

PLAN NOTES

PLAN IS PREPARED IN ACCORDANCE WITH THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS AMENDED ARE 2002

1. THE CITY ENGINEER, THE COUNTY ENGINEER, AND THE JEFFERSON COUNTY BOARD OF COMMISSIONERS HAVE REVIEWED THIS PLAN AND HAVE APPROVED IT FOR RECORDATION AND FOR THE COUNTY ENGINEER TO RECORD. THE COUNTY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE JEFFERSON COUNTY BOARD OF COMMISSIONERS' REVIEW IS LIMITED TO THE GENERAL CONFORMANCE OF THE PLAN WITH THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS AMENDED ARE 2002.

2. THE JEFFERSON COUNTY BOARD OF COMMISSIONERS HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION AND FOR THE COUNTY ENGINEER TO RECORD. THE JEFFERSON COUNTY BOARD OF COMMISSIONERS' REVIEW IS LIMITED TO THE GENERAL CONFORMANCE OF THE PLAN WITH THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS AMENDED ARE 2002.

NOTES TO THE PLAN

1. THE JEFFERSON COUNTY BOARD OF COMMISSIONERS HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION AND FOR THE COUNTY ENGINEER TO RECORD. THE JEFFERSON COUNTY BOARD OF COMMISSIONERS' REVIEW IS LIMITED TO THE GENERAL CONFORMANCE OF THE PLAN WITH THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS AMENDED ARE 2002.
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SITE PLAN BCL PROPERTIES JEFFERSON COUNTY, WV



SCALE: 1" = 200'

OWNER: JEFFERSON COUNTY
SUBDIVISION: BCL PROPERTIES
SUBDIVISION: BCL PROPERTIES
SUBDIVISION: BCL PROPERTIES

DATE OF APPROVAL: 08/08/2014
APPROVED BY: [Signature]
APPROVED BY: [Signature]
APPROVED BY: [Signature]

Item	Description	Amount
1	Subdivision Fee	\$10,000.00
2	Engineering Fee	\$5,000.00
3	Survey Fee	\$2,000.00
4	Other Fees	\$0.00
Total		\$17,000.00

RECEIVED BY: [Signature]
DATE: 08/08/2014

STANDARD OF ACCEPTANCE
THE ENGINEER, IN ORDER TO BE ELIGIBLE TO ACCEPT ANY SUBMITTAL, THE SUBMITTER MUST FIRST OBTAIN A LETTER OF RECOMMENDATION FROM THE JEFFERSON COUNTY BOARD OF COMMISSIONERS.

JEFFERSON COUNTY, West Virginia
[Signature]
DATE: 08/08/2014

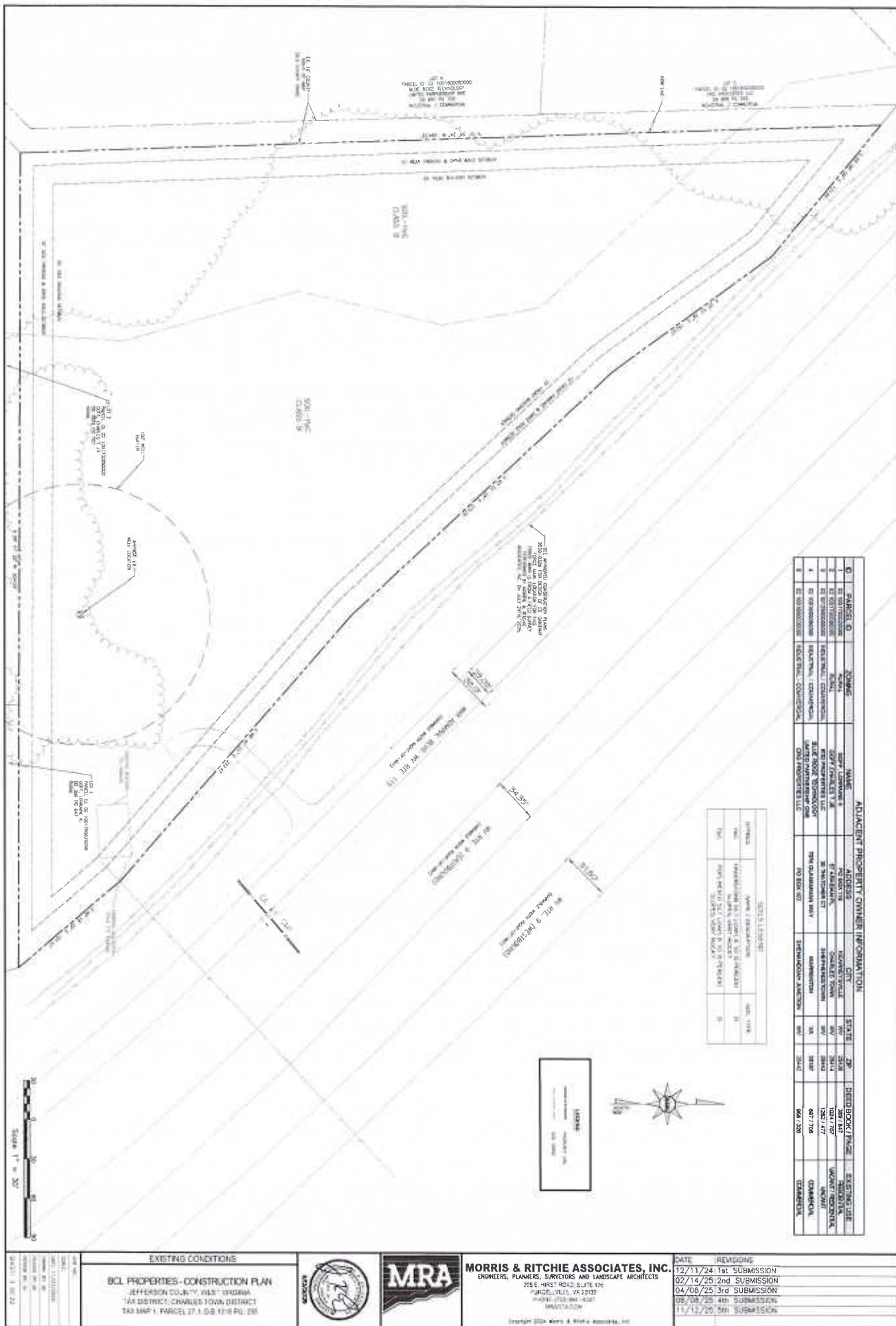
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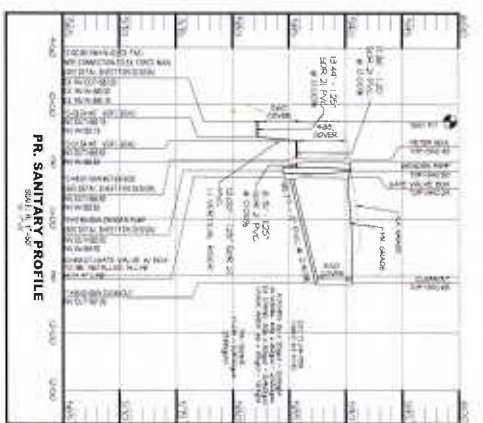


