SITE DEVELOPMENT PLANS FOR:

PROJECT CONTACTS

CURRENT OWNER
MS. ROBYN STOKES
STRATFORD LAND
3400 PEACHTREE ROAD
SUITE 650
ATLANTA, GA 30326
PHONE: 404-924-8402

DEVELOPER
PANDA RESTAURANT GROUP, INC.
MR. JOE CELENTO
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 799-9898

CIVIL ENGINEER
INGENIUM ENTERPRISES, INC.
221 ROSWELL SHEET, SUITE 100
ALPHARETTA, GA 30022
PHONE: (770) 457-8850

ARCHITECT
RANDY REYNOLDS ARCHITECT
MR. RANDY REYNOLDS
1702 MILDARE COURT
THOMPSON STATION, TN 37179
PHONE: (615) 591-0675
FAX: (866) 584-1225

LAND SURVEYOR
GEOSURVEY, LTD.
1660 BARNES MILL ROAD
MARIETTA, GA 30062
PHONE: (770) 795-9900

MEP
KURZYNSKE & ASSOCIATES
MR. ANDY KURZYNSKE
2900 LEBANON PIKE
NASHVILLE, TN 37214
PHONE: (615) 255-5203

SITE LIGHTING
VILLA LIGHTING SUPPLY
MR. JEFF CLAUSS
PHONE: (314) 633-0442
FAX: (314) 633-0443

MUNICIPAL SEWER AGENCY
GWINNETT COUNTY WATER RESOURCES
MRS. GWARLI YOUNG
PLANNING AND DEVLOPMENT
684 WINDER HIGHWAY
LAWRENCEVILLE, GA 30045
PHONE: (678) 518-6853

MUNICIPAL WATER AGENCY
GWINNETT COUNTY WATER RESOURCES
MRS. GWARLI YOUNG
PLANNING AND DEVLOPMENT
684 WINDER HIGHWAY
LAWRENCEVILLE, GA 30045
PHONE: (678) 518-6853

ELECTRIC
JACKSON EMC
MR. TODD EVANS
461 SWANSON DRIVE
LAWRENCEVILLE, GA 30043
PHONE: (770) 822-3217

GAS
AGL RESOURCES
MR. MARK DOOLEY
1305 LAKES PARKWAY, S-129
LAWRENCEVILLE, GA 30043
PHONE: (404) 391-7561

TELEPHONE COMPANY
AT&T
MR. PHILLIP REESE
2300 NORTHLAKE CENTER DRIVE,
ROOM 100
TUCKER, GA 30084
PHONE: (404) 532-7742

LANDSCAPE ARCHITECT
GREENROOTS DESIGN, LLC
MRS. KELLY GREEN
P.O. BOX 98172
ATLANTA, GA 31189
PHONE: (404) 285-6595
EMAIL: KELLY@GREENROOTSDESIGN.COM

SIGNAGE
ATLAS SIGN INDUSTRIES
MR. CHRIS THOMAS
PHONE: (561) 676-6325
FAX: (704) 786-3826

CONTRACTOR SHALL NOTIFY THE GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL WITHIN 24 HOURS UPON COMPLETE INSTALLATION OF INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS. THE GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL MUST INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

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, DEWATERING PERMITS, ETC.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

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

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

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

THE GEOTECHNICAL INVESTIGATION PREPARED BY NAME, DATED DATE 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 FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

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

24-HOUR CONTACT:
JOE CELENTO
(912) 201-2129

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

NPDES BMP AND SITE VISIT CERTIFICATION

1. I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

2. "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."

Brett B. Sark
GSWCC LEVEL II DESIGN PROFESSIONAL — CERTIFICATION # 9830 EXPIRATION DATE 02/01/2016

NPDES ESPC PLAN CERTIFICATION

1. I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY HAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

2. "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ESPC PLAN ON THE DATE OF INSPECTION.

_____ 9830
GSWCC LEVEL II DESIGN PROFESSIONAL — CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ESPC PLAN:

_____

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

OWNER CERTIFICATION

CERTIFICATIONS (OWNER OR OPERATOR OR BOTH TO INITIAL AS APPLICABLE)

I CERTIFY THAT THE RECEIVING WATER(S) OR THE OUTFALL(S) OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) WILL BE MONITORED IN ACCORDANCE WITH THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

I CERTIFY THAT THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN (PLAN) HAS BEEN PREPARED IN ACCORDANCE WITH PART IV OF THE GENERAL NPDES PERMIT NO. GAR 100001, GAR 100002, OR GAR 100003, THE PLAN WILL BE IMPLEMENTED, AND THAT SUCH PLAN WILL PROVIDE FOR COMPLIANCE WITH THIS PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER'S PRINTED NAME:_____ TITLE:_____

SIGNATURE:_____ DATE:_____

OPERATOR'S PRINTED NAME:_____ TITLE:_____

SIGNATURE:_____ DATE:_____

PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS

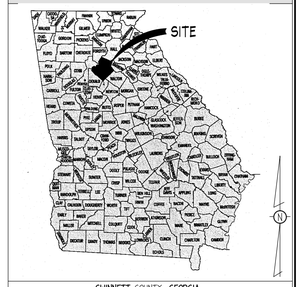
3276 LAWRENCEVILLE-SUWANEE RD.
SUWANEE, GEORGIA

BID NOTES TO CONTRACTORS
- PLANS HAVE NOT BEEN REVIEWED BY JURISDICTIONS.
- CUSTOM MASONRY SIGN BASE WILL BE REQUIRED AND DESIGN IS UNAVAILABLE AT THIS TIME.
- MODULAR BLOCK RETAINING WALL WILL BE REQUIRED AND DESIGN IS UNAVAILABLE AT THIS TIME.

