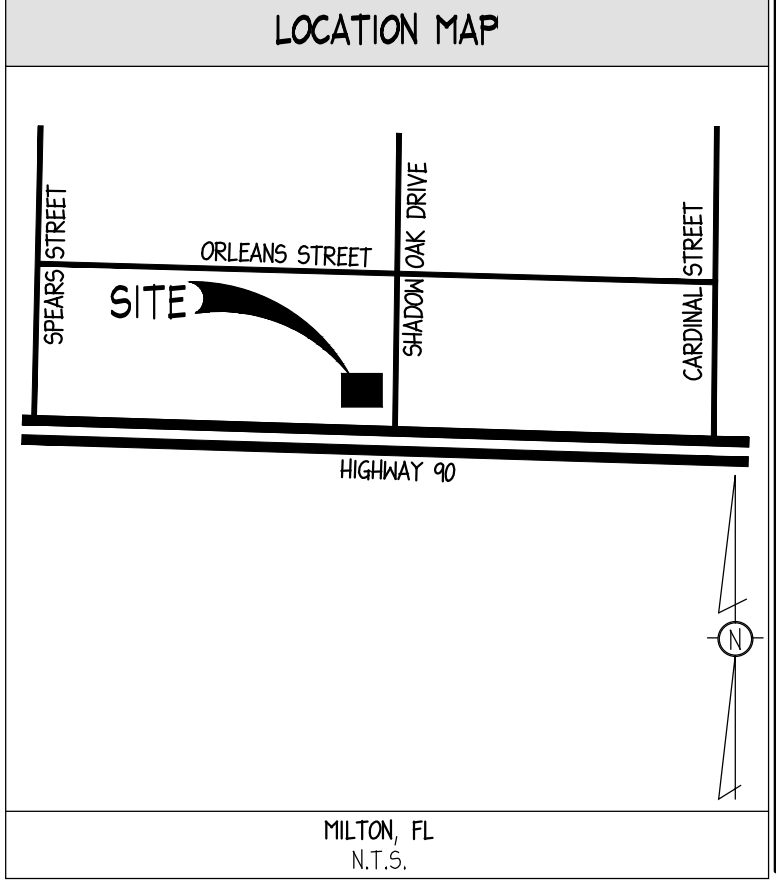


- PAVING LEGEND**
- HEAVY DUTY PAVEMENT SECTION:
DETAIL 2A/SHEET C03.4
 - LIGHT DUTY PAVEMENT SECTION:
DETAIL 2B, SHEET C03.4
 - CONCRETE SECTIONS:
SIDEWALK: DETAIL 9/SHEET C03.3
DUMPSTER APPROACH PAD: DETAIL 1/SHEET C03.4 (TYPE B)



- SITE NOTES**
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
 - ALL WORK SHALL COMPLY WITH SANTA ROSA COUNTY, STATE OF FL, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 - BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE OF FL TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION.
 - ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.
 - SEE SHEET C01 FOR GENERAL NOTES.

- SITE INFORMATION**
- JURISDICTION:** SANTA ROSA COUNTY, FLORIDA
- ZONING:** FLU - COMM - COMMERCIAL
- REQUIRED BUILDING SETBACKS:**
- | | |
|-------------------------------|-----|
| FRONT: | 25' |
| SIDE (EAST @ R.O.W.): | 30' |
| SIDE (EAST ADJACENT TO R.I.): | 5' |
| REAR: | 25' |
- REQUIRED PARKING:** 1 SPACE PER 100 SF OF GROSS FLOOR AREA
2% SPACES
- PROPOSED PARKING:**
- | | |
|---------------------|----|
| 4' X 10' (REGULAR): | 32 |
| 12' X 10' (HC): | 2 |
| TOTAL: | 34 |
- DRIVE AISLE:** 24' TWO WAY
16' ONE WAY
- SITE AREA CALCULATIONS:**
- | | | |
|------------------|------------|----------------------|
| SITE: | 10,998 AC. | (143,493.60 S.F.) |
| PERVIOUS AREA: | 10,929 AC. | (142,707 S.F.) 28.24 |
| IMPERVIOUS AREA: | 10,706 AC. | (140,787 S.F.) 71.88 |
| DISTURBED AREA: | 11,142 AC. | (147,784 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 (CS) X (HR/2) X (LF) = EFFECTIVE CAPACITY OF GREASE INTERCEPTOR IN GALLONS.**
- S = NUMBER OF SEATS IN THE DINING AREA = 42
CS = 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. 2185C0426G, DATED 12/19/2006. SEE MAP ON SHEET C01.
- EXISTING INFORMATION:**
PROVIDED BY ATWELL, DATED 08/20/2016 (SEE SHEET C02.0).

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

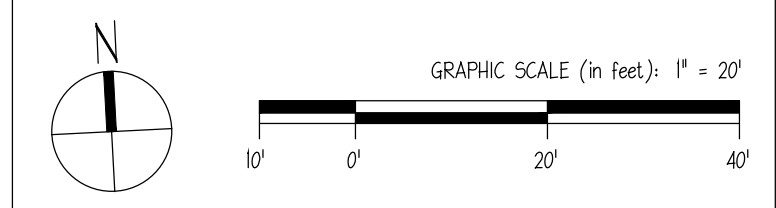
CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

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

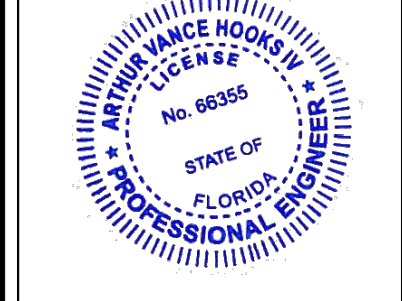
CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

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



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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 TGR: JAH

SITE PLAN

C03.0
SHEET NUMBER

ISSUED FOR PERMITTING/BID