

FIXTURE BREAKDOWN FOR WATER METER SIZING

BLDG	WSPN	GPM	WM	PROVIDED DEMAND
A1	425	10.1	2"	105 gpm
C2	120	3.0	1.5"	85 gpm
C3	120	3.0	1.5"	85 gpm
D4	100	2.5	1.5"	79 gpm

METER NOTES: WATER METERS IN PAVED AREAS SHALL BE PLACED IN STANDARD MANHOLE WITH PROTECTIVE SECTION AS STANDARD

NOTE: ALL ENTRANCE DRIVES AND PARKING AISLES TO BE HEAVY-DUTY PAVEMENT SECTION - SEE DETAILS.

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		PERM STORM DRAIN CLEANOUT				1344.9
*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				1338.5
*20	46LF	12" PVC STORM DRAIN	9.1%	1342.6	1338.4	
*21		STORM DRAIN CLEANOUT				1342.6
*22	8LF	12" PVC STORM DRAIN	1.25%	1345.6	1345.5	
*23		STORM DRAIN CLEANOUT				1345.6

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 MAX: 15 FEET
 SIDE: MIN: 5 FEET (NOT < 15 FEET TOTAL BOTH SIDES) MAX: NONE
 REAR: MIN: 25 FEET MAX: 0 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.

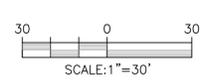
PARKS / OPEN SPACE: 10% OF NET DEVELOPED AREA (184,563.11SF(4.237AC) x 10% = 18,457SF)

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

NOTE: ITEMS FOR CONSTRUCTION IN THIS PHASE ARE LIMITED TO ITEMS WITHIN THE PARCEL BOUNDARY SHOWN AND APPURTENANT SIDEWALKS, ENTRANCES AND ASSOCIATED RAMPS.

- *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.



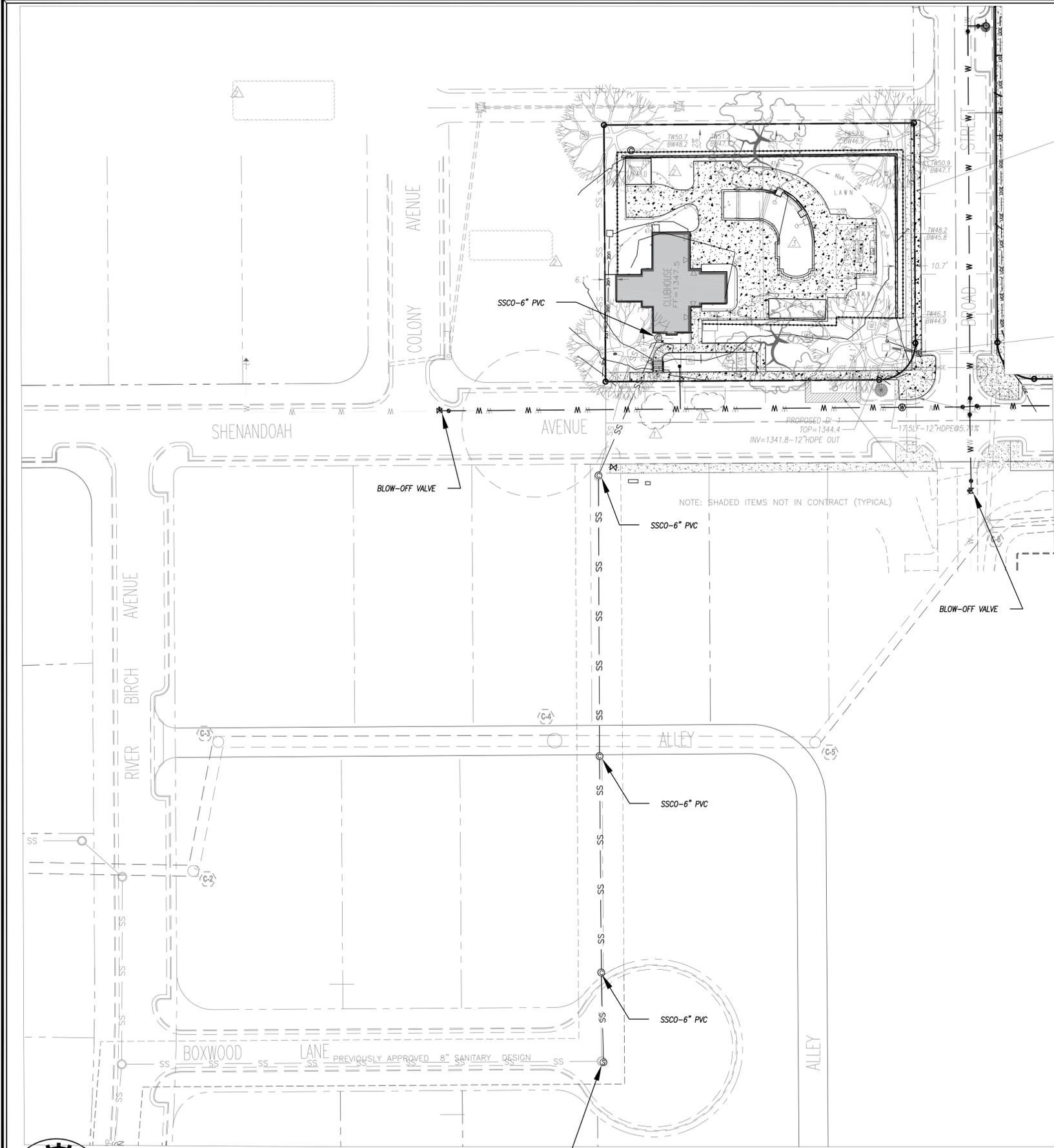
ENGINEERING CONCEPTS, INC.
 20 S. ROANOKE ST., PO BOX 619
 FINCASTLE, VIRGINIA 24090
 540.473.1253 FAX: 540.473.1254

