

DALEVILLE TOWN CENTER

PHASE 2C (SEDGEWOOD)

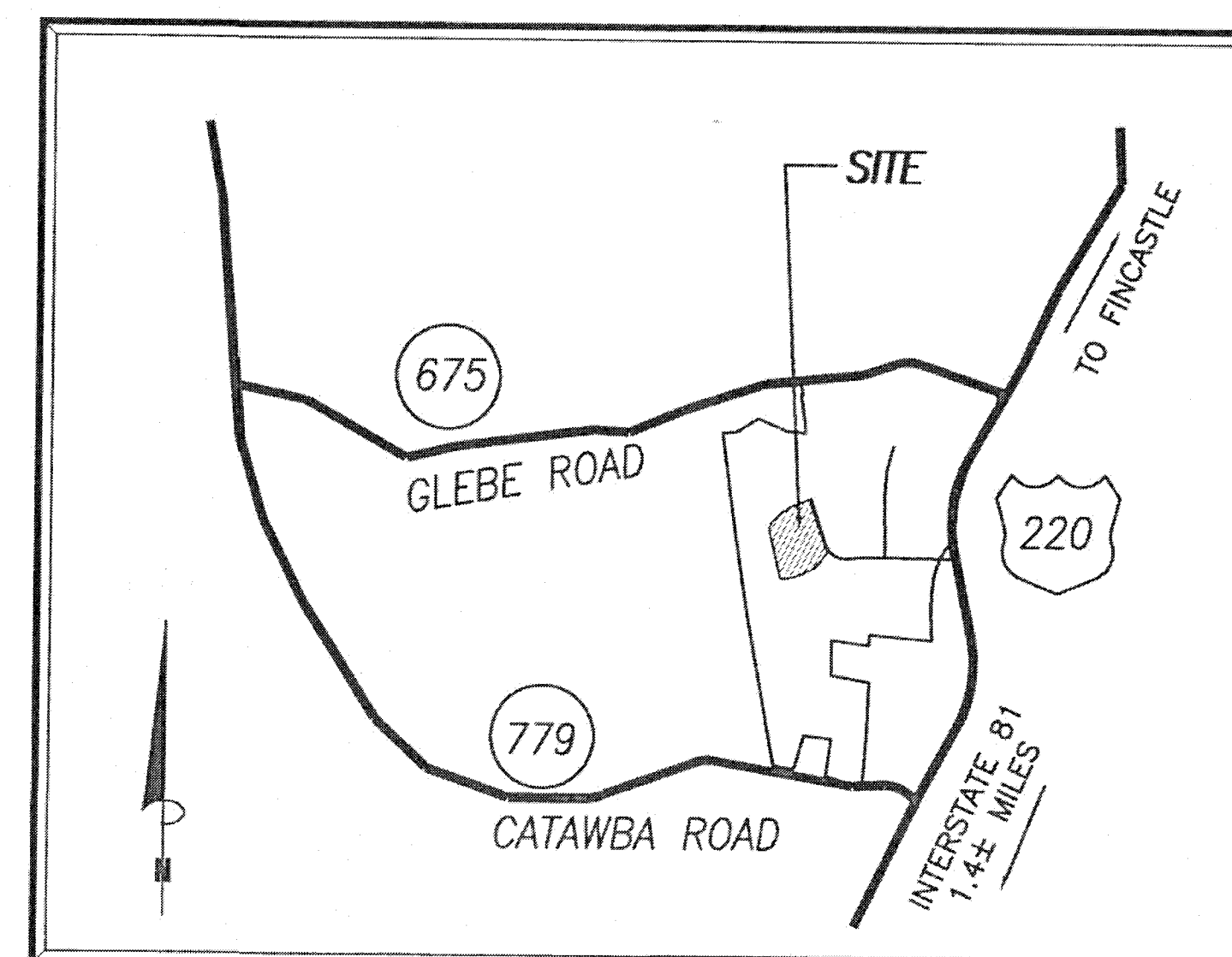
Botetourt County - Virginia

August 15, 2019
REVISED OCTOBER 10, 2019
TOTAL DISTURBANCE: 1.07 AC.

