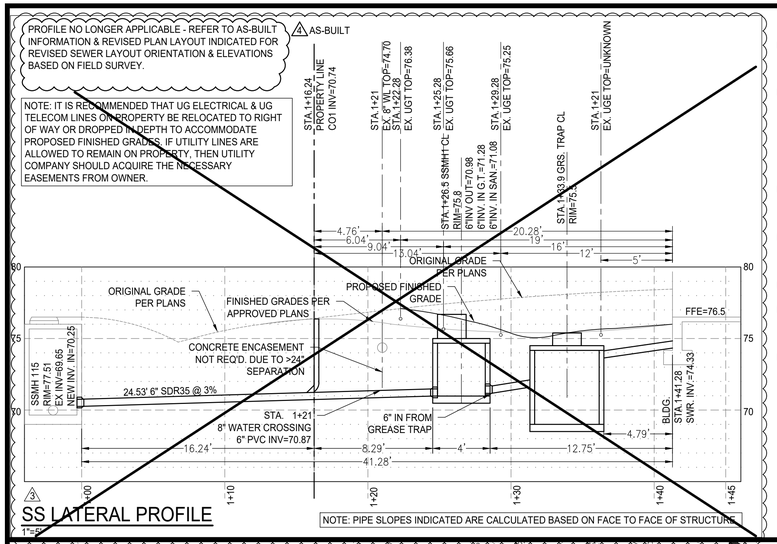
PROFILE NO LONGER APPLICABLE - REFER TO AS-BUILT INFORMATION & REVISED PLAN LAYOUT INDICATED FOR REVISED SEWER LAYOUT ORIENTATION & ELEVATIONS BASED ON FIELD SURVEY.

NOTE: IT IS RECOMMENDED THAT UG ELECTRICAL & UG TELECOM LINES ON PROPERTY BE RELOCATED TO RIGHT OF WAY OR DROPPED IN DEPTH TO ACCOMMODATE PROPOSED FINISHED GRADES. IF UTILITY LINES ARE ALLOWED TO REMAIN ON PROPERTY, THEN UTILITY COMPANY SHOULD ACQUIRE THE NECESSARY EASEMENTS FROM OWNER.



SS LATERAL PROFILE

1"=5'

NOTE: PIPE SLOPES INDICATED ARE CALCULATED BASED ON FACE TO FACE OF STRUCTURE

UTILITY SHEET NOTES

U1 CONNECT TO EX. WATER SERVICE STUB. INSTALL NEW 1" METER & EXTEND 100LF OF 1" POLY WATER SERVICE TO BUILDING. WATER SERVICE SHALL BE PROVIDED BY AQUA VA.

U2 6" SDR35 PVC FROM BUILDING TO EXISTING MANHOLE #112. CORE HOLE IN SIDE OF MANHOLE & INSTALL 6" LATERAL WITH FLEXIBLE RUBBER BOOT. SEE BEDDING DETAIL FOR LATERAL INSTALLATION. SANITARY SEWER SERVICE SHALL BE PROVIDED BY WVWA. ALL CLEANOUTS AND PORTIONS OF SEWER LATERAL OUTSIDE THE RIGHT-OF-WAY ARE PRIVATELY OWNED. VERIFY LOCATION & DEPTH OF WATER LINE PRIOR TO INSTALLATION.

U3 CONNECT ROOF DRAIN DOWNSPOUTS TO 6" HDPE PIPE. EXTEND TO YARD INLET AND STORM SEWER AS SHOWN. REFER TO BEDDING DETAIL FOR INSTALLATION.

U4 NEW STORM SEWER TO CROSS OVER EXISTING 8" SANITARY SEWER. 8" SANITARY SEWER INVERT AT CROSSING= 60.84 18" HDPE INVERT AT CROSSING= 68.42

U5 INSTALL RISER RINGS AS NECESSARY TO RAISE MH TOP TO ELEV.=75.0

U6 INSTALL PRECAST GREASE TRAP PER WVWA STANDARDS (SEE DETAIL). FACE OF GREASE TRAP SHALL BE 5' FROM FACE OF BUILDING. 4" SCH. 40 INVERT IN=73.67. ACCESS PORT RIM ELEV.=75.7 +/-0.2'.

