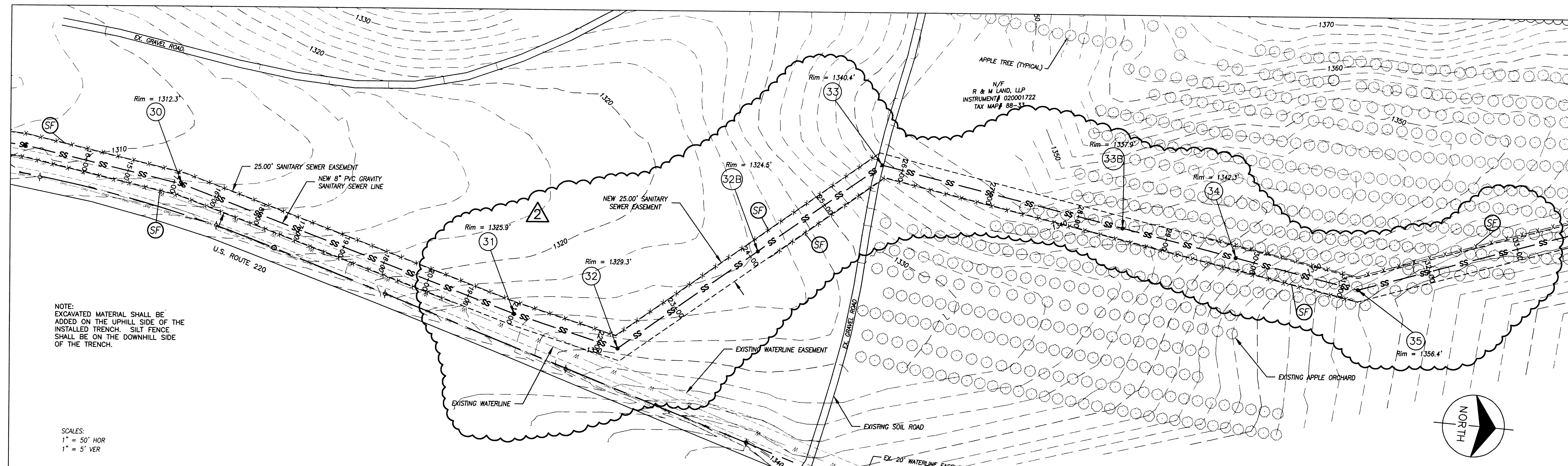
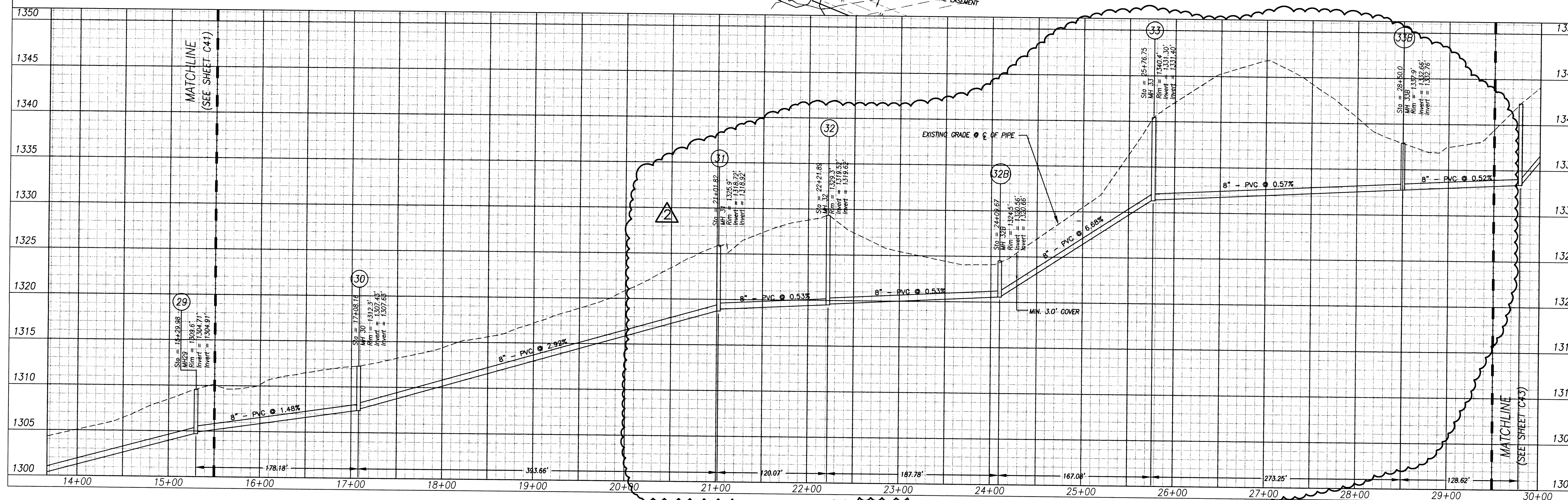