JEFFERSON COUNTY FILE NUMBER: 2014-50



ADJACENT PROPERTY OWNER INFORMATION									
PARCEL ID	ZONING	NAME	ADDRESS	CITY	STATE	ZIP	DEED BOOK/PAGE	EXISTING USE	
1	RT 100	RT 100	RT 100	RT 100	VA	22137	389 / 62	RESIDENTIAL	
2	RT 100	RT 100	RT 100	RT 100	VA	22137	389 / 62	RESIDENTIAL	
3	RT 100	RT 100	RT 100	RT 100	VA	22137	389 / 62	RESIDENTIAL	
4	RT 100	RT 100	RT 100	RT 100	VA	22137	389 / 62	RESIDENTIAL	
5	RT 100	RT 100	RT 100	RT 100	VA	22137	389 / 62	RESIDENTIAL	

SPLIT LEGEND		DATE
RT 100	RT 100	12/11/24
RT 100	RT 100	12/11/24
RT 100	RT 100	12/11/24
RT 100	RT 100	12/11/24



PR. SANITARY PROFILE

• TEST KIT REQUIRED (SEE PROFILE ABOVE)

[illegible][illegible]



PROPOSED WATERLINE NOTES:

1. ALL PROPOSED WATERLINES SHALL BE INSTALLED AT A DEPTH OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

2. ALL PROPOSED WATERLINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" BELOW FINISHED GRADE.

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PROPOSED FIRELINE NOTES:

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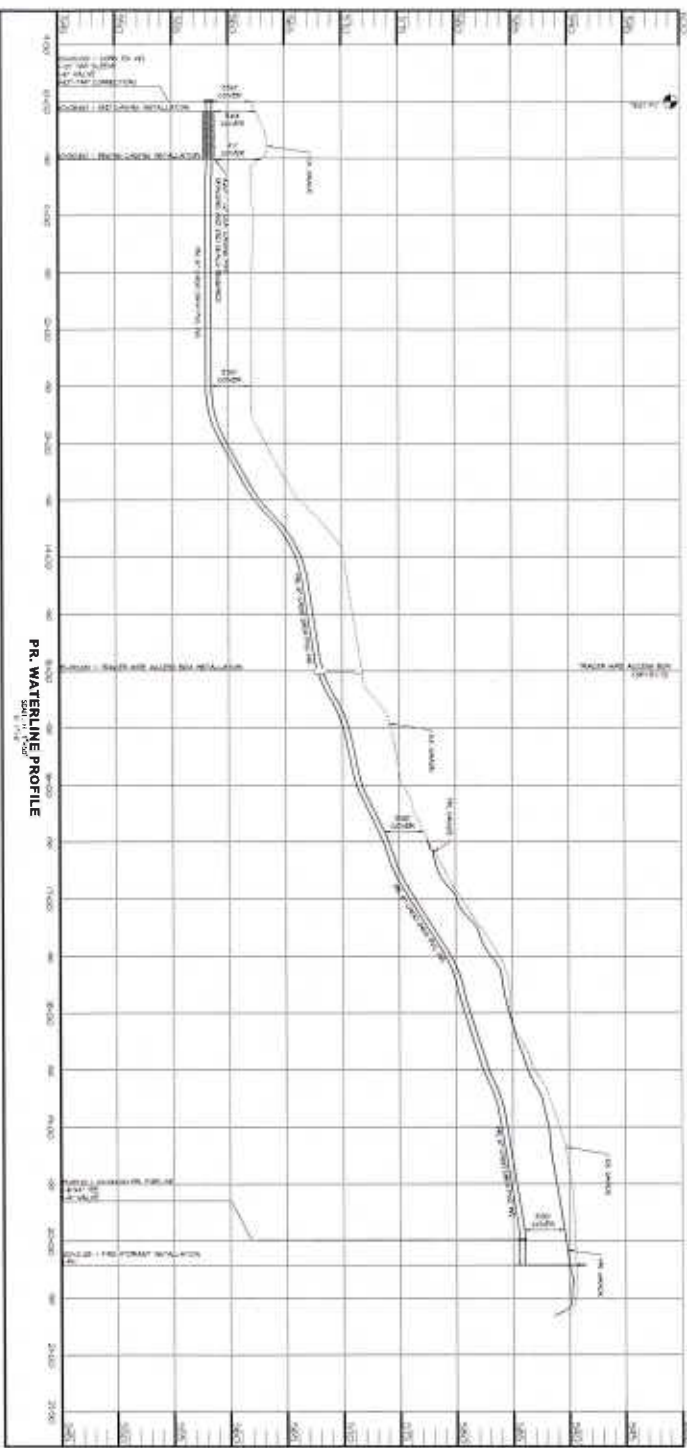
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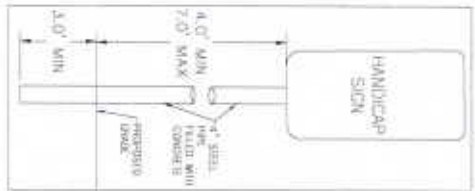
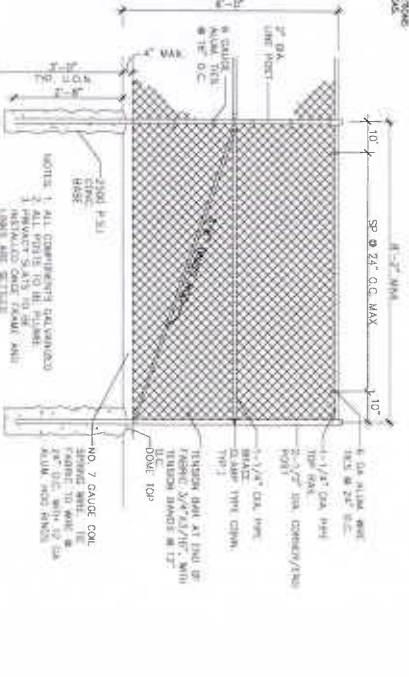
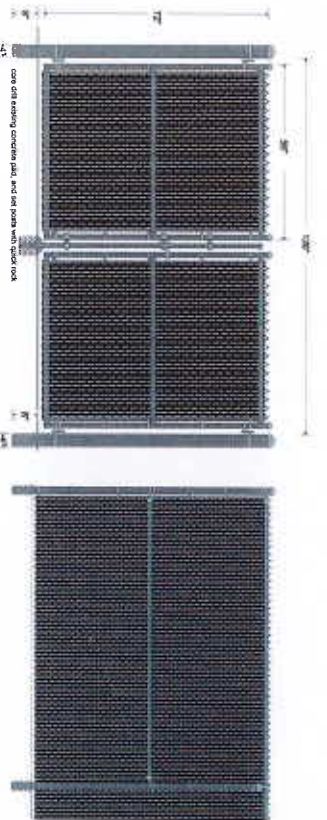
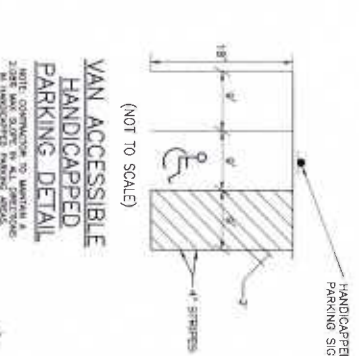
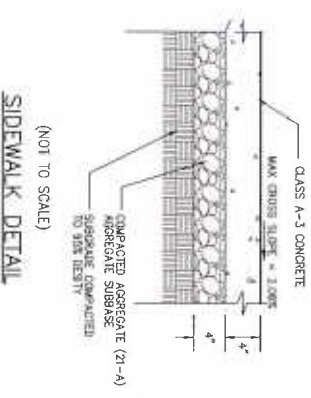
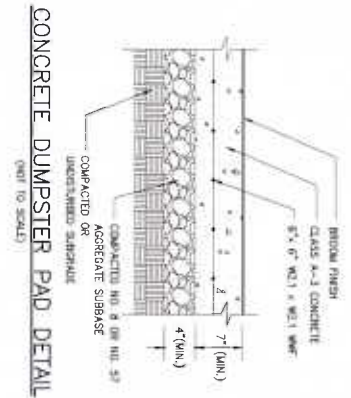
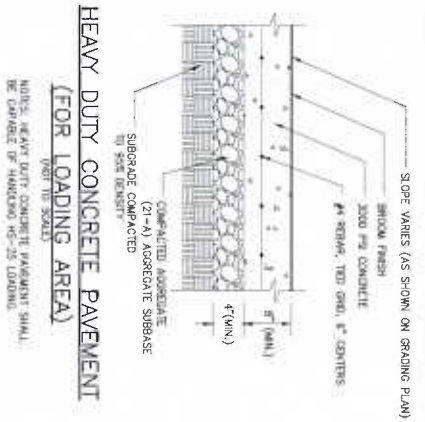
PR. WATERLINE PROFILE

