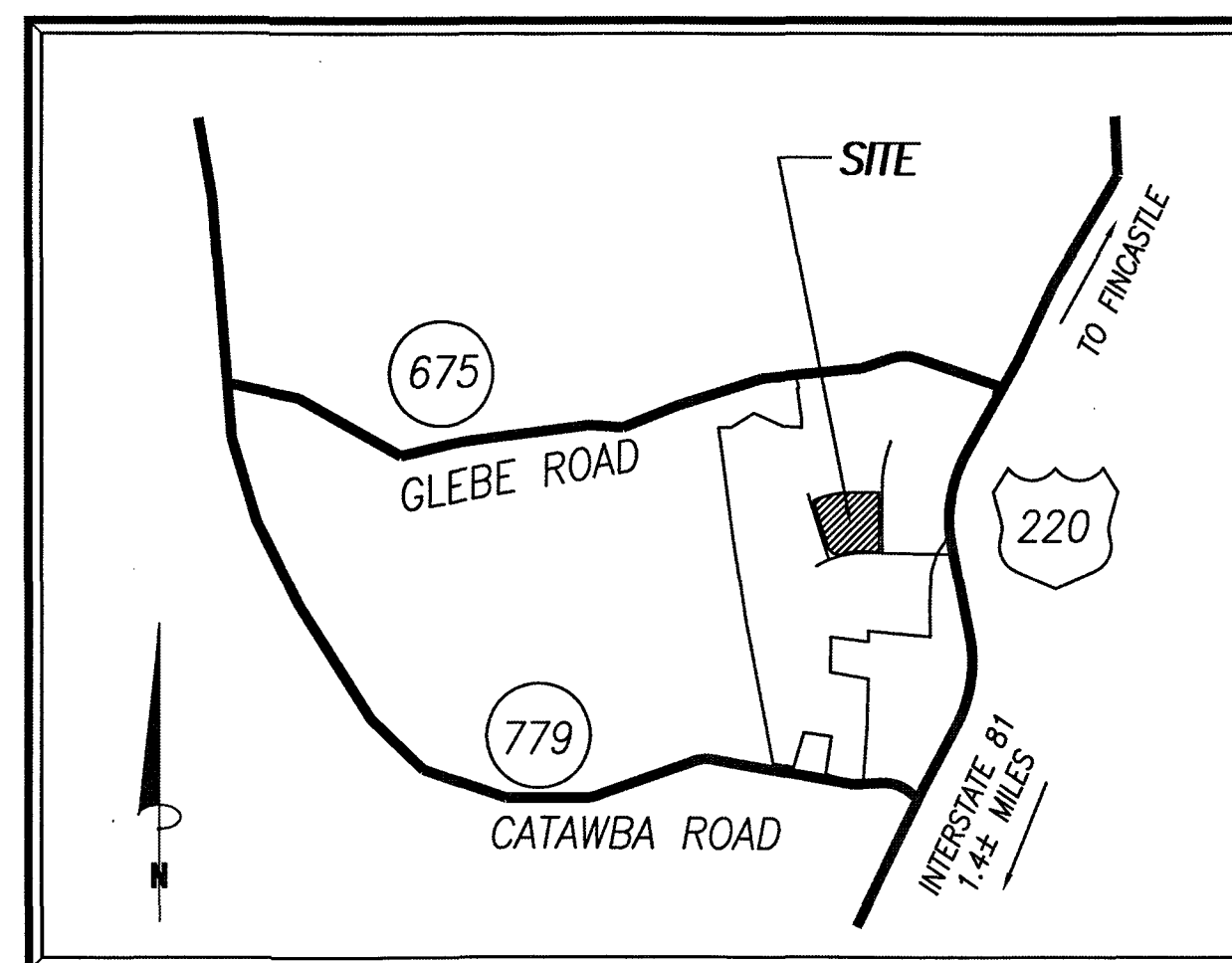


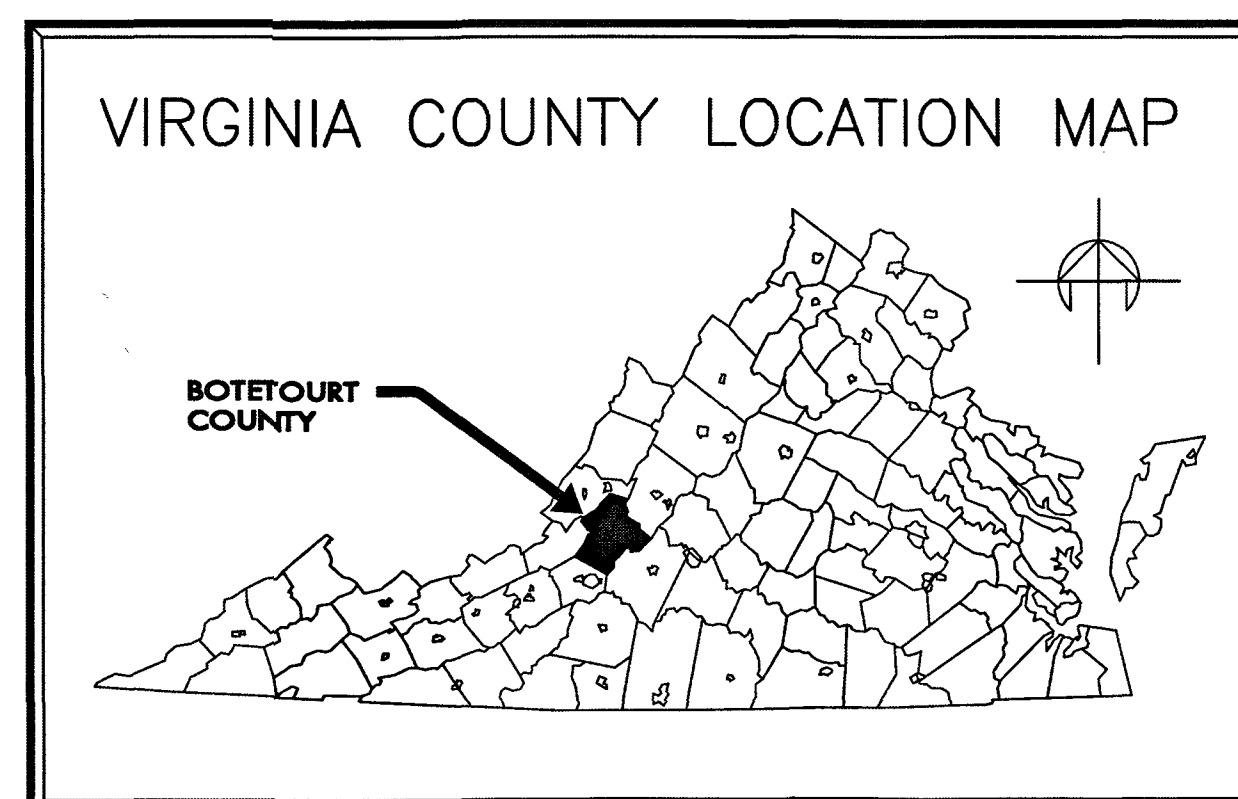
DTC MULTIFAMILY DEVELOPMENT PHASE 2

Daleville Town Center Botetourt County - Virginia

July 12, 2018



VICINITY MAP
NOT TO SCALE



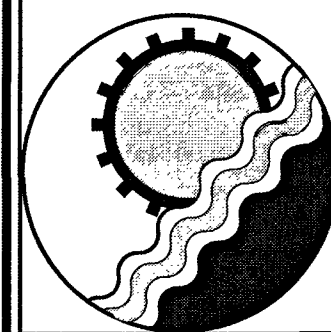
SITE TABULATION	
CONTRACT OWNER / DEVELOPER:	FRALIN & WALDRON, INC. P.O. BOX 100 DALEVILLE, VA 24083 Ph: (540) 201-1668
ENGINEER:	ENGINEERING CONCEPTS 94 GREENFIELD STREET DALEVILLE, VA 24083 Ph: (540) 473-1253
TAX PARCEL NO'S.	88-33 (PORTION)
AREA OF DEVELOPMENT	95.38 ACRES (2.56 AC. DEVELOPMENT PORTION)
CURRENT ZONING	TND
PROPOSED USE	DWELLING, MULTIFAMILY
TND CORE AREA MINIMUM REQUIREMENTS	
LOT SIZE:	REQUIRED: 1,100SF/UNIT (95 UNITS x 1,100SF = 104,500 OR 2.40 AC.) PROVIDED: 2,569 ACRES (CORE AREA)
MIN LOT WIDTH: 90 FEET	PROVIDED: CHARTER AVENUE = 172'
MINIMUM FRONTAGE	MULTI-FAMILY (90 FEET)
PROVIDED FRONTAGE:	BROAD STREET = 611 FEET
