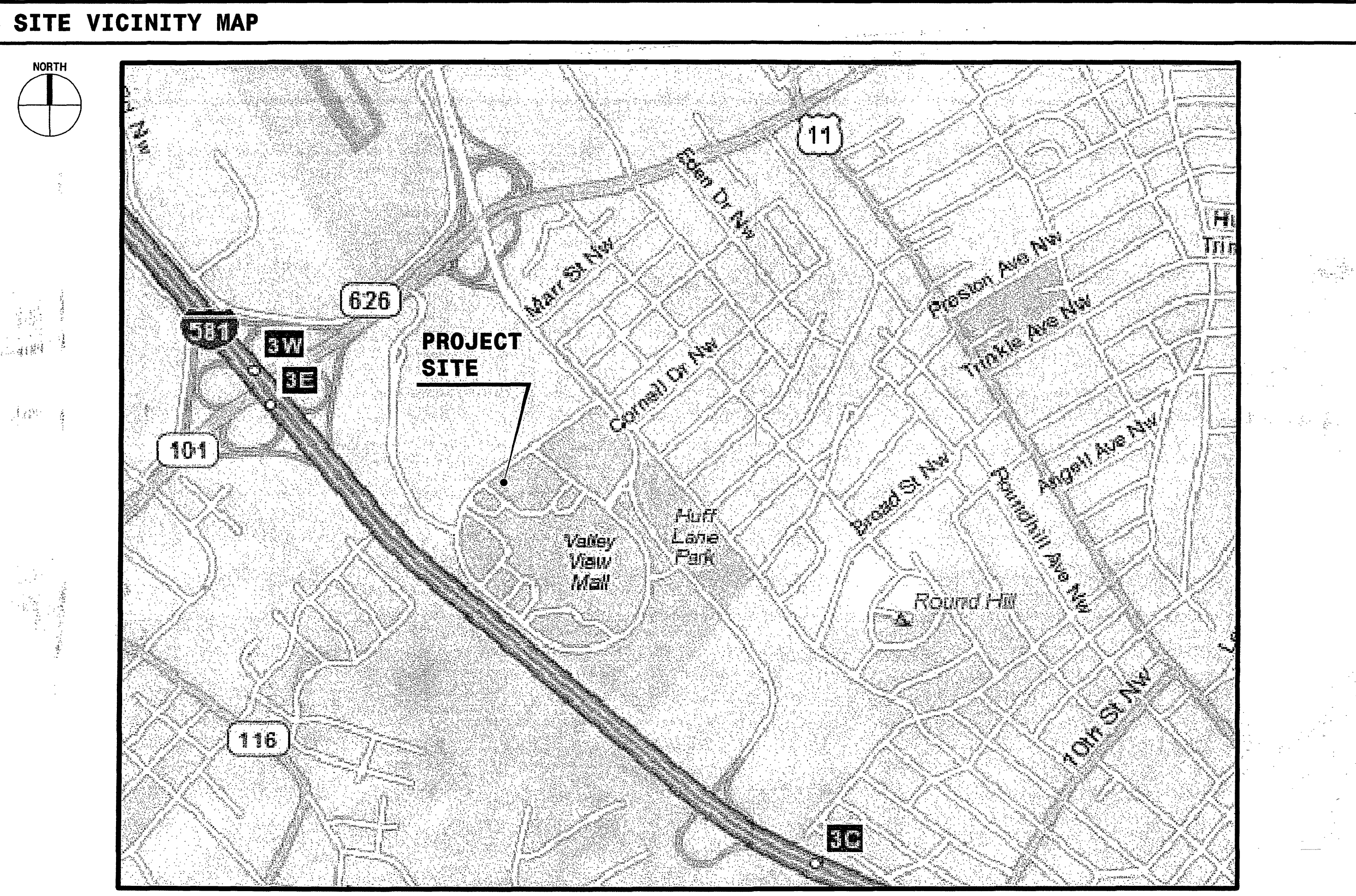


LEGEND		
EXISTING	PROPOSED	
---	---	BOUNDARY LINE / ROAD R/W
---	---	ROAD / DRIVEWAY CENTERLINE
---	---	SANITARY SEWER
---	---	STORM DRAIN
---	---	WATER MAIN
---	---	GAS MAIN
---	---	OVERHEAD POWER LINE
---	---	UNDERGROUND PRIMARY POWER
---	---	UNDERGROUND SECONDARY POWER
---	---	UNDERGROUND TELEPHONE
---	---	UNDERGROUND CABLE TELEVISION
---	---	UTILITY LINE AS NOTED
---	---	FIRE HYDRANT
---	---	FIRE DEPARTMENT CONNECTION
---	---	POWER POLE
---	---	WATER METER / BACKFLOW PREVENTOR
---	---	GAS/WATER VALVE
---	---	POST-INDICATOR VALVE
---	---	CLEAN OUT / DOUBLE CLEAN-OUT
---	---	INLET (TYPE AS NOTED)
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	SITE LIGHT POLE AND FIXTURE
---	---	TELEPHONE PEDESTAL
---	---	UTILITY BOX AS NOTED
---	---	FINISHED GRADE ELEVATION
---	---	TOP OF WALK ELEVATION
---	---	TOP OF CURB ELEVATION
---	---	TOP OF PAVING ELEVATION
---	---	GUTTER ELEVATION
---	---	INVERT ELEVATION
---	---	ASPHALT PAVEMENT
---	---	CONCRETE PAVEMENT
---	---	CONCRETE CURB
---	---	CONCRETE CURB & GUTTER
---	---	CONTOUR
---	---	DRAINAGE FLOW
---	---	REINFORCED CONCRETE PIPE
---	---	CORRUGATED PLASTIC PIPE
---	---	HIGH DENSITY POLYETHYLENE PIPE
---	---	POLYVINYL CHLORIDE PIPE
---	---	DUCTILE IRON PIPE
---	---	UNDERGROUND
---	---	ABOVEGROUND
---	---	EXISTING

SITE DEVELOPMENT PLANS FOR LONGHORN STEAKHOUSE 4845 VALLEY VIEW BOULEVARD ROANOKE, VIRGINIA 24012



GENERAL NOTES:

- A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
- WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.
- SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OTHERS AND HAS NOT BEEN FIELD VERIFIED BY THE ENGINEER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STATE'S LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITIES.
- ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE.
- ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE, & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.