"Water and Sewer As-Built"

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



LANDSCAPE REQUIREMENTS (155 INTERNAL PARKING SPACES) REQUIRED		INTERIOR PARKING LOT PROVIDED	
CANOPY CALCULATIONS	REQUIRED	PROVIDED	CANOPY
LOT AREA	23,715 SF	4 WHITE OAK	3,000 SF
REQ'D. CANOPY AT 15%	3,557 SF	15 RED MAPLE	5,600 SF
		TOTAL CANOPY	8,600 SF
		CANOPY PROVIDED 40%	

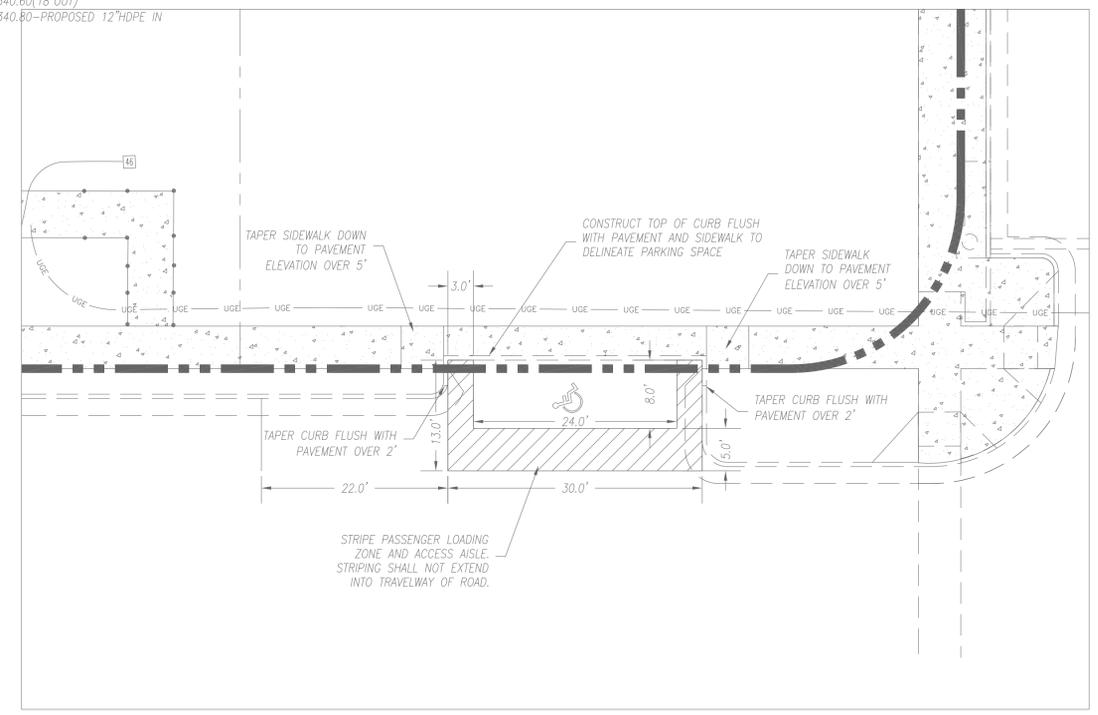
NOTE: NO PLANTINGS WILL BE ALLOWED IN EASEMENT AREAS.

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

NOTE: ITEMS FOR CONSTRUCTION IN THIS PHASE ARE LIMITED TO ITEMS WITHIN THE PARCEL BOUNDARY SHOWN AND APPURTENANT SIDEWALKS, ENTRANCES AND ASSOCIATED RAMPS.

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

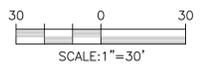


ACCESSIBLE PARALLEL PARKING DETAIL
1"=10'

