











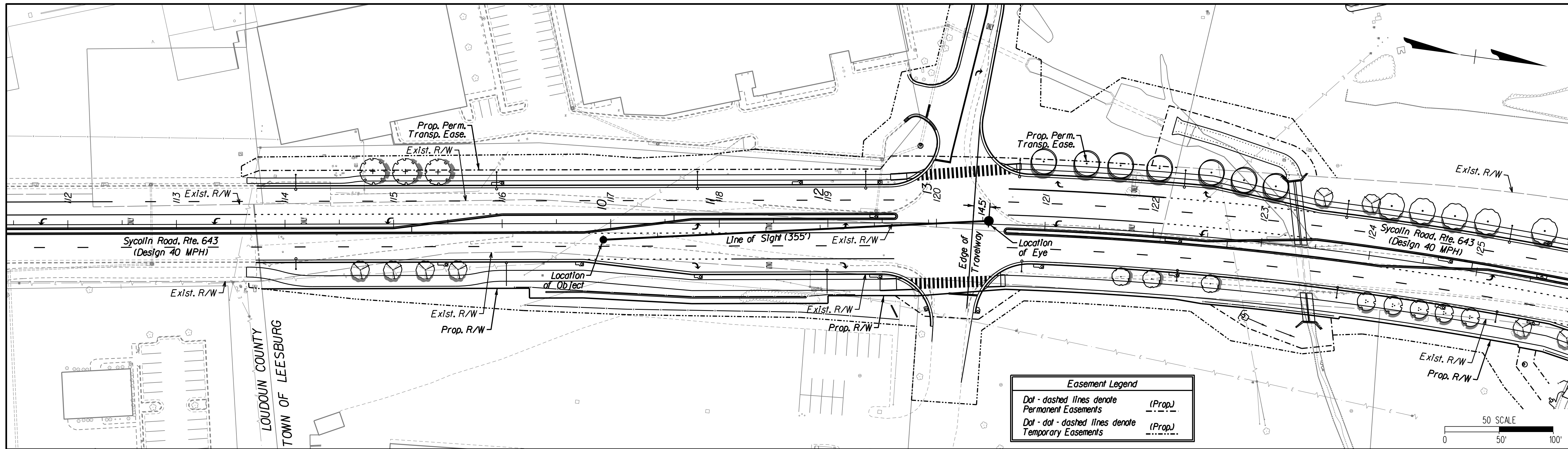




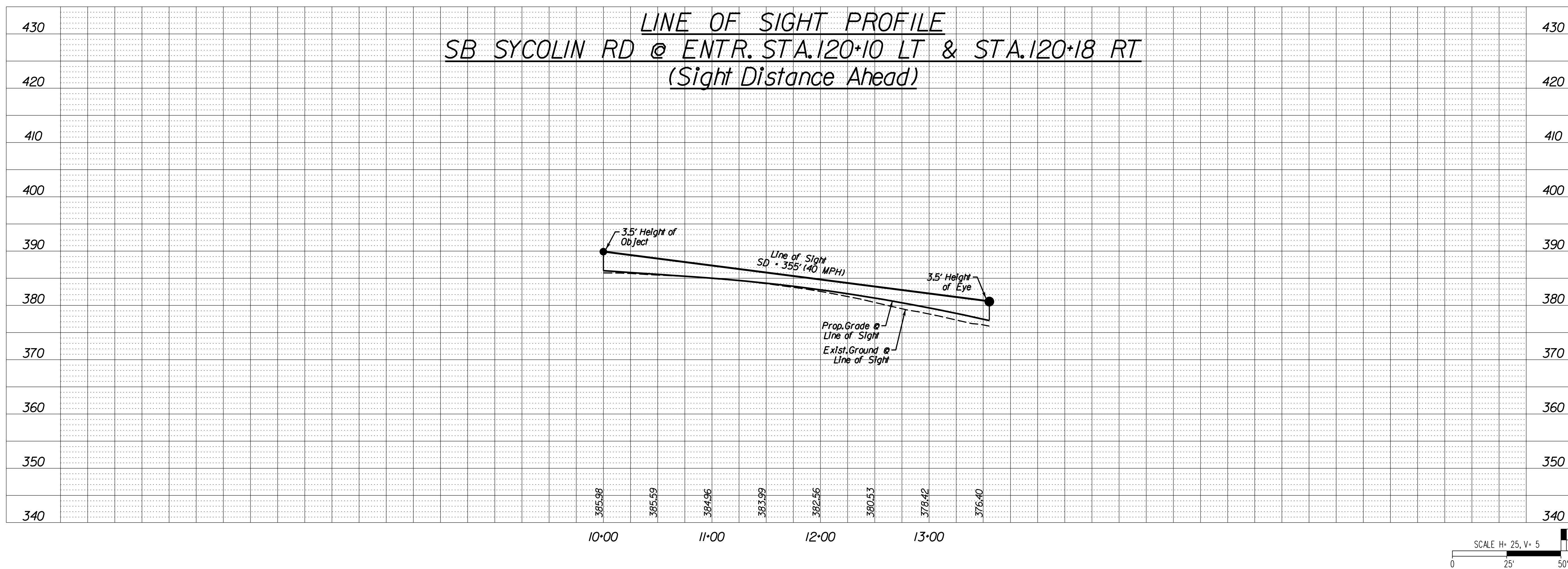
PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY AccuMark, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY Mark A. Gunn, P.E., (703) 368-7373  
 DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



**LINE OF SIGHT PROFILE**  
 SB SYCOLIN RD @ ENTR. STA. 120+10 LT & STA. 120+18 RT  
 (Sight Distance Ahead)



SCALE H= 25, V= 5  
 0 25 50'

**Design Associates, P.C.**  
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 10000 Westchase Drive, Suite 200, Houston, TX 77036  
 10000 Westchase Drive, Suite 200, Houston, TX 77036  
 10000 Westchase Drive, Suite 200, Houston, TX 77036  
 10000 Westchase Drive, Suite 200, Houston, TX 77036

ENGINEER:  
**Rinker Design Associates, P.C.**  
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 10000 Westchase Drive, Suite 200, Houston, TX 77036  
 Telephone: (703) 368-7373 Fax: (703) 368-7373  
 www.rinker.com  
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PROJECT MANAGER: **MARK A. GUNN, P.E.**

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

INTERSECTION SIGHT DISTANCE DETAILS

Loudoun County, Virginia

Town of Leesburg  
 SUBMISSION DATE: 02/21/2018

MARK A. GUNN  
 Lic. No. 038323  
 PROFESSIONAL ENGINEER

Mark A Gunn  
 2018.02.22 18:47:02 -05'00'

PLAN  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

Sheet  
 19(5) of 20

100% PLANS

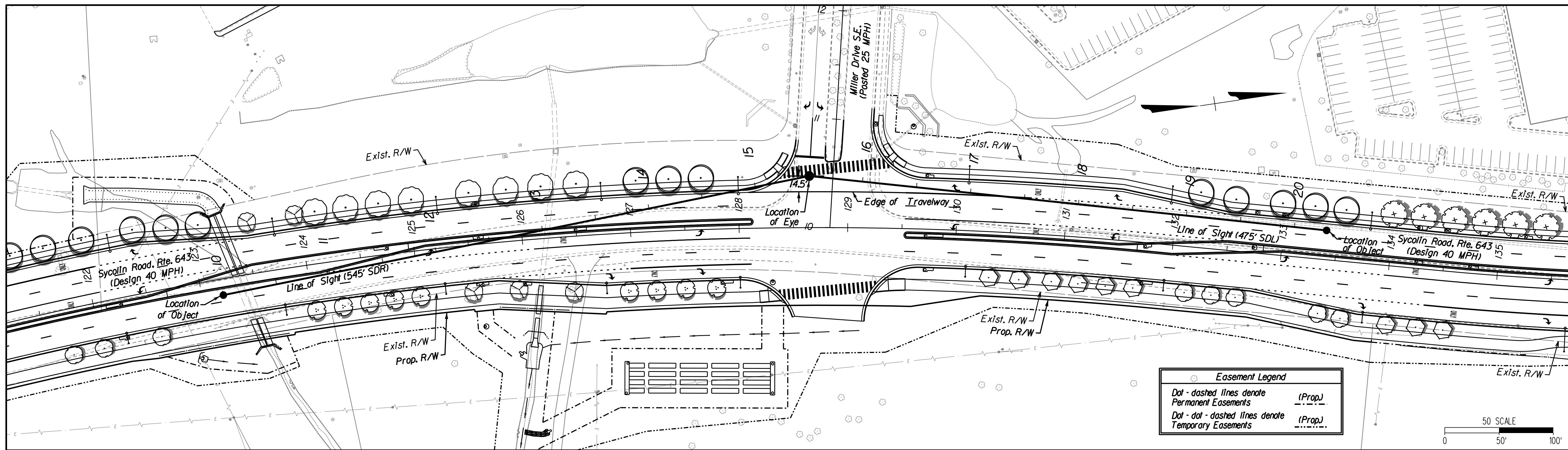




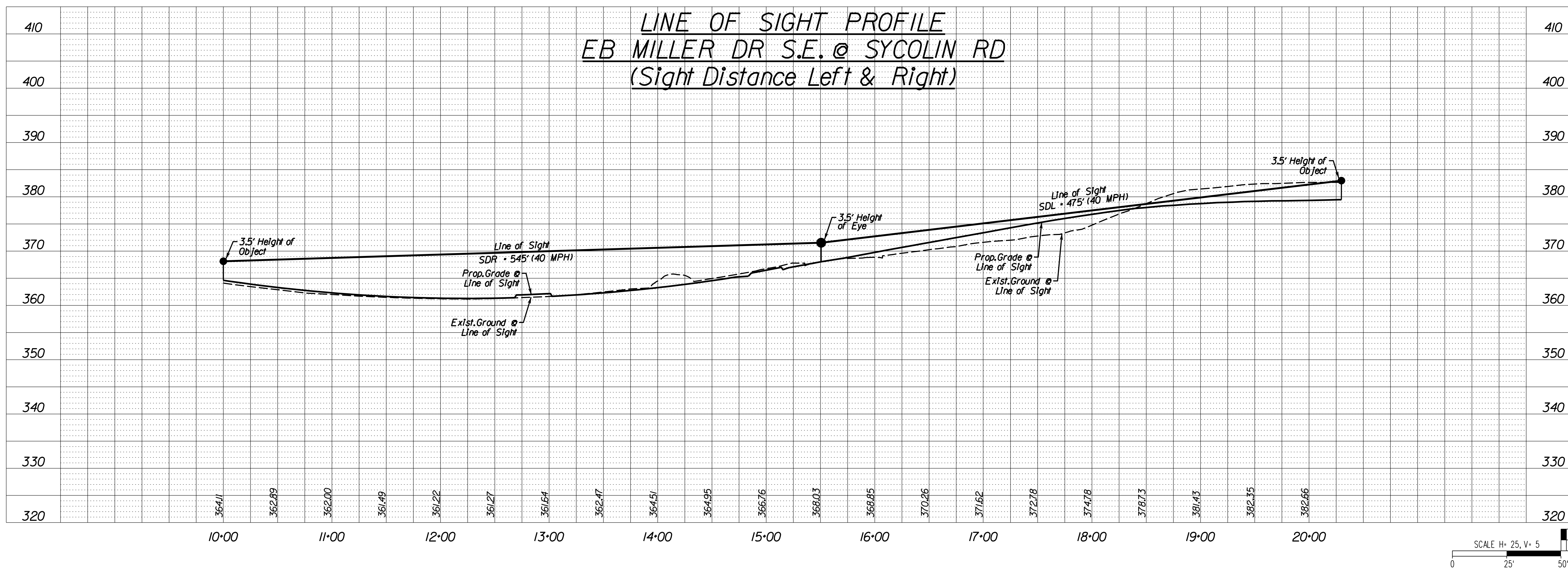
PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
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DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

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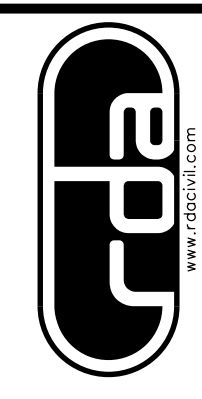
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100% PLANS

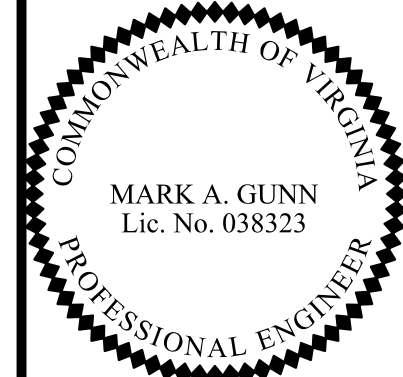
Design Associates, P.C.  
Civil Engineering - Surveying - Land Planning  
Transportation - Environmental  
Right of Way Services

ENGINEER:  
Rinker Design Associates, P.C.  
Engineering - Surveying - Land Planning - Transportation - Environmental Services  
10400 Discovery Blvd., Suite 200, Manassas Virginia 20108 on the web @ www.rinker.com  
Telephone: (703) 368-7373 Fax: (703) 368-5443  
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PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
INTERSECTION SIGHT DISTANCE DETAILS  
Loudoun County, Virginia  
Town of Leesburg  
SUBMISSION DATE: 02/21/2018



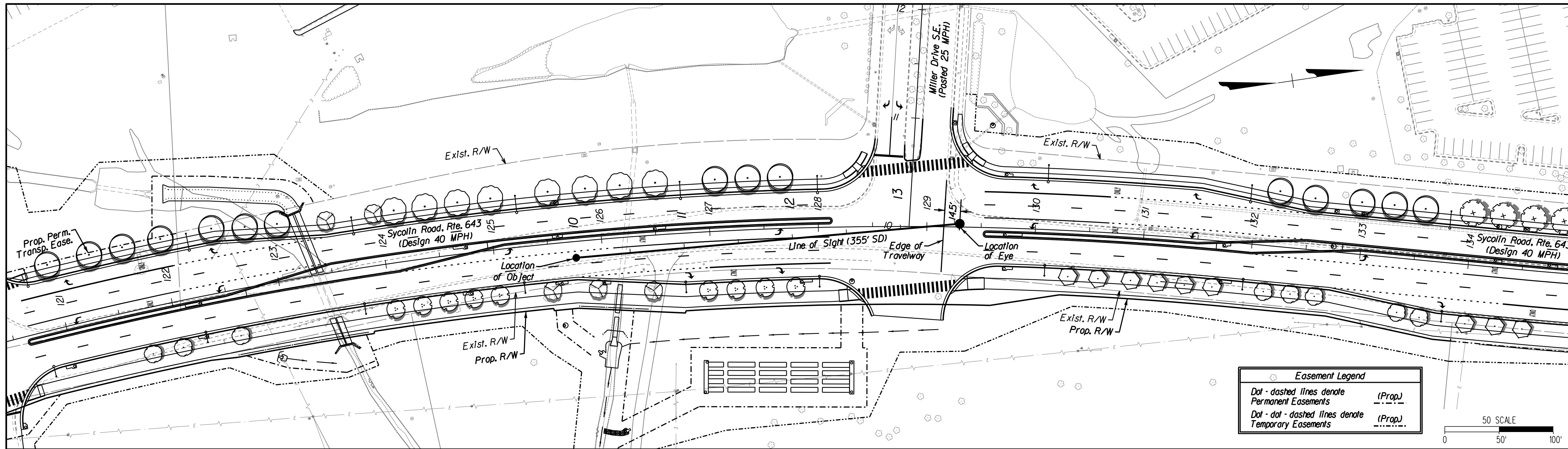
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PLAN  
C.I.P. NUMBER: TICI-2016-0002  
VDOT PROJ. NO. U000-253-312  
TOWN NUMBER: TBD  
Sheet  
19(7) of 20

PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
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# INTERSECTION SIGHT DISTANCE DETAILS

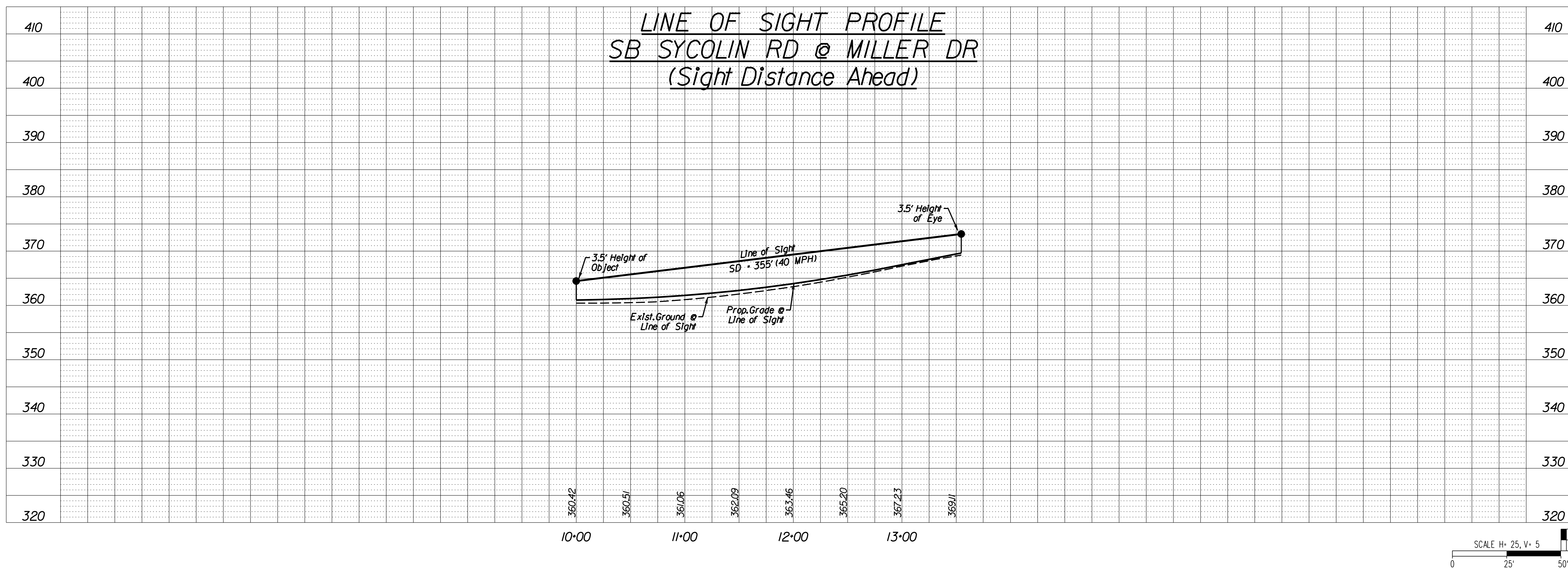
THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



**Easement Legend**

- Dot - dashed lines denote Permanent Easements
- Dot - dot - dashed lines denote Temporary Easements
- (Prop.)
- (Prop.)

