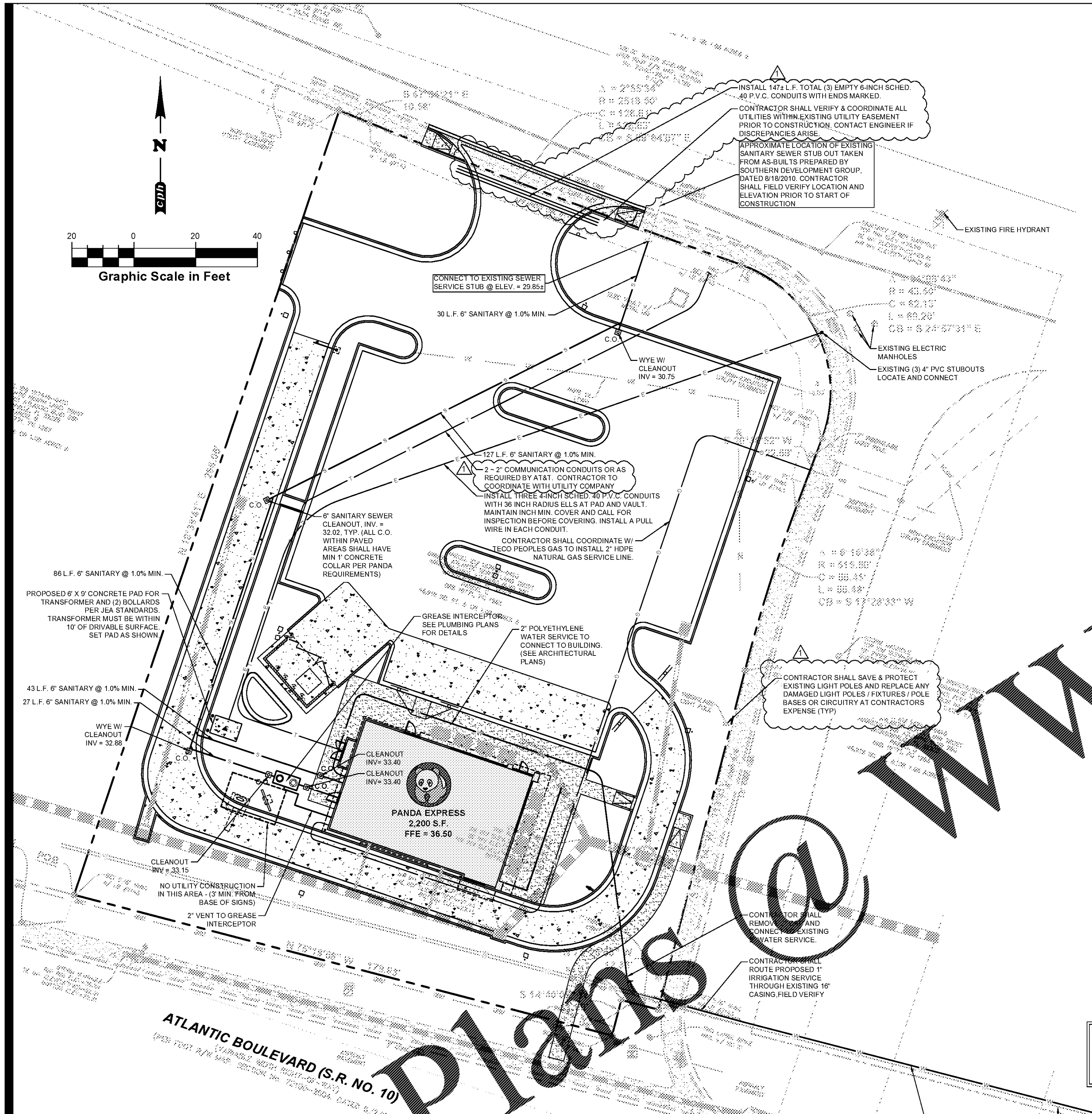


LEGEND

- PROPERTY LINE
- EASEMENT
- E — ELECTRIC LINE
- S — SANITARY SEWER
- T — TELEPHONE LINE
- W — WATER MAIN
- C.O. — CLEAN OUT
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER

UTILITY LINE MATERIALS

POTABLE WATER LINE
1" OR 2" POLYETHYLENE TUBING, SDR9 COPPER TUBE SIZE AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737, ASTM D3350
4" PVC SHALL CONFIRM TO AWWA C900, DR 18
6" PVC SHALL CONFIRM TO AWWA C900, DR 18