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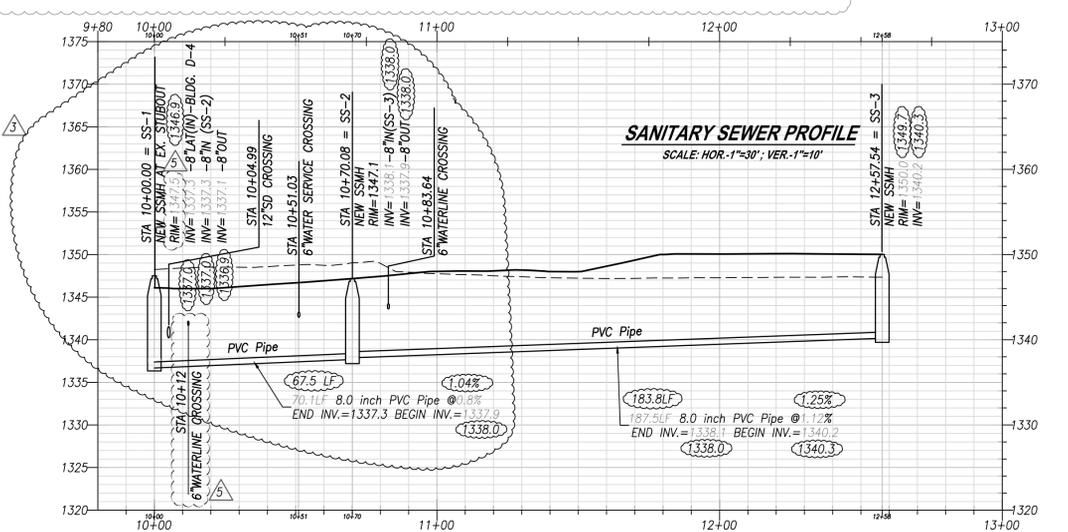
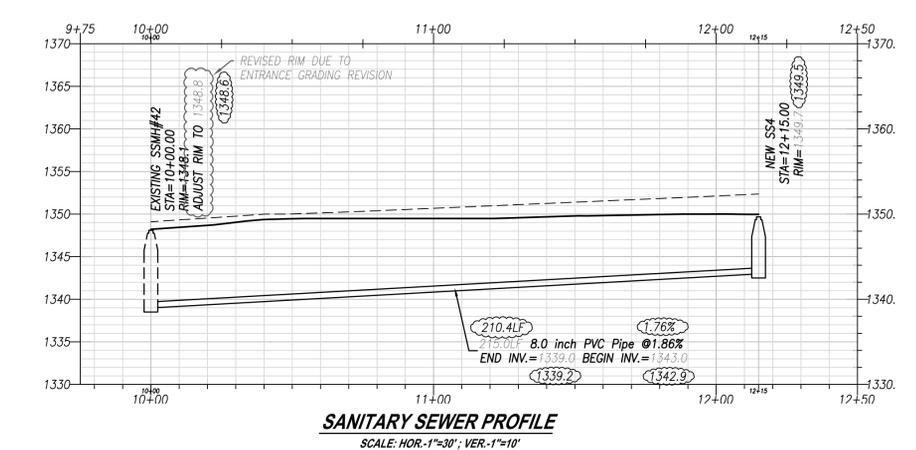
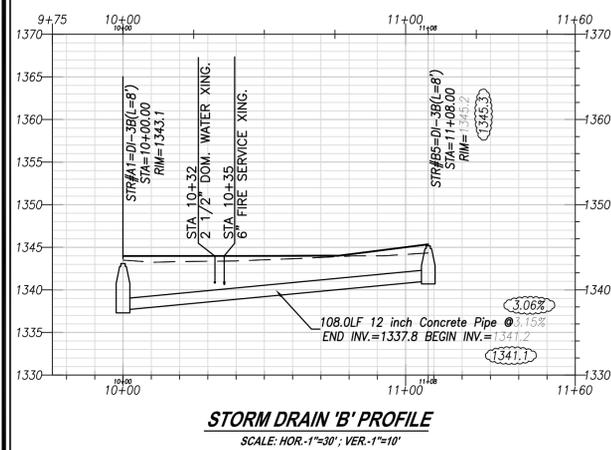
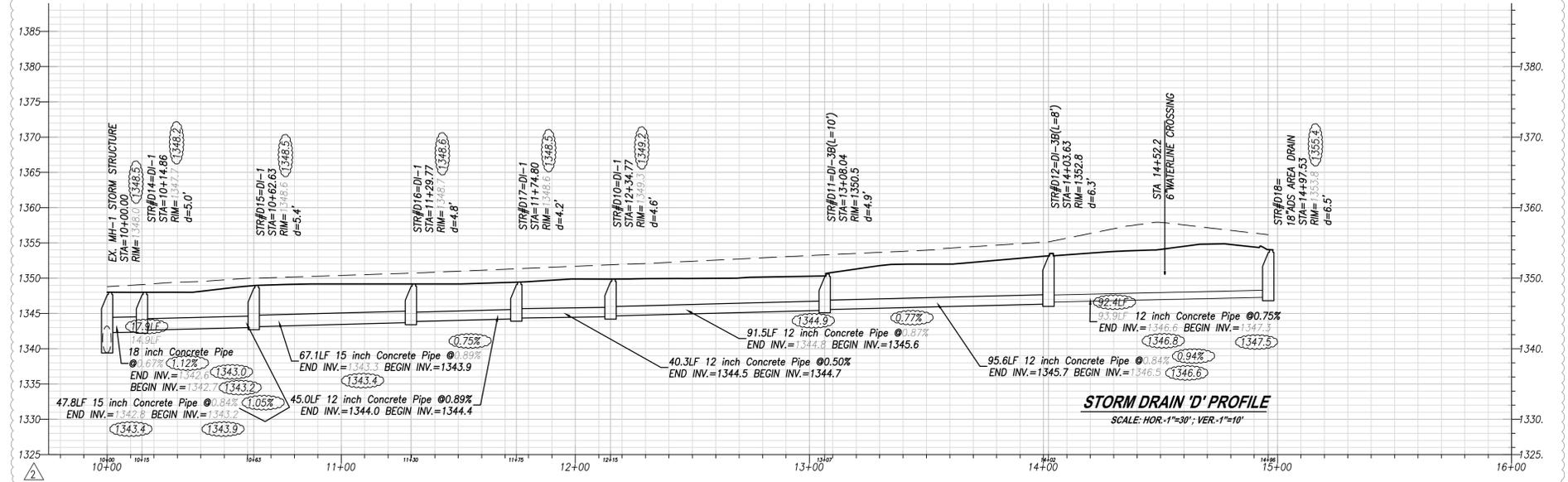