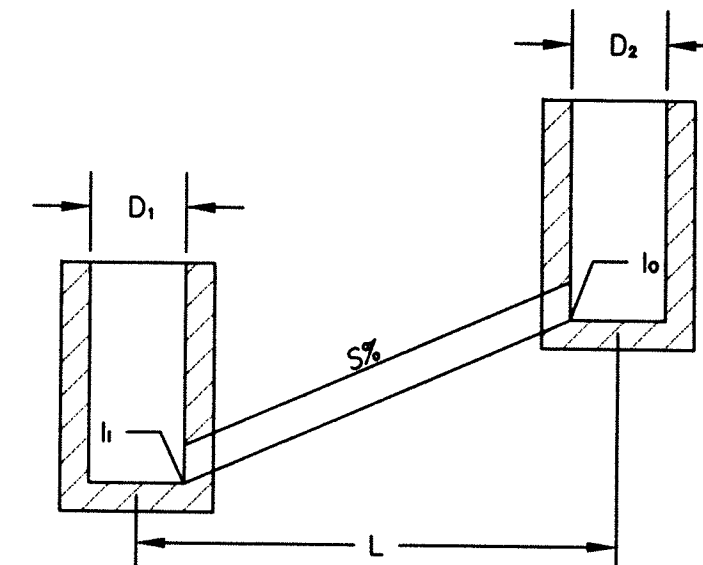


NOTE:
EXCAVATED MATERIAL SHALL BE
ADDED ON THE UPHILL SIDE OF THE
INSTALLED TRENCH. SILT FENCE
SHALL BE ON THE DOWNHILL SIDE
OF THE TRENCH.

SCALES:
1" = 50' HOR
1" = 5' VER



SLOPE CALCULATION NOTE:
ALL PIPE SLOPES ARE CALCULATED FROM INSIDE FACE OF
MANHOLE TO INSIDE FACE OF MANHOLE.

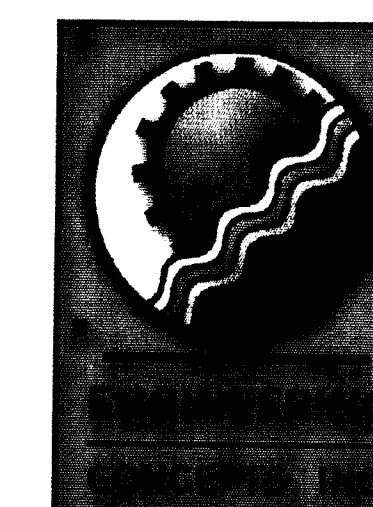


$$S\% = \frac{(D_1 - D_2)}{(L - D_1/2 - D_2/2)}$$

MENU

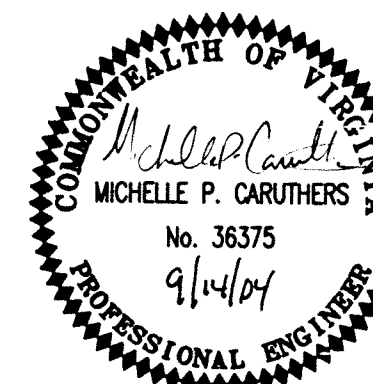
CADD VERSION
ACAD:R14
PLOT SCALE
1:1
PLOT DATE
COMM NO.
DRAWING NO.

