

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	17.2	ACRES			
EXCAVATION	140,000	C.Y.			
EMBANKMENT		C.Y.			
DROP INLET DI- 1	9	EACH	\$1,000	\$9,000	
CURB INLET DI- 3A	6	EACH	\$1,000	\$6,000	
CURB INLET DI- 3B	19	EACH	\$1,400	\$26,600	
CURB INLET DI- 7B		EACH			
CURB INLET DI- 2B	1	EACH	\$1,400	\$1,400	
MANHOLE MH- 6' DIA - STORM	2	EACH	\$2,500	\$5,000	
15 -IN. CONCRETE PIPE, CLASS III	336	LIN. FT.	\$22.00	\$7,392	
18 -IN. CONCRETE PIPE, CLASS III	140	LIN. FT.	\$25.00	\$3,500	
24 -IN. CONCRETE PIPE, CLASS III		LIN. FT.			
36 -IN. CONCRETE PIPE, CLASS III	269	LIN. FT.	\$70.00	\$18,830	
42 -IN. CONCRETE PIPE, CLASS III	125	LIN. FT.	\$85.00	\$10,625	
12 -IN. HIGH DENSITY POLYETHYLENE PIPE	344	LIN. FT.	\$16.00	\$5,504	
15 -IN. HIGH DENSITY POLYETHYLENE PIPE	1358	LIN. FT.	\$18.00	\$24,444	
18 -IN. HIGH DENSITY POLYETHYLENE PIPE	578	LIN. FT.	\$24.00	\$13,872	
24 -IN. HIGH DENSITY POLYETHYLENE PIPE	460	LIN. FT.	\$33.00	\$15,180	
36 -IN. HIGH DENSITY POLYETHYLENE PIPE	393	LIN. FT.	\$40.00	\$15,720	
BOX CULVERT		LUMP SUM			
PAVED DITCH		LIN. FT.			
RIPRAP - CLASS 2	700	S.F.	\$3.00	\$2,100	
SODDED SWALE		S.Y.			
-IN. CONCRETE ENDWALL EW-		EACH			
18 -IN. END SECTION ES-	2	EACH	\$800	\$1,600	
36 -IN. END SECTION ES-	1	EACH	\$1,250	\$1,250	
42 -IN. END SECTION ES-	1	EACH	\$1,350	\$1,350	
CURB & GUTTER CG- 30"	180	LIN. FT.	\$12.00	\$2,160	
CURB & GUTTER CG- 18"	9,546	LIN. FT.	\$10.00	\$95,460	
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
1.5 -IN. BIT. CONC.: TYPE SM-2A	90	S.Y.	\$3.00	\$270	
3 -IN. BASE MATERIAL BM-2	90	S.Y.	\$6.00	\$540	
-IN. SUBBASE MATERIAL		S.Y.			
1 -IN. BIT. CONC.: TYPE SM-2A	19,722	S.Y.	\$2.00	\$39,444	
1.5 -IN. BASE MATERIAL BM-2	19,722	S.Y.	\$3.00	\$59,166	
8 -IN. SUBBASE MATERIAL 21B	21,400	S.Y.	\$5.00	\$107,000	
TRAFFIC BARRICADE		EACH			
8" WATER LINE PVC C - 900	2,002	LIN. FT.	\$18.00	\$36,036	
6" WATER LINE PVC C - 900	868	LIN. FT.	\$15.00	\$13,020	
FIRE HYDRANT ASSEMBLIES	6	EACH	\$1,200	\$7,200	
BLOW OFFS W/VAULT, FRAME & COVER	2	EACH	\$400	\$800	
6 -IN. GATE VALVES, W/VAULT, FRAME & COVER	8	EACH	\$800	\$6,400	
8 -IN. GATE VALVES, W/VAULT, FRAME & COVER	5	EACH	\$1,000	\$5,000	
8" SANITARY SEWER	2,235	LIN. FT.	\$20.00	\$44,700	
STANDARD MANHOLE W/FRAME & COVER	13	EACH	\$1,200	\$13,200	
SAMPLING MANHOLE/PORT	1	EACH	\$1,200	\$1,200	
AS-BUILT PLANS	LUMP SUM	LUMP SUM			
STORMWATER MANAGEMENT	na	LUMP SUM	na	na	
SUB - TOTAL				\$600,963	
10% CONTINGENCY				\$60,096	
ESTIMATED TOTAL				\$661,059	
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED: <i>Paul Randall Blanchard</i>		DATE: JUNE 8, 2000			

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.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 with correct As-Built plans before final acceptance.

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

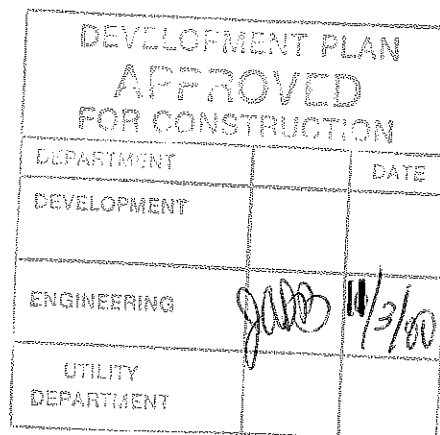
Field corrections shall be approved by the Roanoke County Engineering Division prior to such construction.

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.

