

FIXTURE BREAKDOWN FOR WATER METER SIZING

BLDG	WSPN	GPM	WM	PROVIDED DEMAND
A1	425	10.1	2"	105 gpm
C2	129	3.2	1 1/2"	85 gpm
C3	129	3.2	1 1/2"	85 gpm
D4	129	3.2	1 1/2"	79 gpm

ROOF COLLECTOR STORM DRAIN ITEMS

ITEM	LENGTH	DESCRIPTION	SLOPE	UPPER INVERT	LOWER INVERT	RIM
*10	65LF	12" PVC STORM DRAIN	1.77%	1344.9	1344.2	
*11		STORM DRAIN CLEANOUT				1350.3
*12	32LF	12" PVC STORM DRAIN	10.3%	1348.2	1344.9	
*13		STORM DRAIN CLEANOUT				1348.2
*14	58LF	12" PVC STORM DRAIN	7.4%	1344.3	1340.0	
*15		STORM DRAIN CLEANOUT				1344.3
*16	26LF	12" PVC STORM DRAIN	13.1%	1342.5	1339.1	
*17		STORM DRAIN CLEANOUT				1342.5
*18	36LF	12" PVC STORM DRAIN	3.9%	1338.5	1337.1	
*19		STORM DRAIN CLEANOUT				1338.4
*20	46LF	12" PVC STORM DRAIN	9.1%	1342.6	1342.6	
*21		STORM DRAIN CLEANOUT				1342.6
*22	8LF	12" PVC STORM DRAIN	1.25%	1345.6	1345.5	
*23		STORM DRAIN CLEANOUT				1345.5

SITE TABULATION
CONTRACT OWNER / DEVELOPER: DTC APARTMENTS, INC.
90 TOWN CENTER STREET
DALEVILLE, VA. 240083
Ph: (540) 774-4415

ENGINEER:
ENGINEERING CONCEPTS
20 SOUTH ROANOKE STREET
P.O. BOX 619
FINCASTLE, VA 24090
Ph: (540) 473-1253

TAX PARCEL NO'S: PORTION OF TAX PARCEL 88-33
AREA OF DEVELOPMENT: 4.237 ACRES
CURRENT ZONING: TND
CURRENT USE: VACANT
PROPOSED USE: 120 UNIT MULTI-FAMILY DEVELOPMENT

UTILITIES: WATER: BOTETOURT COUNTY
SEWER: BOTETOURT COUNTY
ELECTRIC: AMERICAN ELECTRIC POWER
GAS: ROANOKE GAS

YARDS: FRONT- MIN: 0 FEET
SIDE: MIN: 5 FEET (NOT < 15 FEET TOTAL BOTH SIDES)
REAR: MIN: 25 FEET
ACCESSORY BUILDINGS: NOT < 5 FEET (IN SIDE OR REAR YARD ONLY - NOT ALLOWED IN FRONT YARD)

BUILDING SEPARATION: 15 FEET MIN.
BUILDING HEIGHT: 45 FEET MAX.

PARKS / OPEN SPACE: 10% OF NET DEVELOPED AREA (184,563.11SF (4.237AC) x 10% = 18,457SF)

MAXIMUM LOT COVERAGE: 70% (129,194SF) **PLANNED COVERAGE:** 69% (128,059SF)

- *3 WATERLINE EASEMENT (22'x20')
 - *4 HD CONC. DUMPSTER PAD & APRON. DUMPSTER AREA TO BE SCREENED ON ALL SIDES (SEE DETAIL)
 - *5 STANDARD V.D.O.T. CG-11 ENTRANCE
 - *6 STANDARD TRAFFIC BOLLARD (SEE DETAIL)
 - *7 PROPOSED 25' SANITARY SEWER EASEMENT
 - *8 EXISTING 25' SANITARY SEWER EASEMENT
 - *9 PROPOSED 25' WATERLINE EASEMENT
 - *9a PROPOSED 30' COMBINED EASEMENT
 - *24 PROPOSED LIGHT POLE (SEE SHEET C9)
 - FDC PROPOSED FIRE DEPARTMENT CONNECTION
- NOTE: ALL BACKFLOW PREVENTION TO BE INTERNAL FOR ALL BUILDINGS.

1. RADIUS DIMENSIONS TO BE 5.0' UNLESS SHOWN OTHERWISE.
2. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS SHOWN OTHERWISE.
3. SIDEWALKS ARE 5.0' WIDTH UNLESS NOTED OTHERWISE.



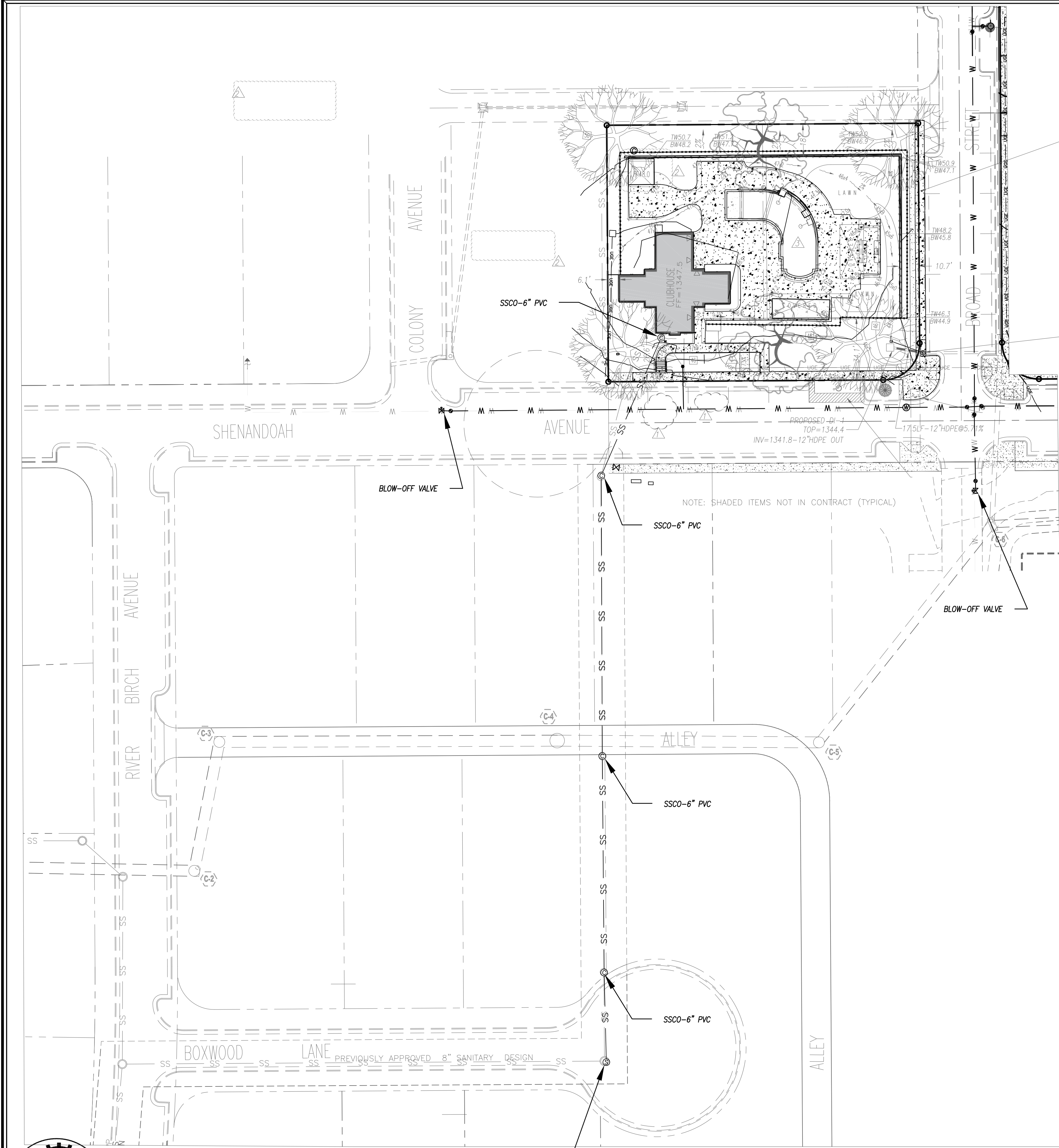
No.	Revision	By	Appd.	Date	Drawn
1	MISC. REVISIONS	MSM	RHW	11/14/12	MSMj
2	DUMPSTER APRON EXTENDED	MSM	RHW	06/05/13	MSMj
3	STORM & SANITARY SEWER	RHW	RHW	7/24/13	RHW
4	BUILDING D4 WATER SERVICE	ECJ	RHW	8/23/13	Approved
5	PARKING LOT REVISION	ECJ	RHW	11/7/13	RHW

