#### CUANTITY AND COST ESTIMATE

	•				BONDABLE
CLEARING AND GRUBBING		"OPPIDAN RETAIL			
GRADING	SEE PLANS FOR	*OPPIDAN RETAIL	CENTER"; SUBMI	TTED UNDER SEP	ERATE COVER
CURB INLET DI-3	13	EACH	2,000.00	26,000.00	
STORM DRAIN MANHOLE	3	EACH	1,200.00	3,600.00	
					sub 29,600
				· · · · · · · · · · · · · · · · · · ·	
24" CONCRETE STORM DRAIN	246	LIN. FT.	35.00	8,610.00	
18" & 15" CONCRETE STORM DRAIN	1,742	LIN. FT.	30.00	52,260.00	<del> </del>
					sub 60,870
				·	
CURB CG-2	2,241	LIN. FT.	9.00	20,169.00	
CURB & GUTTER CG-6	3,254	LIN. FT.	12.00	39,048.00	
8" 21-B	22,706	S.Y.	7.00	158,942.00	
3" BM-25.0	22,706	S.Y.	6.00	136,236.00	
2" SM-9.5A	22,706	S.Y.	6.00	136,236.00	
					sub 490,631
1" WATER LINE	123	LIN. FT.	10.00	1,230.00	
4" WATER LINE	206	LIN. FT.	13.00	2,678.00	
B" WATER LINE	206	LIN. FT.	17.00	3,502.00	<u>                                     </u>
				-1	sub 7,410
					11410
WATER METER VAULT	1	EACH	3,500.00	3,500.00	
1 1/2" WATER METER	1	EACH	2,300.00	2,300.00	<u> </u>
FIRE HYDRANT ASSEMBLY	1	EACH	1,500.00	1,500.00	1
TINE THENANT ASSEMBLE	<u> </u>	LAVII	1,000.00	1,000,00	muk 7 700
				<del></del> ,	sub 7,300
		• .			
8" SANITARY SEWER LINE	390	LIN. FT.	25.00	9,750.00	
STANDARD MANHOLE FRAME AND COVERS (SAMPLING)	2	EACH	1,500.00	3,000.00	
					sub 12,750
				<del></del>	
LANDSCAPING	1	LUMP SUM	48,000.00	48,000.00	
					sub 48,000
				<del></del>	
				<u></u>	
		<u> </u>		<del>, , , , , , , , , , , , , , , , , , , </del>	,
	<del>-                                     </del>		,		
				·····,···	<u> </u>
					<del> </del>
	<del>- </del>	<del>                                     </del>			<u> </u>
				<u></u>	<u> </u>
WATER AND SANITARY SEWER ASBUILT PLANS	1	LUMP SUM	1,500.00	1,500.00	<u></u>
THE THE CHICAGO COME PLANS	<del>  '                                   </del>		1,000.00	1,000,00	sub 1,500
	<del></del>	I			1,000
				<del></del> -	<u> </u>
		<u>[</u>		<del>,</del>	<u> </u>
	<del>-  </del>	<u> </u>			<u> </u>
			,	<del></del>	<u> </u>
		<u> </u>		<u> </u>	
				<u></u>	
					<u> </u>
	<del></del>				
		1		<del> </del>	
		<u> </u>		<del>* </del>	<u> </u>
		ļ			
					<u> </u>
		,			
SUBTOTAL				\$ 658,061.00	
10% CONTINGENCY				\$ 65,806.00	
	_				<del>                                     </del>
ESTIMATED TOTAL				\$ 723,867.00	<u>.</u> :
ESTIMATED TOTAL.				\$ 723,867.00	

#### **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 Water Authority in writing at least three (3) days prior to construction, including, but not limited to the following:

- A. Installation of approved erosion control devices
- B. Clearing and grubbing
- C. Subgrade excavation D. Installing storm sewers or culverts
- E. Setting curb and gutter forms
- F. Placing curb and gutter G. Placing other concrete
- H. Placing gravel base
- I. Placing any roadway surface
- J. Installing water lines K. 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.D.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.D.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

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

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 regulred at the field inspection,

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

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 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.D.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

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

#### **SEWER NOTES**

All sanitary sewer connections to existing lines shall be coordinated with and performed by the Western Virginia Water Authority.

All sanitary sewer facilities are to be installed according to the Western Virginia Water Authority Design and Construction Standards.

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 begring 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.

## SEE LUMSDEN ASSOCIATES, P.C. COVER SHEET

#### VICINITY MAP

#### **WATER NOTES**

All water connections to existing lines shall be coordinated with and performed by the Western Virginia Water Authority.

All water facilities are to be installed according to the Western Virginia Water Authority Design and Construction Standards.

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 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

**LEGEND** 

Availability number <u>07-075</u>

Property Line

Right-of-way

Minimum Bullding Lir

Existing Water Mai

Existing Contour

Proposed Contour

Existing Storm Sewer

Existing Sanitary Sewer

Proposed Drainage Divide

Proposed Storm Sewer

Proposed Water Main

Proposed Sanltary Sewer

Proposed Limits of Clearing-

Centerline

#### SURVEY INFORMATION

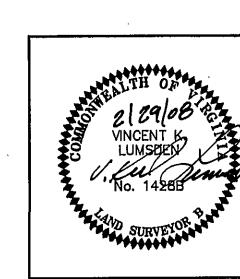
Horizontal and vertical control surveys were performed in (year) 2006 AND 2007 by LUMSDEN ASSOCIATES, P.C.

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

Source of topographic mapping is \_\_AERIAL MAPPING BY OTHERS AND UPDATED BY FIELD SURVEY IN 2006 AND 2007 BY LUMSDEN ASSOCIATES, P.C.

Boundary was performed by LUMSDEN ASSOCIATES, P.C.

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



AS - BUILT 3/13/2008

PROFESSIONAL SEAL AND SIGNATURE

# COUNTY OF ROANOKE

### INDEX

SEE LUMSDEN ASSOCIATES, P.C. COVER SHEET

NAME OF DEVELOPMENT

**CAMPING WORLD** RETAIL DEVELOPMENT

HYDRANT T-VALVE

24" S.D.

MAGISTERIAL DISTRICT(S)

TAX MAP NO(S)

HOLLINS

018.18

, Kong Gunett OWNER/DEVELOPER, AM AWARE 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

OWNER (name, address, telephone)

KTL LP ONE HUNDRED SEVENTY SIX IATTN: LARRY BARRETTI 5125 COUNTY ROAD 101, #100

MINNETONKA, MINNESOTA 55345 19521 294-1245

BLOCK NO(S)

DEVELOPER (name, address, telephone)

SAME AS OWNER

LUMSDEN ASSOCIATES, P.C. P.O. BOX 20669 ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)

ROANOKE, VIRGINIA 24018

*[540]* 774-4411

PARCEL NO(S)

01.00

01

COMM. No.: 2006-224C

SHEET 2 OF 12