U7 INSTALL 4'Ø PRECAST SAMPLING MH WITH SANITARY SEWER FRAME & COVER. REFER TO PROFILE FOR INVERTS AND RIM ELEVATION.

STORM SEWER SCHEDULE

S1 DI-3B
TOP=74.15
15" HDPE INV. IN=67.76
18" HDPE INV. OUT=67.76

S2 DI-3B
TOP=73.9
6" HDPE INV. IN=69.3
15" HDPE INV. OUT=69.3

S3 24" NYOPLAST DRAIN BASIN
STANDARD SOLID TOP=75.75
6" HDPE INV. IN=71.71
8" HDPE INV. OUT=71.61

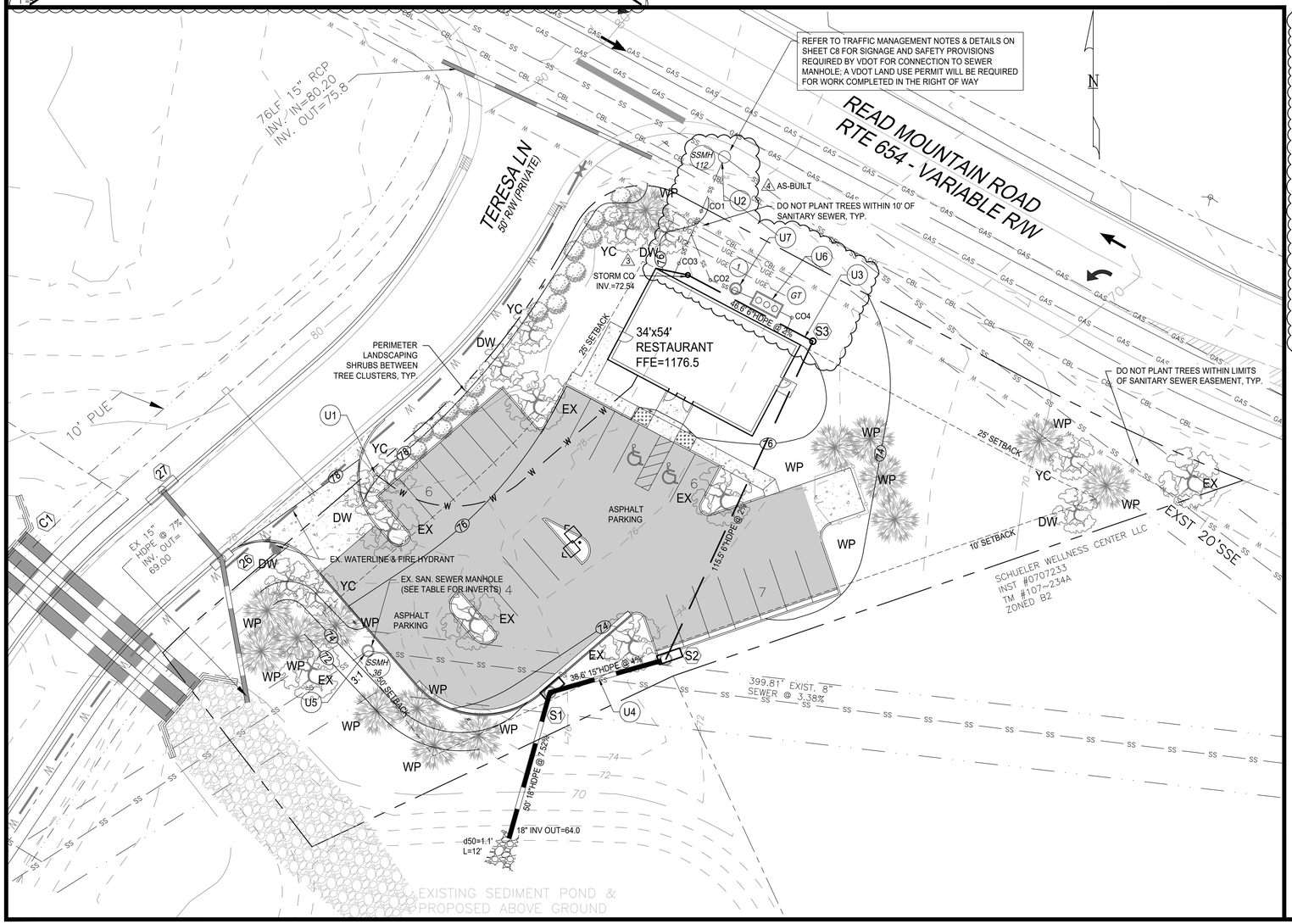
LANDSCAPING LEGEND & TABULATION

SYMBOL	DESCRIPTION	DESCRIPTION	SPECIES	CATEGORY	CANOPY@20yr	TOTAL QTY.	SIZE REQMT. @ PLANTING	INTERIOR PARKING REQMTS.	PARKING PERIMETER (BUSINESS / ROW) REQMTS.	LOT CANOPY
	NEW CANOPY TREE							1 CANOPY/ISLAND 1 PER 10 SPACES	1 CANOPY/50' FRONTAGE 1 UNDERSTORY/30' FRONTAGE 1 EVERGREEN/30' FRONTAGE PARKING HAS 200LF FRONTAGE	10% AREA =3,385sf
EX	NEW UNDERSTORY TREE	EXCLAMATION (EX)	PLATANUS X ACERIFOLIA	CANOPY	380sf	4	2" CAL.	4x380sf=1520sf	80/80=4 x 380sf=1520sf	8x380sf=3040sf
DW	NEW EVERGREEN TREE	DOGWOOD (DW)	CORNUS KOUSA	UNDERSTORY	177sf	7	5' TALL	N/A	200/(30x2)=4x177sf=708sf	4x177sf=708sf
WP	NEW SHRUB (AMERICAN HOLLY, OR EQUAL)	YOSHINO CHERRY (YC)	PRUNUS YEODENSIS	UNDERSTORY	177sf	6	2" CAL.	N/A	200/(30x2)=4x177sf=708sf	4x177sf=708sf
