

QUANTITY + COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION		C.Y.			
EMBANKMENT		C.Y.			
CURB INLET DI-38	1	EACH	1,500.00		\$ 1,500.00
INLET DI-1	19	EACH	1,000.00		\$ 19,000.00
INLET DI-7 W/ TYPE I GRATE	7	EACH	1,200.00		\$ 8,400.00
MANHOLE MH-1		EACH			
MANHOLE MH-1 WITH DRIFICE PLATE		EACH			
12-IN. CONC. STORM DRAIN	50	LIN. FT.	22.00		\$ 1,100.00
15-IN. CONC. STORM DRAIN	1163	LIN. FT.	25.00		\$ 29,075.00
18-IN. CONC. STORM DRAIN	57	LIN. FT.	28.00		\$ 1,596.00
30-IN. CL. III RCP	1088	LIN. FT.	44.00		\$ 46,992.00
36-IN. CL. III RCP	96	LIN. FT.	50.00		\$ 4,800.00
30"x19" CL. III HE HORIZ. ELLIPTICAL CONC.	192	LIN. FT.	50.00		\$ 9,600.00
BOX CULVERT		LUMP SUM			
PAVED DITCH	325	LIN. FT.	40.00		\$ 13,000.00
EC-3 LINED DITCH	1285	LIN. FT.	12.00		\$ 15,540.00
RIPRAP - CLASS		S.F.			
SODDED SWALE		S.Y.			
24-IN. CONCRETE CURB WALL EV-1	3	EACH	1000.00		\$ 3,000.00
SPECIAL DESIGN ENERGY DISSIPATER	1	EACH	800.00		\$ 800.00
MOD. EV-6 FOR 2-30"x19" HE HORIZ. ELL.	2	EACH	1800.00		\$ 3,600.00
-IN. END SECTION ES-		EACH			
CURB CG-2	180	LIN. FT.	13.00		\$ 2,340.00
CURB & GUTTER CG-6	90	LIN. FT.	16.00		\$ 1,440.00
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
ASPHALT PAVEMENT	0	S.Y.	00.00		\$ 0,000.00
GRAVEL SHOULDER		S.Y.			
SURFACE ASPHALT SM-9.5	925	TONS	55.00		\$ 50,875.00
BASE ASPHALT BM-25.0	1542	TONS	50.00		\$ 77,100.00
VDDT 21B AGGREGATE	5072	TONS	15.00		\$ 76,080.00
8" WATER LINE	3485	LIN. FT.	30.00		\$ 103,950.00
6" WATER LINE	30	LIN. FT.	25.00		\$ 750.00
FIRE HYDRANT ASSEMBLIES	4	EACH	2500.00		\$ 10,000.00
AIR RELEASE ASSEMBLIES	1	EACH	1000.00		\$ 1,000.00
BLOW OFFS W/VAULT, FRAME & COVER		EACH			
8-IN. GATE VALVES, W/VAULT, FRAME & COVER	5	EACH	800.00		\$ 4,000.00
6-IN. GATE VALVES, W/VAULT, FRAME & COVER	1	EACH	700.00		\$ 700.00
METER VAULT	1	EACH	2,000.00		\$ 2,000.00
8" SANITARY SEWER	1381	LIN. FT.	40.00		\$ 54,440.00
STANDARD MANHOLE W/FRAME & COVER	8	EACH	1,200.00		\$ 9,600.00
SAMPLING MANHOLE/PORT	1	EACH	800.00		\$ 800.00
LATERAL, STUBOUT	1	EACH	600.00		\$ 600.00
AS-BUILT PLANS		LUMP SUM	2,000.00		\$ 2,000.00
STORMWATER MANAGEMENT	1	LUMP SUM	10,000		\$ 10,000.00
LANDSCAPING	1	LUMP SUM	15,000		\$ 15,000.00
SUBTOTAL					\$ 580,678.00
10% CONTINGENCY					\$ 58,068.00
ESTIMATED TOTAL					\$ 638,746.00

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:

- 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 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 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' 1-800-552-7101.