GRAVITY SEWER LINE
6" PVC SHALL CONFIRM TO ASTM D3034, SDR 35

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

JEA UTILITY NOTES

1. ALL WATER, RECLAIMED WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL, ALL APPLICABLE LOCAL AND STATE REGULATORY RULES & REGULATIONS AND OTHER APPLICABLE JEA RULES.
2. ALL WATER, RECLAIMED WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PROVIDED BY A CONTRACTOR QUALIFIED AS REQUIRED UNDER THE CURRENT FLORIDA STATUTE OR BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FS.
3. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING CITY OR COUNTY RIGHT-OF- WAY PERMITS FOR WORK IN THE CITY R/W, COUNTY R/W OR A FDOT PERMIT FOR WORK IN THE FDOT R/W.
4. CONTACT CHRIS BARRINGTON - JEA DEVELOPMENT AT 665-4081 TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
5. JEA WATER AND SEWER TAP FEES, JEA WATER AND SEWER CAPACITY FEES AND JEA METER FEES SHALL BE PAID PRIOR TO THE WATER METER INSTALLATION. WATER METERS WILL NOT BE INSTALLED PRIOR TO THE ISSUANCE OF REQUIRED ACCEPTANCE (TRANSFER OF OWNERSHIP) DOCUMENTS WHICH MAY INCLUDE THE ISSUANCE OF A REGULATORY CLEARANCE LETTER (COC) FOR THE WATER AND SEWER IMPROVEMENTS, COMPLETION AND APPROVAL OF FINAL INSPECTION AND APPROVED AS-BUILT DRAWINGS.
6. FINAL CONNECTION TO THE JEA SYSTEM MAY BE CONTINGENT UPON THE CONSTRUCTION, DEDICATION AND FINAL ACCEPTANCE (TRANSFER OF OWNERSHIP/MAINTENANCE) OF THE JEA OFF-SITE UTILITIES.
7. THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS FOR THE WATER, RECLAIMED WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE LATEST JEA AND FDEP RULES. THE MINIMUM HORIZONTAL SEPARATION REQUIREMENTS BETWEEN THE PROPOSED WATER AND SEWER UTILITIES AND PONDS OR STRUCTURES SHALL CONFORM TO THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
8. WATER PIPES SHALL BE CONSTRUCTED WITH A MINIMUM 30" COVER IN UNPAVED AREAS AND A MINIMUM OF 36" COVER IN PAVED AREAS. GRAVITY SEWER MAIN SHALL BE CONSTRUCTED WITH A MINIMUM 48" COVER. THE MAXIMUM COVER FOR UTILITIES, BOTH OPEN CUT AND UTILIZING HORIZONTAL DIRECTIONAL DRILL METHODS SHALL COMPLY WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
9. WATER AND SEWER PRESSURE MAINS AND SERVICES SHALL PASS A JEA PRESSURE AND LEAKAGE TEST AT 150 PSI FOR 2 HOURS. IN ADDITION, WATER MAINS SHALL BE DISINFECTED AND PASS A BACTERIOLOGICAL ANALYSIS. ALL TESTS SHALL CONFORM TO JEA AND FDEP RULES AND REGULATIONS AND AWWA C-651. THE JEA INSPECTOR SHALL BE NOTIFIED 48 HOURS (MIN) PRIOR TO PERFORMING THESE TESTS. NO FINAL CONNECTION(S) TO EXISTING POTABLE WATER MAINS SHALL BE MADE UNTIL THE NEW MAIN IS PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE.
10. IN THE AREAS WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK SHALL BE STOPPED AND THE PROPER REGULATORY AUTHORITIES NOTIFIED. A REVISED CONSTRUCTION PLAN SHALL BE APPROVED BY JEA AND FDEP WHICH COMPLIES WITH ALL REGULATORY RULES. THE REVISED CONSTRUCTION PLAN FOR THE JEA WATER MAIN SYSTEM INCLUDING WATER SERVICE LINES MAY INVOLVE GALVANIZED OR DUCTILE IRON PIPE WITH SPECIAL SOLVENT RESISTANT (FLUOROCARBON TYPE) GASKETS WHICH EXTEND 100 FEET BEYOND THE CONTAMINATED AREAS.
11. THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS TO EXISTING JEA WATER AND SEWER CUSTOMERS. IF JEA APPROVES A SERVICE INTERRUPTION, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE AFFECTED CUSTOMERS IN ACCORDANCE WITH THE LATEST JEA RULES.
12. RESIDENTIAL SERVICES USING RECLAIMED WATER FOR IRRIGATION MUST HAVE A JEA APPROVED BACKFLOW PREVENTER INSTALLED ON EACH POTABLE WATER SERVICE PRIOR TO THE INSTALLATION OF A JEA RECLAIMED WATER METER. THE INSTALLATION OF A BACKFLOW PREVENTER SHALL BE IN ACCORDANCE WITH THE JEA RULES AND REGULATIONS FOR WATER, SEWER, AND RECLAIMED WATER SERVICES, APPENDIX B, CROSS CONNECTION CONTROL POLICY.
13. FOR DEVELOPMENTS UTILIZING RECLAIMED WATER, A JEA APPROVED RECLAIMED WATER SIGNAGE PLAN SHALL BE IMPLEMENTED PRIOR TO THE INSTALLATION OF THE RECLAIMED WATER METERS.
14. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH JEA CROSS CONNECTION PROGRAM. BACKFLOW PREVENTERS MUST BE TESTED AFTER INSTALLATION BY A CERTIFIED TESTER AND ANNUALLY THEREAFTER. JEA CONTACT: PERMITTING 904-665-7988.
15. BACKFLOW PREVENTERS ON FIRE LINES OR COMBINATION FIRE/POTABLE MAINS SHALL HAVE FREEZE PROTECTION.

