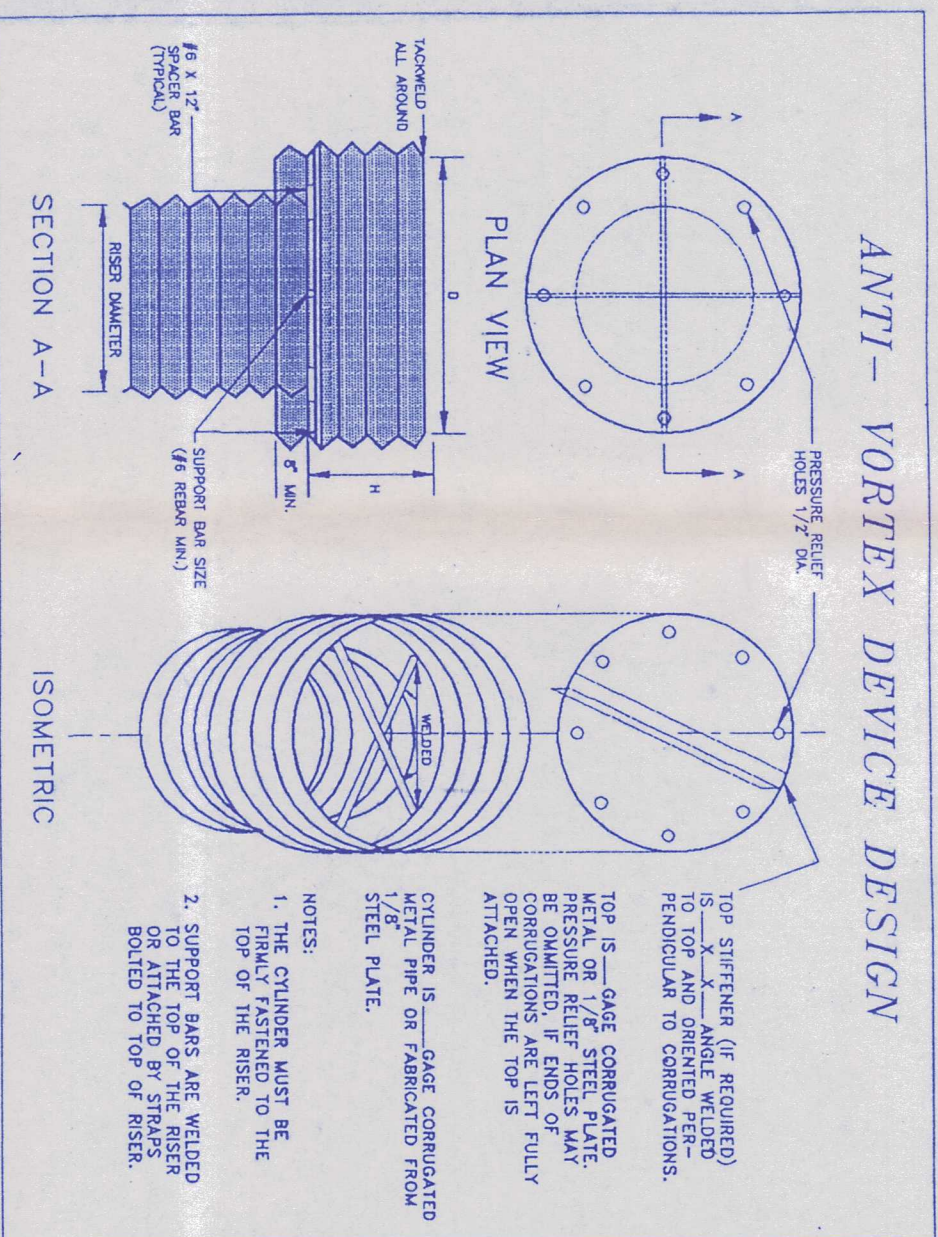
CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE DESIGN TABLE

Riser Dim. in.	Cylinder Diameter, inches	Thickness, inches	Height, inches	Minimum Size Support Bar	Thickness	Minimum Top Stiffener
12	18	16	6	$\frac{1}{8}$ galv or $1\frac{1}{2}$ x $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	16 ga. galv.	-
15	21	16	7	..	..	..
18	27	16	8	..	..	..
21	30	16	11	..	16 ga. or $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	14 galv.
24	36	16	13	..	..	..
27	42	16	15	..	..	..
36	54	14	17	#6 Rebar	$1\frac{1}{2}$ galv or $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	12 galv.
42	60	16	19	..	..	..
48	72	16	21	$1\frac{1}{2}$ galv or $1\frac{1}{2}$ x $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	$1\frac{1}{2}$ galv or $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	10 galv.
54	78	16	25	..	..	..
60	90	14	29	$1\frac{1}{2}$ galv or $1\frac{1}{2}$ x $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	12 ga. or $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	8 galv.
66	96	14	33	$2\frac{1}{2}$ galv or $2\frac{1}{2}$ x $3\frac{1}{2}$ x $1\frac{1}{2}$ angle	12 ga. or $1\frac{1}{2}$ x $1\frac{1}{2}$ angle	8 galv.
72	102	14	36	..	..	..
78	114	14	39	$2\frac{1}{2}$ galv or $2\frac{1}{2}$ x $3\frac{1}{2}$ x $1\frac{1}{2}$ angle	..	..
84	120	12	42	$2\frac{1}{2}$ galv or $2\frac{1}{2}$ x $3\frac{1}{2}$ x $1\frac{1}{2}$ angle	..	..

