

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- VIRGINIA DEPARTMENT OF TRANSPORTATION:

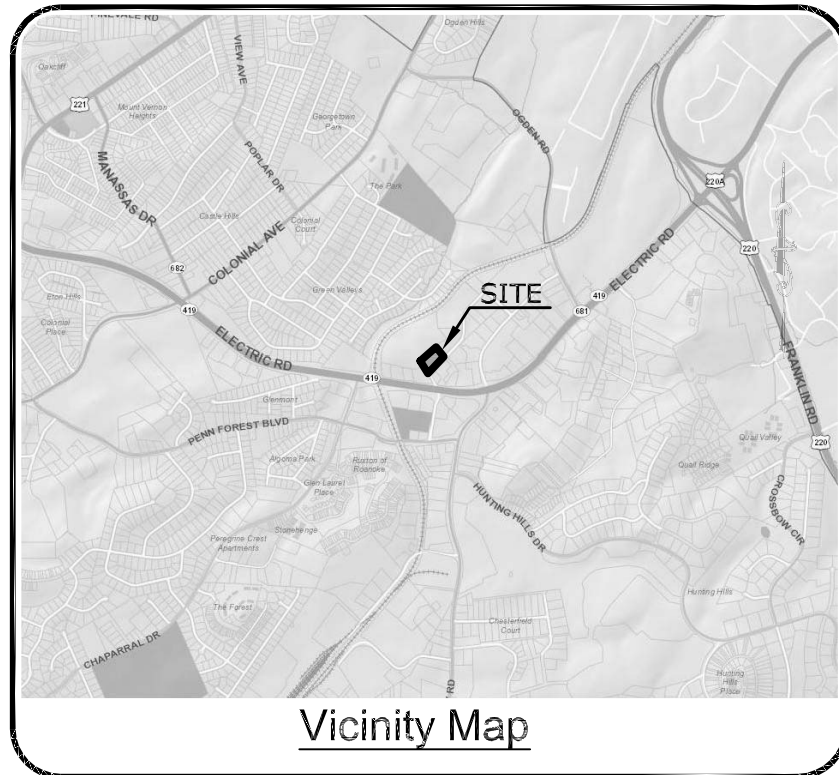
- See Sheet 4 for Stormwater Site Statistics Table.  
See Sheet 4 for New BMP Information Table.

# COUNTY OF ROANOKE, VA

NAME OF DEVELOPMENT		FALLOWATER SQUARE	I, <u>John A. Lumsden</u> , OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN, ALL REVISIONS THEREOF, AND OTHER APPLICABLE ROANOKE COUNTY CODES AND ORDINANCES.	
MAGISTERIAL DISTRICT(S)		CAVE SPRING MAGISTERIAL DISTRICT	I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.	
OWNER (name, address, telephone)		ABRE HOLDINGS, INC. ATTN: Alexander Boone (540) 278-1365	3922 ELECTRIC ROAD, SUITE 1A ROANOKE, VA 24018	
DEVELOPER (name, address, telephone)		SAME AS OWNER		
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)		LUMSDEN ASSOCIATES, P.C. (540) 774-4411	4664 BRAMBLETON AVENUE ROANOKE, VA 24018	
TAX MAP NO(S)		077.19-01-21.00-0000, 077.19-01-22.00-0000, 077.19-01-23.00-0000, 077.19-01-24.00-0000		

1. All construction methods and materials shall conform to the latest edition of the Design and Construction Standards and Specifications of the Western Virginia Water Authority (WVWA) available at [www.westernvirginiawater.org](http://www.westernvirginiawater.org) or by contacting the authority at 540-863-6700. The project shall also comply with the governing jurisdiction's standards and other agency standards (e.g. VDOT, DEQ, DCR, VDH, etc.) where applicable.
2. A minimum cover of three (3) feet is required on all WVWA water and sewer lines.
3. All existing utilities may not be shown in their exact locations. The contractor shall notify Miss Utility and shall verify location and elevation of all underground utilities in the areas of construction prior to starting work.
4. Please show all WVWA water and sewer utilities on any development plan.
5. The location of existing utilities across or along the line of proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall on his own initiative and at no extra cost, locate all underground lines and structures and potholes as necessary. The contractor shall be responsible for any damage to underground structures. All damage incurred to existing utilities during construction shall be repaired at the contractor's expense.
6. Plan approval by the WVWA does not remove the contractor's responsibility to remove or relocate any existing conflicts found during construction.
7. The contractor shall maintain a minimum of 18" clearance vertically and two (2) feet minimum horizontally from the outside of pipe to outside of pipe with all other underground utilities. Where this cannot be achieved, additional measures in accordance with the WVWA standards shall be enforced.
8. All utility grade adjustments shall be in accordance with WVWA standards and are the responsibility of the contractor.
9. Field changes shall be submitted by the engineer of record to the locality and approved by the WVWA.

