

DALEVILLE TOWN CENTER

PHASE 3

Botetourt County - Virginia

June 25, 2019

REVISED: April 15, 2020

TOTAL DISTURBANCE: 5.37 AC.

Robert H. Wampler, Jr.

SITE TABULATION
 CONTRACT OWNER / DEVELOPER: FRALIN & WALDRON, INC.
 P.O. BOX 100
 DALEVILLE, VA 24083
 Ph: (940) 201-1668

ENGINEER: ENGINEERING CONCEPTS
 94 GREENFIELD STREET
 DALEVILLE, VA 24083
 Ph: (940) 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'		YARDS	
AREA	WIDTH	COVERAGE	FRONT(min/MAX)	SIDE (min./MAX)	REAR (min./MAX)
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

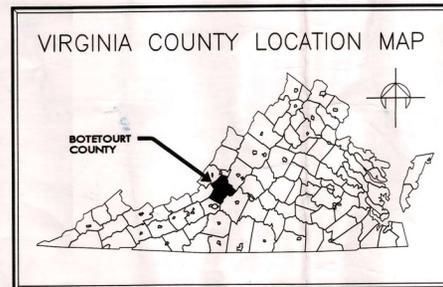
TND* MINIMUM REQUIREMENTS (CORE AREA)		MAX. STRUCTURE HEIGHT = 45'		YARDS	
AREA	WIDTH	COVERAGE	FRONT(min/MAX)	SIDE (min./MAX)	REAR (min./MAX)
S.F. ATTACHED	1,600 SF	18'	75%	0/15'	5,15' COMBINED/NONE 25'/NONE

* SINGLE FAMILY ATTACHED GROUP SEPARATION = 15' MIN.

UTILITIES: WATER: W/WVA
 SEWER: W/WVA
 ELECTRIC: APPALACHIAN POWER
 GAS: ROCKWELL GAS



VICINITY MAP
 NOT TO SCALE



VIRGINIA COUNTY LOCATION MAP

SHEET INDEX

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- C02 GENERAL NOTES
- C03 EXIST. CONDITIONS & DEMOLITION
- C04 SITE DIMENSIONAL & UTILITY PLAN
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- C06 DRAINAGE MAP
- C07 STORM DRAIN PROFILES
- C08 SANITARY SEWER PROFILES
- C09 PRIVATE ENTRANCE DETAILS
- C10 PRIVATE ENTRANCE DETAILS
- C11 TRANSPORTATION MANAGEMENT PLAN
- C12 NARRATIVE & SOILS DATA
- C13 BOXWOOD LANE & WATERLINE PROFILES
- C14 SITE DETAILS
- C15 SITE DETAILS
- C16 WATER DETAILS
- C17 SANITARY DETAILS
- C18 EROSION & SEDIMENT CONTROL DETAILS

RLD NAME: _____
 RLD NUMBER: _____

All work has been done in accordance with these documents, with reasonable accuracy, and any deviations have been line annotated and description has been noted as well.

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
PSF 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. 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. TOP OF CURB ELEVATION
	P. Pavement ELEVATION

CONTACTS

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



ENGINEERING CONCEPTS, INC.

94 GREENFIELD STREET
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 540.473.1253

Description	Date
VOOT COMMENTS 4/15/19	08/19/19
VOOT COMMENTS 09/26/19	09/30/19
VOOT COMMENTS 12/13/19	12/17/19
REVISED LOT LINES/GRADES	02/27/20
WWW PHASING	03/30/20
REVISED LOT GRADES	04/15/20

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



GRAPHIC SCALE
 PROJECT: 18038

C01