

**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong carmstrong@rockinghamcountyva.gov  
 May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

**1 QUALIFICATIONS & EXPERIENCE**

**1 A Submitting legal entity:**

**Stone Hill Construction, Inc.**

112 North River Road  
 Bridgewater, VA 22812

Date of incorporation: 6/2/2004

Class A General Contractor VA 2705135817

Specialties: Commercial Building  
 Highway/Heavy  
 Residential Building

President: Arnold Wenger (operations manager)

Secretary – Treasurer: Wilson Wenger

Vice President: Dennis Wenger

Major Subcontractors:

**Engineering & Surveying:**

**Valley Engineering, PLC**

Carl Snyder

4901 Crowe Drive

Mt. Crawford, VA 22841

Established 8/4/1997

**Excavation:**

**Commonwealth Excavating, Inc.**

Patricia Biggs – President

Ira Biggs – Secretary/Treasurer

40 Sutton Road

PO Box 897

Verona, VA 24482

Established 8/22/96

Class A Contractor VA 2705035555

Specialties: Highway/Heavy

Supervisors: Scotty Taylor

15+ years

Hunter Biggs

15+ years

**1B Experience:**

**Stone Hill Construction, Inc.**

- Parkside Plaza 4549 Spotswood Trail, Penn Laird, VA \$3,290,758  
 Valley Jump, Tot's Ice Cream & Crossroad Café and Catering  
 The Taylor Family, Dillon Taylor (540) 746-6705, [dillontay@comcast.net](mailto:dillontay@comcast.net)  
 PO Box 56, Penn Laird, VA
- Sheridan, LLC c/o Binkley & Hurst \$3,331,992  
 Mike Pugh (540) 433-2454 mikepugh@odrva.com  
 2340 South Main Street, Harrisonburg, VA
- Timberville CRE, LLC-retail structure \$ 777,036  
 Sule Qazi (703) 408-2660  
 4201 Wilson Blvd. #110441, Arlington, VA

**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong carmstrong@rockinghamcountyva.gov  
May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

**1B Experience:**

**Stone Hill Construction, Inc. (continued)**

- Virginia Poultry Growers Cooperative-Live Haul \$ 558,581  
Phil Miller (540) 867-4028 [pmiller@vapgc.com](mailto:pmiller@vapgc.com)  
6349 Rawley Pike, Hinton, VA
- Virginia Poultry Growers Cooperative-Production line modifications \$ 402,682  
Phil Miller (540) 867-4028 [pmiller@vapgc.com](mailto:pmiller@vapgc.com)  
6349 Rawley Pike, Hinton, VA
- Ridgeview New Holland-addition & renovation \$ 423,156  
Tim & Mary Burnett (540) 672-4900 [tburn2349@gmail.com](mailto:tburn2349@gmail.com)  
PO Box 1216 12521 James Madison Highway, Orange, VA
- Madison Wood Preservers-shop addition \$ 577,199  
Randell Lillard, [RLillard@madwood.com](mailto:RLillard@madwood.com), (540) 948-6801  
216 Oak Park Road, Madison, VA
- Stoney Run Farm-Rotary parlor \$ 653,784  
Fred Smith, (540) 421-9419  
PO Box 305, McGaheysville, VA
- Glenn & Bobbie Ross – equine/farm facility \$ 354,000  
(540) 833-6081  
9421 Cherry Grove Road, Linville, VA
- Pilgrims Pride – Moorefield Feed Mill Office \$ 390,431  
Mark Nazelrodt (304) 538-5286 [Mark.Nazelrodt@pilgrims.com](mailto:Mark.Nazelrodt@pilgrims.com)  
194 Industrial Park Road, Moorefield, WV
- Cargill Meat Solutions – concrete paving \$ 341,197  
Troy Oberdorff, (540) 879-2854 [troy-oberdorff@cargill.com](mailto:troy-oberdorff@cargill.com)  
135 Huffman Drive, Dayton, VA
- Naked Mountain Winery – addition & renovation \$ 431,460  
K & M Sales, Karen Zazicki-Friedel (540) 837-1346 [Kzazicki@earthlink.net](mailto:Kzazicki@earthlink.net)  
2747 Leeds Manor Road, Markham, VA

