EX. 15" CULVERT PIPE TO BE REPLACED AT SAME INV. IN = 1417.79 WITH 15" RCP AND TIED INTO NEW SDMH-11.

10' EC-1 CLASS A

EX. 24" STORMDRAIN TO BE ABANDONED

CONTRACTOR TO REMOVE ONE JOINT OF EX. STORMDRAIN PIPE INSTALL NEW STORM DRAIN AND COVER AND SEED ABANDON PIPE

EX. FLOWER BED TO BE REPLACED

CONTRACTOR TO ABANDON STORMDRAIN PIPE AND PROPERLY COVER AND SEED. ASSURE DRAINAGE TO NEW INLET. THE ABANDONED PIPE SHALL BE PLUGGED IN ACCORDANCE WITH VDOT POLICY AND STANDARDS.

OFFSITE STORM DRAIN

SCALE: 1" = 30'

VDOT NOTE: THE STREET SERVING THE PROPERTY DESCRIBED DOES NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY VDOT OR BOTETOURT COUNTY. ADDITIONALLY, THE STREETS WILL NOT BE CONSIDERED ELIGIBLE FOR ADDITION AS AN ELEMENT OF THE SECONDARY SYSTEM OF STATE HIGHWAYS UNTIL IT IS CONSTRUCTED TO THE STANDARDS OF THE CURRENT PREVAILING SUBDIVISION STREET REQUIREMENTS OR OTHER APPLICABLE APPROVED STANDARDS OF VDOT, UTILIZING FUNDS OTHER THAN THOSE ADMINISTERED BY VDOT.

NOTE: ALL ROOF DRAINS FOR UNITS 11 THROUGH 22 SHALL BE DIRECTED TO THE REAR SWALE AND FLOW TO STRUCTURE 8 (UPPER FACILITY).

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. UTILITIES MAY EXIST WITHIN THE CONSTRUCTION AREA OF THESE PLANS THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK, AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE SUCH UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE. CALL MISS UTILITIES AT 1-800-552-7001 (TOLL FREE) 48 HOURS BEFORE DIGGING.

DENOTES DOUBLE METER SETTINGS

DENOTES SINGLE METER SETTING

CURB LINE

WATER MAIN

METER SETTING DESIGNATIONS (NO SCALE)

UNIT A FFE=1433.50 (11)
UNIT B FFE=1434.16 (12)
UNIT C FFE=1433.50 (13)
UNIT A FFE=1432.20 (14)
UNIT B FFE=1432.87 (15)
UNIT C FFE=1432.20 (16)
UNIT A FFE=1430.67 (17)
UNIT B FFE=1428.67 (18)
UNIT C FFE=1440.67 (19)
UNIT A FFE=1441.50 (20)
UNIT B FFE=1444.50 (21)
UNIT C FFE=1444.50 (22)
UNIT A FFE=1438.0 (23)
UNIT A FFE=1436.67 (24)
UNIT A FFE=1428.67 (25)
UNIT B FFE=1426.67 (26)
UNIT C FFE=1424.67 (27)
UNIT C FFE=1433.00 (10)
UNIT B FFE=1433.67 (9)
UNIT A FFE=1433.00 (8)
UNIT C FFE=1430.67 (7)
UNIT B FFE=1430.0 (6)
UNIT A FFE=1429.33 (5)
UNIT C FFE=1430.00 (4)
UNIT B FFE=1428.00 (3)
UNIT B FFE=1426.00 (2)
UNIT A FFE=1424.00 (1)

Berkley Court

Manchester Court

Westview Road

PLAN LOCATION

ASBUILT LOCATION

R=45'

R=30'

R=285'

R=75'

4"LAT.

6"LAT.

REVISED CONNECTION PROFILE STATIONING HAS NOT BEEN UPDATED.

SANITARY SEWER CLEANOUT (TYP)

6" DIP WATERLINE (TYP)

30.0'

DI-3B (L=4') RIM ELEV=1422.55 INVERT OUT=1418.7

12" RCP CLASS III @ 1.0%

SEE OTHER VIEW PORT (THIS PAGE) FOR OFF SITE STORMDRAIN LINE ALIGNMENT.

END OF STATE MAINT.

CONTRACTOR TO INSTALL NEW 6" GATE VALVE ON EXISTING LINE. COORDINATE WITH LOCAL WATER UTILITY

AREA OF PAVEMENT CUT AND PATCH SEE SHT 9 FOR REPLACEMENT DETAIL

CONCRETE ENCASEMENT

8" SDR-35 SEWERLINE (TYP)

OFFSET 2" WATERLINE FOR 2" BLOW OFF VALVE AT LOW POINT.

CONNECT WATERLINE TO EXISTING

CONTRACTOR TO FIND EX. 6" TEE & INSTALL PROP 6" TEE W/CAP & 6" GATE VALVE

EX. 6" WATERLINE

SEE CONNECTION DETAIL (AT LEFT)

RIM=1418.71

EXISTING MAHOLE AT PROPOSED TIE-IN

INV.10"OUT=1412.65

INV. PROP. 8"IN=1414.50

EX. SHELF=1413.73

INV. EX. 10"IN=1413.07

CONNECTION DETAIL

NOT TO SCALE

30 0 30 60 90

Scale 1" = 30'

COMMONWEALTH OF VIRGINIA
JASON SCOTT CALDWELL
Lic. No.002744
12/05/2012
LAND SURVEYOR

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

SEWER AS-BUILT

Drawn	MSMJ/RHW
Designed	MSMJ/RHW
Checked	RHW/HTB
Approved	HTB

BERKLEY COMMONS
BOTETOURT COUNTY, VIRGINIA

UTILITY & DIMENSIONAL PLAN

SCALE: 1"=30'

MAY 2003

PROJECT: 00023