SITE DIMENSIONAL & UTILITY PLAN
DALEVILLE TOWN CENTER APARTMENTS
DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

SCALE: 1"=30'
DATE: 11/7/13
PROJECT: 11029
C5

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

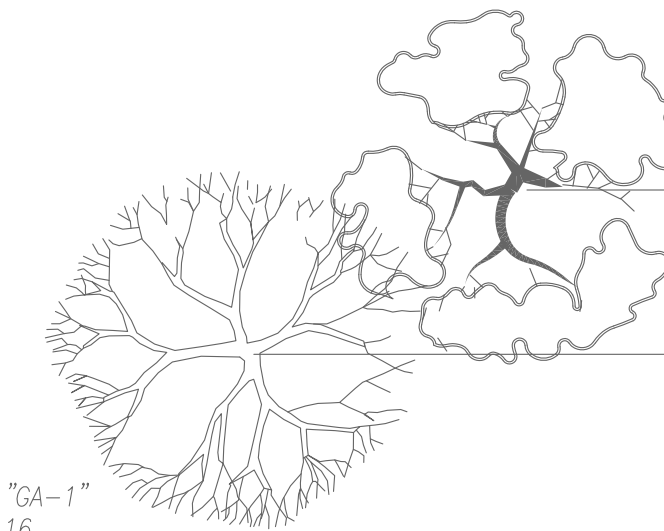
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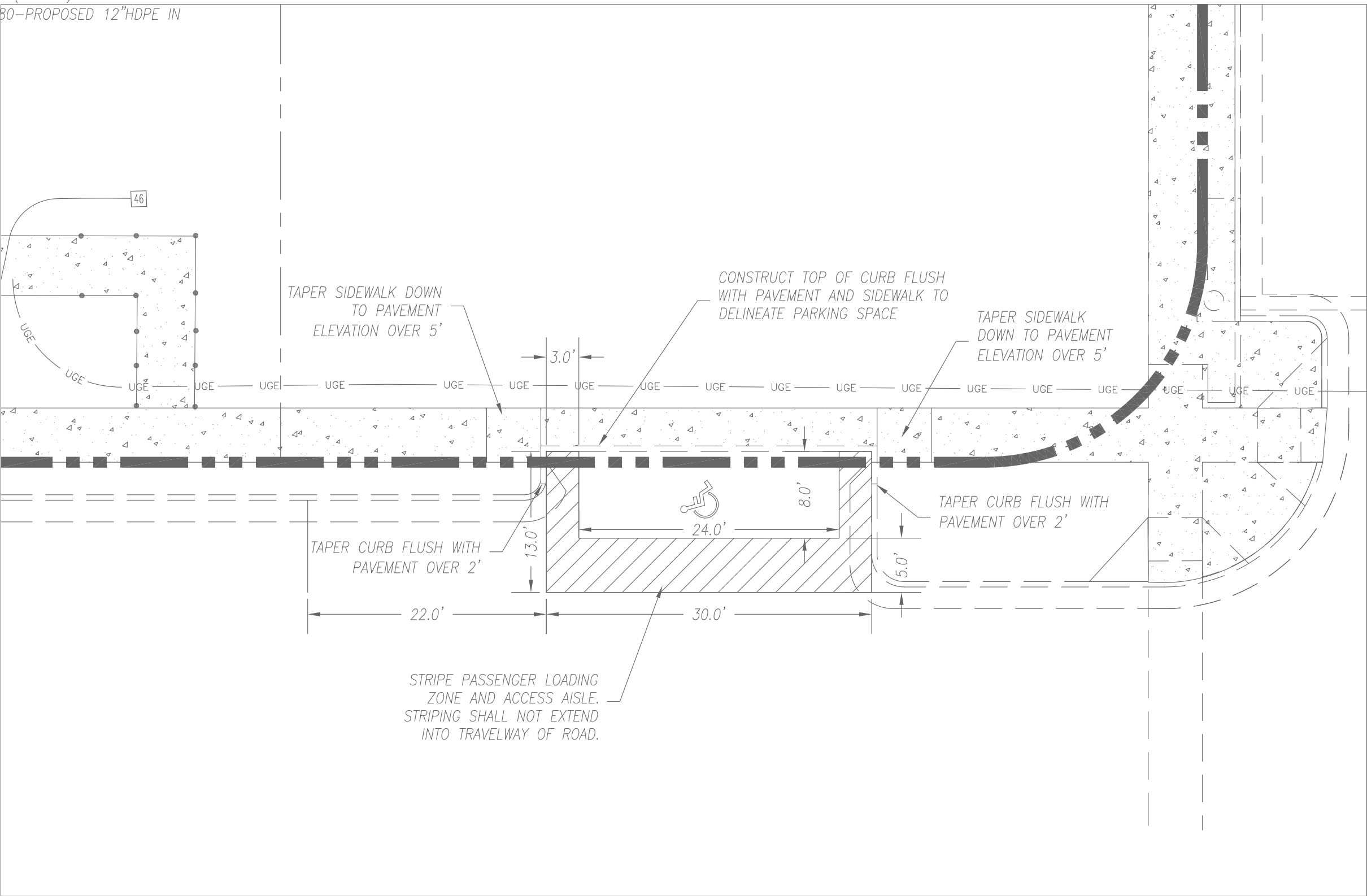
LANDSCAPE REQUIREMENTS		INTERIOR PARKING LOT	
(155 INTERNAL PARKING SPACES)			
REQUIRED		PROVIDED	CANOPY
CANOPY CALCULATIONS			
LOT AREA	23,715 SF	4 WHITE OAK	3,000 SF
REQ'D. CANOPY AT 15% =	3,557 SF	15 RED MAPLE	6,600 SF
		TOTAL CANOPY	9,600 SF
		CANOPY PROVIDED	40%
NOTE: NO PLANTINGS WILL BE ALLOWED IN EASEMENT AREAS.			

CLUBHOUSE AREA LANDSCAPING

CATEGORY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	QUANTITY
LARGE SHADE TREE (deciduous canopy)	WHITE OAK (CANOPY 1,500SF)	Quercus alba	2" CALIPER	2
LARGE SHADE TREE (deciduous canopy)	RED MAPLE (CANOPY 1,650SF)	Acer rubrum 'Autumn Flame'	2" CALIPER	4

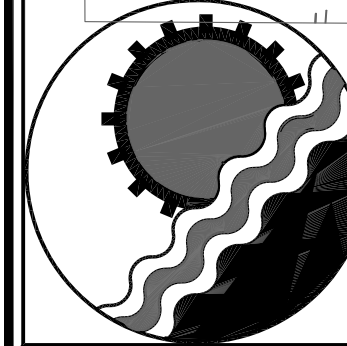


EXIST. SD "CA-1"
TOP=1346.16
INV=1340.60(18"OUT)
INV=1340.80-PROPOSED 12"HDPE IN



ACCESSIBLE PARALLEL PARKING DETAIL
1"=10'