KEYPLAN



20 South Roanoke St.
Fincastle, Virginia 24090
540.473.1253 540.473.1254(Fax)
email@engineeringconcepts.com
ECI PROJECT #02019

GENERAL NOTES



50' 0' 50' 100'
SCALE: 1"=50'

PROJECT TITLE

The Glebe

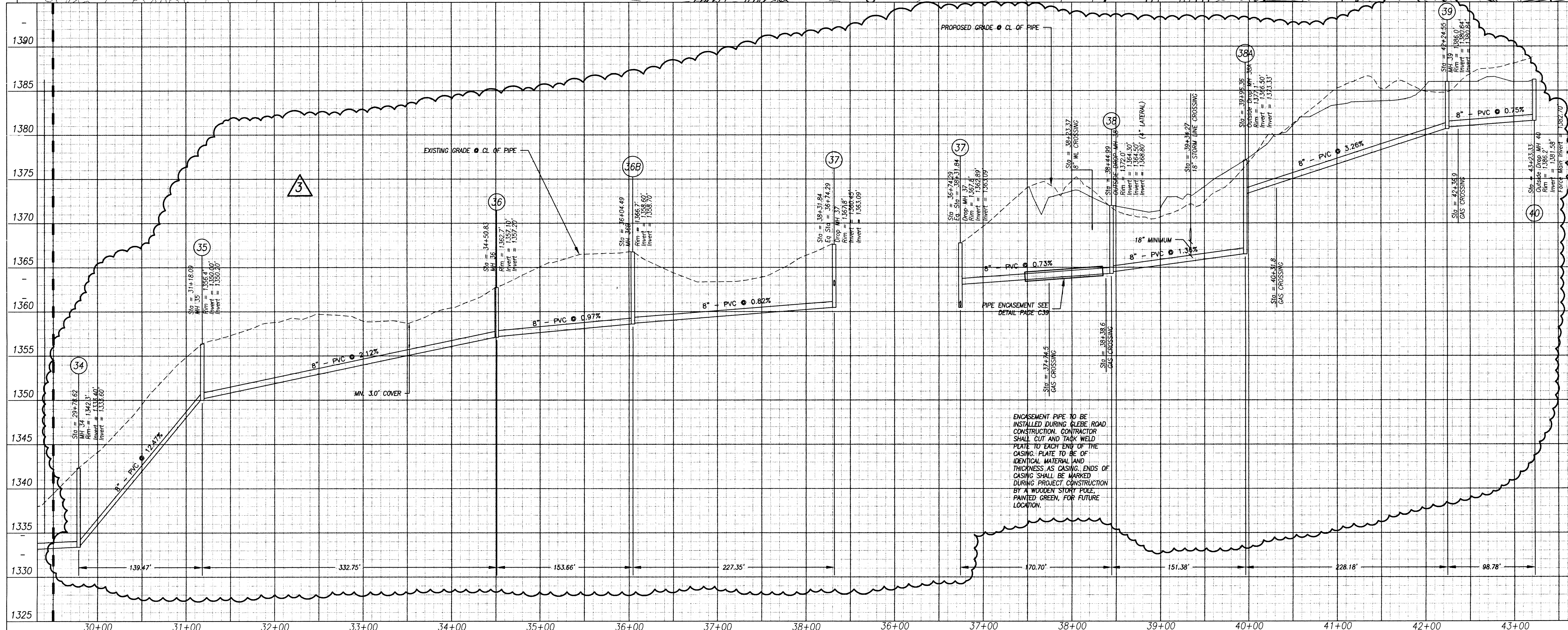
SFCs Architecture
Engineering
Planning
Interiors
SFCs Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcsc.com

PROJECT DESIGNER	: SFCs
PROJECT ARCHITECT	: SFCs
PROJECT ENGINEER	: ECI
DRAWN BY	: ECI
CHECKED BY	: ECI
APPROVED BY	: ECI
NO.	REVISION DESCRIPTION DATE
1	REVISIONS PER BOT. CO. 11/12/03
2	REVISIONS SEWER ALIGNMENT 09/14/04

