

DALEVILLE TOWN CENTER

PHASE 3

Botetourt County - Virginia

June 25, 2019

REVISED: April 15, 2020

TOTAL DISTURBANCE: 5.37 AC.



ENGINEERING
CONCEPTS, INC.

94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253

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

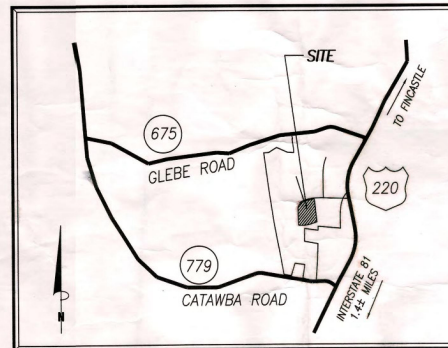
TAX PARCEL NO'S: 88-33 (PORTION)
AREA OF DEVELOPMENT: 3.101 ACRES (EDGE)
1.111 ACRES (CORE)
TOTAL: 4.212 ACRES
CURRENT ZONING: TND
PROPOSED USE: SINGLE FAMILY DETACHED - LOTS 70-81; (EDGE AREA)
SINGLE FAMILY ATTACHED - LOTS 82-94; (CORE AREA)

| TND* MINIMUM REQUIREMENTS (EDGE AREA) | | | | MAX. STRUCTURE HEIGHT = 35' | | | |
|---------------------------------------|----------|-------|----------|-----------------------------|---------------------|----------------|-------|
| | AREA | WIDTH | COVERAGE | FRONT (min/MAX) | SIDE (min/MAX) | REAR (min/MAX) | YARDS |
| S.F. DETACHED | 6,000 SF | 60' | 75% | 10/25' | 5/15' COMBINED/NONE | 25/NONE | |
| DUPLEX | 9,500 SF | 90' | 75% | 10/25' | 5/15' COMBINED/NONE | 25/NONE | |

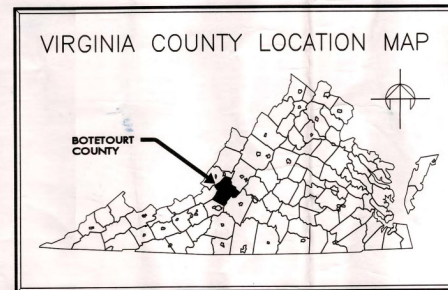
| TND* MINIMUM REQUIREMENTS (CORE AREA) | | | | MAX. STRUCTURE HEIGHT = 45' | | | |
|---------------------------------------|----------|-------|----------|-----------------------------|---------------------|----------------|-------|
| | AREA | WIDTH | COVERAGE | FRONT (min/MAX) | SIDE (min/MAX) | REAR (min/MAX) | YARDS |
| SF. ATTACHED | 1,600 SF | 18' | 75% | 0/15' | 5/15' COMBINED/NONE | 25/NONE | |

* SINGLE FAMILY ATTACHED GROUP SEPARATION = 15' MIN.

UTILITIES: WATER: VVWA
SEWER: VVWA
ELECTRIC: APPALACHIAN POWER
GAS: ROCKWELL GAS



VICINITY MAP
NOT TO SCALE

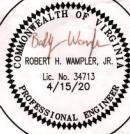


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RLD NAME: _____
RLD NUMBER: _____

DALEVILLE TOWN CENTER PH 3
BOTETOURT CO. - VIRGINIA
BOXWOOD LANE
COVER SHEET



GRAPHIC SCALE
PROJECT: 18038

C01

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 | COND | CONCRETE |
| HORIZ. | HORIZONTAL | T.C. | TERRA COTTA |
| BLDG. | BUILDING | SC | UNDERGROUND SATELLITE |
| SEP. | SEPARATION | 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 |
| FIN. | FINISHED | CL | 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.C&P | TOP OF CURB ELEVATION |
| | | P&XX | PAVEMENT ELEVATION |

CONTACTS

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