

S:\2004 Projects\504009-02 419 Member One Site Plan\dwg\Site Plan (0).dwg, C01 COVER, 5/19/2005 11:04:59 AM

Quantity + Cost Estimate					
ITEM	QUANT.	UNIT	UNIT PRICE	ITEM TOTAL	BONDABLE
SELECTIVE DEMOLITION				\$ 10,500.00	
Demolish & Remove Ex. Structures	1	L.S.	\$ 10,000.00	\$ 10,000.00	
Demolish & Remove Ex. Overhead Utilities	1	L.S.	\$ 500.00	\$ 500.00	
SITE PREPARATION - EROSION & SEDIMENT CONTROL				\$ 9,301.00	
Supply & Install Construction Entrance	1	EACH	\$ 1,500.00	\$ 1,500.00	
Clearing & Grubbing (Haul Off-site)	0.5	ACRE	\$ 5,000.00	\$ 2,500.00	
Supply & Install Silt Fence	579	L.F.	\$ 3.00	\$ 1,737.00	
Supply & Install Diversion Dike	248	L.F.	\$ 3.00	\$ 744.00	
Supply & Install Inlet Protection	8	EACH	\$ 150.00	\$ 1,200.00	
Supply & Install Temporary Sediment Trap	1	EACH	\$ 750.00	\$ 750.00	
Supply & Place Temporary Seeding	29	1000 S	\$ 30.00	\$ 870.00	
EARTHWORK				\$ 56,872.00	
Topsoil Stripping and Stockpiling	500	C.Y.	\$ 2.00	\$ 1,000.00	
Excavating (Offsite)(Fill)	12416	C.Y.	\$ 4.50	\$ 55,872.00	
WATER DISTRIBUTION				\$ 510.00	
Supply & Install 1" Domestic Line	85	L.F.	\$ 6.00	\$ 510.00	
SANITARY SEWER				\$ 10,755.00	
Supply & Install 6" PVC SDR 35	131	L.F.	\$ 20.00	\$ 2,620.00	
Supply & Install 8" DIP CL50	105	L.F.	\$ 30.00	\$ 3,150.00	
Supply & Install Cleanouts	1	EACH	\$ 250.00	\$ 250.00	
Supply & Install Sanitary Sewer Manholes	6.1	V.F.	\$ 350.00	\$ 2,135.00	
Supply & Install Frame and Cover	1	EACH	\$ 350.00	\$ 350.00	
Supply & Install Connection to Existing Manhole	1	EACH	\$ 1,500.00	\$ 1,500.00	
Supply & Install Sampling Structure	1	EACH	\$ 750.00	\$ 750.00	
STORM DRAINAGE				\$ 70,116.50	
Supply & Install CL III 18" RCP	170	L.F.	\$ 25.00	\$ 4,250.00	
Supply & Install CL III 36" RCP	203	L.F.	\$ 48.50	\$ 9,845.50	
Supply & Install 15" CMP	149	L.F.	\$ 8.00	\$ 1,192.00	
Supply & Install 24" CMP	22	L.F.	\$ 12.00	\$ 264.00	
Supply & Install 60" CMP	145	L.F.	\$ 75.00	\$ 10,875.00	
Supply & Install 8" HDPE	240	L.F.	\$ 10.00	\$ 2,400.00	
Supply & Install VDOT DI-3B	4	EACH	\$ 2,200.00	\$ 8,800.00	
Supply & Install VDOT DI-7	2	EACH	\$ 1,800.00	\$ 3,600.00	
Supply & Install Storm Drainage Manholes	20	V.F.	\$ 250.00	\$ 5,000.00	
Supply & Install Storm Drainage Junction Box	1	EACH	\$ 350.00	\$ 350.00	
Supply & Install VDOT 36" Headwall	1	EACH	\$ 15,000.00	\$ 15,000.00	
Supply & Install VDOT 18" ES-1 End Section	1	EACH	\$ 350.00	\$ 350.00	
Supply & Install VDOT PG-5 Paved Ditch	30	L.F.	\$ 18.00	\$ 540.00	
PAVING, PARKING, & DRIVE CONSTRUCTION				\$ 38,055.00	
Supply, Place & Compact 8" Gravel Base	345	TONS	\$ 12.00	\$ 4,140.00	
Supply & Place 2" SM-2A Surface Course	115	TONS	\$ 70.00	\$ 8,050.00	
Construction of Concrete Curb & Gutter - CG-6	1471	L.F.	\$ 15.00	\$ 22,065.00	
Construction of 5' Wide Concrete Sidewalk	190	L.F.	\$ 20.00	\$ 3,800.00	
FENCES & GATES				\$ 5,600.00	
Supply & Install Chain-Link Fences and Gates	280	L.F.	\$ 20.00	\$ 5,600.00	
RETAINING WALLS				\$ 2,220.00	
Supply & Install Segmental Retaining Walls	185	S.F.	\$ 12.00	\$ 2,220.00	
LANDSCAPING				\$ 24,884.00	
Supply & Place Permanent Seeding	0.66	ACRE	\$ 2,400.00	\$ 1,584.00	
Supply & Install Trees	38	EACH	\$ 400.00	\$ 15,200.00	
Supply & Install Shrubs	135	EACH	\$ 60.00	\$ 8,100.00	
MISCELLANEOUS				\$ 750.00	
Supply & Install Handicap Parking Signs	1	EACH	\$ 250.00	\$ 250.00	
Supply & Place Pavement Markings/Striping	1	L.S.	\$ 500.00	\$ 500.00	
TOTAL OPINION OF PROBABLE COST				\$ 229,563.50	

DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	08/06/05
Engineering	08/06/05
Water & Sewer	08/06/05
Planning & Zoning	08/06/05

GENERAL NOTES

All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County and/or the Virginia Department of Transportation.

The contractor or developer is required to notify the Roanoke County Engineering Division in writing at least three (3) days prior to any construction, including, but not limited to the following:

- Installation of approved erosion control devices
- Clearing and grubbing
- Subgrade excavation
- Installing storm sewers or culverts
- Setting curb and gutter forms
- Placing curb and gutter
- Placing other concrete
- Placing gravel base
- Placing any roadway surface
- Installing water lines
- Installing sanitary sewer lines

A pre-construction conference should be scheduled with the Roanoke County Engineering Division, 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 on plans.

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

Pavement sections on approved plans are based on a minimum CBR of 10. CBR tests are to be performed by the engineer and submitted to V.D.D.T. and to the Roanoke County Engineering Division prior to placement. CBR values < 10 will require revised pavement sections.

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 required 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. It is the contractor's responsibility to insure that the 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 with correct As-Built plans before final acceptance.

All work shall be subject to inspection by Roanoke County and/or V.D.D.T. inspectors.

Field corrections shall be approved by the Roanoke County Engineering Division prior to such construction.

100 year floodway and floodplain information shall be shown where applicable.

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

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SEWER NOTES

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 bearing on natural ground. The transition from ductile iron to pvc 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.D.T. standards.

Lines shall be staked prior to construction.

WATER NOTES

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.D.T. standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 52 Ductile Iron in accordance with AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Availability number: 04-182

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in 2004 by Warner-Everett Land Surveyors