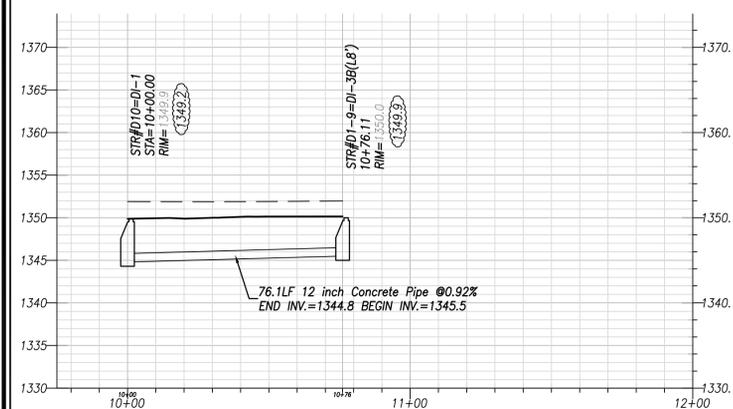
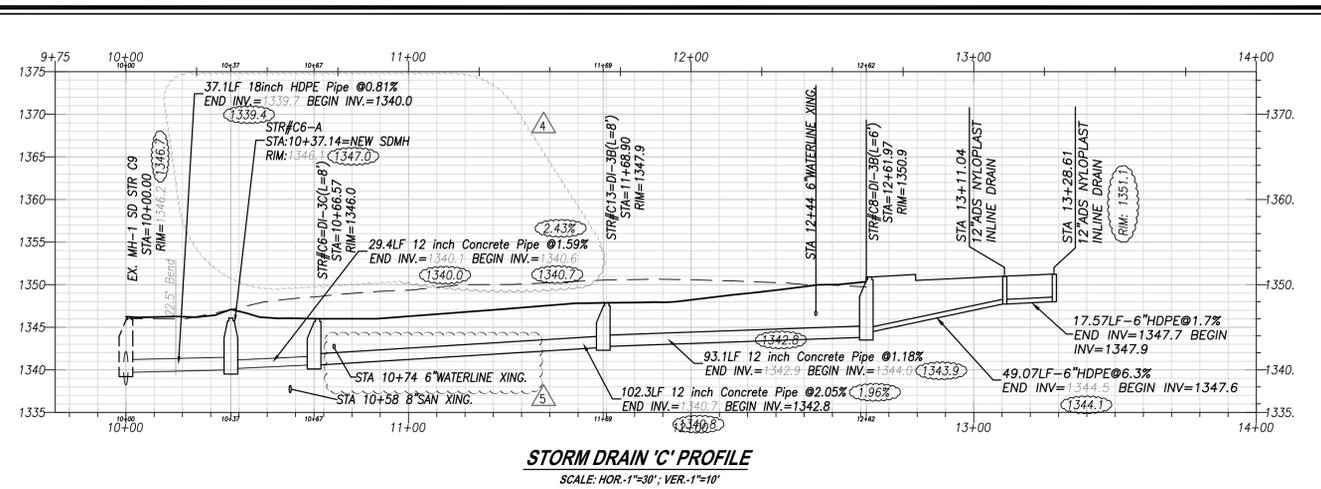
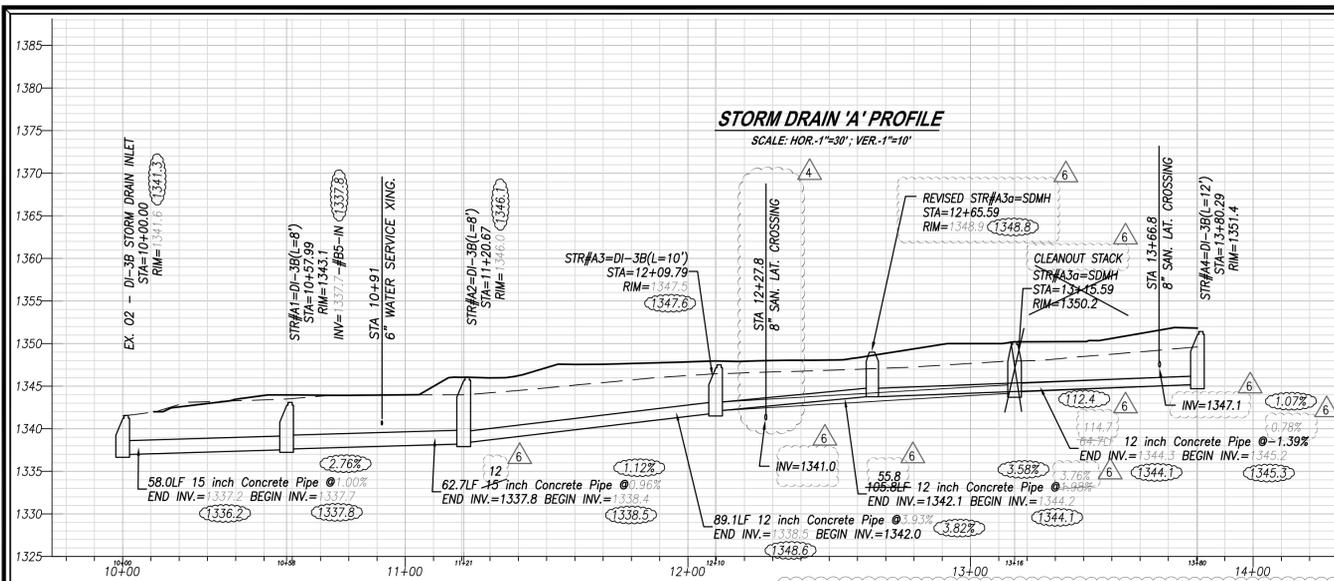
EXISTING SSMH 12A
RIM: 1328.14'
INV IN: 1322.11' 6" PVC
INV OUT: 1322.0 8" PVC



