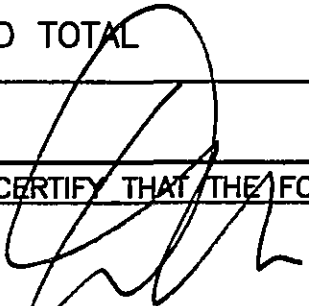


QUANTITY + COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION	1440	C.Y.	\$4.00	\$5,760.00	YES
EMBANKMENT	450	C.Y.	\$4.00	\$1,800.00	YES
CURB INLET DI-3B	3	EACH	\$1,500.00	\$4,500.00	YES
CURB INLET DI-		EACH			
MANHOLE MH-1	1	EACH	\$1,500.00	\$1,500.00	YES
MANHOLE MH-		EACH			
24-IN. RCP PIPE	303	LIN. FT.	\$30.00	\$9,090.00	YES
42-IN. HDPE PIPE	111	LIN. FT.	\$36.00	\$3,996.00	YES
-IN. C.M. CULVERT		LIN. FT.			
-IN. C.M. CULVERT		LIN. FT.			
BOX CULVERT		LUMP SUM			
PAVED DITCH		LIN. FT.			
RIPRAP - CLASS		S.F.			
SODDED SWALE		S.Y.			
-IN. CONCRETE ENDWALL EW-		EACH			
-IN. END SECTION ES-		EACH			
CURB CG-2 & CG-3	1070	LIN. FT.	\$15.00	\$16,050.00	YES
CURB & GUTTER CG-6	55	LIN. FT.	\$22.00	\$1,210.00	YES
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
GRAVEL SHOULDER		S.Y.			
SURFACE TREATMENT		S.Y.			
3-IN. BIT. CONC.: TYPE BM-25	700	S.Y.	\$13.00	\$9,100.00	YES
2-IN. BIT. CONC.: TYPE SM-9.5	2870	S.Y.	\$8.00	\$22,960.00	YES
8-IN. BASE MATERIAL	638	C.Y.	\$30.00	\$19,140.00	YES
-IN. SUBBASE MATERIAL		C.Y.			
TRAFFIC BARRICADE		EACH			
8" WATER LINE		LIN. FT.			
6" WATER LINE		LIN. FT.			
FIRE HYDRANT ASSEMBLIES		EACH			
BLOW OFFS W/VAULT, FRAME & COVER		EACH			
-IN. GATE VALVES, W/VAULT, FRAME & COVER		EACH			
-IN. GATE VALVES, W/VAULT, FRAME & COVER		EACH			
8" SANITARY SEWER		LIN. FT.			
STANDARD MANHOLE W/FRAME & COVER		EACH			
SAMPLING MANHOLE/PORT		EACH			
AS-BUILT PLANS	1	LUMP SUM	\$2,000.00	\$2,000.00	YES
LANDSCAPING	1	LUMP SUM	\$9,300.00	\$9,300.00	YES
10% CONTINGENCY				\$10,641.00	YES
ESTIMATED TOTAL				\$117,047.00	YES
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED: 	DATE: 9/25/06				

GENERAL NOTES

All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County and/or the Western Virginia Water Authority and 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.O.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.O.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.O.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.O.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.O.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 contractors 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 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 V.D.O.T. inspectors.

Field corrections shall be approved by the Roanoke County Engineering Division and/or the Western Virginia Water Authority 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.

No construction/field changes are to be made without approval from the consulting engineer and Roanoke County.

Any new alignments, changes in grades, alternative pipe sizes or manholes, ESC measures, will require a new set of plans stamped by the consulting engineer. Plan sheets can be 8.5"x11" if the information is legible.

INDEX

SHEET #1	COVER SHEET
SHEET #2	ABBREVIATIONS, LEGEND, & GENERAL NOTES
SHEET #3	EROSION & SEDIMENT CONTROL SHEET
SHEET #4	DEMOLITION PLAN
SHEET #5	GRADING, E&S, UTILITY, AND DIMENSIONAL PLAN
SHEET #6	LANDSCAPING PLAN
SHEET #7	DETAILS
SHEET #8	PROFILE AND UTILITY DETAILS

SEWER NOTES

All sanitary sewer facilities shall be installed according to the Western Virginia Water Authority Design and Construction Standards. (Latest Edition).

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 their exact location. The contractor shall comply with (State Water Works Regulations, Section 12.05.03, where lines cross.)

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.

WATER NOTES

All water facilities shall be installed according to the Western Virginia Water Authority Design and Construction Standards/ (Latest Edition).

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 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.

