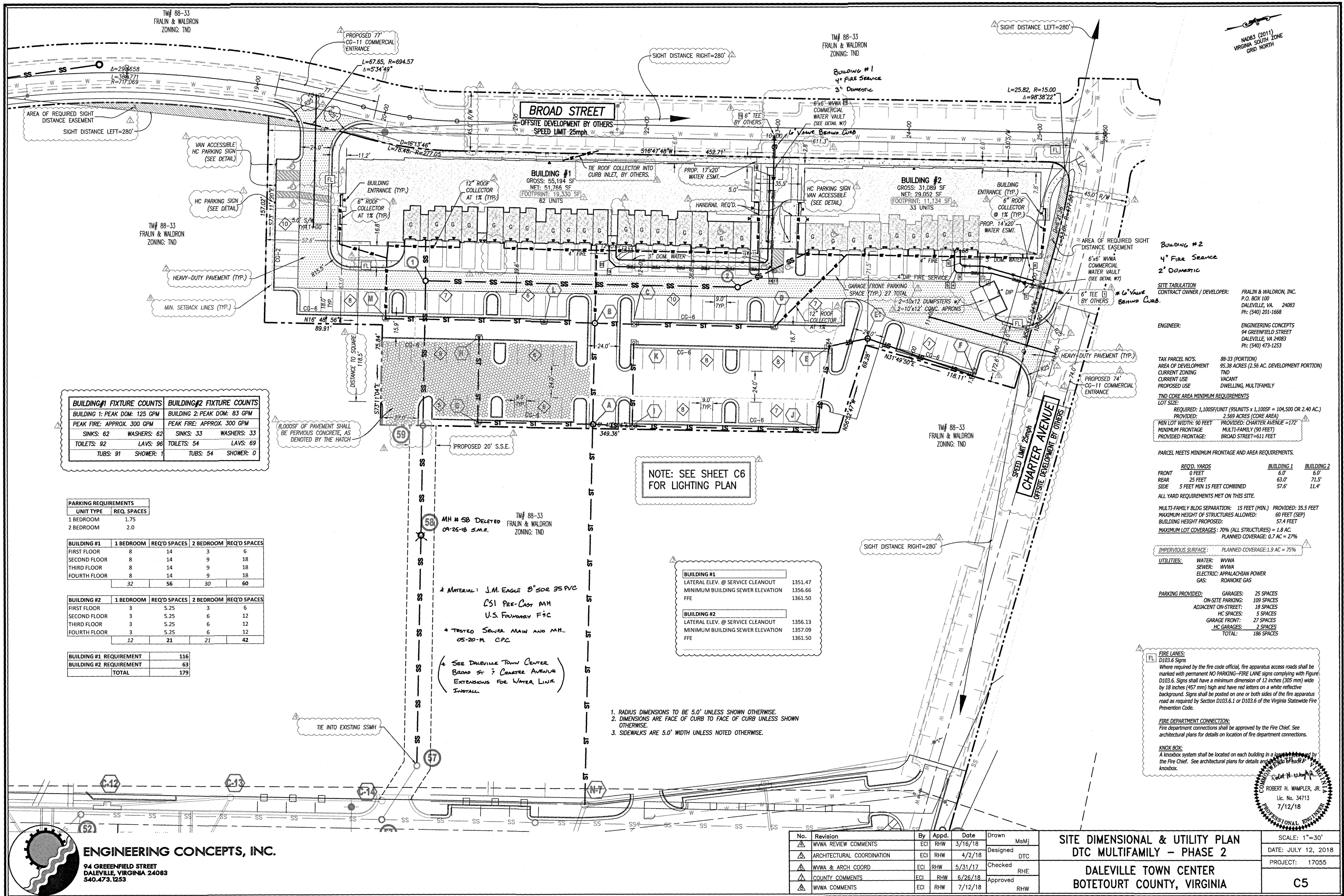




BUILDING #1 FIXTURE COUNTS				BUILDING #2 FIXTURE COUNTS			
BUILDING 1: PEAK DOM: 125 GPM				BUILDING 2: PEAK DOM: 83 GPM			
PEAK FIRE: APPROX. 300 GPM				PEAK FIRE: APPROX. 300 GPM			
SINKS: 62	WASHERS: 62	SINKS: 33	WASHERS: 33	SINKS: 33	WASHERS: 33	SINKS: 33	WASHERS: 33
TOILETS: 92	LAVS: 96	TOILETS: 54	LAVS: 69	TOILETS: 54	LAVS: 69	TOILETS: 54	LAVS: 69
TUBS: 91	SHOWER: 1	TUBS: 54	SHOWER: 0	TUBS: 54	SHOWER: 0	TUBS: 54	SHOWER: 0

PARKING REQUIREMENTS			
UNIT TYPE	REQ. SPACES	REQ'D SPACES	REQ'D SPACES
1 BEDROOM	1.75		
2 BEDROOM	2.0		
BUILDING #1			
FIRST FLOOR	8	14	3
SECOND FLOOR	8	14	9
THIRD FLOOR	8	14	9
FOURTH FLOOR	8	14	9
	32	56	30
BUILDING #2			
FIRST FLOOR	3	5.25	3
SECOND FLOOR	3	5.25	6
THIRD FLOOR	3	5.25	6
FOURTH FLOOR	3	5.25	6
	12	21	21

BUILDING #1 REQUIREMENT	116
BUILDING #2 REQUIREMENT	63
TOTAL	179

NOTE: SEE SHEET C6 FOR LIGHTING PLAN

BUILDING #1	
LATERAL ELEV. @ SERVICE CLEANOUT	1351.47
MINIMUM BUILDING SEWER ELEVATION	1356.66
FFE	1361.50
BUILDING #2	
LATERAL ELEV. @ SERVICE CLEANOUT	1356.13
MINIMUM BUILDING SEWER ELEVATION	1357.09
FFE	1361.50

BUILDING #2
4" FIRE SERVICE
2" DOMESTIC

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
CURRENT USE: VACANT
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.

REQ'D YARDS	BUILDING 1	BUILDING 2
