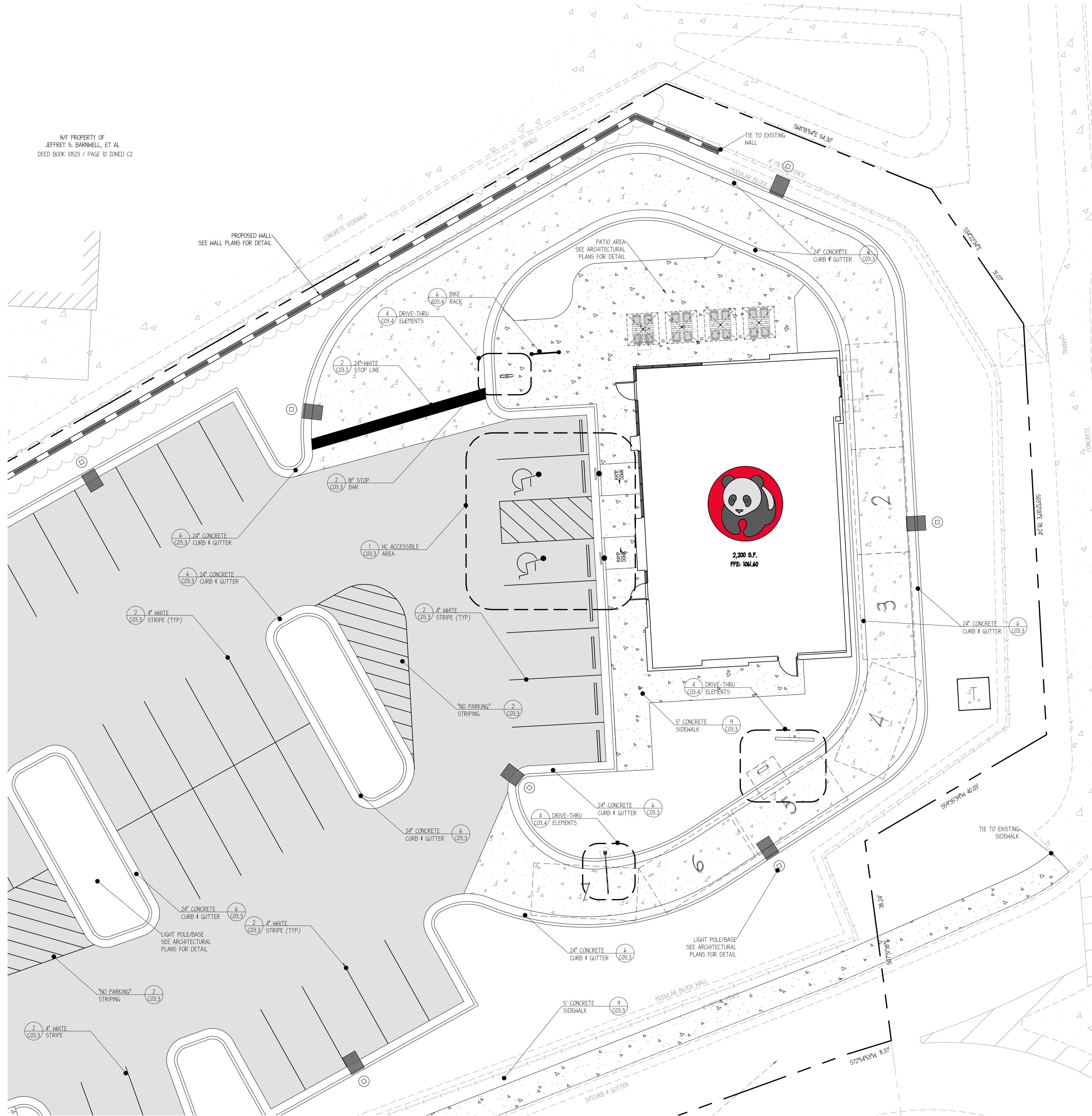


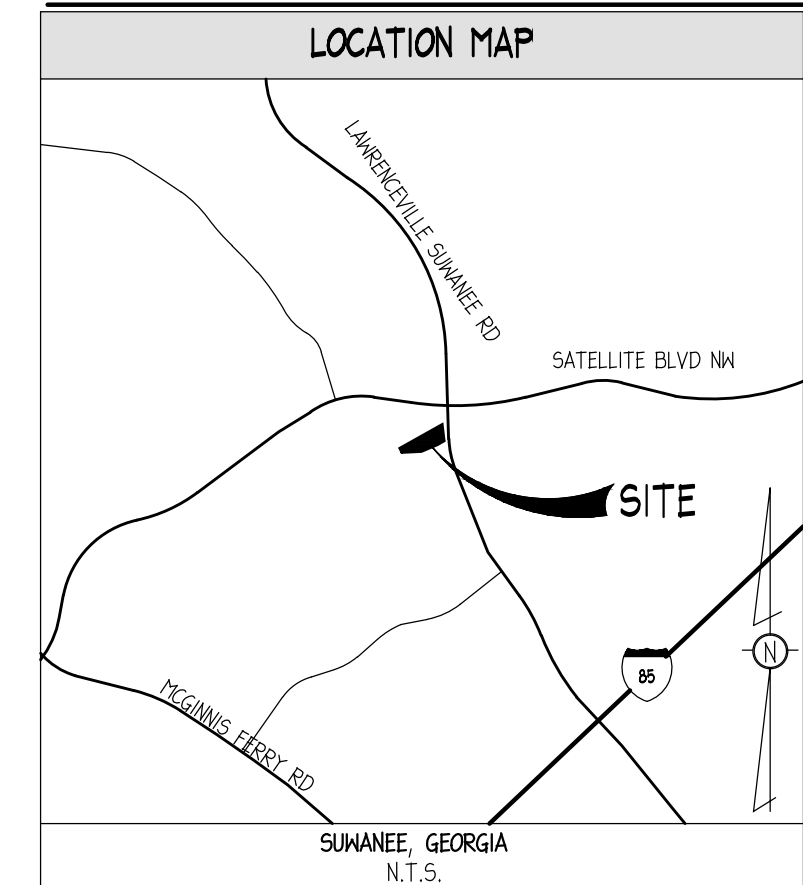
N/E PROPERTY OF
JEFFREY S. SHANKS, ET AL
DEED BOOK 1523 / PAGE 10 ZONED C2



- 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 C01.1 FOR GENERAL NOTES.



SITE INFORMATION

JURISDICTION: SUNNÉE, GEORGIA
GWINNETT COUNTY

ZONING: PMUD (PLANNED MULTI-USE DEVELOPMENT)

REQUIRED BUILDING SETBACKS:
FRONT: TBD
SIDE: TBD
SIDE: TBD
REAR: TBD

REQUIRED PARKING:
MINIMUM: (1 SPACE PER 125 SF OF GROSS FLOOR AREA) + SPACES 18
MAXIMUM: (1 SPACE PER 75 SF OF GROSS FLOOR AREA) + SPACES 30

PROPOSED PARKING:
9' X 19' (REGULAR) = 38
8' X 19' (H.K.) = 2
TOTAL = 40

DRIVE AISLE: 22'

SITE AREA CALCULATIONS:
SITE: ±1.25 AC.
PERVIOUS AREA: ±0.48 (38%) AC.
IMPERVIOUS AREA: ±0.77 (62%) AC.
DISTURBED AREA: ±1.17 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 1355004M, DATED 09/29/2006.

EXISTING INFORMATION:
PROVIDED BY GEOSURVEY, LTD., DATED 12/12/2016 (SEE SHEET C02.0).

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

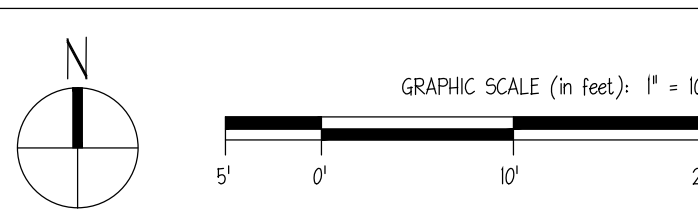
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING
UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO
STARTING CONSTRUCTION AND ALERT ENGINEER TO
ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
JOE CELENTO
(912) 201-2129

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.