PR. FIRELINE PROFILE



PR. SERVICE PROFILE







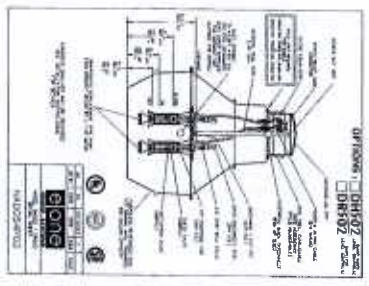
DH502/DR502

General Features
The DH502/DR502 is a high-capacity, heavy-duty, self-contained, and self-cleaning unit. It is designed for use in a wide range of applications, including industrial, commercial, and residential. The unit is built with a robust, corrosion-resistant frame and features a large, easy-to-access service panel. It is also equipped with a built-in pump and a large, high-capacity storage tank. The unit is designed to be easy to install and maintain, and it is available in a variety of configurations to meet your specific needs.

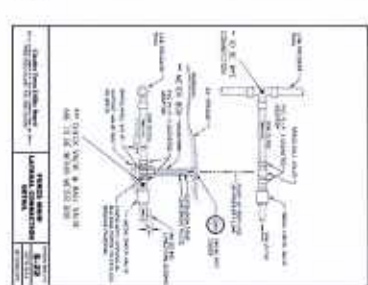
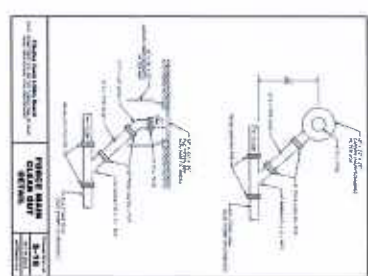
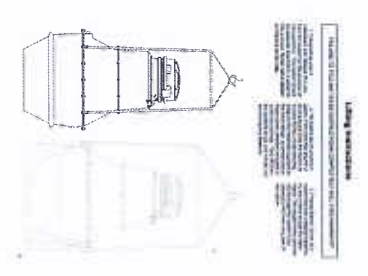
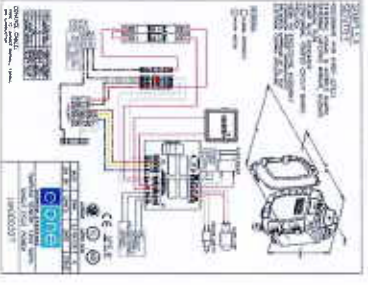
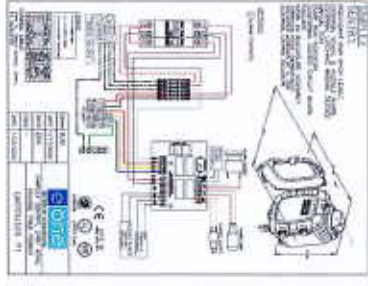
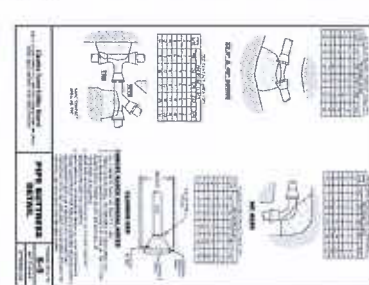
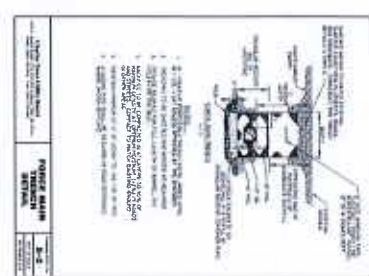
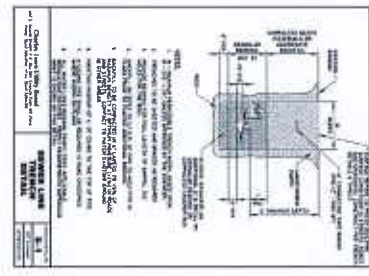
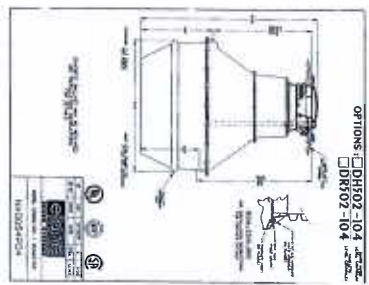