**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong carmstrong@rockinghamcountyva.gov

May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

**1B Experience:  
Valley Engineering, PLC:**

- Parkside Plaza (Commercial Building Site Plan) \$3,129,000  
Dillon Taylor 540-746-6705 [dillontay@comcast.net](mailto:dillontay@comcast.net)
- Preston Lake (Numerous Site Plans) \$Various contracts  
David Michael 240-687-3746 [DMichael@naimichael.com](mailto:DMichael@naimichael.com)
- Bridgewater College  
Water Main Extension \$ 900,000  
Forrer Learning Commons \$8,658,000  
Parking Expansion \$1,350,000  
Dave Vandevander 540-908-0450
- Massanetta Springs Rd-Rockingham County \$2,200,000  
Pete Kesecker 540-564-5074
- Rockingham County Fire Station #4 – Rockingham County \$5,100,000  
Jeremy Holloway 540-564-3175
- Reservoir Street Water Main Modifications – Rockingham County \$ 500,000  
Philip Rhodes 540-564-3024
- Warren Memorial Hospital - Valley Health \$70,000,000  
Timothy Sutphin (540) 536-4538
- Albert Long Water Main Extension – Rockingham County \$ 750,000  
Philip Rhodes 540-564-3024
- Valley Health WMC West Campus Road and Utilities Extension \$4,600,000  
Dave Siegfried 540-536-8187
- Crossroads Farms  
Ted Budd 433-2216

## COBBLER'S Valley PPEA Submittal

Assistant County Administrator: Casey B. Armstrong    [carmstrong@rockinghamcountyva.gov](mailto:carmstrong@rockinghamcountyva.gov)  
May 10, 2019

## PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage

1B **Experience:**  
**Commonwealth Excavating, Inc.**

- Albemarle County Service Authority-Jeremy Lynn (434) 977-4511 Ext. 114  
Five water line projects in the past three years:
- Dunlora Interconnect October 2016-July 2017 \$ 768,496
- Westmoreland water line replacement December 2016-January 2018 \$1,508,557
- Berkeley water line replacement January 2017-February 2018 \$2,103,281
- Crozet Phase III water line installation October 2017-March 2018 \$ 744,299
- Orchard Acres water line installation May 2018-February 2019 \$1,604,079
- Town of Elkton-Troy Shifflett (540) 820-3265 sewer & water installation \$ 786,183

1C **Contact-Stone Hill Construction:** Wilson Wenger (540) 908-0191, email: wilson@stonehill4va.com  
**Contact-Valley Engineering, PLC:** Carl Snyder (540) 820-4103, email: [csnyder@valleyesp.com](mailto:csnyder@valleyesp.com)  
**Contact-Commonwealth Excavating:** Ira Biggs (540) 248-2000

1D      **Financials:**      Stone Hill Construction, Inc. Appendix A

1E **Disqualification of persons related to the project:** Not applicable-no known conflicts of interest

1F **PRIOR PROJECTS:** See 1B Stone Hill Construction has completed numerous projects as a general contractor since its founding in 2004 – those projects have increased in size and complexity over the years. We have recently completed the storage garage for Harrisonburg Electric Commission-Brian O'Dell (540) 434-5361, [brian@hbgelec.com](mailto:brian@hbgelec.com) and are moving into Phase II of the Parkside Plaza project adjacent to the County's Albert Long Park near Penn Laird. Projects to be completed within the next several months include the ABC Store/Verizon facility in Timberville and a truck wash addition for Pilgrims in Moorefield, WV.



**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong    carmstrong@rockinghamcountyva.gov  
May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

**2 PROJECT CHARACTERISTICS**

- 2 A Project description:** The project will start by connecting to the existing water line in Mosby Road (approximate address is 1325 W. Mosby Road) that originates at the Kaylor Hill water tank and extends to service proposed Cobbler's Valley Subdivision, National Coach mobile home park and properties lying between Mosby Road and Route 42 within the County Urban Growth Area.

The water line will run in the right of way on Route 712 (W. Mosby Road) prior to crossing the Good property.  
Preliminary drawing attached – Valley Engineering

Affected landowner:  
Ross O. & Lydia F. Good (Tax Map #108 (A) L192A)  
3447 Limestone Lane  
Dayton, VA 22821

