

PROJECT CONTACTS				
CURRENT OWNER OLD TOWN INVESTMENTS, L.L.C. 2101 W. CLINTON AVE. W. SUITE 201 HUNTSVILLE, ALABAMA 35805	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER CPH, INC. NICOLE P. LEBRON, P.E. 5601 MARINERS STREET TAMPA, FLORIDA 33609 PHONE: (813) 288-0233 nlebron@cphcorp.com	ARCHITECT CPH, INC. JOHN A. BAER A.I.A. 500 WEST FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841 jbaer@cphcorp.com	LAND SURVEYOR MULLINS, LLC JEFF MULLINS, PE 2101 W. CLINTON AVENUE, SUITE 503 HUNTSVILLE, ALABAMA 35805 PHONE: (256) 535-1200 jeff@mullinsllc.net
MEP CPH, INC. JEFFREY A. DEAL, P.E. 500 W. FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841 jdeal@cphcorp.com	SITE LIGHTING VILLA LIGHTING SUPPLY 2929 CHOUTEAU AVENUE ST. LOUIS, MISSOURI 63103 ATTN: MR. RYAN ZINSELMIEIER PHONE: (314) 633-0423 ryan.zinselmeier@villalighting.com	MUNICIPAL SEWER AGENCY MADISON UTILITIES 101 RAY SANDERSON DRIVE MADISON, ALABAMA 35758 PHONE: (256) 772-0253 RLee@masonutilities.org	MUNICIPAL WATER AGENCY MADISON UTILITIES 101 RAY SANDERSON DRIVE MADISON, ALABAMA 35758 ATTN: MR. RYAN ZINSELMIEIER PHONE: (256) 772-0253 RLee@masonutilities.org	ELECTRIC HUNTSVILLE UTILITIES 112 SPRAGINS STREET NW HUNTSVILLE, ALABAMA 35801 PHONE: (256) 535-1200 custserv@hawaii.org
GAS NORTH ALABAMA GAS 108 CHURCH STREET P.O. BOX 1428 MADISON, ALABAMA 35758 PHONE: (256) 772-0227 dmccarley@nagd.com	TELEPHONE COMPANY WOW LEAH FERGUSON 2401 10TH STREET SW HUNTSVILLE, ALABAMA PHONE: (888) 969-4249 leah.ferguson@wowinc.com	LANDSCAPE ARCHITECT CPH, INC. JIM WINTER, PLA 500 W. FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-6841 jwinter@cphcorp.com	SIGNAGE ATLAS SIGN INDUSTRIES 1077 W. BLUE HERON BOULEVARD RIVERIA BEACH, FLORIDA 33404 ATTN: KAREN VANHOY PHONE: (561) 863-6659 x3302 karen.v@atlasbtw.com	FIRE MADISON FIRE & RESCUE SCOTT ADAMS 101 MILL ROAD MADISON, ALABAMA 35758 PHONE: (256) 772-5644 scott.adams@masonal.gov
GEOTECHNICAL TERRACON CONSULTANTS, INC. BRENDAN S. O'BRIEN, P.E. 1675 LEE ROAD WINTER PARK, FL 32789 PHONE: (407) 740-6110 TERRACON PROJECT NO. H1205226	ENVIRONMENTAL ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM) 2715 SANDLIN ROAD SW DECATUR, ALABAMA 35603 PHONE: (256) 353-1713 adem@alabama.gov			

FIRE FLOW CALCULATIONS

SBC TYPE: VB (UNPROTECTED) BASED ON NFPA SECTION 291:
DESCRIPTION: WOOD FRAME (UNPROTECTED)
USE: PANDA EXPRESS RESTAURANT, COMBUSTIBLE
UNDIVIDED AREA: 2,391 S.F.
FIRE FLOW NEEDED: 1,500 G.P.M. (FROM N.F.P.A TABLE 18.4.5.1.2)
FIRE FLOW AT 20 PSI: 3,027 G.P.M.

