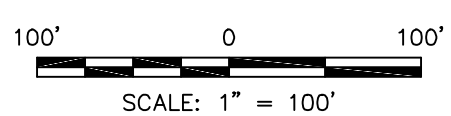


1. DEVELOPER = WTS, LLC 3922 ELECTRIC RD. ROANOKE, VA. 24018 ATTN: ALEXANDER BOONE (540) 772-3881.
2. SITE AREA = 51.58 ACRES - DISTURBED AREA = 34.2 ACRES - ZONED R-12 (TAX #1909816), R-7 (TAX #5440101, 5480605)
3. FOR ZONING REQUIREMENTS AND CONSTRUCTION NOTES AND DETAILS SEE SHEET No. 2.
4. FOR DIMENSIONAL LAYOUT, BUILDING RESTRICTION LINES AND BUILDING FOOTPRINTS SEE SHEET No. 4 & 5.
5. FOR SITE GRADING SEE SHEET No. 6 & 7.
6. FOR SITE PROFILES SEE SHEET No. 8 THRU 13.
7. FOR EROSION AND SEDIMENT CONTROL MEASURES SEE SHEET No. 15 THRU 17.
8. FOR LANDSCAPE PLAN SEE SHEET No. 14.
9. FOR WWVA DETAILS SEE SHEET No. 18 & 19.



LEGEND

<i>ITEM</i>	<i>EXISTING</i>	<i>PROPOSED</i>
<i>Pavement</i>		
<i>Curb and Gutter</i>		
<i>Storm Drain Line</i>	 EX. 18" CONC.	 18" CONC.
<i>Sanitary Sewer Manhole</i>		
<i>Sanitary Sewer Line</i>	 EX. 8" SS	 8" SS
<i>Waterline</i>	 EX. 8" W	 8" W
<i>Hydrant</i>		
<i>Underground Electric Line</i>	 —UE—	
<i>Overhead Electric Line</i>		 —OHE—
<i>Underground Gas Line</i>	 —UG—	
<i>Underground Telephone Line</i>	 —UT—	
<i>Contours</i>	 —1150—	 —1150—
<i>Tree Line</i>		

FUTURE LOT INFORMATION				
Section 2	Lot No.	LOT AREA (SQ. FT.)	LOT FRONTAGE (FT.)	LOT FRONTAGE FROM 20' SETBACK (FT.)
	1	11,119	220.30	
	2	9,922	80.30	
	3	8,063	64.64	
	4	8,429	64.64	
	5	8,594	64.64	
	6	8,920	64.64	
	7	9,168	67.62	
	8	7,431	52.06	
	9	13,179	40.22	61.44
	10	21,307	40.76	47.19
	11	31,302	37.16	45.00
	12	12,085	41.32	51.56
	12A	14,078	38.71	46.01
	14	13,385	63.93	
	15	20,445	70.62	
	16	10,308	190.01	
	17	9,821	60.49	
	18	11,407	61.89	
	19	13,469	64.41	
	20	14,616	65.59	
	21	19,497	48.93	71.06
	22	159,498	49.93	64.38
	23	28,870	36.18	45.00
	24	15,443	38.55	45.00
	25	9,605	39.97	52.56
	26	9,232	72.98	
	27	10,499	63.40	
	28	10,319	61.18	
	29	9,843	60.14	
	30	10,815	200.92	
Section 3	Lot No.	LOT AREA (SQ. FT.)	LOT FRONTAGE (FT.)	LOT FRONTAGE FROM 20' SETBACK (FT.)
	1	11,679	196.00	
	2	9,477	60.00	
	3	9,777	60.00	
	4	10,274	60.00	
	5	10,416	86.95	
	6	42,298	125.86	
	7	46,301	85.24	
	8	8,901	61.24	
	9	8,511	60.00	
	10	8,428	60.00	
	11	8,479	60.00	
	12	8,531	60.00	
	12A	9,993	203.99	
Section 4	Lot No.	LOT AREA (SQ. FT.)	LOT FRONTAGE (FT.)	LOT FRONTAGE FROM 20' SETBACK (FT.)
	4	28,649	39.39	60.00
	5	188,271	44.21	60.00
	6	96,398	44.21	60.00
	7	34,711	50.19	60.98
Section 5	Lot No.	LOT AREA (SQ. FT.)	LOT FRONTAGE (FT.)	LOT FRONTAGE FROM 20' SETBACK (FT.)
	1	15,346	174.81	
	2	27,815	155.96	
	3	52,852	112.39	
	4	33,616	137.40	
	5	100,622	332.44	
	6	263,138	360.10	

