

ROANOKE COUNTY QUANTITY + COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION		C.Y.			
EMBANKMENT		C.Y.			
CURB INLET DI-1		EACH			
CURB INLET DI-B	3	EACH	2,530.00	7,590.00	
MANHOLE MH-		EACH			
MANHOLE MH-		EACH			
-IN. CONCRETE PIPE, CLASS III					
-IN. CONCRETE PIPE, CLASS IV					
VDOT B-1 BASE		LIN. FT.			
15-IN RCP	127	LIN. FT.	20.00	2,540.00	
18-IN RCP		LIN. FT.			
24-IN RCP		LIN. FT.			
VERS-LOK RETAINING WALL	3,512	S.F.	15.50	54,436.00	
SIDEWALK	1,345	S.F.	3.50	4,708.00	
BOX CULVERT		LUMP SUM			
CONCRETE TRICKLE DITCH	777	S.F.	5.00	3,885.00	
RIPRAP - CLASS		S.F.			
SODDED SWALE		S.Y.			
24-IN. CONCRETE ENDWALL EW-1		EACH			
15-IN. END SECTION ES-1	1	EACH	225.00	225.00	
RAMP CG-12	2	EACH	425.00	850.00	
HEADER CURB & GUTTER CG-6	639	LIN. FT.	16.00	10,224.00	
CURB & GUTTER CG-2		LIN. FT.			
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
GRAVEL SHOULDER		S.Y.			
SURFACE TREATMENT		S.Y.			
-IN. BIT. CONC.: TYPE B-		S.Y.			
-IN. BIT. CONC.: TYPE S-		S.Y.			
-IN. BASE MATERIAL		C.Y.			
-IN. SUBBASE MATERIAL		C.Y.			
PAVEMENT	1,090	S.Y.	17.50	19,025.00	
TRAFFIC BARRICADE		EACH			
8" WATER LINE		LIN. FT.			
6" WATER LINE		LIN. FT.			
FIRE HYDRANT ASSEMBLIES		EACH			
BLOW OFFS W/VAULT, FRAME & COVER		EACH			
-IN. GATE VALVES, W/VAULT, FRAME & COVER		EACH			
-IN. GATE VALVES, W/VAULT, FRAME & COVER		EACH			
8" SANITARY SEWER		LIN. FT.			
STANDARD MANHOLE W/FRAME & COVER		EACH			
SAMPLING MANHOLE/PORT		EACH			
LANDSCAPING	1	LUMP SUM	9,000.00	9,000.00	
AS-BUILT PLANS					
STORMWATER MANAGEMENT					
SWM FROM TSB CONVERSION	1	LUMP SUM	5,000.00	5,000.00	
STRUCTURES	1	LUMP SUM	2,500.00	2,500.00	
AS-BUILTS	1	LUMP SUM	2,500.00	2,500.00	
SUB TOTAL				122,483.00	
10% CONTINGENCY				12,248.00	
ESTIMATED TOTAL				134,731.00	
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED:	DATE:				

GENERAL NOTES

All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, the Western Virginia Water Authority and/or the Virginia Department of Transportation.

The contractor or developer is required to notify the Roanoke County Engineering Division and the Western Virginia Authority in writing at least three (3) days prior to any construction, including, but not limited to the following:

- Installation of approved erosion control devices
- Clearing and grubbing
- Subgrade excavation
- Installing storm sewers or culverts
- Setting curb and gutter forms
- Placing curb and gutter
- Placing other concrete
- Placing gravel base
- Placing any roadway surface
- Installing water lines
- Installing sanitary sewer lines

A pre-construction conference should be scheduled with the Roanoke County Engineering Division and the Western Virginia Water Authority to be held at least one (1) day prior to any construction.

Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.

A permit must be obtained from the V.D.O.T. Residency Office, Roanoke County, prior to construction in the highway right-of-way.

Plan approval does not guarantee issuance of any permits by V.D.O.T.

An approved set of plans and all permits must be available at the construction site.

Field construction shall honor proposed drainage divides as shown on plans.

All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

Pavement sections on approved plans are based on a minimum CBR of 7. CBR tests are to be performed by the engineer and submitted to V.D.O.T. and to the Roanoke County Engineering Division prior to placement. CBR values < 7 will require revised pavement sections. See VDOT General note 25.

All roadside ditches or grades of more than 5 percent shall be paved with cement concrete to the limits as indicated on the plans and as required at the field inspection.

Location of guard rails shall be determined at a joint field inspection by the County and V.D.O.T.

All springs shall be capped and piped to the nearest storm sewer or natural watercourse. The pipe shall be 6 inch minimum diameter and conform to V.D.O.T. Standard SB-1.

Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.

Construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site.

The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.

The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.

Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility": 1-800-552-7001.

The developer or contractor shall supply the Roanoke county and the Western Virginia Water Authority with correct As-Built plans before final acceptance.

All work shall be subject to inspection by Roanoke County,the Western Virginia Water Authority and/or V.D.O.T. inspectors.

Field corrections shall be approved by the Roanoke County Engineering Division and the Western Virginia Water Authority prior to such construction.

100 year floodway and floodplain information shall be shown where applicable.

Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

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- MASS GRADING SHEETS (APPROVED)
- EROSION CONTROL PLAN (APPROVED SHEET 7)
 - EROSION CONTROL AND STORMWATER MANAGEMENT DETAILS (APPROVED SHEET 8)

SEWER NOTES

A minimum cover of three (3) feet is required over proposed lines.

Contractor shall be responsible for locating and uncovering all manholes after paving. Manhole tops shall be adjusted to grade if necessary.

All existing utilities may not be shown or may not be shown in the exact location. The contractor shall comply with State Water Works Regulations, Section 12.05.03, where lines cross.

House connections are to be made with 4" pipe installed at a minimum grade of 1/4 inch to 1 foot in R/W.

Laterals from manholes shall be PVC or Ductile Iron of sufficient length to provide two (2) feet of bearing on natural ground. The transition from ductile iron to asbestos cement or concrete pipe shall be made with an adapter coupling in R/W.

All trenches in existing or future rights-of-way shall be compacted according to V.D.O.T. standards.

Lines shall be staked prior to construction.

All sewer facilities are to be installed according to the Western Virginia Water Authority design and construction standards.

WATER NOTES

A minimum cover of three (3) feet is required over proposed lines.

Contractor shall be responsible for locating and uncovering valve vaults after paving and adjustment to final grade if necessary.

All existing utilities may not be shown or may not be shown in the exact location. The contractor shall comply with the State Water Works Regulations, Section 12.05.03, where lines cross.

All trenches in existing or future highway right-of-ways shall be compacted according to V.D.O.T. standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 52 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