DRAWING TITLE
**OFFSITE GRAVITY
SANITARY SEWER
PLAN & PROFILE**

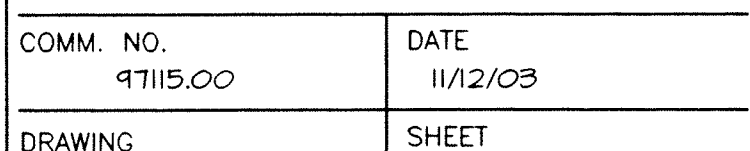
COMM. NO.	DATE
47115.00	11/12/03
DRAWING	SHEET

C42 42 OF 43



CADD VERSION	ACADR-14
PLOT SCALE	1:1
PLOT DATE	
COMM NO.	
DRAWING NO.	

NOTE:
EXCAVATED MATERIAL SHALL BE
ADDED ON THE UPHILL SIDE OF THE
INSTALLED TRENCH. SILT FENCE
SHALL BE ON THE DOWNHILL SIDE
OF THE TRENCH.



C43

43 OF 43

N:\03\03083 - F&W Rezoning\Draw\Survey\Sewer Easement\sewer easement

NOTES:

1. NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
2. PROPERTY LINES AS SHOWN HEREON ARE BASED ON PLAT BY ENGINEERING CONCEPTS INC. DATED FEBRUARY 17, 2006 AND RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOETOURT COUNTY, VIRGINIA IN PLAT BOOK 36, PAGES 29 AND 30
3. PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATIONS OF WHICH MAY VARY FROM LOCATIONS INDICATED. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH STRUCTURES AND/OR UTILITIES IN THE AREA MAY OR MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.
4. IT IS THE INTENT OF THIS PLAT TO CONVEY TO BOTETOURT COUNTY A 25' WIDTH SANITARY SEWER EASEMENT CROSSING SAID PROPERTY AS SHOWN. THE EASEMENT IS TO BE GRANTED UP TO THE PROPERTY LINE OF SAID PARTY. IF IN THE FUTURE, BOUNDARY LINES ARE FOUND TO DIFFER FROM THOSE SHOWN ON THIS PLAT, THE SANITARY SEWER EASEMENT CENTERLINE IS TO EXTEND TO OR TERMINATE AT THE ESTABLISHED BOUNDARY LINES.

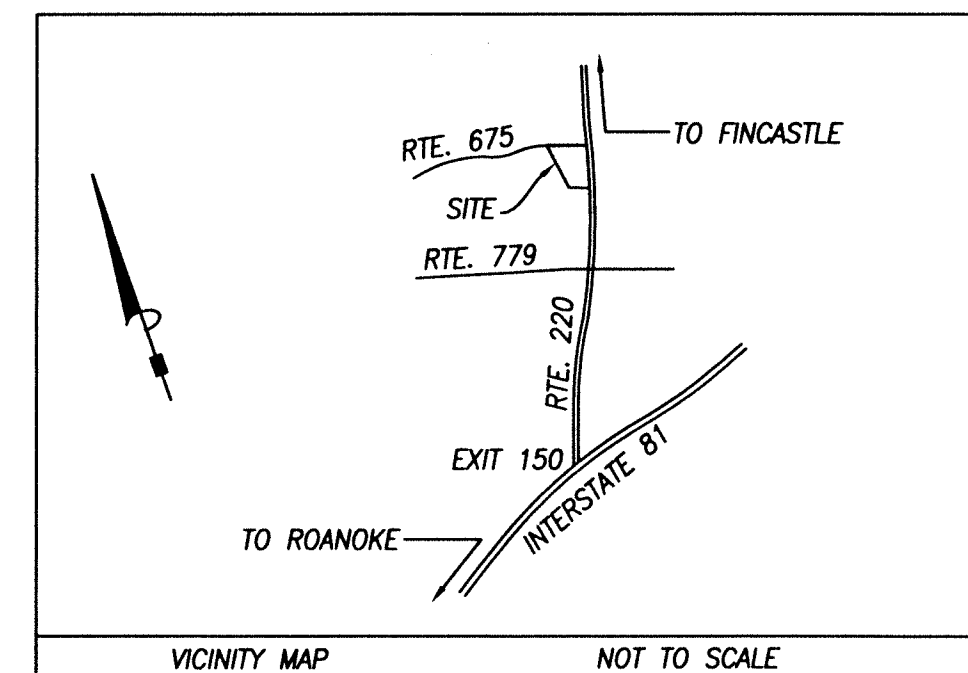
LINE TABLE - PROPERTY LINES		
LINE	BEARING	DISTANCE
L1	S 04°08'41" E	23.52'
L2	N 85°51'19" E	91.36'
L3	N 73°21'42" E	40.33'
L5	S 00°34'35" W	84.67'