Ductile Iron Pipe in accordance with the Western Virginia Water Authority Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

Availability letter number _____

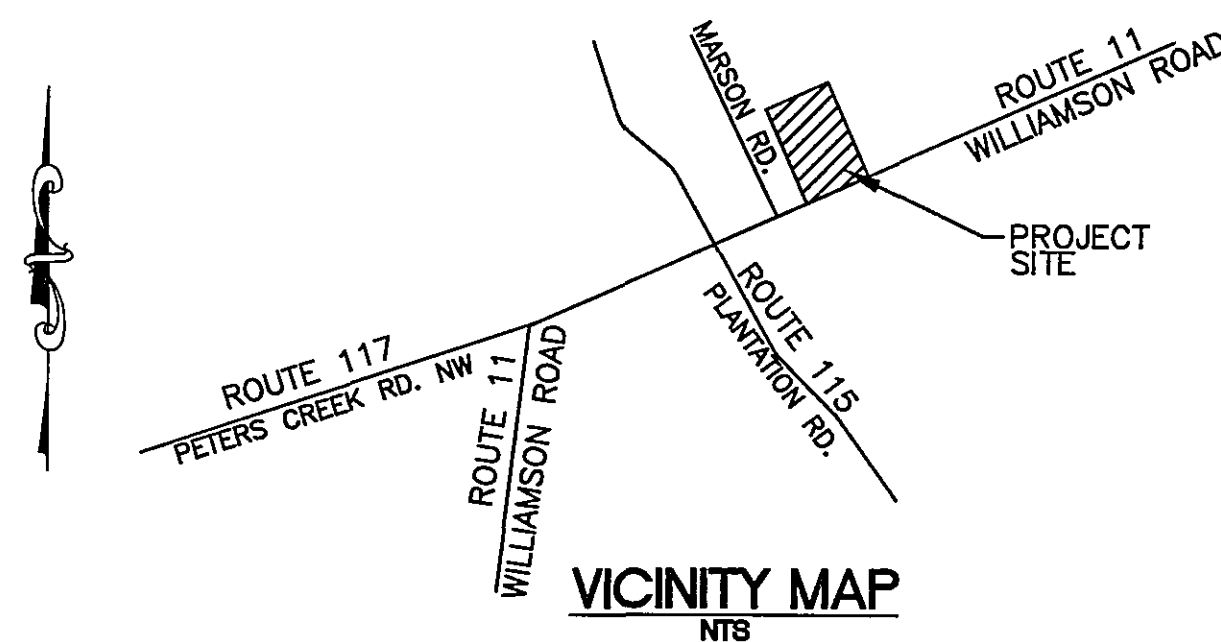
ZONING TABULATION TABLE

Zoning: C2
Proposed Use: Retail Sales
Lot Size: 1.23 Acres (53,379 SQ. FT.)
Maximum Lot Coverage: 90% of Total Lot Area
Lot Coverage Proposed: 76%
Maximum Building Coverage: 50% of Total Lot Area
Building Coverage Proposed: 28%
Maximum Building Height: 45 Feet
Setback Requirements: Front Yard = 30 feet
Side Yard = None
Rear Yard = 15 Feet

Parking Required:
1 space per 200sq.ft. of retail space = 11,700sq.ft./200 = 59 spaces

Parking Provided:
62 regular parking spaces, and 3 handicapped spaces = 65 spaces

Flood Zone: X (FEMA map# 51161C0022D dated Oct. 15, 1993)



DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	10/5/06
Engineering	10/5/06
Water & Sewer	10/5/06
Planning & Zoning	10/5/06

SURVEY INFORMATION

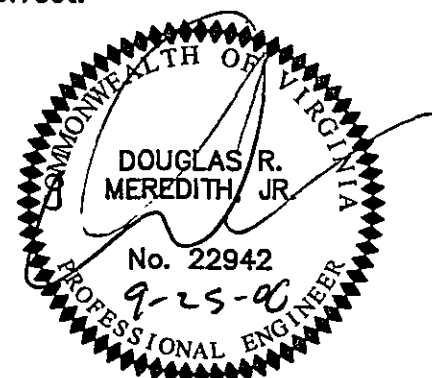
Horizontal and vertical control surveys were performed in (year) 2006 by LMW PC

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

Source of topographic mapping is A Current Field Survey dated 2006

Boundary was performed by LMW PC dated 2006

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



COUNTY OF ROANOKE

NAME OF DEVELOPMENT NORTHWEST TRUE VALUE HARDWARE

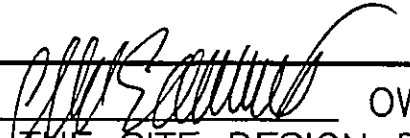
MAGISTERIAL DISTRICT(S) HOLLINS

OWNER (name, address, telephone) STREETS, L.L.C.
2065 RICHLANDS HILLS, SALEM, VA 24153 540-362-1868

DEVELOPER (name, address, telephone) R.L. PRICE CONSTRUCTION, INC.
2166 SALEM INDUSTRIAL DRIVE, SALEM, VA 24153-3144 540-375-3200

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) LMW PC ENGINEERING ARCHITECTURE SURVEYING LANDSCAPE DESIGN
102 ALBEMARLE AVE., S.E. ROANOKE, VA 24013 540-345-0675

TAX MAP NO(S) 27.11 BLOCK NO(S) 01 PARCEL NO(S) 24.01

I,  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.