

HAND DELIVERED 10/13/05

QUANTITY AND COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION		C.Y.			
EMBANKMENT		C.Y.			
CURB INLET DI-		EACH			
CURB INLET DI-		EACH			
MANHOLE MH-		EACH			
MANHOLE MH-		EACH			
-IN. CONCRETE PIPE, CLASS III		LIN. FT.			
-IN. CONCRETE PIPE, CLASS IV		LIN. FT.			
-IN. C.M. CULVERT		LIN. FT.			
-IN. C.M. CULVERT		LIN. FT.			
BOX CULVERT		LUMP SUM			
PAVED DITCH		LIN. FT.			
RIPRAP - CLASS		S.F.			
SODDED SWALE		S.Y.			
-IN. CONCRETE ENDWALL EW-		EACH			
-IN. END SECTION ES-		EACH			
HEADER CURB & GUTTER CG-		LIN. FT.			
CURB CG-2 STRAIGHT	517	LIN. FT.	6.50	3,361.0	3,361.0
CURB CG-2 RADIUS	151	LIN. FT.	10.00	1,510.00	1,510.00
GRAVEL BASE		S.Y.			
GRAVEL SHOULDER		S.Y.			
SURFACE TREATMENT		S.Y.			
3 -IN. BIT. CONC.: TYPE B-3	1,019	S.Y.	6.00	6,114.00	6,114.00
1.5 -IN. BIT. CONC.: TYPE SM-9.5	1,019	S.Y.	3.50	3,567.00	3,567.00
8 -IN. BASE MATERIAL	1,019	S.Y.	11.00	11,209.00	11,209.00
-IN. SUBBASE MATERIAL		C.Y.			
TRAFFIC BARRICADE		EACH			
8" WATER LINE		LIN. FT.			
6" WATER LINE		LIN. FT.			
FIRE HYDRANT ASSEMBLIES		EACH			
8" OFF'S 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			
AS-BUILT PLANS		LUMP SUM			
STORMWATER MANAGEMENT	10,000.00	LUMP SUM	1	10,000.00	10,000.00
10% CONTINGENCY					3,576.00
ESTIMATED TOTAL					39,337.00
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED: <i>Daniel M. Early</i>	DATE: 9/14/05				

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE ROANOKE COUNTY ENGINEERING DIVISION 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, 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 10. 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 < 10 WILL REQUIRE REVISED PAVEMENT SECTIONS.

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 COUNTY WITH CORRECT AS-BUILT PLANS BEFORE FINAL ACCEPTANCE.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE COUNTY AND/OR V.D.O.T. INSPECTORS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE ROANOKE COUNTY ENGINEERING DIVISION 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.

INDEX

SHEET INDEX

- C1.0 ROANOKE COUNTY COVER
- C1.1 DEMOLITION PLAN
- C1.2 DIMENSIONAL AND LANDSCAPE PLAN
- C1.3 GRADING AND UTILITY PLAN
- C1.4 EROSION CONTROL PLAN
- C1.5 EROSION CONTROL NARRATIVE AND DETAILS
- C1.6 EROSION CONTROL DETAILS
- C1.7 CONSTRUCTION DETAILS

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 MIN. 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 RIGHT-OF-WAY SHALL BE COMPACTED ACCORDING TO V.D.O.T. STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