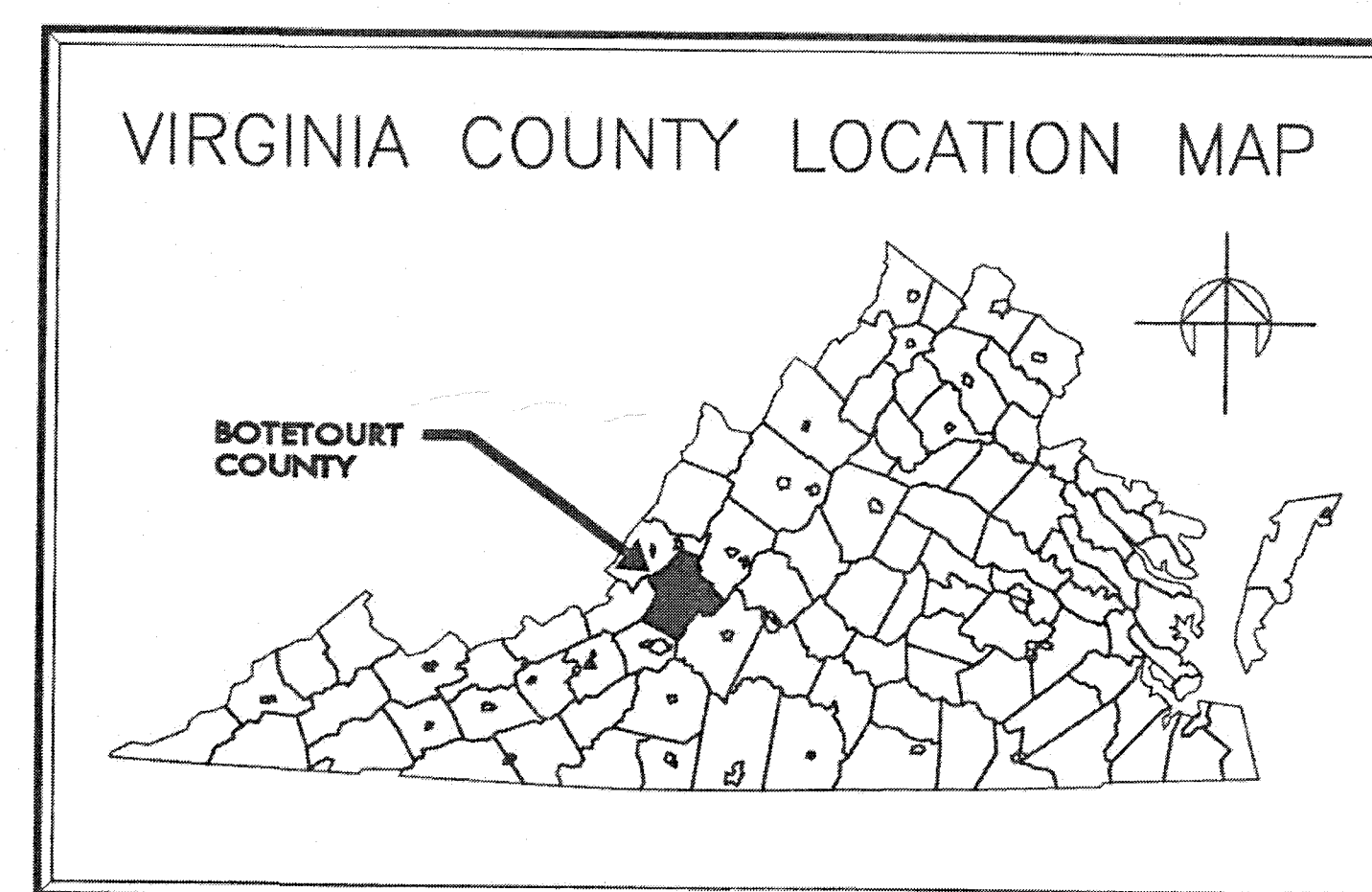
ABBREVIATIONS

(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)
M.H.	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
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	TCxx.xx	TOP OF CURB ELEVATION
		Pxx.xx	PAVEMENT ELEVATION



