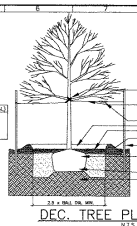
LANDSCAPE SUMMARY:

REQUIRED LANDSCAPE CROWN COVERAGE: 35% OF 1.11 AC.
35% REQUIRED =16,823 SF
36% PROVIDED =17,500 SF

LANDSCAPE SCHEDULE:

SYMBOL	BOTANICAL NAME:	COMMON NAME:	PLANTING SPECS:	QUANTITY:	CANOPY (EA)	CANOPY (TOTAL)
	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	MIN. PLANTING SIZE: 1.5" CALIPER B&H	14	1,250 SF	17,500 SF



DEC. TREE PLANTING DETAIL
N.T.S.

GENERAL UTILITY NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.

2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.

3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.

4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.

5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER AND SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THE WVWA PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

WATER NOTES:

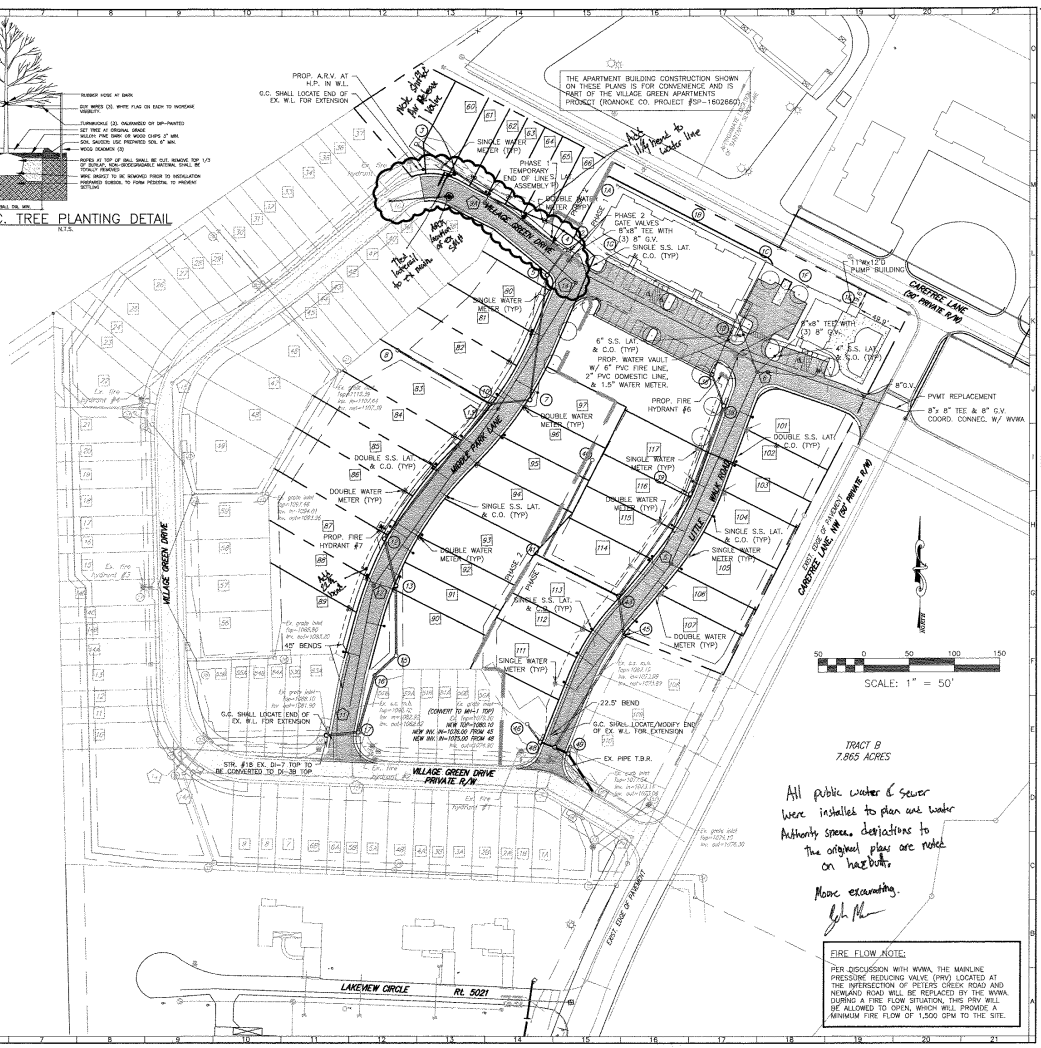
1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