	NEW PRKG. LOT L-SCAPING AREA	EASTERN WHITE PINE (WP)	PINUS STROBUS	EVERGREEN	177sf	6	5' TALL	N/A	200/(30)=7x177sf=1239sf	7x177sf=1239sf
	NEW CONCRETE									
	NEW PAVEMENT	TOTAL TREE CANOPY						1520sf		5695sf

CANOPY VALUES BASED ON AMERICAN ASSOC. NURSERYMEN STDS.

GENERAL LANDSCAPING & SCREENING NOTES:

1) ALL TREES SHALL BE 6' MIN. HEIGHT OR MINIMUM 2" CALIPER AT TIME OF PLANTING AS SHOWN IN LEGEND. WHERE EVERGREEN OR DECIDUOUS SHRUBS ARE PLANTED, SUCH SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING.
2) ALL REQUIRED LANDSCAPING MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
3) THE OWNER SHALL BE RESPONSIBLE FOR THE ONGOING PROTECTION AND MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A MANNER THAT COMPLIES WITH THE REQUIREMENTS OF ARTICLE IV, DIVISION 4 (LANDSCAPING AND SCREENING) OF THE BOTETOURT COUNTY ZONING ORDINANCE.
4) TREES MAY BE SUBSTITUTED FOR THE SPECIFIED TREES ON THIS PLAN PROVIDED THEY MEET THE CANOPY REQUIREMENTS LISTED ON THIS PLAN.
5) SHRUBS SHALL BE AN EVERGREEN SPECIES SUCH AS AMERICAN HOLLY. PERIMETER LANDSCAPING SHRUBS SHALL BE SPACED AT 6' O.C. STAGGERED (TOTAL OF 15). SHRUBS SHALL BE PLANTED IN CONTINOUS MULCHED BEDS, TYP.



