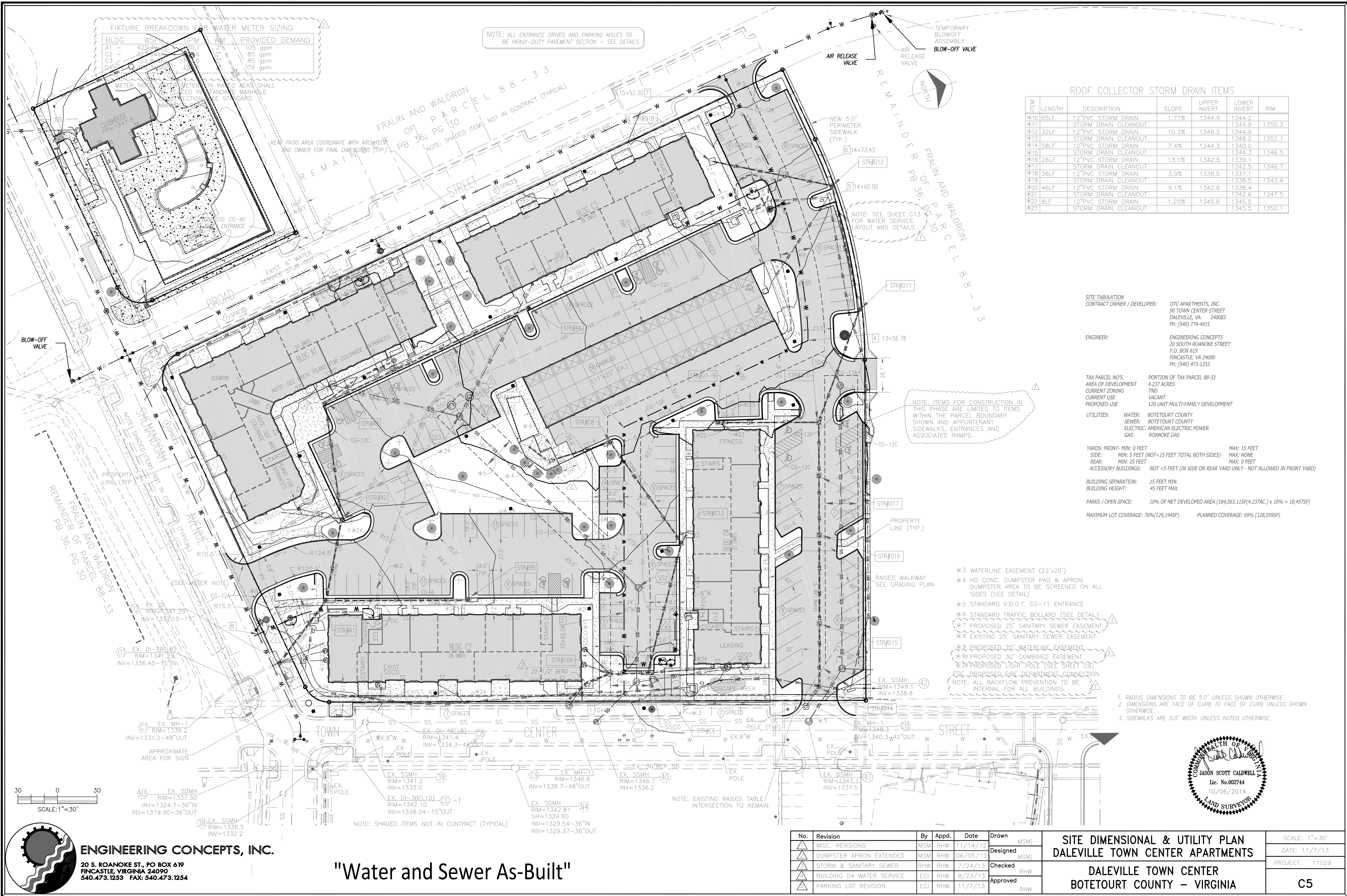




FIXTURE BREAKDOWN FOR WATER METER SIZING

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.
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

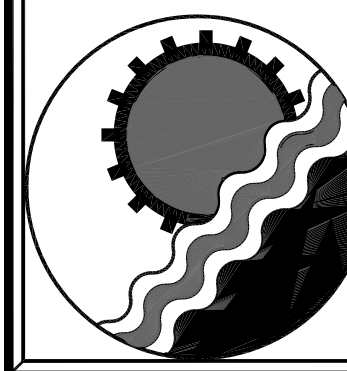
DALEVILLE TOWN CENTER
BOTETOURT COUNTY - VIRGINIA

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

"Water and Sewer As-Built"