

# QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING		ACRES			
EXCAVATION	7985	C.Y.			
EMBANKMENT	19035	C.Y.			
CURB INLET DI-3B	6	EACH	2500.00	15000.00	
CURB INLET DI-1	1	EACH	1500.00	1500.00	
MANHOLE MH-	8	EACH	2000.00	16000.00	
MANHOLE MH-		EACH			
NYOPLAST ADS CUSTOM BASINS	6	EACH	150.00	900.00	
-IN. CONCRETE PIPE, CLASS III		LIN. FT.			
-IN. CONCRETE PIPE, CLASS IV		LIN. FT.			
15-IN. HDPE	317	LIN. FT.	20.00	6340.00	
12-IN. HDPE	300	LIN. FT.	18.00	5400.00	
-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			
HEADER CURB & GUTTER CG-		LIN. FT.			
CURB & GUTTER (ROLL CURB)	1424	LIN. FT.	15.00	21360.00	
VALLEY GUTTER		EACH			
GRAVEL BASE		S.Y.			
GRAVEL SHOULDER		S.Y.			
SURFACE TREATMENT		S.Y.			
2-IN. BIT. CONC. TYPE SM 9.5A	1130	S.Y.	8.00	9040.00	
-IN. BIT. CONC. TYPE S-		S.Y.			
6-IN. SUBBASE MATERIAL	235	C.Y.	30.00	7050.00	
8-IN. SUBBASE MATERIAL	477	C.Y.	30.00	14310.00	
SIDEWALK	1302	LIN. FT.	30.00	39060.00	
TRAFFIC BARRICADE		EACH			
8" WATER LINE	409	LIN. FT.	25.00	10225.00	
6" WATER LINE		LIN. FT.			
FIRE HYDRANT ASSEMBLIES	3	EACH	2000.00	6000.00	
BLOW OFFS W/VAULT, FRAME & COVER		EACH			
8-IN. GATE VALVES, W/VAULT, FRAME & COVER	2	EACH	750.00	1500.00	
-IN. GATE VALVES, W/VAULT, FRAME & COVER		EACH			
8" SANITARY SEWER-SDR 35	1363	LIN. FT.	25.00	34075.00	
STANDARD MANHOLE W/FRAME & COVER	10	EACH	2000.00	20000.00	
SAMPLING MANHOLE/PDRT		EACH			
AS-BUILT PLANS		LUMP SUM	2500.00		
STORMWATER MANAGEMENT		LUMP SUM	N/A		
10% CONTINGENCY				20776.00	
ESTIMATED TOTAL				228536.00	
*NOTE: ESTIMATE WILL BE COMPLETED AFTER 1ST REVIEW SO ALL QUANTITIES WILL BE ACCURATE.					
I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					
SIGNED: <i>Chad McGhee</i>	DATE: 11/14/07				

# 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 7. 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 < 7 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, and design engineer.

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 OR FIELD CHANGES SHALL OCCUR WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND ROANOKE COUNTY.

# SHEET INDEX:

- |     |  |
|-----|--|
| C01 | COVER SHEET  |
| C02 | OVERALL PHASING & OPEN SPACE                       |
| C03 | EXISTING CONDITIONS, DEMOLITION & INITIAL E&S PLAN |
| C04 | OVERALL PLAN FOR PHASE II                          |
| C05 | DIMENSIONAL & UTILITY PLAN - ROAD E                |
| C06 | GRADING PLAN & PHASED E&S CONTROL PLAN - ROAD E    |
| C07 | DIMENSIONAL AND UTILITY PLAN - ROAD F              |
| C08 | GRADING PLAN & PHASED E&S CONTROL PLAN - STREET F  |
| C09 | ROAD PROFILES & DETAILS                            |
| C10 | UTILITY PROFILES - ROAD E                          |
| C11 | UTILITY PROFILES - ROAD F & ROOF DRAIN COLLECTOR   |
| C12 | SANITARY SEWER PROFILES - ROAD F                   |
| C13 | EROSION & SEDIMENT CONTROL NARRATIVE & DETAILS     |
| C14 | EROSION & SEDIMENT CONTROL DETAILS                 |
| C15 | WATERLINE DETAILS                                  |
| C16 | SANITARY SEWER 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 07-154

Pressure Reducing Valves are required on all lots with construction below elevation 1175. This includes Lots 15 thru 24 as basement elevations below 1175 feet of the threshold elevation.