Western Virginia Water Authority  
Availability letter number: \_\_\_\_\_



Property Line

Right-of-way

Centerline

Minimum Building Line

Existing Storm Sewer

Existing Sanitary Sewer

Existing Water Main

Existing Contour

Proposed Contour

Proposed Drainage Divide

Proposed Limits of Clearing

Proposed Storm Sewer

Proposed Sanitary Sewer

Proposed Water Main

HYDRANT

VALVE

BLOWOFF

24" S.D.

8" M.H.

1045

1045

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 (including amendments). 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.

PR #:	NOTES:
1	6/8/2021 - SHEETS 4, 8, 10
2	4/12/2022 - SHEETS 4 - 7, 9, 12

SHEET No.	DESCRIPTION
1....	ROANOKE COUNTY COVER SHEET
2....	NOTES & DETAILS
3....	EXISTING CONDITIONS AND DEMOLITION PLAN
4....	DIMENSIONAL LAYOUT
5....	GRADING PLAN
6....	PROFILES
7....	LANDSCAPE PLAN
8....	STAGE I EROSION & SEDIMENT CONTROL PLAN
9....	STAGE II EROSION & SEDIMENT CONTROL PLAN
10....	EROSION & SEDIMENT CONTROL NARRATIVE, NOTES & DETAILS
11....	MAINTENANCE OF TRAFFIC PLAN
12....	CONSTRUCTION DETAILS
13....	CONSTRUCTION DETAILS - STORMTECH FACILITY

Horizontal and vertical control surveys were performed in year: 2020  
by: Lumsden Associates, P.C.

Source of topographic mapping is dated: 2020

Boundary was performed by: Lumsden Associates, P.C., dated: 2020

Benchmark Information: See Sheet 3

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

QUANTITY & COST ESTIMATE					
ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	1.1	ACRES	\$1,500.00	\$1,650.00	\$1,650.00
EARTHWORK	0	C.Y.	\$10.00	\$0.00	\$0.00
CURB INLET DI-3	3	EACH	\$2,000.00	\$6,000.00	\$6,000.00
GRATE INLET DI-1	1	EACH	\$1,200.00	\$1,200.00	\$1,200.00
24" BASIN	0	EACH	\$750.00	\$0.00	\$0.00
STORM DRAIN MANHOLE	5	EACH	\$1,200.00	\$6,000.00	\$6,000.00
8 IN. SD PIPE	202	L.F.	\$20.00	\$4,040.00	\$4,040.00
12 IN. SD PIPE	198	L.F.	\$25.00	\$4,950.00	\$4,950.00
15 IN. SD PIPE	35	L.F.	\$35.00	\$1,225.00	\$1,225.00
24 IN. SD PIPE	0	L.F.	\$50.00	\$0.00	\$0.00
12 IN. ENDWALL EW-1	0	EACH	\$700.00	\$0.00	\$0.00
15 IN. ENDWALL EW-1	0	EACH	\$800.00	\$0.00	\$0.00
18 IN. ENDWALL EW-1	0	EACH	\$1,000.00	\$0.00	\$0.00
24 IN. ENDWALL EW-1	0	EACH	\$1,300.00	\$0.00	\$0.00
30 IN. ENDWALL EW-1	0	EACH	\$1,600.00	\$0.00	\$0.00
36 IN. ENDWALL EW-2	0	EACH	\$2,000.00	\$0.00	\$0.00
15 IN. END SECTION ES-1	0	EACH	\$500.00	\$0.00	\$0.00
18 IN. END SECTION ES-1	0	EACH	\$700.00	\$0.00	\$0.00
24 IN. END SECTION ES-1	0	EACH	\$900.00	\$0.00	\$0.00
30 IN. END SECTION ES-1A	0	EACH	\$1,000.00	\$0.00	\$0.00
36 IN. END SECTION ES-1	0	EACH	\$1,600.00	\$0.00	\$0.00
CURB CG-2	657	L.F.	\$12.00	\$7,884.00	\$7,884.00
CURB & GUTTER CG-6	300	L.F.	\$16.00	\$4,800.00	\$4,800.00
8 IN. AGGREGATE BASE 21-B	1,814	S.Y.	\$10.00	\$18,140.00	\$18,140.00
10 IN. AGGREGATE BASE 21-B	0	S.Y.	\$8.00	\$0.00	\$0.00
2 IN. ASPHALT PAVEMENT SM-9.5A	1,757	S.Y.	\$6.00	\$10,542.00	\$10,542.00
3 IN. ASPHALT PAVEMENT BM-25	874	S.Y.	\$5.00	\$4,370.00	\$4,370.00
6 IN. WATER LINE	31	L.F.	\$60.00	\$1,860.00	\$1,860.00
FIRE HYDRANT ASSEMBLIES	1	EACH	\$3,500.00	\$3,500.00	\$3,500.00
BLOW OFFS W/VAULT, FRAME & COVER	0	EACH	\$1,400.00	\$0.00	\$0.00
6 IN. GATE VALVES W/VAULT, FRAME & COVER	1	EACH	\$1,200.00	\$1,200.00	\$1,200.00
8 IN. SANITARY SEWER	177	L.F.	\$50.00	\$8,850.00	\$8,850.00
6 IN. SANITARY SEWER	46	L.F.	\$45.00	\$2,070.00	\$2,070.00
STANDARD MANHOLE W/FRAME & COVER	1	EACH	\$3,000.00	\$3,000.00	\$3,000.00
SANITARY SEWER CLEANOUT	3	EACH	\$750.00	\$2,250.00	\$2,250.00
SANITARY SEWER JACK & BORE	1	LUMP SUM	\$25,000.00	\$25,000.00	\$25,000.00
SITE LANDSCAPING	1	LUMP SUM	\$8,500.00	\$8,500.00	\$8,500.00
RETAINING WALL	1	LUMP SUM	\$88,000.00	\$88,000.00	\$88,000.00
CONCRETE SIDEWALKS	1,597	S.F.	\$5.00	\$7,985.00	\$7,985.00
CONCRETE DUMPSTER PADS	230	S.F.	\$8.00	\$1,840.00	\$1,840.00
CONCRETE ENTRANCE	1	LUMP SUM	\$5,000.00	\$5,000.00	\$5,000.00
EC-3 Type "A" GRASS DITCH	0	S.F.	\$5.00	\$0.00	\$0.00
STORMWATER MANAGEMENT	1	LUMP SUM	\$35,000.00	\$35,000.00	\$35,000.00
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LUMP SUM	\$2,500.00	\$2,500.00	\$2,500.00
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LUMP SUM	\$2,500.00	\$2,500.00	\$2,500.00

