

DEVELOPMENT PLAN
FOR
"MillView SUBDIVISION" Phase 1 B

SITUATED IN
THE CITY OF ROANOKE, VIRGINIA

DATE: March 10, 2020

PREPARED FOR
WTSH, LLC

We request the following exception:

Exception from the requirement of Section 31.1-301, General Layout of Streets and Alleys, subsection (a) to extend and improve the existing street rights-of-way adjoining the property to be subdivided in the case of Southern Hills Drive. The existing topography within the existing right-of-way of Southern Hills Drive does not allow for the construction of a new public street to meet the City Subdivision Ordinance as outlined in Section 31.1-400, Standards for Streets. The grading required for a public street would go outside the limits of the existing right-of-way and would not allow for reasonable access to be maintained to the existing residences currently served by this section of Southern Hills Drive. Both situations have been previously reviewed, with drawings demonstrating impacts to adjoining property owners outside the existing fifty (50) foot right-of-way of Southern Hills Drive, with the Subdivision Agent.

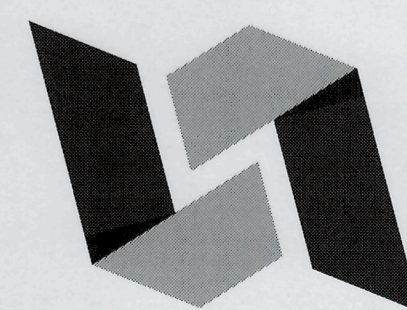
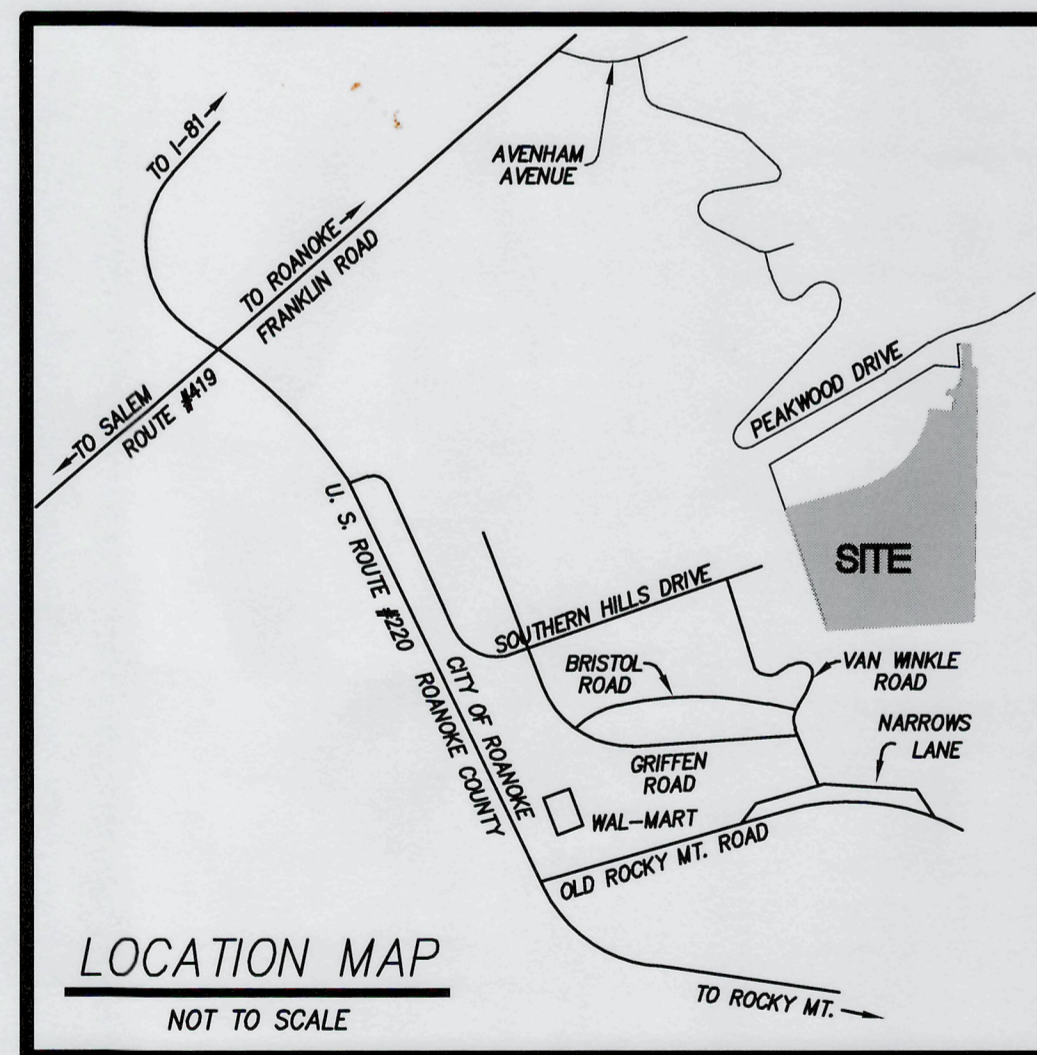
In addition, Section 31.1-301, General Layout of Streets and Alleys, subsection (b) states that new streets shall create an interconnected system with streets internal to the subdivision and the maximum street length between such connections shall be five hundred (500) feet. However, this subsection allows the Subdivision Agent to permit a terminated street, a longer street, or both, where the subdivider demonstrates that topography, irregular or narrow parcel shape would require such a street layout to permit reasonable development of the parcel. The subdivider, with the assistance of Lumsden Associates, has previously demonstrated to the Subdivision Agent that the topography and the irregular and narrow shape of the developable portion of the property prevent a reasonable development of the property using interconnected streets and a maximum street length between connections of five hundred (500) feet. Therefore we request that the plan of development of this property be approved as submitted with terminated streets and street lengths between connections of greater than five hundred (500) feet.

NOTICE: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

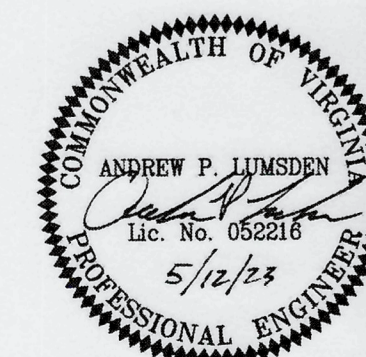
1. Right-of-Way Excavation Permit - Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements), a right-of-way excavation permit shall be applied for and obtained by the contractor from the City of Roanoke.
2. Land Disturbance Permit - An approved erosion and sediment control plan for any borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
3. Plans and Permits - A copy of the plans as approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
4. Location of Utilities - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
5. Construction Entrance - The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of construction entrance shall be as shown on the plans.
6. Streets to Remain Clean - It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
7. Barricades/Ditches - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
8. Sewer and Pavement Replacement - Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority
9. Approved Plans/Construction Changes - Any change or variation from construction design as shown on the officially approved plans shall be approved by the erosion and sediment control agent prior to said changes or variation in construction being made.
10. Final Acceptance/City - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm rain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.



Lumsden Associates, P.C.
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--INDEX OF DRAWINGS--

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CITY APPROVAL STAMP

REVISIONS	
DATE	SHEETS
4/15/2021	1 THRU 10, 14, 15
11/2/2021	3, 5, 5A, 7, 7A, 15, 16
3/25/2022	1 THRU 8
5/12/2022	2 THRU 5, 6, & 6A
COMMISSION NO. 2003-374N	
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Mill View Phase 1 B
Inspector:
Bruce Peters
Contractor:
Jack St. Clair
Inspector Red Line
As-Built's
2-12-24