

# LANDSCAPE SUMMARY:

REQUIRED LANDSCAPE CROWN COVERAGE: 35% OF 1.11 AC.  
35% REQUIRED -16,923 SF  
36% PROVIDED -17,500 SF

## LANDSCAPE SCHEDULE:

SYMBOL	SYMBOL NAME	COMMON NAME	PLANTING SPECIES	QUANTITY	CANOPY (EQ)	CANOPY (TOTAL)
	ACER RUBRUM	'OCTOBER GLORY'	RED MAPLE	14	1,250 SF	17,500 SF

## GENERAL UTILITY NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVA 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 WVA STANDARDS SHALL BE ENFORCED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POOLED TO VERIFY LOCATIONS. THE WVA PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

## SANITARY SEWER NOTES:

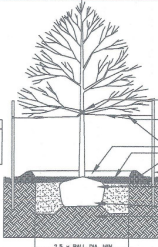
1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

## 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 TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. PLEASE PROVIDE 5 DAYS NOTICE TO THE WVA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS (540) 537-3460.

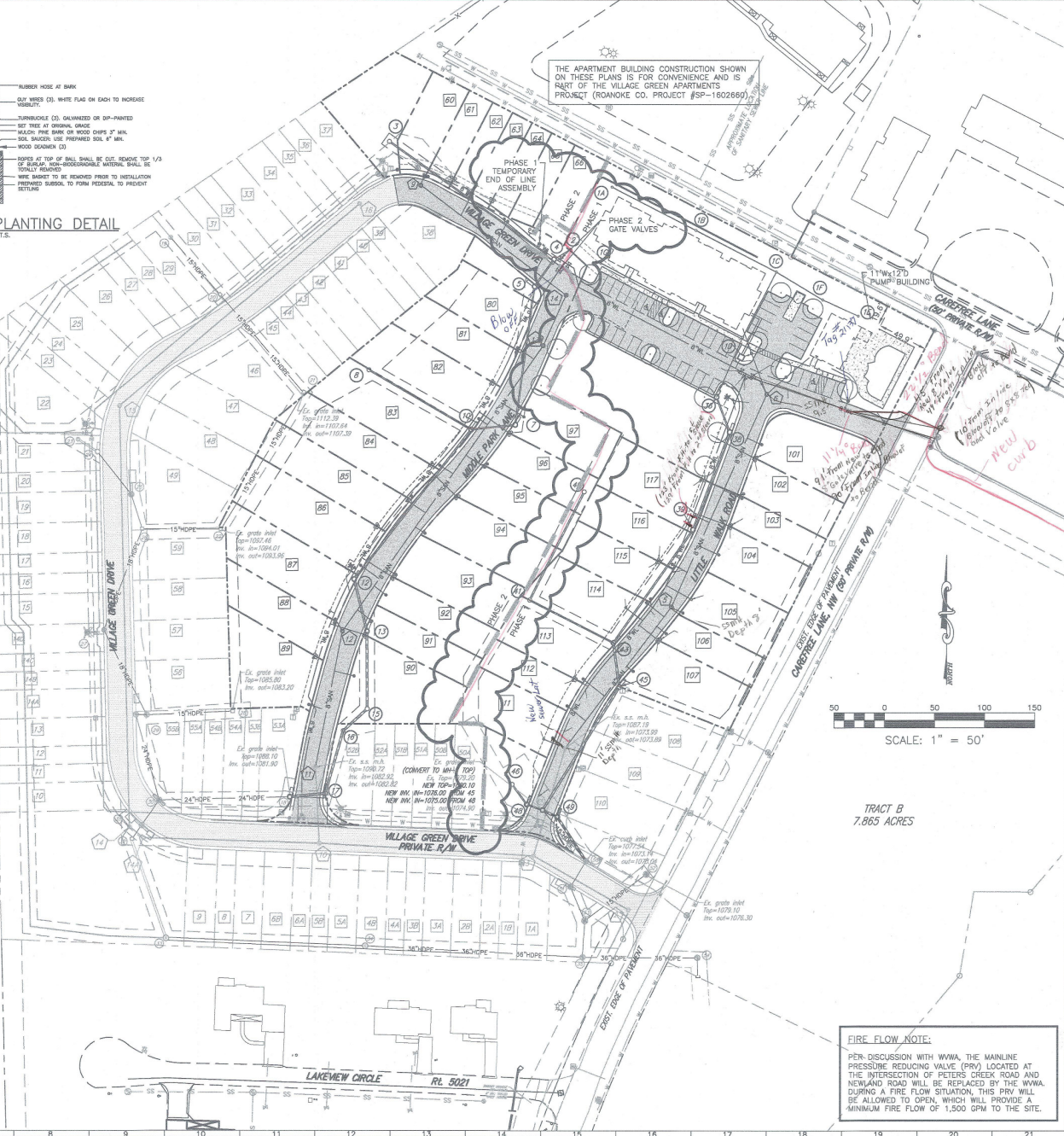
## SANITARY SEWER SERVICE LATERAL ELEVATION TABLE

LOT #	INV. ELEV. @ S.S. MAIN	MIN. BLDG. ELEV.	PROP. F.F.E.
60	1118.9	1119.9	1120.0
61	1118.5	1119.5	1123.33
62	1114.7	1117.7	1122.67
63	1114.7	1117.7	1122.0
64	1113.0	1116.0	1121.33
65	1113.0	1116.0	1120.67
66	1111.1	1114.1	1120.0
67	1103.9	1106.9	1117.0
68	1103.9	1106.9	1116.0
69	1099.6	1102.6	1115.0
70	1096.4	1099.4	1110.5
71	1093.8	1096.8	1108.5
72	1093.8	1096.8	1108.5
73	1093.8	1096.8	1104.5
74	1086.0	1089.0	1099.0
75	1086.0	1089.0	1097.0
76	1084.1	1087.1	1095.0
77	1085.1	1088.1	1104.5
78	1087.4	1090.4	1090.5
79	1089.0	1092.0	1092.5
80	1090.1	1093.1	1094.5