## LINE OF SIGHT PROFILE SB SYCOLIN RD @ MILLER DR (Sight Distance Ahead)



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 10000 Westpark Drive, Suite 1000, Houston, Texas 77036  
 Telephone: (713) 255-5443 Fax: (713) 255-5443  
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PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**  
 INTERSECTION SIGHT DISTANCE DETAILS  
 Loudoun County, Virginia  
 Town of Leesburg  
 SUBMISSION DATE: 02/21/2018  
 PROJECT MANAGER: MARK A. GUNN, P.E.

COMMONWEALTH OF VIRGINIA  
 MARK A. GUNN  
 Lic. No. 038323  
 PROFESSIONAL ENGINEER

Mark A Gunn  
 2018.02.22 18:47:45 -05'00'

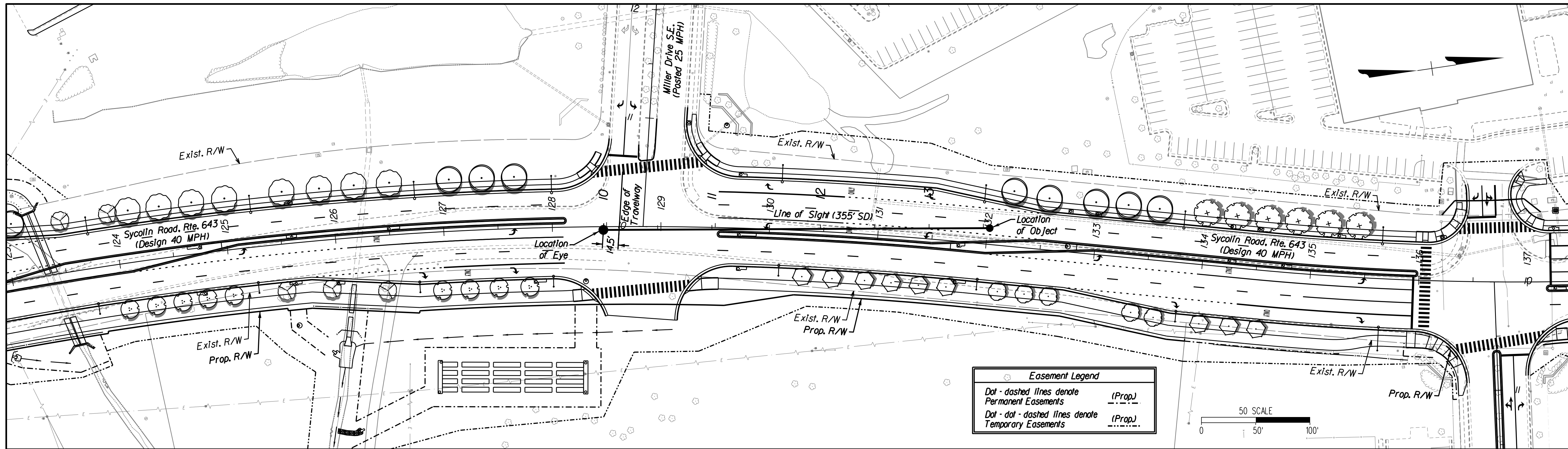
PLAN  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**  
 TOWN NUMBER: TBD

Sheet  
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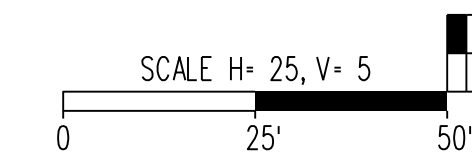
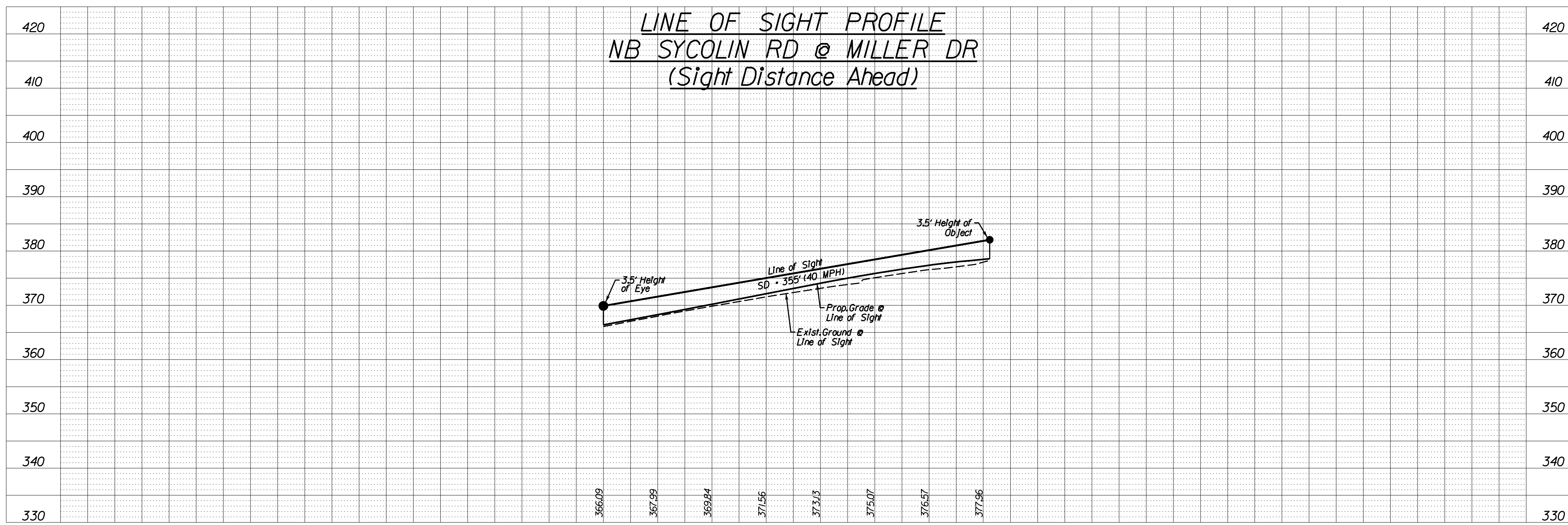
PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
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DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



## LINE OF SIGHT PROFILE NB SYCOLIN RD @ MILLER DR (Sight Distance Ahead)

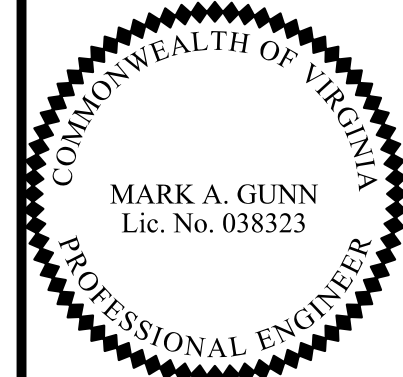


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Transportation - Environmental  
Right of Way Services

ENGINEER:  
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10400 University Blvd., Suite 200, Manassas, Virginia 20108  
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PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
INTERSECTION SIGHT DISTANCE DETAILS  
Loudoun County, Virginia  
Town of Leesburg  
SUBMISSION DATE: 02/21/2018



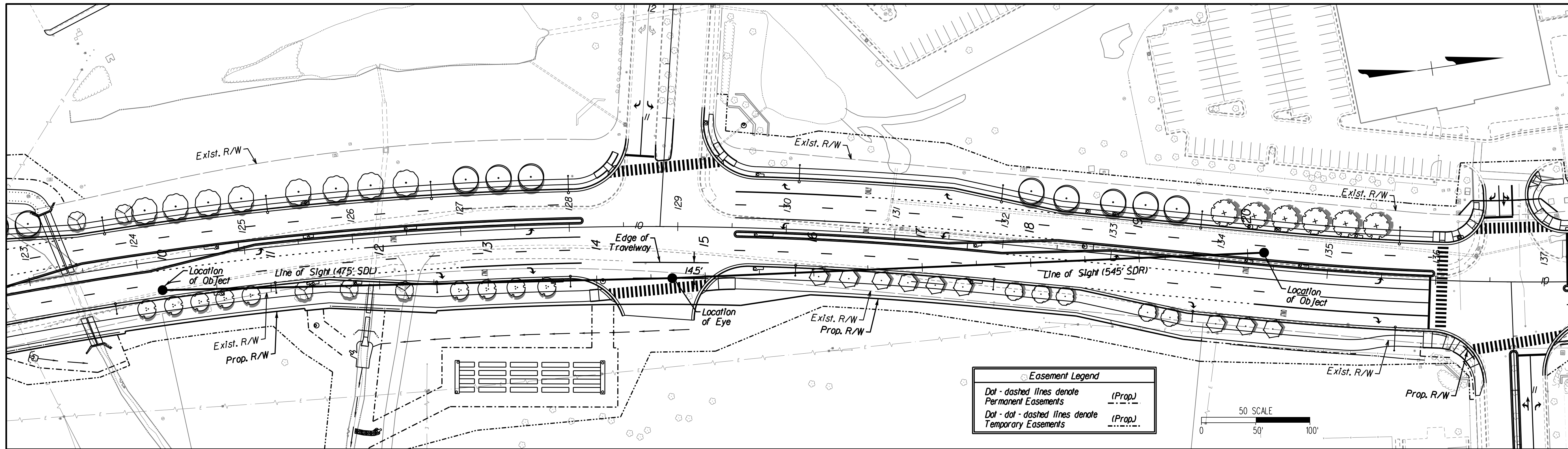
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VDOT PROJ. NO. U000-253-312  
TOWN NUMBER: TBD

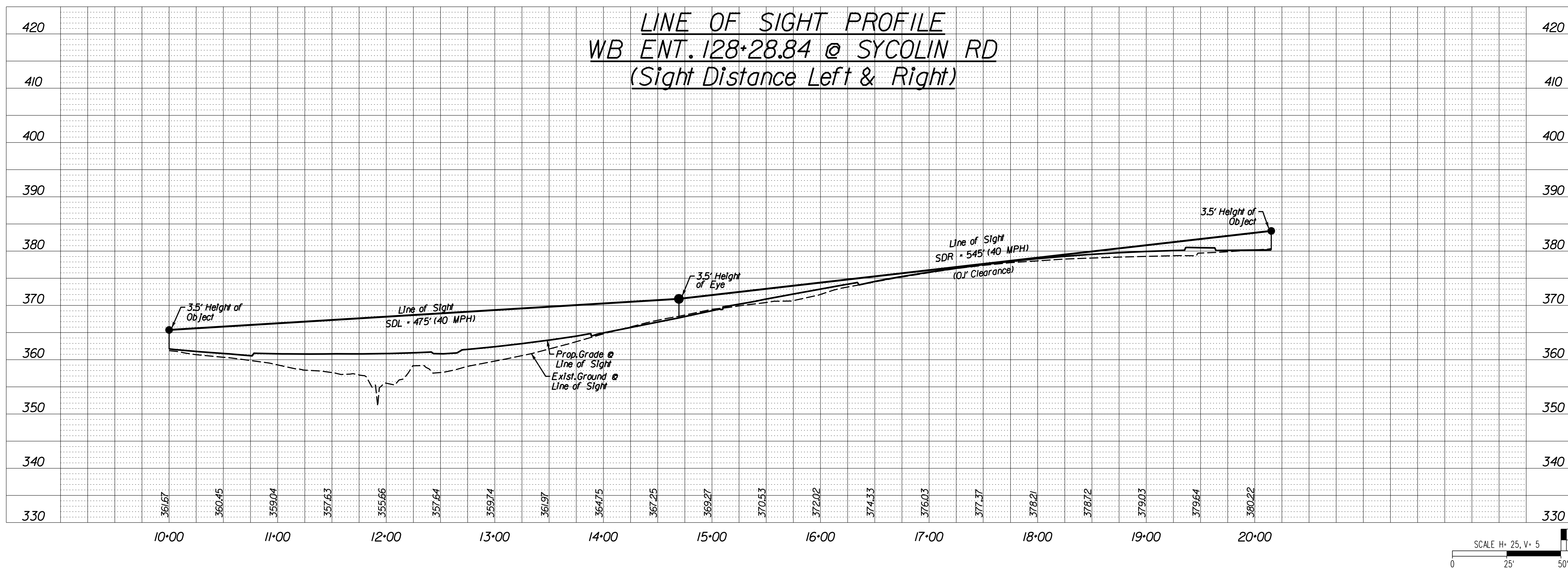
PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
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DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



LINE OF SIGHT PROFILE  
WB ENT. 128+28.84 @ SYCOLIN RD  
(Sight Distance Left & Right)



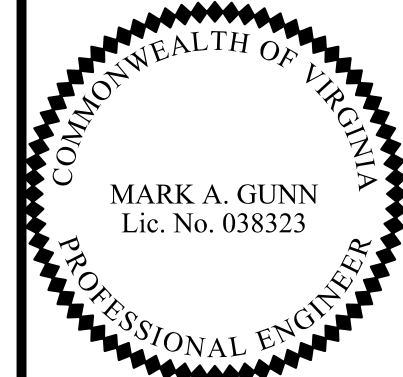
SCALE H= 25, V= 5  
0 25 50'

100% PLANS

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Civil Engineering - Surveying - Land Planning  
Transportation - Environmental  
Right of Way Services

ENGINEER:  
Rinker Design Associates, P.C.  
Engineering - Surveying - Land Planning - Transportation - Environmental Services  
10400 University Blvd., Suite 200, Manassas, Virginia 20108  
Telephone: (703) 368-7373 Fax: (703) 368-7373  
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PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
INTERSECTION SIGHT DISTANCE DETAILS  
Loudoun County, Virginia  
Town of Leesburg  
SUBMISSION DATE: 02/21/2018



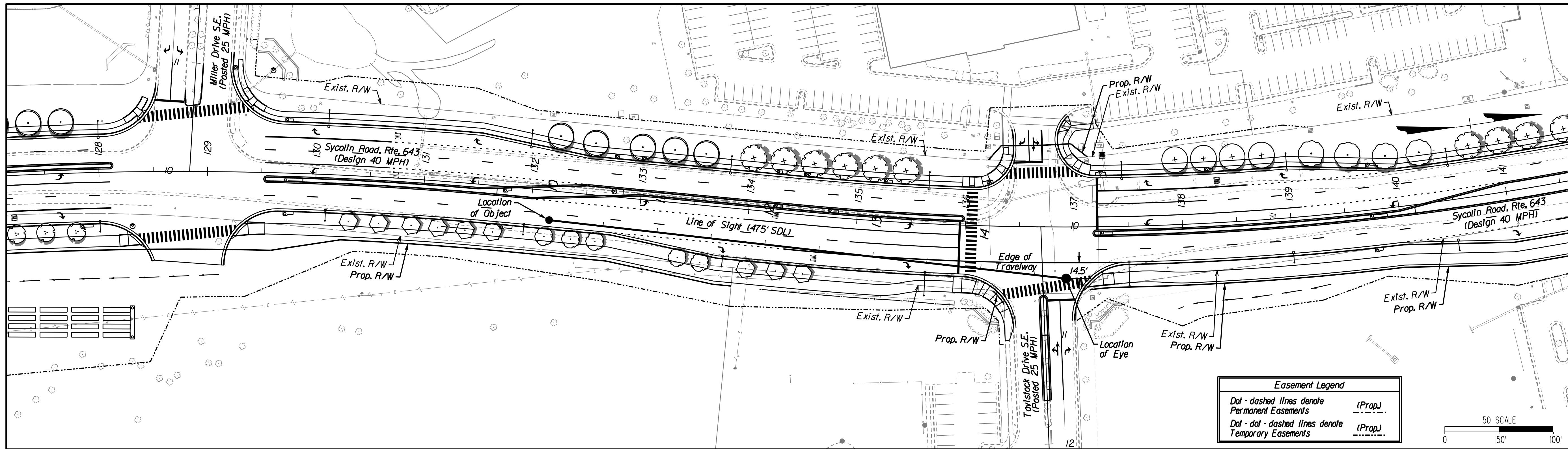
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PLAN  
C.I.P. NUMBER: TICI-2016-0002  
VDOT PROJ. NO. U000-253-312  
TOWN NUMBER: TBD

PROJECT MANAGER: Anne Gelaer, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
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 DESIGNED BY: Sohaib Qadir, P.E., (703) 368-7373

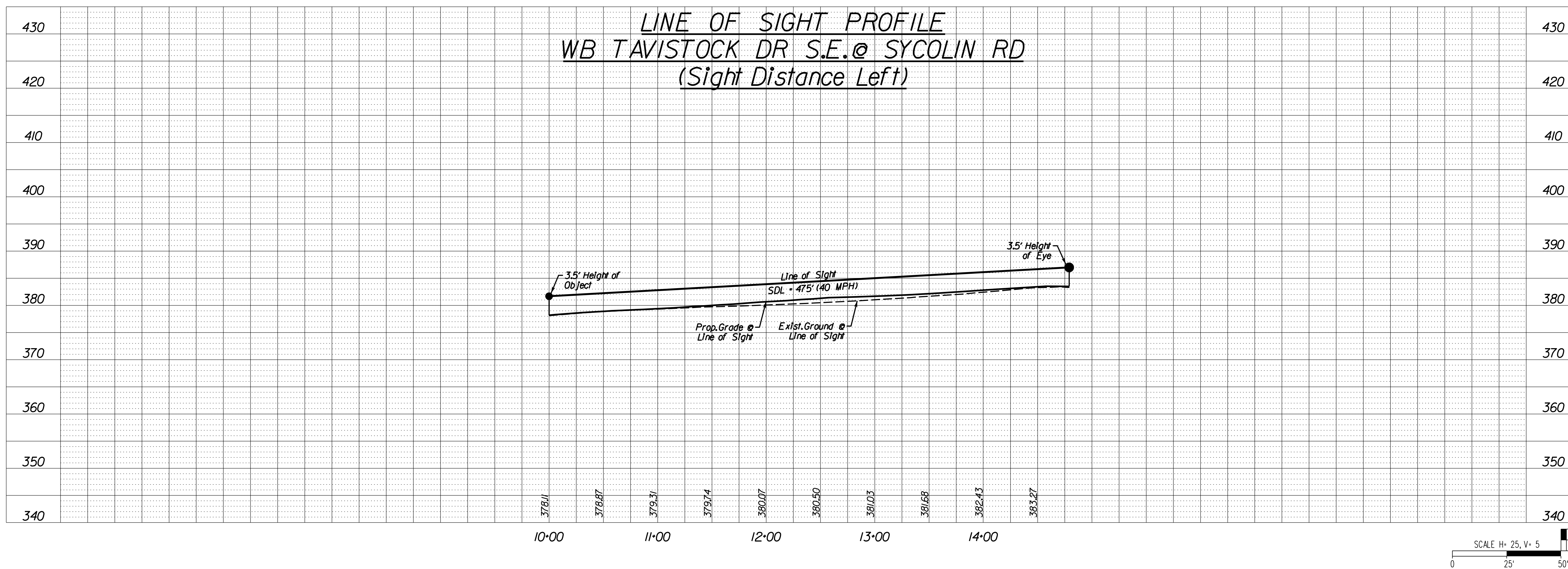
# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



Easement Legend	
Dot - dashed lines denote	(Prop.)
Permanent Easements	(Prop.)
Dot - dot - dashed lines denote	(Prop.)
Temporary Easements	(Prop.)