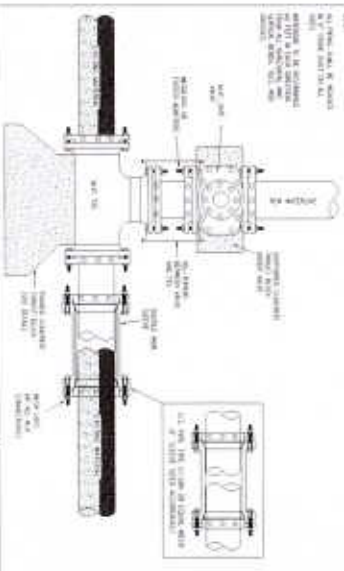
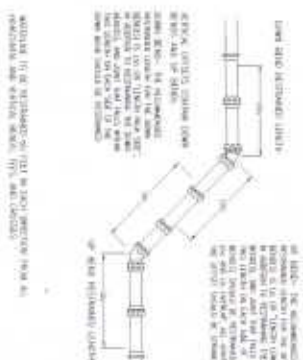
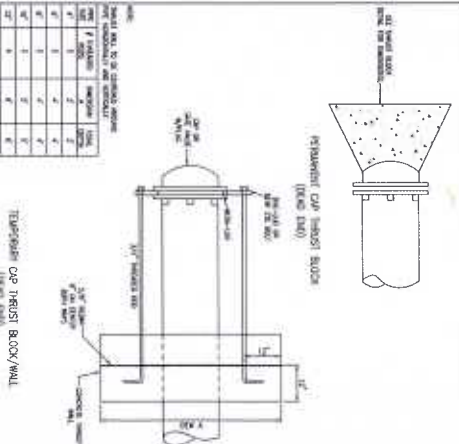
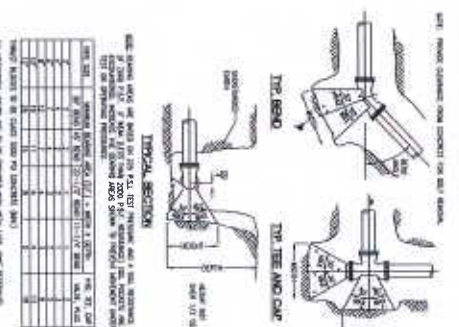
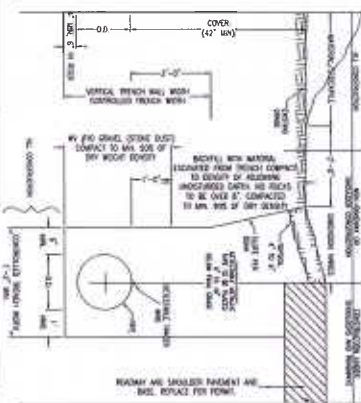
E/One Sentry

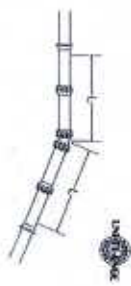
General Features
The E/One Sentry is a high-capacity, heavy-duty, self-contained, and self-cleaning unit. It is designed for use in a wide range of applications, including industrial, commercial, and residential. The unit is built with a robust, corrosion-resistant frame and features a large, easy-to-access service panel. It is also equipped with a built-in pump and a large, high-capacity storage tank. The unit is designed to be easy to install and maintain, and it is available in a variety of configurations to meet your specific needs.



OPTIONS: DH502-104





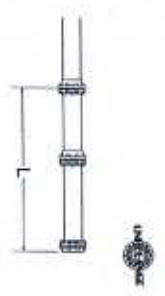


Horizontal bends and pipe must conform to the standards for the pipe and fittings. The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe. The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe.

WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
1000 West Virginia Ave
Martinsburg, WV 26150

HORIZONTAL BENDS

W 2.04
REVISED
APRIL 1, 2004



In addition to installing the pipe, the pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe. The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe.

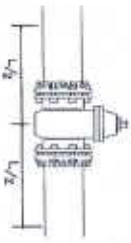
WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
1000 West Virginia Ave
Martinsburg, WV 26150

DEAD ENDS, CAPS, PLUGS, AND VALVES

W 2.06
REVISED
APRIL 1, 2004



Mechanical Joint Sleeves
The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe. The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe.



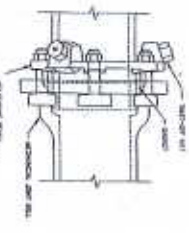
In-Line Valves
The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe. The pipe must be installed in a trench and the trench must be backfilled with the same material as the pipe.

WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
1000 West Virginia Ave
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MECHANICAL JOINT, BELLIES AND VALVES

W 2.07
REVISED
APRIL 1, 2004

ITEM	DESCRIPTION	QUANTITY	UNIT
1	PIPE	100	FT
2	PIPE	100	FT
3	PIPE	100	FT
4	PIPE	100	FT
5	PIPE	100	FT
6	PIPE	100	FT
7	PIPE	100	FT
8	PIPE	100	FT
9	PIPE	100	FT
10	PIPE	100	FT

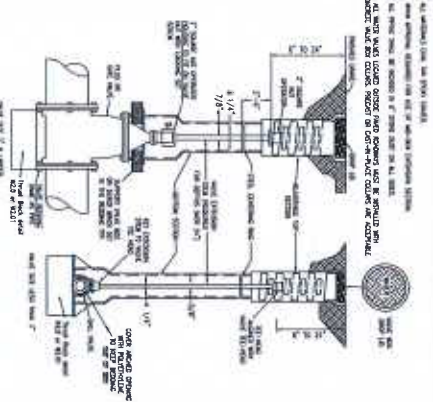


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WEST VIRGINIA
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Waterline Detailing
1000 West Virginia Ave
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JOINT RESTRAINT DEVICE

W 2.08
REVISED
APRIL 1, 2004

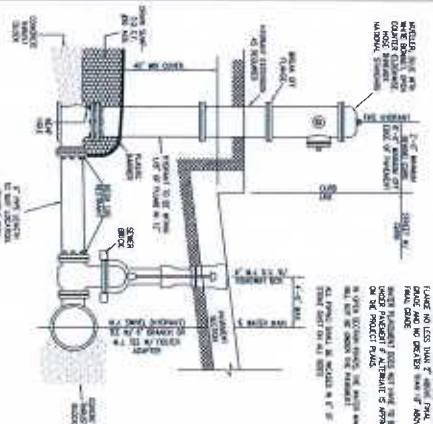


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WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
1000 West Virginia Ave
Martinsburg, WV 26150