ingenium
ENTERPRISES
PLANNING & ENGINEERING
221 ROSWELL ST.
SUITE 100
ALPHARETTA, GA 30009
770.437.8950
WWW.INGENIUMTEAM.COM



PANDA EXPRESS
3276 LAWRENCEVILLE-SUNNÉE RD.
SUNNÉE, GEORGIA



CLIENT:
**PANDA RESTAURANT
GROUP, INC.**
1683 WALNUT GROVE AVE
ROSEMead, CA 91770
PHONE: (626) 372-8119

REVISION HISTORY	
1	ISSUED FOR PERMITTING

THE CIVIL ENGINEER REGULARLY UPDATES
ELECTRONIC FILES DURING THE DEVELOPMENT OF A
PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY
CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE
MAY NOT NECESSARILY REFLECT THE COMPLETE
SCORE OR CONTENT AS DEFINED IN THE CONTRACT.
THE CONTENTS IN THESE FILES MAY THEREFORE BE
PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND
SUBJECT TO CHANGE. FURTHERMORE, THE
INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE
PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL
DESIGN REPRESENTED HEREIN BY THIS INFORMATION
SHALL NOT BE USED, ALTERED, OR REPRODUCED IN
CONSIST OF THE CIVIL ENGINEER. THESE PLANS ARE
SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF
THESE PLANS WITHOUT EXPRESSED WRITTEN PERMISSION OF
THE CIVIL ENGINEER IS PROHIBITED.

PROJ. # 162051
DWG. NAME 162051_C03.DWG
ISSUE DATE 02/22/2017
PROJ. TGR: EB

**BUILDING AREA
SITE PLAN**

C03.1
SHEET NUMBER

ISSUE FOR PERMITTING/BD