81	1092.9	1095.9	1100.0
82	1097.8	1100.8	1102.0
83	1097.8	1100.8	1104.5
84	1097.8	1100.8	1108.0
85	1099.2	1102.2	1097.5
86	1092.7	1095.7	1105.5
87	1099.2	1102.2	1099.5
88	1097.1	1099.1	1097.5
89	1082.5	1085.5	1093.5
90	1073.4	1076.4	1086.0
91	1078.2	1079.2	1088.0
92	1079.1	1080.1	1090.0
93	1087.9	1088.9	1097.5
94	1087.9	1088.9	1099.5
95	1090.9	1093.9	1101.5
96	1088.2	1089.2	1108.5

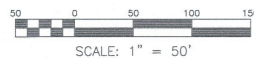


DEC. TREE PLANTING DETAIL

N.T.S.



THE APARTMENT BUILDING CONSTRUCTION SHOWN ON THESE PLANS IS FOR CONVENIENCE AND IS A PART OF THE VILLAGE GREEN APARTMENTS PROJECT (ROANOKE CO. PROJECT #SP-1602660)



SCALE: 1" = 50'

**FIRE FLOW NOTE:**  
PER DISCUSSION WITH WVA, THE MAINLINE PRESSURE REDUCING VALVE (PRV) LOCATED AT THE INTERSECTION OF PETERS CREEK ROAD AND NEWLAND ROAD WILL BE REPLACED BY THE WVA. 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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Roanoke  
New River Valley  
Richmond  
Staunton  
Harrisonburg

RESIDENTIAL LANDSCAPE/GRASS ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
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LANDSCAPE ARCHITECTURE  
ARCHITECTURE  
LAND SURVEYING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
METEOROLOGICAL & FLOOD EVALUATION

Balzer and Associates, Inc.  
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Roanoke, VA 24018  
540-772-9580  
FAX 540-772-6050



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 1/5/2018  
SCALE 1"=50'

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

SHEET NO.  
**C4**  
JOB NO. 04170034.00