

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT

- [illegible]

[illegible]

PRIVATE UTILITIES

- [illegible]

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 be substituted for the code required devices.

[illegible]

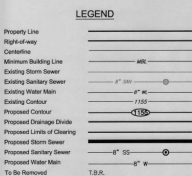
Revision Table

ESC-1	COVER SHEET
ESC-2	ESC PLAN (OVERALL PARCEL)
ESC-3	GRADING & ESC PLAN (DETAIL)
ESC-4	ESC NOTES
ESC-5	ESC DETAILS
ESC-6	WATERLINE PROFILE & DETAILS

Sheet Index

VIRGINIA DEPARTMENT OF TRANSPORTATION

- [illegible]



SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2022
By: BAUTER & 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.
Horizontal Datum: 1983 Vertical Datum: 1988
Source of topographic mapping is dated: 06/05/2019
Boundary was performed by BAUTER & ASSOCIATES, INC. dated: APRIL 2019
Benchmark Information: BENCHMARK TO BE SET PRIOR TO CONSTRUCTION
BY: BAUTER & ASSOCIATES, INC.

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	REMARKS
CLEANING AND MAINTENANCE		AC			
VEGETATION		CY			
EMBANKMENT		CY			
CURB INLET/DA		EA			
CURB INLET/DB		EA			
MANHOLE 36"		EA			
MANHOLE 36"		EA			
IN CONCRETE PIPE, CLASS II		LF			
IN CONCRETE PIPE, CLASS IV		LF			
IN C.R. CULVERT		LF			
IN C.R. CULVERT		LF			
BOX CULVERT		LS			
PAVED DRIVE		LF			
REPAV CLASS		SF			
PERMANENT GRASS DRIVE		LF			
IN CONCRETE EXTERNAL BOX		EA			
IN END SECTION BOX		EA			
HENDER CURB & DUTTER, CO.		LF			
CURB & DUTTER, CO.		LF			
WALL PATTERN		EA			
GRAVEL BASE		DY			
GRAVEL SHOULDER		DY			
GRAVEL TREATMENT		DY			
IN RET. CONC. TYPE B		DY			
IN RET. CONC. TYPE B		DY			
IN BASE MATERIAL		CY			
IN SUBBASE MATERIAL		CY			
TRAFFIC MARKING		EA			
IF WATER LINE	100	LF	\$40.00	\$2,000.00	\$2,000.00
IF WATER LINE		LF			
PER LOT/STREET ADDRESS		EA			
IN 20' OFF IN WALL FRAME COVER	1	EA	\$1,200.00	\$1,200.00	\$1,200.00
IN GATE VALVES IN WALL FRAME COVER		EA			
IN GATE VALVES IN WALL FRAME COVER		EA			
IF SANITARY SEWER		LF			
STANDARD MANHOLE FITTINGS & COVERS		EA			
MANHOLE MANHOLE		EA			
LANDSCAPING		LS			
PROTECTIES INCLUDING BUT NOT LIMITED TO TRAILS, ETC.,		LS			
STORMWATER MANAGEMENT		LS			
AS BUILT PLANS (STORM SEWER SYSTEMS)		LS			
AS BUILT PLANS (STORMWATER MANAGEMENT)		LS			
SUBTOTAL					\$4,400.00
10% CONTINGENCY					\$440.00
ESTIMATE TOTAL					\$4,840.00

WE BEG TO MAKE THE FOLLOWING PROFESSIONAL SERVICE OFFER: THAT THE FOLLOWING ESTIMATE REFLECTS THE CURRENT BEST-ESTIMATE COST OF THE PROJECT.

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



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FAX: 540/581-4291**

**104 Industry Way
Suite 102
Blairstown, Virginia 24601
Phone: 540/248-0320
FAX: 540/248-3731**



APPROVED

As built 1-13-2023
Contractor: Wells Construction
Inspector: Bruce Peters

DRAWN BY: E.
DESIGNED BY: E.
CHECKED BY: DS
DATE: 09/22/20
REVISIONS:
10/27/2022 ROANOKE CO
COMMENTS
11/16/2022 ACCESS ESM



SITUATE CHEROKEE HILLS DRIVE

SHEET No.:
ESC-1
JOB No.: 05220039.00

JOB No.: 05220039.00