FRONT	0 FEET	6.0'
REAR	25 FEET	63.0'
SIDE	5 FEET MIN 15 FEET COMBINED	57.6'

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: WYWA
SEWER: WYWA
ELECTRIC: APPALACHIAN POWER
GAS: ROANOKE GAS

PARKING PROVIDED: 25 SPACES
ON-SITE PARKING: 169 SPACES
ADJACENT ON-STREET: 18 SPACES
HC SPACES: 5 SPACES
GARAGE FRONT: 27 SPACES
HC GARAGES: 2 SPACES
TOTAL: 186 SPACES

FIRE LANES:
D103.6 Signs
Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6 of the Virginia Statewide Fire Prevention Code.

FIRE DEPARTMENT CONNECTION:
Fire department connections shall be approved by the Fire Chief. See architectural plans for details on location of fire department connections.

KNOX BOX:
A knoxbox system shall be located on each building in a location approved by the Fire Chief. See architectural plans for details and location of knoxbox.

ROBERT H. WAMPLER, JR.
Lic. No. 34713
7/12/18
PROFESSIONAL ENGINEER

No.	Revision	By	Appd.	Date	Drawn	MsMj
1	WYWA REVIEW COMMENTS	ECI	RHW	3/16/18	Designed	DTC
2	ARCHITECTURAL COORDINATION	ECI	RHW	4/2/18	Checked	RHE
3	WYWA & ARCH COORD	ECI	RHW	5/31/17	Approved	RHW
4	COUNTY COMMENTS	ECI	RHW	6/26/18		
5	WYWA COMMENTS	ECI	RHW	7/12/18		

SITE DIMENSIONAL & UTILITY PLAN DTC MULTIFAMILY - PHASE 2		SCALE: 1"=30'
DALEVILLE TOWN CENTER BOTETOURT COUNTY, VIRGINIA		DATE: JULY 12, 2018
C5		PROJECT: 17055