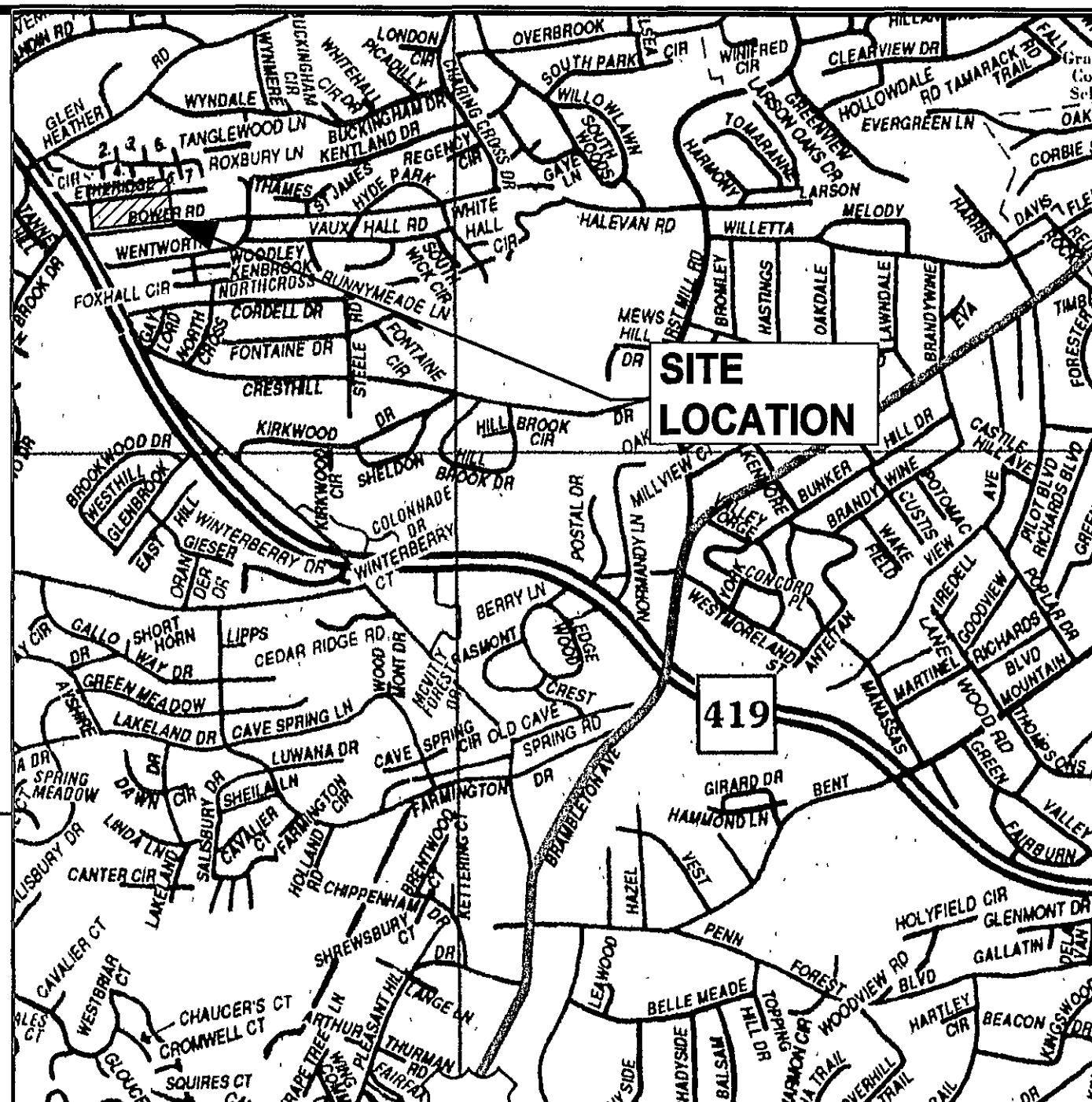
All elevations must be referenced to the National Geodetic Vertical Datum of 1929.