NON-SPRINKLERED BUILDING
OCCUPANCY LOAD = 83

CERTIFICATE OF APPROVAL BY DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT
THE UNDERSIGNED, AS DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT FOR THE CITY OF MADISON HEREBY CERTIFIES THAT THE PROPERTY AND SITE PLAN HAS BEEN INSPECTED, REVIEWED, AND FOUND TO BE COMPLIANT WITH ZONING ORDINANCE AND SUBDIVISION REGULATIONS. THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING DEPARTMENT
CITY OF MADISON, ALABAMA

MADISON FIRE DEPARTMENT
THE UNDERSIGNED, AS A DULY AUTHORIZED REPRESENTATIVE OF THE MADISON FIRE DEPARTMENT, CITY OF MADISON, ALABAMA CERTIFIES THE WITHIN SITE PLAN HAS BEEN REVIEWED AND IS APPROVED. THIS THE _____ DAY OF _____, 20____.

MADISON FIRE DEPARTMENT
CITY OF MADISON, ALABAMA

MADISON ENGINEERING DEPARTMENT
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF MADISON, ALABAMA CERTIFIES THE WITHIN SITE PLAN HAS BEEN REVIEWED AND IS APPROVED. THIS THE _____ DAY OF _____, 20____.

MADISON ENGINEERING DEPARTMENT
CITY OF MADISON, ALABAMA

MADISON UTILITIES
THE UNDERSIGNED, AS DULY AUTHORIZED REPRESENTATIVE OF MADISON UTILITIES CERTIFIES THE WITHIN SITE PLAN HAS REVIEWED AND IS APPROVED. THIS THE _____ DAY OF _____, 20____.

MADISON UTILITIES
MADISON, ALABAMA



PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED: MAY 27, 2021 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 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 ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



NOTICE

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

CRITERIA CIVIL PLANS:



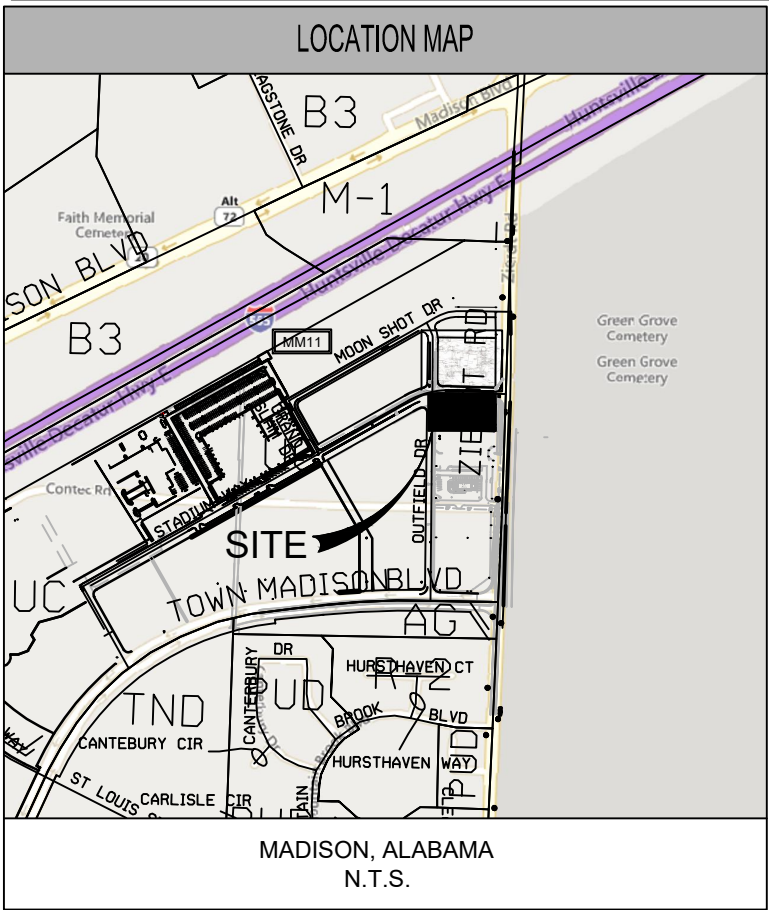
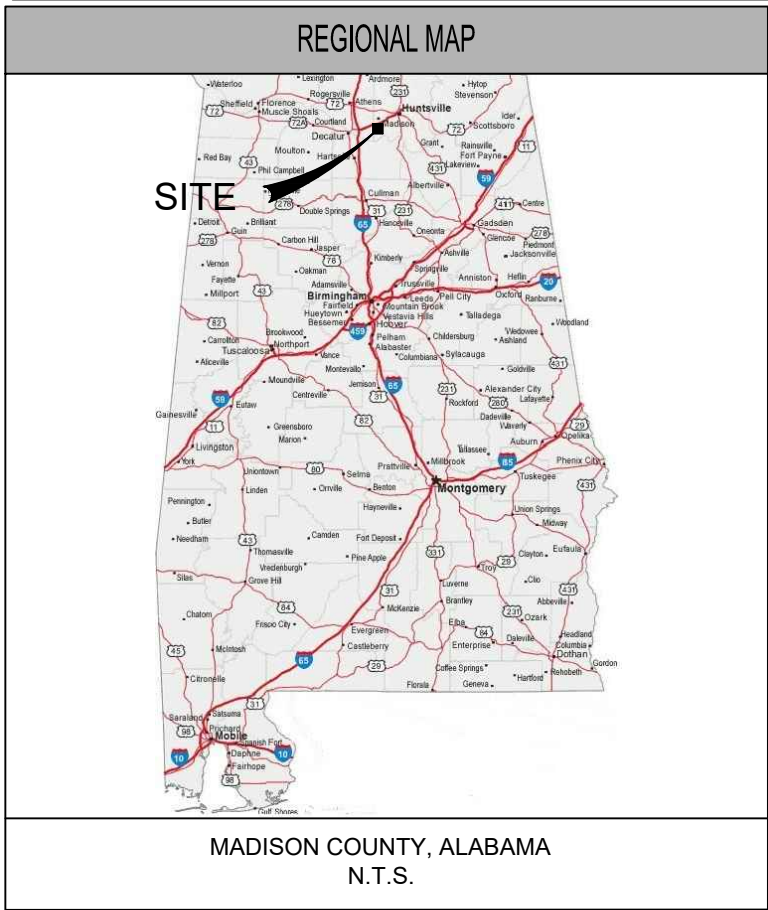
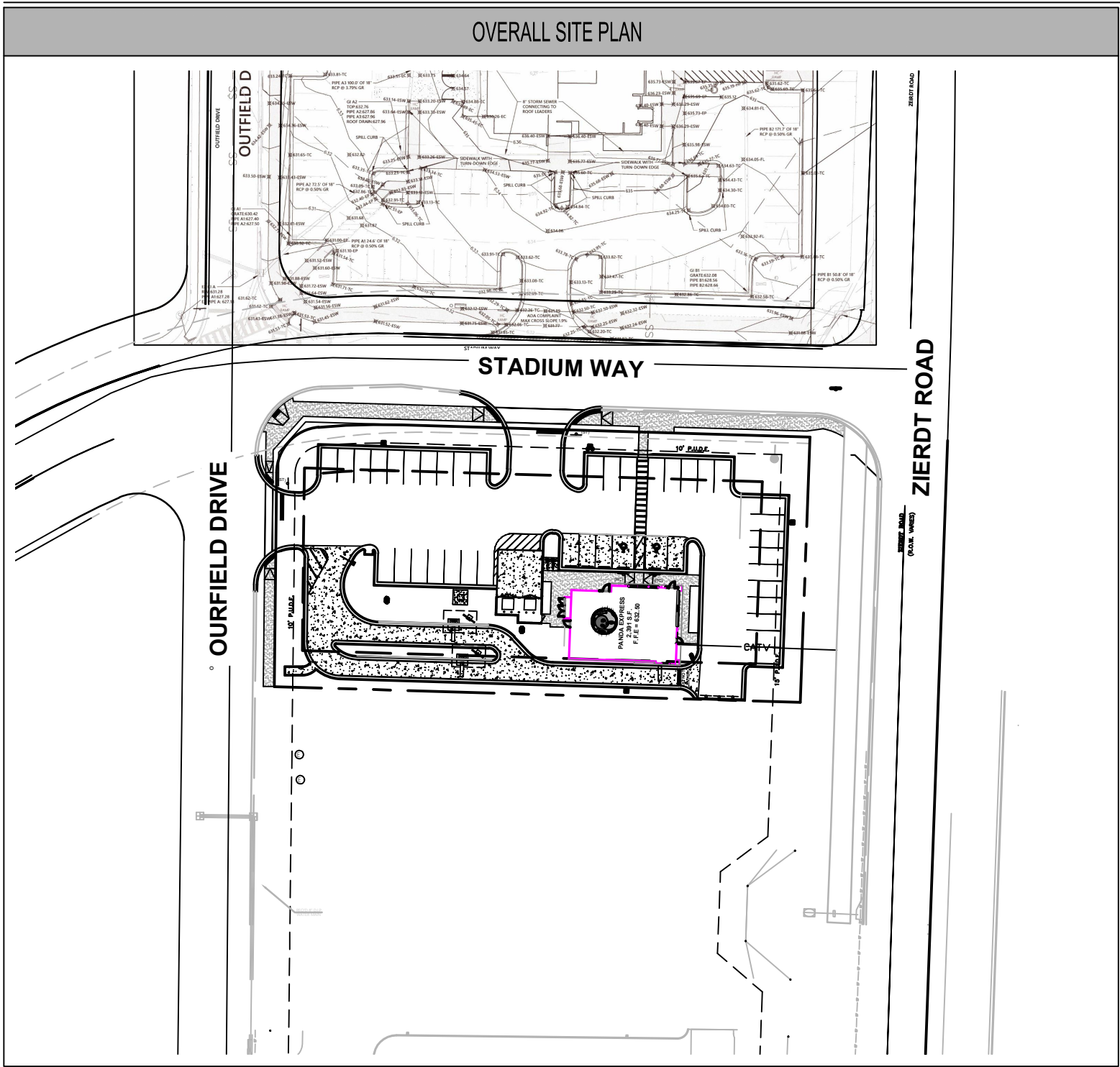
101 STADIUM WAY MADISON COUNTY, MADISON ALABAMA SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 WEST