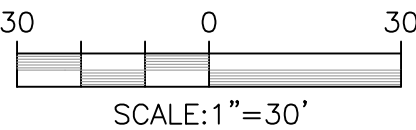
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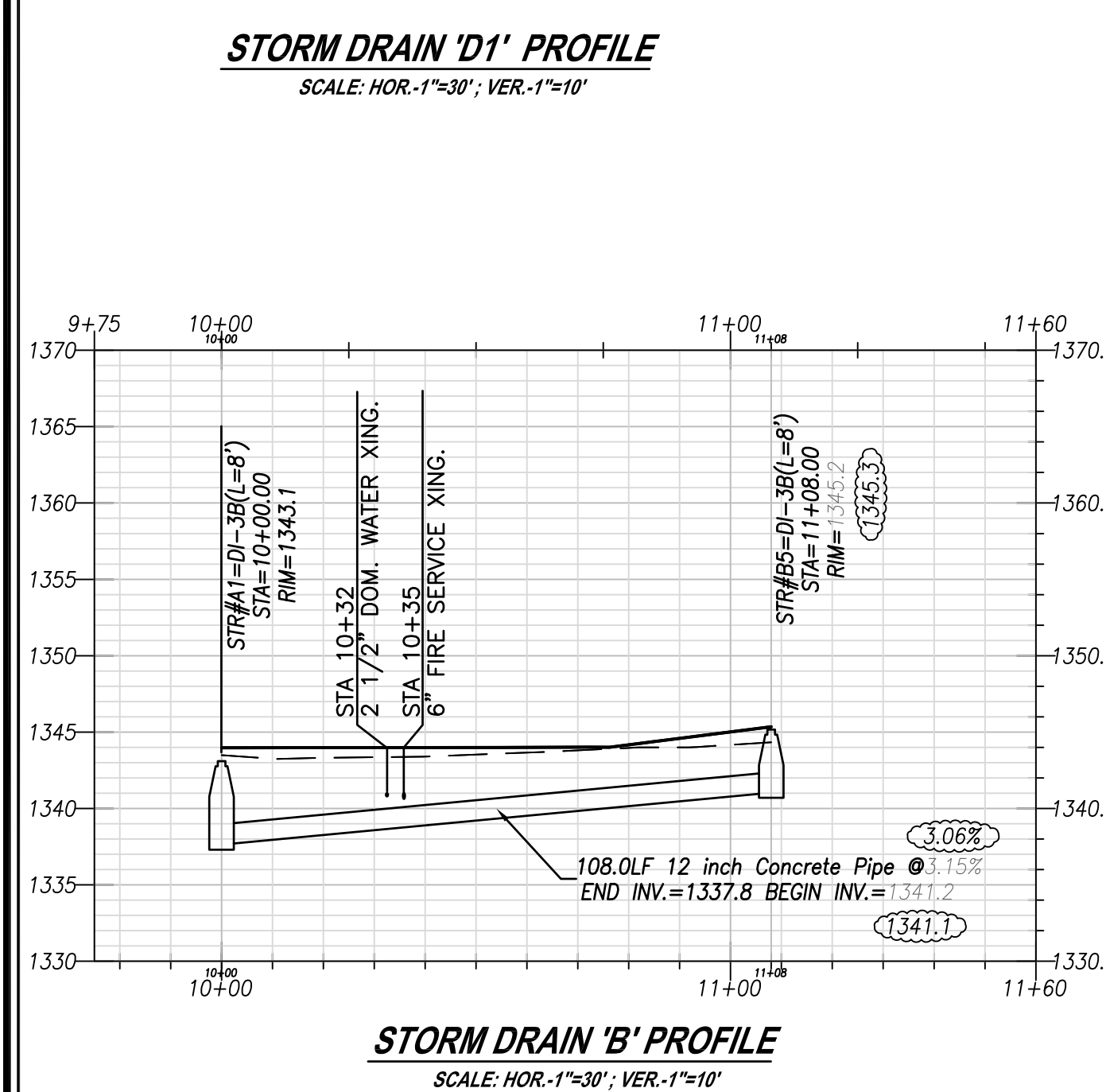
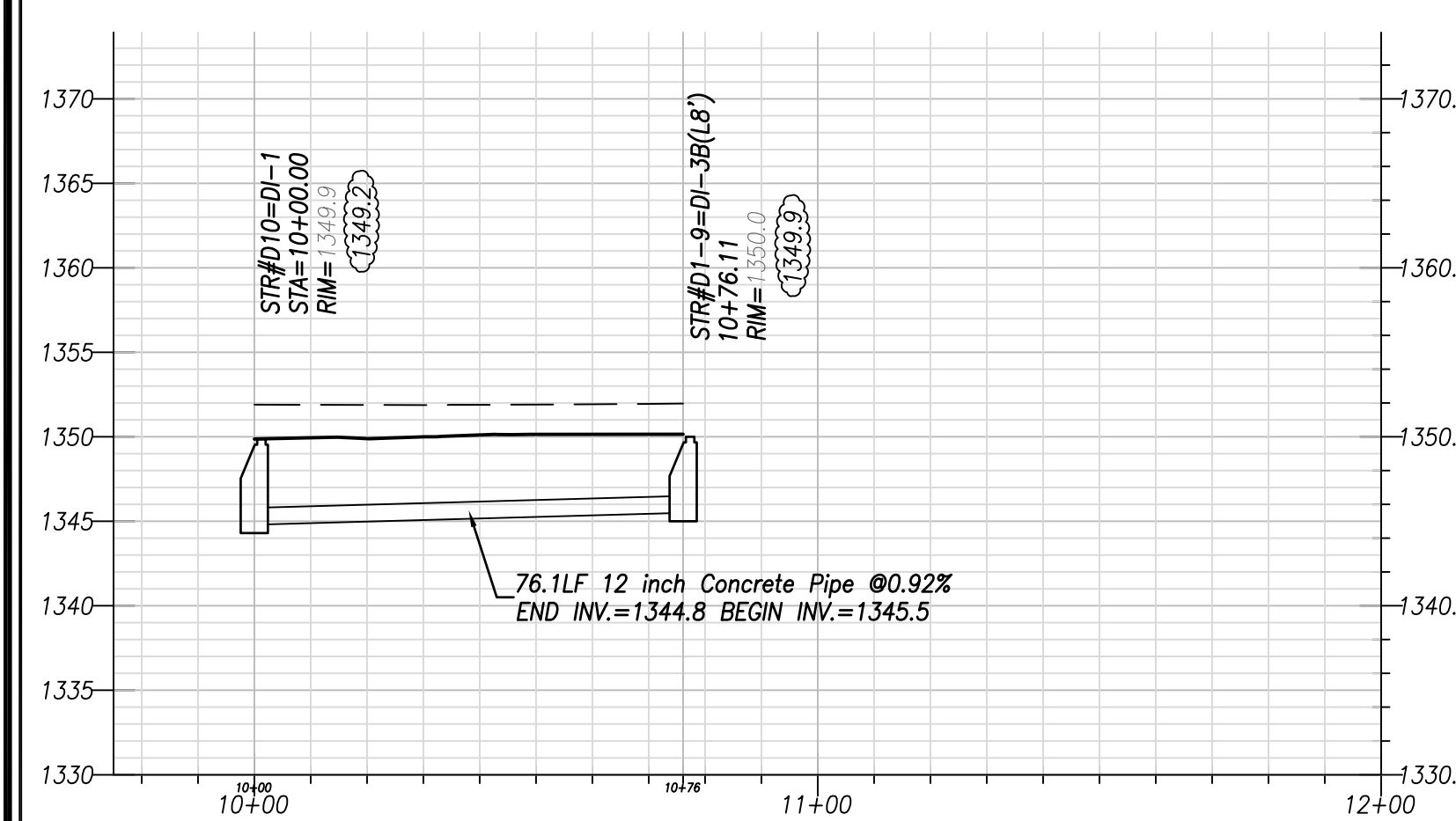
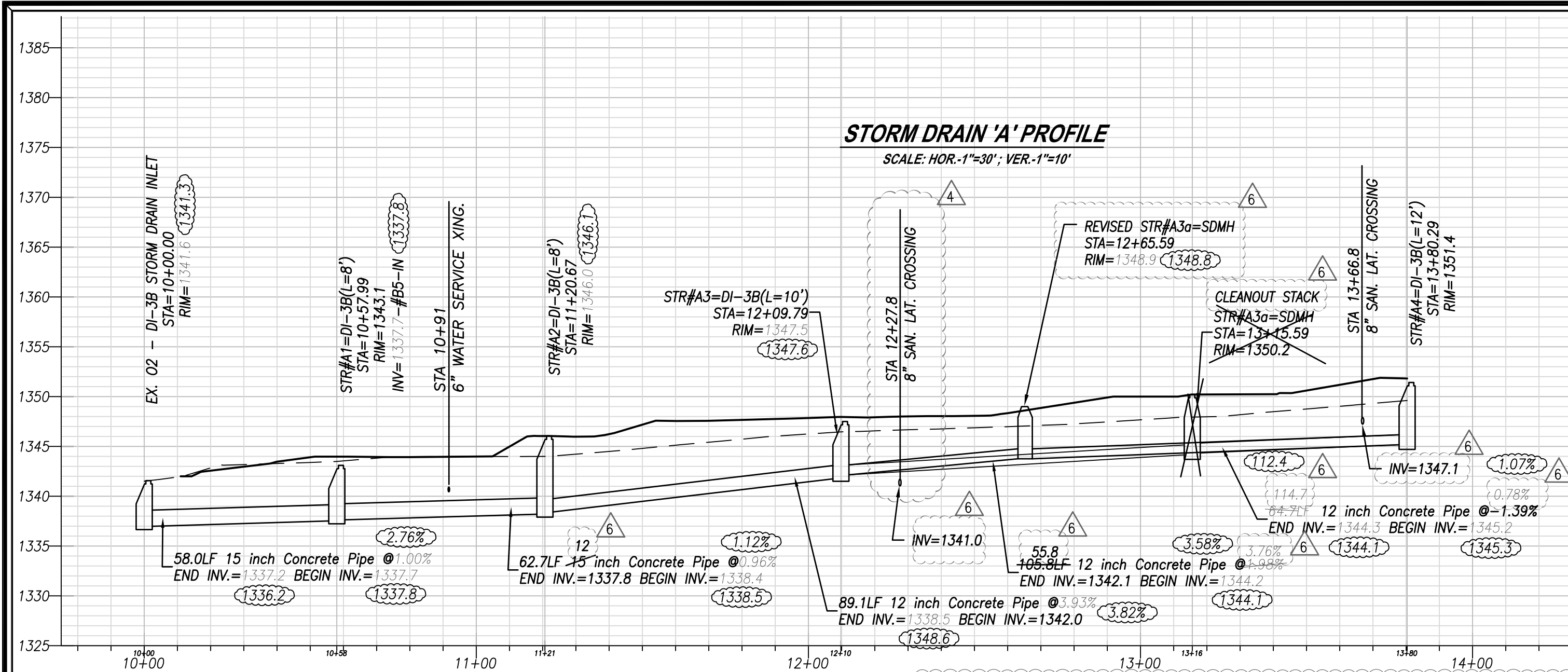


ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

EXISTING SSMH 12A
RIM: 1328.14'
INV IN: 1322.11' 6" PVC
INV OUT: 1322.0 8" PVC

No.	Revision	By	Appd.	Date	Drawn	CLUBHOUSE DEVELOPMENT PLAN DALEVILLE TOWN CENTER APARTMENTS DALEVILLE TOWN CENTER BOTETOURT COUNTY – VIRGINIA	
1	MISC. REVISIONS	MSM	RHW	1/14/12	MSMJ		
2	POOL EQUIP BUILDING CHANGE	ECI	RHW	5/29/13	MSMJ		
3	POOL AREA LAYOUT & GRADING	ECI	RHW	7/30/13	RHW		
					Approved RHW		
							HOR-1"=30'; VER-1"=5'
							7/30/13
							PROJECT: 11029
							C7