Source of topographic mapping is Warner-Everett Land Surveyors dated October 19, 2004

Boundary was performed by Warner-Everett Land Surveyors dated October 19, 2004

COUNTY OF ROANOKE

NAME OF DEVELOPMENT	Member One Federal Credit Union	Owner/Developer, am aware of the site design requirements imposed by this site development plan and other applicable county codes. I hereby certify that I agree to comply with these requirements, unless modified in accordance with local law.
MAGISTERIAL DISTRICT(S)	Windsor Hills Magisterial District	
OWNER	Member One Federal Credit Union, 202 4th Street, Roanoke, Virginia 24012, 540-982-8811, FAX 540-982-7534, Contact Karen Lynch	
DEVELOPER	Thor, Inc., 3313 Plantation Road, Roanoke, Virginia, 24012, 540-563-0567, FAX 540-563-0577	
ENGINEER, ARCHITECT OR SURVEYOR	Barnes, Grogan Bower & Taylor Design Group, PC, 201 East Main Street, Suite 100, Salem, Virginia 24153, 540-387-9100, FAX 540-387-9101	
TAX MAP NO(S)	076	BLOCK NO(S) 07-03
		PARCEL NO(S) 22.00
		SHEET 01 OF 12



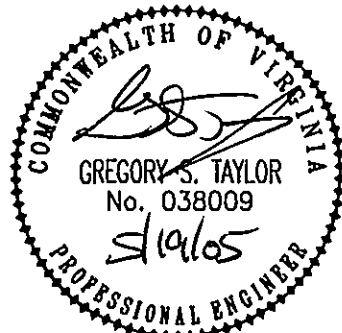
VICINITY MAP

LEGEND:

- | | | |
|---------------------------------|-----------------------------------|------------------------|
| CONCRETE | YARD LIGHT (SM-H) | EX. POWER POLE |
| ASPHALT PAVING | TYPICAL YARD HYDRANT | EX. TELEPHONE |
| PAVEMENT REPLACEMENT | PROP. FIRE HYDRANT | EX. TELEPHONE PEDESTAL |
| GRAVEL | PROP. AIR RELEASE VALVE | EX. LIGHT POLE |
| PAVERS | PROP. GATE VALVE | BENCHMARK |
| WETLAND AREA | PROP. BLOW OFF VALVE | |
| SURVEYED PROPERTY LINE | PROP. TELEPHONE LINE | |
| PROPOSED PROPERTY LINE | PROP. GAS LINE | |
| DEED PROPERTY LINE | PROP. SANITARY SEWER LINE | |
| EXIST. OVERHEAD POWER | PROP. STORM SEWER LINE | |
| EXIST. WATER LINE | PROP. CONTOURS | |
| EXIST. OVERHEAD CABLE | EXIST. 2' CONTOURS | |
| EXIST. CENTERLINE OF ROAD | EXIST. 10' CONTOURS | |
| EXIST. STORM SEWER | PROP. SPOT ELEVATION | |
| EXIST. SANITARY SEWER | SILT FENCE | |
| PROP. UNDERGROUND ELEC. LINE | PROP. TREELINE | |
| PROP. UNDERGROUND ELEC. SERVICE | RESOURCE MANAGEMENT AREA BOUNDARY | |
| PROP. WATERLINE | RESOURCE PROTECTION AREA BOUNDARY | |
| PROP. AUDIO CABLE | DITCH LINE | |
| EXIST. TREELINE | | |
| EXIST. EDGE OF PAVEMENT | | |

Barnes Grogan Bower & Taylor
DESIGN GROUP, PC
LANDSCAPE ARCHITECTS - ENGINEERS - PLANNERS
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Salem, Virginia 24153
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Member One Federal Credit Union
Route 419, Roanoke County
Prepared for Thor, inc.
Roanoke County, Virginia

REVISIONS:
County and VDOT Comments
March 29, 2005
County VDOT & WVA Comments
May 4, 2005
County Comments
May 19, 2005

DESIGNED BY: GST
DRAWN BY: GST
CHECKED BY: SRB
SCALE: N/A
DATE: November 16, 2004

SHEET TITLE:

Cover Sheet

C01
01 OF 12
PROJECT NUMBER:
S04009-02