

QUANTITY + COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CURB INLET DI-3C SERIES	2	EACH	\$2,000.00		\$4,000.00
CURB INLET DI-3B SERIES	2	EACH	\$2,000.00		\$4,000.00
CURB INLET DI-1 SERIES	1	EACH	\$1,500.00		\$1,500.00
MANHOLE MH-2 SERIES	2	EACH	\$1,500.00		\$3,000.00
15 -IN. CONCRETE PIPE, CLASS III	170	LIN. FT.	\$36.00		\$6,120.00
18 -IN. CONCRETE PIPE, CLASS III	66	LIN. FT.	\$48.00		\$3,168.00
36 -IN. CMP (SWM)	25	LIN. FT.	\$40.00		\$1,000.00
72 -IN. CMP PIPE (SWM)	312	LIN. FT.	\$100.00		\$31,200.00
PAVEMENT - STANDARD	1,185	S.Y.	\$10.00		\$11,850.00
PAVEMENT - HEAVY DUTY	1,020	S.Y.	\$12.00		\$12,240.00
CURB & GUTTER CG-2	188	LIN. FT.	\$8.00		\$1,504.00
CURB & GUTTER CG-6	610	LIN. FT.	\$12.00		\$7,320.00
FIRE HYDRANT ASSEMBLIES	1	EACH	\$1,500.00		\$1,500.00
COMMERCIAL WATER METERS	2	EACH	\$400.00		\$800.00
6" S.S. LATERAL	10	LIN. FT.	\$18.00		\$180.00
4" S.S. LATERAL	172	LIN. FT.	\$15.00		\$2,580.00
SAMPLING MANHOLE/PORT	2	EACH	\$1,000.00		\$2,000.00
AS-BUILT PLANS	1	LUMP SUM	\$2,500.00		\$2,500.00
LANDSCAPING (SEE SHEET C-11)	1	LUMP SUM	\$9,524.00		\$9,524.00
ESTIMATED SUB-TOTAL					\$105,986.00
10% CONTINGENCY					\$10,598.00
ESTIMATED TOTAL					\$116,584.00
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED:			DATE:		

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 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 and the Western Virginia Water Authority, to be held at least three days 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.

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/or V.D.O.T. inspectors.

Field corrections shall be approved by the Roanoke County Engineering Division and the Western 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.

The preliminary pavement designs shown are based on a predicted sub-grade CBR value of 7.0 and a Resiliency Factor (RF) of 2.0 as shown in Appendix I of the 2000 Virginia Department of Transportation Pavement Design Guide for Subdivision and Secondary Roads. The sub-grade soil is to be tested by an independent laboratory and the results submitted to the Virginia Department of Transportation prior to base construction. Should the sub-grade CBR value and/or RF value be less than the predicted values, additional base material will be required in accordance with Department specifications. Refer to the same manual as the number and locations of the required soil samples to be tested. All pavement designs must be submitted to the Department for review and approval.

INDEX

- C1 ROANOKE COUNTY COVER SHEET
- C2 EXISTING CONDITIONS & DEMOLITION
- C3 LAYOUT & UTILITY PLAN
- C4 GRADING PLAN
- C5 EROSION & SEDIMENT CONTROL PLAN
- C6 LANDSCAPE PLAN
- C7 ROANOKE COUNTY EROSION CONTROL
- C8 PROFILES & SWM
- C9 NOTES
- C10 SITE DETAILS
- C11 SITE DETAILS & SIGHT DISTANCE
- C12 WWA WATER DETAILS
- C13 WWA SEWER DETAILS

- 1-24-07 Revised per RKE, CO./WWA/VDOT Comments
- 2-28-07 Revised per RKE, CO./VDOT Comments
- 6-12-07 Revised Layout per Owner Request
- 8-30-07 Revised per RKE, CO. Comments (FIELD REVISION)
- 9-14-07 Revised per RKE, CO. Comments (FIELD REVISION)
- 10-19-07 Revised Layout per Owner Request (FIELD REVISION)
- 11-16-07 Revised per Roanoke County Comments (FIELD REVISION)
- 12-7-07 Revised per Roanoke County Comments (FIELD REVISION)

SEWER NOTES

AVAILABILITY # 07-005

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.

All sanitary sewer connections to existing lines shall be coordinated with and performed by the Western Virginia Water Authority.

All water and sanitary sewer facilities are to be installed according to the Western Virginia Water Authority Design and Construction Standards.

WATER NOTES

A minimum cover of three (3) feet is required over proposed lines.

Contractor shall be responsible for locating and uncovering 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 07-005