- 2B County responsibilities:** The County will be responsible for inspections and deed work required for affected landowner.
- 2C Required permits:** The project will require a soil and erosion bond, earth disturbance and VSMP permits from Rockingham County.
- 2D Possible adverse social, economic, environmental and transportation impacts:** A considerable amount of work will be performed in the utility easement along W. Mosby Road. Traffic, may be delayed for short periods of time occasionally. No other adverse project impacts have been identified at this time.
- 2E Positive social, economic, environmental and transportation impacts:** The water line will provide service to a proposed subdivision. It will also place county water in close proximity to the National Coach mobile home park. The water line will also provide access to public water service within the Urban Growth Area shown in the existing County Comprehensive Plan for properties proximate to the Harrisonburg City limit.
- 2F Schedule:** The project is estimated to take approximately 100 working days to complete.
- 2G Risk assurances for timely completion:** Stone Hill Construction and Commonwealth Excavating are both keenly aware that the project must remain on schedule to remain financially feasible. The contractors have experience working with local permitting and soil conditions and are directly familiar with the topography and terrain types in the project area. Stone Hill will be carrying the costs of the project until completion – therefore it is in their best interest to continue to drive the project to a timely completion.
- 2H Ownership:** The water line will be county property within public right of ways or deeded easements. There will be no restrictions on the County's use of the project aside from customary and standard public easement conditions.
- 2I Phased openings:** This section is not applicable. The project is to be completed in a single phase.

## **PROPRIETARY INFORMATION – STONE HILL CONSTRUCTION, INC.**

### **COBBLER'S Valley PPEA**

Assistant County Administrator: Casey B. Armstrong    carmstrong@rockinghamcountyva.gov

May 10, 2019

### **PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002**

**Project: Waterline installation to Cobbler's Valley Subdivision**

#### **3 PROJECT FINANCING**

##### **3A-1 UNCLASSIFIED Preliminary estimate:**

We estimate the project to take five to six months to complete after design completion.

Progress billings, estimated to be as follows:

Design completion:	\$
Waterline installation	<u>\$</u>
Total due upon completion	\$

##### **3A-2 CLASSIFIED Preliminary estimate:**

We estimate the project to take five to six months to complete after design completion.

Progress billings, estimated to be as follows:

Design completion:	\$
Waterline installation	<u>\$</u>
Total due upon completion	\$

\*Rock excavation will be performed at an established additional cost of \$\*\*/lineal foot.

##### **3A-3 Unit pricing:**

INFORMATION IN SECTION 3  
IS CONSIDERED PROPRIETARY AND CONFIDENTIAL  
COMPLETE INFORMATION WILL BE FOUND  
IN THE ENVELOPE LABELED:

**COBBLER'S VALLEY PPEA**  
**SECTION 3 PROJECT FINANCING**

##### **3B Financing:**

**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong    carmstrong@rockinghamcountyva.gov

May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

- 3C    **Assumptions:**
- 3D    **Risk factors:**
- 3E    **Local, state and federal resources required:**
- 3F    **County backing:**
- 3G    **Interest rate drop:**
- 3H    **Financial penalties for early termination:**
- 3I    **Underwriting:** Not Applicable.

**COBBLER'S Valley PPEA Submittal**

Assistant County Administrator: Casey B. Armstrong    carmstrong@rockinghamcountyva.gov

May 10, 2019

**PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002-Conceptual Stage**

**Project: Waterline installation to Cobbler's Valley Subdivision**

**4 PROJECT BENEFIT AND COMPATIBILITY**

- 4A Beneficiaries:** The project will provide the needed waterline infrastructure to the 75-acre Cobbler's Valley Subdivision, a recently rezoned residential subdivision with the potential of adding to the County tax base with approximately 400 residential units built over a period of ten years. The homes in the subdivision will also add to the county coffers through public water and sewer connection fees as homes are constructed. The project will also provide the opportunity for service and safety upgrades to the existing National Coach mobile home park which the project could serve. Finally, the project will provide County public water service to designated Urban Growth Areas within the County's Comprehensive Plan.
- 4B Public support/opposition:** No opposition to this project is known at this time.
- 4C Communication-general public:** Stone Hill will issue a press release prior to the commencement of construction. During construction, VDOT-approved traffic signage, as well as personnel directing traffic will be in place.
- 4D Community benefits:** The project will make additional affordable housing options available to County residents in an area of the County (SW) where building lots are in low supply. Potential service and safety upgrades to the large National Coach mobile home park via access to public water versus well sources. The water line will also provide beneficial water resource turnover in the Kaylor Hill water tank via greater water circulation in this area of the County's water infrastructure system.
- 4E Comprehensive plan compatibility:** The County's comprehensive plan calls for the Cobbler's Valley subdivision to be "Community Residential" this project will provide the needed waterline infrastructure. The project will also provide for future public water service to the County's designated Urban Growth Area as shown in the Comprehensive Plan for area designated for residential and mixed-used development under both near term and long-range plans.





