NOTES:
1. ALL GRAVITY SEWER LATERALS WITH LESS THAN 4 FEET OF COVER SHALL BE INSTALLED USING DUCTILE IRON PIPE.
2. ALL MANHOLES THAT ARE CURRENTLY NOT ON THE JOB SITE THAT NEED TO BE COATED SHALL BE DONE AS MANUFACTURED BY RAVEN PRODUCTS.
3. MAINTENANCE OF DRAINAGE EASEMENTS, THE PERMANENT BASINS, AND ASSOCIATED STORM STRUCTURES ARE THE RESPONSIBILITY OF THE CURRENT OWNER AND SUBSEQUENT HOMEOWNERS ASSOCIATION.

NOTE: SEWER SERVICE CONNECTIONS SHALL NOT BE INSTALLED WHERE THE COVER OVER THE PIPE IS LESS THAN 18" BELOW THE BOTTOM OF THE ROAD DITCH, UNLESS SUCH SERVICE CONNECTION IS PROTECTED BY A CONCRETE DITCH APRON OR ENCASED IN CONCRETE.

NOTE: ALL MANHOLES CURRENTLY NOT INSTALLED SHALL BE SEALED AT THE JOINTS WITH AN EXTERNAL RUBBER SLEEVE SIMILAR TO THE INFI-SHIELD SEAL WRAP AS MANUFACTURED BY SEALING SYSTEMS, INC. THE SEAL SHALL BE MADE OF EPDM (ETHYLENE PROPYLENE DIENE MONOMER) RUBBER WITH A MINIMUM THICKNESS OF 65 MILS. EACH UNIT SHALL HAVE A 2-INCH WIDE MASTIC STRIP ON THE TOP AND BOTTOM EDGE OF THE RUBBER WRAP. THE MASTIC SHALL BE NON-HARDENING BUTYL RUBBER SEALANT, WITH A MINIMUM THICKNESS OF 125 MILS.

NOTE:
95% COMPACTION SHALL BE MET AND TESTED EVERY 25 FEET IN 12-INCH LIFTS. THIS WILL NEED TO BE CONFIRMED IN THE PIPES THAT HAVE ALREADY BEEN INSTALLED.

CEDAR CREEK LANE
VARIABLE WIDTH R/W

CEDAR CREEK SECTION ONE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

GRASS LINED SWALE
D=12"
SLOPE=3.56 %

GRASS LINED SWALE
D=18"
STA. 4+80 TO STA. 6+00, SLOPE=1.28 %
STA. 6+00 TO STA. 7+72, SLOPE=1.24 %

BASIN A
100YR ELEV=95.79
10YR ELEV=95.53
2YR ELEV=95.42
WATER SURFACE ELEV=95.00

BASIN B
100YR ELEV=93.00
10YR ELEV=91.80
2YR ELEV=91.60
WATER SURFACE ELEV=91.00

SB 1

OUTFALL A

OUTFALL B

GREY FOX DRIVE

MIDDLE ROAD

STATE ROUTE 646
VDOT PROJ.#0646-074-150, M-501
(60' R/W)

PRINCE GEORGE ELECTRIC COOPERATIVE
TAX MAP #12-(A)-17A
D.B. 226, PG. 431
2.079 ACRES

VEPCO EASEMENT
D.B. 253, PG. 298

BENCHMARK - BRIDGE NAIL IN POWER POLE #VD46 ELEVATION=103.86

BENCHMARK - BRIDGE NAIL IN POWER POLE ELEVATION=110.32

- REQUIRED BUILDING ENVELOPE

SYMBOL LEGEND
- POWER POLE
- FIRE HYDRANT
- WELL CASING
- TELEPHONE PEDESTAL
- GUY WIRE
- FOUND PIPE
- FOUND ROD
- FOUND MONUMENT
- SET ROD

C/L ROAD DATA TABLES

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	S 70°39'16" W	135.64'
L5	N 31°28'51" W	44.87'
L6	N 18°34'17" E	393.90'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	350.00'	475.65'	282.74'	77°51'53"	S 70°24'48" E	439.88'
C3	675.00'	589.67'	315.13'	50°03'08"	S 06°27'17" E	571.09'

MATCHLINE-SEE SHEET 3

MATCHLINE-SEE SHEET 5

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
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2-8-08
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

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DATE	REVISION DESCRIPTION
10-27-2003	COUNTY & VDOT COMMENTS
01-15-2004	COUNTY & VDOT COMMENTS
02-20-2004	COUNTY & VDOT COMMENTS
10-24-2006	OWNER REVISIONS
08-04-2006	OWNER REVISIONS
01-31-2007	COUNTY COMMENTS
02-08-08	COUNTY COMMENTS

DATE	07-10-2003
DRAWN BY	L. GILLIAM
DESIGNED BY	D. JOHNSON
CHECKED BY	D. JOHNSON
SCALE	AS SHOWN

TIMMONS GROUP

BRICKHOUSE LANDING SUBDIVISION
BLAND DISTRICT * PRINCE GEORGE COUNTY, VIRGINIA
DEVELOPMENT PLAN

JOB NO.	20823
SHEET NO.	4

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