VALVE AND BOX INSTALLATION

W 3.00
REVISED
APRIL 1, 2004

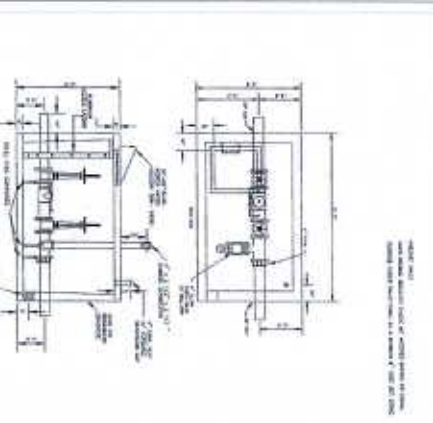


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WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
1000 West Virginia Ave
Martinsburg, WV 26150

FIRE HYDRANT SETTINGS

W 3.02
REVISED
APRIL 1, 2004

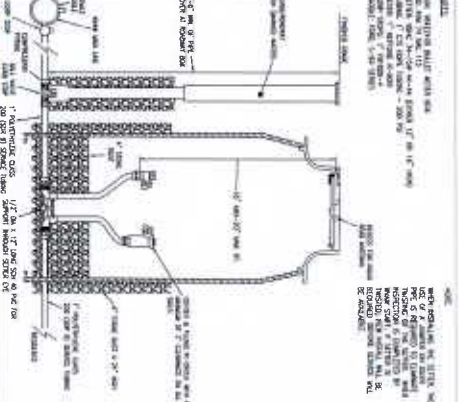
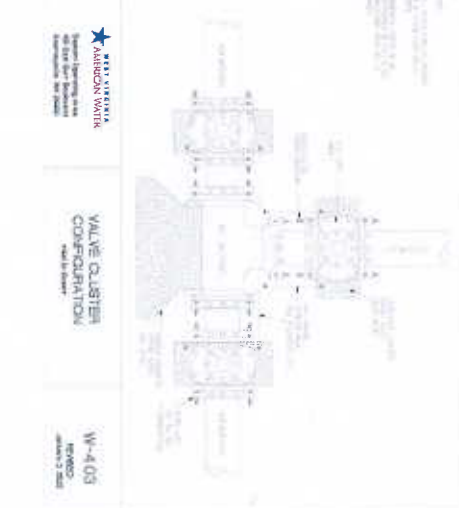
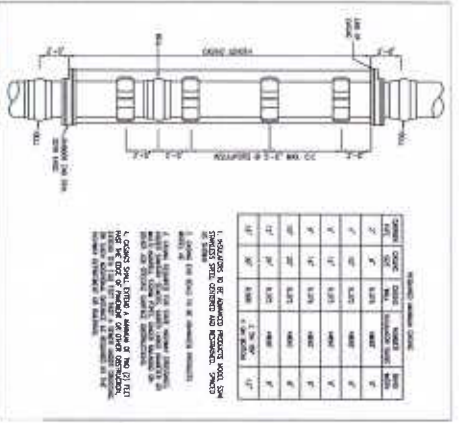


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WEST VIRGINIA
AMERICAN WATER
Waterline Detailing
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FIRE LINE SERVICE RETAILATION

W 3.04
REVISED
APRIL 1, 2004



AMERICAN WATER
FIRE LINE SERVICE
INSTALLATION
W-305
REVISED
April 8, 2010

AMERICAN WATER
CASING INSTALLATION
OPEN CUT OR
BORE AND JACK
W-400
REVISED
April 8, 2010

AMERICAN WATER
VALVE CLUSTER
CONFIGURATION
W-403
REVISED
April 8, 2010

AMERICAN WATER
TRACER WIRE ACCESS BOX
W-501
REVISED
April 8, 2010

Installation Notes

1. All valves shall be installed in a vertical position.
2. All valves shall be installed in a vertical position.
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Installation Notes

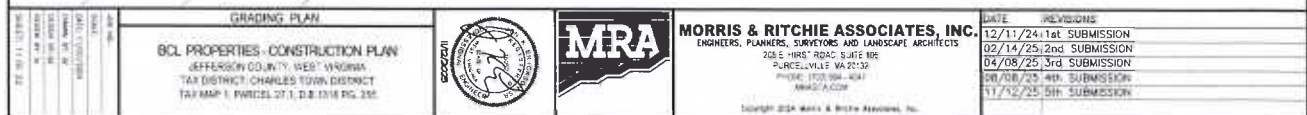
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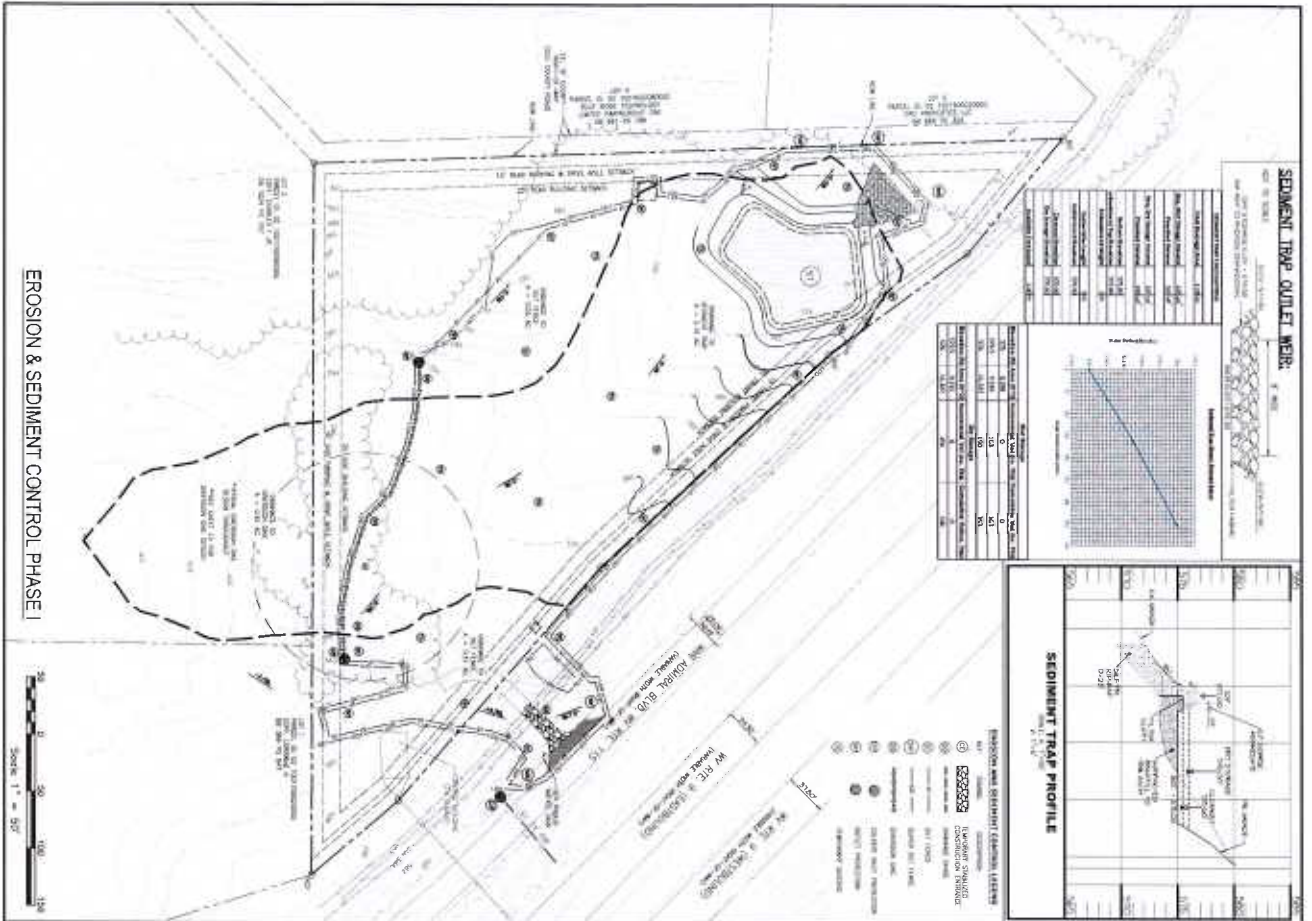
AMERICAN WATER
FIRE LINE SERVICE
INSTALLATION
W-305
REVISED
April 8, 2010