SANITARY SEWER TABLE

AS-BUILT

36 SSMH 36
RIM=71.52
8" INV. OUT=63.41

112 SSMH 112
RIM=77.51
8" INV. OUT=69.65
NEW 6" INV. IN=69.92

CO1 CAP=78.03
6" INV.=71.80

CO2 CAP=76.5
6" INV.=72.24

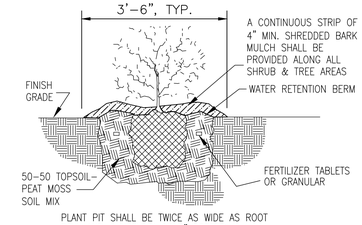
CO3 CAP=76.8
6" INV.=72.76

CO4 CAP=75.9
6" INV.=72.40

111 SSMH 111
RIM=54.81
8" INV. OUT=49.90

1 NEW SAMPLING SSMH 1
RIM=75.98
6" INV. OUT=72.23
GREASE TRAP 6" INV. IN=72.23

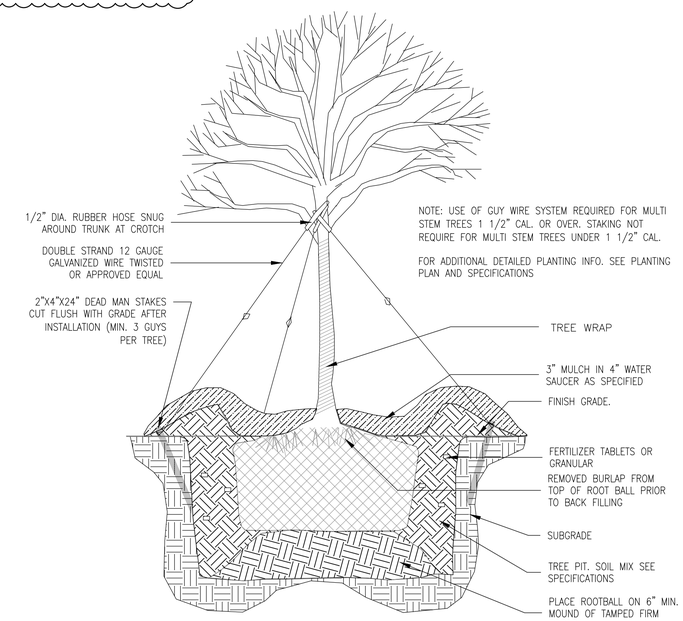
GT GREASE TRAP
RIM=75.9
TANK BTM=68.36



PLANT PIT SHALL BE TWICE AS WIDE AS ROOT BALL AND A MINIMUM OF 6" DEEPER

TYPICAL SHRUB PLANTING

NOT TO SCALE



TYPICAL TREE PLANTING- WIRE GUYING

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
SEAN C. GOLDSMITH
Lic. No. 032949
4/8/22
PROFESSIONAL ENGINEER

Revisions By	Date
1 Rvw1 Cmmts	8/25/20
2 Rvw2 Cmmts	12/1/20
3 Profile-UG Lines	8/20/21
4 Storm Schedule	11/11/21
5 WVWA As-built info	4/8/22

INTEGRITY ENGINEERING
463 White Oak Drive
Blue Ridge, VA 24064
Ph: (540) 537-3390
Email: integrityengpc@gmail.com

UTILITY & LANDSCAPING PLAN

1836sf RESTAURANT
COTTAGES OF STEEPLECHASE
BOTETOURT COUNTY, VIRGINIA

Scale:	1"=20'
Date:	6/25/20
Design By:	SCG
CAD By:	SCG
Checked By:	
Project No.:	17032

Sheet No.
C3