No.	Revision	By	Appd.	Date	Drawn
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

CLUBHOUSE DEVELOPMENT PLAN
DALEVILLE TOWN CENTER APARTMENTS
DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

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

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.



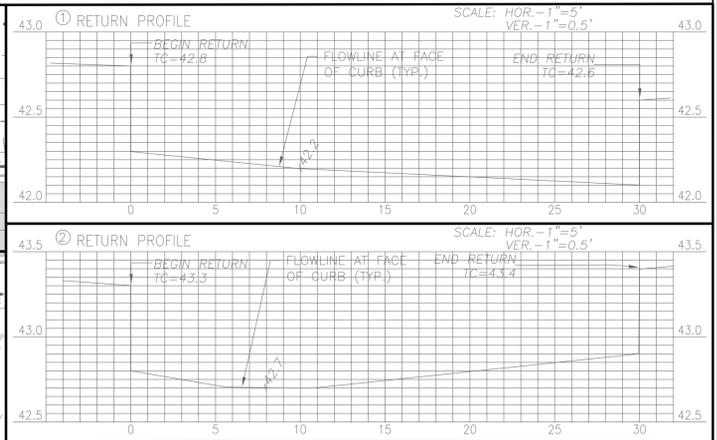
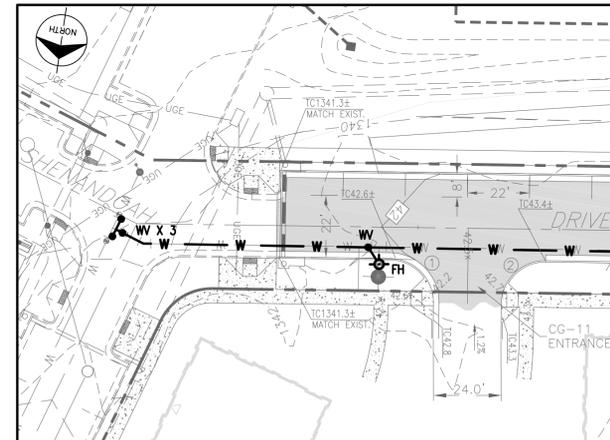
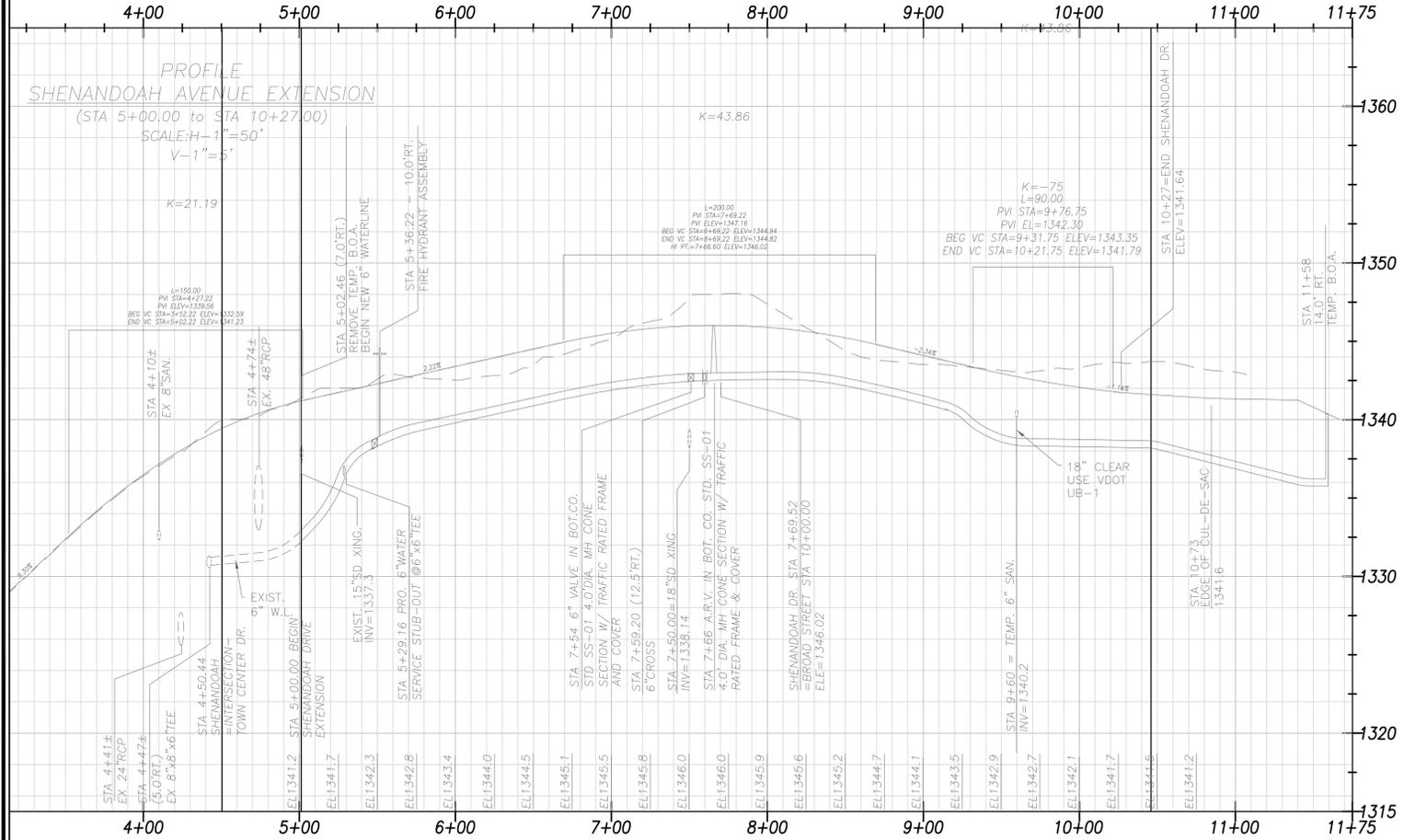