## LINE OF SIGHT PROFILE WB TAVISTOCK DR S.E. @ SYCOLIN RD (Sight Distance Left)



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 Website: www.rinker.com

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

PROJECT MANAGER: MARK A. GUNN, P.E.

ENGINEER: Rinker Design Associates, P.C.  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 10000 Lakeside Blvd., Suite 200, Leesburg, VA 20155  
 Phone: (703) 368-7373 Fax: (703) 368-7373  
 Website: www.rinker.com

Town of Leesburg  
 SUBMISSION DATE: 02/21/2018

INTERSECTION SIGHT DISTANCE DETAILS

Loudoun County, Virginia

MARK A. GUNN  
Lic. No. 038323  
PROFESSIONAL ENGINEER

PLAN C.I.P. NUMBER: TLCl-2016-0002  
VDOT PROJ. NO. U000-253-312

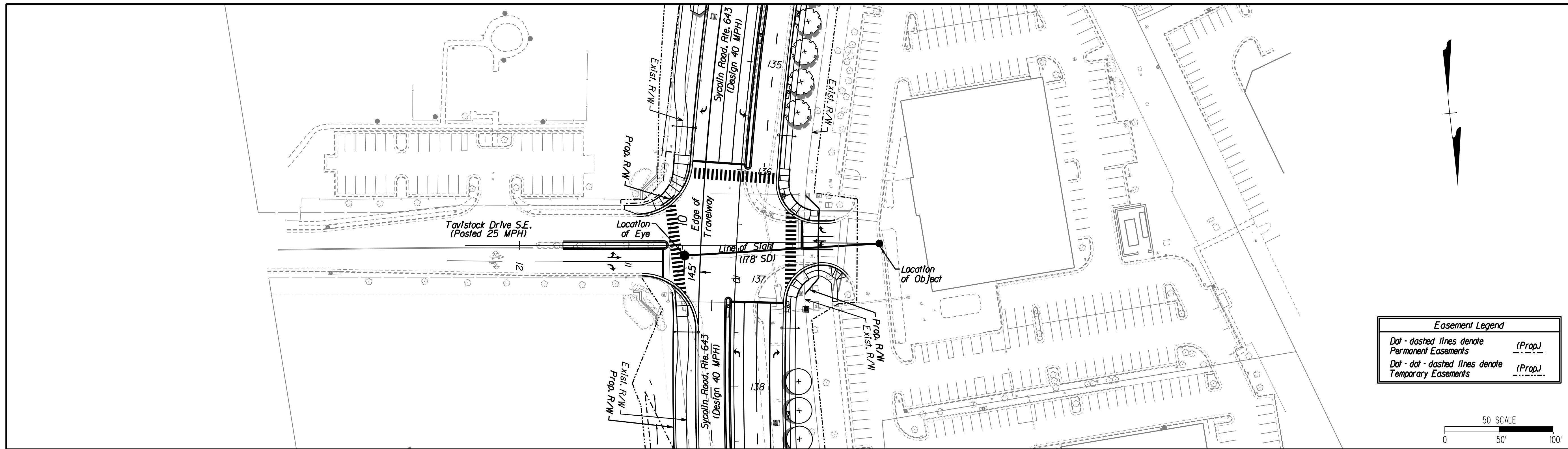
TOWN NUMBER: TBD

Sheet 19(11) of 20

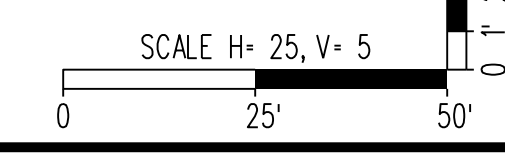
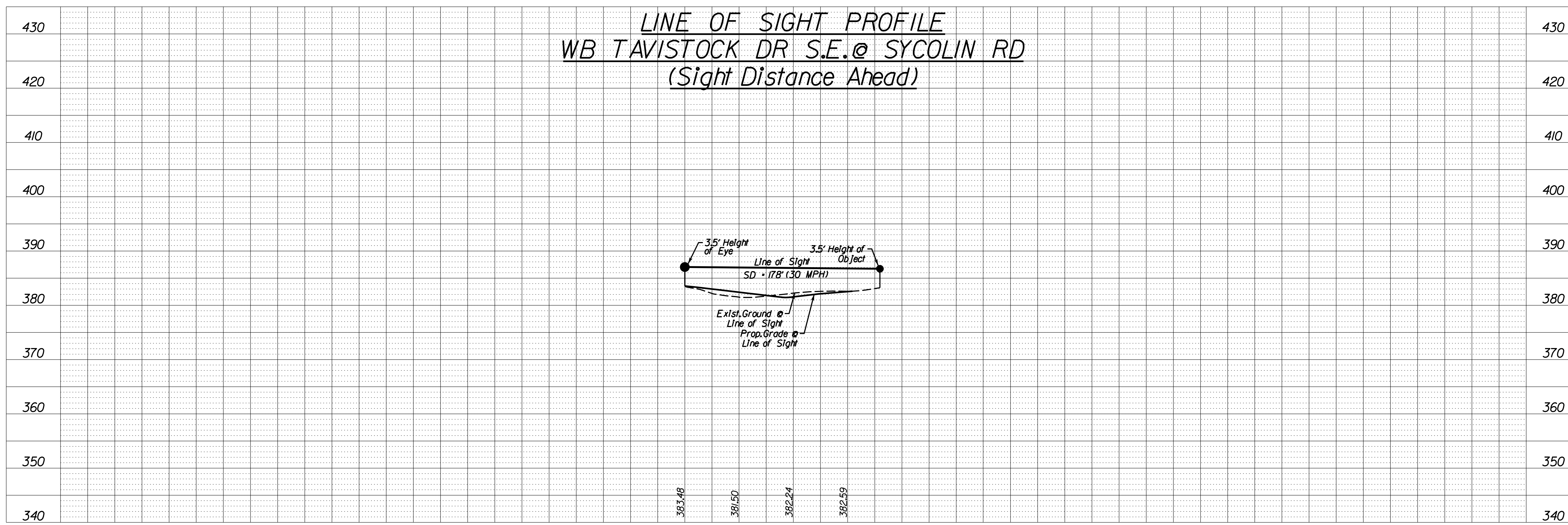
PROJECT MANAGER: Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)  
DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373  
DESIGNED BY: Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



Easement Legend	
Dot - dashed lines denote	(Prop.)
Permanent Easements	---
Dot - dot - dashed lines denote	(Prop.)
Temporary Easements	----



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 www.crdarinker.com

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 Telephone: (713) 255-5443  
 Fax: (713) 255-5443  
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PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
**FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**  
 INTERSECTION SIGHT DISTANCE DETAILS  
 Loudoun County, Virginia  
 Town of Leesburg  
 SUBMISSION DATE: 02/21/2018  
 PROJECT MANAGER: MARK A. GUNN, P.E.



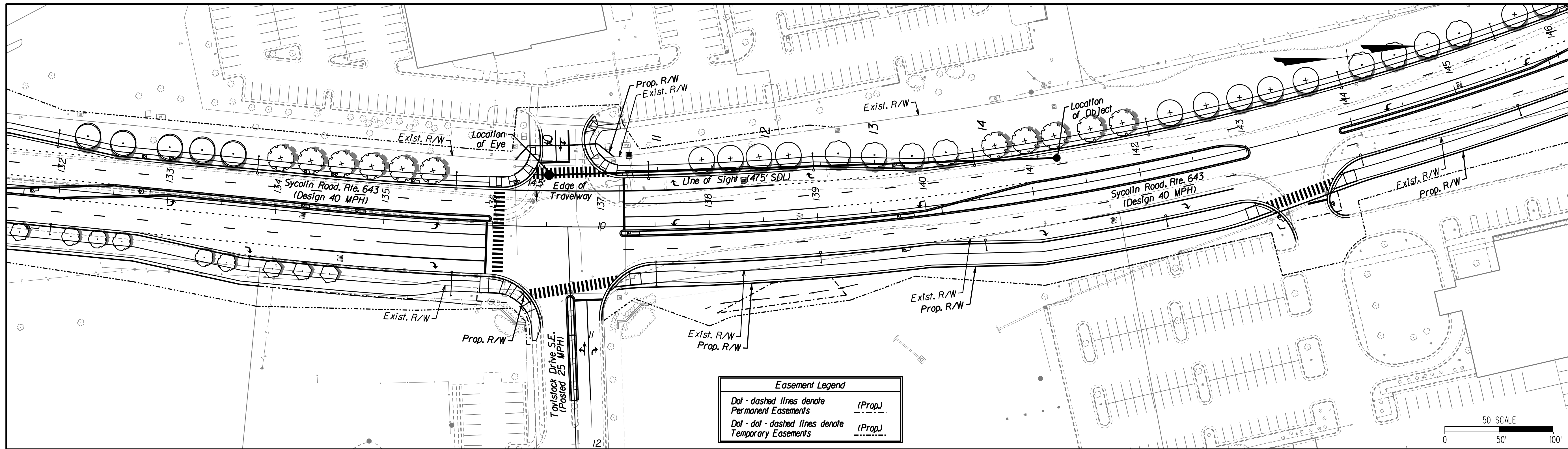
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PLAN  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**  
 TOWN NUMBER: TBD

PROJECT MANAGER: Anne Gelaer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
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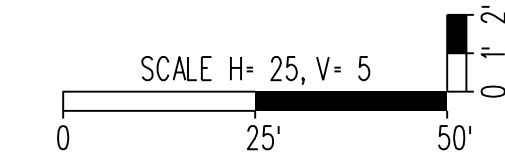
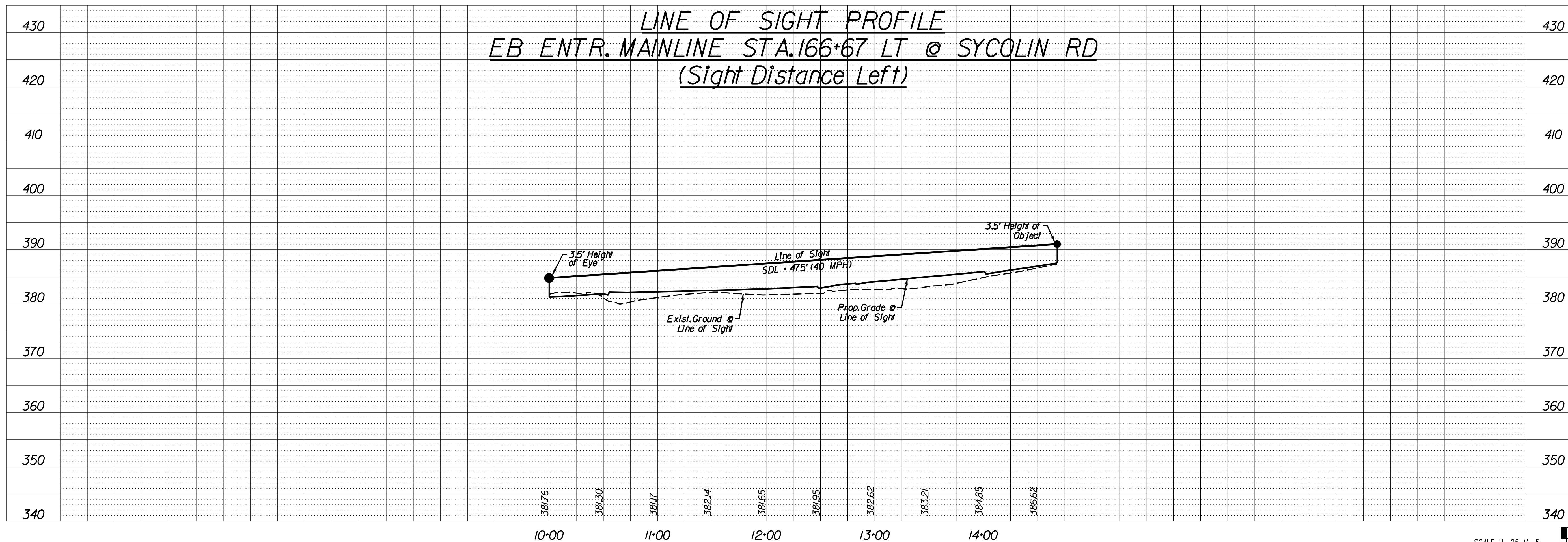
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Dot - dashed lines denote Permanent Easements	(Prop.)
Dot - dot - dashed lines denote Temporary Easements	(Prop.)

## LINE OF SIGHT PROFILE EB ENTR. MAINLINE STA. 166+67 LT @ SYCOLIN RD (Sight Distance Left)



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 Office Locations:  
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 Durham, NC  
 Greensboro, NC  
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 Civil Engineering - Environmental  
 Transportation - Right of Way Services

ENGINEER:  
**Rinker Design Associates, P.C.**  
Engineering - Surveying - Land Planning - Transportation - Environmental Services  
3348 Discovery Blvd., Suite 200, Manassas Virginia 20108 on the web @ www.rinker.com  
Telephone: (703) 368-7373 Fax: (703) 368-5443  
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PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

INTERSECTION SIGHT DISTANCE DETAILS

Town of Leesburg

Loudoun County, Virginia

SUBMISSION DATE: 02/21/2018

PLAN C.I.P. NUMBER: **TLCI-2016-0002**  
VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

Mark A Gunn  
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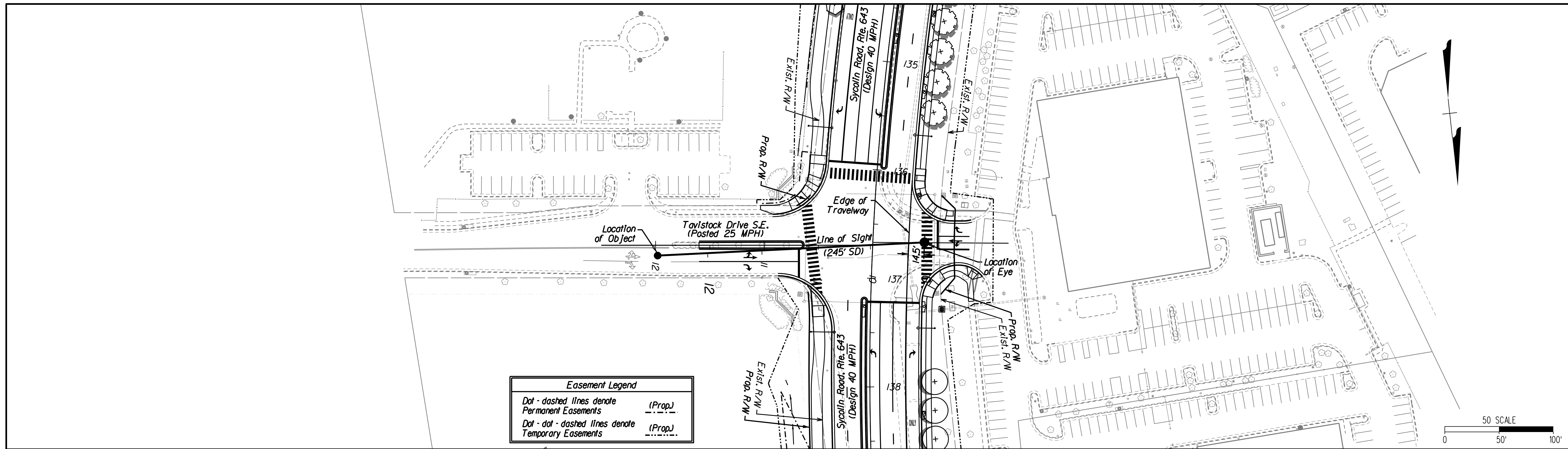
Sheet 19(13) of 20



PROJECT MANAGER *Anne Gelfer, (703) 771-2742 (Town of Leesburg)*  
 SURVEYED BY *Sidney Thomas, L.S., (703) 368-7373 (2015)*  
 SUBSURFACE UTILITY BY *Accumark, (800) 542-2990 (2015)*  
 DESIGN SUPERVISED BY *Mark A. Gunn, P.E., (703) 368-7373*  
 DESIGNED BY *Sabaib Qadir, P.E., (703) 368-7373*

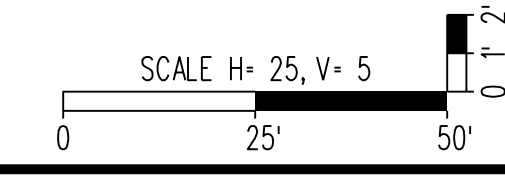
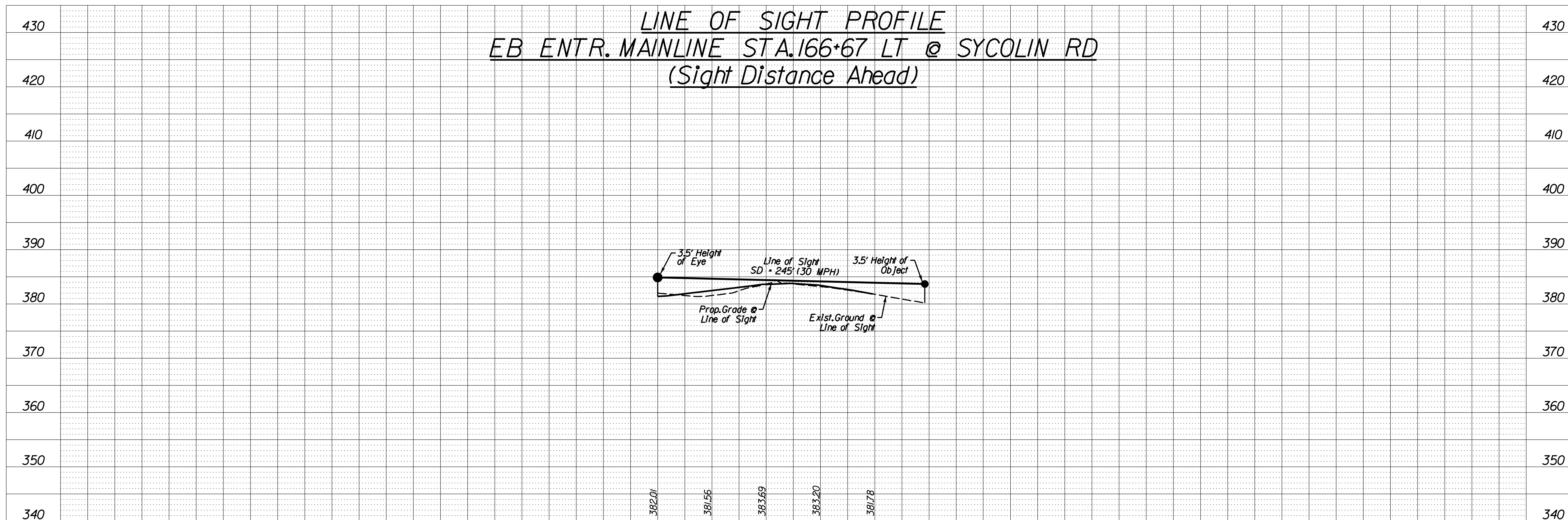
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Dot - dot - dashed lines denote Temporary Easements	(Prop.)