INDEX

- COVER SHEET
- SITE PLAN
- UTILITY PLAN
- EROSION CONTROL / GRADING PLAN
- FINE GRADING PLAN
- EASEMENT PLAN
- ORCHARD HILL DRIVE
- ORCHARD HILL DRIVE
- REDCORT DRIVE
- REDCORT DRIVE
- GLOSTER LANE
- CRISPIN STREET
- JONAMAC LANE
- MISC. STORM PROFILES
- WATER DETAILS
- SANITARY SEWER DETAILS
- EROSION CONTROL DETAILS
- SITE SPECIFIC DETAILS / DRAINAGE SCHEDULE



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 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.

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.O.T. standards.

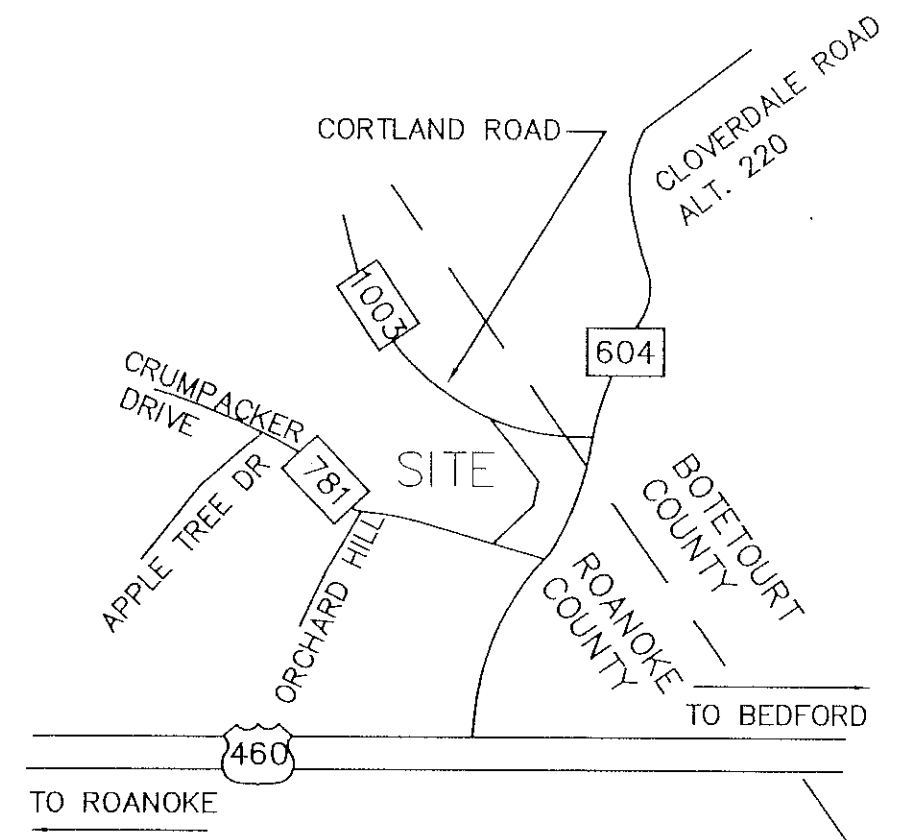
Lines shall be staked prior to construction.

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 99-201A

LEGEND

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



VICINITY MAP

NO SCALE

SURVEY INFORMATION

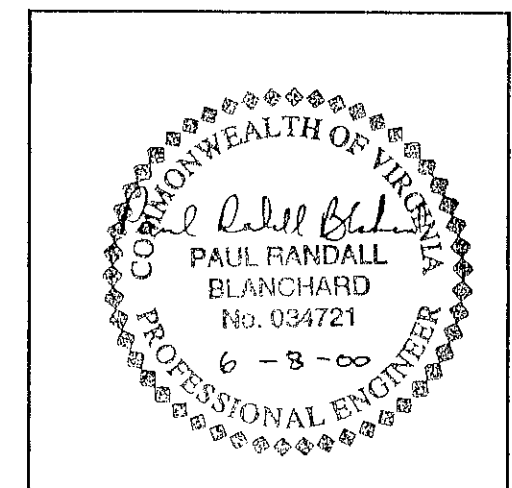
Horizontal and vertical control surveys were performed in (year) 1999 by T. P. PARKER & SON

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

Source of topographic mapping is BASED ON FIELD SURVEYS AND LOW-LEVEL FLIGHTS dated SEPTEMBER 14, 1999 (FLOWN 1989)

Boundary was performed by T. P. PARKER & SON dated DECEMBER 1, 1999

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



PROFESSIONAL ENGINEER
SEAL AND SIGNATURE

COUNTY OF ROANOKE

NAME OF DEVELOPMENT	THE ORCHARDS APARTMENT HOMES	I, DAVID F. COUCH, 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)	HOLLINS	
OWNER (name, address, telephone)	DAVID F. COUCH, DFC ROANOKE, LLC 4045 PREMIER DRIVE, SUITE 208 HIGH POINT, NC 27265 (336) 889-8976	
DEVELOPER (name, address, telephone)	DAVID F. COUCH, DFC ROANOKE, LLC 4045 PREMIER DRIVE, SUITE 208 HIGH POINT, NC 27265 (336) 889-8976	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	DEEP RIVER ENGINEERING, PLLC 4045 PREMIER DRIVE, SUITE 206 HIGH POINT, NC 27265 (336) 889-6011	
TAX MAP NO(S)	40.01	BLOCK NO(S) 01
PARCEL NO(S)		04