

DALEVILLE TOWN CENTER

PHASE 3

Botetourt County - Virginia

June 25, 2019

REVISED: April 15, 2020

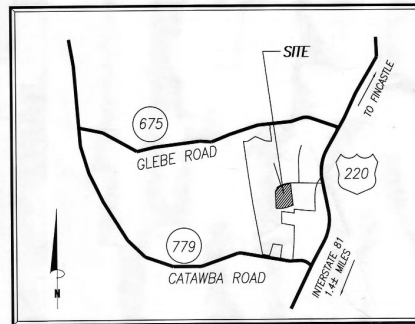
TOTAL DISTURBANCE: 5.37 AC.

To whom it may concern,
There were ~~no~~ deviations *Phase II*
to these plans. *#total on Page 4 & 13*
Phase II
Earth Movers

ABBREVIATIONS

(LIST OF ABBREVIATIONS; MAY OR MAY NOT BE USED IN PLAN SET)

WSE	WATER SURFACE ELEVATION	SWM	STORM WATER MANAGEMENT
O.D.	OUTSIDE DIAMETER	ELEC	ELECTRIC (UNDERGROUND)
MH	MANHOLE	SS	SANITARY SEWER
XING	CROSSING	ARV	AIR RELEASE VALVE
GPM	GALLONS PER MINUTE	C.I.	CAST IRON
PSI	POUNDS PER SQUARE INCH	WL	WATERLINE
P.I.V.	POST INDICATOR VALVE	E	ELECTRIC (OVERHEAD)
SDR	STANDARD DIMENSION RATIO	CHS	CHESAPEAKE & POTOMAC
MN	MINIMUM	CAP	STEAM
LAT.	LATERAL	WV	WATER VALVE
ST	STORM DRAIN	CPU	UNDERGROUND COMPUTER CABLE
VERT.	VERTICAL	CONC	CONCRETE
HORIZ.	HORIZONTAL	T.C.	TERRAZZO COTTA
BLDG.	BUILDING	SC	UNDERGROUND SATELLITE
SEP.	SEPARATION	V.D.O.T.	VIRGINIA DEPARTMENT OF TRANSPORTATION
D.I.	DROP INLET	TYP.	TYPICAL
C.O.	CLEANOUT	ELEV.	ELEVATION
MAX.	MAXIMUM	Ø	AT CENTERLINE
F.F.	FINISHED FLOOR	HD	HIGH DENSITY
FIN.	FINISHED	PVC	POLYVINYL CHLORIDE
FOUND.	FOUNDATION	F.H.	FIRE HYDRANT
Ø	DIAMETER	TELE.	TELEPHONE
CLR.	CLEARANCE	CMP	CORRUGATED METAL PIPE
T.O.F.	TOP OF FOOTING	H.P.	HIGH POINT
O.C.	ON CENTER	EXIST/EX	EXISTING
REINF.	REINFORCEMENT	HOPE	HIGH DENSITY POLYETHYLENE
SMH	SANITARY SEWER MANHOLE	V.M.I.	VIRGINIA MILITARY INSTITUTE
L.P.	LOW POINT	A.E.	AIR ENTRAINED
FD	FOUNDATION DRAIN	TOPOG.	TOP OF CURB ELEVATION
F	FIRE SERVICE LINE	P&I	PAVEMENT ELEVATION
D	DOMESTIC SERVICE LINE		



VICINITY MAP

NOT TO SCALE

VIRGINIA COUNTY LOCATION MAP



SITE TABULATION	
CONTRACT OWNER / DEVELOPER:	FRALIN & WALDRON, INC. P.O. BOX 100 DALEVILLE, VA 24083 PH: (540) 201-1668
ENGINEER:	ENGINEERING CONCEPTS 94 GREENFIELD STREET DALEVILLE, VA 24083 PH: (540) 473-1253
TAX PARCEL NO'S.	88-33 (PORTION)
AREA OF DEVELOPMENT	3.101 ACRES (EDGE)
	1.111 ACRES (CORE)
TOTAL:	4.212 ACRES
CURRENT ZONING	VACANT
PROPOSED USE	SINGLE FAMILY DETACHED - LOTS 70-81; (EDGE AREA) SINGLE FAMILY ATTACHED - LOTS 82-94; (CORE AREA)

TYPED MINIMUM REQUIREMENTS (EDGE AREA)				MAX. STRUCTURE HEIGHT = 35'			
AREA	WIDTH	COVERAGE	FRONT (MIN/MAX)	SIDE (MIN/MAX)	REAR (MIN/MAX)	YARDS	
S.F. DETACHED	6,000 SF	60'	75%	10'/25'	5', 15' COMBINED/NONE	25' NONE	
COUPLE	5,500 SF	90'	75%	10'/25'	5', 15' COMBINED/NONE	25' NONE	

TYPED MINIMUM REQUIREMENTS (CORE AREA)				MAX. STRUCTURE HEIGHT = 45'			
AREA	WIDTH	COVERAGE	FRONT (MIN/MAX)	SIDE (MIN/MAX)	REAR (MIN/MAX)	YARDS	
S.F. ATTACHED	6,000 SF	18'	75%	0'/15'	5', 15' COMBINED/NONE	25' NONE	

1. SINGLE FAMILY ATTACHED GROUP SEPARATION = 15' MIN.

UTILITIES:	WATER:	WWWA
	SEWER:	WWWA
	ELECTRIC:	APPALACHIAN POWER
	GAS:	ROANOKE GAS

SHEET INDEX

- C01 COVER SHEET
- C02 GENERAL NOTES
- C03 EXIST. CONDITIONS & DEMOLITION
- C04 SITE DIMENSIONAL & UTILITY PLAN
- C05 GRADING & EROSION CONTROL
- C06 DRAINAGE MAP
- C07 STORM DRAIN PROFILES
- C08 SANITARY SEWER PROFILES
- C09 PRIVATE ENTRANCE DETAILS
- C10 PRIVATE ENTRANCE DETAILS
- C11 TRANSPORTATION MANAGEMENT PLAN
- C12 NARRATIVE & SOILS DATA
- C13 BOXWOOD LANE & WATERLINE PROFILES
- C14 SITE DETAILS
- C15 SITE DETAILS
- C16 WATER DETAILS
- C17 SANITARY DETAILS
- C18 EROSION & SEDIMENT CONTROL DETAILS

R/LD NAME: _____
R/LD NUMBER: _____



ENGINEERING
CONCEPTS, INC.

84 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253

Date	Description
08/19/19	VOOT COMMENTS 4/15/19
08/20/19	VOOT COMMENTS 08/28/19
12/16/19	VOOT COMMENTS 12/13/19
02/27/20	REVISED LOT LINES/GRADES
03/20/20	WWW PHASING
04/15/20	REVISED LOT GRADES

DALEVILLE TOWN CENTER PH 3
BOTETOURT CO. - VIRGINIA
BOXWOOD LANE
COVER SHEET



GRAPHIC SCALE
PROJECT: 18038

C01

CONTACTS

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Daleville, Virginia 24083
540-774-4415