DEVELOPMENT PLAN	
APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	11/28/07
Engineering	11/21/07
Water & Sewer	11/21/07
Planning & Zoning	11/21/07

# SURVEY INFORMATION

Horizontal control surveys were performed in (year) APRIL 2007

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

SOURCE OF TOPOGRAPHIC MAPPING IS ROANOKE COUNTY AERIAL MAPPING 1995 AND FIELD SURVEY BY PDG DATED 2007. THE BENCHMARKS ARE SHOWN ON A PROJECT BASED UPON WORK PERFORMED BY MATTERN & CRAIG & PROVIDED TO PARKER DESIGN GROUP BY DEVELOPER.

Boundary was performed by PARKER DESIGN GROUP & PREPARED FROM RECORDS

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

# COUNTY OF ROANOKE

NAME OF DEVELOPMENT **THE VILLAGE AT TINKER CREEK PHASE II**

MAGISTERIAL DISTRICT(S) **HOLLINS MAGISTERIAL DISTRICT**

OWNER (name, address, telephone) **STAR CITY DEVELOPERS, INC. ATTN: CHAD MCGHEE**

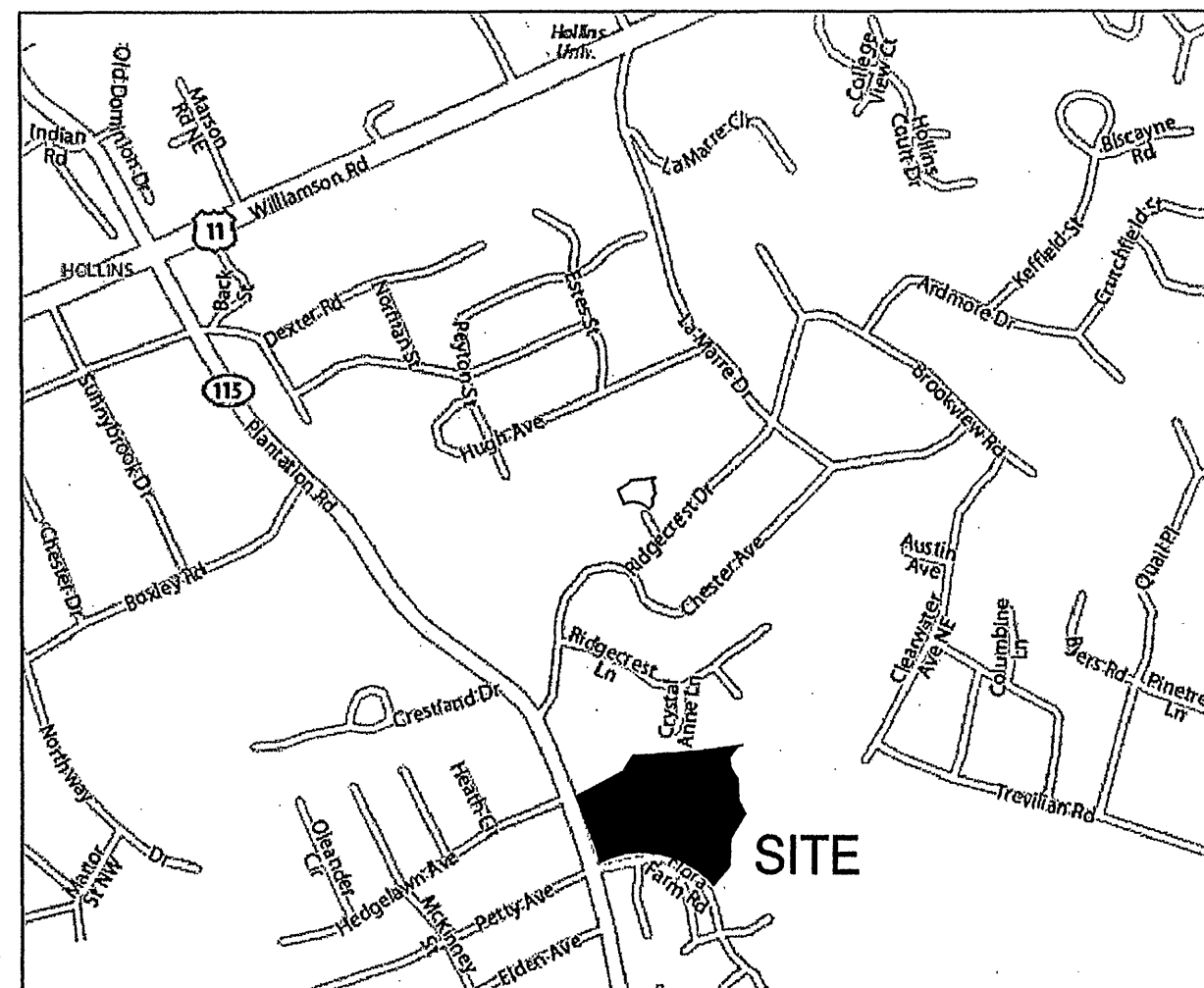
PO BOX 159 CLOVERDALE, VA 24077 **PHONE: 563-8302**