## LINE OF SIGHT PROFILE EB ENTR. MAINLINE STA. 166+67 LT @ SYCOLIN RD (Sight Distance Ahead)



100% PLANS

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 Office Locations: Leesburg, VA; Charlottesville, VA; Fairfax, VA; Herndon, VA; Reston, VA; Washington, DC  
 Services: Surveying, Land Planning, Civil Engineering, Transportation, Environmental, Right-of-Way Services

ENGINEER:  
**Rinker Design Associates, P.C.**  
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 3340 Discovery Blvd., Suite 200, Manassas Park, VA 20108 • www.rinker.com  
 Telephone: (703) 368-7373 Fax: (703) 368-5483  
 To Make Your Vision Reality

PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

INTERSECTION SIGHT DISTANCE DETAILS

Loudoun County, Virginia

Town of Leesburg

SUBMISSION DATE: 02/21/2018

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VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

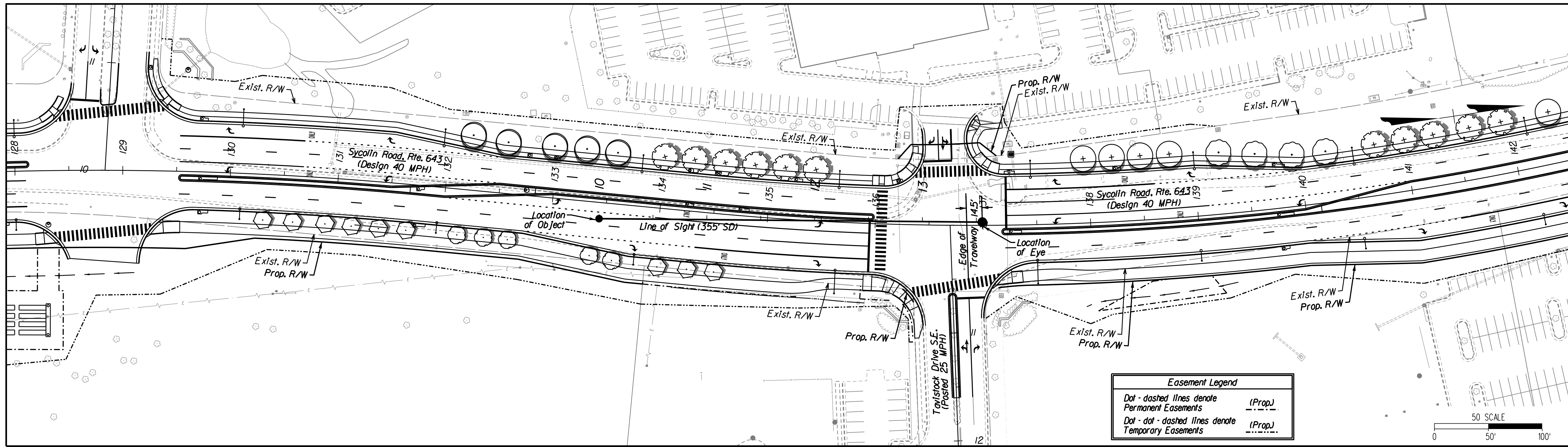
Mark A Gunn  
2018.02.22 18:49:13 -05'00'

Sheet  
19(14) of 20

PROJECT MANAGER Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
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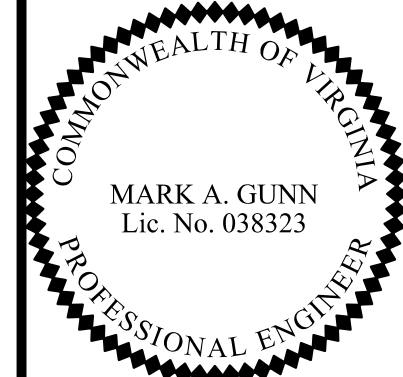
THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



Office Locations  
Design Associates, P.C.  
Rinker Design Associates, P.C.

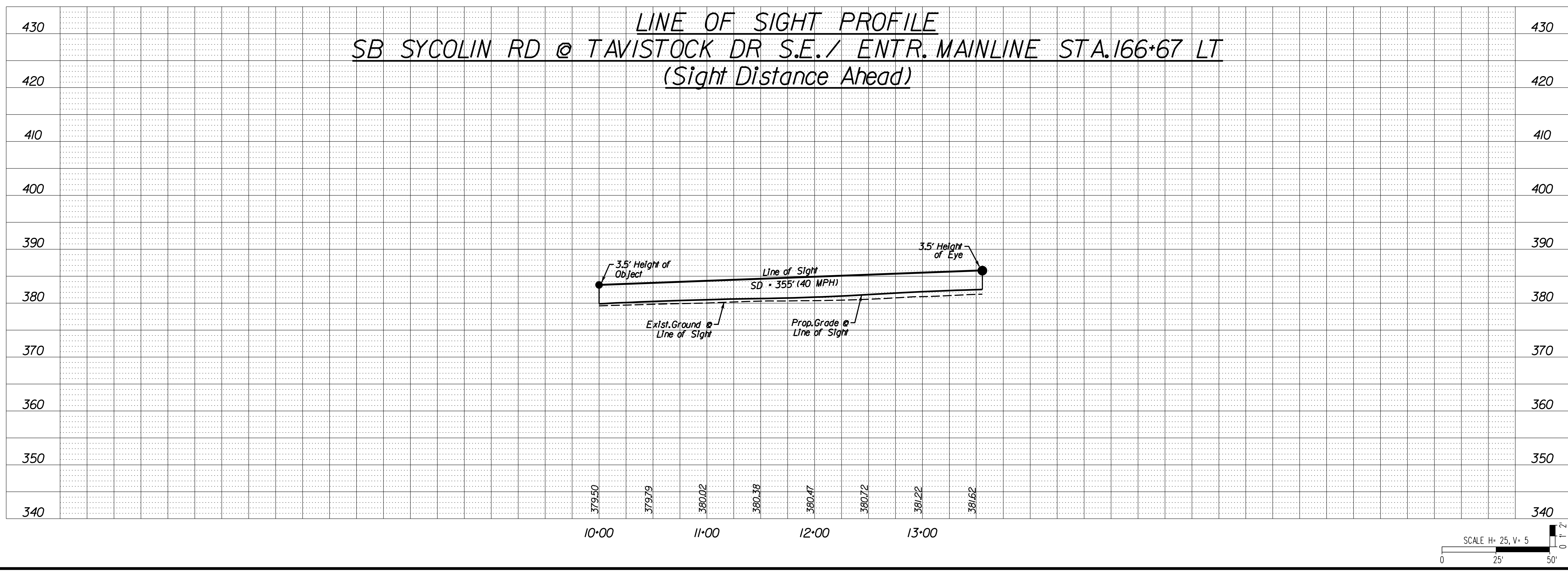
ENGINEER:  
Rinker Design Associates, P.C.  
PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
INTERSECTION SIGHT DISTANCE DETAILS  
Loudoun County, Virginia  
Town of Leesburg  
SUBMISSION DATE: 02/21/2018



Mark A Gunn  
2018.02.22 18:49:27 -05'00'

PLAN  
C.I.P. NUMBER: TICI-2016-0002  
VDOT PROJ. NO. U000-253-312  
TOWN NUMBER: TBD  
Sheet  
19(15) of 20

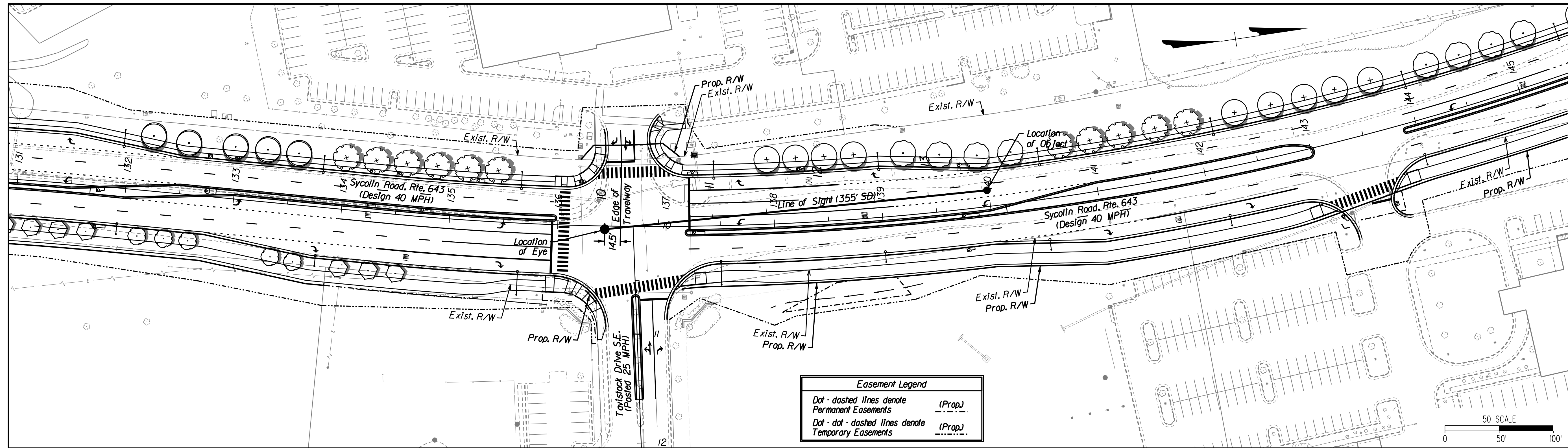


100% PLANS

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DESIGN SUPERVISED BY Mark A. Gunn, P.E., (703) 368-7373  
DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

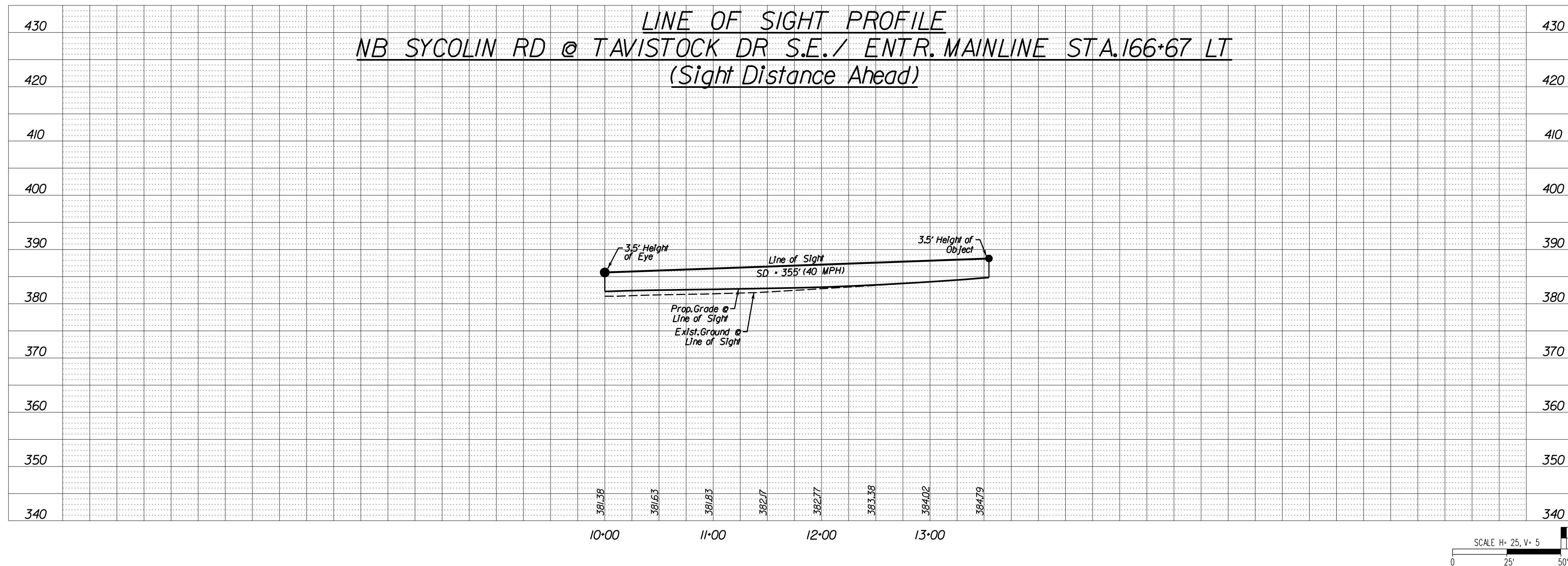
# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



## LINE OF SIGHT PROFILE

NB SYCOLIN RD @ TAVISTOCK DR S.E. / ENTR. MAINLINE STA. 166+67 LT  
(Sight Distance Ahead)



100% PLANS

Office Locations  
Design Associates, P.C.  
Civil Engineering - Surveying - Land Planning  
Environmental - Transportation - Right of Way Services

ENGINEER:  
Rinker Design Associates, P.C.  
Engineering - Surveying - Land Planning - Transportation - Environmental Services  
1048 Discovery Blvd., Suite 200, Manassas, Virginia 20108 on the web @ www.rinker.com  
Telephone: (703) 368-7373 Fax: (703) 368-7343  
To Make Your Vision Reality



PROJECT MANAGER: MARK A. GUNN, P.E.

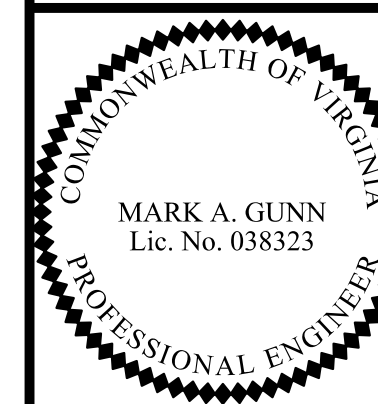
PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV  
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

INTERSECTION SIGHT DISTANCE DETAILS

Loudoun County, Virginia

Town of Leesburg

SUBMISSION DATE: 02/21/2018



Mark A Gunn  
2018.02.22 18:49:41 -05'00'

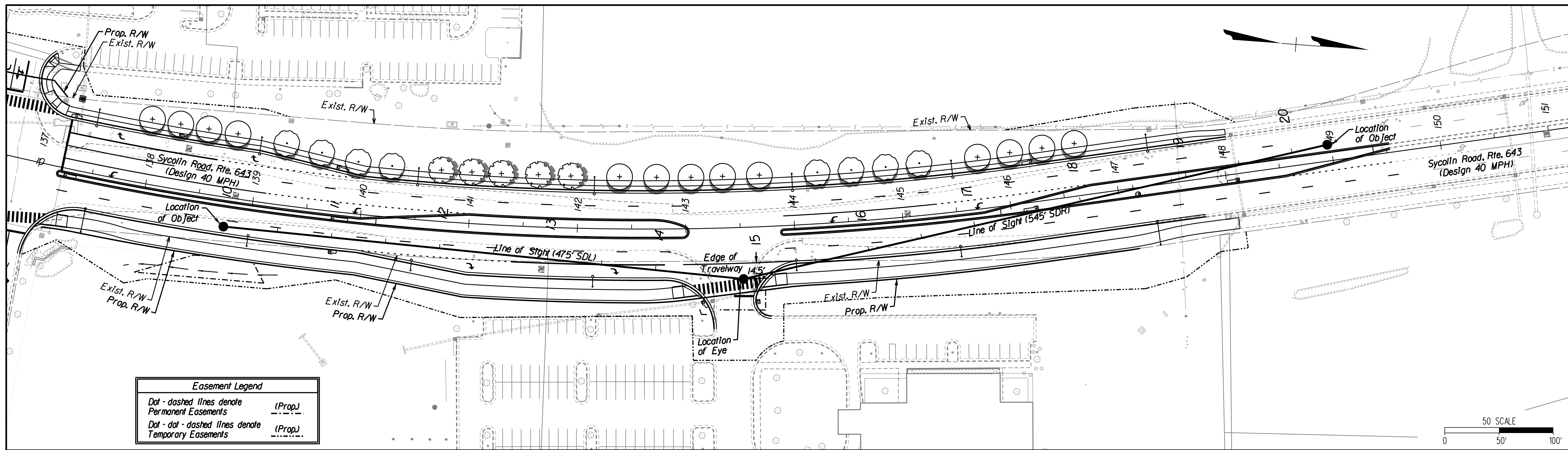
PLAN  
C.I.P. NUMBER: TLCl-2016-0002  
VDOT PROJ. NO. U000-253-312

TOWN NUMBER: TBD

PROJECT MANAGER Anne Gelaer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
SUBSURFACE UTILITY BY AccuMark, (800) 542-2990 (2015)  
DESIGN SUPERVISED BY Mark A. Gunn, P.E., (703) 368-7373  
DESIGNED BY Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY



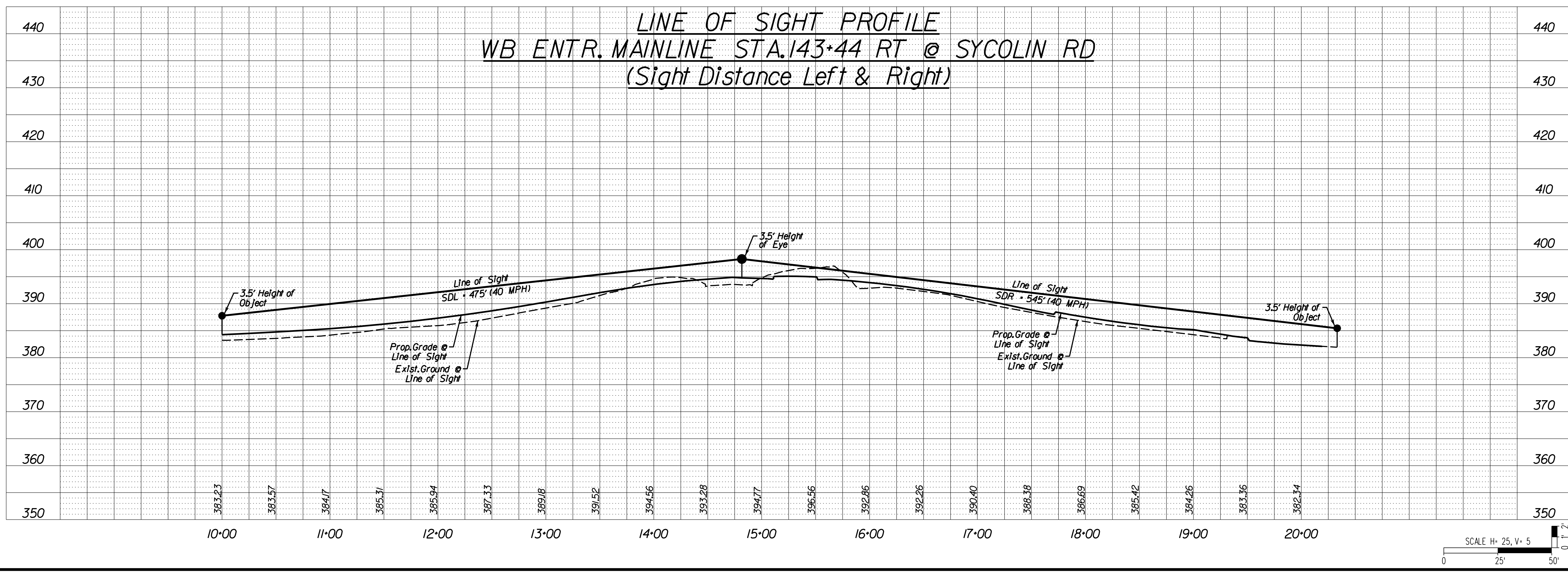
Design Associates, P.C.  
Civil Engineering - Surveying - Land Planning  
Transportation - Environmental  
Right of Way Services

Office Locations  
10000 Woodloch Forest Blvd., Suite 200, Leesburg, VA 20176  
10000 Woodloch Forest Blvd., Suite 200, Leesburg, VA 20176  
10000 Woodloch Forest Blvd., Suite 200, Leesburg, VA 20176

ENGINEER: Rinker Design Associates, P.C.  
Engineering - Surveying - Land Planning - Transportation - Environmental Services  
10000 Woodloch Forest Blvd., Suite 200, Leesburg, VA 20176  
Tel: (703) 368-7373 Fax: (703) 368-7373  
www.rinker.com

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
INTERSECTION SIGHT DISTANCE DETAILS  
Loudoun County, Virginia  
Town of Leesburg  
SUBMISSION DATE: 02/21/2018  
PROJECT MANAGER: MARK A. GUNN, P.E.