THE DESIGN ENGINEER MUST MEET ASCE STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (5.4 QUALITY LEVEL A) DURING THE DESIGN PHASE TO ENSURE CONNECTION AVAILABILITY

ANY CONSTRUCTION IN THE CITY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR CALLING 255-8366 DAILY FROM 7:30 AM TO 8:30 AM., WHEN WORKING IN THE CITY RIGHT OF WAY.

UTILITY INFORMATION

WATER	GC	OWNER	UTILITY	ADDITIONAL NOTES
LINE EXTENSION TO PROPERTY LINE				EXISTING
PIPING FROM PROPERTY LINE TO BUILDING	X			
TAPPING THE MAIN				N/A
WATER VAULT				N/A
WATER (METER) PIT	X			
DOMESTIC METER			X	2" WATER METER
FIRE METER				N/A
IRRIGATION METER			X	
DOMESTIC BFP	X			
IRRIGATION BFP	X			
FIRE BFP				N/A
OBTAINING EASEMENTS	X			
OBTAINING WORK PERMITS	X			
S.S.	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
TAPPING OF THE MAIN				EXISTING
LINE EXTENSION				N/A
SERVICE LATERAL (INSIDE PROPERTY)				EXISTING
OBTAINING EASEMENTS				N/A
OBTAINING WORK PERMITS	X			
ELECTRIC	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
PRIMARY CONDUIT	X			FURNISH AND INSTALL
PRIMARY CABLE	X			
PRIMARY FINAL CONNECTION	X			
TRANSFORMER			X	
TRANSFORMER PAD	X			
POLE				N/A
SECONDARY CABLE	X			
SECONDARY CONDUIT	X			FURNISH AND INSTALL
SECONDARY FINAL INSPECTION	X			
METER			X	
CT CABINET				N/A
CT METER CONDUIT				N/A
SOCKET	X			
OBTAINING EASMENTS		X		
ROW WORK PERMITS	X			
TELEPHONE	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
CONDUIT	X			
TRENCH & BACKFILL	X			
CABLE & WIRE			X	
OBTAINING EASEMENTS	X			
ROW WORK PERMITS			X	
GAS	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
TAP			X	
PIPING			X	
TRENCH AND BACKFILL			X	
METER			X	
REGULATOR			X	
OBTAINING EASEMENTS			X	
ROW WORK PERMITS			X	

FLOW TEST WAS CONDUCTED ON 12/06/2018 AT 2:32 PM

THE FLOW HYDRANT LOCATION: MARKET PLACE 745' N OF ATLANTIC BV (288098)

THE STATIC RESIDUAL HYDRANT LOCATION: HAWKINS COVE DR. E 200' S OF WITHROW DR. (4999)

NUMBER OF PORTS: 3
DIAMETER OF PORTS (INCH): 2.5
PITOT PRESSURE (PSI): 20
STATIC PRESSURE (PSI): 61
RESIDUAL PRESSURE (PSI): 50

THE FOLLOWING COMPUTATIONAL RESULTS BASED ON THE ABOVE VARIABLES AND NFPA SECTION 291 (2002 EDITION) ARE AS FOLLOWS:

FLOW AT TEST (GPM): 2,264
FLOW AT 20 PSI (GPM): 4,607

PANDA EXPRESS NOTES

CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (MENU BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNAGE) PRIOR TO INSTALLATION. CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.

CONTRACTOR SHALL PROVIDE CONCRETE PAVING BETWEEN FACE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

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

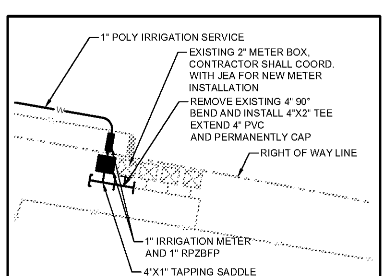
CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

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
912-272-4811



BLOW UP -A-A
NTS

AREA AROUND TRANSFORMER PAD MUST REMAIN CLEAR, INCLUDES BUILDING LINE AND ROOF OVERHANGS, WALLS, FENCES, SHRUBS, ETC.

INSPECTION NOTICE- GIVE 24 HOUR NOTICE ON ALL ITEMS REQUIRING INSPECTION. CALL JEA AT 665-6734 (ENGINEER) OR 699-5035 (INSPECTOR). DO NOT PROCEED WITHOUT WRITTEN APPROVAL

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PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:
1 ARCH/CIVIL/OWNER COORD. 01/30/19

ISSUE DATE:
ISSUED FOR BID 01/30/19

DRAWN BY: P. Ranucci

PANDA PROJECT #: S8-19-D6573
ARCH PROJECT #: P7336

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