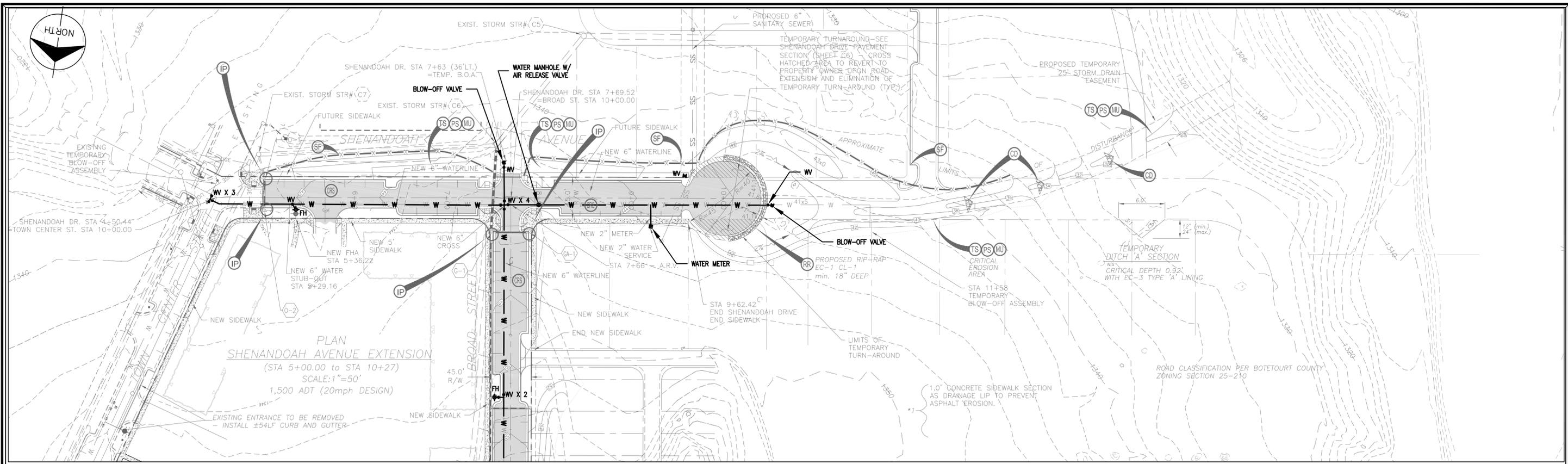
ENGINEERING CONCEPTS, INC.
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"Storm and Sewer As-Built"

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	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



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No.	Revision	By	Appd.	Date	Drawn
1	MISC. REVISIONS	MSM	RHW	11/14/12	MSMj
					Designed ECI
					Checked RHW
					Approved RHW

