SITE DEVELOPMENT PLANS FOR:

PROJECT CONTACTS

CURRENT OWNER
MR. J.V. WEEKS
4470 STEPHENS ROAD
PACE, FL 32571

DEVELOPER
PANDA RESTAURANT GROUP, INC
MRS. JANICE MORRIS
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 799-9898

CIVIL ENGINEER
INGENIUM ENTERPRISES, INC.
3650 MANSELL ROAD, SUITE 495
ALPHARETTA, GA 30022
PHONE: (770) 457-8850

ARCHITECT
RANDY REYNOLDS ARCHITECT
MR. RANDY REYNOLDS
1702 MILDARE COURT
THOMPSON STATION, TN 37179
PHONE: (615) 598-0675
FAX: (866) 584-1225

LAND SURVEYOR
ATWELL
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
PHONE: (770) 423-0807

MEP
KURZYNSKE & ASSOCIATES
MR. ANDY KURZYNSKE
825 3RD AVENUE SOUTH
PHONE: (615) 255-5203

SITE LIGHTING
VILLA LIGHTING SUPPLY
MR. JEFF CLAUSS
PHONE: (314) 633-0442
FAX: (314) 633-0443

MUNICIPAL SEWER AGENCY
PACE WATER SYSTEM, INC.
MR. RACHEL LEE
4404 WOODBINE ROAD
PACE, FL 32571
PHONE: (850) 994-5129

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PACE, FL 32571
PHONE: (850) 994-5129

ELECTRIC
GULF POWER COMPANY
MR. TOGI PACE
5120 DOGWOOD DRIVE
MILTON,, FL 32570
PHONE: (850) 429-2422

GAS
CITY OF MILTON PUBLIC WORKS DEPT.
MR. GEORGE RIALS
6738 DIXON STREET
MILTON, FL 32572
PHONE: (850) 983-5410

TELEPHONE COMPANY
AT&T
PHONE: (850) 994-3250

LANDSCAPE ARCHITECT
MR. ALAN HOLT, ASLA
P.O. BOX 2549
PANAMA CITY, FL 32402
PHONE: (850) 914-9006

SIGNAGE
ATLAS SIGN INDUSTRIES
MR. CHRIS THOMAS
PHONE: (561) 676-6325
FAX: (704) 786-3826

SANTA ROSA COUNTY NOTES

1. A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED BEFORE COMMENCING WORK IN A COUNTY RIGHT OF WAY.
2. AT COMPLETION OF CONSTRUCTION, ALL EXPOSED DIRT SHALL BE STABILIZED WITH SOD, A HAY/SEED MIX OR HYDRO-SEED.
3. NO MORE THA 50% OF REQUIRED LANDSCAPING MATERIAL MAY BE OF THE SAME SPECIES.
4. A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE.
5. THEE CONTRACTOR/OWNER SHOULD COORDINATE WITH THE COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION PRIOR TO PURCHASING OR INSTALLING LANDSCAPING TO DETERMINE CREDIT FOR EXISTING VEGETATION TO (PARTIALLY) MEET THE LANDSCAPING REQUIREMENTS SHOWN ON THIS PLAN.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 29 WEST, SAID PARCEL BEING A COMPOSED OF LOTS 15 AND 16, AND A PORTION OF LOTS 3 AND 14 OF PINE GROVE SUBDIVISION, AS RECORDED IN PLAT BOOK B, PAGE 5, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT (BUSTED), SAID POINT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SHADOW OAK DRIVE (60' RIGHT OF WAY), SHOWN AS SPENCER STREET ON THE AFOREMENTIONED PINE GROVE SUBDIVISION, AND THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 90 ALSO KNOWN AS CAROLINE STREET (150' RIGHT OF WAY); THENCE RUN NORTH 87 DEGREES 30 MINUTES 12 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF SAID CAROLINE STREET FOR A DISTANCE OF 244.96 FEET TO A SET 5/8 INCH CAPPED REBAR STAMPED LB 7852; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 02 DEGREES 20 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 299.88 FEET TO A SET 5/8 INCH CAPPED REBAR STAMPED LB 7852, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF ORLEANS STREET (60' RIGHT OF WAY), ALSO KNOWN AS PINE STREET PER THE AFOREMENTIONED PINE GROVE SUBDIVISION; THENCE RUN SOUTH 87 DEGREES 31 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 45.00 FEET TO A FOUND 1 INCH OPENTOP PIPE, SAID POINT LYING ON THE WESTERLY LINE OF LOT 2 OF SAID PINE GROVE SUBDIVISION; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 02 DEGREES 29 MINUTES 34 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 150.03 FEET TO A FOUND 1 INCH OPENTOP PIPE, SAID POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 87 DEGREES 33 MINUTES 29 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2 AND THE NORTHERLY LINE OF LOTS 15 & 16 FOR A DISTANCE OF 200.55 FEET TO A FOUND 1/2 INCH REBAR, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY OF THE AFOREMENTIONED SHADOW OAK DRIVE; THENCE RUN SOUTH 02 DEGREES 29 MINUTES 29 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 150.06 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 43,493.6 SQUARE FEET OR 0.998 ACRES.

PANDA EXPRESS

HWY 90 & SHADOW OAK DRIVE
SECTION 11, TOWNSHIP 1, RANGE 29
SANTA ROSA COUNTY, MILTON, FL

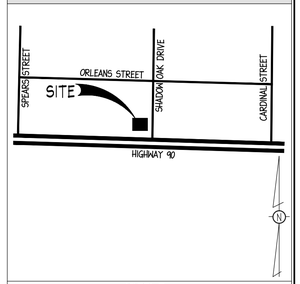
PREPARED BY:
ingenium ENTERPRISES
PLANNING & ENGINEERING

PREPARED FOR:
PANDA RESTAURANT GROUP
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REGIONAL MAP

SANTA ROSA COUNTY, FL
N.T.S.