PREPARED BY:
ingenium ENTERPRISES
PLANNING & ENGINEERING

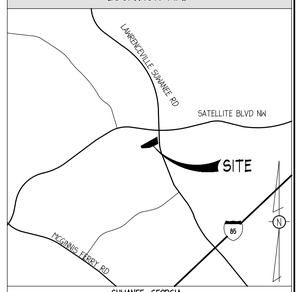
PREPARED FOR:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770
PHONE: (626) 372-8119

REGIONAL MAP



GWINNETT COUNTY, GEORGIA
N.T.S.

LOCATION MAP



SUWANEE, GEORGIA
N.T.S.

SITE INFORMATION

JURISDICTION:SUWANEE, GEORGIA
GWINNETT COUNTY

ZONING: PMUD (PLANNED MULTI-USE DEVELOPMENT)

REQUIRED BUILDING SETBACKS:
FRONT: TBD
SIDE: TBD
SIDE: TBD
REAR: TBD

REQUIRED PARKING:
MINIMUM: (1 SPACE PER 125 SF OF GROSS FLOOR AREA) = SPACES 18
MAXIMUM: (1 SPACE PER 75 SF OF GROSS FLOOR AREA) = SPACES 30

PROPOSED PARKING :
9' X 19' (REGULAR) = 38
8' X 19' (HC) = 2
TOTAL = 40

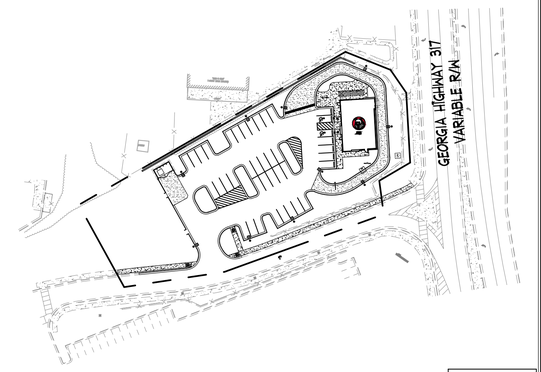
DRIVE AISLE: 22'

SITE AREA CALCULATIONS:
SITE: ±1.25 AC.
PERVIOUS AREA: ±0.48 (38%) AC.
IMPERVIOUS AREA: ±0.77 (62%) AC.
DISTURBED AREA: ±1.17 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13135C0044F, DATED 09/29/2006.

EXISTING INFORMATION:
PROVIDED BY GEOSURVEY, LTD., DATED 12/12/2016 (SEE SHEET C02.0).

OVERALL SITE PLAN



SCALE: NTS

WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLAN SHEET [ ] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

SHEET INDEX

NO.	TITLE	ISSUE 01 - PRE-APPLICATION MEETING WITH CITY OF SUWANEE 01/09/2017	ISSUE 02 - SUBMIT TO CITY, COUNTY, AND GDOT 02/01/2017	ISSUE 03 - ISSUE FOR BID 02/22/2017					
C01.0	COVER SHEET		●	●					
C01.1	GENERAL NOTES		●	●					
C02.0	ALTA/ACSM SURVEY (BY OTHERS)		●	●					
C02.1	DEMOLITION PLAN		●	●					
C03.0	SITE PLAN	●	●	●					
C03.1	BUILDING AREA SITE PLAN	●	●	●					
C03.2	STAKING PLAN		●	●					
C03.3	HARDSCAPE DETAILS I		●	●					
C03.4	HARDSCAPE DETAILS II		●	●					
C04.0	UTILITY PLAN	●	●	●					
C04.1	BUILDING AREA UTILITY PLAN	●	●	●					
C04.2	UTILITY DETAILS I		●	●					
C04.3	UTILITY DETAILS II		●	●					
C04.4	UTILITY DETAILS III		●	●					
C04.5	PIPE PROFILES I		●	●					
C04.6	PIPE PROFILES II		●	●					
C05.0	GRADING AND DRAINAGE PLAN	●	●	●					
C05.1	BUILDING AREA DRAINAGE PLAN	●	●	●					
C06.0	SWPPP PLAN		●	●					
C06.1	ESPC PLAN - CLEARING PHASE		●	●					
C06.2	ESPC PLAN - GRADING PHASE		●	●					
C06.3	ESPC PLAN - FINAL PHASE		●	●					
C06.4	ESPC DETAILS I		●	●					
C06.5	ESPC DETAILS II		●	●					
C06.6	ESPC DETAILS III		●	●					
C06.7	ESPC DETAILS IV		●	●					
C06.8	ESPC DETAILS V		●	●					
L01.0	LANDSCAPE PLAN	●	●	●					
L01.1	LANDSCAPE DETAILS		●	●					

ingenium ENTERPRISES
PLANNING & ENGINEERING
221 ROSWELL ST.
SUITE 100
ALPHARETTA, GA 30009
770.457.8850
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 038772 PROFESSIONAL ENGINEER 2/22/17 BRIAN ALEXANDER HOUSTON

PLANS FOR:
PANDA EXPRESS
3276 LAWRENCEVILLE-SUWANEE RD.
SUWANEE, GEORGIA
D5253

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770
PHONE: (626) 372-8119

REVISION HISTORY

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THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	160251
DWG NAME	160251 COV.DWG
ISSUE DATE	02/22/2017
PROJ MGR	BF

COVER SHEET

C01.0
SHEET NUMBER

ISSUE FOR PERMITTING/BID