AMERICAN WATER
CASING INSTALLATION
OPEN CUT OR
BORE AND JACK
W-400
REVISED
April 8, 2010

AMERICAN WATER
VALVE CLUSTER
CONFIGURATION
W-403
REVISED
April 8, 2010

AMERICAN WATER
TRACER WIRE ACCESS BOX
W-501
REVISED
April 8, 2010





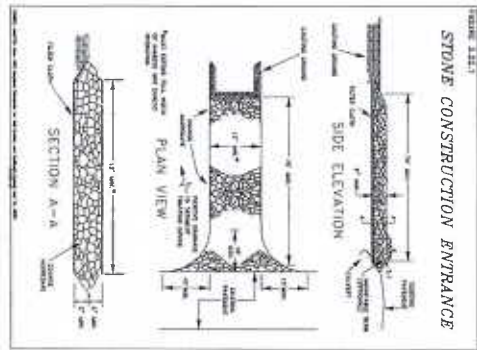
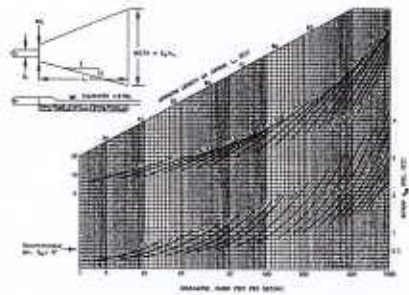
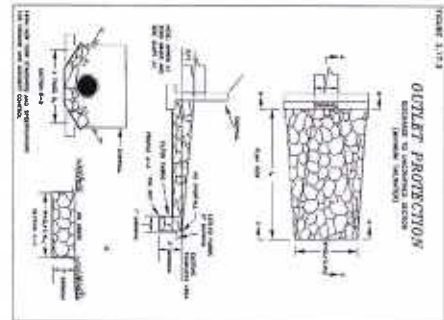


FIGURE 3.17.2

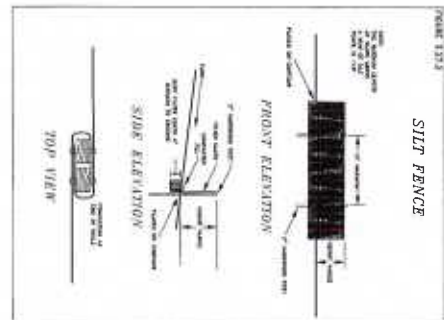
DESIGN OF EROSION PROTECTION FROM A ROAD PILE FLOWING FULL
MINIMUM CHANNEL CHISEL (12" x 12" DIAMETER) (1200-1000)



