

SANITARY SEWER MANHOLE AND MIN. F.F. ELEVATIONS

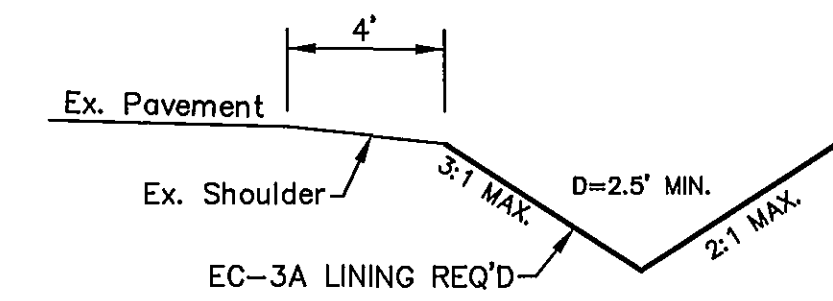
LINE	BEARING	DISTANCE
Ex. to 'A'	S. 33°38'03" W.	49.3'
'A' to 'B'	S. 66°57'55" W.	112.9'
'B' to 'C'	S. 77°12'55" W.	173.0'
'C' to 'D'	S. 68°01'04" W.	169.0'

LOT	DOWNSIDE MANHOLE	DIST.	TOP OF S.S. MAIN	MIN. F.F. ELEVATION	APPROX. F.F. ELEV.
1	D	0.0	1315.2	1318.2	1319.0
2	C	116.5	1312.4	1315.4	1319.0
3	C	63.4	1309.7	1312.7	1322.0
4	B	161.0	1306.3	1309.3	1325.0

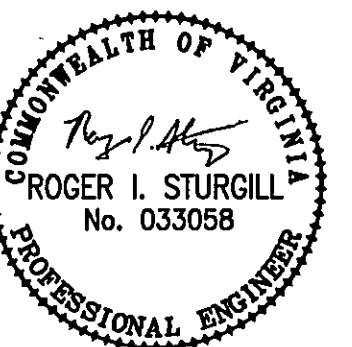
STATIONS AND OFFSETS ARE MEASURED ALONG A BASELINE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE WITH 0+00.0 BEING THE BEGINNING AT THE LOWER MANHOLE.

THE MIN. FLOOR ELEVATION IS BASED ON SEC. 200.02-2-G-1-h OF THE WESTERN VIRGINIA WATER AUTHORITY WATER & SEWER REGULATIONS. LOT OWNERS REQUESTING A LOWER SERVICE ELEVATION WILL REQUIRE THE USE OF A PRIVATE SEWAGE PUMP FACILITY, INSTALLED AND MAINTAINED BY THE HOMEOWNER.

*NOTE: DUE TO 100-YR FLOOD PLAIN, MINIMUM FINISHED FLOOR ELVATION FOR ANY LOT IS 1305.2.



ROADSIDE DITCH DETAIL



www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23230
Phone: 804/794-0371
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/853-0132
FAX: 804/853-0133

448 Pappas Ferry Road
Christiansburg, Virginia 24073
Phone: 840/381-4290
FAX: 840/381-4291

1557 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 840/248-3320
FAX: 840/248-3321

HANGING ROCK
COURT
GRADING PLAN
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 07/20/2006
REVISIONS:
09/05/2006
11/07/2006
01/19/2007
03/07/2007
04/12/2007

SCALE: 1"=30'
SHEET NO.
C-3
JOB NO.
R0600139.00

