

SITE DEVELOPMENT PLANS FOR:

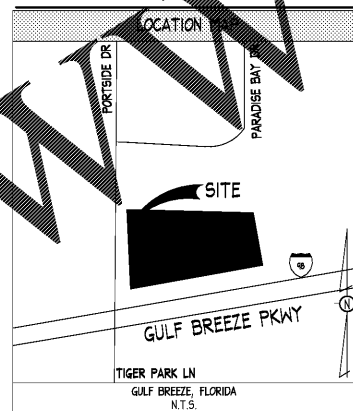
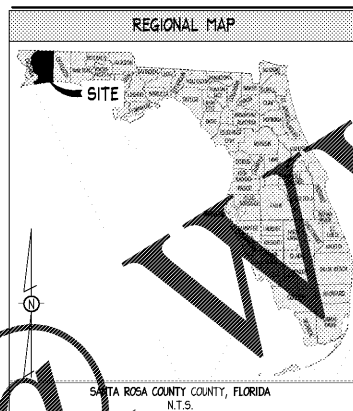


PANDA EXPRESS/CFT PLAZA
 3868 GULF BREEZE PARKWAY
 SANTA ROSA COUNTY, GULF BREEZE, FLORIDA

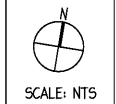
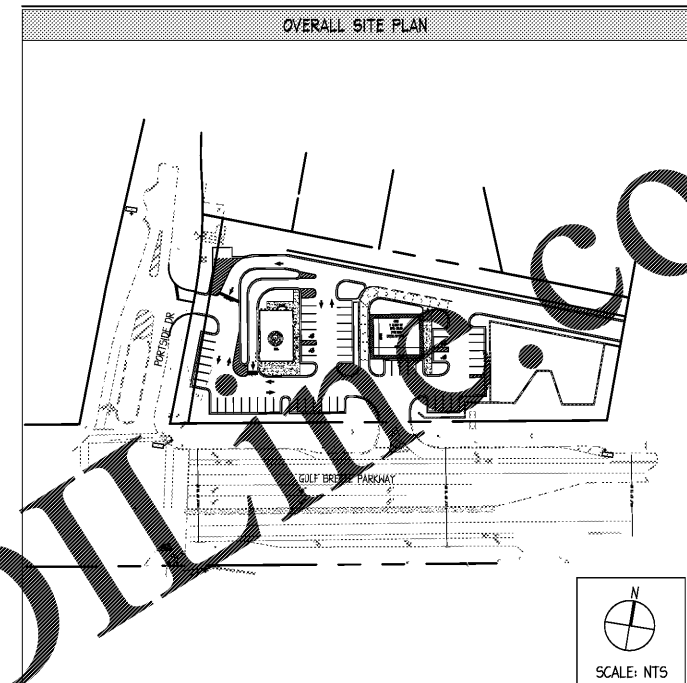
PREPARED BY:

 PLANNING & ENGINEERING

PREPARED FOR:
 CFT NV DEVELOPMENTS, LLC
 1120 N. TOWN CENTER DR., SUITE 150
 LAS VEGAS, NV 89144
 PHONE: (626) 799-8989



SITE INFORMATION	
JURISDICTION:	GULF BREEZE, FLORIDA SANTA ROSA COUNTY
ZONING:	HIGHWAY COMMERCIAL DISTRICT (HDC)
REQUIRED BUILDING SETBACKS:	FRONT: 50' SIDE: 25' (WEST) SIDE: 5' (EAST) REAR: 25'
REQUIRED PARKING:	RESTAURANT: 1 SPACE PER 100 SF ASSUMING 2,200 SF + 400 SF (PATIO) = 2,600 SF 2,600 SF / 100 SF = 26 SPACES REQUIRED
OTHER RESTAURANT:	3,000 SF / 100 = 30 SPACES REQUIRED
TOTAL REQUIRED PARKING:	56 SPACES REQUIRED
PROPOSED PANDA PARKING:	4' X 10' (REGULAR) = 24 12' X 10' (HC) = 2 TOTAL = 26
PROPOSED OTHER PARKING:	4' X 10' (REGULAR) = 16 12' X 10' (HC) = 2 TOTAL = 18
TOTAL PROPOSED PARKING:	56 SPACES
DRIVE AISLE:	24'
SITE AREA CALCULATIONS:	SITE: 11.21 AC. PERVIOUS AREA: 11.07 AC. IMPERVIOUS AREA: 11.03 AC. DISTURBED AREA: 11.98 AC.
FLOOD HAZARD:	NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 121805-046, DATED 12/19/2006.
EXISTING INFORMATION:	PROVIDED BY PARTNER, DATED 07/28/2008 (SEE SHEET 001.0).