LOCATION MAP



MILTON, FL
N.T.S.

SITE INFORMATION

JURISDICTION: SANTA ROSA COUNTY, FLORIDA

ZONING: FLU = COMM - COMMERCIAL

REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE (EAST @ R.O.W.): 25'
SIDE: (EAST ADJACENT TO RI) 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' (HC) = 2
TOTAL = 34

DRIVE AISLE: 24' TWO WAY
16' ONE WAY

SITE AREA CALCULATIONS:
SITE: ±0.998 AC. (±43,493.60 S.F.)
PERVIOUS AREA: ±0.929 AC. (±12,707 S.F.) 28.2%
IMPERVIOUS AREA: ±0.706 AC. (±30,787 S.F.) 71.8%
DISTURBED AREA: ±1.142 AC. (±47,784 S.F.)

GREASE TRAP:
USING FLORIDA ADMINISTRATIVE CODE 64E-6.013(7)(D), THE REQUIRED GREASE TRAP CAPACITY IS 378 GALLONS.
CALCULATION SHOWN BELOW:

RESTAURANTS: (S) X (GS) X (HR/12) 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 ARTICLE 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/12 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. **12113C0426G**, DATED **12/19/2006**. SEE MAP ON SHEET C01.1.

EXISTING INFORMATION:
PROVIDED BY **ATWELL**, DATED **08/26/2016** (SEE SHEET C02.0).

THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.

Sunshine811 Always call 811 before you dig.

CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

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

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

THE GEOTECHNICAL INVESTIGATION PREPARED BY NAME, DATED DATE AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.

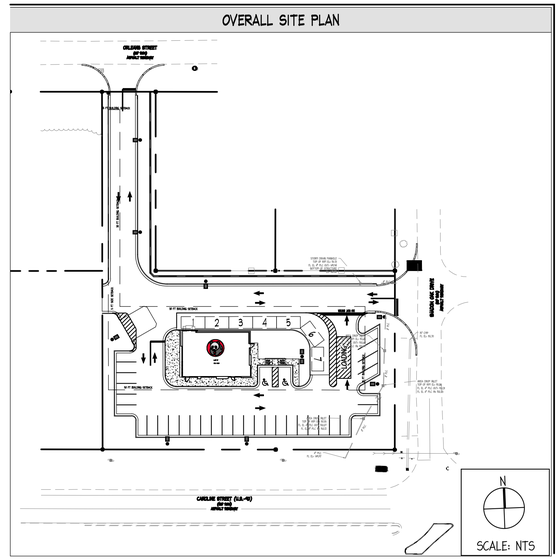
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

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

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

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

OVERALL SITE PLAN



SHEET INDEX

NO.	TITLE	ISSUE 01 - ISSUE FOR PERMIT 10/2016	ISSUE 02 - RESUBMIT TO COUNTY & ISSUE FOR BID 01/2017						
C01.0	COVER SHEET	●	●						
C01.1	GENERAL NOTES	●	●						
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	●	●						
C02.1	ALTA/ACSM SURVEY (BY OTHERS)	●	●						
C02.2	DEMOLITION PLAN	●	●						
C03.0	SITE PLAN	●	●						
C03.1	BUILDING AREA SITE PLAN	●	●						
C03.2	STAKING PLAN	●	●						
C03.3	HARDSCAPE DETAILS I	●	●						
C03.4	HARDSCAPE DETAILS II	●	●						
C04.0	UTILITY PLAN	●	●						
C04.1	BUILDING AREA UTILITY PLAN	●	●						
C04.2	UTILITY DETAILS I	●	●						
C04.3	UTILITY DETAILS II	●	●						
C04.4	UTILITY DETAILS III	●	●						
C04.5	UTILITY DETAILS IV	●	●						
C04.6	PIPE PROFILES I	●	●						
C04.7	PIPE PROFILES II	●	●						
C05.0	GRADING AND DRAINAGE PLAN	●	●						
C05.1	BUILDING AREA DRAINAGE PLAN	●	●						
C06.0	SWPPP PLAN	●	●						
C06.1	ESPC PLAN - CLEARING PHASE	●	●						
C06.2	ESPC PLAN - GRADING PHASE	●	●						
C06.3	ESPC PLAN - FINAL PHASE	●	●						
C06.4	ESPC DETAILS I	●	●						
C06.5	ESPC DETAILS II	●	●						
L01.0	LANDSCAPE PLAN	●	●						
L01.1	LANDSCAPE DETAILS	●	●						
P01.1	PLAT (BY OTHERS)	●	●						

ingenium ENTERPRISES
PLANNING & ENGINEERING
3650 MANSELL ROAD
SUITE 495
ALPHARETTA, GA 30022
770.457.8850 OFFICE | 844.833.6661 FAX
www.ingeniumteam.com

ARTHUR VINCE HOOKS IV LICENSE No. 68356 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATE OF FLORIDA
AUTHORIZATION NUMBER
8370

PANDA EXPRESS
MILTON, FL
S8-17-D5197

PLANS FOR:
PANDA EXPRESS · CHINESE KITCHEN

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

REVISION HISTORY

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IE PROJ #	160207
DWG NAME	160207 C01.DWG
ISSUE DATE	1/11/2017
IE PROJ MGR	AH

COVER SHEET

C01.0
SHEET NUMBER

ISSUED FOR PERMITTING/BID