1. ALL PROPOSED ROADS AND ASSOCIATED RIGHT-OF-WAYS SHOWN SHADED HEREON AND ALL LOTS WITHIN SECTIONS 1 & LOTS 1 THRU 3 & 6 THRU 10 SECTION 4 SHALL BE SUBDIVIDED AS THE FIRST PHASE OF THIS PROJECT. REMAINING PROPERTY SHALL BE SUBDIVIDED AS FUTURE SECTIONS 2 THRU 3, LOTS 4 THRU 7 SECTION 4 & SECTION 5 AT A LATER DATE.
2. ALL CONSTRUCTION PHASE 1 MASS GRADING SHALL BE PERFORMED WITHIN THE FIRST PHASE OF THIS PROJECT. REFER TO EROSION & SEDIMENT CONTROL PLAN FOR INTERMEDIATE PHASING OF GRADING AND E&S INSTALLATION CONTROL MEASURES.
3. ALL CONSTRUCTION PHASE 1 STORMWATER MANAGEMENT AND DRAINAGE PIPE NETWORK SHALL BE INSTALLED AS PART OF THE INITIAL PHASE OF CONSTRUCTION.
4. ALL CONSTRUCTION PHASE 1 SANITARY SEWER NETWORKS SHALL BE INSTALLED AS PART OF THE INITIAL PHASE OF CONSTRUCTION. ADDITIONALLY, FIRST PHASE OF CONSTRUCTION SHALL INCLUDE WATERLINE CONNECTION AS NEEDED TO WYMA CONNECTION POINT ALONG VAN WINKLE ROAD.
5. ALL CONSTRUCTION PHASE 1 SANITARY SEWER NETWORKS SHALL BE INSTALLED AS PART OF THE INITIAL PHASE OF CONSTRUCTION. ADDITIONALLY, FIRST PHASE OF CONSTRUCTION SHALL INCLUDE INSTALLATION OF SANITARY SEWER NETWORK TO CONNECTION AT EXISTING SEWER MANHOLE LOCATED ALONG SOUTHERN HILLS DRIVE. SANITARY SEWER ASSOCIATED WITH FUTURE SECTIONS 2 THRU 5 SHALL BE ADEQUATELY STUBBED OUT TO UNPLATTED LOTS WITH MAIN LINE CLEANOUT PER WYMA STANDARDS.
6. RIGHT-OF-WAY LANDSCAPING SHOWN WITHIN THESE PLANS SHALL BE INSTALLED ALONG ROADWAYS BEING DEVELOPED.
7. ALL DEVELOPMENT SHALL DEVELOP WITHIN THE CITY OF ROANOKE AND WYMA TO ENSURE ADEQUATE STUBOUT LOCATIONS FOR FUTURE WATERLINE AND SANITARY SEWER DESIGNED TO SERVE UNPLATTED SECTIONS OF Midview DEVELOPMENT. DEVELOPER SHALL ALSO COORDINATE WITH CITY OF ROANOKE AND WYMA, FOR PERMITTING, SHOULD THE DEVELOPER CHOOSE TO DEVELOP FUTURE SECTIONS 2 THRU 3 & 5.

Lumsden Associates, P.C. ENGINEERS SURVEYORS PLANNERS PHONE: (540) 774-4411 P.O. BOX 20669 FAX: (540) 772-9445 ROANOKE, VIRGINIA 24018 WWW.LUMSDENPC.COM															
DEVELOPMENT PLANS FOR MillView SUBDIVISION PREPARED FOR WTSH, LLC SITUATED IN THE CITY OF ROANOKE, VIRGINIA FOR REVIEW ONLY															
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SHEET 3 OF 19															