SHEET NO.: WATERLINE (2)

DATE: 10/11/2018  
PROJECT NO.: 10843-5  
EXP. CLIENT NO.: 90144

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

REVISIONS:

VALLEY ENGINEERING  
IDEAS MAKE REAL  
4901 CROWNE DRIVE  
MCLENNAN COUNTY, TEXAS 76701  
PHONE: (817) 434-4365 FAX: (817) 434-4365  
WWW.VALLEYENGINEERING.COM

WENGER-BURKHOLDER  
WATERLINE  
DRAWING

## **Firm Overview:**

**Company Legal Name:**

**Stone Hill Construction, Inc.**

Stone Hill Construction, Inc. has been a class A Virginia contractor since its formation in 2004. The company moved into its new headquarters at 111/112 North River Road, Bridgewater in August of 2018. Stone Hill is a full-service commercial construction company, offering turn-key construction services to the Valley and surrounding areas.

Our team works to fill our clients varying needs, whether it be maintenance, renovation, expansion, plan and spec or true design-build. Working with our clients through design development to project turn-over, we are proud of the communication we do both in the field and from the office. Working with owners, government officials, subcontractors and suppliers we strive to keep everyone on the same page, we recognize that everyone's time is of great value.

We also pride ourselves in nurturing the next generation of construction professionals with the energy and guidance it takes to ensure that level-headed, honest decision making remains the norm and not the exception to the rule in our industry. Our team-approach to problem solving further enhances our capabilities as a leader in the commercial construction industry. Although we may have had an agricultural beginning, we have worked hard to grow our company with the addition of seasoned commercial construction professionals.

Stone Hill pledges to continue to deliver a quality product to the construction market. A product that the owner, as well as our supplier and subcontractor-partners, will be proud to have been a part of for years to come. The construction process is a daunting experience for our average client. So many decisions to make, life-cycle costs to evaluate, return on investment, aesthetics, the list goes on. It is our intention to assist our clients in making informed decisions so that the construction process is enjoyable and one they undertake with confidence.

At Stone Hill, ***"We Are Building Our Reputation"***.

### **Principal Officers:**

Arnold Wenger, President, Field Operations Manager

Wilson Wenger, Secretary-Treasurer, Administrator

### **Key Personnel:**

Beverly London, Senior Estimator/Project Manager

Chad Rawley, Project Manager

Steve Craun, Project Manager

Patricia Pullen, Senior Accounting Manager



## **Arnold Wenger**

President – Stone Hill Construction, Inc.

Partner – Stone Hill Farm, LLC

Arnold has overseen field operations since Stone Hill's founding in 2004. He has been a hands-on manager ensuring that Stone Hill's field operations run smoothly, efficiently and safely. His responsibilities are vast and varied, he instills the pride of ownership into each one of Stone Hill's employees, encouraging a team approach to our collective endeavors.

He has earned a great deal of respect from the construction industry's professionals, engineers and architects alike, due to his vast field experience, communication and problem-solving attributes. That experience is the result of hands-on, in-the-trenches concrete forming and pouring for more than thirty years. During that time, Arnold has acquired field experience that transcends what one could learn from a text book, sitting in a classroom. He instills a can-do attitude in everyone that works for Stone Hill. Together, there's nothing we can't accomplish.

Prior to forming Stone Hill Construction, Inc., Arnold spent eight years as the Production Manager for Mid-Atlantic Trailer Manufacturing. Prior to Mid-Atlantic, he worked for Consistent Construction and Concrete, ending his tenure with the company as its field operations manager. He has truly learned the construction industry from the ground up. His experience, honesty and integrity earn the respect of those he interacts with on a day to day basis, whether client, co-worker, building official, supplier, subcontractor or design-partner.

Arnold, and his brother, Dennis own and operate Stone Hill Farm in Rockingham County. Stone Hill Farm is a six-house poultry operation, as well as a beef cattle farm operating under their management since 1990.

## **Wilson Wenger**

Secretary – Treasurer Stone Hill Construction, Inc.

President – L & W Wenger, LLC

Wilson has been a driving force in the daily operations of Stone Hill Construction since its founding in 2004. Having spent eight years as a field operations manager, Wilson took over company administration in 2012. Since that time, Stone Hill has grown from a predominately agricultural builder to one of the up and coming commercial builders in the Shenandoah Valley and West Virginia.

He works closely with his team to ensure that Stone Hill's clients receive the quality and value they've come to expect from Stone Hill. Wilson recognizes that their construction project is oftentimes an educational process for our clients, many of them never having had the experience prior to their contact with Stone Hill. Advising. Asking questions. Listening. Helping our clients to understand their choices and the "down the road" affect those choices may garner.