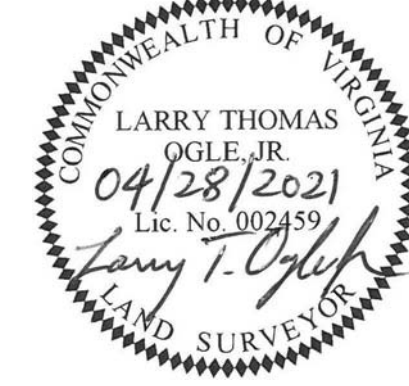
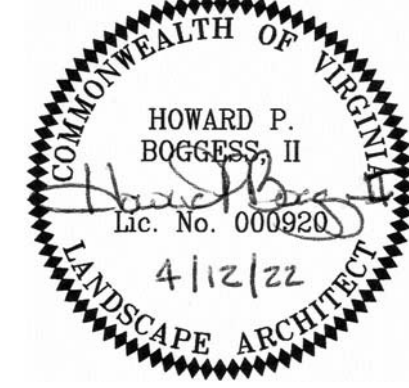
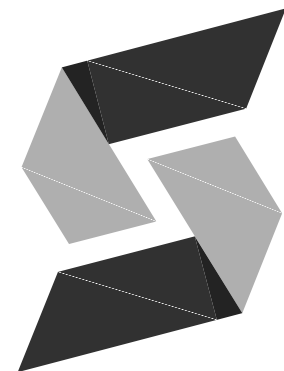
BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.  
COMMISSION NUMBER:

2020-339

Lumsden Associates, P.C.  
ENGINEERS | SURVEYORS | PLANNERS



**Approved**  
**SP-2105003**

PLAN REVISION #2  
April 12, 2022

**PLAN APPROVED:**  
April 28, 2021



**PLAN APPROVED**  
*Denise Sander*

FALLOWATER SQUARE  
OFFICE BUILDING  
PREPARED FOR  
ABRE Holdings, Inc.  
SITUATED ALONG FALLOWATER LANE, SW  
ROANOKE COUNTY, VIRGINIA

SHEET  
1  
OF  
13