3. PLEASE PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS (540) 537-3460.

SANITARY SEWER SERVICE LATERAL ELEVATION TABLE

LOT #	INV. ELEV. @ S.S. MAIN	MIN. BLDG. ELEV.	PROP. F.F.E.
60	1118.9	1121.9	1124.0
61	1118.9	1121.9	1123.33
62	1115.2	1118.2	1122.67
63	1115.2	1118.2	1122.0
64	1113.5	1116.5	1121.33
65	1113.5	1116.5	1120.67
66	1111.6	1114.6	1120.0
80	1107.8	1110.8	1112.0
81	1107.8	1110.8	1110.5
82	1105.8	1108.8	1114.0
83	1102.1	1105.1	1112.5
84	1098.7	1101.7	1109.5
85	1098.7	1101.7	1108.5
86	1093.2	1095.2	1104.5
87	1088.9	1101.9	1099.0
88	1088.9	1101.9	1097.0
89	1085.4	1088.4	1095.0
90	1087.0	1090.0	1097.5 (MAIN)
91	1090.4	1093.4	1099.5 (MAIN)
92	1092.8	1095.8	1101.5 (MAIN)
93	1094.1	1097.1	1103.5 (MAIN)
94	1097.6	1100.6	1109.0 (MAIN)
95	1103.8	1106.8	1111.0 (MAIN)
96	1103.8	1106.8	1113.5 (MAIN)
97	1106.41	1109.41	1106.0
101	1099.0	1102.0	1111.5
102	1096.4	1099.4	1109.5
103	1096.4	1099.4	1107.5
104	1092.7	1095.7	1105.5
105	1089.0	1092.0	1099.5
106	1087.1	1090.1	1097.5
107	1082.5	1085.5	1095.5
111	1073.4	1076.4	1086.0
112	1076.2	1079.2	1088.0
113	1079.1	1082.1	1090.0
114	1087.9	1090.9	1097.5
115	1087.9	1090.9	1099.5
116	1090.9	1093.9	1101.5
117	1096.2	1099.2	1108.5



All public water & sewer were installed to plan and water Authority specs, deviations to the original plans are noted on hardhats

Move excavating.

FIRE FLOW NOTE:

PER DISCUSSION WITH WVWA, THE MAINLINE PRESSURE REDUCING VALVE (PRV) LOCATED AT THE INTERSECTION OF PETERS CREEK ROAD AND NEWLAND ROAD WILL BE REPLACED BY THE WVWA. DURING A FIRE FLOW SITUATION, THIS PRV WILL BE ALLOWED TO OPEN, WHICH WILL PROVIDE A MINIMUM FIRE FLOW OF 1,500 GPM TO THE SITE.

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1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47538
3/23/2022
PROFESSIONAL ENGINEER

THE VILLAGE GREEN PHASE III

CAREFREE LANE

UTILITY & LANDSCAPE PLAN

HOLLINS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY	CPB
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	1/3/2018
SCALE	1"=50'

REVISIONS:
3/23/2018
4/13/2018
5/3/2018
8/9/2019 P.R. #1
3/11/2020 P.R. #2
8/7/2020 P.R. #3
4/19/2021 P.R. #4
3/23/2022 P.R. #6

SHEET NO.
C4

JOB NO. 04170034.00