- ANY CONSTRUCTION TRAILERS USED ON-SITE SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING INFRASTRUCTURE WITHIN THE SITE OR ADJOINING PROPERTIES (I.E. PAVEMENT, CURB, SIDEWALK, UTILITIES, LANDSCAPED AREAS, ETC.). CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IF NECESSARY, OR PRIOR TO THE END OF THE JOB AND AT NO COST TO THE OWNER IN ACCORDANCE WITH LOCAL REGULATOR REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL UTILITIES BY THE APPROPRIATE UTILITY COMPANY AND SUBCONTRACTORS PERFORMING WORK TO AVOID CONFLICTS. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING INSTALLATION OF ALL UTILITIES IN A TIMELY, ORGANIZED, AND SYSTEMATIC MANNER.
- IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO MAKING FIELD ADJUSTMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LEGAL MANNER.
- THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AVAILABLE FROM THE OWNER AND COMPLY WITH ALL REPORT RECOMMENDATIONS. IF A CONFLICT ARISES BETWEEN CIVIL DOCUMENTS AND GEOTECHNICAL REPORT, THE MORE STRINGENT SHALL GOVERN.

SHEET INDEX

SHT. NO.	SHEET NAME
C1.1	CIVIL COVER SHEET
C1.2	TOPOGRAPHIC SURVEY
C2.1	SITE DEMOLITION PLAN
C2.2	INITIAL EROSION CONTROL PLAN
C2.3	FINAL EROSION CONTROL PLAN
C2.4	EROSION CONTROL DETAILS
C2.5	EROSION CONTROL DETAILS
C2.6	EROSION CONTROL DETAILS
C3.1	CIVIL SITE PLAN
C3.2	SITE DIMENSIONAL CONTROL PLAN
C4.1	SITE GRADING PLAN
C4.2	SITE DRAINAGE PLAN
C4.3	PRE DEVELOPMENT PLAN
C4.4	POST DEVELOPMENT PLAN
C5.1	SITE UTILITY PLAN
C6.1	SITE, PAVING, GRADING & DRAINAGE DETAILS
C7.1	SITE UTILITY DETAILS
C8.1	CIVIL SPECIFICATIONS
C8.2	CIVIL SPECIFICATIONS
C8.3	CIVIL SPECIFICATIONS
C8.4	CIVIL SPECIFICATIONS
C8.5	GEOTECHNICAL REPORT
C8.6	GEOTECHNICAL REPORT
L1.1	SITE LANDSCAPE PLAN
L1.2	BUILDING AREA LANDSCAPE PLAN
L2.1	SITE IRRIGATION PLAN
LS1	LANDSCAPE SPECIFICATIONS
SP1.1	SITE PLAN
SP2.1	SITE DETAILS
SP2.2	SITE DETAILS
A3.1	ROOF PLAN
A6.7	WALL SECTIONS
P6.1	PLUMBING DETAILS & SPECIFICATIONS
E1.2	ELECTRIC SITE PHOTOMETRIC PLAN

