QUANTITY + COST ESTIMATE

Hem	Unit	Quantity	Unit Cost	<u>Total</u>
Dearing and Grubbing	LS	1	\$10,000	\$10,000
Regular Excavation	CY	33650	\$10	\$336,500 \$30,000
onstruction Surveying	LS	1	\$30,000	\$30,000
Mobilization	LS		\$97,980	\$97,980
loadway				•
5" ASPHALT CONC SURFACE, TYPE SM-9 5D	TON	460	\$90	\$41,400
5" ASPHALT CONCRETE BASE COURSE, TYPE BM-25	TON	1440	\$70	\$100,800
3" AGGREGATE BASE MATERIAL TYPE I, NO 21B	TON	2350	\$25	\$58,750
5" Aggregate Base Material No 25 or 26	TON	5	\$36	\$196
Radial Curb CG—2	LF	25	\$25	\$625
Std Curb and Gutter, CG-6	LF	870	\$30	\$26,100
Radial Curb and Gutter CG—6	LF	1430	\$30	\$42,900
Std Guardrail, GR-2	LF	96	\$25	\$2,400
Radial GR—2	LF	120	\$30	\$3,600
Guardrail Terminal, GR-9	EA	1	\$3,000	\$3,000
Retaining Wall, RW-3	CY	130	\$675	\$87,750
Demolition of Pavement (Flexible)	SY	1605	\$4	\$6,597
TY B Class III PAVE LINE MARKING 4"	LF	6027	\$0 40	\$2,41
TY B Class IV PAVE LINE MARKING 24"	LF	195	\$3	\$626
Pave Message Marking Elongated Arrow Double	EA	4	\$276	\$1,105
Pave Message Marking Elongated Arrow Single	EA	15	\$240	\$3,600
)rainage				· · · · · · · · · · · · · · · · · · ·
15" Conc Pipe	LF	630	\$40	\$25,200
18" Conc. Pipe	LF	270	\$50	\$13,500
24" Conc. Pipe	LF	315	\$75	\$23,625
36" Conc. Pipe	LF	55	\$100	\$5,500
Concrete Class A-3 Misc	CY	3	\$1,220	\$3,599
15" ES-1	EA	11	\$900	\$900
Drop Inlet, DI-3B L=4'	EA	2	\$2,800	\$5,600
Drop Inlet, DI-3B L=8'	EA	2	\$3,200	\$6,400
Drop Inlet, DI-3B L=10'	EA	1	\$3,500	\$3,500
Drop Inlet, DI-3B L=12'	EA	7	\$3,800	\$3,800
Drop Inlet, DI-3B L=14'	EA	4	\$4,100	\$16,400
Drop Inlet DI-13 TY. II	EA	1	\$3,500	\$3,500
Drop Inlet DI-7 MH-1 or 2	LF	1 73	\$3,000 \$250	\$3,000 \$18,250
Frame and Cover MH-1	EA	11	\$350 \$350	\$18,250 \$3,850
Stormwater management facility	LS	1	\$25,000	\$25,000
Minor Structure Excavation	CY	1740	\$25,000	\$43,500 \$43,500
ignal —way signalization	LS	1	\$180,000	\$180,000
Utilities	1.5	005	#45	440.40
6" Fire Line	LF	225	\$45	\$10,125
2" SCH 40 PVC	LF	225	\$20	\$4,500
6" SCH 40 DWV Solvent Welded Pipe	LF	165	\$30	\$4,950 \$70,000
Meter Vault, Meters and Reducer	LS	4	\$30,000	\$30,000
6"x6" DI, Tee	EA EA	2	\$700 \$700	\$700 \$1.400
6" Gravity Sewer Fernco Couplings 6" D I Dresser Couplings	EA	3	\$700	\$1,400 \$2,100
DIMJ Plug	EA	1	\$500	\$500
10"x8" Tap and Sleeve Valve	EA EA	1	\$3,000	\$3,000
8" Ductile Iron Pipe	LF	60	\$50	\$3,000 \$3,000
16" Steel Casing	LF	60	\$100	\$6,000
Cleanout	EA	1	\$800	\$800
incidental incidental	 			
6" UD-1 drains	LF	840	\$20	\$16,800
6" CD-1 drains	LF	55	\$20	\$1,100
6" CD-2 drains	LF	50	\$25	\$1,250
Rock Excavation	CY	1780	\$30	\$53,400
Check-Dams (Reck) TY II	EA	7	\$200	\$1,400
Construction-Entrance	ΕΛ	1	\$1,050	\$1,050
emporary Diversion Dike		250	\$3	\$750
Sulvert Inlet Protection	-EA	1	\$150	\$15 0
Ornamental Fence	LF	325	\$50	\$16,250
Gate	EA	1	\$1,000	\$1,000
ntrance Gutter CG—9D Regular Seed	SY	60 202	\$90	\$5,400
Verseed Diverseed	LBS	126	\$12 \$4	\$2,424 \$447
	TON	120	\$150	
Inne Drop Inlet-Silt Trap, Type B	- EA	12	\$300	\$600 \$3,600
Silt Fence	LF	2010	#500	
Fertilizer	TON	0.6	\$622	\$10,050 \$373
Site lighting	LS	1	\$1,000	\$1,000
Relocate Sign	LS	1	\$10,000	\$10,000
	LS	1	\$20,000	\$20,000
MOT			y ωωυ, υυυ	型んし,ししし
		1	\$2.000	
MOT Remove Irrigation and Lighting	LS	1 tal (without	\$2,000 mobilization)	\$2,000 \$1,359,603