## LINE OF SIGHT PROFILE WB ENTR. MAINLINE STA. 143+44 RT @ SYCOLIN RD (Sight Distance Left & Right)



COMMONWEALTH OF VIRGINIA  
MARK A. GUNN  
Lic. No. 038323  
PROFESSIONAL ENGINEER

Mark A Gunn  
2018.02.22 18:49:55 -05'00

PLAN  
C.I.P. NUMBER: TLCI-2016-0002  
VDOT PROJ. NO. U000-253-312  
TOWN NUMBER: TBD  
Sheet  
19(17) of 20

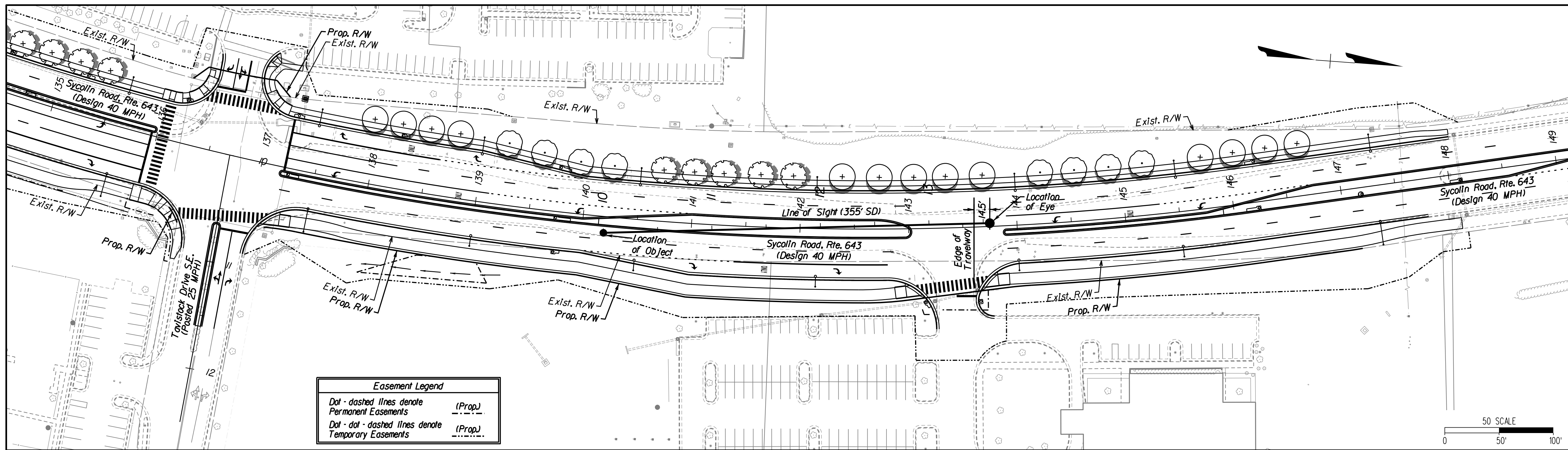
100% PLANS

2/21/2018

PROJECT MANAGER: Anne Gelfer, (703) 771-2742 (Town of Leesburg)  
SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
SUBSURFACE UTILITY BY: Accumark, (800) 542-2990 (2015)  
DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373  
DESIGNED BY: Sohaib Qadir, P.E., (703) 368-7373

# INTERSECTION SIGHT DISTANCE DETAILS

THIS SHEET IS FOR SIGHT DISTANCE INFORMATION ONLY

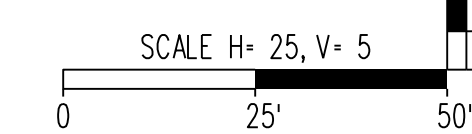
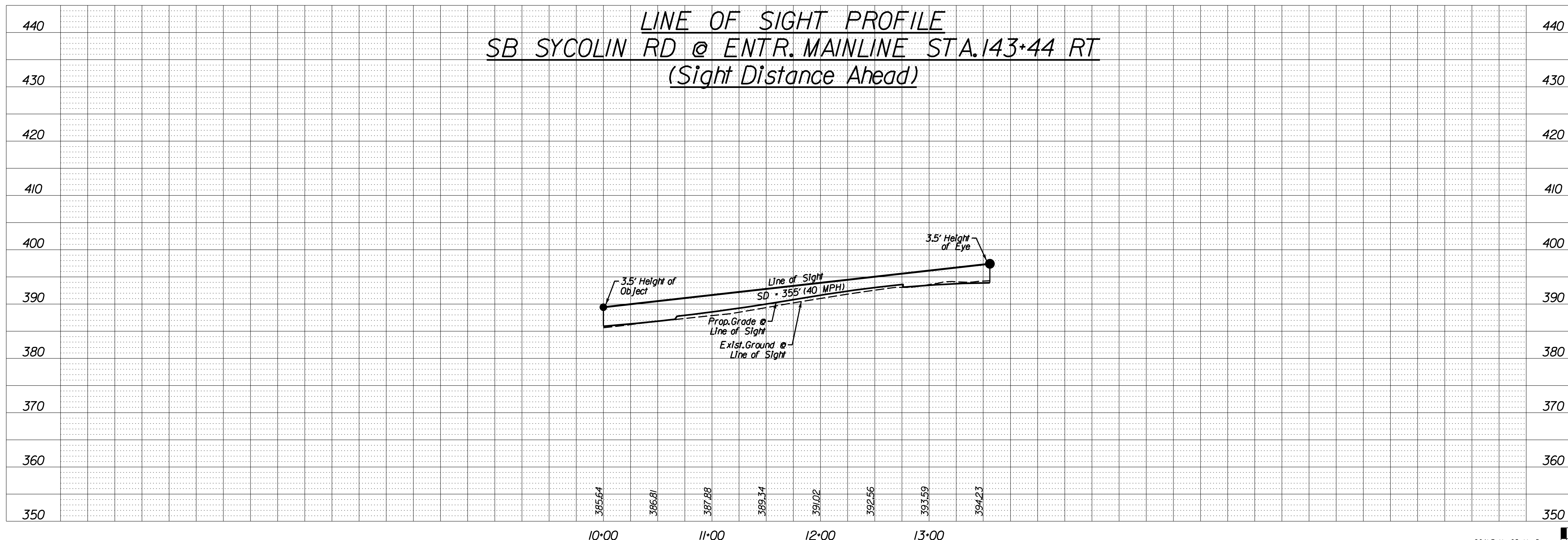


Easement Legend	
Dot-dashed lines denote	(Prop.)
Permanent Easements	
Dot-dot-dashed lines denote	(Prop.)
Temporary Easements	

## LINE OF SIGHT PROFILE

### SB SYCOLIN RD @ ENTR. MAINLINE STA. 143+44 RT

(Sight Distance Ahead)



100% PLANS

PROJECT MANAGER *Anne Geisler, (703) 771-2742 (Town of Leesburg)*  
 SURVEYED BY *Sidney Thomas, L.S., (703) 368-7373 (2015)*  
 SUBSURFACE UTILITY BY *Accumark, (800) 542-2990 (2015)*  
 DESIGN SUPERVISED BY *Mark A. Gunn, P.E., (703) 368-7373*  
 DESIGNED BY *Sahab Qadiri, P.E., (703) 368-7373*

# WATERLINE & SANITARY SEWER GENERAL NOTES

## WATERLINE GENERAL NOTES

1. ALL INSTALLATION SHALL BE MADE IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, TOWN OF LEESBURG DCSM, AND IN ACCORDANCE WITH ANY SPECIAL SUPPLEMENTARY INSTRUCTIONS ISSUED BY THE MANUFACTURERS OF THE PIPE OR OTHER EQUIPMENT BEING INSTALLED.
2. ALL CONCRETE SHALL BE CLASS A3, IF CAST-IN-PLACE, AND CLASS A4 IF PRECAST.
3. THE EXISTING UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION WELL IN ADVANCE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AND AT NO EXPENSE TO THE TOWN OF LEESBURG. ANY DAMAGES OR INTERRUPTION OF SERVICE SHALL BE REPORTED IMMEDIATELY TO THE TOWN OF LEESBURG, DEPARTMENT OF UTILITIES, MR. AREF ETEMADI AT (703) 771-2754.
5. PLAN LOCATION AND DIMENSIONS SHALL BE ADHERED TO.
6. ALL PIPE ELEVATIONS SHOWN ARE INVERT UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL CONTACT THE TOWN OF LEESBURG WATER AND SEWER SUPERINTENDENT (703) 737-7595 AT LEAST FIVE (5) WORKING DAYS PRIOR TO COMMENCING UTILITY RELOCATION WORK.
8. NO LATER THAN 30 DAYS AFTER THE NOTICE TO PROCEED, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER (FOR REVIEW BY THE TOWN OF LEESBURG DEPARTMENT OF UTILITIES) A SCHEDULE OF OPERATIONS AND PROPOSED METHODS AND TECHNIQUES INTENDED TO MINIMIZE DOWNTIME OF THE EXISTING UTILITIES. IN ADDITION, 30 DAYS PRIOR TO THE ACTUAL SHUT-OFF OF ANY LINE, THE CONTRACTOR SHALL INFORM THE TOWN OF LEESBURG AND ANY AFFECTED UTILITY COMPANY IN WRITING.
9. THE CONTRACTOR SHALL COORDINATE THE SHUT-DOWNS OF ANY EXISTING WATERMANS WITH THE TOWN OF LEESBURG UTILITY DEPARTMENT. THE INS OF RELOCATED WATERMANS ARE TO BE MADE SIMULTANEOUSLY TO MINIMIZE DOWN-TIME FOR THE EXISTING MAINS. THE TOWN OF LEESBURG RESERVES THE RIGHT TO LIMIT SHUT-DOWNS TO NON-BUSINESS HOURS AND/OR PERIODS OF MINIMUM TRAFFIC.
10. THE CONTRACTOR SHALL MAINTAIN EXISTING SERVICES DURING CONSTRUCTION OR PROVIDE TEMPORARY SERVICES AS APPROVED BY THE TOWN OF LEESBURG UTILITY DEPARTMENT. ALL COSTS FOR THESE SERVICES SHALL BE INCLUDED IN THE PRICE BID TO SUPPLY AND INSTALL THE PROPOSED ITEMS.
11. FOR WATER AND SANITARY SEWER CONSTRUCTION DETAILS, REFER TO THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL.
12. THE CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS ON SITE TO BE SUBMITTED TO THE TOWN OF LEESBURG PROJECT INSPECTOR PRIOR TO COMPLETION.
13. THE CONTRACTOR SHALL NOTIFY MISS UTILITY OF NORTHERN VIRGINIA AT 800-552-7001 FOR UTILITY LOCATION AT LEAST 72 HOURS BEFORE BEGINNING CONSTRUCTION.
14. THE CONTRACTOR SHALL SUBMIT A WATERLINE RELOCATION PLAN, FLUSHING AND TESTING PROCEDURES FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
15. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC DURING ALL UTILITY CONSTRUCTION.
16. THE CONTRACTOR SHALL ADJUST UTILITY TOP ELEVATIONS, AS NECESSARY DURING EACH STAGE OF CONSTRUCTION.

## WATERLINE CONSTRUCTION NOTES

1. ALLOWABLE MATERIALS FOR USE IN WATER MAIN RELOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - A. PIPE -  
DUCTILE IRON (DJI) PIPE, CLASS 52  
PIPE AND FITTINGS SHALL BE CENTRIFUGALLY CAST CONFORMING TO ANSI/AWWA C-15/A21.5 AND ANSI/AWWA C-151/A21.5I. PIPE INTERIOR SHALL BE CEMENT-LINED WITH BITUMINOUS SEAL COATING CONFORMING TO ANSI/AWWA C-104/A21.4. JOINTS USED FOR DUCTILE IRON SHALL BE RUBBER GASKET PUSH ON TYPE CONFORMING TO ANSI/AWWA C-110/A21.0. GASKETS SHALL BE PLAIN RUBBER, OF HEAVY SECTION AND HIGH DUROMETER, SINGLE MOLDED. THE LUBRICANT SHALL BE NONTOXIC, TASTELESS, ODORLESS GREASE THAT WILL NOT SUPPORT BACTERIA AND SHALL MEET OR EXCEED AWWA STANDARDS AND/OR THOSE OF THE NATIONAL SANITATION FOUNDATION. THE EXTERIOR COATING SHALL BE A BITUMINOUS COATING CONFORMING TO ACSI/AWWA C-151/A21.5. POLYETHYLENE ENCASEMENT SHALL BE USED FOR ALL DJ.P. WITH MATERIAL AND INSTALLATION PROCEDURES AS PER LATEST ANSI/AWWA C105/A21.5 STANDARD.
  - B. VALVE  
1. GATE VALVES 2" THRU 12" SHALL BE KENNEDY 571X, MUELLER A-2380-20 OR APPROVED EQUAL AND CONFORM TO AWWA SPECIFICATION C-500. VALVES SHALL BE IRON BODY, BRONZE MOUNTED, RESILIENT WEDGE, PARALLEL SEAT, NON RISING STEM, AND CAPABLE OF WITHSTANDING 150 PSI WORKING PRESSURE. PROVIDE EXTENSION STEMS EXTENDED TO WITHIN 24" OF FINISHED GRADE IF VALVE DEPTH EXCEEDS 4 FEET.  
2. BUTTERFLY VALVES 16" AND LARGER SHALL BE CLASS 150B AND SHALL BE IN CONFORMANCE WITH AWWA C-504. BUTTERFLY VALVES SHALL HAVE MECHANICAL JOINT ENDS IN ACCORDANCE WITH ANSI/AWWA C-111/A21.1.  
3. VALVES ARE TO BE HOUSED IN VALVE BOXES AND SHALL HAVE TWO INCH SQUARE OPERATING NUTS. VALVE BOXES SHALL BE MUELLER 10360 OR APPROVED EQUAL.  
4. ALL VALVES SHALL BE EPOXY COATED.
  - C. FITTINGS -  
1. FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE OR GRAY IRON CONFORMING TO AWWA C110 (ANSI A21.0), WITH A MINIMUM PRESSURE RATING OF 250 PSI. FITTINGS SHALL BE CEMENT-LINED CONFORMING TO ANSI A21.4.  
2. ALL BOLTS SHALL BE COATED WITH ROSKOTE OR CARBOLINE.
  - D. RESTRAINED JOINTS -  
MECHANICAL JOINT RESTRAINT, WHERE DESIGNATED ON THE PLANS, FOR PIPE SIZES 6" AND GREATER SHALL BE MEGALUG BY EBBA IRON OR APPROVED EQUAL.
2. PIPE FOUNDATION AND BEDDING SHALL CONFORM TO REQUIREMENT SET FORTH IN ARTICLE 9, SECTION 700. REFER TO DETAIL WD-12.
3. ALL NEW WATER MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH DCSM 2-310 17. PRESSURE TESTING WATER MAINS SHALL BE IN ACCORDANCE WITH DCSM 2-310 16. BACTERIOLOGICAL TESTING SHALL BE DONE IN ACCORDANCE WITH DCSM 2-380 5 AND THE VIRGINIA STATE DEPARTMENT OF HEALTH (VDH) REQUIREMENTS, WHICH STIPULATE THAT: TWO WATER SAMPLES WILL BE COLLECTED AT LEAST 24 HOURS APART AND ANALYZED BY A CERTIFIED LABORATORY. THE RESULTS OF THESE SAMPLES MUST INDICATE NO COLIFORM CONTAMINATION, OTHERWISE THE DISINFECTION PROCEDURE MUST BE REPEATED.
4. FIRE HYDRANTS SHALL BE DRY TOP, DRY BARREL COMPRESSION TYPE, WITH A VALVE OPENING OF 5 1/4", DOUBLE O-RING SEALS AND SAFETY FLANGE, AND SHALL CONFORM TO AWWA C502 REQUIREMENTS. HYDRANTS SHALL BE PROVIDED WITH TWO-2 1/2" HOSE NOZZLES AND ONE-4.5" PUMPER NOZZLE WITH THREADING CONFORMING TO NFPA NO. 194 FOR NATIONAL STANDARD FIRE HOSE COMPANY SCREW THREADS, 6" MECHANICAL JOINT INLET CONNECTION, NATIONAL STANDARD 1 1/2" PENTAGON OPERATING NUT AND OUTLET NOZZLE CAP NUTS, CHAINS ON OUTLET NOZZLE CAPS, AND HARNESSED LUGS. HYDRANTS SHALL OPEN LEFT AND COUNTER CLOCKWISE PROTECTIVE COATING COLOR. HYDRANTS SHALL BE MUELLER CENTURION (MODEL A-423), AMERICAN DARLING (MODEL B-84-B), KENNEDY GUARDIAN (MODEL K-81-A) OR APPROVED EQUAL.
5. AFTER TESTING AND BEFORE FINAL INSPECTION OF THE COMPLETED SYSTEMS, WATER MAINS SHALL BE FLUSHED AT A FLOW VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND AND THEN DISINFECTED IN ACCORDANCE WITH VDH STANDARDS.
6. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 40 FEET.
7. THE COST FOR REMOVAL OF EXISTING FIRE HYDRANTS, VALVES, AND VALVE BOXES SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DJ. WATER MAIN OR FIRE HYDRANT. THIS PRICE SHALL INCLUDE REMOVAL WITH ALL DUE CARE.
8. ALL PIPE FITTINGS, SLEEVES, RESTRAINED JOINT MECHANISMS, THRUST BLOCKS, ETC., FOR WATER MAINS, WHEN NOT IDENTIFIED AS A SEPARATE PAY ITEM, ARE TO BE INCLUDED IN THE UNIT PRICE BID FOR DJ. WATER MAIN.
9. ALL PIPE MATERIALS AND APPURTENANCES SHALL CONFORM TO AND BE INSTALLED AS DESCRIBED IN THE TOWN OF LEESBURG DESIGN CONSTRUCTION STANDARDS MANUAL (CURRENT EDITION).
10. FOR WATER MAINS 16" OR LARGER, BUTTERFLY VALVES CONFORMING TO AWWA C-504, SHALL BE USED IN LIEU OF GATE VALVES.
11. ALL VALVES SHALL BE OPENED BY TURNING THE VALVE OPERATING STEM NUT IN A COUNTER CLOCKWISE DIRECTION (LEFT OPEN ONLY).
12. ALL "PUSH-ON" OR "SLIP" JOINT PIPE CONFORM TO THE REQUIREMENTS FOR A MECHANICAL JOINT WITH REGARD TO STRENGTH, CLASS PROTECTIVE COATING, GASKETS, ETC.