VICINITY MAP
NOT TO SCALE



CONTACTS

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

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 1.01 ACRES (5 EDGE AREA LOTS) 1.07 ACRES (TOTAL DISTURBED)

CURRENT ZONING TND
CURRENT USE VACANT
PROPOSED USE SINGLE FAMILY DETACHED - LOTS 1-5; (EDGE AREA)

NOTE:
Project located in FEMA Flood Zone 'X'
per Panel 51023C03750 Eff: 12/17/10

"TND" MINIMUM REQUIREMENTS (EDGE AREA)				MAX. STRUCTURE HEIGHT = 35'			
	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'			
	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.

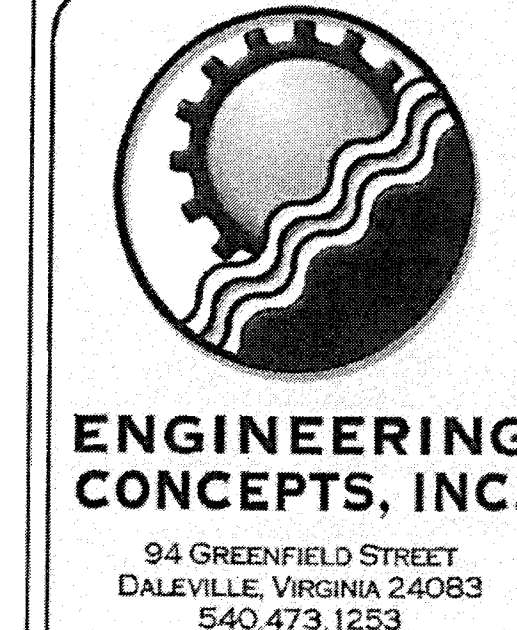
UTILITIES:
WATER: WYWA
SEWER: WYWA
ELECTRIC: APPALACHIAN POWER
GAS: ROANOKE GAS

SHEET INDEX

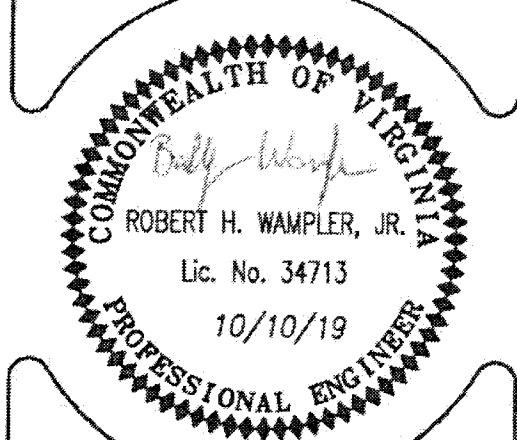
- C01 COVER SHEET
- C02 GENERAL NOTES
- C03 EXIST. CONDITIONS
- C04 SITE DIMENSIONAL & UTILITY PLAN
- C05 GRADING & EROSION CONTROL
- C06 NARRATIVE & SOILS DATA
- C07 UTILITY DETAILS
- C08 EROSION & SEDIMENT CONTROL DETAILS

APPROVED
DATE: 10-30-2019
BY: [Signature]
BOTETOURT COUNTY
PLANNING & ZONING

RLD NAME: _____
RLD NUMBER: _____



DALEVILLE TOWN CENTER-PH 2C
BOTETOURT COUNTY - VA
SEDGEWOOD AVENUE
COVER SHEET



0 20 40
GRAPHIC SCALE
PROJECT: 18038
C01

CHARLES CRUSH
AS-BUILTS 01-07-2020

DTC Ph. 2C SEDGEWOOD