

GENERAL NOTES

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	5.8	ACRE	2,000.00	11,600.00	
GRADING	18,000+/-	CU. YARD	3.00	54,000.00	
18" REINFORCED CONCRETE PIPE	325	LIN. FT.	25.00	8,125.00	
24" REINFORCED CONCRETE PIPE	125	LIN. FT.	30.00	3,750.00	
12" HDPE PIPE	420	LIN. FT.	15.00	6,300.00	
18" ENDWALL, EW-1/ES-1	1	EACH	700.00	700.00	
24" ENDWALL, EW-1/ES-1	4	EACH	800.00	3,200.00	
ENERGY DISSIPATER	3	EACH	400.00	1,200.00	
TYPE "A" DITCH	200	LIN. FT.	25.00	5,000.00	
TYPE "B" DITCH	300	LIN. FT.	12.00	3,600.00	
8" 21-B (INCLUDES DRIVEWAYS)	4,531	S.Y.	7.00	31,717.00	
2" SM-9.5A (INCLUDES DRIVEWAYS)	4,531	S.Y.	6.00	27,156.00	
4" WATER LINE	510	LIN. FT.	15.00	7,650.00	
8" WATER LINE	676	LIN. FT.	17.00	11,492.00	
END OF LINE ASSEMBLY	1	EACH	800.00	800.00	
8" GATE VALVE AND BOX	3	EACH	700.00	2,100.00	
FIRE HYDRANT ASSEMBLY	2	EACH	1,500.00	3,000.00	
1 1/2" WATER METER	10	EACH	300.00	3,000.00	
RETAINING WALLS	1526	SQFT	15.00	22,890.00	
BRICK PAVER PEDESTRIAN PATHWAYS	756	S.Y.	54.00	40,824.00	
SIDEWALKS	402.00	LIN. FT.	20.00	8,040.00	
LANDSCAPING TREES	1	LUMP SUM	6,000.00	6,000.00	
WATER ASBUILT PLANS	1	LUMP SUM	1,500.00	1,500.00	
SUBTOTAL					\$138,425.00
10% CONTINGENCY					\$13,842.50
TOTAL					\$152,267.50
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED:			DATE:		