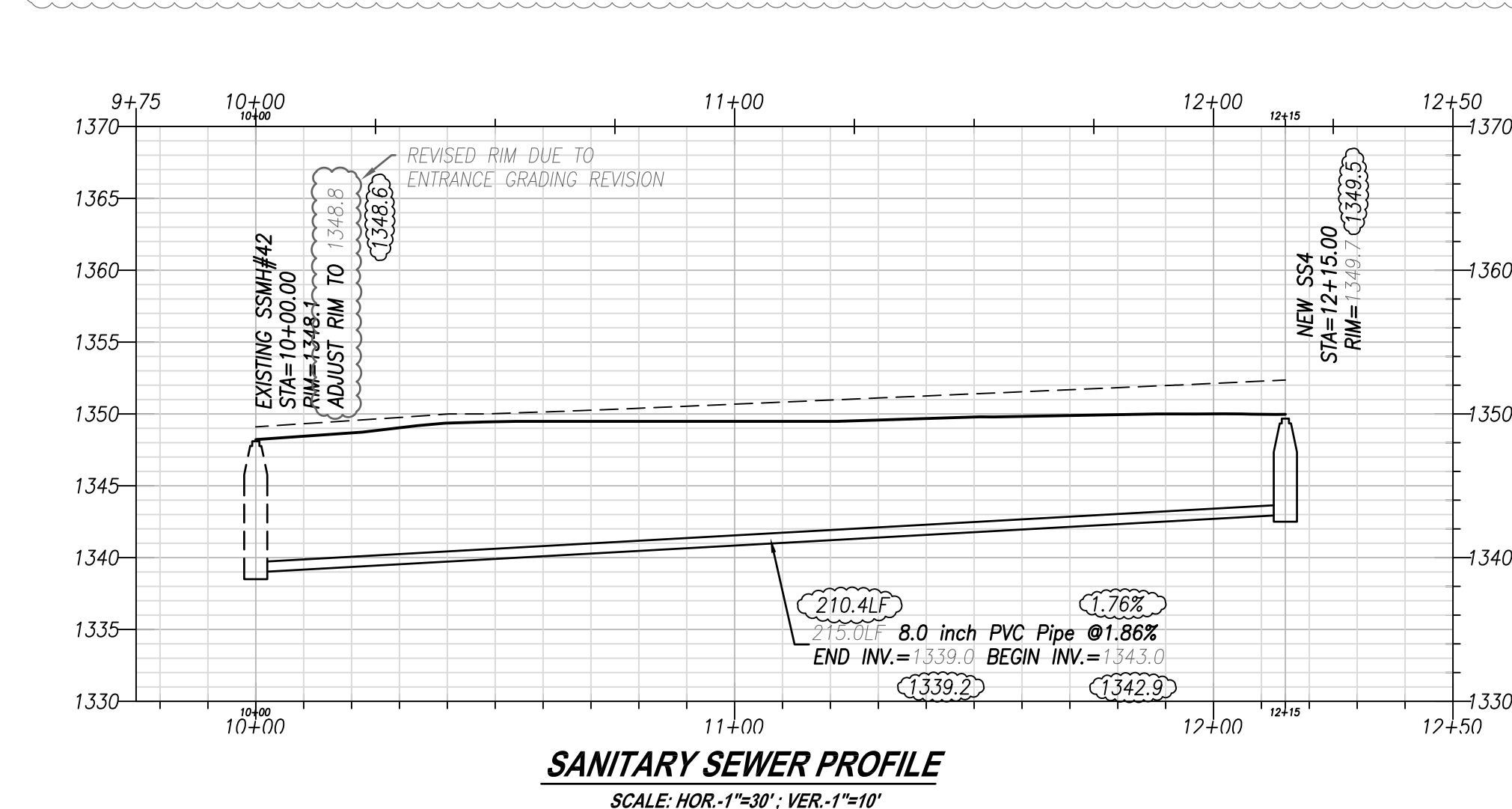
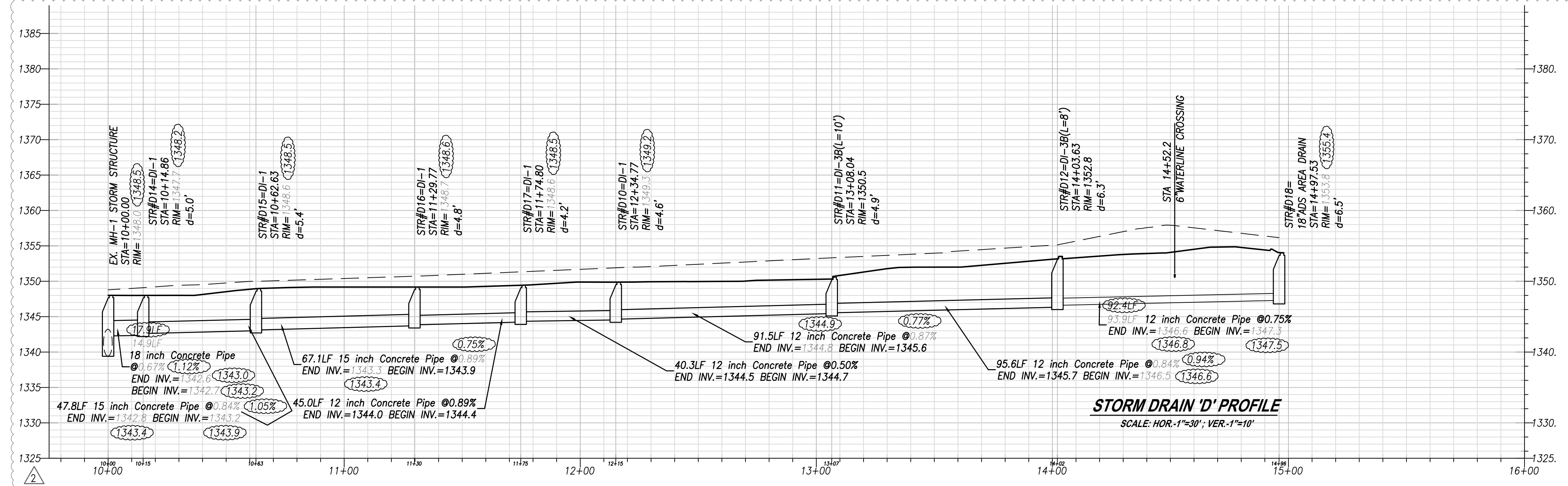


AS-BUILT NOTES:

1. THE AS-BUILT NOTES IN THIS DRAWING SET ARE ONLY FOR THE CONSTRUCTION OF DALEVILLE TOWN CENTER APARTMENTS WATER AND SANITARY SEWER. THOSE SHEETS NOT ASSOCIATED WITH THIS WORK ARE NOT INCLUDED.
2. AS-BUILT LOCATIONS ARE SHOWN BASED ON FIELD SURVEY OF VISIBLE UTILITIES BY ENGINEERING CONCEPTS, INC. THROUGH AUGUST 29, 2014