PREPARED BY:



PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



SHEET INDEX				
SHEET NUMBER	SHEET TITLE	ISSUE 01 - CITY SITE PLAN 07/19/2021	ISSUE 02 - CITY SITE PLAN 08/11/2021	
C01.0	COVER	●	●	
C01.1	GENERAL NOTES	●	●	
C01.2	GENERAL NOTES LEGEND & SYMBOLS	●	●	
1	ALTA SURVEY	●	●	
C03.0	SITE PLAN	●	●	
C03.1	HARDSCAPE DETAILS I	●	●	
C03.2	HARDSCAPE DETAILS II	●	●	
C03.3	HARDSCAPE DETAILS III	●	●	
C04.0	UTILITY PLAN	●	●	
C04.1	UTILITY DETAILS	●	●	
C05.0	GRADING & DRAINAGE PLAN	●	●	
C06.0	CBMPP PLAN	●	●	
C06.1	CBMPP NOTES	●	●	
C06.2	CBMPP DETAILS	●	●	
1 OF 1	PHOTOMETRIC PLAN	●	●	
L01.1	LANDSCAPING PLAN	●	●	
L05.0	LANDSCAPING NOTES & DETAILS	●	●	



PANDA EXPRESS, INC.
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91770
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Facsimile: 626.372.8288

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REVISIONS:

△ PER CITY COMMENTS	8/23/2021
△ OWNER REVISION	01/14/2022

ISSUE DATE:

7/19/2021 PERMIT SET
11/08/2021 BID SET
01/14/2022 BID SET REISSUE

DRAWN BY: K. Patterson

PANDA PROJECT #: D8433 STORE 3555

CIVIL PROJECT #: P7363



Jason L. Toole, State of Alabama Professional Engineer, License No. 34197 This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

JASON L. TOOLE, P.E.
AL. P.E. No. 34197

PANDA EXPRESS

TRUE WARM & WELCOME 2300
101 STADIUM WAY
MADISON, ALABAMA 35758

COVER

C01.0