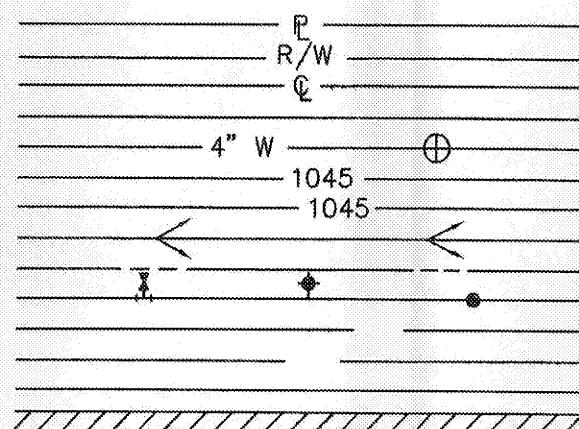
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF FRANKLIN COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), WHICHEVER IS MORE STRINGENT. STREETS MUST ALSO CONFORM TO THE MOST RECENT VERSION OF THE VDOT SUBDIVISION STREET SPECIFICATIONS/STANDARDS.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH JANUARY 1987 VDOT ROAD AND BRIDGE SPECIFICATIONS.
3. MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN THE EROSION AND SILTATION CONTROL POLICIES.
4. AN ENTRANCE PERMIT MUST BE OBTAINED FROM THE VDOT RESIDENCY OFFICE, FRANKLIN COUNTY, PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY.
5. PLAN APPROVAL DOES NOT GUARANTEE ASSURANCE OF ANY PERMITS BY THE VDOT.
6. AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
7. FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON E & S PLAN.
8. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT
9. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST NATURAL WATERCOURSE. THE PIPE SHALL BE 6" (SIX INCH) MINIMUM DIAMETER AND CONFORM TO VDOT STANDARD SB-1, UNLESS OTHERWISE STATED IN A REVIEW BY THE VDOT OR AS DETERMINED BY THE PROJECT ENGINEER.
10. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON SITE.
11. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WILL BE REQUIRED AT INTERSECTION OF SUBDIVISION STREETS AND PUBLIC STREETS AND HIGHWAYS.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
13. 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.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
15. UTILITY LOCATION SHALL BE SHOWN ON PLAT AND LOCATION APPROVED BY VDOT PRIOR TO PLACEMENT.
16. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL AND SHALL BE ENCASED. THE DEVELOPER IS ENCOURAGED TO UTILIZE THE P.U.E. (PUBLIC UTILITY EASEMENT) FOR THE PLACEMENT OF PARALLEL POWER, TELEPHONE, WATER AND SEWER FACILITIES.
17. ANY EASEMENTS GRANTED TO A UTILITY COMPANY, PUBLIC OR PRIVATE, FOR PLACEMENT OF UTILITIES MUST BE RELEASED PRIOR TO ACCEPTANCE. IN ORDER TO MEET PUBLIC SERVICE REQUIREMENTS, ALL STREETS MUST SERVE A MINIMUM OF THREE (3) DWELLINGS PRIOR TO ACCEPTANCE.
18. THE DEVELOPER SHALL PROVIDE THE COUNTY AND VDOT WITH A LETTER FROM A LICENSED LAND SURVEYOR CONFIRMING THAT THE STREETS, RIGHTS-OF-WAY, AND EASEMENTS SUBSTANTIALLY CONFORM TO THE CONSTRUCTION PLANS AND SUBDIVISION PLAT. SUFFICIENT DEVIATION OF ACTUAL STREET LOCATION FROM PROPOSED CONSTRUCTION PLANS SHALL REQUIRE SUBMITTAL OF AS-BUILT PLANS FOR REVIEW AND APPROVAL.
19. ALL WORK SHALL BE SUBJECT TO INSPECTION BY FRANKLIN COUNTY AND VDOT INSPECTORS.
20. FIELD CORRECTIONS OR DEVIATIONS FROM PLANS APPROVED "FOR CONSTRUCTION ONLY" SHALL BE APPROVED BY THE VDOT PRIOR TO SUCH CONSTRUCTION.
21. 100 YEAR FLOODWAY AND FLOOD PLAIN SHALL BE SHOWN WHERE APPLICABLE.
22. MINIMUM LOT FRONTS SHALL BE IN ACCORDANCE WITH CURRENT FRANKLIN COUNTY SUBDIVISION AND ZONING ORDINANCES.
23. ALL DRAINAGE OUTFALL EASEMENTS WILL BE TWENTY (20) FEET WIDE OR AS SHOWN ON PLANS.
24. FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY ANY MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE. THE FIELD REVIEW WILL ALSO DETERMINE THE EXTENT OF OUTFALL DITCHES AND ASSOCIATED EASEMENTS, THE NEED OF ADDITIONAL OUTFALL DITCHES AND EASEMENTS, AND THE DIMENSIONS OF SAME.
25. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE ESTABLISHMENT OF SUBGRADE.
26. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER.
27. ACTUAL COPIES OF THE CBR REPORTS ARE TO BE SUBMITTED TO THE ENGINEER. IF THE CBR VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR OUR APPROVAL HIS PROPOSED METHOD OF CORRECTION. ONE CBR TEST PER STREET WILL BE SUBMITTED. OTHERWISE, A CBR TEST WILL BE REQUIRED WHEN THE TYPE OF SUBGRADE MATERIAL CHANGES. NO CONSOLIDATED CBR VALUES WILL BE ACCEPTED. ALL CBR REPORTS MUST INDICATE STREET AND STATION NUMBER. CBR TESTS ARE TO BE TAKEN AT SUBGRADE LEVEL BY THE ENGINEERING COMPANY PERFORMING THESE TESTS. THE DESIGN ENGINEER SHALL INCORPORATE THE ACTUAL CBR VALUES IN THE CONSTRUCTION COST ESTIMATE.
28. AN INSPECTOR SHALL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION. THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF TRANSPORTATION
29. A MINIMUM PAVEMENT RADIUS OF TWENTY-FIVE (25) FEET IS REQUIRED AT ALL STREET INTERSECTIONS.
30. ALL ENTRANCE PIPES FOR PRIVATE ENTRANCES WILL BE A MINIMUM DIMENSIONS 24" X 16"
31. THE STREET NAME IS TO BE REVIEWED AND APPROVED BY 9-1-1 SERVICES.
32. THE STREETS IN THE SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