CONSULTANT

SITE AND ZONING TABULATIONS

CURRENT ZONING C-2 - TAX PARCEL #S 027 08-04-16 00-0000 027 06-04-17 01-0000

027 06-04-18 01-0000 C2C - TAX PARCEL #S 018 18-02-05 00-0000 PER ORDINANCE

C2CS - TAX PARCEL #S 018 18-01-01 00-0000, PER ORDINANCE #022707—9 DATED FEBRUARY 27, 2007
PROPOSED USE. MIXED COMMERCIAL DEVELOPMENT
SITE ACREAGE. 3 08 AC

MINIMUM LOT AREA REQUIRED 15,000 S.F. MINIMUM FRONTAGE REQUIRED 75'

MINIMUM REQUIRED SETBACKS FRONT 30' OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE REAR 15' PRINCIPAL STRUCTURES, 3' ACCESORY STRUCTURES

MAXIMUM HEIGHT ALLOWED FOR PRINCIPAL STRUCTURES, UNLIMITED EXCEPT WHEN ADJOINING PROPERTY ZONED R-1 OR R-2 WHERE THE MAXIMUM HEIGHT SHALL BE 45 FEET INCLUDING ROOFTOP MECHANICAL EQUIPMENT THE MAXIMUM HEIGHT MAY BE INCREASED PROVIDED EACH

REQUIRED SIDE AND REAR YARD ADJOINING THE R-1 OR R-2 DISTRICT IS INCREASED TWO FEET FOR EACH FOOT IN HEIGHT OVER 45 FEET FOR ACCESSORY STRUCTURES, ACTUAL HEIGHT OF PRINCIPAL STRUCTURE.

MAXIMUM LOT COVERAGE. 90%

GENERAL NOTES

THE PROPERTY SHOWN ON THESE PLANS IS LOCATED ON THE FOLLOWING ROANOKE COUNTY TAX ASSESSMENT MAP NUMBERS (OWNERS INCLUDED) 018 18-01-01 00-0000 BACH AND NEWBERN 018 18-02-05 00-0000 COMMONWEALTH OF VIRGINIA 027 06-04-16 00-0000 P D LODGING ASSOCIATES, LLC

027 06-04-17 01-0000 HOLLINS HOSPITALITY, LL.C. 027 06-04-18 01-0000 HOLLINS HOSPITALITY, LLC OPPIDAN INVESTMENT COMPANY (ATTN LARRY BARRETT) 5125 COUNTY ROAD

MINNETONKA, MN 55345 (952) 294-1245 THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P C DATED 2006 TOPOGRAPHY DATA BASED ON AERIAL MAPPING BY OTHERS AND UPDATED WITH A FIELD

SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2006 A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA

WATER AUTHORITY WATER AND SANITARY SEWER THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS THE MAXIMUM LIGHTING DENSITY AT ADJOINING PROPERTIES OR RIGHT OF WAYS SHALL NOT

