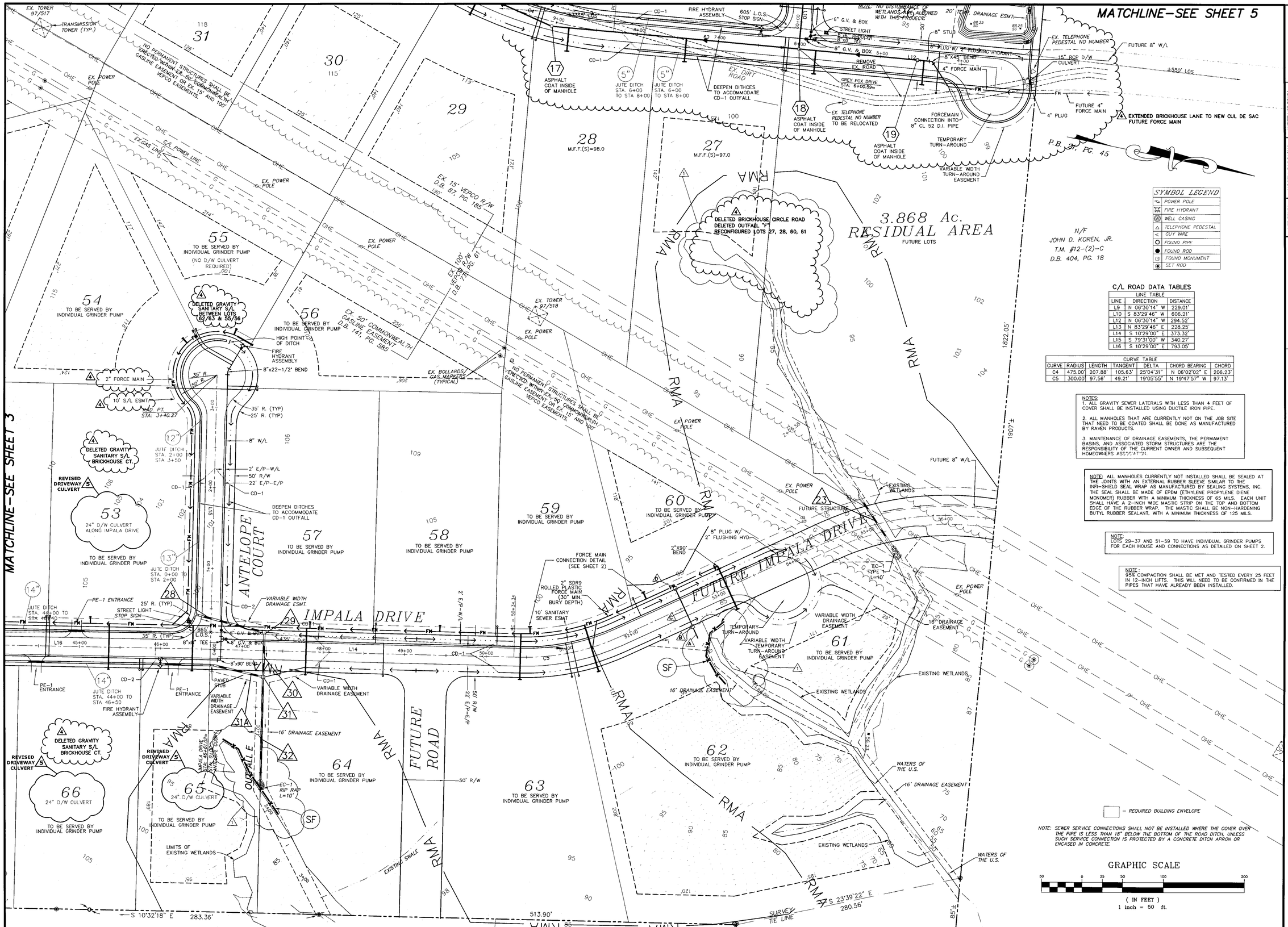

SYMBOL LEGEND

	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
L9	N 06°30'14" W	229.01'
L10	S 83°29'46" W	606.21'
L12	N 06°30'14" W	294.52'
L13	N 83°29'46" E	228.25'
L14	S 10°29'00" E	373.32'
L15	S 79°31'00" W	340.27'
L16	S 10°29'00" E	793.05'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	475.00'	207.88'	105.63'	25°04'31"	N 06°02'02" E	206.23'
C5	300.00'	97.56'	49.21'	19°05'55"	N 19°47'57" W	97.13'

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 PERMAMENT BASINS, AND ASSOCIATED STORM STRUCTURES ARE THE RESPONSIBILITY OF THE CURRENT OWNER AND SUBSEQUENT HOMEOWNERS ASSOCIATION.

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 MOE 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:
LOTS 29-37 AND 51-59 TO HAVE INDIVIDUAL GRINDER PUMPS FOR EACH HOUSE AND CONNECTIONS AS DETAILED ON SHEET 2.

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.

– REQUIRED BUILDING ENVELOPE

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.

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
1-21-09
PROFESSIONAL ENGINEER

YOUR VISION ACHIEVED THROUGH OURS.

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Site Development | Residential | Infrastructure | Technology

DATE	REVISION DESCRIPTION
10-27-2003	COUNTY & VDOT COMMENTS
01-15-2004	COUNTY & VDOT COMMENTS
02-20-2004	COUNTY & VDOT COMMENTS
03-19-2007	OWNER'S COMMENTS
05-11-2007	OWNER'S COMMENTS
07-31-07	COUNTY COMMENTS
02-08-08	COUNTY COMMENTS
01-21-09	DRIVEWAY CULVERT REVISIONS – LOTS 53,65,66

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. 6

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