Note: The stiffener for closing the cylinder is to be the same as those in inside of the cylinder and the outside of the cone is equal to or greater than the area inside the cone. Therefore the above table is intended for use with concrete pipe from:

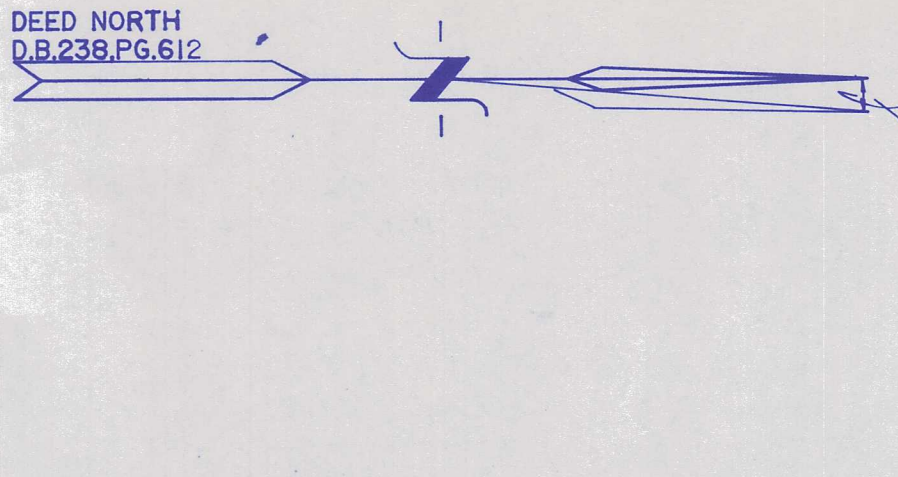
Neogy Corporation for 12"-36" pipe measures $20\frac{1}{2}$ x $1\frac{1}{2}$ for 42" for 24" the corrugation measures $5\frac{1}{2}$ x $1\frac{1}{2}$ x 8" x

Neogy, C Corporation, P. = Metal.