PARCEL MEETS MINIMUM FRONTAGE AND AREA REQUIREMENTS.	
REAR YARDS	BUILDING 1 BUILDING 2
FRONT 0 FEET	6.0' 6.0'
REAR 25 FEET	63.0' 71.5'
SIDE 5 FEET MIN 15 FEET COMBINED	57.6' 11.4'
ALL YARD REQUIREMENTS MET ON THIS SITE.	
MULTI-FAMILY BLDG SEPARATION:	15 FEET (MIN.) PROVIDED: 35.5 FEET
MAXIMUM HEIGHT OF STRUCTURES ALLOWED:	60 FEET (SEP)
BUILDING HEIGHT PROPOSED:	57.4 FEET
MAXIMUM LOT COVERAGES: 70% (ALL STRUCTURES) = 1.8 AC.	PLANNED COVERAGE: 0.7 AC = 27%
IMPERVIOUS SURFACE:	PLANNED COVERAGE: 1.9 AC = 75%
UTILITIES:	WATER: WVA SEWER: WVA ELECTRIC: APPALACHIAN POWER GAS: ROANOKE GAS
PARKING PROVIDED:	GARAGES: 25 SPACES ON-SITE PARKING: 109 SPACES ADJACENT ON-STREET: 18 SPACES HC SPACES: 5 SPACES GARAGE FRONT: 27 SPACES HC GARAGES: 2 SPACES TOTAL: 186 SPACES

WVA AVAILABILITY LETTERS:
18-032
18-031

CONTACTS

DTC APARTMENTS, LLC

90 Town Center Street.
Daleville, Virginia 24083
540-774-4415



ENGINEERING CONCEPTS, INC.

