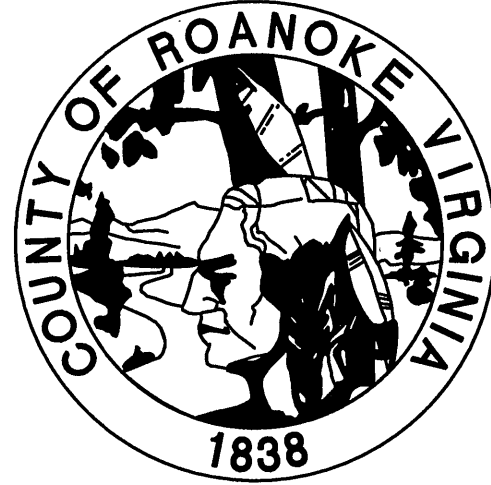
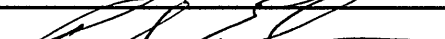


PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- VIRGINIA DEPARTMENT OF TRANSPORTATION:

- The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting. This sheet may not be modified.



NAME OF DEVELOPMENT		E COMMERCE VENTURES OFFICE		I,  OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE ROANOKE COUNTY CODES. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.	
MAGISTERIAL DISTRICT(S)		HOLLINS			
OWNER (name, address, telephone)		NEW CENTURY DEVELOPMENT CO. LLC 5041 A BENOIS ROAD ROANOKE, VA 24018 (540-725-8230)		ATTN: JOHN SHOULDERS	
DEVELOPER (name, address, telephone)		E COMMERCE VENTURES 5571 HOLLINS ROAD - SUITE A ROANOKE, VA 24019 (540) 265-9034		ATTN: RANDY EADES	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)		BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VA 24018		540-772-9580 FAX 540-772-8050	
TAX MAP NO(S)		018.18-05-05.00			

All water facilities shall be installed according to the Western Virginia Water Authority Design and Construction Standards (Latest Edition).

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 in their exact location. The contractor shall comply with the (State Water Works Regulations, Section 12.05.03, where lines cross.

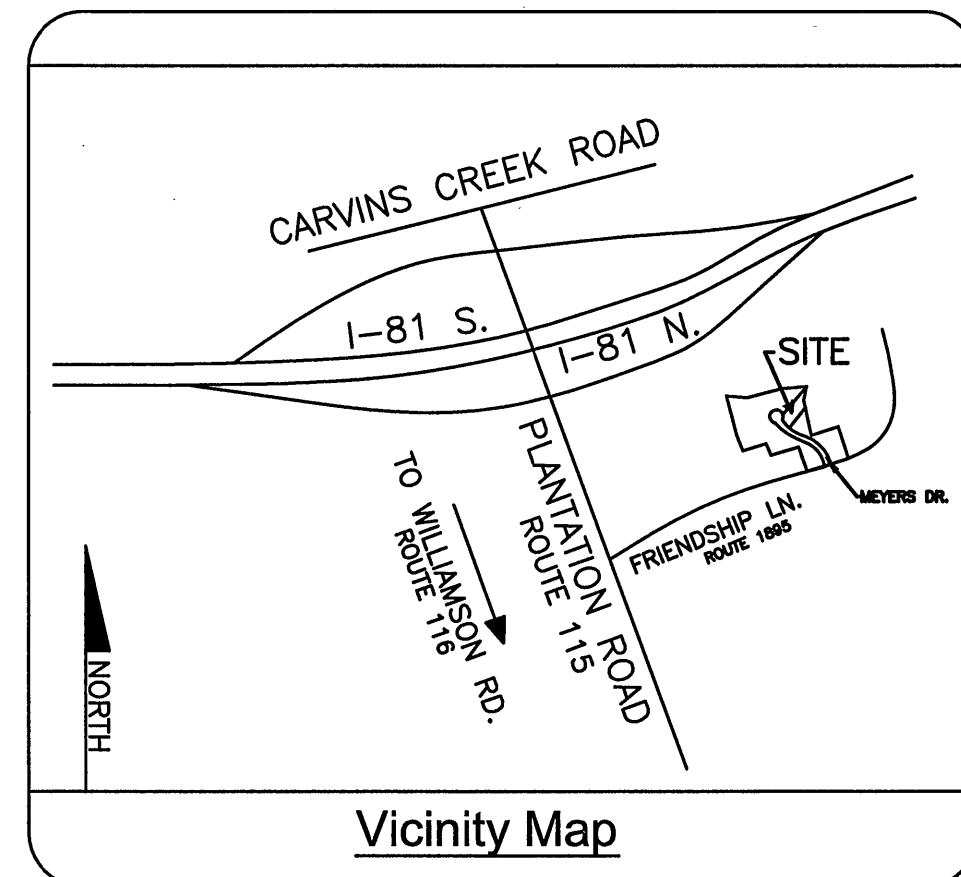
All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Ductile Iron Pipe in accordance with the Western Virginia Water Authority Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