## WATERLINE CONSTRUCTION NOTES (CONT'D)

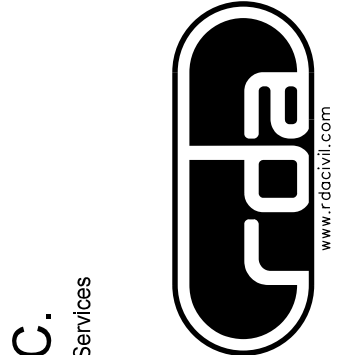
13. IN ALL CASES, FOR ALL PIPE MATERIALS, PIPE TO BE INSTALLED MUST BE IN A NEW AND UNUSED CONDITION. REUSE OF PIPE WILL NOT BE PERMITTED.
14. ALL DUCTILE IRON PIPE SHALL BE LINED WITH CEMENT MORTAR AND HAVE A PROTECTIVE EXTERIOR COATING.
15. ALL JOINTS, BENDS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF LEESBURG'S STANDARDS.
16. THE TEST PRESSURE FOR ALL WATER MAINS WILL BE 150 PSI. TRENCHING REQUIREMENTS WILL CONFORM TO THE GUIDELINES SPECIFIED IN TOWN OF LEESBURG - DESIGN AND CONSTRUCTION STANDARD MANUAL (DCSM) PAGE 9-24.
17. BEDDING REQUIREMENTS FOR WATER LINES WILL BE ACCORDING TO THE STANDARD DETAIL ON DWG. NO. WD-12 (DCSM PAGE 64, ARTICLE 2) FOR CLASS 'B' BEDDING.
18. ALL HYDRANTS, FIRE LINES, STUB-OUT VALVES, BENDS, TEES, CROSSES, WYES, PLUGS, AND CAPS SHALL HAVE POURED-IN-PLACE CONCRETE ANCHOR THRUST BLOCKS AGAINST UNDISTURBED EARTH. NO PRECAST CONCRETE ANCHOR THRUST BLOCKS ARE PERMITTED. SEE DETAIL WS-12.
19. CHLORINATED WATER USED IN TESTING AND DISINFECTING IS TO BE DISCHARGED INTO THE NEAREST SANITARY MANHOLE UPON APPROVAL AND COORDINATION WITH THE TOWN UTILITY INSPECTOR. DISCHARGE INTO NEARBY STREAM OR STORM SEWER IS STRICTLY PROHIBITED.
20. ALL SALVAGE FIRE HYDRANTS, PIPES, AND OR VALVES SHALL BE RETURNED TO UTILITY MAINTENANCE BUILDING (UMB).
21. ALL EXISTING ABANDONED WATERMAIN THAT WILL REMAIN IN THE GROUND WILL BE FILLED WITH FLOWABLE FILL. THE CONTRACTOR SHALL OPEN HOLES EVERY 600' AND VENT HOLES EVERY 200' OR WHERE NEEDED ON TOP OF PIPE TO ACHIEVE A COMPLETE SEAL.
22. ALL DJ.P. SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT.

## WATERLINE THRUST RESTRAINT MINIMUM DESIGN PARAMETERS

-- Restraint length calculated with DIPRA to be applied to both sides of bends. First section of pipe adjacent to each side of bend to be a full length of pipe.  
 -- Pipeline test pressure - 150 PSI.  
 -- Trench Type 4  
 -- Safety Factor of 1.5  
 -- Water line bedding will be in accordance with detail WD-12 for Class B bedding.  
 -- Pipe material to be DJ.P. Polywrap  
 -- Buried depth as shown in the profiles.

## SANITARY SEWER GENERAL NOTES

1. Contractor shall adhere to the standards and specifications outlined in Article 4, Sewage and Solid Waste Disposal, in the Town of Leesburg's DCSM.



ENGINEER:  
**Rinker Design Associates, P.C.**  
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 10000 Leesburg Road, Suite 200, Leesburg, Virginia 20186  
 Phone: (703) 737-7595 Fax: (703) 737-7595  
 www.designassoc.com  
 To Make Your Vision Reality

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
 WATERLINE & SANITARY SEWER GENERAL NOTES  
 Loudoun County, Virginia  
 Town of Leesburg  
 SUBMISSION DATE: 02/21/2018



Mark A Gunn  
 2018.02.22 18:42:44 -05'00'

ASSOCIATED PLAN: \_\_\_\_\_  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**  
 TOWN NUMBER: TBD

PROJECT MANAGER: Anne Geller, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY: Accumark, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373  
 DESIGNED BY: Sobah Qadiri, P.E., (703) 368-7373

001  
 P.J.N. 192-45-4034-000  
 TOWN OF LEESBURG  
 DEED BOOK 421, PAGE 539  
 1001 SYCOLIN RD SE  
 52.5 ACRES (PER TAX ASSESSMENT)  
 ZONING: MA

003  
 P.J.N. 191-15-6758-000  
 TOWN OF LEESBURG  
 DEED BOOK 1325, PAGE 1936  
 0.506 ACRE (PER TAX ASSESSMENT)  
 ZONING: MA

**Pavement Design Legend**  
 Full Depth Pavement

006  
 P.J.N. 234-20-5774-000  
 TOWN OF LEESBURG  
 DEED BOOK 421, PAGE 548  
 1001 SYCOLIN RD SE  
 61,827 ACRES (PER TAX ASSESSMENT)  
 ZONING: MA

006  
 P.J.N. 234-20-5774-000  
 TOWN OF LEESBURG  
 DEED BOOK 421, PAGE 548  
 1001 SYCOLIN RD SE  
 61,827 ACRES (PER TAX ASSESSMENT)  
 ZONING: MA

005  
 P.J.N. 191-15-5791-000  
 TOWN OF LEESBURG  
 DEED BOOK 421, PAGE 548  
 1005 SYCOLIN RD SE  
 2.3754 ACRES  
 ZONING: MA  
 (THIS IS A LEASE PARCEL OWNED BY THE TOWN)

002  
 P.J.N. 191-16-9866-000  
 BOARD OF SUPERVISORS  
 OF LOUDOUN COUNTY, VIRGINIA  
 DEED BOOK 867, PAGE 1808, DEED BOOK  
 868, PAGE 809,  
 DEED BOOK 1795, PAGE 1692 AND  
 INSTRUMENT #200712180087268  
 PARCEL "A-A"  
 PER INSTRUMENT #200806060034512  
 4975 LOUDOUN CENTER PL  
 670.8927 ACRES (PER TAX ASSESSMENT)  
 ZONING: JLM-A-20

007  
 P.J.N. 191-25-9906-000  
 BOARD OF SUPERVISORS  
 OF LOUDOUN COUNTY, VIRGINIA  
 DEED BOOK 1790, PAGE 1221  
 PARCEL B-2  
 PER DEED BOOK 880, PAGE 1964  
 1002 SYCOLIN RD SE  
 7.04 ACRES (PER TAX ASSESSMENT)  
 ZONING: I-1

**WATERLINE NOTES:**  
 1. All proposed DIP watermain shall be polyethylene encased.  
 2. All watermain material and installation procedures shall be in accordance with the latest ANSI / AWWA C105 / A21.5 standard.  
 3. At the discretion of the Town's Utility Inspector, salvageable materials shall be returned to the Town's Utilities Maintenance Building (UMB).  
 4. An 18"x18"x6" concrete collar shall be constructed around water valve boxes in grassed areas.

**WATERLINE RELOCATION LEGEND**  
 ① Ex. W/L to be Removed  
 ② Ex. W/L to be Abandoned  
 ③ Ex. Fire Hydrant and Valve(s) to be Removed  
 ④ Ex. Water Valve to be Removed  
 ⑤ Ex. Water Valve Box to be Adjusted to Final Grade  
 ⑥ 18"x18"x6" Concrete Collar Req'd.

**Existing Utility Legend**  
 --- Depicted According To Utility Records \*\*  
 --- Abandoned According To Utility Records \*\*  
 --- According To Miss Utility Information \*\*

**Proposed Easement Legend**  
 [A] Denotes Prop. Temporary Construction Easement  
 [B] Denotes Prop. Permanent Transportation Easement

**Existing Easement Legend**  
 (E03) EX. PERMANENT TRANSPORTATION ESMT. (INSTR. #20080910055306)  
 (E12) EX. TRI-COUNTY ELECTRIC COOPERATIVE ESMT. (D.B. 439, PG. 510)  
 (E13) APPROX. LOCATION EX. 10" C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 492, PG. 399 AND D.B. 915, PG. 470)  
 (E14) APPROX. LOCATION EX. 30" NOVEC ESMT. (D.B. 966, PG. 1193)  
 (E15) APPROX. LOCATION EX. NOVEC ESMT. (D.B. 918, PG. 681)  
 (E16) EX. 20" SANITARY SEWER ESMT. (D.B. 939, PG. 1216)  
 (E17) EX. WELL LOT ESMT. (D.B. 939, PG. 158)

**WATERLINE A SEQUENCE NOTE:**  
 After Waterline "A" is placed in service, Remove:  
 1 - 12"x10" cross  
 1 - 10" valve  
 1 - 10"x8" reducer  
 Install:  
 1 - 12" pipe and sleeve (at the current 12"x10" cross and activate existing 12" waterline)

Match Line Sta. 118+50 (C.B.L.) - See Sheet 20A(1)

SCALE  
 0 25' 50'

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
 WATER LINE AND SANITARY SEWER PLAN  
 Loudoun County, Virginia  
 Town of Leesburg  
 SUBMISSION DATE: 02/21/2018

ASSOCIATED PLAN: TLCl-2016-0002  
 C.I.P. NUMBER: U000-253-312  
 VDOT PROJ. NO. U000-253-312  
 SHEET NUMBER: 20A of 20

ENGINEER: Rinker Design Associates, P.C.  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 6000 Decoye Blvd., Suite 200, Manassas, Virginia 20108  
 Telephone: (703) 368-7373 Fax: (703) 368-7343  
 Website: www.rinker.com  
 to Make Your Vision Reality

PROJECT MANAGER: MARK A. GUNN, P.E.  
 Mark A. Gunn  
 2018.02.22 18:43:06 -05'00'  
 COMMONWEALTH OF VIRGINIA  
 Mark A. Gunn  
 Lic. No. 038323  
 PROFESSIONAL ENGINEER

PROJECT MANAGER: Anne Geller, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373  
 DESIGNED BY: Sahab Qadiri, P.E., (703) 368-7373

**Pavement Design Legend**

Full Depth Pavement

**MOD/INTERPRETATION OF DCSM LEGEND**

# Denotes DCSM Modification. See Sheet 1, Town of Leesburg Title Sheet.

**Existing Easement Legend**

- (E12) EX. TRI-COUNTY ELECTRIC COOPERATIVE ESMT. (D.B. 439, PG. 510)
- (E13) APPROX. LOCATION EX. 10" C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 492, PG. 399 AND D.B. 915, PG. 470)
- (E15) APPROX. LOCATION EX. NOVEC ESMT. (D.B. 918, PG. 681)
- (E16) EX. 20" SANITARY SEWER ESMT. (D.B. 939, PG. 1216)
- (E17) EX. WELL LOT ESMT. (D.B. 939, PG. 158)
- (E18) EX. INGRESS-EGRESS ESMT. (D.B. 1014, PG. 1452)
- (E19) APPROX. LOCATION EX. 15" C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 967, PG. 503)
- (E20) EX. 15" VERIZON VIRGINIA INC. ESMT. (D.B. 2196, PG. 528)
- (E21) APPROX. LOCATION EX. 15" SANITARY SEWER ESMT. (D.B. 833, PG. 1578)
- (E22) EX. 20" SANITARY SEWER ESMT. (D.B. 921, PG. 746)
- (E23) EX. 15" WATERLINE ESMT. (D.B. 921, PG. 746)
- (E24) EX. ACCESS ESMT. (D.B. 921, PG. 743)
- (E86) APPROX. LOCATION EX. 15" C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 1039, PG. 1088)
- (E87) APPROX. LOCATION EX. 15" C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 967, PG. 503 AND D.B. 1039, PG. 1088)

**Proposed Easement Legend**

- A Denotes Prop. Temporary Construction Easement
- B Denotes Prop. Permanent Transportation Easement
- C Denotes Prop. Permanent Storm Drainage Easement
- F Denotes Prop. Waterline Easement

**WATERLINE NOTES:**

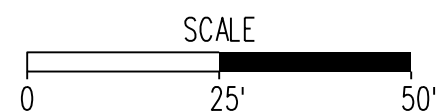
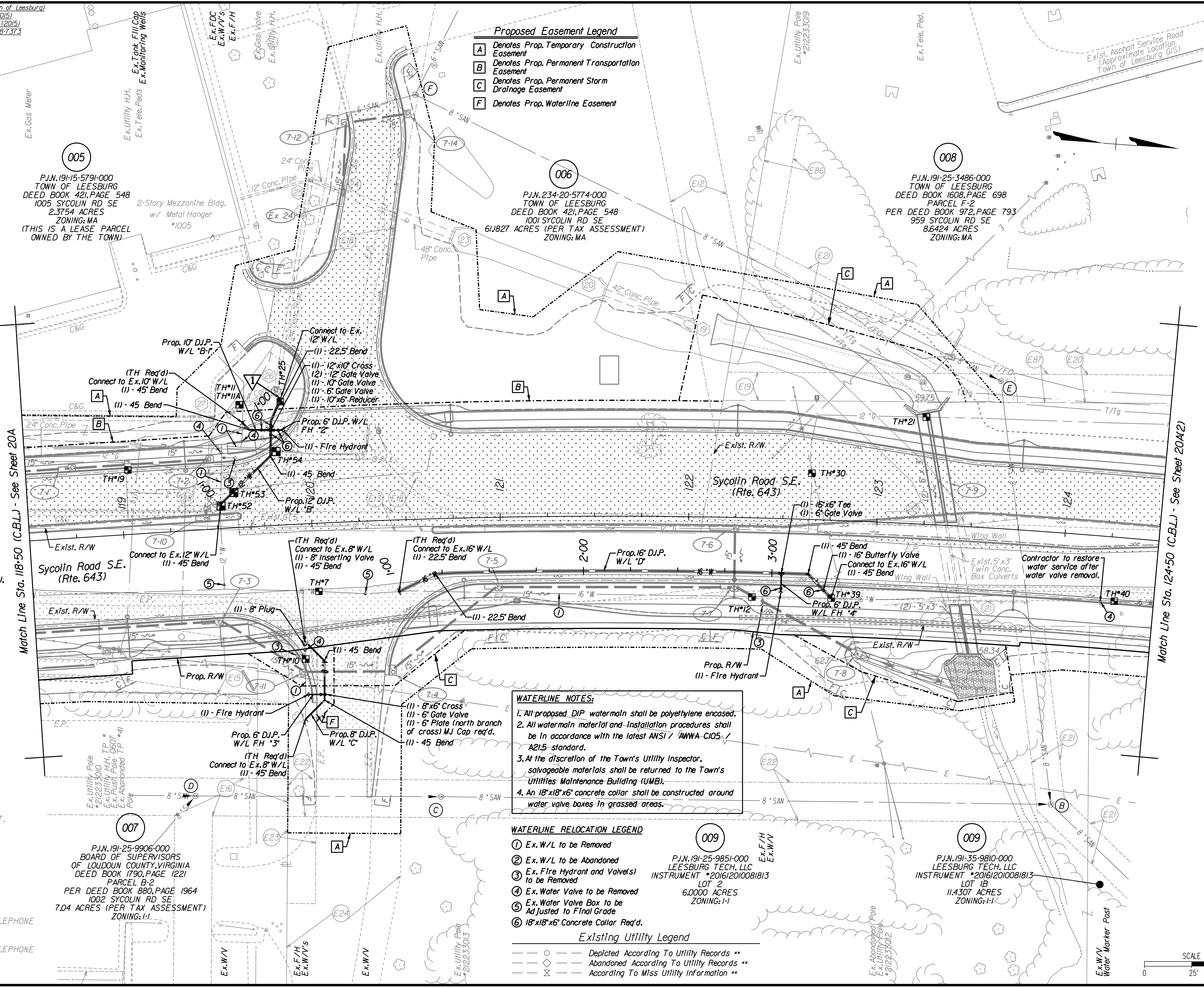
- All proposed DIP watermain shall be polyethylene encased.
- All watermain material and installation procedures shall be in accordance with the latest ANSI / AWWA C105 / A21.5 standard.
- At the discretion of the Town's Utility Inspector, salvageable materials shall be returned to the Town's Utilities Maintenance Building (UMB).
- An 18"x18"x6" concrete collar shall be constructed around water valve boxes in grassed areas.

**WATERLINE RELOCATION LEGEND**

- ① Ex. W/L to be Removed
- ② Ex. W/L to be Abandoned
- ③ Ex. Fire Hydrant and Valve(s) to be Removed
- ④ Ex. Water Valve to be Removed
- ⑤ Ex. Water Valve Box to be Adjusted to Final Grade
- ⑥ 18"x18"x6" Concrete Collar Req'd.

**Existing Utility Legend**

- — — — — Depicted According To Utility Records \*\*
- — — — — — Abandoned According To Utility Records \*\*
- x — — — — — According To Miss Utility Information \*\*



100% PLANS

**crda** Design Associates, P.C.  
 ENGINEER: Rinker Design Associates, P.C.  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 6000 Decoye Blvd., Suite 200, Manassas, Virginia 20108  
 Telephone: (703) 368-7373 Fax: (703) 368-7343  
 Email: info@rinker.com Website: www.rinker.com  
 To Make Your Vision Reality

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
 WATER LINE AND SANITARY SEWER PLAN

PROJECT MANAGER: MARK A. GUNN, P.E.

