

FAUQUIER COUNTY
WATER & SANITATION AUTHORITY
7172 Kennedy Road • Vint Hill Farms
Warrenton, Virginia 20187-3907
Phone (540) 349-2092 • Fax (540) 347-7689



UTILITY STANDARDS MANUAL AMENDMENT FORM

The Authority's Utility Standards Manual is hereby amended as follows:

Section Being Amended: Add Section 1.11 – Preliminary Plan/Plat Preparation requirements

From:

(Not Applicable - New Section).

To:

1.11 Preliminary Plan/Plat Preparation Requirements

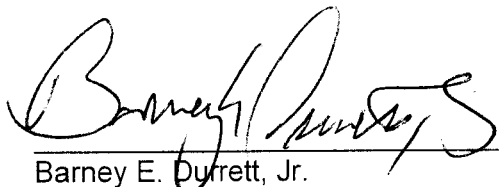
All preliminary designs associated with Preliminary Plans/Plats shall be performed in accordance with the applicable design requirements in the USM. The following information is required on all Preliminary Plans/Plats submitted to the Authority:

- A) All preliminary water and sewer facilities plans, profiles and details shall be on sheets which are grouped together in the Preliminary Plan/Plat set.
- B) A single plan view sheet shall be provided, as part of the Preliminary Plan/Plat, at appropriate scale to clearly show all proposed water and sewer lines and facilities, all connection point(s) to existing facilities, all proposed off-site facilities and all required Master Plan facilities proposed as part of the project. This shall be placed at the beginning of the water and sewer plans and profiles section of the Project Plans.
- C) Preliminary plan sheets of all proposed water lines shall be presented separately from other plans and/or profiles associated with the project. Scale shall be 1"=50'. The plan view shall show and label water lines and appurtenances "highlighted" with other items (e.g. roads, curb and gutter, sanitary & storm sewer lines, grading, etc.) shown but "screened".
- D) Preliminary water line plans shall include labeling of proposed line sizes and materials as well as call-outs of major appurtenances (hydrants, bends and tees) on proposed water lines.
- E) Preliminary Plan & Profile sheets (with P&P together on the same sheet in standard "VDOT format"), of all proposed sewer lines, shall be presented separately from other plans and/or profiles associated with the plan/plat. Scale shall be Horizontal: 1"=50' and Vertical: 1"=5'. The plan view shall

show and label sewer lines and appurtenances "highlighted" with other items (e.g. roads, curb and gutter, water lines, storm sewer lines, grading , etc.) shown but "screened". The profile may be conceptual in nature but must depict the existing grade and preliminary finished grade above the pipe. Stationing shall be complete and consistent in all views.

- F) Depiction of all existing water and sanitary sewer facilities and easements within and immediately adjacent to proposed limits of construction.
- G) Consistency from sheet to sheet across "match lines".
- H) Preliminary Plan produced in NAD 83 State Plane Coordinate System.
- I) Seal and signature of Professional Engineer who prepared the plans shall be on each sheet.
- J) Vicinity Map.
- K) North Arrow (each plan view).
- L) Plans prepared on 36" x 24" Sheets.
- M) Scale (correctly depicted on all plans and profiles as well as other applicable sheets).
- N) The standard FCWSA Plan/Plat Approval Block shall be displayed on the cover sheet of the Preliminary Plan/Plat set.

Approved:



Barney E. Durrett, Jr.
General Manager

8/29/08
Date



**Water and Sewer Preliminary Plan
 Review Fee Computation Sheet**

Project Name - _____

FCWSA Engineer: _____

Phase/Section - _____

FCWSA Dir. of Finance: _____

Water Sewer

Review Fee Computation - Complete Only the Appropriate Section				
Initial Review Fees - 1st Submission plus One (1) Resubmission of Preliminary Plans & Profiles				
Item Description	Quantity	Unit	Unit Price	Total Price
Base Plans Fee		Each	\$ 200.00	\$ -
Water Lines		LF	\$ 0.15	\$ -
Sewer Lines		LF	\$ 0.25	\$ -
Total Initial Plan Review Fees				\$ -
Subsequent Fees - One Review of Additional Submission or Revision to Approved Plans & Profiles				
Item Description	Quantity	Unit	Unit Price	Total Price
Base Plans Fee		Each	\$ 100.00	\$ -
Water Lines		LF	\$ 0.05	\$ -
Sewer Lines		LF	\$ 0.10	\$ -
Total Subsequent Plan Review Fees				\$ -
Total Preliminary Plan Review Fees Due				\$ -