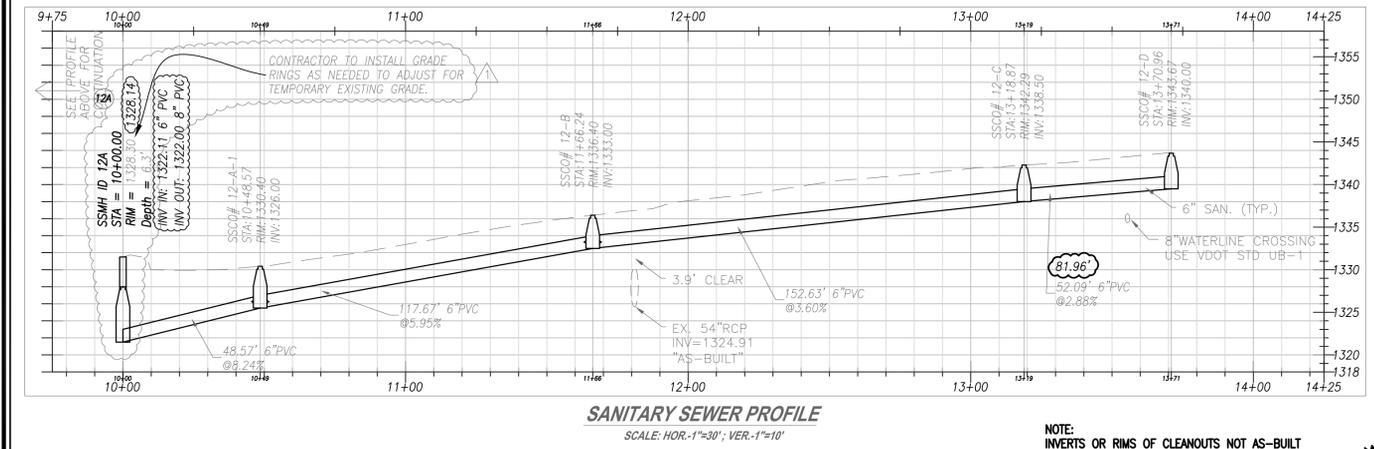
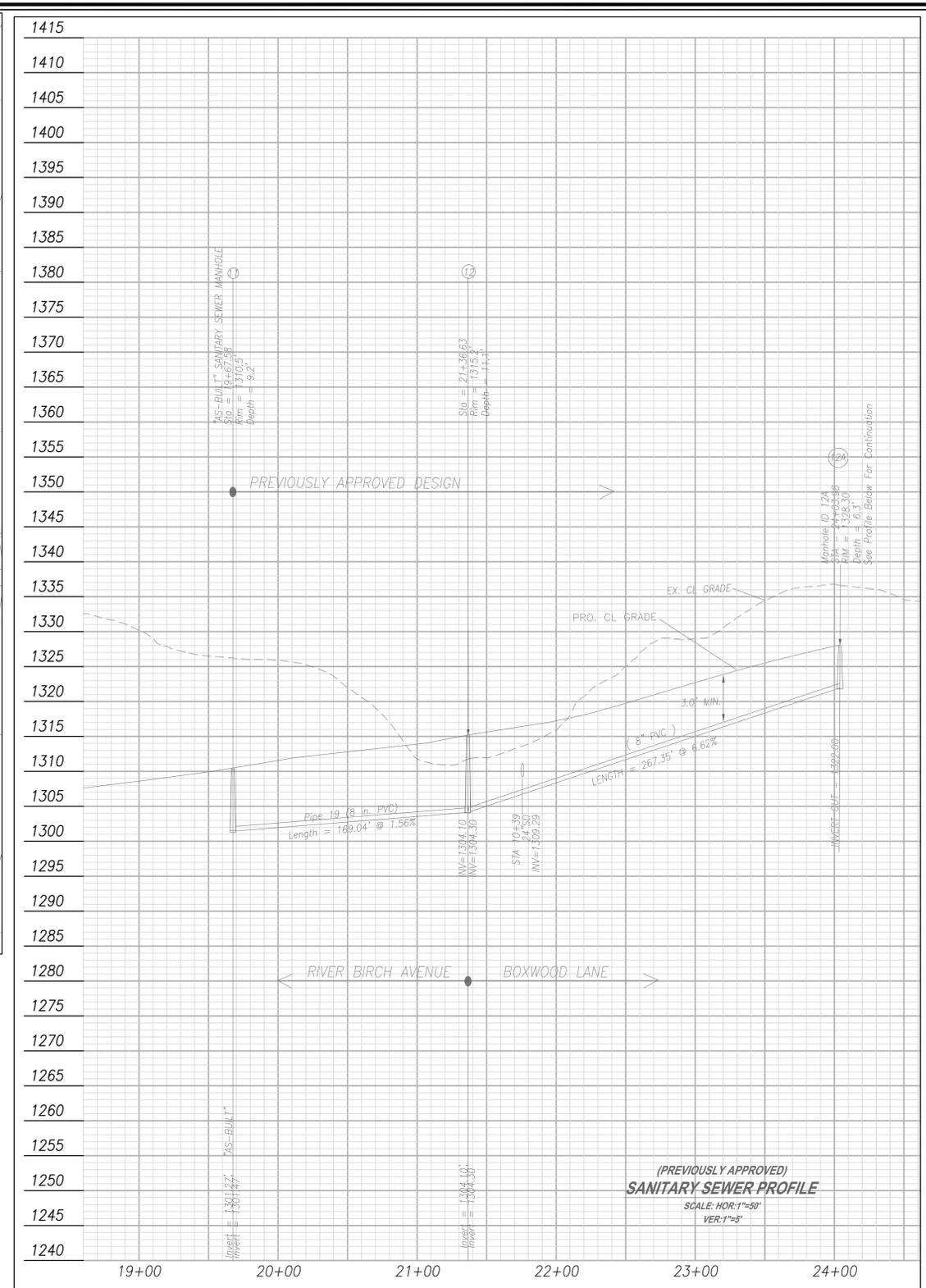
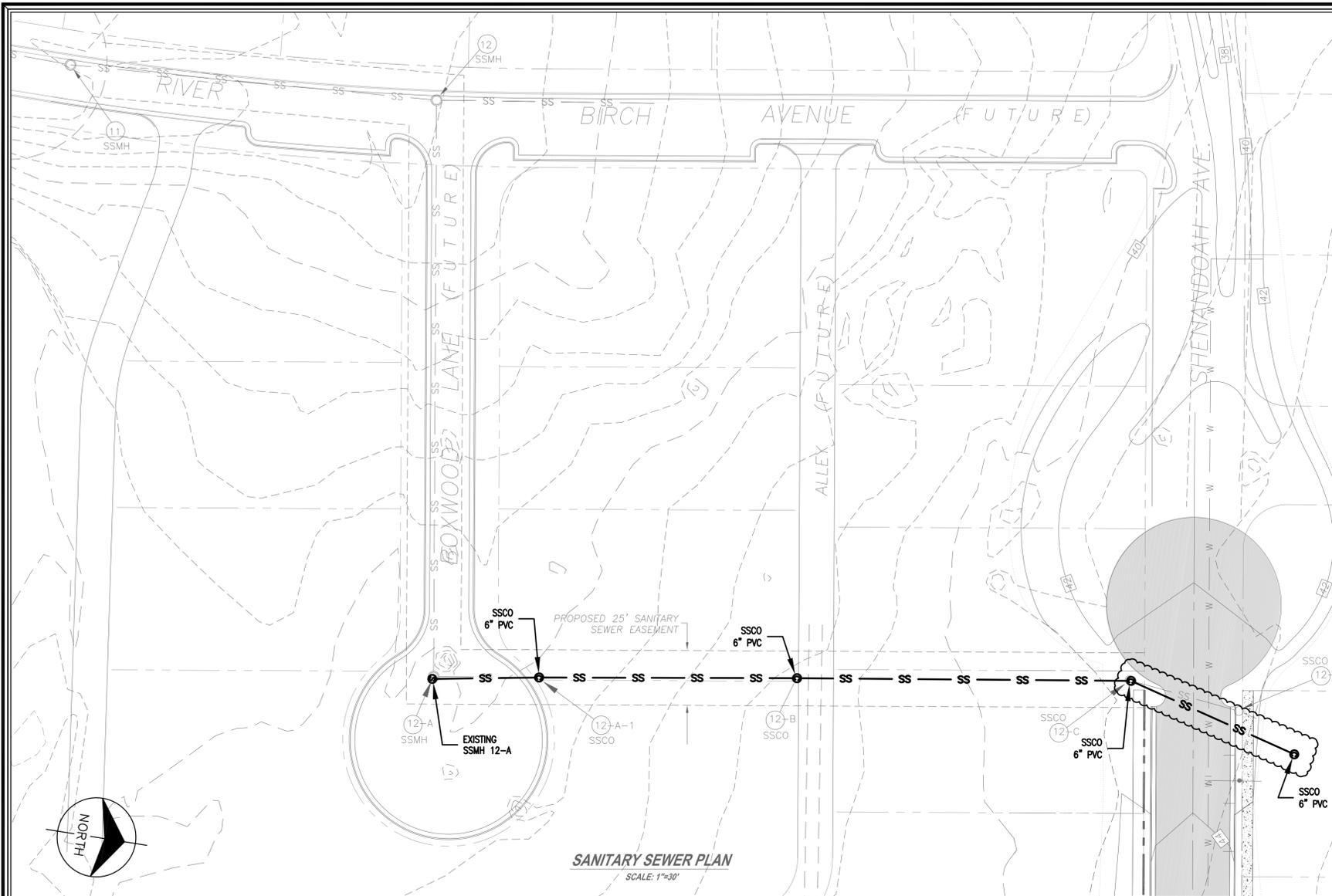
"Water As-Built"

PLAN AND PROFILE
 SHENANDOAH AVENUE EXTENSION

DALEVILLE TOWN CENTER
 BOTETOURT COUNTY - VIRGINIA

SCALE: AS SHOWN
 DATE: SEP. 6, 2012
 PROJECT: 11029
 C3





NOTE:
INVERTS OR RIMS OF CLEANOUTS NOT AS-BUILT



"Sewer As-Built"

ENGINEERING CONCEPTS, INC.
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No.	Revision	By	Appd.	Date	Drawn
1	SSMH REVISION	ECI	RHW	2/29/13	MSMj
					Designed MSMj
					Checked RHW
					Approved RHW

OFFSITE SANITARY SEWER PROFILES
DALEVILLE TOWN CENTER APARTMENTS
DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

SCALE: 1"=30'
DATE: SEP. 6, 2012
PROJECT: 11029
C5