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REVISIONS:

ISSUE DATE:

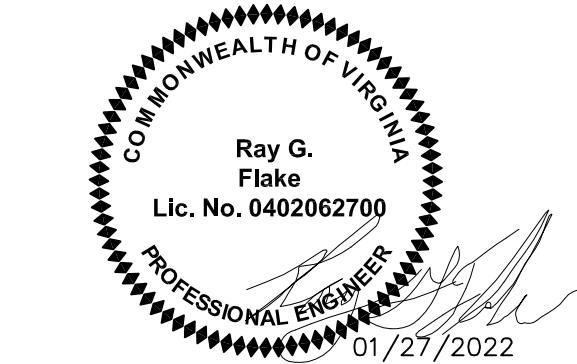
1	PERMIT/BID SET	02-12-21
2	CITY COMMENTS	08-17-21
3	CITY COMMENTS	10-22-21
4	CITY COMMENTS	12-15-21
5	CITY COMMENTS	01-27-22
	ISSUE FOR BID (DT)	02-04-22

DRAWN BY: LEB

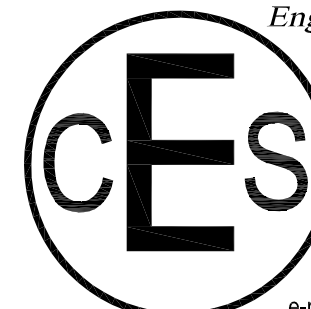
PANDA PROJECT #: S8-21-D8164

PANDA STORE #: D-8164

ARCH PROJECT #: XXXXX-XXX



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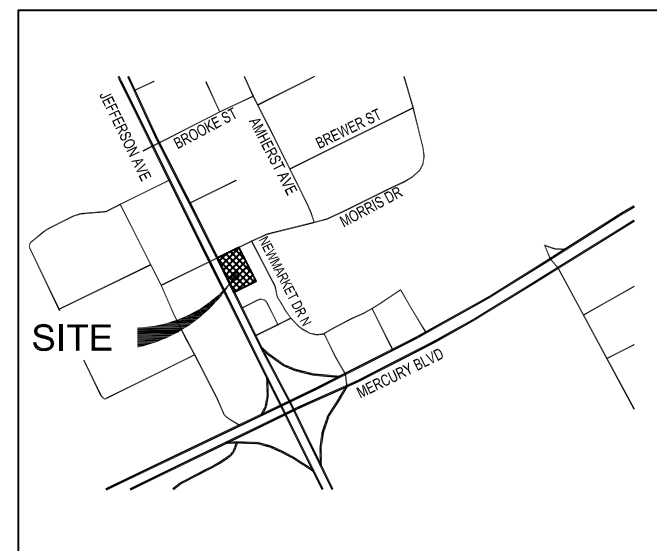
PANDA EXPRESS

TRUE WARM AND WELCOME
6104 JEFFERSON AVENUE
NEWPORT NEWS, VA 23605

UTILITY PLAN

C04.0

TRUE WARM & WELCOME 2300 R2



LOCATION MAP

SCALE: 1"=1000'

GENERAL NOTES

SEE UTILITY NOTES ON SHEET C01.1

PROPOSED UTILITY BLOCK NOTES

SANITARY SEWER SERVICE:

- 1 TIE TO EXISTING SANITARY SEWER MANHOLE PER LOCAL SERVICE PROVIDER SPECS. - FIELD VERIFY PRIOR TO ANY WORK DONE - THE DISTRICT OPERATOR WILL INSTALL THE PROPOSED MANHOLE ON THE EXISTING LINE
- 2 INSTALL SANITARY SEWER LATERAL CLEANOUT - SEE THIS SHEET FOR INVERT - SEE DETAIL #2 ON SHEET C04.1
- 3 INSTALL SDR 26 PVC SEWER LINE PER LOCAL SERVICE PROVIDER SPECS. - SEE SLOPE AND LENGTH THIS SHEET - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE DETAIL #6 ON SHEET C04.1
- 4 INSTALL GREASE TRAP WITH TRAFFIC RATED MANHOLE COVERS AND FRAMES - SEE PLUMBING PLANS FOR SIZE - RIMS TO MATCH PROPOSED GRADES
- 5 SANITARY SEWER SERVICE ENTRY FROM BUILDING - SEE ELEVATION THIS SHEET - SEE PLUMBING PLANS FOR CONTINUATION AND POINT OF ENTRY
- 6 PROVIDE 6"x6" SANITARY SEWER WYE WITH 4"x6" REDUCER PER SERVICE PROVIDER SPECS. - SEE THIS SHEET FOR INVERTS
- 7 2" VENT PIPE FROM GREASE TRAP TO BUILDING - SEE M.E.P. PLANS FOR ENTRY AND DETAILS
- 8 INSTALL SANITARY SEWER TWO WAY LATERAL CLEANOUT - SEE THIS SHEET FOR INVERT - SEE DETAIL #1 ON SHEET C04.1

WATER SERVICE:

- 13 CONNECT TO EXISTING WATER MAIN WITH 1.5" TAPPING SLEEVE AND VALVE PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 14 1" ABOVE GROUND RPPB IN HEATED ENCLOSURE FOR IRRIGATION WATER SERVICE PER LOCAL SERVICE PROVIDER JURISDICTION - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 15 1.5" METER AND ABOVE GROUND RPPB IN HEATED ENCLOSURE FOR DOMESTIC WATER SERVICE PER LOCAL SERVICE PROVIDER JURISDICTION - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 16 STUB OUT 1" SCH 40 PVC LINE FOR IRRIGATION
- 17 PRIVATE DOMESTIC WATER SERVICE LINE - INSTALL 1 1/2" CLASS 200, DR9 HDPE PIPE (POLYPIPE PW-PE3408/PE3608 OR APPROVED EQUAL) - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 18 DOMESTIC WATER SERVICE ENTRY PER CITY SPECS. - SEE ELEVATION THIS SHEET - SEE PLUMBING PLANS
- 19 PROVIDE CONCRETE PAD AT ABOVE GROUND RPZ AND ENCLOSURE - SEE DETAIL #3 ON SHEET C04.1
- 20 TIE TO EXISTING WATER METER FOR IRRIGATION SERVICE PER LOCAL SERVICE PROVIDER SPECS. - CONTRACTOR TO FIELD VERIFY EXISTING METER MEETS DEMANDS AND IS IN GOOD CONDITION PRIOR TO ANY WORK DONE - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE

ELECTRIC SERVICE:

- 22 APPROXIMATE LOCATION FOR CONNECTION TO EXISTING UNDERGROUND ELECTRICAL SERVICE PER LOCAL SERVICE PROVIDER SPECS. - G.C. TO COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 23 PRIMARY UNDERGROUND ELECTRICAL PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 24 PROPOSED PAD TRANSFORMER - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 25 SECONDARY UNDERGROUND ELECTRIC PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE ELECTRICAL PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.
- 26 ELECTRIC SERVICE POINT OF ENTRY INTO BUILDING - SEE ELECTRICAL PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.
- 27 NEW OVERHEAD ELECTRIC PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 28 UTILITY POLE PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE

COMMUNICATIONS SERVICE:

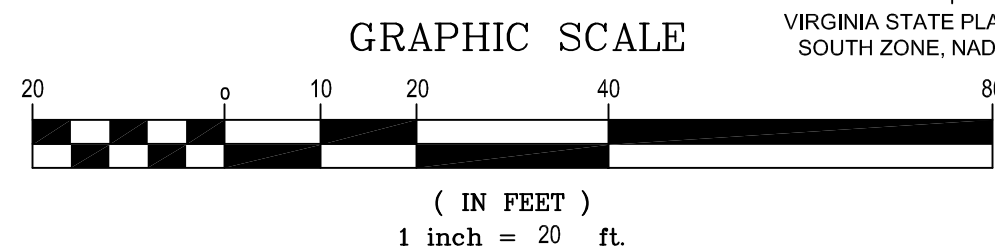
- 29 POINT OF CONNECTION FOR TELEPHONE / COMMUNICATIONS SERVICE PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 30 UNDERGROUND TELEPHONE / COMMUNICATIONS PER LOCAL SERVICE PROVIDER REQUIREMENTS COORDINATE WITH LOCAL SERVICE PROVIDERS PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR DEMANDS, SIZE, AND CONNECTION POINT INTO THE BUILDING.
- 31 UNDERGROUND TELEPHONE / COMMUNICATIONS POINT INTO THE BUILDING - COORDINATE WITH ELECTRIC SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR DEMANDS, SIZE, AND CONNECTION POINT INTO THE BUILDING - PROVIDE BOLLARD SEE PLAN - SEE DETAIL

GAS SERVICE:

- 34 TIE TO EXISTING GAS LINE PER LOCAL SERVICE PROVIDER REQUIREMENTS - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 35 GAS SERVICE PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- 36 GAS METER AND SERVICE POINT INTO THE BUILDING - COORDINATE WITH ELECTRIC SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR DEMANDS, SIZE, AND CONNECTION POINT INTO THE BUILDING

ADDITIONAL KEY NOTES:

- 40 UTILITY CROSSING PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDERS PRIOR TO ANY WORK DONE



FLOOD ZONE

By graphic plotting only, this property is in Zone "X Unshaded", "X Shaded" & "AE" of the Flood Insurance Rate Map, Community Panel No. 5101030139D, which bears an effective date of 12/09/2014 and is in a Special Flood Hazard Area, Zone "X-Unshaded" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

BM #2
TYPE: FIP 5/8" Rebar
NORTHING: 3537921.64
EASTING: 12082734.63
ELEVATION: 15.95

BM #1
TYPE: CP MAG
NORTHING: 3537960.86
EASTING: 12082580.68
ELEVATION: 18.42

SANITARY SEWER AT BUILDING

SCALE 1"=10'

NOTE:
-AVE. CFS = 0.13
-MAX FLOW CFS IS 0.32
-CALCULATIONS FOR THE GREASE INTERCEPTOR ARE BY A DIFFERENT METHOD.
-DRAIN FLOW FOR THE BUILDING IN 49 GPM. PER CODE 1 GPM = 2 DFU

NOTE:
PROVIDE (2) 4" PVC CONDUITS UNDER DRIVES TO ALL LANDSCAPED AREAS.
PROVIDE 2" COVER AND CAP OFF. MARK STUB OUT WITH FLAGMARKER.

ALL LANDSCAPED AREAS TO BE IRRIGATED (IRRIGATION PLAN TO BE SUBBED OUT THRU G.C.) - SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND DETAILS

SEE M.E.P. PLANS FOR ALL UTILITY SERVICE ENTRIES.
LOCATIONS SHOW ARE APPROXIMATE.

PROPOSED LEGEND

- SA SANITARY SEWER LINE PER LOCAL UTILITY COMPANY SPECS.
- W WATER LINE PER LOCAL UTILITY CO SPECS.
- GAS GAS LINE PER LOCAL UTILITY CO SPECS.
- UGE UNDERGROUND ELECTRIC SERVICE PER LOCAL UTILITY CO SPECS.
- UGC UNDERGROUND TELEPHONE AND COMMUNICATIONS SERVICE PER LOCAL UTILITY CO SPECS.
- GREASE TRAP - SEE PLUMBING PLANS
- WM WATER METER PER SERVICE PROVIDER SPECS.
- RPZ ABOVE GROUND RPZ WITH HEATED ENCLOSURE
- GM GAS METER PER SERVICE PROVIDER SPECS.
- EM ELECTRIC METER PER SERVICE PROVIDER SPECS.
- SM SANITARY SEWER MANHOLE