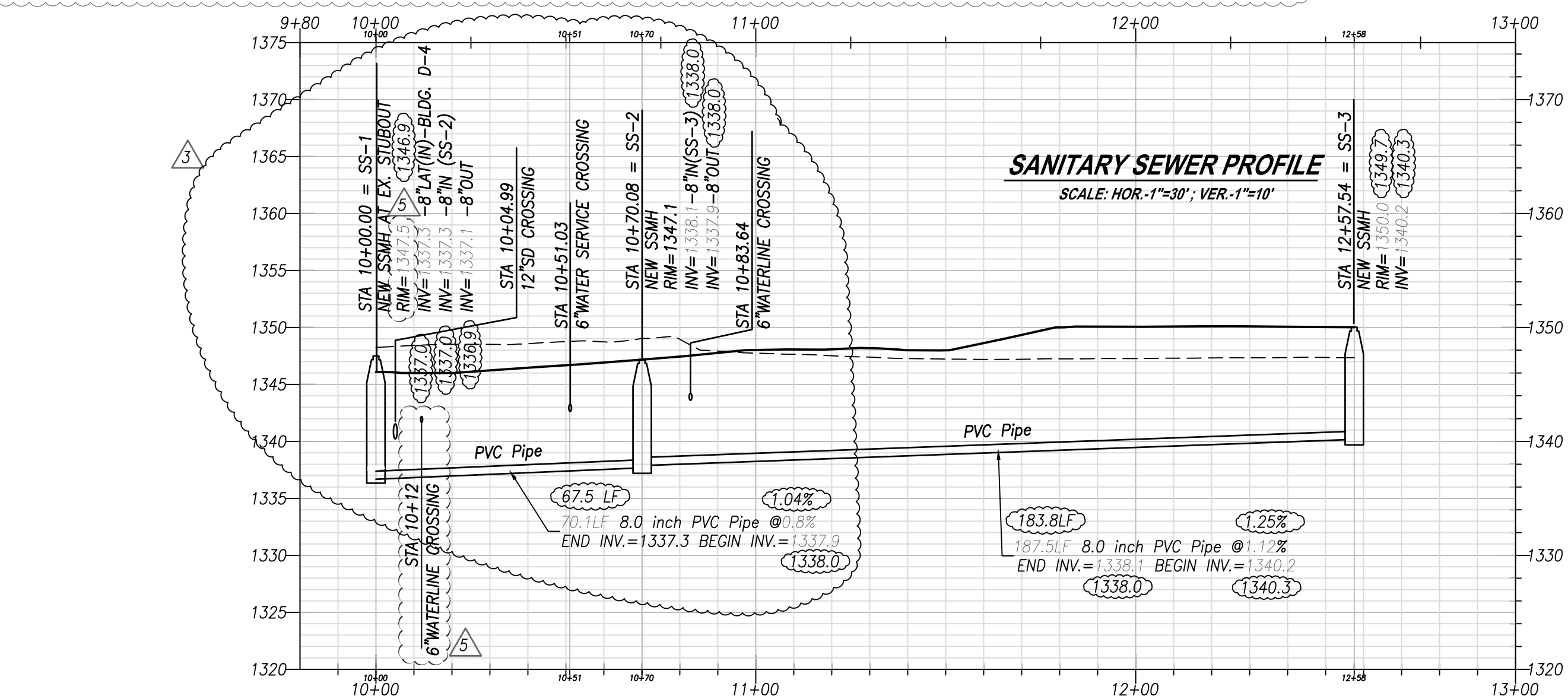
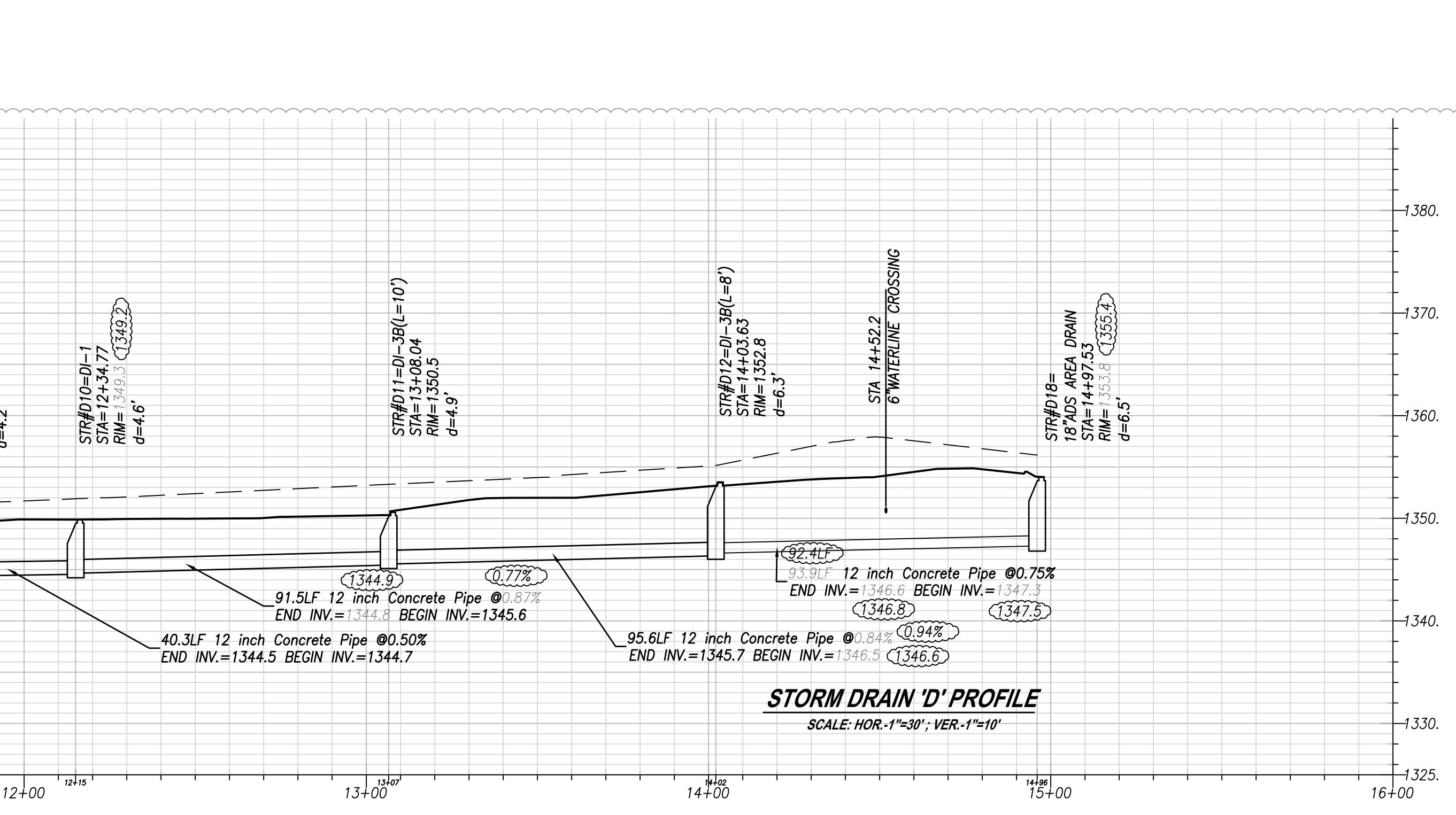
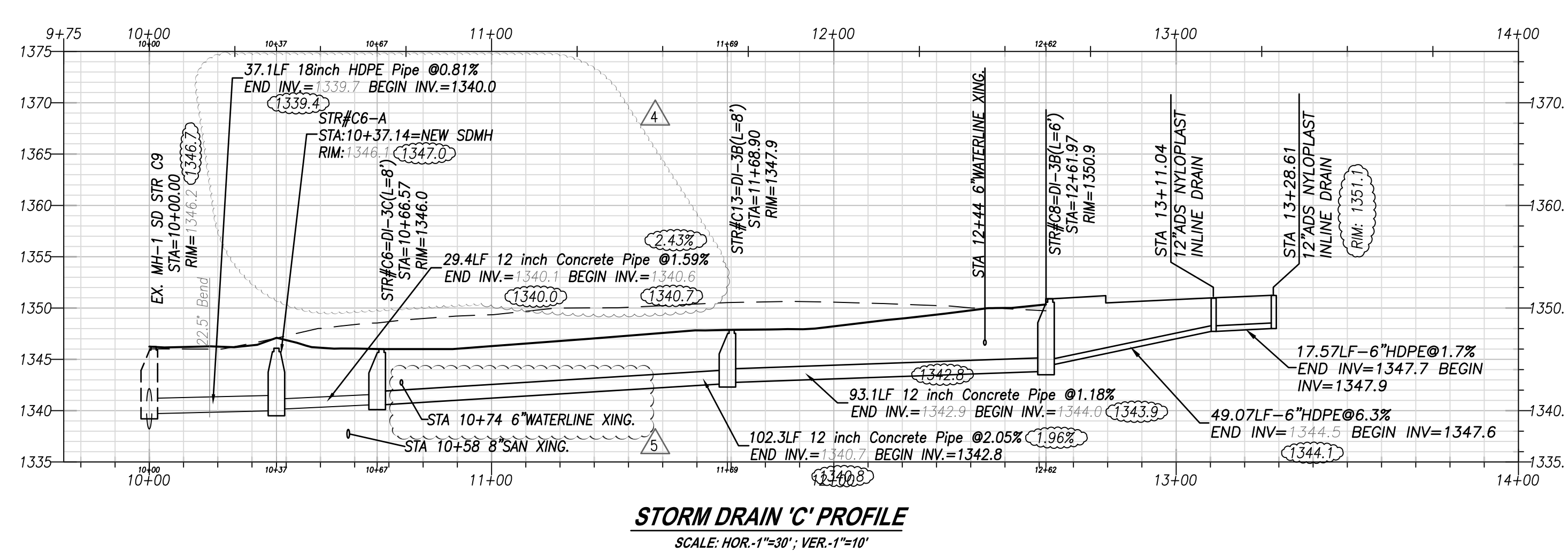
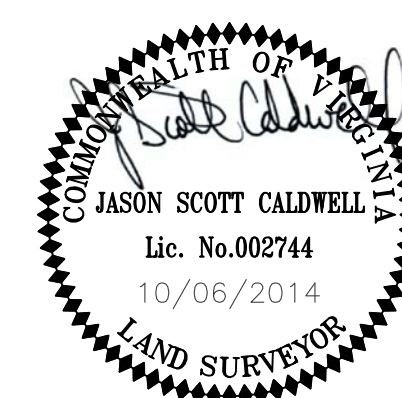
ENGINEERING CONCEPTS, INC.
 20 S. ROANOKE ST., PO BOX 619
 FINCASTLE, VIRGINIA 24090
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"Storm and Sewer As-Built"



NOTES:

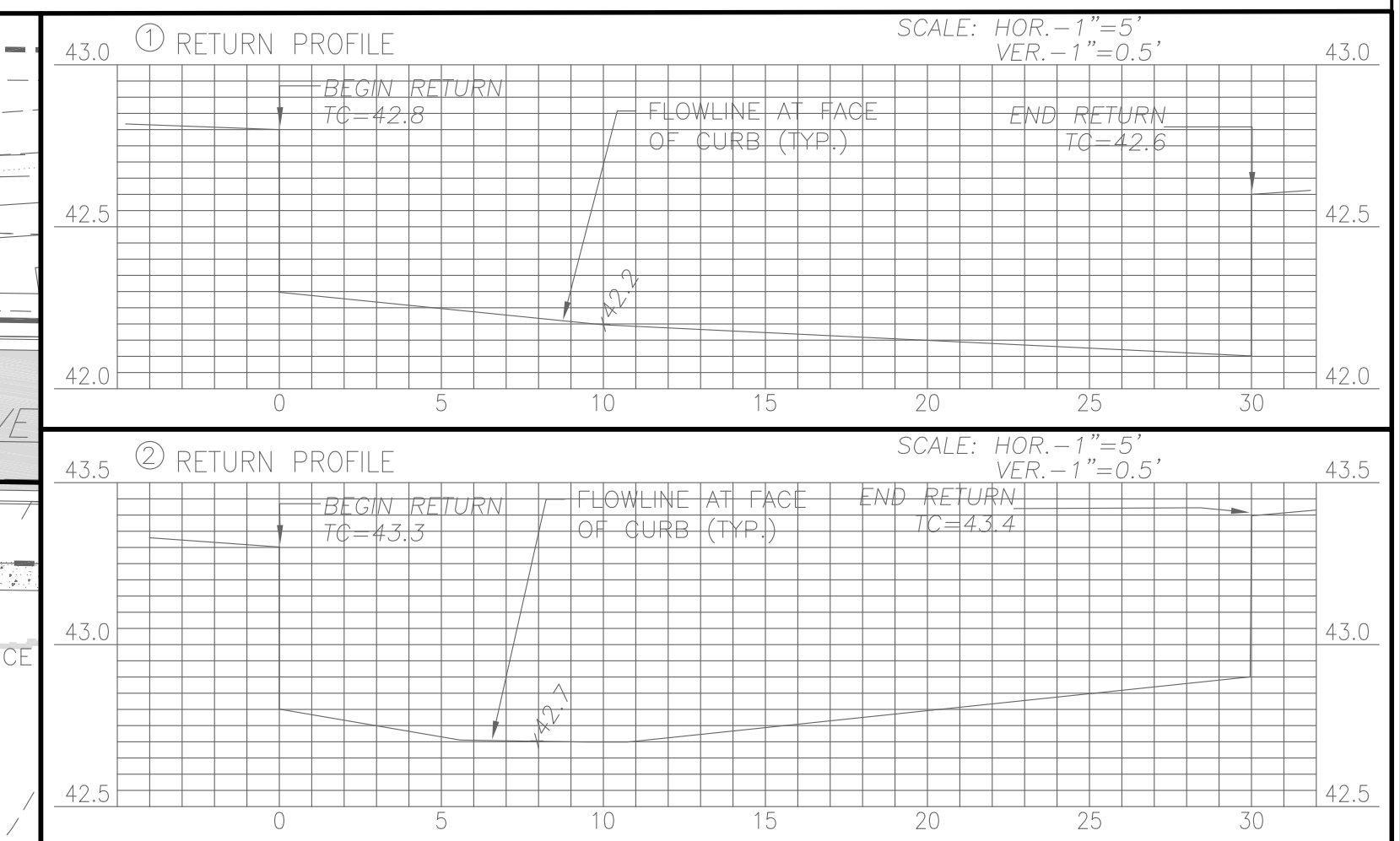
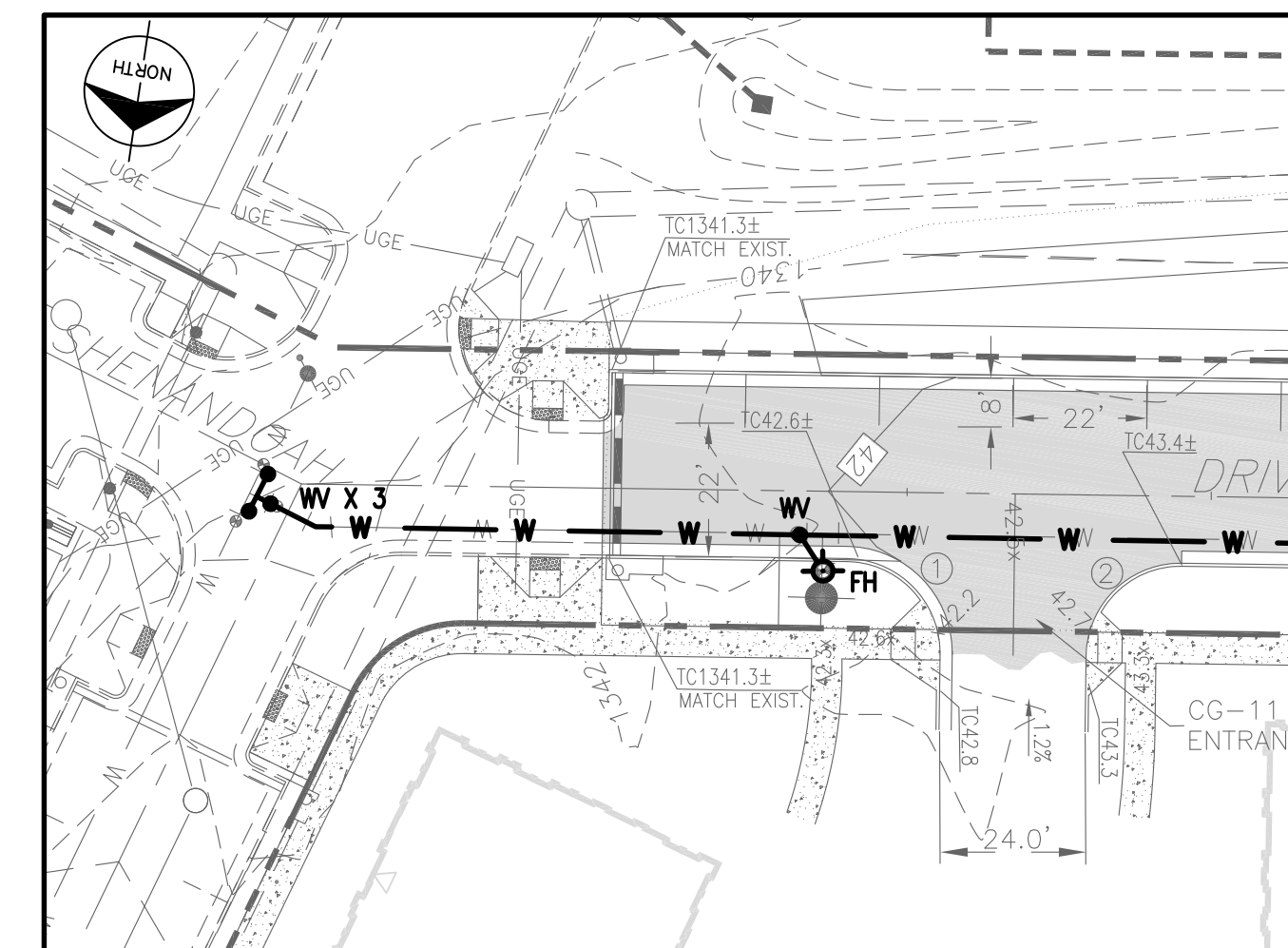
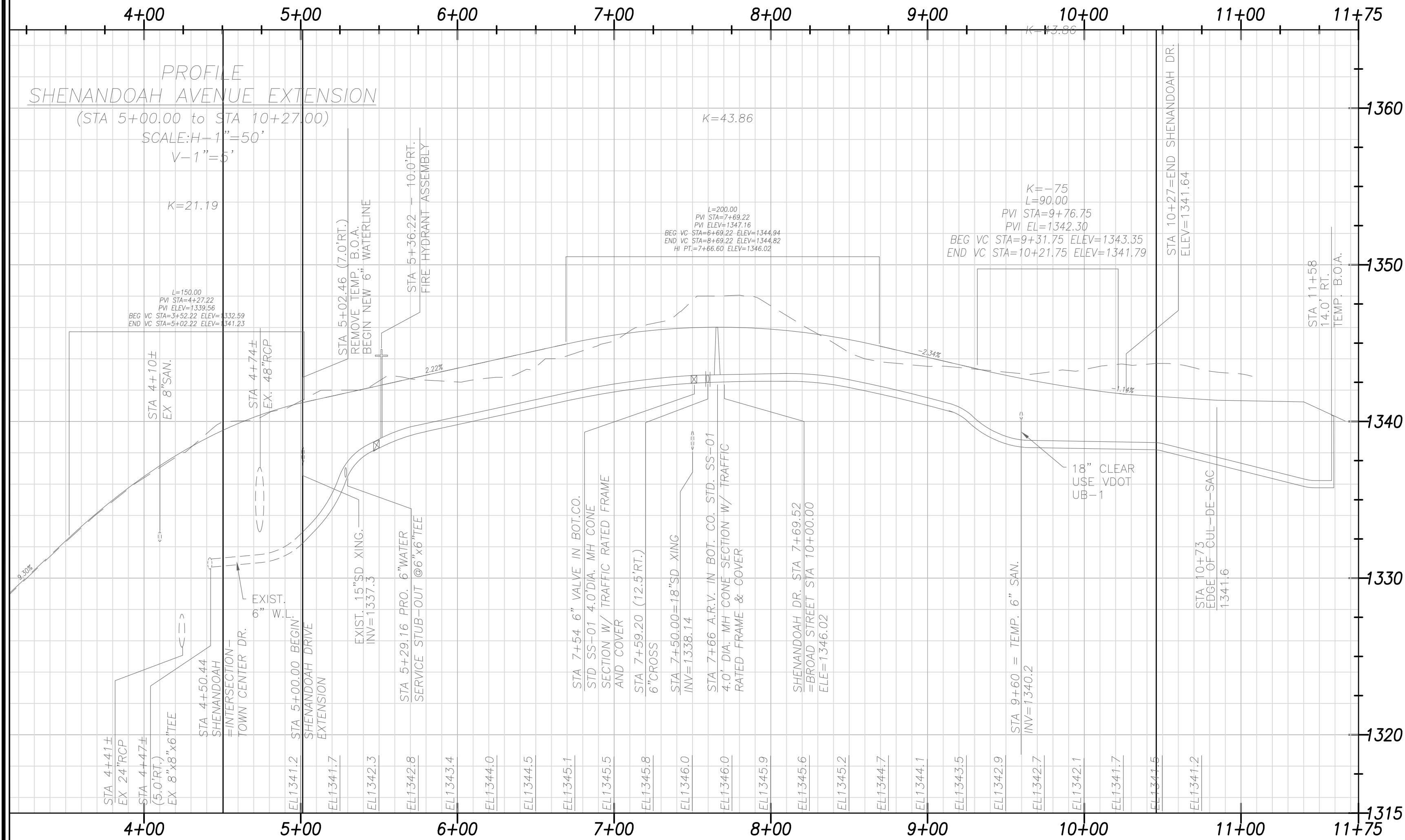
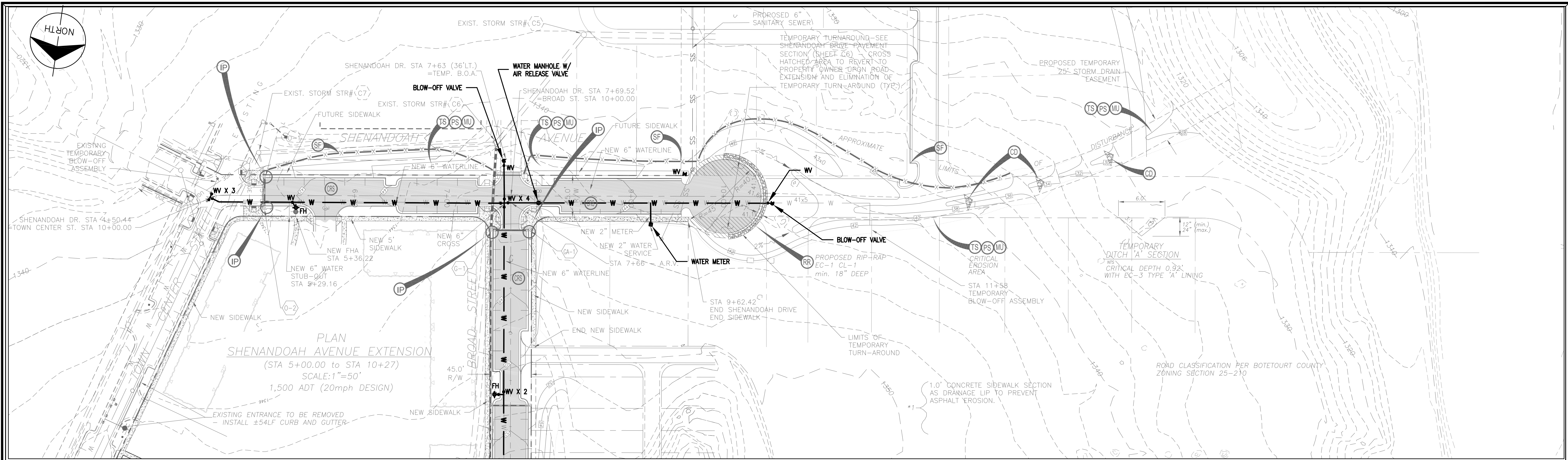
1. ALL STORM DRAINS SHALL BE PLACED WITH A MINIMUM OF TWO (2) FEET COVER TO FINISHED GRADE.
2. ALL SANITARY AND WATERLINES SHALL BE PLACED WITH A MINIMUM OF THREE (3) FEET COVER TO FINISHED GRADE.