Town of Leesburg  
 Loudoun County, Virginia

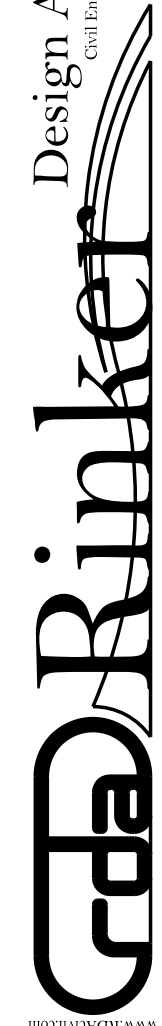
ASSOCIATED PLAN: TLCl-2016-0002  
 C.I.P. NUMBER: U000-253-312  
 VDOT PROJ. NO. U000-253-312

Mark A Gunn  
 2018.02.22 18:43:22 -05'00'  
 PROFESSIONAL ENGINEER  
 Lic. No. 038323

Sheet 20A(1) of 20  
 TOWN NUMBER: TBD  
 SUBMISSION DATE: 02/21/2018







PROJECT MANAGER Anne Geisler, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY AccuMark, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY Mark A. Gunn, P.E., (703) 368-7373  
 DESIGNED BY Sohal Dadir, P.E., (703) 368-7373

P.J.N.191-35-4047-000  
 CORNERSTONE CHAPEL REAL ESTATE  
 INSTRUMENT \*201404160019147  
 PARCEL C  
 PER DEED BOOK 1030, PAGE 824  
 742 MILLER DR SE  
 3.4772 ACRES  
 ZONING: I-1

P.J.N.191-35-5979-000  
 BOARD OF SUPERVISORS OF LOUDOUN COUNTY  
 INSTRUMENT \*20161210084048  
 RICHLYNN DEVELOPMENT SUBDIVISION -  
 PARCEL D-1  
 PER DEED BOOK 2136, PAGE 1836  
 803 SYCOLIN RD SE  
 4.8930 ACRES  
 ZONING: I-H

**Pavement Design Legend**

Full Depth Pavement

**Proposed Easement Legend**

- A** Denotes Prop. Temporary Construction Easement
- D** Denotes Prop. Permanent Public Trail Easement
- E** Denotes Prop. Permanent Sidewalk Easement
- G** Denotes Prop. Permanent Traffic Signal Easement

- Ex. Utility H.H.
- Ex. CATV Ped.
- Ex. Tele. Cabinets
- Ex. CATV Ped.
- Ex. Traffic Boxes
- Traffic Cabinet
- Ex. Traffic Boxes

**Existing Easement Legend**

- E27 APPROX. LOCATION EX. 15' NOVEC. ESMT. (D.B. 971, PG. 725)
- E28 EX. SANITARY SEWER ESMT. (D.B. 1985, PG. 1019)
- E30 EX. 10' INGRESS-EGRESS ESMT. (D.B. 1985, PG. 1019)
- E31 EX. STORM DRAINAGE ESMT. (D.B. 1985, PG. 1019)
- E32 EX. 20' DRAINAGE ESMT. (D.B. 1037, PG. 674)
- E34 EX. 15' STORM DRAINAGE ESMT. (D.B. 1031, PG. 1352)
- E35 EX. INGRESS-EGRESS ESMT. (FOR DRAINAGE MAINTENANCE) (D.B. 1037, PG. 674)
- E36 EX. PERMANENT TRAFFIC SIGNAL ESMT. (INSTR. \*20121090088669)
- E37 EX. 10' WATERLINE ESMT. (D.B. 1985, PG. 1019)
- E38 EX. INGRESS-EGRESS ESMT. (D.B. 2136, PG. 1836)
- E42 APPROX. LOCATION EX. 30' NOVEC. ESMT. (D.B. 948, PG. 1004)
- E43 EX. NOVEC. ESMT. (D.B. 971, PG. 717)
- E44 APPROX. LOCATION EX. 15' NOVEC. ESMT. (D.B. 971, PG. 720)
- E45 EX. SLOPE MAINTENANCE ESMT. (INSTR. \*200908040053075)
- E46 RESERVED PUBLIC UTILITIES ESMT. (D.B. 1031, PG. 1331)
- E47 EX. 2' STORM DRAINAGE ESMT. (D.B. 1031, PG. 1331)
- E48 EX. PUBLIC TRAIL ESMT. (INSTR. \*200908040053075)
- E49 EX. TRAFFIC SIGNAL ESMT. (INSTR. \*200908040053075)
- E50 EX. SIDEWALK ESMT. (INSTR. \*20121050087110)
- E51 EX. PRIVATE BMP ESMT. (INSTR. \*200908040053075)
- E52 EX. 10' WATERLINE ESMT. (INSTR. \*200908040053075)
- E53 EX. 10' WATERLINE ESMT. (D.B. 1031, PG. 1331)
- E56 EX. TRAFFIC SIGNAL ESMT. (INSTR. \*20121070081655)
- E57 EX. WATERLINE ESMT. (INSTR. \*20121070081655)
- E58 EX. SIGHT DISTANCE ESMT. (INSTR. \*20121070081655)
- E87 APPROX. LOC. EX. 15' C&P TELE. COMPANY OF VIRGINIA ESMT. (D.B. 967, PG. 503 AND D.B. 1039, PG. 1088)
- E91 EX. LANDSCAPE BUFFER ESMT. (D.B. 1031, PG. 1352)
- E92 EX. FIRE HYDRANT ESMT. (D.B. 1031, PG. 1352)

**WATERLINE NOTES:**

1. All proposed DIP watermain shall be polyethylene encased.
2. All watermain material and installation procedures shall be in accordance with the latest ANSI / AWWA C105 / A21.5 standard.
3. At the discretion of the Town's Utility Inspector, salvageable materials shall be returned to the Town's Utilities Maintenance Building (UMB).
4. An 18"x18"x6" concrete collar shall be constructed around water valve boxes in grassed areas.

**Existing Utility Legend**

- Depicted According To Utility Records \*\*
- ◇ Abandoned According To Utility Records \*\*
- ⊗ According To Miss Utility Information \*\*

**WATERLINE RELOCATION LEGEND**

- ① Ex. W/L to be Removed
- ② Ex. W/L to be Abandoned
- ③ Ex. Fire Hydrant and Valves to be Removed
- ④ Ex. Water Valve to be Removed
- ⑤ Ex. Water Valve Box to be Adjusted to Final Grade
- ⑥ 18"x18"x6" Concrete Collar Req'd.

009

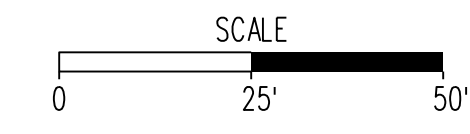
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 LEESBURG TECH, LLC  
 INSTRUMENT \*20161210081813  
 LOT 1B  
 11.4307 ACRES  
 ZONING: I-H

011

P.J.N.191-36-1377-000  
 NVT DEVELOPMENT GROUP LLC  
 INSTRUMENT \*20160630-0040722  
 LOT 1A  
 2.5019 ACRES  
 ZONING: I-H

012

P.J.N.191-46-0526-000  
 VIRGINIA ELECTRIC AND POWER COMPANY  
 DEED BOOK 924, PAGE 950  
 PARCEL B-1A  
 PER DEED BOOK 923, PAGE 525  
 41291 ACRES  
 ZONING: I-H



100% PLANS

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**  
 WATER LINE AND SANITARY SEWER PLAN

PROJECT MANAGER: MARK A. GUNN, P.E.

ENGINEER: **Rinker Design Associates, P.C.**  
 Engineering • Surveying • Land Planning • Transportation • Environmental Services  
 6000 Occoquan Blvd., Suite 200, Manassas, Virginia 20108  
 Telephone: (703) 368-7373 Fax: (703) 368-7343  
 Website: www.rinker.com  
 to Make Your Vision Reality

PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**  
 WATER LINE AND SANITARY SEWER PLAN

Town of Leesburg  
 Loudoun County, Virginia

ASSOCIATED PLAN NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**

Mark A Gunn  
 2018.02.22 18:43:59 -05'00'

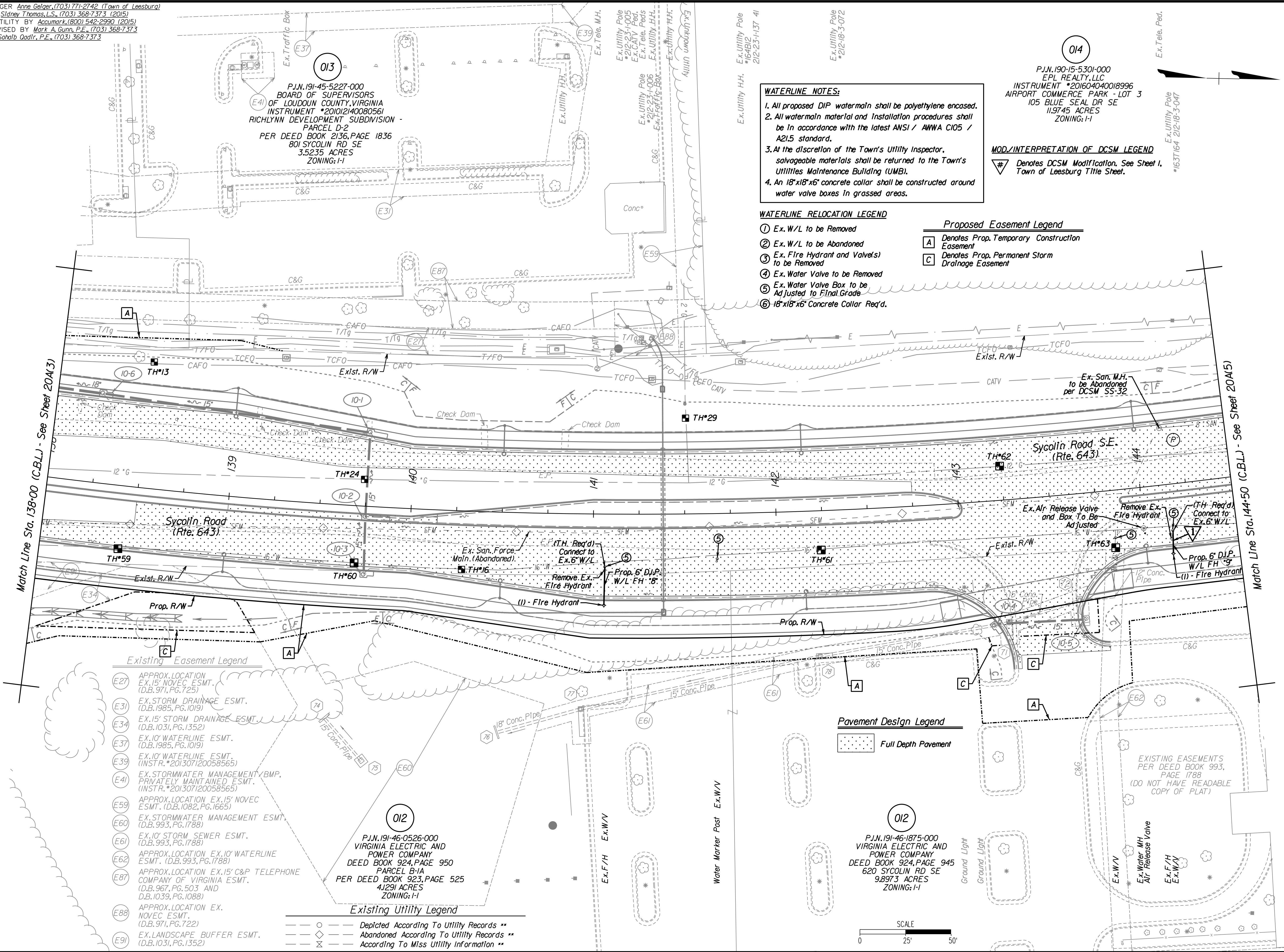
Sheet 20A(3) of 20

TOWN NUMBER: TBD

COMMONWEALTH OF VIRGINIA  
 MARK A. GUNN  
 Lic. No. 038323  
 PROFESSIONAL ENGINEER

SUBMISSION DATE: 02/21/2018

PROJECT MANAGER Anne Geller, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY Sidney Thomas, L.S., (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY Accumark, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY Mark A. Gunn, P.E., (703) 368-7373  
 DESIGNED BY Sahab Qadiri, P.E., (703) 368-7373



**WATERLINE NOTES:**

- All proposed DIP watermain shall be polyethylene encased.
- All watermain material and installation procedures shall be in accordance with the latest ANSI / ANWA C105 / A21.5 standard.
- At the discretion of the Town's Utility Inspector, salvageable materials shall be returned to the Town's Utilities Maintenance Building (UMB).
- An 18"x18"x6" concrete collar shall be constructed around water valve boxes in grassed areas.

**WATERLINE RELOCATION LEGEND**

- Ex. W/L to be Removed
- Ex. W/L to be Abandoned
- Ex. Fire Hydrant and Valve(s) to be Removed
- Ex. Water Valve to be Removed
- Ex. Water Valve Box to be Adjusted to Final Grade
- 18"x18"x6" Concrete Collar Req'd.

**Proposed Easement Legend**

A	Denotes Prop. Temporary Construction Easement
C	Denotes Prop. Permanent Storm Drainage Easement

**Existing Easement Legend**

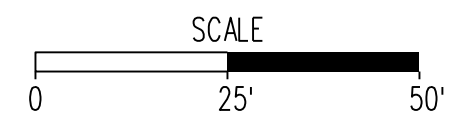
- (E27) APPROX. LOCATION EX. 15' NOVEC ESMT. (D.B. 971, PG. 725)
- (E31) EX. STORM DRAINAGE ESMT. (D.B. 1985, PG. 1019)
- (E34) EX. 15' STORM DRAINAGE ESMT. (D.B. 1031, PG. 1352)
- (E37) EX. 10' WATERLINE ESMT. (D.B. 1985, PG. 1019)
- (E39) EX. 10' WATERLINE ESMT. (INSTR. #201307120058565)
- (E41) EX. STORMWATER MANAGEMENT/BMP, PRIVATELY MAINTAINED ESMT. (INSTR. #201307120058565)
- (E59) APPROX. LOCATION EX. 15' NOVEC ESMT. (D.B. 1082, PG. 1665)
- (E60) EX. STORMWATER MANAGEMENT ESMT. (D.B. 993, PG. 1788)
- (E61) EX. 10' STORM SEWER ESMT. (D.B. 993, PG. 1788)
- (E62) APPROX. LOCATION EX. 10' WATERLINE ESMT. (D.B. 993, PG. 1788)
- (E87) APPROX. LOCATION EX. 15' C&P TELEPHONE COMPANY OF VIRGINIA ESMT. (D.B. 967, PG. 503 AND D.B. 1039, PG. 1088)
- (E88) APPROX. LOCATION EX. NOVEC ESMT. (D.B. 971, PG. 722)
- (E91) EX. LANDSCAPE BUFFER ESMT. (D.B. 1031, PG. 1352)

**Existing Utility Legend**

- Depicted According To Utility Records \*\*
- ◇ Abandoned According To Utility Records \*\*
- ⊗ According To Miss Utility Information \*\*

**Pavement Design Legend**

- Full Depth Pavement



P.J.N. 190-15-5301-000  
 EPL REALTY, LLC  
 INSTRUMENT #20160400018996  
 AIRPORT COMMERCE PARK - LOT 3  
 105 BLUE SEAL DR SE  
 11.9745 ACRES  
 ZONING: I-1

**MOD./INTERPRETATION OF DCMS LEGEND**

# Denotes DCMS Modification. See Sheet 1, Town of Leesburg Title Sheet.

**PROJECT NAME: SYCOLLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**

**WATER LINE AND SANITARY SEWER PLAN**

Town of Leesburg  
 Loudoun County, Virginia  
 SUBMISSION DATE: 02/21/2018

ASSOCIATED PLAN: TLCl-2016-0002  
 C.I.P. NUMBER: U000-253-312  
 VDOT PROJ. NO. U000-253-312

ENGINEER: Rinker Design Associates, P.C.  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 10000 Leesburg Road, Leesburg, VA 20181  
 Phone: (703) 368-7373 Fax: (703) 368-7373  
 www.rinker.com

PROJECT MANAGER: MARK A. GUNN, P.E.

Sheet 20A(4) of 20

PROJECT MANAGER *Anne Geisler*, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY *Sidney Thomas, L.S.*, (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY *Accumark*, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY *Mark A. Gunn, P.E.*, (703) 368-7373  
 DESIGNED BY *Sahab Qadri, P.E.*, (703) 368-7373

Existing Easement Legend

- (E60) EX. STORMWATER MANAGEMENT ESMT. (D.B. 993, PG. 1788)
- (E63) APPROX. LOCATION EX. 30' NOVEC ESMT. (D.B. 970, PG. 786)
- (E64) EX. STORM DRAINAGE ESMT. (INSTR. #20091230086024)
- (E65) APPROX. LOCATION EX. 15' SANITARY SEWER ESMT. (D.B. 993, PG. 1788)
- (E66) EX. STORM DRAINAGE ESMT. (INSTR. #200912290085822)
- (E67) EX. STORMWATER MANAGEMENT ESMT. (D.B. 117, PG. 596)
- (E68) EX. 15' SHARED ESMT. FOR NOVEC, C&P TELEPHONE COMPANY OF VIRGINIA AND WASHINGTON GAS LIGHT COMPANY (D.B. 1191, PG. 1118)
- (E69) EX. STORMWATER MANAGEMENT ESMT. (INSTR. #200912290085822)
- (E70) APPROX. LOCATION EX. 15' SANITARY SEWER ESMT. (D.B. 832, PG. 942)

WATERLINE NOTES:

1. All proposed DIP watermain shall be polyethylene encased.
2. All watermain material and installation procedures shall be in accordance with the latest ANSI / AWWA C105 / A21.5 standard.
3. At the discretion of the Town's Utility Inspector, salvageable materials shall be returned to the Town's Utilities Maintenance Building (UMB).
4. An 18"x18"x6" concrete collar shall be constructed around water valve boxes in grassed areas.

WATERLINE RELOCATION LEGEND

- ① Ex. W/L to be Removed
- ② Ex. W/L to be Abandoned
- ③ Ex. Fire Hydrant and Valves) to be Removed
- ④ Ex. Water Valve to be Removed
- ⑤ Ex. Water Valve Box to be Adjusted to Final Grade
- ⑥ 18"x18"x6" Concrete Collar Req'd.