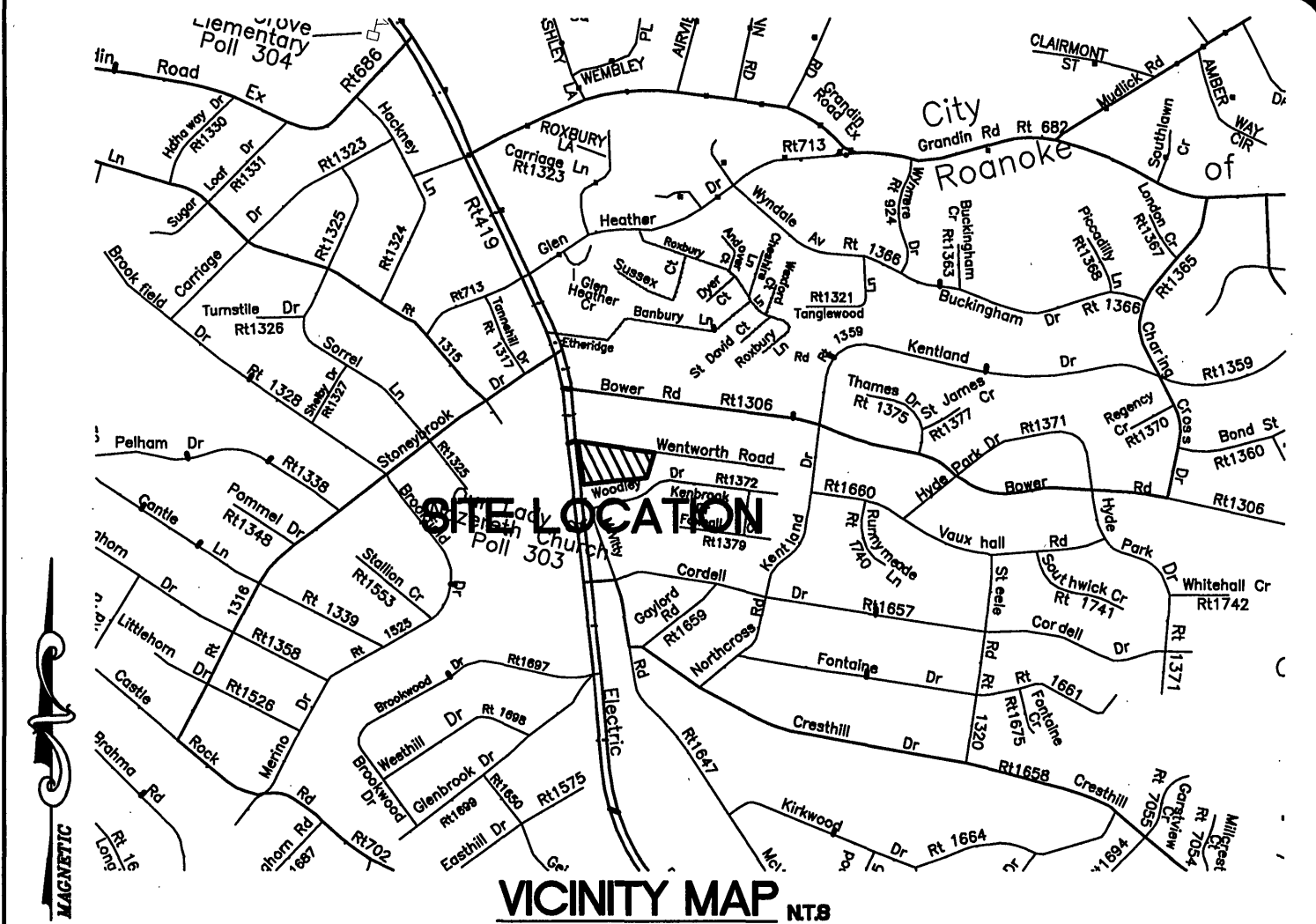
All water connections to existing lines shall be coordinated with and performed by the Western Virginia Water Authority.

All water and sanitary sewer facilities are to be installed according to the Western Virginia Water Authority Design and Construction Standards.

Ductile Iron pipe in compliance with the WWA design and construction standards shall be required for all pipe with a working pressure equal to or greater than 100 psi.

LEGEND

Property Line	----
Right-of-way	----
Centerline	----
Minimum Building Line	----
Existing Storm Sewer	=====
Existing Sanitary Sewer	=====
Existing Water Main	-----GVL-----GVL-----
Existing Contour	-----1155-----
Proposed Contour	-----1155-----
Proposed Drainage Divide	-----
Proposed Limits of Clearing	-----
Proposed Storm Sewer	=====
Proposed Sanitary Sewer	=====
Proposed Water Main	-----GVL-----GVL-----



SURVEY INFORMATION

Horizontal and vertical control surveys were performed in 2006 by BALZER AND ASSOCIATES

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

Source of topographic mapping is BALZER & ASSOCIATES INC. dated 2006

Boundary was performed by BALZER AND ASSOCIATES INC. dated 2005

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

I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER." I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.

SIGNATURE _____

PRINTED NAME _____

CERTIFICATE DATE _____

TELEPHONE NUMBER _____

ADDRESS _____

RESPONSIBLE LAND DISTURBER

APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	11/2/08
Engineering	12/2/08
Water & Sewer	12/2/08
Planning & Zoning	12/2/08

PROFESSIONAL ENGINEER SEAL AND SIGNATURE

COUNTY OF ROANOKE

AS - BUILT

4/21/2008

WATER & SAN SEWER ONLY

NAME OF DEVELOPMENT WENTWORTH OFFICE PARK

MAGISTERIAL DISTRICT(S) WINDSOR HILLS

OWNER (name, address, telephone) WENTWORTH OFFICE PARTNERS L.L.C.

P.O. BOX 6244 CHRISTIANBURG, VA 24068 ATTN:ROBERT FRALIN (540) 381-9700

DEVELOPER (name, address, telephone) WENTWORTH OFFICE PARTNERS L.L.C.

P.O. BOX 6244 CHRISTIANBURG, VA 24068 ATTN:ROBERT FRALIN (540) 381-9700

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) BALZER AND ASSOCIATES, INC.

1208 CORPORATE CIRCLE ROANOKE, VA 24018 540-772-9580 FAX 540-772-8050

TAX MAP NO(S) 76.11 BLOCK NO(S) 01 PARCEL NO(S) 17.00