FCWSA - Preliminary Plan/Plat Submission Package Checklist

NOTE: No submission package shall be considered complete unless it includes ALL the following information:

Project Name -	
Phase/Section -	
1st Submission Requirements -	Included? (Y/N)
Pre-Design Meeting Held (Date: _____)	
Completed FCWSA "Application for Utility Extension" form (FCWSA Form No. ENGR-0001)	
ESI Acceptance Letter / Form	
Review Fees - Amount computed using the FCWSA Fee Computation Form (FCWSA Form No. ENGR-0012).	
One complete set of Preliminary Plans and Profiles containing the information denoted below:	
2nd Submission Requirements -	Included? (Y/N)
Completed FCWSA "Application for Utility Extension" form (FCWSA Form No. ENGR-0001)	
ESI Acceptance Letter / Form	
Detailed, Itemized Comment Response Letter & Other Information required in 1st Review Comment Letter	
One complete set of Preliminary Plans and Profiles containing the information denoted below:	
3rd (and subsequent) Submission Requirements -	Included? (Y/N)
Completed FCWSA "Application for Utility Extension" form (FCWSA Form No. ENGR-0001)	
ESI Acceptance Letter / Form	
Review Fees - Amount computed using the FCWSA Fee Computation Form (FCWSA Form No. ENGR-0012).	
Detailed, Itemized Comment Response Letter & Other Information required in Previous Review Comment Letter	
One complete set of Preliminary Plans and Profiles containing the information denoted below:	

Project Plans and Profiles - Minimum Requirements	Included? (Y/N)
All preliminary water and sewer facilities plans, profiles and details grouped together within the overall plan set. USM 1.11.A	
Overall plan view sheet showing ALL proposed water and sewer lines and proposed connection points to existing facilities, all proposed off-site utility extensions and all required Master Plan facilities proposed as part of the project. USM 1.11.B	
Preliminary plan sheets of all proposed water lines presented separately from other plans and/or profiles associated with the project. Scale shall be 1"=50'. The plan view shall show and label water lines and appurtenances "highlighted" with other items (e.g. roads, curb and gutter, sanitary & storm sewer lines, grading , etc.) shown but "screened". USM 1.11.C	
Preliminary water line plans shall include labeling of proposed line sizes and materials as well as call-outs of major appurtenances (valves, hydrants, bends, tees, etc.) on proposed water lines. USM 1.11.D	
Preliminary Plan & Profile sheets (with P&P together on the same sheet in standard "VDOT format"), of all proposed sewer lines presented separately from other plans and/or profiles associated with the project. Scale shall be Horizontal: 1"=50' and Vertical: 1"=5'. The plan view shall show and label sewer lines and appurtenances "highlighted" with other items (e.g. roads, curb and gutter, water lines, storm sewer lines, grading , etc.) shown but "screened". The profile may be conceptual in nature but must depict the existing grade and preliminary finished grade above the pipe. Stationing shall be complete and consistent in all views. USM 1.11.E	
Depiction of all existing water and sanitary sewer facilities and easements within and immediately adjacent to proposed limits of construction. USM 1.11.F	
Consistency from sheet to sheet across "match lines". USM 1.11.G	
Preliminary Plan produced in NAD 83 State Plane Coordinate System. USM 1.11.H	
Seal and signature of Professional Engineer who prepared the plans shall be on each sheet. USM 1.11.I	
Vicinity Map. USM 1.11.J	
North Arrow (each plan view). USM 1.11.K	
Plans prepared on 36" x 24" Sheets. USM 1.11.L	
Scale (correctly depicted on all plans and profiles as well as other applicable sheets). USM 1.11.M	
Standard FCWSA Plan/Plat Approval Block shall be displayed on the cover sheet of the Preliminary Plan/Plat set. USM 1.11.N	