ALL SANITARY 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 05-153

ALL WATER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS

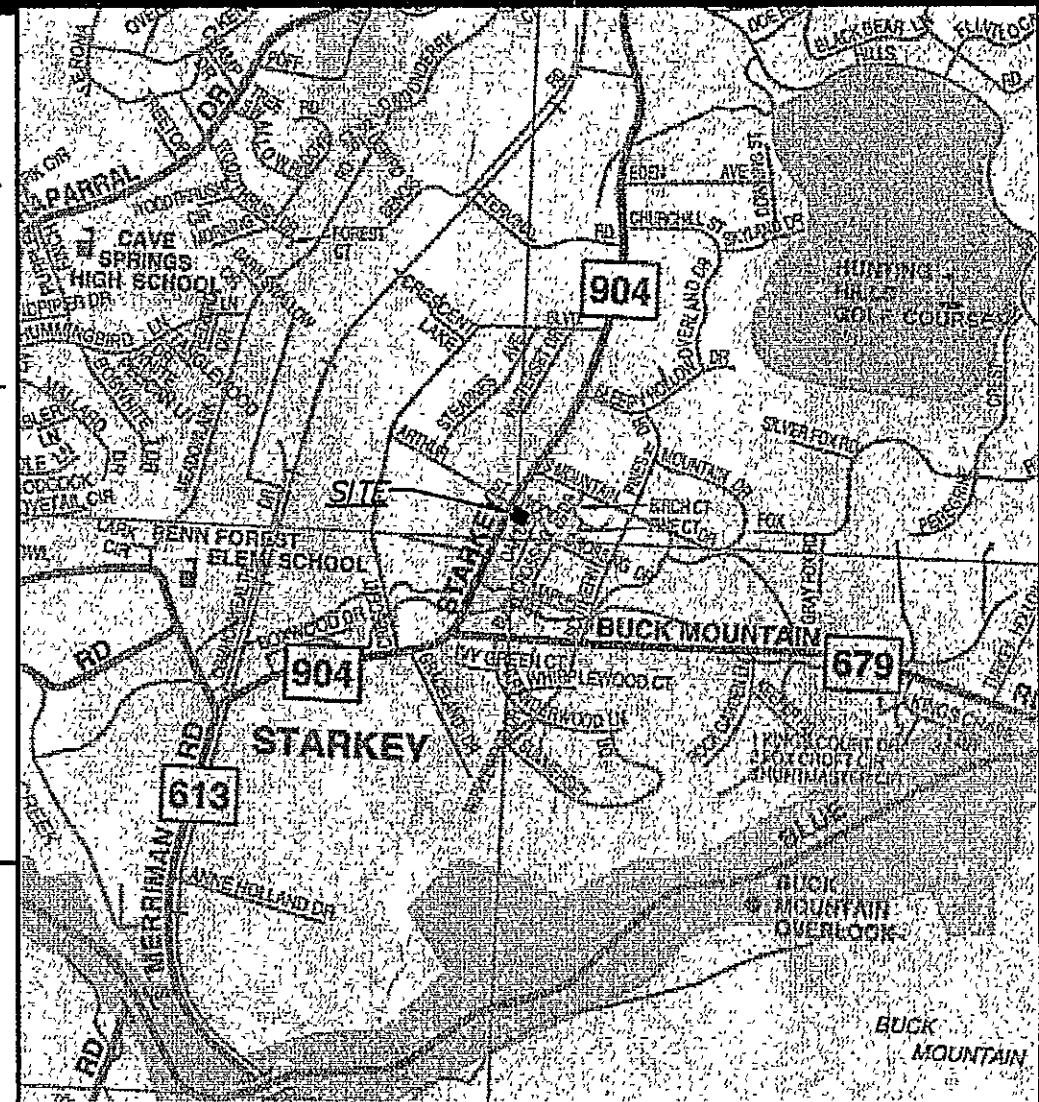
ENGINEER'S NOTES

ACS DESIGN, L.L.C. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

LEGEND

EXISTING	NEW	DESCRIPTION
+ EG 1025.00	X FG 1025	CONTOUR, CONTOUR WITH ELEVATION
- X - X -	- X - X -	SPOT ELEVATION
=====	=====	FENCE (EXISTING OR PROPOSED NOTED)
=====	=====	BENCH MARK (EXISTING OR SET NOTED)
=====	=====	STORM DRAIN
=====	=====	SANITARY SEWER
=====	=====	FORCE MAIN
=====	=====	GAS MAIN OR SERVICE LINE
=====	=====	WATER MAIN OR SERVICE LINE
=====	=====	OVERHEAD ELECTRICAL LINE
=====	=====	OVERHEAD TELEPHONE LINE
=====	=====	UNDERGROUND ELECTRICAL LINE
=====	=====	UNDERGROUND TELEPHONE LINE
=====	=====	FIRE HYDRANT
=====	=====	GATE VALVE
=====	=====	CLEANOUT
=====	=====	MANHOLE
=====	=====	DROP INLET (CURB AND GRATING TYPE)
=====	=====	WM - WATER METER
=====	=====	DWM - DOUBLE WATER METER
=====	=====	UTILITY POLE
=====	=====	LIGHT POLE
=====	=====	TELEPHONE PEDESTAL
=====	=====	BURIED TELEPHONE VAULT



SURVEY INFORMATION

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED IN 2005 BY ACS DESIGN, LLC

ALL ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM

SOURCE OF TOPOGRAPHIC MAPPING IS BASED A FIELD SURVEY BY ACS DESIGN, LLC. DATED: 3/2005

RESPONSIBLE LAND DISTURBER CERTIFICATION

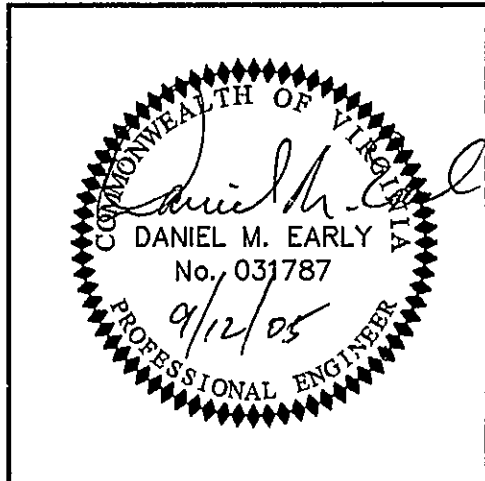
PRINTED NAME _____

SIGNATURE _____

COMPANY NAME _____ CONTACT ADDRESS _____ PHONE NUMBER _____

RESPONSIBLE LAND DISTURBER CERTIFICATION # _____

DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	10/31/05
Engineering	10-31-05
Water & Sewer	10-31-05
Planning & Zoning	10/31/05



PROFESSIONAL ENGINEER
SEAL AND SIGNATURE

COUNTY OF ROANOKE

NAME OF DEVELOPMENT	PHASE 2 SITE PLAN FOR CAVENESS PROPERTIES	<i>Daniel M. Early</i> OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE COUNTY CODES. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
MAGISTERIAL DISTRICT(S)	CAVE SPRING	
OWNER (name, address, telephone)	CAVENESS PROPERTIES, L.L.C. P.O. BOX 21109 ROANOKE, VA 24018	PH: 540-725-1914 FAX: 540-725-3738
DEVELOPER (name, address, telephone)	SAME AS OWNER	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	MATTHEW LIPSCOMB, P.E. ACS DESIGN, LLC. 2203 PETERS CREEK RD., NW ROANOKE VA, 24017	PH: 540-562-2345 FAX: 540-562-2344
TAX MAP NO(S)	87.19	BLOCK NO(S) 3
PARCEL NO(S)	33.00	