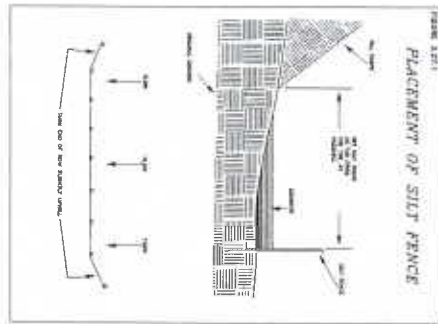
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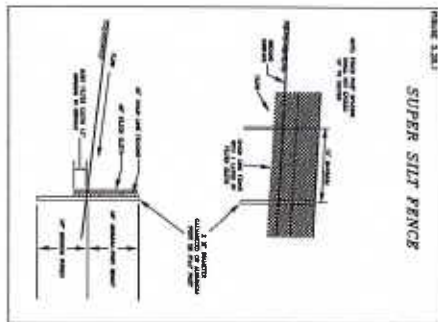
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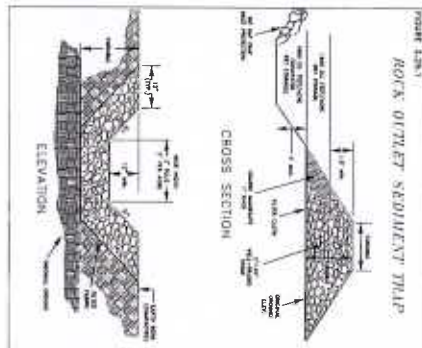
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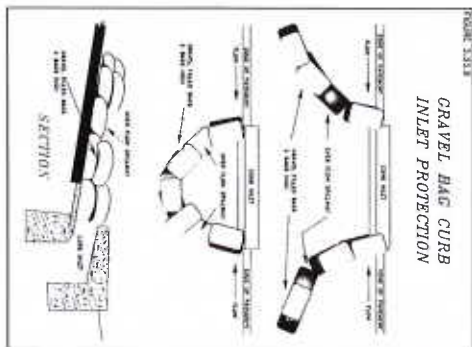
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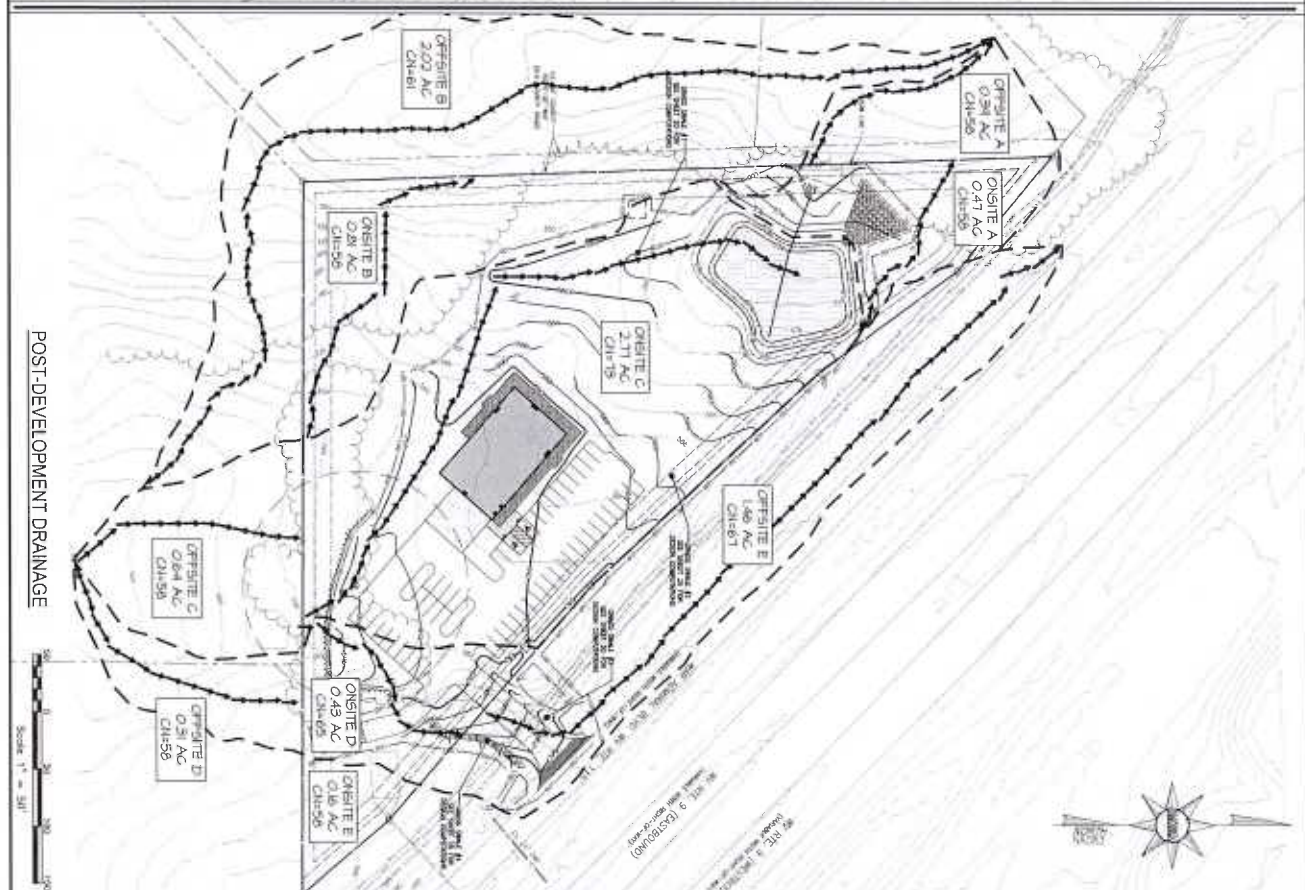
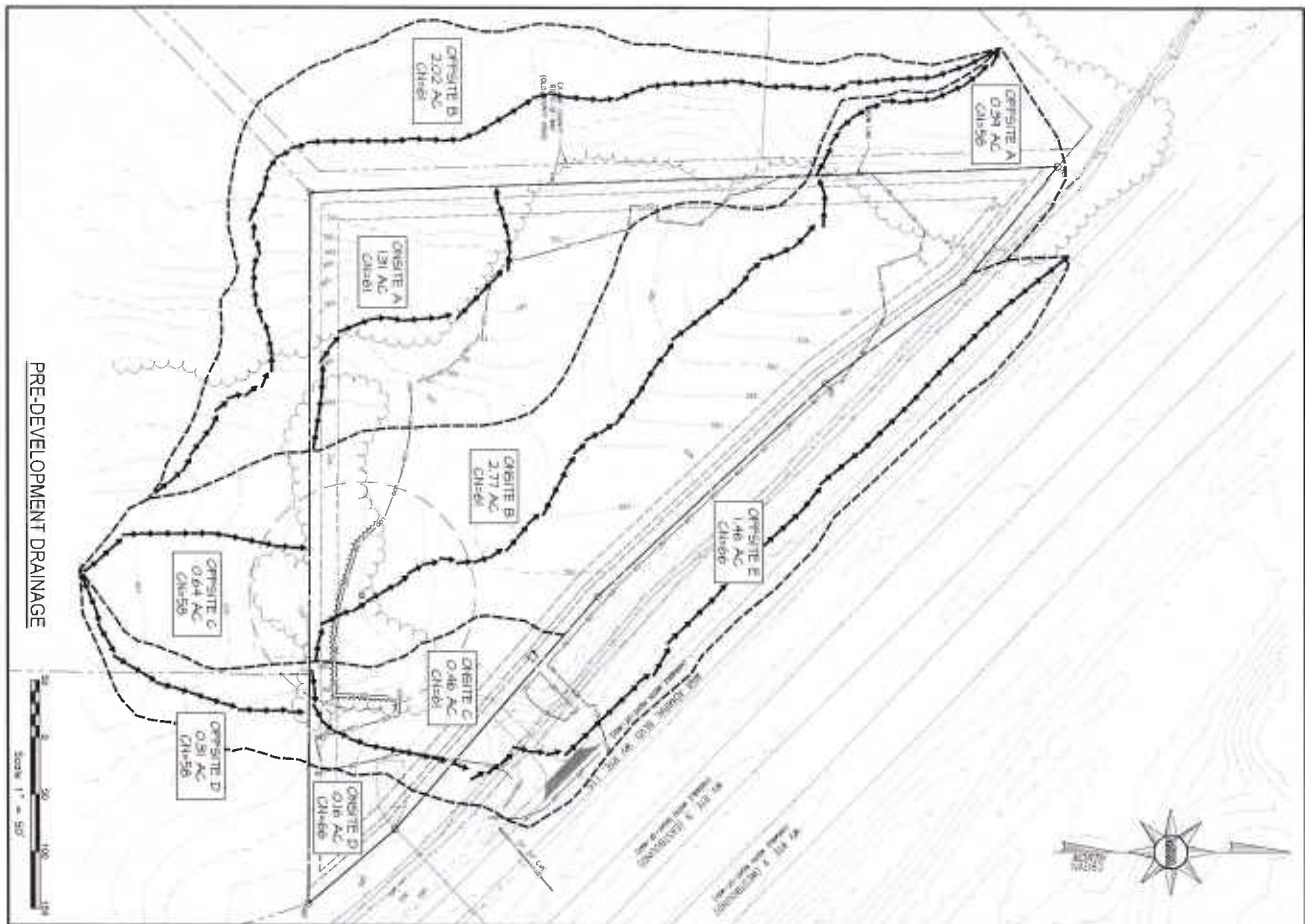
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3.21.3



