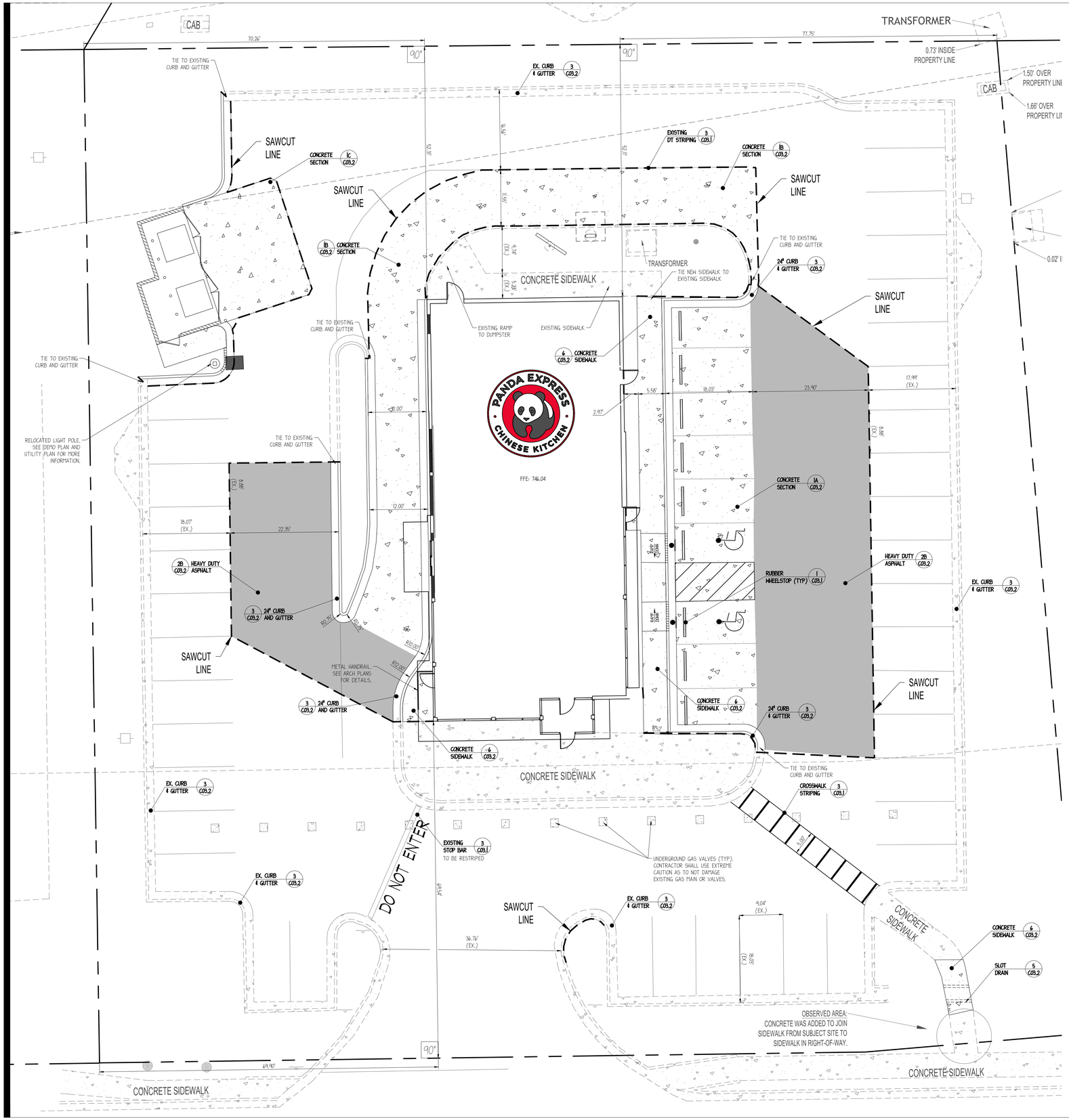

PAVING LEGEND

HEAVY DUTY PAVEMENT SECTION:
DETAIL 2A/SHEET C03.2

LIGHT DUTY PAVEMENT SECTION:
DETAIL 2B, SHEET C03.2

CONCRETE SECTIONS:
SIDEWALK: DETAIL 05/SHEET C03.2
DRIVE-THRU: DETAIL 1, TYPE A, SHEET C03.2
PARKING: DETAIL 1, TYPE A, SHEET C03.2
DUMPSTER APPROACH PAD: DETAIL 1,TYPE B, SHEET C03.2

SITE INFORMATION

JURISDICTION: CITY OF OPELIKA

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
GATEWAY CORRIDOR OVERLAY DISTRICT

REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED LANDSCAPE STRIPS:
FRONT: 6'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED PARKING:
1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE, WHICHEVER IS GREATER, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, ASSUMING 69 SEATS AND 2,000 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE AND ASSUMING 3 STAFF MAX ON THE LARGEST SHIFT:

69 SEATS / 3 = 23 SPACES
2,000 SF / 100 SF = 20 SPACES
ASSUMING 3 STAFF MAX = 3 SPACES
23 + 3 = 26 SPACES REQUIRED

EXISTING PARKING:
9' X 18' (REGULAR) = 48
8' X 18' (HC) = 2
TOTAL = 50

PROPOSED PARKING:
9' X 18' (REGULAR) = 45 (3 EXISTING SPOTS WERE REMOVED)
8' X 18' (HC) = 2
TOTAL = 47

A TOTAL OF 3 EXISTING PARKING SPACES WERE REMOVED. NO 'NEW' PARKING HAS BEEN PROVIDED.

DRIVE ABLE: 24' (VARIES, SEE PLAN)

SITE AREA CALCULATIONS:
SITE: ±0.83 AC.
PERVIOUS AREA: ±0.24 AC.
IMPERVIOUS AREA: ±0.59 AC.
DISTURBED AREA: ±0.26 AC.

FLOOD HAZARD:
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE AS PER FEMA F.I.R.M. MAP NO. 01081C0207G, DATED 11/02/2011.

EXISTING INFORMATION:
SURVEY DONE BY: BAILEY LAND GROUP, DATED 06/26/2019, SEE SHEET C02.0

SITE LIGHTING:
PHOTOMETRICS ARE EXISTING ON SITE AND WILL BE REUSED.

SITE NOTES

1. 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..
2. ALL WORK SHALL COMPLY WITH OPELIKA AS E COUNTY, STATE OF ALABAMA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. 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.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. 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.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO 'STATE OF ALABAMA' TRANSPORTATION STANDARD SPECIFICATIONS', CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. 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.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

BUILDING AREA NOTES

1. 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 1141 3-1).
2. 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.
3. SEE SHEET C01.1 FOR GENERAL NOTES.

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

CONTRACTOR SHALL RESEAL DRIVE AISLES AND PARKING, AND RESTRIPE THE PROPOSED SITE.

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 VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

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

ALABAMA Know what's below. 811 Call before you dig.

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

N

0 10 20 Feet

SCALE 1" = 10'

PANDA EXPRESS, INC.
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Rosemead, California
91770
Telephone: 626.799.9898
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REVISIONS:

ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

SITE & STAKING PLAN

C03.0

PXP REMODEL