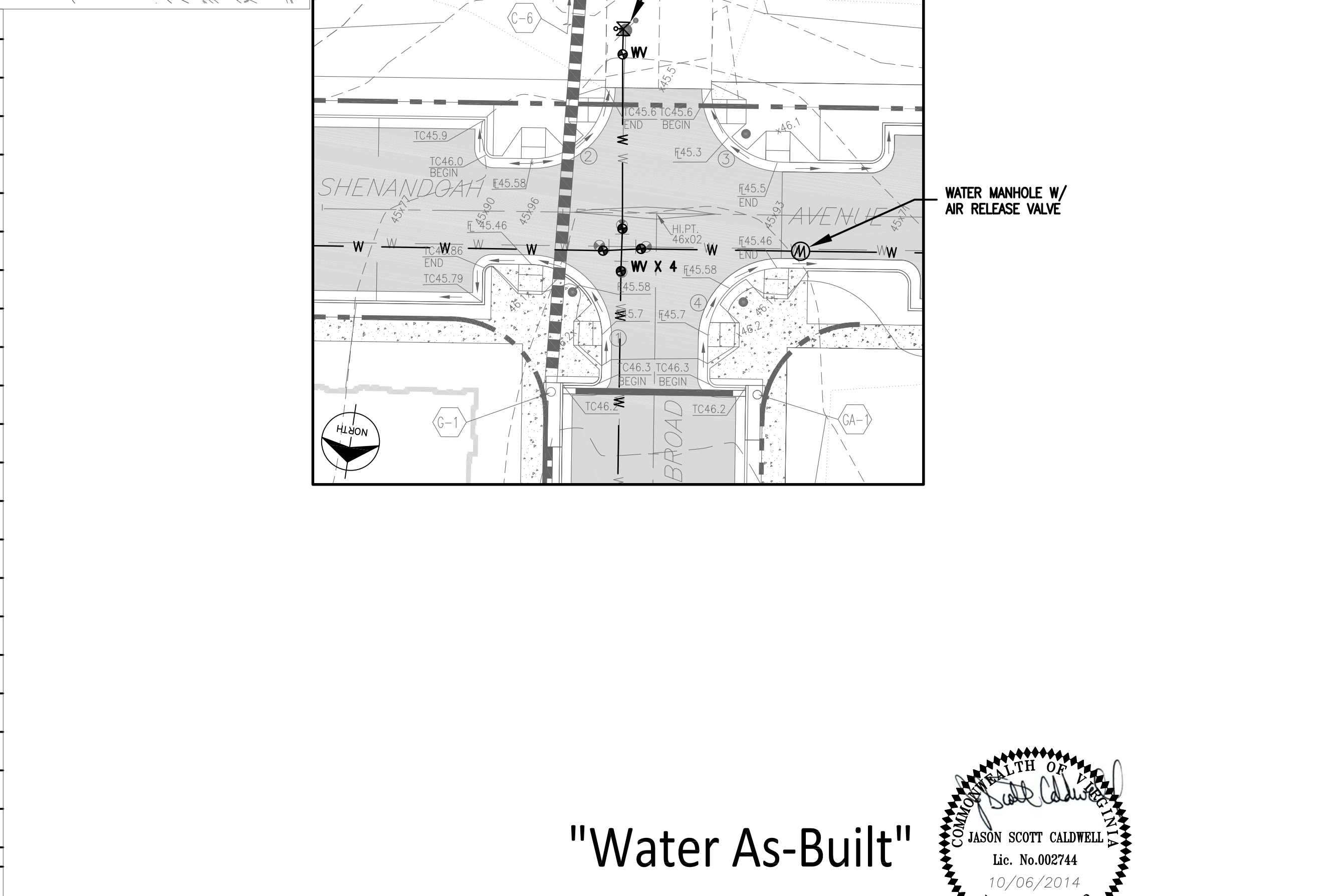
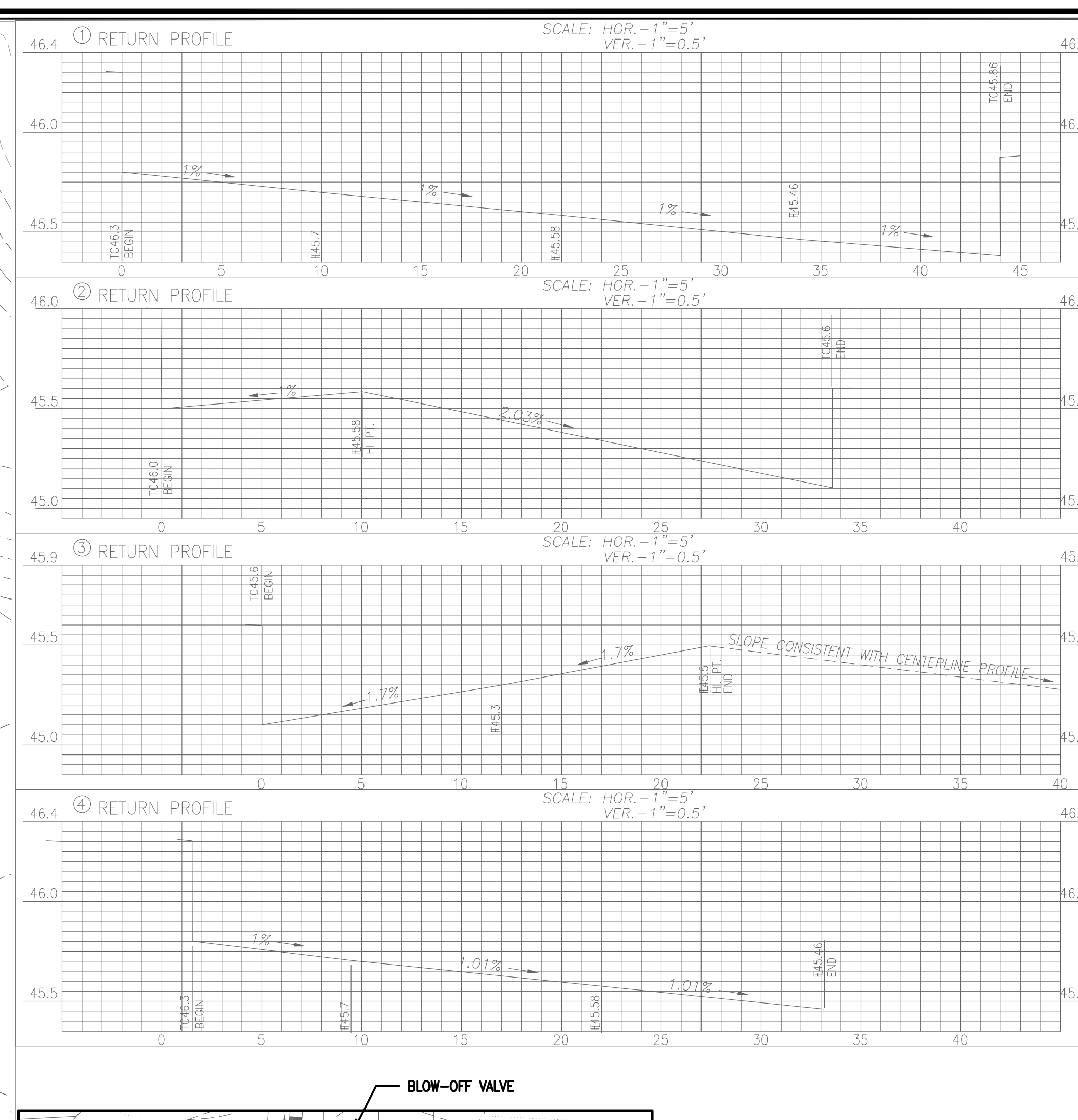


No.	Revision	By	Appd.	Date	Drawn
2	STORM REVISIONS (LINE 'D')	MSMJ	RHW	12/31/12	MSMJ
3	SAN. REVISION AT SS-1	MSMJ	RHW	05/29/13	MSMJ
4	STORM DRAIN C	RHW	RHW	7/24/13	RHW
5	BUILDING D4 WATER SERVICE	ECI	RHW	8/23/13	Approved RHW
6	FIELD CONSTRUCTION CHANGES	ECI	RHW	10/25/13	RHW