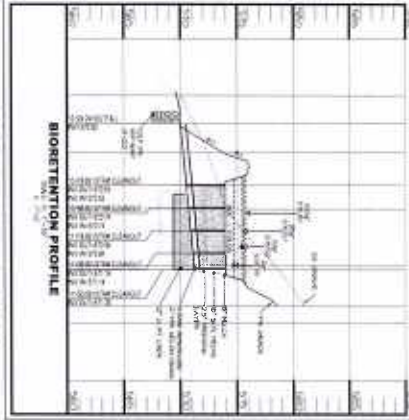
3.21.4



DATE	REVISIONS
12/11/24	1st SUBMISSION
02/14/25	2nd SUBMISSION
04/08/25	3rd SUBMISSION
05/08/25	4th SUBMISSION
11/12/25	5th SUBMISSION

ER-7.2. BIODETENTION INSTALLATION:

TABLE 10. RECOMMENDED MAINTENANCE TASKS FOR RECEPTION PRACTICES																
FOR OFFICE BUILDING, THE SWELL, STATIONARY,																

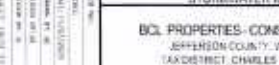


100

BIORETENTION PROFILE VIEW

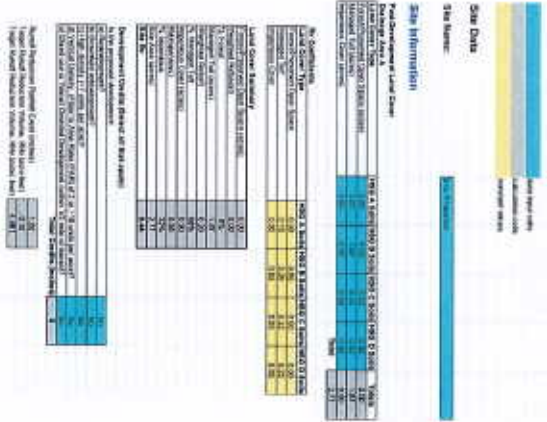


INSTRUCTION PLAN
ST. VIRGINIA
JAN. DISTRICT

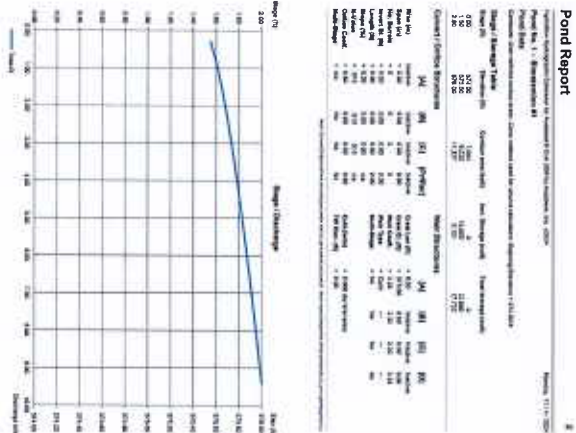


WATER QUALITY CALCULATIONS:

West Virginia M&R Stormwater Comprehensive Spreadsheet v2.0, April 2013



BIORETENTION STAGE STORAGE:



Storm Event	Peak Discharge (cfs)	100% Karst Reduction Factor	Target Outflow (cfs)	Provided Outflow (cfs)
2 YR	1.80	0.33	0.59	0.48
10 YR	6.96	0.43	2.99	2.43
25 YR	11.16	0.45	5.02	4.22
100 YR	18.18	0.50	9.59	8.28

Onsite Target Release Flows for Stormwater Design in Karst Area

Storm Event	Peak Discharge (cfs)	100% Karst Reduction Factor	Target Outflow (cfs)	Provided Outflow (cfs)
2 YR	1.80	0.33	0.59	0.48
10 YR	6.96	0.43	2.99	2.43
25 YR	11.16	0.45	5.02	4.22
100 YR	18.18	0.50	9.59	8.28

Adequate Outfall Analysis

Storm Event	Pre Dev #1 (cfs)	Post Dev #1 (cfs)	Pre Dev #2 (cfs)	Post Dev #2 (cfs)
2 YR	2.08	0.78	1.27	1.26
10 YR	8.94	3.90	3.94	3.83
25 YR	14.82	6.59	6.15	6.10
100 YR	26.17	14.24	10.34	10.17

SWM NARRATIVE:

The SWM narrative describes the stormwater management practices and measures implemented for the project. It includes a detailed description of the stormwater management system, including the bio-retention stage storage, and a discussion of the effectiveness of the system. The narrative also includes a discussion of the potential impacts of the stormwater management system on the surrounding environment and the measures taken to mitigate these impacts.

The bio-retention stage storage system is designed to provide a natural method of stormwater management. It consists of a series of stages that allow stormwater to infiltrate the ground and be filtered by the soil. This process helps to reduce the amount of sediment and other pollutants that enter the water system. The system is designed to handle stormwater from a 100-year storm event, ensuring that the surrounding environment is protected from the impacts of flooding.

The effectiveness of the bio-retention stage storage system is evaluated based on a number of factors, including the amount of stormwater that is infiltrated, the amount of sediment and other pollutants that are filtered, and the overall health of the surrounding environment. The results of the evaluation show that the system is highly effective at managing stormwater and protecting the environment.

The potential impacts of the stormwater management system on the surrounding environment are discussed in detail. These impacts include changes in water quality, changes in the amount of sediment and other pollutants in the water system, and changes in the overall health of the surrounding environment. The measures taken to mitigate these impacts are described in detail, including the implementation of best management practices and the use of natural resources to enhance the stormwater management system.

25 YR PRE & POST-DEV DISCHARGE ANALYSIS:

Storm Event	Pre Dev #1 (cfs)	Post Dev #1 (cfs)	Pre Dev #2 (cfs)	Post Dev #2 (cfs)
2 YR	2.08	0.78	1.27	1.26
10 YR	8.94	3.90	3.94	3.83
25 YR	14.82	6.59	6.15	6.10
100 YR	26.17	14.24	10.34	10.17