Wilson has a great deal of pride in the journey that Stone Hill has taken since its formation in 2004. The quality of our workmanship, competency of our team, the variety of the projects in our portfolio, and the complexity of the projects Stone Hill has undertaken. During that journey, Stone Hill has acquired a great many lasting relationships—clients, suppliers and subcontractors alike.

Prior to the formation of Stone Hill Construction, Wilson worked as a crew manager for Conestoga Builders. His experience has afforded him with construction experience literally from the ground up.

In 2013, Wilson, and his wife, Lisa acquired a parcel of raw land in Augusta County, developing the infrastructure, as well as the structures to become one of Augusta County's leading poultry producers. That infrastructure encompassed a series of wells, water distribution system, water reservoir, litter and composting facilities, in addition to four poultry houses.

## **Stone Hill Construction, Inc. Projects of note:**

**Stoney Run Farm, Inc.** – McGaheysville, VA - Rotary dairy foundation and subway, pre-engineered steel roof system with concrete tilt-up walls, pre-engineered steel building holding barn, extensive alley flush system. (Nucor Building Systems Building of the Year recipient)

**Pilgrims Feed Mill** – Harrisonburg, VA – CMU boiler room addition

**Pilgrims Feed Mill** – Moorefield, WV – 23,000 sf heavy-duty concrete paving with site piping, headwalls and trench drains

**American Hardwood Industries** – T-shed, pre-engineered steel building for open lumber storage

**Virginia Poultry Growers Cooperative** – Hinton, VA - Cooling sheds-pre-engineered steel buildings, concrete site walls/curbs

**Virginia Poultry Growers Cooperative** – Broadway, VA

Concrete grain bin foundation (technical concrete w/auger incorporation)

Concrete containment

Railcar unloading facility (technical concrete w/auger incorporation)

**Shen Valle Logistics** – Edinburg, VA – extensive concrete dock and building lease holder modifications for tenant (Bowman Andros)

**Kentmere** – Fort Defiance, VA – multiple dairy facilities – pre-engineered steel building bedpack facility with extensive concrete feed and scrape alleys. Pre-engineered steel building addition to existing bedpack facility

**Brillman Company** – Mt. Jackson, VA – manufacturing facility, pre-engineered steel building

**Cargill**, Dayton, VA – Trailer parking - 33,000 sf heavy-duty concrete paving, storm water conveyance and trailer parking curbs

**Lam Brothers** – Culpeper, VA – Large pre-engineered steel stall barn, drop boxes and sand separator

**White Post Dairy** – Special needs facility, manure pit with drop boxes and related piping

**Page County Technical Center**, Luray, VA – educational facility, pre-engineered steel building

**Pilgrims**, Moorefield, WV – feed mill office complex

**Graphics Packaging**, Verona, VA – 1,000,000# press foundation

**Madison Wood Preservers**, Madison, VA – shop, pre-engineered steel building, heavy-duty concrete paving, storm water drainage

**North Point Farm** – Waynesboro, VA – extensive flush valve installation, concrete alley-ways

**Meade**, Verona, VA – shop and storage facility

**Naked Mountain Winery**, Markham, VA – complete renovation of and addition to existing facility

**Ridgeview New Hollard**, Orange, VA – renovation and addition to retail facility

**Parkside Plaza**, Penn Laird, VA – recreational/retail facility, pre-engineered steel building with build out

**Shenandoah Valley Regional Airport**, Weyers Cave, VA – equipment storage facility



## Firm Overview

**Company Legal Name:**  
Valley Engineering, PLC

Valley Engineering, PLC is  
a Privately Held  
Professional Limited  
Liability Company founded  
and based in  
Mount Crawford, VA

**Principal Officers:**  
Daniel K. Michael – Partner  
Principal-in-Charge

Connie G. Hess – Partner  
General Manager

Phillip L. Gentry- Partner  
Principal-in-Charge

**Sole Location:**  
4901 Crowe Drive  
Mount Crawford, VA  
22841  
540.434.6365  
540.432.0685 fax

**Services Offered:**  
Civil, Transportation,  
Mechanical, Electrical, and  
Plumbing Engineering,  
Surveying, Landscape  
Architecture and Planning

Founded in 1997, Valley Engineering, PLC has grown from a one man operation to a full service firm offering mechanical, electrical, plumbing, civil, and transportation engineering as well as landscape architecture, land surveying and land planning. Valley Engineering now has over 50 employees providing service in Virginia, West Virginia, and other surrounding states. For a brief time, Valley Engineering, PLC did business as Valley Engineering Surveying Planning.