City Construction Notes to be Included on Plans

Notice: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

Construction Procedure Requirements

- Right-of-Way Excavation Permit** - Prior to the commencement of any digging, alteration or construction within the public right-of-way (streets, alleys, public easements), a right-of-way excavation permit shall be applied for and obtained by the contractor from the City of Roanoke.
- Land Disturbance Permit** - An approved erosion and sediment control plan for any borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
- Plans and Permits** - A copy of the plans as approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
- Location of Utilities** - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- Construction Entrance** - The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of construction entrance shall be as shown on the plans.
- Streets to Remain Clean** - It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
- Barricades/Ditches** - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
- Sewer and Pavement Replacement** - Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke and the Western Virginia Water Authority.
- Approved Plans/Construction Changes** - Any change or variation from construction design as shown on the officially approved plans shall be approved by the erosion and sediment control agent prior to said changes or variation in construction being made.
- Final Acceptance/City** - The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm drain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.

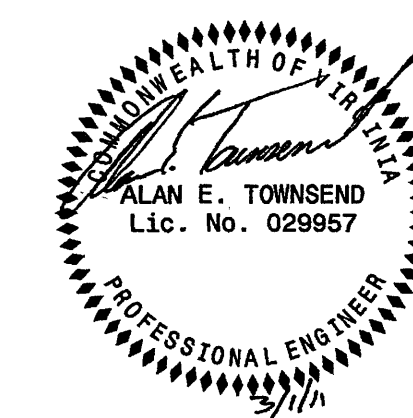
Note: The above City construction notes should be shown on the front or cover sheet of the development or construction plan.

PROJECT CONTACTS

DEVELOPER	SURVEYOR	CIVIL/SITE	LANDSCAPE	ZONING/PLANNING	CITY ENGINEERING	BUILDING DEPARTMENT
DARDEN RESTAURANTS, INC. 1000 DARDEN CENTER DRIVE ORLANDO, FL 32837 CONTACT: BRETT MASHCHAK PHONE: 407-245-8971 FAX: 407-241-6866 EMAIL: BMASHCHAK@DARDEN.COM MOBILE: 678-644-7479	CHRISTOPHER CONSULTANTS, INC. 8417 INNOVATION DRIVE MANASSAS, VA 20110 CONTACT: CHRISTOPHER C. FILMORE, LS PHONE: 703-393-9887 FAX: 703-393-9076 EMAIL: chrisfilmore@ccl-eng.com	HUSSEY, GAY, BELL & DEYOUNG, INC. 474 WANDO PARK BOULEVARD MOUNT PLEASANT, SC 29464 CONTACT: ALAN TOWNSEND, PE (GARY JENSEN) PHONE: 843-849-7500 FAX: 843-849-7502 EMAIL: GJENSEN@HGBD.COM	HUSSEY, GAY, BELL & DEYOUNG, INC. 8417 INNOVATION DRIVE MOUNT PLEASANT, SC 29464 CONTACT: HAMMOND EVE, CL (GARY JENSEN) PHONE: 843-849-7500 FAX: 843-849-7502 EMAIL: GJENSEN@HGBD.COM	CITY OF ROANOKE 215 CHURCH AVE. SW ROANOKE, VA 24011 CONTACT: CHRIS CHITTUM PHONE: 540-853-2356 FAX: 540-853-1292 EMAIL: chris.chittum@roanoke.gov	CITY OF ROANOKE 215 CHURCH AVE. SW ROANOKE, VA 24011 CONTACT: PHIL SCHIRMER PHONE: 540-853-1292 FAX: 540-853-1891 EMAIL: phil.schirmer@roanoke.gov	CITY OF ROANOKE 215 CHURCH AVE. SW ROOM 170 ROANOKE, VA 24011 CONTACT: JEFF SHAWVER PHONE: 540-853-1891 FAX: 540-853-1891 EMAIL: jeff.shawver@roanoke.gov

* SEE SITE UTILITY PLAN FOR UTILITY CONTACTS.

* THE INDIVIDUALS LISTED HERE-IN ARE INTENDED TO BE POINTS OF CONTACT AND ARE NOT NECESSARILY THE PROFESSIONALS OF RECORD. REFER TO THE INDIVIDUAL DISCIPLINE PLANS FOR INFORMATION REGARDING THE RESPECTIVE PROFESSIONALS OF RECORD.



Issue Date: 01.06.2011

REVISION INFORMATION

NO.	REVISION
1	
2	02/07/11
3	02/07/11
4	2/28/2011
5	
6	
7	
8	

Restaurant #: 5399

LONGHORN
LH7.5-L

VALLEY VIEW MALL
VALLEY VIEW BLVD NW

ROANOKE, VA

Drawing

CIVIL
COVER SHEET

C1.1

As-Built K. Winslow

5.19.11