DEVELOPER (name, address, telephone) **STAR CITY DEVELOPERS ATTN: CHAD MCGHEE**

PO BOX 159 CLOVERDALE, VA 24077 **PHONE: 563-8302**

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) **PARKER DESIGN GROUP, INC. 816 BOULEVARD SALEM, VA 24153** **PHONE: 387-1153 FAX: 389-5767**

TAX MAP NO(S) **027.20** BLOCK NO(S) **01** PARCEL NO(S) **39.00**



VICINITY MAP

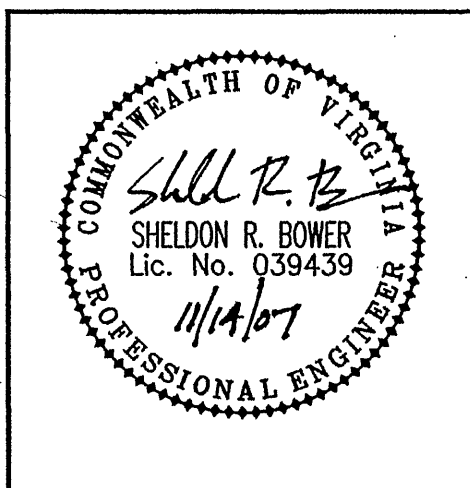
# LEGEND

EXISTING PROPERTY LINE	OPEN SPACE
PROPOSED PROPERTY LINE	PRIMARY CONSERVATION AREA
OVERHEAD POWER	SECONDARY CONSERVATION AREA
EXISTING WATERLINE	FIRE HYDRANT
PROPOSED WATERLINE	SANITARY SEWER MANHOLE
EXISTING STORM SEWER	WATER VALVE
PROPOSED STORM SEWER	STORM DRAIN MANHOLE
EXISTING SANITARY SEWER	TELEPHONE PEDISTAL
PROPOSED SANITARY SEWER	ELECTRICAL PEDISTAL
UNDERGROUND ELECTRIC LINE	CABLE TV PEDISTAL
EXISTING 2' CONTOURS	BENCHMARK
EXISTING 10' CONTOURS	
PROPOSED 2' CONTOURS	
PROPOSED 10' CONTOURS	
SPOT ELEVATIONS	
SILT FENCE	
DIVERSION DIKE	
LIMITS OF DISTURBANCE	

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ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

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PROFESSIONAL ENGINEER SEAL AND SIGNATURE

4TH SUB: 14, NOV 2007  
3RD SUB: 31, OCT 2007  
2ND SUB: 26 SEPT 2007  
1ST SUB: 20 JULY 2007  
CONCEPT SUB: 25 APRIL 2007

**parker**  
DESIGN GROUP  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS  
816 Boulevard  
Salem, Virginia 24153  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdg.com

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