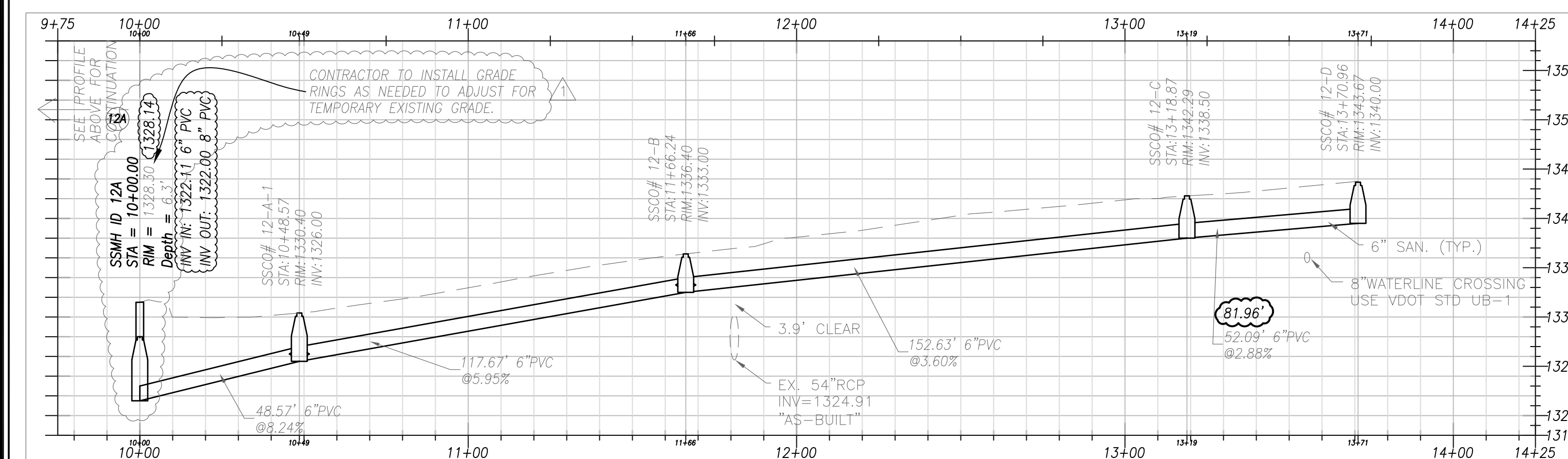
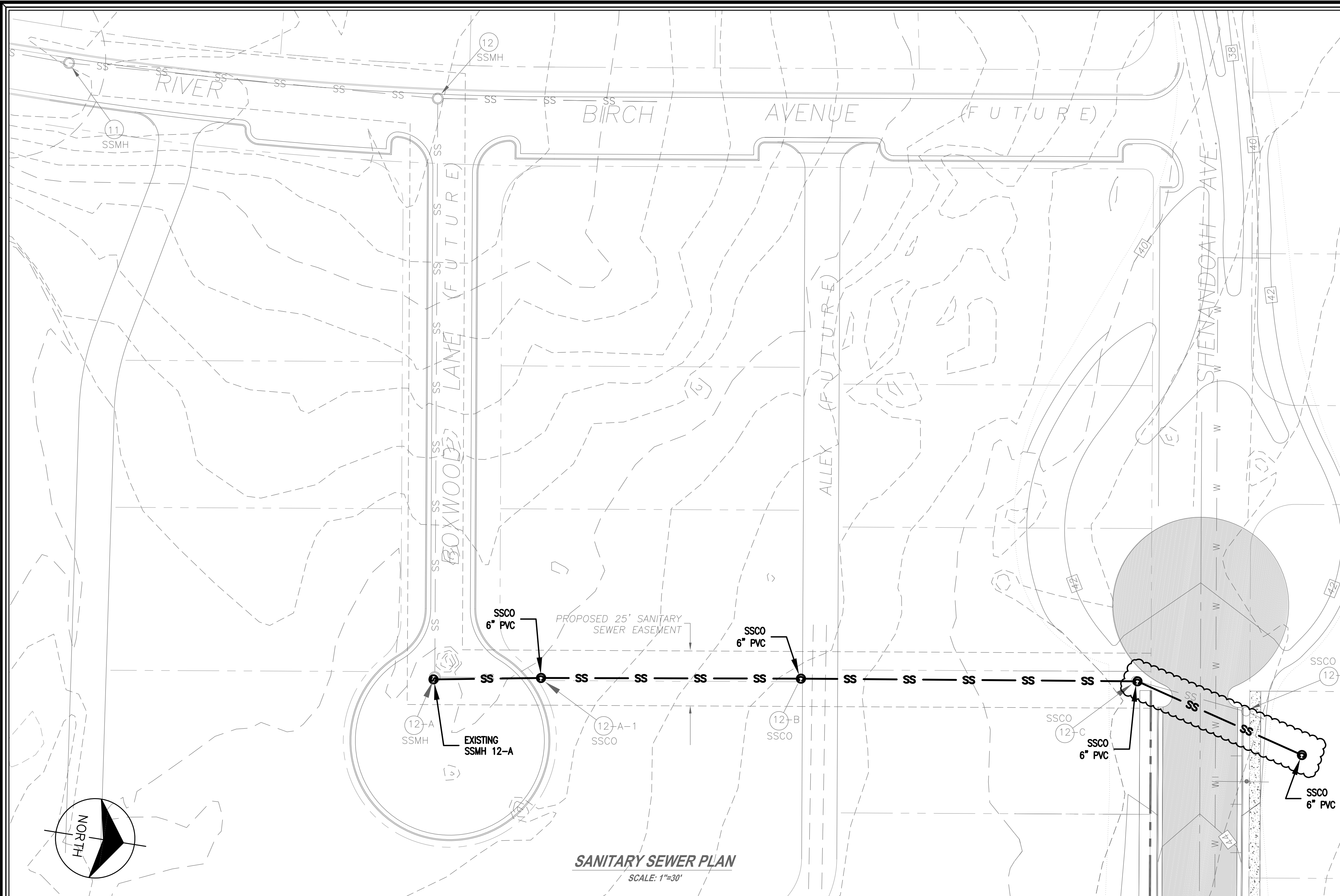
UTILITY PROFILES
DALEVILLE TOWN CENTER APARTMENTS
DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

SCALE: AS SHOWN
 DATE: 10/25/13
 PROJECT: 11029
C10

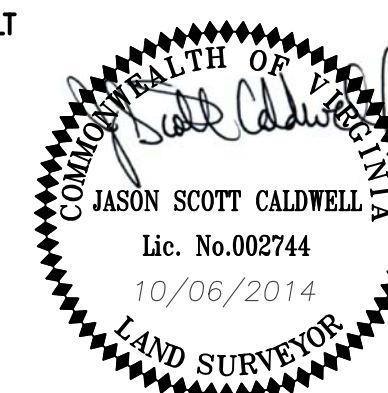




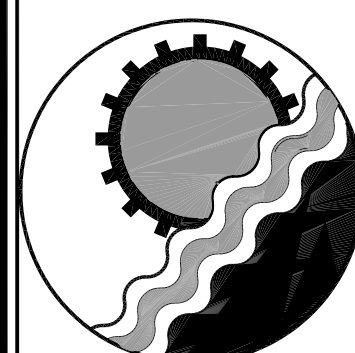
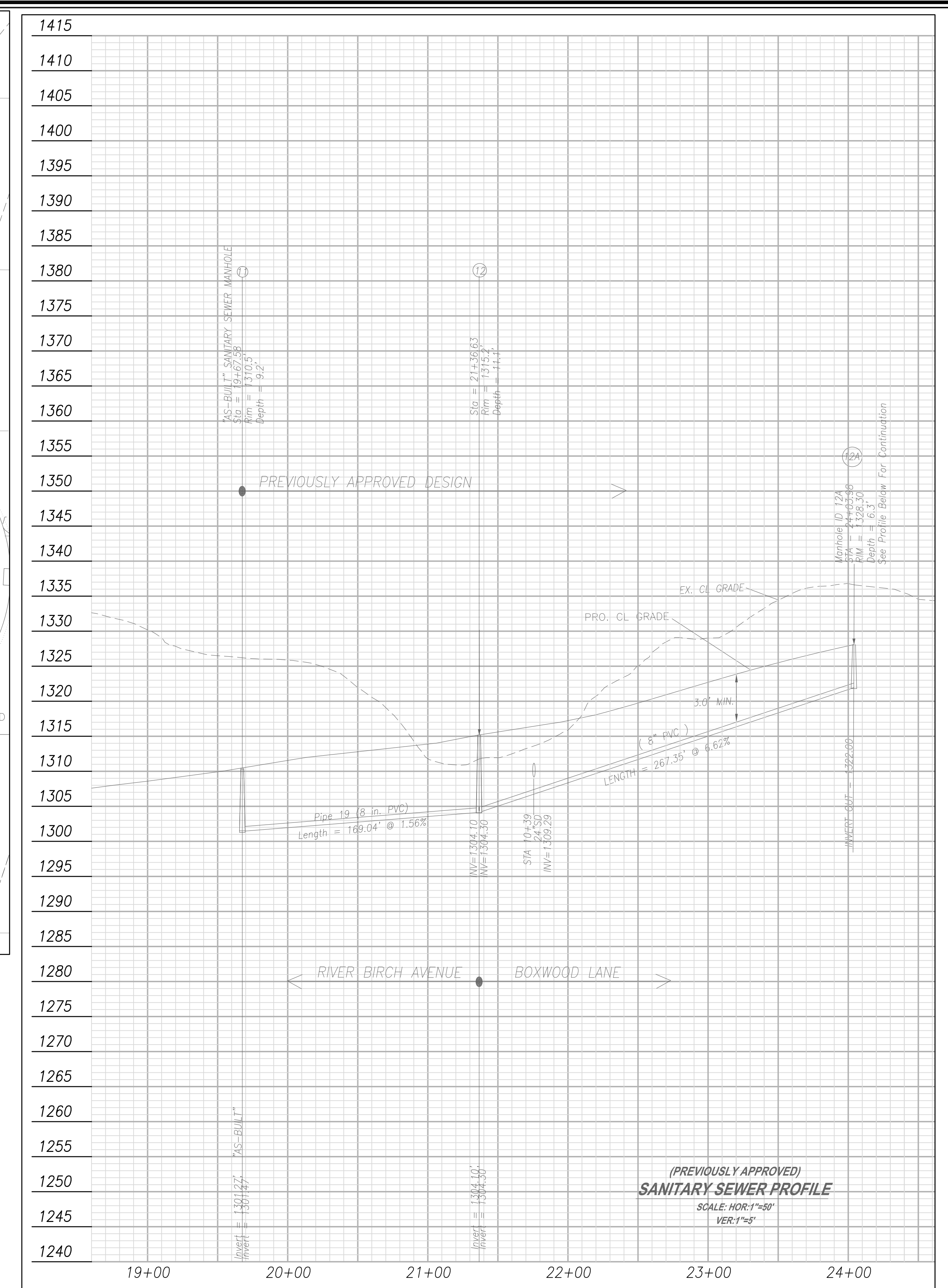
No.	Revision	By	Appd.	Date	Drawn	PLAN AND PROFILE BROAD STREET	SCALE: AS SHOWN
1	MISC. REVISIONS	MSM	RHW	11/14/12	MSMj		DATE: SEP. 6, 2012
					Designed ECI		PROJECT: 11029
					Checked RHW		
					Approved RHW		
						C4	



NOTE:
INVERTS OR RIMS OF CLEANOUTS NOT AS-BUILT



"Sewer As-Built"



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

No.	Revision	By	Appd.	Date	Drawn	MSMj	OFFSITE SANITARY SEWER PROFILES	SCALE: 1"=30'
1	SSMH REVISION	ECI	RHW	2/29/13	Designed	MSMj	DALEVILLE TOWN CENTER APARTMENTS	DATE: SEP. 6, 2012
					Checked	RHW	DALEVILLE TOWN CENTER	PROJECT: 11029
					Approved	RHW	BOTETOURT COUNTY - VIRGINIA	C5