SURVEY INFORMATION

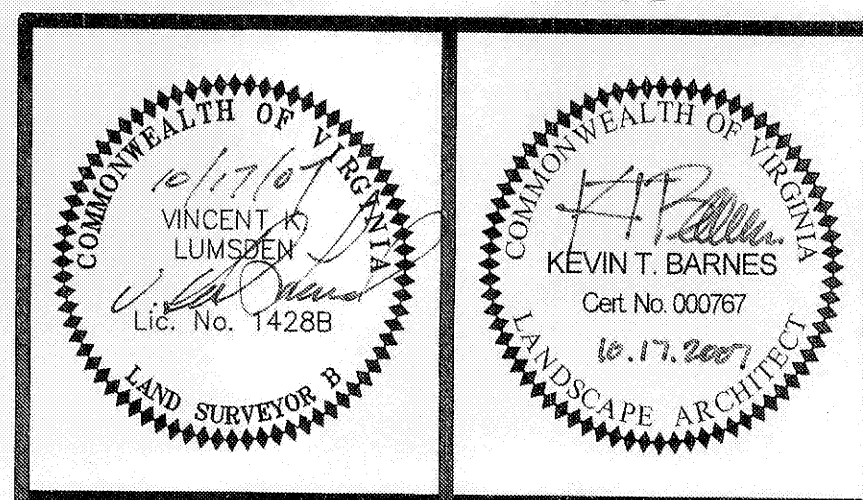
HORIZONTAL AND VERTICAL SURVEYS WERE PERFORMED IN 2007 BY LUMSDEN ASSOCIATES, P.C.
ALL ELEVATIONS MUST BE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
SOURCE OF TOPOGRAPHIC MAPPING IS FROM FIELD TOPOGRAPHIC SURVEY BY LUMSDEN ASSOCIATES, P.C. PERFORMED IN 2007.
BOUNDARY SURVEY WAS PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 2007
THE PROFESSIONAL SEAL AND THE SIGNATURE BELOW CERTIFIES THE BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING TO BE ACCURATE AND CORRECT.

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
MINIMUM BUILDING LINE
EXISTING WATER MAIN
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED DRAINAGE DIVIDE
PROPOSED LIMITS OF CLEARING
PROPOSED WATER MAIN
EXISTING SEWER
PROPOSED SEWER
DEDICATED EASEMENT
CROSSING EASEMENT



PROFESSIONAL SEAL & SIGNATURE



COUNTY OF FRANKLIN

NAME OF DEVELOPMENT		SITE DEVELOPMENT PLAN "GRANDE VILLAS" at THE WATER'S EDGE
MAGISTERIAL DISTRICT(S)		
OWNER		
NAME	WILLARD CONSTRUCTION COMPANY OF ROANOKE	
ADDRESS	P.O. BOX 540, WIRTZ, VA 24184	
TELEPHONE	(540) 721-5288	
DEVELOPER		SITE DEVELOPMENT PLAN "GRANDE VILLAS" at THE WATER'S EDGE
MAGISTERIAL DISTRICT(S)		
OWNER		
NAME	RKL HOLDINGS, LLC	
ADDRESS	P.O. BOX 540, WIRTZ, VA 24184	
TELEPHONE	(540) 721-5288	
ENGINEER, ARCHITECT, OR SURVEYOR		SITE DEVELOPMENT PLAN "GRANDE VILLAS" at THE WATER'S EDGE
MAGISTERIAL DISTRICT(S)		
OWNER		
NAME	LUMSDEN ASSOCIATES, P.C.	
ADDRESS	P.O. BOX 20669, ROANOKE, VA 24018	
TELEPHONE	(540) 774-4411	
TAX MAP NO(S)		COMM: 2007-037 SHEET <u>2</u> OF <u>11</u>
ZONING CLASSIFICATION		