Proposed Easement Legend

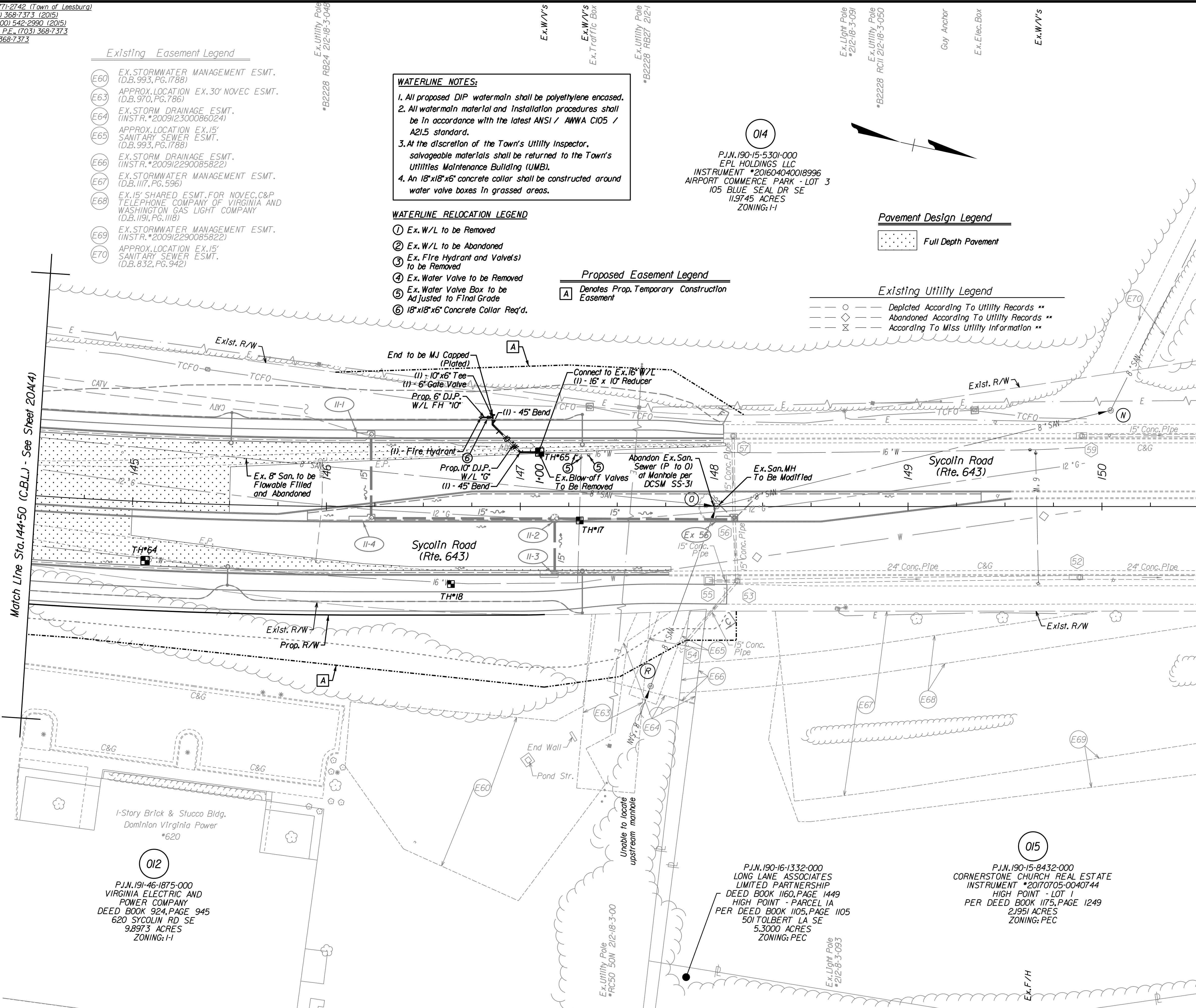
- (A) Denotes Prop. Temporary Construction Easement

Pavement Design Legend

- (Pattern) Full Depth Pavement

Existing Utility Legend

- (Symbol) Depicted According To Utility Records \*\*
- (Symbol) Abandoned According To Utility Records \*\*
- (Symbol) According To Miss Utility Information \*\*



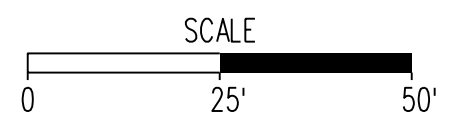
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 P.J.N.190-15-5301-000  
 EPL HOLDINGS LLC  
 INSTRUMENT #201604040018996  
 AIRPORT COMMERCE PARK - LOT 3  
 105 BLUE SEAL DR SE  
 11,9745 ACRES  
 ZONING: I-1

Match Line Sta. 144+50 (C.B.L.) - See Sheet 20A(4)

012  
 P.J.N.191-46-1875-000  
 VIRGINIA ELECTRIC AND  
 POWER COMPANY  
 DEED BOOK 924, PAGE 945  
 620 SYCOLIN RD SE  
 9,8973 ACRES  
 ZONING: I-1

P.J.N.190-16-1332-000  
 LONG LANE ASSOCIATES  
 LIMITED PARTNERSHIP  
 DEED BOOK 1160, PAGE 1449  
 HIGH POINT - PARCEL 1A  
 PER DEED BOOK 1105, PAGE 1105  
 501 TOLBERT LA SE  
 5,3000 ACRES  
 ZONING: PEC

015  
 P.J.N.190-15-8432-000  
 CORNERSTONE CHURCH REAL ESTATE  
 INSTRUMENT #20170705-0040744  
 HIGH POINT - LOT 1  
 PER DEED BOOK 1175, PAGE 1249  
 2,1951 ACRES  
 ZONING: PEC



100% PLANS

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.  
 WATER LINE AND SANITARY SEWER PLAN

ENGINEER: **Rinker Design Associates, P.C.**  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 6000 Decoye Blvd., Suite 200, Manassas Virginia 20108 on the web @ www.rinkerd.com  
 Telephone: (703) 368-7373 Fax: (703) 368-7343  
 E-mail: info@rinkerd.com  
 to Make Your Vision Reality

PROJECT MANAGER: **MARK A. GUNN, P.E.**

Town of Leesburg  
 Loudoun County, Virginia  
 SUBMISSION DATE: 02/21/2018

COMMONWEALTH OF VIRGINIA  
 MARK A. GUNN  
 Lic. No. 038323  
 PROFESSIONAL ENGINEER

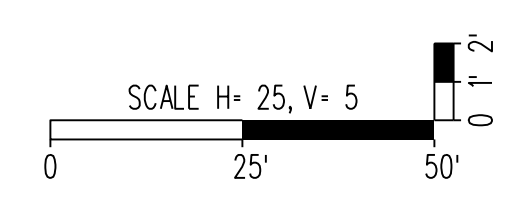
Mark A Gunn  
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ASSOCIATED PLAN  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**

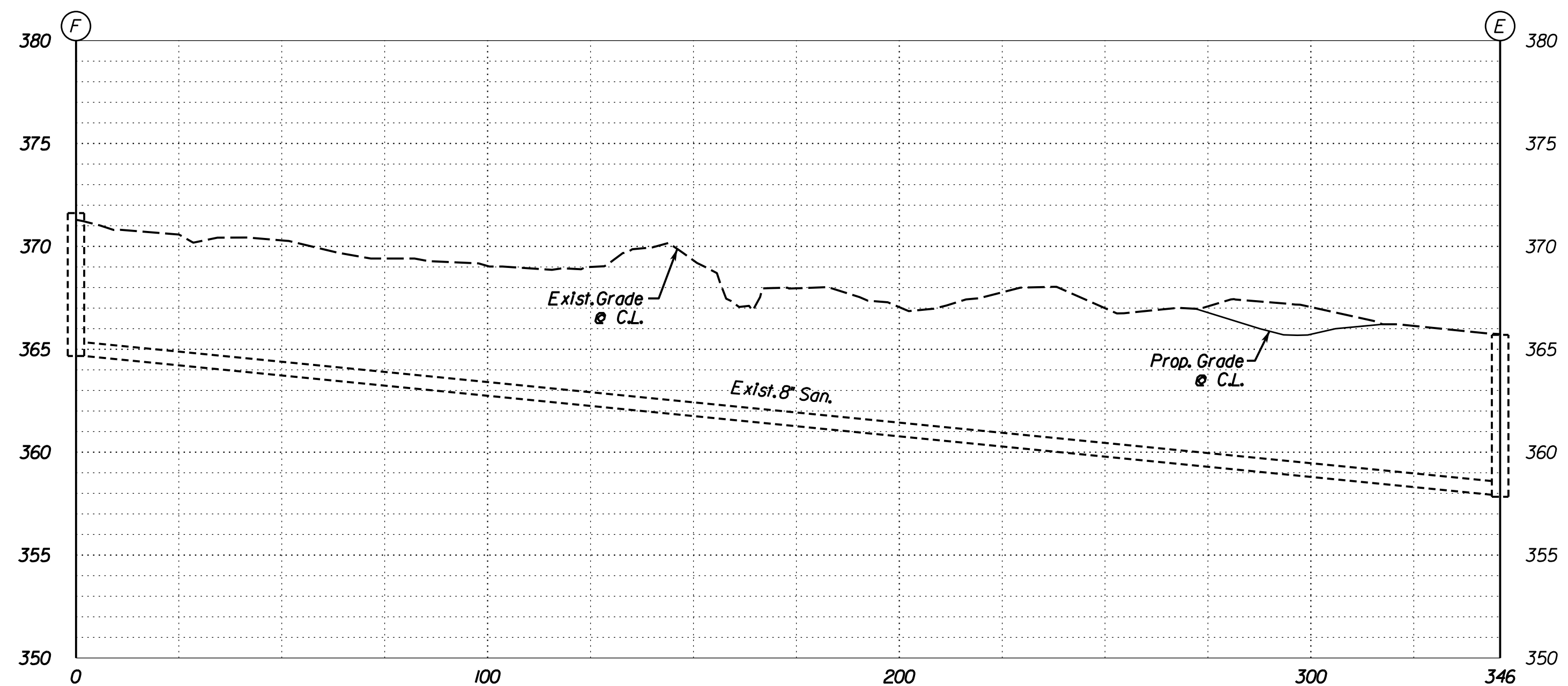
TOWN NUMBER: TBD

Sheet  
 20A(5) of 20

PROJECT MANAGER *Anne Geisler*, (703) 771-2742 (Town of Leesburg)  
 SURVEYED BY *Sidney Thomas, L.S.*, (703) 368-7373 (2015)  
 SUBSURFACE UTILITY BY *Accumark*, (800) 542-2990 (2015)  
 DESIGN SUPERVISED BY *Mark A. Gunn, P.E.*, (703) 368-7373  
 DESIGNED BY *Sahab Dadir, P.E.*, (703) 368-7373



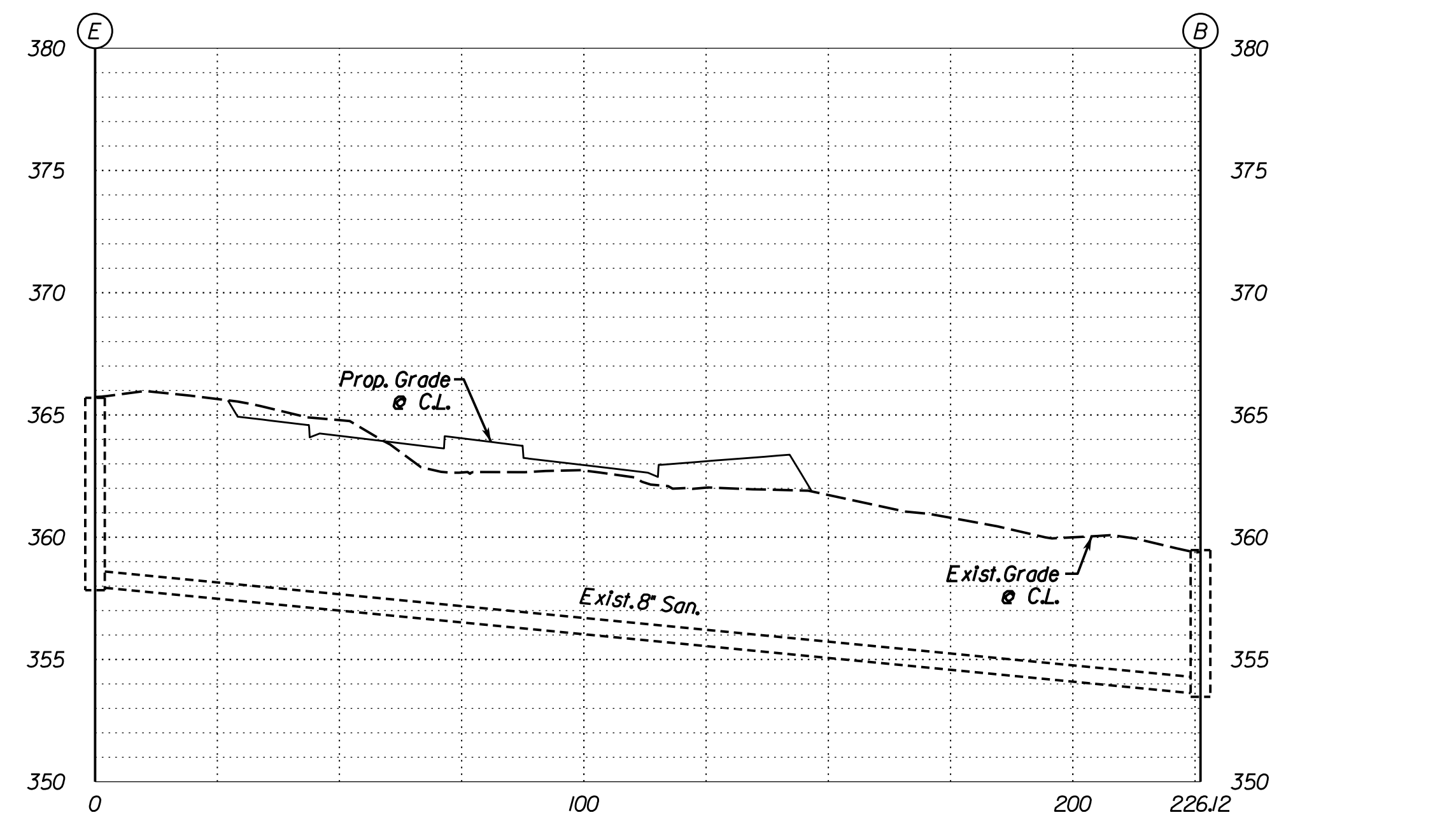
EXISTING 8" SANITARY PROFILE  
 MANHOLE "F" TO MANHOLE "E"



(F) Ex. Sanitary M.H.  
 Ex. Top=371.62  
 Ex. Inv. In=364.87  
 Ex. Inv. Out=364.67

(E) Ex. Sanitary M.H.  
 Ex. Top=365.70  
 Ex. Inv. In=357.93  
 Ex. Inv. Out=357.83

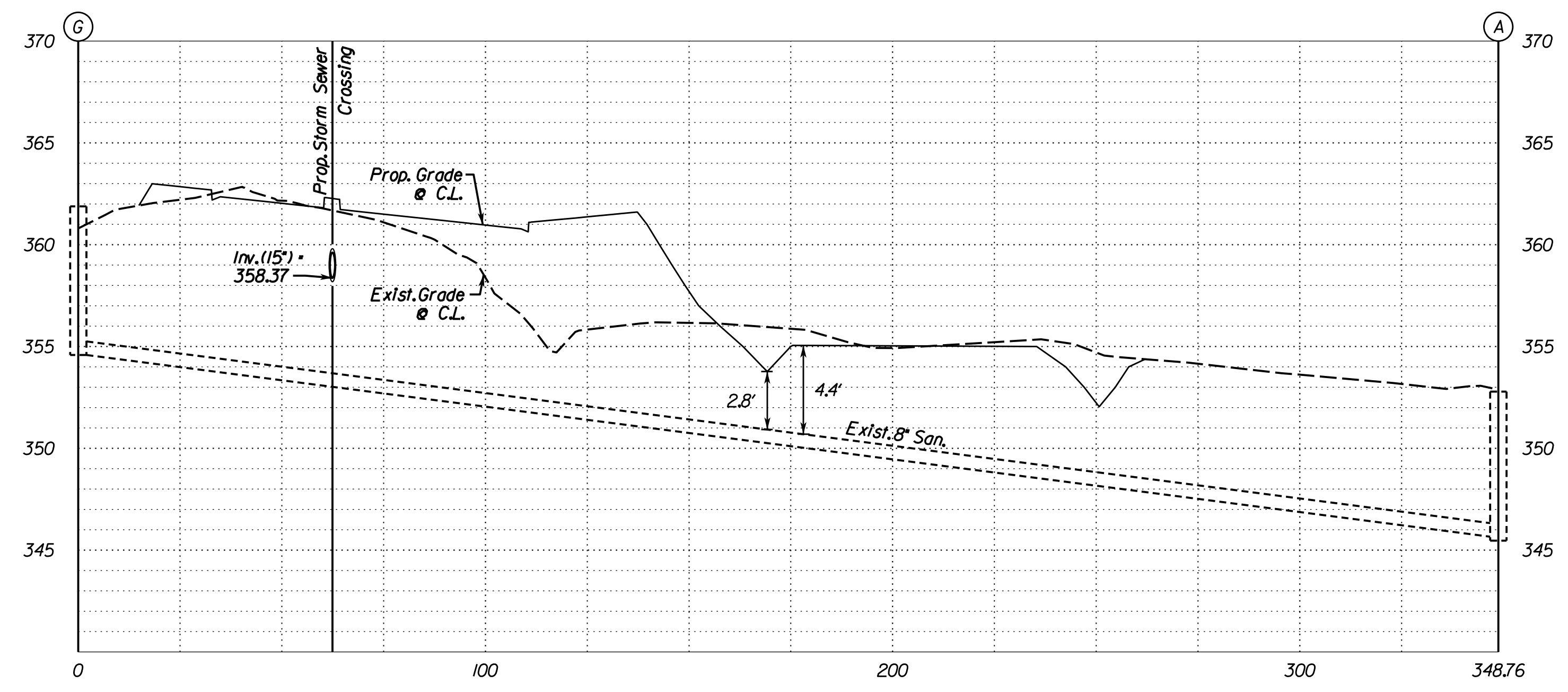
EXISTING 8" SANITARY PROFILE  
 MANHOLE "E" TO MANHOLE "B"



(E) Ex. Sanitary M.H.  
 Ex. Top=365.70  
 Ex. Inv. In=357.93  
 Ex. Inv. Out=357.83

(B) Ex. Sanitary M.H.  
 Ex. Top=359.47  
 Ex. Inv. In=353.72 (From C)  
 Ex. Inv. In=353.62 (From E)  
 Ex. Inv. Out=353.47

EXISTING 8" SANITARY PROFILE  
 MANHOLE "G" TO MANHOLE "A"



(G) Ex. Sanitary M.H.  
 Ex. Top=361.88  
 Ex. Inv. In=354.98  
 Ex. Inv. Out=354.58

(A) Ex. Sanitary M.H.  
 Ex. Top=352.78  
 Ex. Inv. In=345.66 (From B)  
 Ex. Inv. In=345.66 (From G)  
 Ex. Inv. Out=345.46

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**  
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.

SANITARY SEWER PROFILES

Town of Leesburg  
 Loudoun County, Virginia

ENGINEER: **Rinker Design Associates, P.C.**  
 Engineering - Surveying - Land Planning - Transportation - Environmental Services  
 6000 Decoye Blvd., Suite 200, Manassas Virginia 20108 on the web @ www.rinkrad.com  
 Telephone: (703) 368-7373 Fax: (703) 375-5443  
 E-mail: info@rinkrad.com  
 to Make Your Vision Reality

PROJECT MANAGER: **MARK A. GUNN, P.E.**

PROFESSIONAL ENGINEER  
 COMMONWEALTH OF VIRGINIA  
 MARK A. GUNN  
 Lic. No. 038323

Mark A Gunn  
 2018.02.22 18:44:46 -05'00'

ASSOCIATED PLAN  
 C.I.P. NUMBER: **TLCI-2016-0002**  
 VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

Sheet  
 20B of 20