Western Virginia Water Authority
Availability letter number: 09-214



	LEGEND
Property Line	_____
Right-of-way	_____
Centerline	_____
Minimum Building Line	_____
Existing Storm Sewer	_____
Existing Sanitary Sewer	_____ 8" SS _____ ()
Existing Water Main	_____ 8" W _____
Existing Contour	_____ 1155 _____
Proposed Contour	_____ 1155 _____
Proposed Drainage Divide	_____
Proposed Limits of Clearing	_____
Proposed Storm Sewer	_____
Proposed Sanitary Sewer	_____ 8" SS _____ ()
Proposed Water Main	_____ 8" W _____
To Be Removed	T.B.R.
Existing	Ex.
Downspout	DS

I, Ray Carl OWNER/DEVELOPER,
AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE
DEVELOPMENT PLAN AND OTHER APPLICABLE ROANOKE COUNTY CODES.
I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS
AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS
MODIFIED IN ACCORDANCE WITH LOCAL LAW.

All sanitary sewer facilities shall be installed according to the Western Virginia Water Authority Design and Construction Standards. (Latest Edition).

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 in their exact location. The contractor shall comply with (State Water Works Regulations, Section 12.05.03, where lines cross.)

All trenches in existing or future rights-of-way shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code. Design and installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

- ## Sheet Index

Horizontal and vertical control surveys were performed in year: 2009
By: BALZER & ASSOCIATES, INC.

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988.
All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Source of topographic mapping is dated BALZER & ASSOCIATES INC., 2009

Boundary was performed by **BALZER & ASSOCIATES, INC.** dated: 2009

Benchmark Information: EX. STORM MANHOLE LID - 1077.39

The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION		C.Y.			
EMBANKMENT		C.Y.			
CURB INLET DI-36	1	EACH	1200		1200
DROP INLET DI-7 TOP	1	EACH	600		600
STORM MANHOLE MH-2	1	EACH	1,000		1,000
MANHOLE MH-		EACH			
15-IN. HDPE PIPE	221	LIN. FT.	25.00		5,525
8-IN. HDPE ROOF LEADER PIPE	230	LIN. FT.	10.00		2,300
NYLOPLAST STORM INLET/CLEANOUT	4	EACH	150		600
-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 & GUTTER CG-6	175	LIN. FT.	15.00		2,625
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
PAVEMENT (INCLUDING BASE)	1,037	S.Y.	20.00		20,740
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.			
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	1	EACH	600		600
LANDSCAPING		LUMP SUM	2,425		2,425
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...)		LUMP SUM			
FILTERRA STORMWATER QUALITY UNIT	1	LUMP SUM	7,000		7,000
CONTECH STORMWATER QUALITY UNIT	1	LUMP SUM	12,000		12,000
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LUMP SUM	1,000		1,000
SUB-TOTAL					57,615.00
10% CONTINGENCY					5,762.00
ESTIMATED TOTAL					63,377.00
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED:		DATE:			

As-Built 1.12.11 K. Winslow

**1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050**

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

448 Peppers Ferry Road
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1561 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: AJS
DATE: 09-03-09
REVISIONS: 10-07-09
10-28-09

DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY		Department	Date
	Development Review	<i>JS</i>	<i>3/11/10</i>
	Engineering	<i>RKA</i>	<i>2/24/10</i>
	Water & Sewer	<i>SW</i>	<i>3/10/10</i>
	Planning & Zoning	<i>JP</i>	<i>2/26/10</i>

**E COMMERCE
VENTURES OFFICE**

**7729 Meyers Drive
County of Roanoke, Virginia**

SHEET No.:

1 of 11

JOB No.: R0900104.00