LINE TABLE - EXISTING SANITARY SEWER EASEMENT CENTERLINE		
LINE	BEARING	DISTANCE
L6	N 04°21'54" W	52.45'
L7	N 00°02'28" E	188.23'
L8	N 02°21'56" E	204.04'
L9	N 08°33'11" E	178.18'
L10	N 15°48'35" E	393.66'
L11	N 12°55'54" W	120.07'
L18	N 20°00'37" W	332.75'
L19	N 04°42'21" W	153.66'
L20	N 60°40'13" W	227.35'
L21	N 51°38'07" W	86.72'

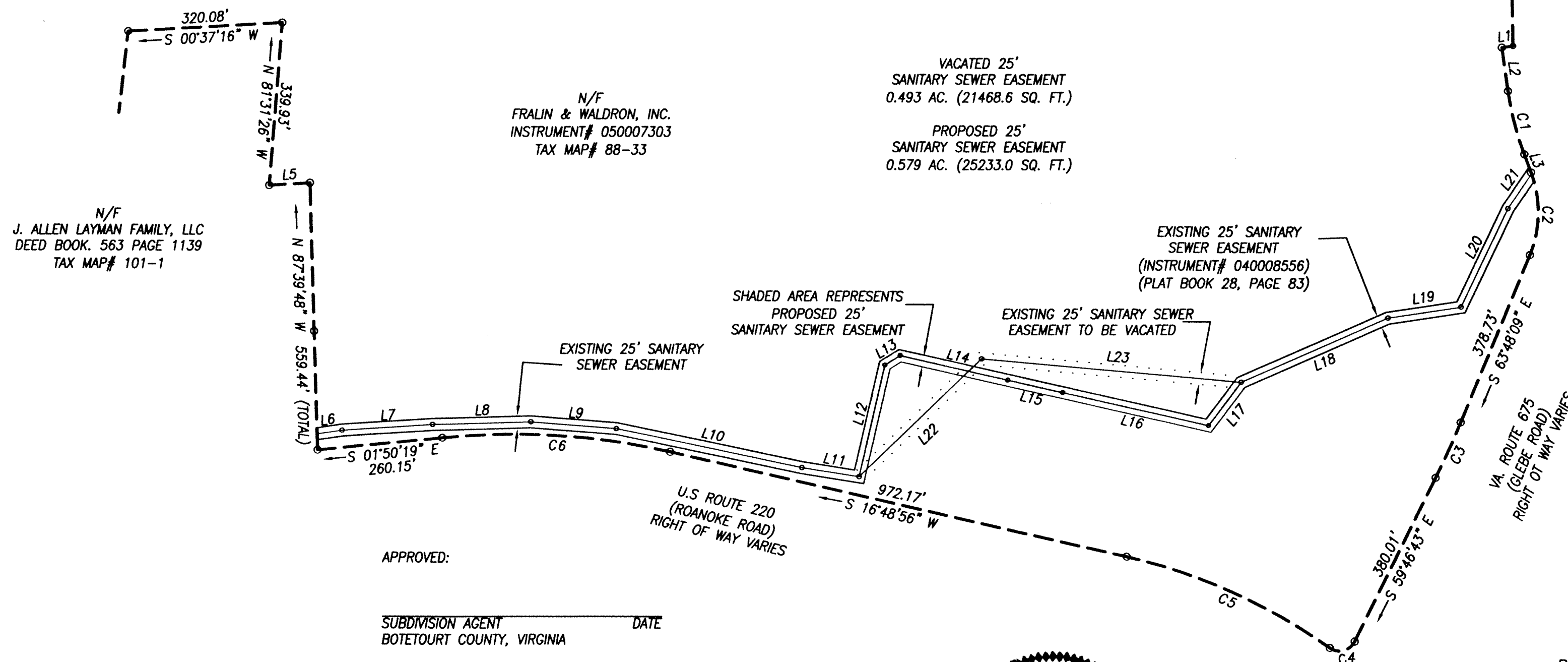
LINE TABLE - PROPOSED SANITARY SEWER EASEMENT CENTERLINE		
LINE	BEARING	DISTANCE
L12	N 73°08'40" W	233.81'
L13	N 28°11'04" W	47.52'
L14	N 16°48'56" E	224.16'
L15	N 16°48'56" E	116.92'
L17	N 49°22'46" W	108.43'