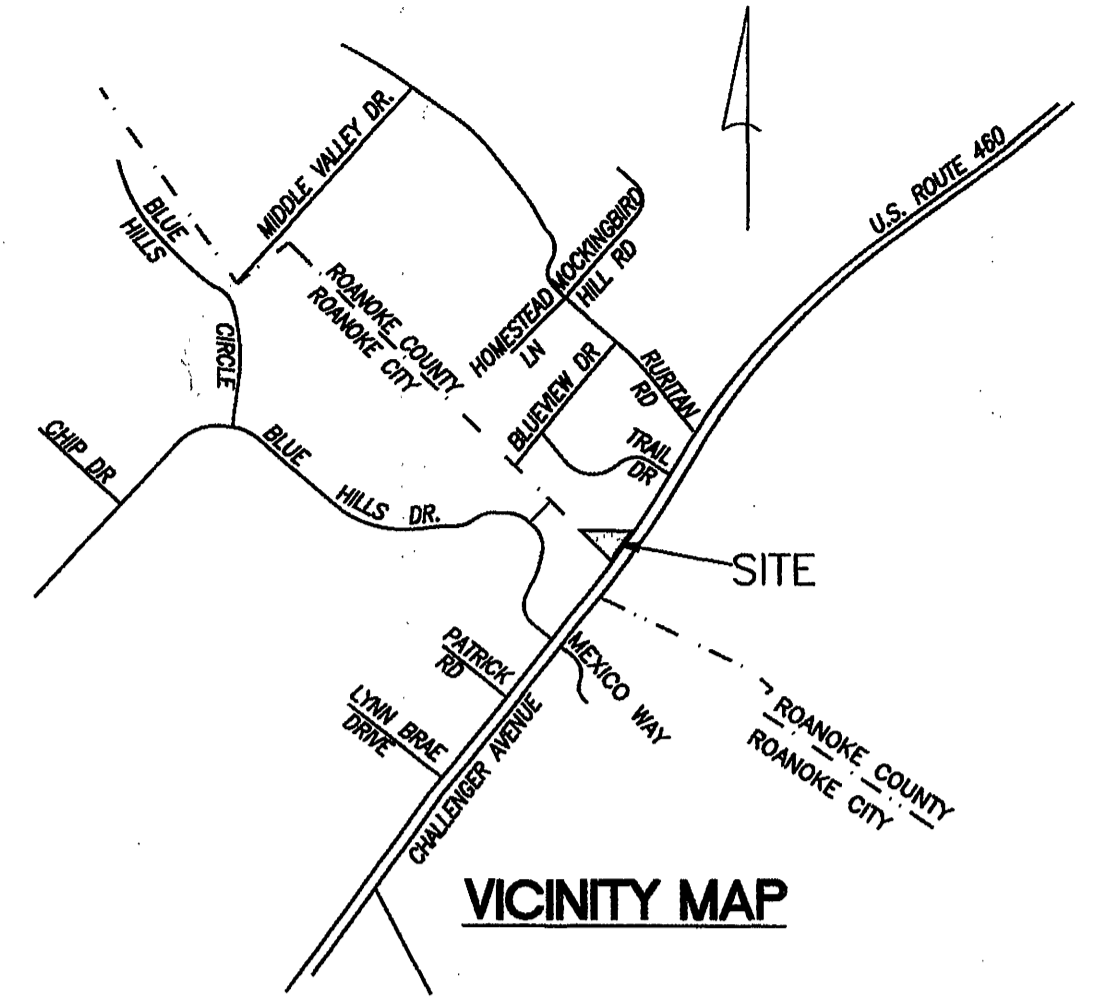
Availability number

All water facilities are to be installed according to the Western Virginia Water Authority design and construction standards.

Tap to existing main shall be performed by the Western Virginia Water Authority.

LEGEND

Property Line	---
Right-of-way	---
Centerline	---
Minimum Building Line	--- M.B.L. ---
Existing Storm Sewer	==
Existing Sanitary Sewer	--- 8" SAN. --- 8" SAN. ---
Existing Water Main	--- 4" W --- 4" W ---
Existing Contour	--- 1045 ---
Proposed Contour	--- 1045 ---
Proposed Drainage Divide	←
Proposed Limits of Clearing	---
Proposed Storm Sewer	--- 24" S.D. ---
Proposed Sanitary Sewer	--- 8" M.H. ---
Proposed Water Main	--- HYDRANT --- VALVE --- BLOWOFF ---



SURVEY INFORMATION

Horizontal and vertical control surveys were performed in (year) SEPTEMBER 2006 by WARNER-EVERETT LAND SURVEYORS

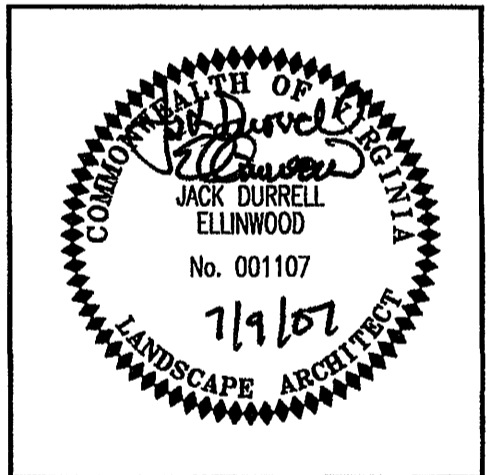
All elevations must be referenced to the National Geodetic Vertical Datum of 1929.

Source of topographic mapping is WARNER-EVERETT LAND SURVEYORS dated SEPTEMBER 2006

Boundary was performed by WARNER-EVERETT LAND SURVEYORS dated SEPTEMBER 2006

The professional seal and signature below certifies the boundary survey and topographic mapping to be accurate and correct, to the best of the professionals knowledge and belief.

BENCHMARK
EXISTING SSMH
TOP=1022.73
INV OUT=1016.6
BOTTOM=1016.5
THE MANHOLE IS LOCATED AT THE
NORTHEAST CORNER OF THE
INTERSECTION OF BLUE HILLS DRIVE
AND U.S. ROUTE 460



PROFESSIONAL ENGINEER
SEAL AND SIGNATURE

- CITY COMMENTS, 7/9/07
- CITY COMMENTS, 8/18/07
- CITY, COUNTY & VDOT APRIL COMMENTS
- REV PER CITY, COUNTY & VDOT NOV. COMMENTS

OCTOBER 20, 2006

COUNTY OF ROANOKE

NAME OF DEVELOPMENT **BLUE HILLS VILLAGE**

MAGISTERIAL DISTRICT(S) **HOLLINS**

OWNER (name, address, telephone) **BLUE HILLS VILLAGE LLC C/O JOHN SHOULDERS, JR.
5041-A BENOIS ROAD
ROANOKE, VA 24014
540-725-8230 FAX 540-725-8231**

DEVELOPER (name, address, telephone) **BLUE HILLS VILLAGE LLC C/O JOHN SHOULDERS, JR.
5041-A BENOIS ROAD
ROANOKE, VA 24014
540-725-8230 FAX 540-725-8231**

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) **ENGINEERING CONCEPTS, INC.
3433 BRAMBLETON AVENUE, SUITE 200B
ROANOKE, VA 24018**

TAX MAP NO(S) **050.05**

BLOCK NO(S) **01**

PARCEL NO(S) **26.00**

I, _____ OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APP-LICABLE COUNTY CODES. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.