SHEET INDEX						
NO.	TITLE	SCALE 01 - SHEET FOR PERMIT	SCALE 02 - SHEET FOR PERMIT	SCALE 03 - RESUBMIT TO COUNTY, FDOT AND NHP&D	SCALE 04 - SHEET FOR BID	
C01.0	COVER SHEET	•	•	•	•	
C01.1	GENERAL NOTES	•	•	•	•	
C01.2	PHASING PLAN					
C01.3	FDOT AERIAL					
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	•	•	•	•	
C02.1	ALTA/ACSM SURVEY (BY OTHERS)	•	•	•	•	
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C03.2	HARDSCAPE DETAILS I	•	•	•	•	
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C03.8	HARDSCAPE DETAILS VII	•	•	•	•	
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C04.0	UTILITY PLAN	•	•	•	•	
C04.1	BUILDING AREA UTILITY PLAN	•	•	•	•	
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C04.5	PIPE PROFILES I	•	•	•	•	
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C05.0	GRADING AND DRAINAGE PLAN	•	•	•	•	
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C05.2	CROSS SECTION	•	•	•	•	
C06.0	SWPPP PLAN	•	•	•	•	
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L01.0	LANDSCAPE PLAN	•	•	•	•	
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S01.0	SITE LIGHTING PLAN (BY OTHERS)	•	•	•	•	
A-407	DUMPSTER ENCLOSURE DETAIL (BY OTHERS)					
CIP1	CAST-IN-PLACE WALL PLANS (BY OTHERS)	•	•	•	•	
CIP2	CAST-IN-PLACE WALL PLANS (BY OTHERS)	•	•	•	•	
CIP3	CAST-IN-PLACE WALL PLANS (BY OTHERS)	•	•	•	•	
CIP4	CAST-IN-PLACE WALL PLANS (BY OTHERS)	•	•	•	•	
RW1	MODULAR BLOCK WALL PLANS (BY OTHERS)	•	•	•	•	
RW2	MODULAR BLOCK WALL PLANS (BY OTHERS)	•	•	•	•	
RW3	MODULAR BLOCK WALL PLANS (BY OTHERS)	•	•	•	•	
RW4	MODULAR BLOCK WALL PLANS (BY OTHERS)	•	•	•	•	
RW5	MODULAR BLOCK WALL PLANS (BY OTHERS)	•	•	•	•	