94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253 FAX: 540.473.1254
ATTN: Bobby Wampler, PE

SHEET INDEX

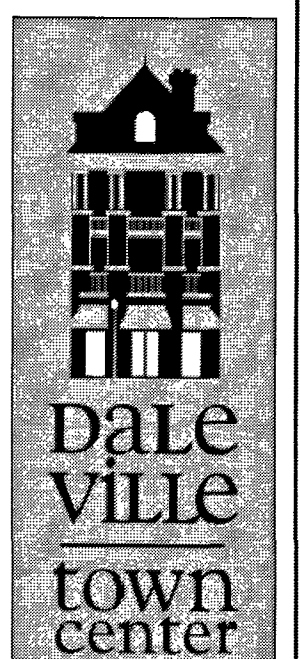
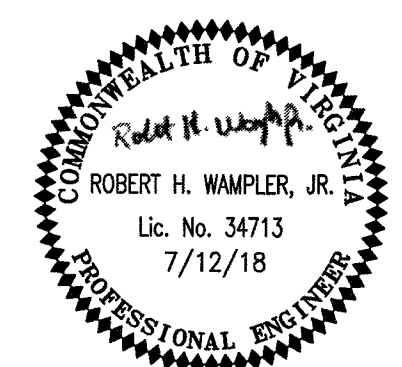
- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 GRADING PLAN
- C4 EROSION CONTROL PLAN
- C5 SITE DIMENSIONAL & UTILITY PLAN
- C6 LIGHTING & PHOTOMETRICS PLAN
- C7 LANDSCAPE PLAN
- C8 SITE DETAILS
- C9 WATER DETAILS
- C10 SANITARY SEWER DETAILS
- C11 SANITARY & STORM PROFILES
- C12 STORM PROFILES
- C13 WATERLINE PROFILES
- C14 EROSION & SEDIMENT CONTROL NARRATIVE
- C15 EROSION & SEDIMENT CONTROL DETAILS
- C16 DRAINAGE MAP AND CALCULATIONS
- C17 MISCELLANEOUS DETAILS
- C18 ARCHITECTURAL RENDERINGS

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	C&P	CHESAPEAKE & POTOMAC
MIN	MINIMUM	STM	STEAM
LAT.	LATERAL	WV	WATER VALVE
ST	STORM DRAIN	CPU	UNDERGROUND COMPUTER CABLE
VERT.	VERTICAL	CONC	CONCRETE
HORIZ.	HORIZONTAL	T.C.	TERRA COTTA
BLDG.	BUILDING	SC	UNDERGROUND SATELLITE
SEP.	SEPERATION	INV	INVERT
D.I.	DROP INLET	V.D.O.T.	VIRGINIA DEPARTMENT OF TRANSPORTATION
C.O.	CLEANOUT	TYP.	TYPICAL
MAX.	MAXIMUM	ELEV.	ELEVATION
F.F.	FINISHED FLOOR	AT	AT
FIN.	FINISHED	Q	CENTERLINE
FOUND.	FOUNDATION	HD	HIGH DENSITY
O	DIAMETER	PVC	POLYVINYL CHLORIDE
CLR.	CLEARANCE	F.H.	FIRE HYDRANT
T.O.F.	TOP OF FOOTING	TELE.	TELEPHONE
O.C.	ON CENTER	CMP	CORRUGATED METAL PIPE
REINF.	REINFORCEMENT	H.P.	HIGH POINT
SSMH	SANITARY SEWER MANHOLE	EXIST/EX	EXISTING
L.P.	LOW POINT	HDPE	HIGH DENSITY POLYETHYLENE
FD	FOUNDATION DRAIN	V.M.I.	VIRGINIA MILITARY INSTITUTE
F	FIRE SERVICE LINE	A.E.	AIR ENTRAINED
D	DOMESTIC SERVICE LINE	T&E	TOP OF CURB ELEVATION
		P&E	PAVEMENT ELEVATION

- WVA COMMENTS 7/12/18
- COUNTY COMMENTS 6/26/18
- ARCHITECTURAL COORDINATION 5/31/18
- WVA COMMENTS 3/16/18
- WVA COMMENTS 1/30/18
- DUE DILIGENCE REVIEW COMMENTS 9/18/17



CHARLES CRUSH
AS-BUILTS
07-23-19