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, the Western Virginia Water Authority, and/or V.D.D.T. 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, culvert, sanitary sewer and storm sewer.

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SEE LUMSDEN ASSOCIATES, P.C. COVER SHEET

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 bearing 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 highway right-of-way shall be compacted according to V.D.D.T. standards.

Lines shall be staked prior to construction.

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.D.T. standards.

Lines shall be staked prior to construction.

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

Availability number: 06-163(A)

LEGEND

Property Line	---
Right-of-way	--- R/W ---
Centerline	---
Minimum Building Line	--- M.B.L. ---
Existing Storm Sewer	--- 18" S.D. --- 18" S.D. ---
Existing Sanitary Sewer	--- 8" SAN. --- 8" SAN. ---
Existing Water Main	--- 4" W. --- 4" W. ---
Existing Contour	--- 1045 ---
Proposed Contour	--- 1045 ---
Proposed Drainage Divide	---<--->---
Proposed Limits of Clearing	--- 24' S.D. ---
Proposed Storm Sewer	--- 8" M.H. ---
Proposed Sanitary Sewer	--- 8" M.H. ---
Proposed Water Main	--- 4" VALVE --- 4" VALVE ---

SEE LUMSDEN ASSOCIATES, P.C. COVER SHEET

VICINITY MAP

SURVEY INFORMATION

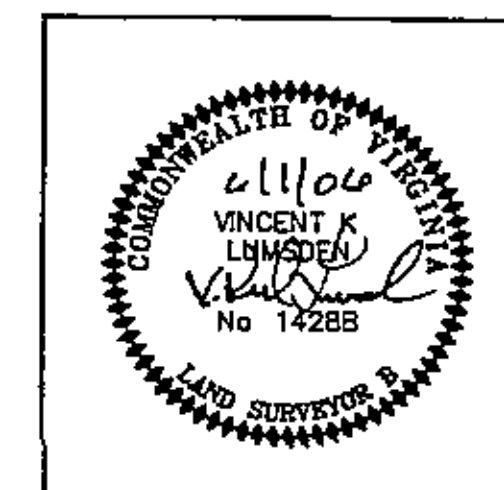
Horizontal and vertical control surveys were performed in (year) 2005 by LUMSDEN ASSOCIATES, P.C.

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

Source of topographic mapping is LUMSDEN ASSOCIATES, P.C. dated JANUARY 2005.

Boundary was performed by LUMSDEN ASSOCIATES, P.C. dated DECEMBER 2005.

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



PROFESSIONAL SEAL AND SIGNATURE

AS - BUILT 05/23/2007

COUNTY OF ROANOKE

NAME OF DEVELOPMENT **MENNEL MILLING CO. FLOUR MILL**MAGISTERIAL DISTRICT(S) **CAVE SPRING MAGISTERIAL DISTRICT**OWNER (name, address, telephone) **THE MENNEL MILLING COMPANY
128 W. CROCKER STREET, P.O. BOX 806
FOSTORIA, OH. 44830 15401 111-1111**DEVELOPER (name, address, telephone) **SAME AS ABOVE**ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) **LUMSDEN ASSOCIATES, P.C.
P.O. BOX 20868
ROANOKE, VIRGINIA 24018 15401 774-4411**TAX MAP NO(S) **87.14
87.10** BLOCK NO(S) **03
02** PARCEL NO(S) **02
06**

I, David A. Men, 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.

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA4564 BRAWLEYTON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE (540) 774-4411
FAX (540) 772-9445
EMAIL: MAIL@LUMSDENPC.COMROANOKE COUNTY
COVER SHEETMENNEL MILLING CO. FLOUR MILL
PREPARED FOR
MENNEL MILLING COMPANY
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
DATE	JUNE 1, 2006	
SCALE	NONE	
COMMISSION NO.	04-21718E	
SHEET	2 OF 16	