We work as a team with our clients to identify their needs and goals. Through schematic design, design development, and construction documents, each step of our design process is carefully communicated to the client. Our common goal is for the Client to understand exactly what they should expect when their respective project is complete.

Valley Engineering believes successful projects begin with excellent planning and require interaction with the whole project team. Before beginning any design, we carefully help our client understand levels of expectation based on systems chosen and the amount of investment they are willing to make. Throughout the entire design process, we work with our clients to help them better comprehend project concepts that are both visible and hidden. We believe a better knowledge of these concepts creates increased owner awareness and satisfaction once the project is complete.

Valley Engineering's strength in our areas of expertise relies on over 200 years of combined design, construction, and installation experience. Prior to entering into the consulting business several members of the Valley Engineering design team worked for contracting firms building what we now design. This experience helps Valley Engineering develop reasonable budgets, accurate, energy efficient designs, and provides valuable insight for cost control during the design process.

We acknowledge the difficulty in selecting engineering firms. You expect creativity and technical expertise. Most firms have these attributes although many would disagree strenuously over what constitutes them. It has been our experience that clients want design firms committed to service, who genuinely listen, and who treat your work as if it were their own. We offer this service. Our philosophy is reflected in the creative and practical approach to unique problems, technical expertise, experience, history of excellent service, and principles.







*Carl L Snyder, Jr., PE*  
*Director of Civil Engineering*

#### Education

- Bachelor of Science, Civil Engineering
- Virginia Tech - 2002

#### Licensure

- Engineering - Virginia - 2007
- Engineering - West Virginia - 2008
- Engineering - Maryland - 2009

#### Years Experience

- VE: 2004 - Present
- Virginia Dept. of Transportation: 2001 - 2004

#### Professional and Community

##### Affiliations

- American Society of Civil Engineers
- National Society of Professional Engineers

Carl has experience in both the private and public sectors of civil engineering. He has valuable design experience on projects ranging from single commercial lot development to large industrial facilities and large residential subdivisions. He works closely with the client, appropriate regulatory agencies, and all members of the design team to ensure a safe, quality product which meets or exceeds the client's expectations is delivered.

Carl's professional experience includes:

- Project Management
  - Works closely with the client and provides project status updates
  - Project coordination with architects and other design professionals
  - Coordination with regulatory agencies to ensure a constructible product is prepared which is in compliance with all applicable standards
  - Construction Management: shop drawing review, construction observation, client and contractor project coordination meetings
- Land Development/Site Design
  - Utility/Distribution Layout and Design
  - Grading Plans (Balance Cut and Fill)
  - Water System Analysis and Design
  - Pump Station Design and Analysis
  - Erosion and Sediment Control Plans
  - Stormwater Management
  - Value Engineering
  - ADA Compliance
  - LEED Compliance
  - Sanitary Sewer
  - Water Quality
  - Fire Coverage
  - Storm Sewer
- Roadway Design/Traffic Analysis
  - Roadway Capacity/Turn-Lane Analysis
  - Vertical and Horizontal Alignment
    - Pavement Design
    - Parking Analysis



*Ryan S. Boshart, PE*  
*Civil Engineer*

Education

- Bachelor of Science, Civil Engineering
- Virginia Tech - 2013

Licensure

- Engineering - Virginia - 2017

Years Experience

- VE: 2017 - Present
- AES Consulting Engineer: 2013-2017
- Balzer & Associates: 2012-2013

Ryan has experience working on a vast array of projects including drainage improvement projects, small and large residential subdivisions, large Master Planned communities, large and small commercial and industrial site plans. While he enjoys working on all aspects of development, he takes great pride in the unique, innovative, and cost saving approaches to Grading & Stormwater Management design that he and the team employs to the benefit of the client. One of his main focuses is to ensure that a high quality product is delivered on time while exceeding expectations on the quality of work.

Ryan's professional experience includes:

- Project Management
  - Working with the client and project team to ensure timely deliverable are met
  - Working with regulatory agencies & municipalities to reach site plan approval
  - Construction management & value engineering
- Site Engineering
  - Grading Design
  - Stormwater Management Design & Calculations
  - Erosion & Sediment Control Design
  - Water System Design
  - Sewer System Design
  - Site Layout & Design
  - Demolition Plans & Construction sequencing
  - Road Design