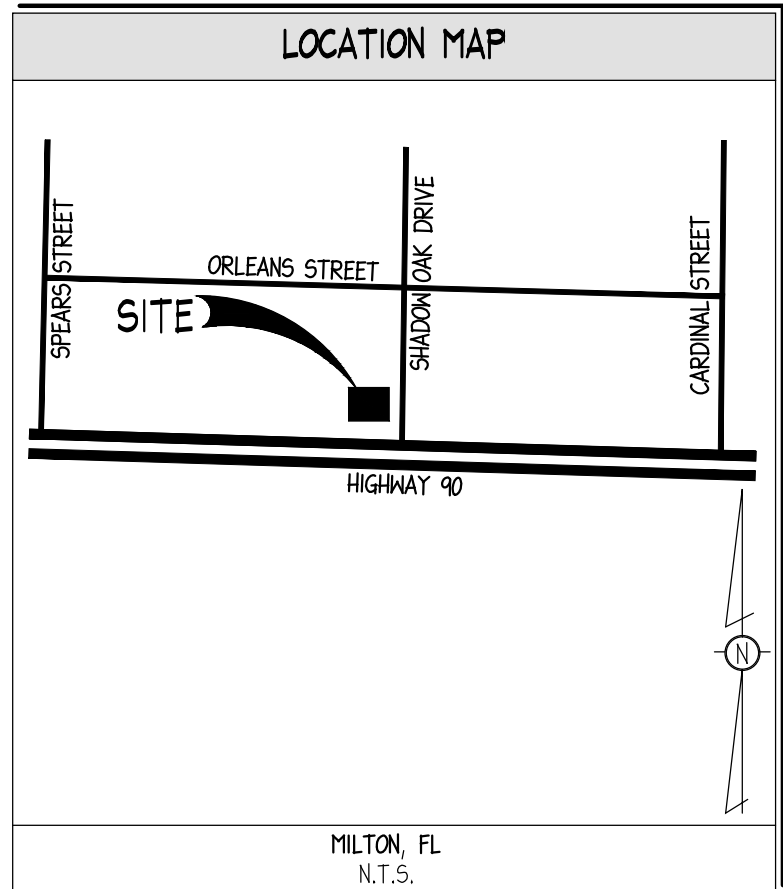


- PAVING LEGEND**
- HEAVY DUTY PAVEMENT SECTION:
DETAIL 2A/SHEET C03.4
 - LIGHT DUTY PAVEMENT SECTION:
DETAIL 2B, SHEET C03.4
 - CONCRETE SECTIONS:
SIDEWALK: DETAIL 9/SHEET C03.3
DUMPSTER APPROACH PAD: DETAIL 1/SHEET C03.4 (TYPE B)

- BUILDING AREA NOTES**
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC., WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 141.3-1).
 - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.
 - SEE SHEET C03.1 FOR GENERAL NOTES.



SITE INFORMATION

JURISDICTION: SANTA ROSA COUNTY, FLORIDA

ZONING: FLU - C011 - COMMERCIAL

REQUIRED BUILDING SETBACKS:

FRONT:	50'
SIDE (EAST @ R.O.M.):	25'
SIDE (EAST ADJACENT TO R):	30'
SIDE (WEST):	5'
REAR:	25'

REQUIRED PARKING: 1 SPACE PER 100 SF OF GROSS FLOOR AREA
26 SPACES

PROPOSED PARKING:

9' X 18' (REGULAR) =	32
12' X 18' (H.C.) =	2
TOTAL	34

DRIVE AISLE: 24' TWO WAY
16' ONE WAY

SITE AREA CALCULATIONS:

SITE:	±0.988 AC.	(43,493.60 S.F.)
PERVIOUS AREA:	±0.929 AC.	(40,707 S.F.) 28.2%
IMPERVIOUS AREA:	±0.706 AC.	(30,787 S.F.) 71.8%
DISTURBED AREA:	±1.142 AC.	(49,784 S.F.)

GREASE TRAP:
USING FLORIDA ADMINISTRATIVE CODE 64E-6.03(7)(D), THE REQUIRED GREASE TRAP CAPACITY IS 378 GALLONS.
CALCULATION SHOWN BELOW:

RESTAURANTS: (S) X (GS) X (HR/2) X (LF) = EFFECTIVE CAPACITY OF GREASE INTERCEPTOR IN GALLONS.
S = NUMBER OF SEATS IN THE DINING AREA = 42
GS = GALLONS OF WASTEWATER PER SEAT; USE 25 GALLONS FOR ORDINARY RESTAURANT; USE 10 GALLONS FOR SINGLE SERVICE ARTISAN RESTAURANTS.
HR = NUMBER OF HOURS ESTABLISHMENT IS OPEN = 11
LF = LOADING FACTOR: USE 2.0 INTERSTATE HIGHWAYS, 1.5 OTHER FREEWAYS, 1.25 RECREATIONAL AREAS, 1.0 MAIN HIGHWAYS, AND 0.75 OTHER ROADS.

RESTAURANTS: (42 SEATS) X (10 GAL/SEAT) X (11 HR/2 HR) X (1) = 378 GALLONS
THEREFORE, ONE 750 GALLON GREASE TRAP WILL BE UTILIZED.

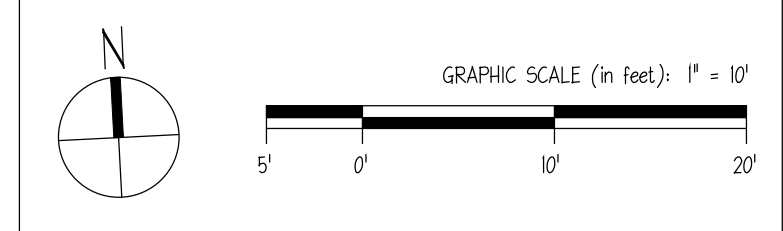
FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. NO. 121800404G, DATED 12/19/2006. SEE MAP ON SHEET C03.1.

EXISTING INFORMATION:
PROVIDED BY ATWELL, DATED 08/20/2016 (SEE SHEET C02.0).

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-8411



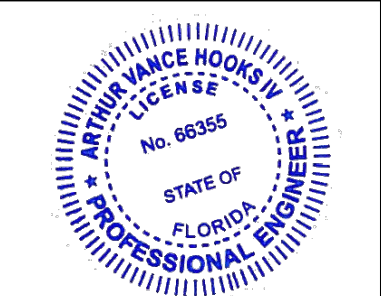
CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.



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STATE OF FLORIDA
AUTHORIZATION NUMBER
8370

PANDA EXPRESS
MILTON, FL
SB-17-D5197



CLIENT:
PANDA RESTAURANT GROUP
1683 WALNUT GROVE AVENUE
ROSEMead, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY	
1	ISSUED FOR PERMITTING/BID

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IE PROJ # 160207
DWG NAME 160207 C03.DWG
ISSUE DATE 1/11/2017
IE PROJ TIGR: AH

BUILDING AREA
SITE PLAN

C03.1
SHEET NUMBER

ISSUED FOR PERMITTING/BID