EXCEED 05 FOOT CANDLES ANY PRIVATE SIGNS SHALL BE SET A MINIMUM OF 15 FEET OFF THE RIGHT OF WAY A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE 10 NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE

CONSULTING ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES. OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL PLAN SHEETS CAN BE 85 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE

APPROVED PLANS ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA

DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE AS BUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED

CONSTRUCTION NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS

NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO

STARTING CONSTRUCTION ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE

CONTRACTOR WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ONSITE. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING

MATERIALS, ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED GRADING NOTES

AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING

TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE

FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR MAINTAIN MOISTURE

NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.) A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES

CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN

GENERAL NOTES

SEE SHEET C102

INDEX

SEE HSMM TITLE SHEET

SEWER NOTES

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

All senitary 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 All existing utilities may not be shown or may not be shown in the

Regulations, Section 12 05 03, where lines cross House connections are to be made with 4" pipe installed at a minimum

exact location The contractor shall comply with State Water Works

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 VDOT standards

Lines shall be staked prior to construction

VICINITY MAP

SEE HSMM TITLE SHEET

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 VD 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

-04-198- 07-075

Availability number....

LEGEND

Property Line Existing Storm Sewer ====18" s D =====18" s D.===== Existing Water Main Proposed Contour BLOWOFF/

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in (year) 2006 AND 2007 ... LUMSDEN ASSOCIATES, P.C.

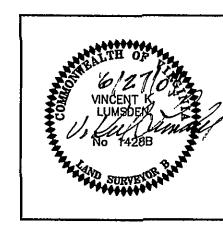
All elevations must be referenced to the National Geodetic Vertical Datum of 1929

Source of topographic mapping is <u>AERIAL MAPPING BY OTHERS AND UPDATED BY FIELD SURVEY</u>
IN 2006 AND 2007 BY LUMSDEN ASOCIATES, P.C.

Boundary was performed by LUMSDEN ASSOCIATES, P.C. dated___*2006*

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

AS - BUILT



SEAL AND SIGNATURE

OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY

THIS SITE DEVELOPMENT PLAN AND OTHER APP-LICABLE COUNTY CODES I HEREBY CERTIFY THAT

I AGREE TO COMPLY WITH THESE REQUIREMENTS,

UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW

_ OWNER/DEVELOPER, AM AWARE

COUNTY OF ROANOKE

GANDER WAY PUBLIC ROAD IMPROVEMENTS NAME OF DEVELOPMENT

HOLLINS

OWNER (name, address, telephone)

OPPIDAN INVESTMENT COMPANY (ATTEN. LARRY BARRETT) 5125 COUNTY ROAD 101, #100 MINNETONKA, MINNESOTA 55345 (952) 294-1245

SAME AS OWNER DEVELOPER (name, address, telephone)

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)

HAYES SEAY MATTERN & MATTERN, INC 1315 FRANKLIN ROAD

(540) 857-3100 ROANOKE, VIRGINIA 24016

018.18-01-01 00, 027 06-04-18.01, 027.06-04-17 01, 027 06-04-16 00, 018 18-02-05 00, AND PLANTATION ROAD ROW

SEALS

OPPIDAN RETAIL CENTER

OPPIDAN INVESTMENT COMPANY

ROANOKE COUNTY, VIRGINIA

MAGISTERIAL DISTRICT(S)

ARCHITECTS	ENGINEERS	PLANNERS
	MATTERN & MA' 5 FRANKLIN ROA	
	NOKE, VA 2401	
(540) 857-310	o w	WW HSMM COM

				COMM NO	30182C	
				ISSUE DATE	JUNE 27, 2007	
				DESIGNED BY	AEB	
				DRAWN BY	MGS	
				CHECKED BY	JSH	
				SUBMITTED BY	JSH	
		·		© HAYES, SEAY,	MATTERN & MATTERN,	
REV DATE	DATE	TE DESCRIPTION	APP	INC, 2006 ALL RIGHTS RESERVED		

ROANOKE COUNTY COVER SHEET

CIVIL

C001

M \30000SERIES\30182C\CADD\DWG\GT2CTN_0001 DWG 30182C 06/25/2007 16 58 44 SCHAEFFER, MATT RF qt2g_nxbdr IMG JSH-SEALTIF