PROJECT CONTACTS				
SELLER/LANDLORD LPPF SUB, LLC & SHER-HILL, INC. MR. STAN RIFE P.O. BOX 20028 TUSCALOOSA, AL 35402	DEVELOPER CFT NV DEVELOPMENTS, LLC MR. GUNN TAI 1120 N. TOWN CENTER DR., SUITE 150 LAS VEGAS, NV 89144 PHONE: (702) 799-8989 EXT. 879 EMAIL: GUNN.TAI@PANDAREG.COM	CIVIL ENGINEER INGENIUM ENTERPRISES, INC. MR. JAMES NEFF 221 ROSWELL STREET, SUITE 100 ALPHARETTA, GA 30009 PHONE: (770) 457-8952 EXT. 10 EMAIL: JNEFF@INGENIUMTEAM.COM	ARCHITECT RANDY REYNOLDS ARCHITECT MR. RANDY REYNOLDS 315 WALTER ROBERTS STREET FRANKLIN, TN 37064 PHONE: (615) 594-0675 FAX: (615) 594-0880 EMAIL: RREYNOLDS@RANDYREYNOLDSARCHITECT.COM	LAND SURVEYOR PARTNER ENGINEERING AND SCIENCE, INC. MR. BARTON F. GARR 1774 E. GARRY AVENUE SANTA ANA, CA 92705 PHONE: (657) 297-8956 FAX: (657) 297-8956 EMAIL: SBGARR@PARTNERSI.COM
MEP KURZYNSKE & ASSOCIATES MR. ANDY KURZYNSKE 2900 LEBANON PIKE, STE 201 NASHVILLE, TN 37214 PHONE: (615) 226-5203	SITE LIGHTING VILLA LIGHTING MR. RYAN ZINSELMAYER 2924 CHOUTEAU AVE SAINT LOUIS, MO 63103 PHONE: (314) 633-0423	MUNICIPAL WATER AGENCY CITY OF GULF BREEZE MR. JON KANTZIG, CONSTRUCTION COORDINATOR 1070 SHORELINE DRIVE GULF BREEZE, FLORIDA 32561 PHONE: (904) 336-4056 EMAIL: JKANTZIG@GULFBREEZEFL.GOV	MUNICIPAL WATER SYSTEM MIDWAY WATER SYSTEM MR. GREG DELAPP 4971 GULF BREEZE, FL 32563 PHONE: (904) 652-6188 EMAIL: GDELAPP@MIDWAYWATER.COM	ELECTRIC GULF POWER MR. TOGI PACE 500 DOGWOOD DRIVE MILTON, FL 32570 PHONE: (904) 429-2422
GAS GULF BREEZE NATURAL GAS 1070 SHORELINE DRIVE GULF BREEZE, FLORIDA 32561 PHONE: (904) 934-5108	TELEPHONE COMPANY ATTN: TONY HANNING 1120 N. TOWN CENTER DR., SUITE 150 LAS VEGAS, NV 89144 PHONE: (702) 799-8989	LANDSCAPE ARCHITECT MR. ALAN D. HOLT, ASLA P.O. BOX 2541 PANAMA CITY, FL 32402 PHONE: (904) 914-9006	SIGNAGE SANTA ROSA COUNTY DEVELOPMENT SERVICES MR. JASON MCCLARTY, PLANNER 6252 OLD BAGGADAD HIGHWAY MILTON, FL 32563 PHONE: (904) 982-7065 EMAIL: JASON@SANTAROSA.FL.GOV	FIRE MIDWAY FIRE DISTRICT MR. NICK ANDERSON 6252 COLLEGE PARKWAY GULF BREEZE, FL 32563 PHONE: (904) 932-4771 EMAIL: NICK.ANDERSON@MIDWAYFIRE.COM

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, DEMATERING PERMITS, ETC.

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

THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED 06/28/2017 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, DEMATERING, 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 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
MR. CHUNYI MAI
(562) 841-0588



A SEPARATE PERMIT IS REQUIRED FOR ALL BUSINESS SIGNAGE.



ingenium
 ENTERPRISES
 PLANNING & ENGINEERING
 221 ROSWELL ST.
 SUITE 100
 ALPHARETTA, GA 30009
 770.457.8950
 WWW.INGENIUMTEAM.COM



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. NEFF, PE ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STATE OF FLORIDA
 AUTHORIZATION NUMBER
 8370
 PLANS PREPARED BY INGENIUM ENTERPRISES FORMERLY GRIMAL CRAWFORD

PANDA EXPRESS/CFT PLAZA
 3868 GULF BREEZE PARKWAY
 GULF BREEZE, FLORIDA



CLIENT:
CFT NV DEVELOPMENTS, LLC
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 LAS VEGAS, NV 89144
 PHONE: (626) 799-8989

REVISION HISTORY	
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PROJ # 170056
 DWG NAME 170056 CO.DWG
 ISSUE DATE 11/2/2018
 PROJ MGR EB

COVER SHEET

C01.0
 SHEET NUMBER

ISSUE FOR BID