P.I.N.#6983-67-4889
N/F THE WARRENTON INDUSTRIAL PARK
PRESENT ZONING: I-9

P.I.N.#6983-68-6193
N/F ROBERT A. & JUDITH J. GILMAN
PRESENT ZONING: I5



CONNECTIONS BETWEEN THE BRIDGE AND THE WATERWAY

SATURATED ZONE

Source: Va. DSWC

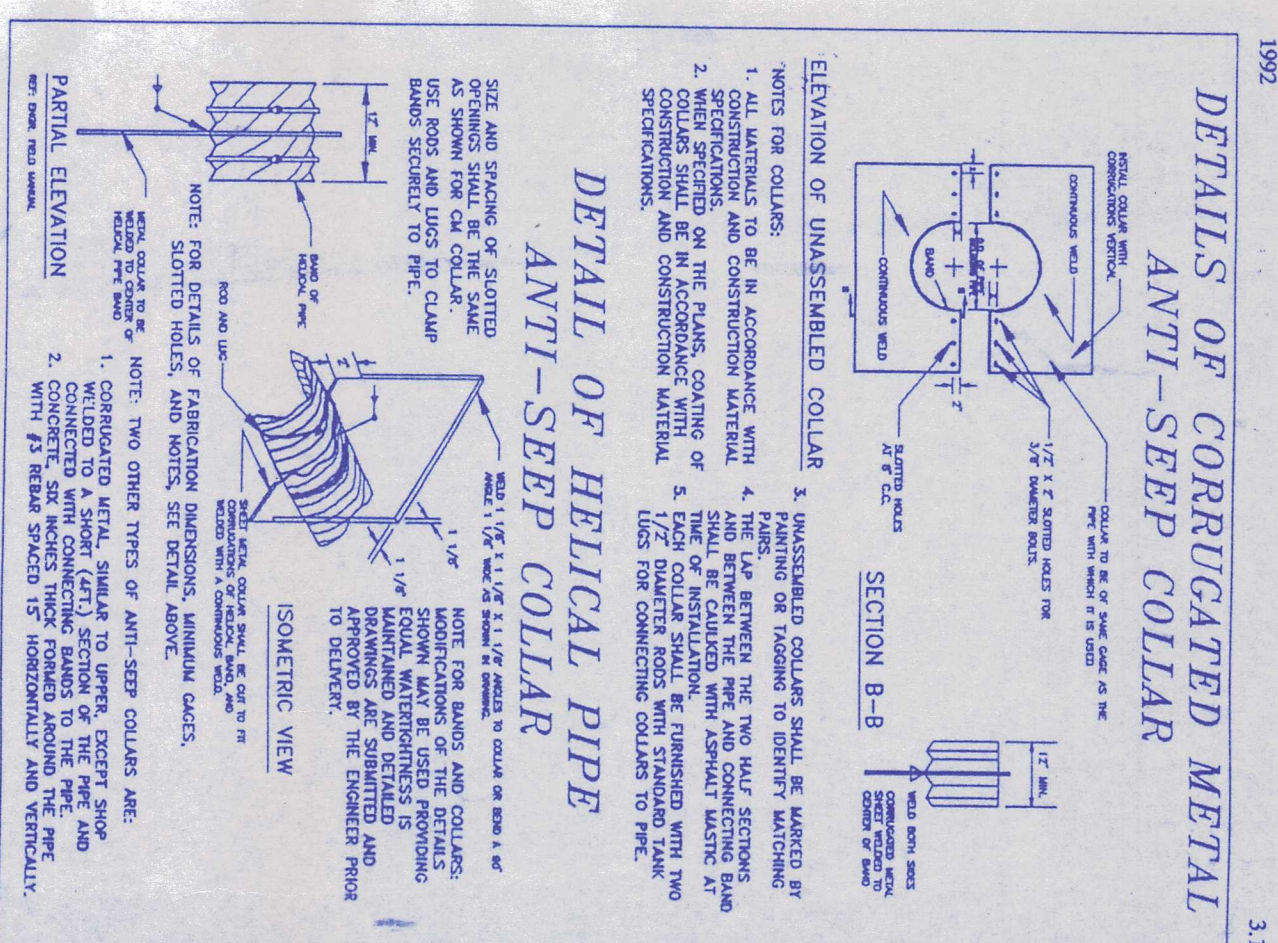
Plate 3.14-4

Anti-Seep Collars

Anti-seep collars shall be used on the barrel of the principal spillway within the normal saturation zone of the embankment to increase the seepage length by at least 10%, if either of the following two conditions is met:

1. The settled height of the embankment exceeds 10 feet.
2. The embankment has a low silt-clay content (Unified Soil Classes SM or GM) and the barrel is greater than 10 inches in diameter.

The anti-scoops shall be installed within the saturated zone. The maximum spacing between scoops shall be 14 times the projection of the collars above the barrel. Collars shall not be closer than 2 feet to a pipe joint. Collars should be placed sufficiently far apart to allow space for heating and compacting equipment. Precautions should be taken to ensure that 95% compaction is achieved around the collars. Connections between thermal collars and the barrel shall be watertight. See Plate 3.14A and Appendix 3.14A for details and design procedure.



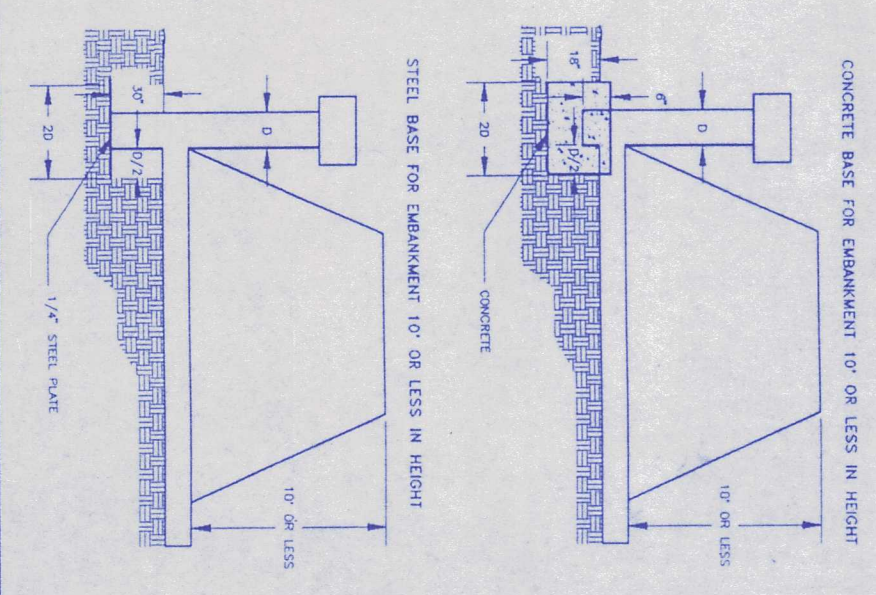
1992

14

Source: USDA-SCS.

13

RISER PIPE BASE CONDITIONS FOR EMBANKMENTS LESS THAN 10' HIGH

[illegible]

MITCHELL LANDSCAPING

TOWN OF WARREN
FAUQUIER COUNTY, VIRGINIA
DATE: APRIL 1984

James H. Harris & Associates, Inc.

LAND SURVEYING & LAND PLANNING

CHK