LINE TABLE - VACATED SANITARY SEWER EASEMENT CENTERLINE		
LINE	BEARING	DISTANCE
L22	N 40°16'38" W	354.86'
L23	N 09°08'10" E	541.34'

CURVE TABLE - PROPERTY LINES					
CURVE	DELTA	RAD'	TAN'	ARC'	CHORD'
C1	12°29'37"	624.82	68.39	136.24	135.98
C2	42°50'08"	235.43	92.35	176.02	171.95
C3	04°01'26"	1810.58	63.61	127.16	127.13
C4	99°09'46"	35.00	41.10	60.58	53.29
C5	22°38'57"	1175.92	235.50	464.84	461.82
C6	18°39'15"	1462.39	240.19	476.12	474.02



MERIDIAN OF
PLAT BOOK 36, PAGE 29 & 30



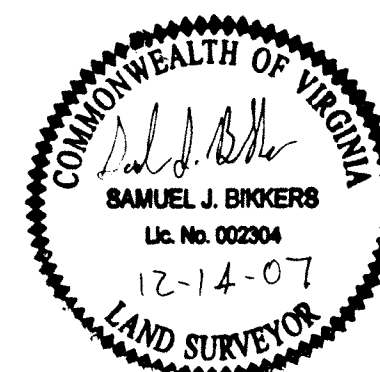
APPROVED:

SUBDIVISION AGENT _____ DATE _____
BOTETOURT COUNTY, VIRGINIA

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT O'CLOCK ____ M. ON THIS THE ____ DAY OF _____, 2007, IN PLAT BOOK _____, PAGE ____.

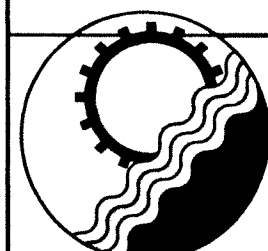
BY: _____
CLERK

DEPUTY CLERK



EASEMENT PLAT FROM RECORDS
SHOWING
PROPOSED 25' SANITARY SEWER EASEMENT,
TO BE CONVEYED TO
BOTETOURT COUNTY, VIRGINIA
AND SHOWING A PORTION OF EXISTING
SANITARY SEWER EASEMENT
(INSTRUMENT# 040008556)
TO BE VACATED
SITUATED ALONG U.S. ROUTE 220
AND VIRGINIA ROUTE 675
AMSTERDAM DISTRICT
BOTETOURT COUNTY, VIRGINIA
JUNE 7, 2007
E.C.I. PROJECT NUMBER 03083

LEGEND	
---	DEED LINES
---	VACATED EASEMENT
N/F	NOW OR FORMERLY
(F)	FOUND
AC.	ACRE
SQ. FT.	SQUARE FEET



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	CAH	200 0 200 400 600 Scale: 1" = 200'	1" = 200'
Designed			June 7, 2007
Checked	SJB		PROJECT: 03083
Approved	SJB		1 of 1