



SANITARY SEWER MANHOLE AND MIN. F.F. ELEVATIONS

LINE	BEARING	DISTANCE
'c' to 'A'	S 85°36'04" E	203.5'
'e' to 'D'	N 00°17'26" E	134.8'
'D' to 'C'	N 09°27'06" W	125.1'
'C' to 'B'	N 46°32'34" W	194.5'

LOT	DOWNSTREAM MANHOLE	DIST.	TOP OF S.S. MAIN	MIN. F.F. ELEVATION	APPROX. F.F. ELEV.
1	e	327.5	1038.0	1041.0	1042.0
2	e	327.5	1038.0	1041.0	1042.0
3	e	220.6	1037.6	1040.6	1042.0
4	e	220.6	1037.6	1040.6	1051.0
5	e	114.2	1037.1	1040.1	1051.0
6	e	114.2	1037.1	1040.1	1051.5
7	e	0	1036.0	1039.0	1050.0
8	e	87.4	1043.2	1046.2	1052.0
9	e	87.4	1043.2	1046.2	1053.0
10	D	12.7	1047.1	1050.1	1054.0
11	D	63.3	1048.3	1051.3	1055.0
12	C	0	1049.6	1052.6	1056.0
13	C	34.4	1050.3	1053.3	1057.0
14	C	93.7	1051.5	1054.5	1058.0
15	C	143.4	1052.5	1055.5	1059.0
16	B	0	1053.5	1056.5	1060.0
17	a	0	1041.9	1044.9	1061.0
18	a	41.2	1040.3	1043.3	1061.0
19	b	41.2	1040.3	1043.3	1060.0
20	c	49.3	1041.0	1044.0	1049.0
21	c	137.1	1042.0	1045.0	1049.0
22	c	137.1	1042.0	1045.0	1050.0
23	A	0	1044.0	1047.0	1051.0
24	D	59.7	1048.2	1051.2	1052.0

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.

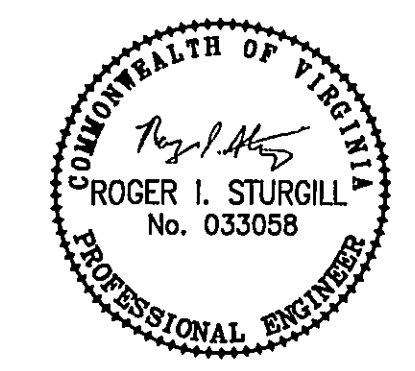
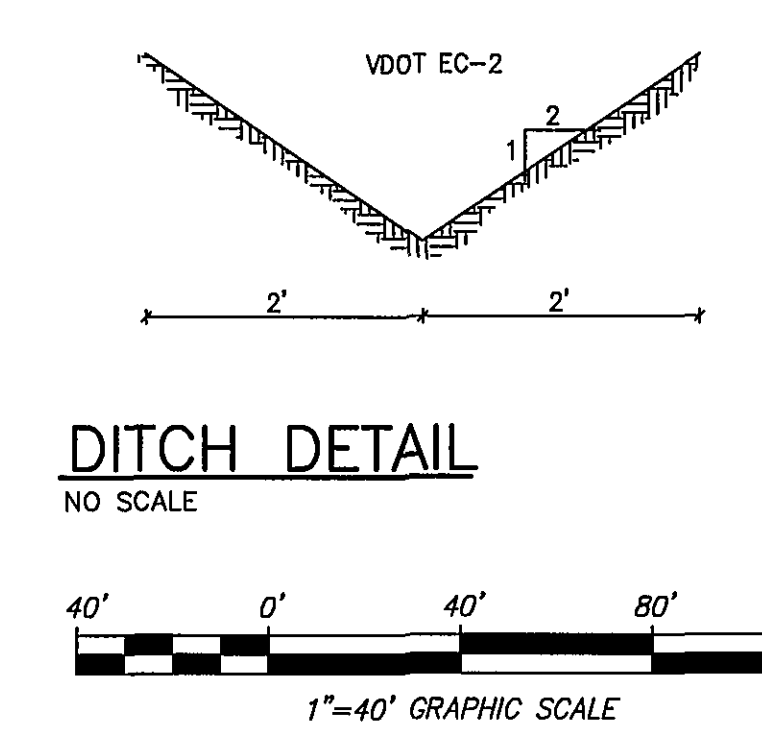
THE MIN. FLOOR ELEVATION IS BASED ON SEC. 200.02-2-G-1-H OF THE WESTERN VIRGINIA WATER AUTHORITY WATER & SEWER REGULATIONS. LOT OWNERS REQUESTING A LOWER SERVICE ELEVATION WILL REQUIRE THE USE OF A PRIVATE SEWAGE PUMP FACILITY, INSTALLED AND MAINTAINED BY THE HOMEOWNER.

- NOTES:
1. DWELLING LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. EACH INDIVIDUAL LOT WILL REQUIRE SEPARATE BUILDING PERMITS AND PLOT PLAN.

APPROXIMATE WATER PRESSURE

LOT	APPROXIMATE PRESSURE	PRV.
1	90	YES
2	90	YES
3	89	YES
4	89	YES
5	88	YES
6	88	YES
7	89	YES
8	89	YES
9	88	YES
10	88	YES
11	88	YES
12	88	YES
13	87	YES
14	87	YES
15	86	YES
16	86	YES
17	85	YES
18	85	YES
19	85	YES
20	90	YES
21	90	YES
22	89	YES
23	89	YES
24	88	YES

- NOTES:
1. PRV'S SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE INSTALLED WATER METERS.



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

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2935

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

102 Hubbard Street
Blacksburg, Virginia 24060
Phone: 540/961-0961
FAX: 540/961-0962

1587 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

STOKES MANOR GRADING PLAN

DRAWN BY: AJS
DESIGNED BY: AJS
CHECKED BY: JVJ
DATE: 04/18/2007
REVISIONS:
06/10/2007
07/24/2007

SCALE: 1"=40'
SHEET NO.
C-4
JOB NO.
R0700065.00