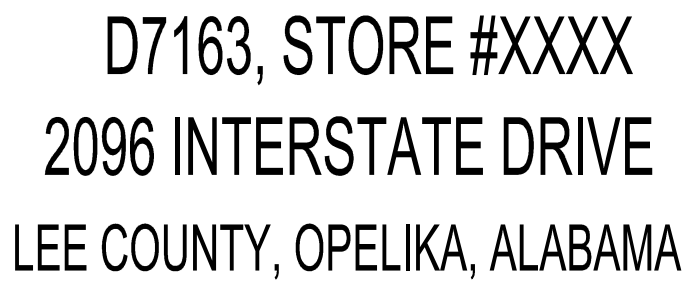
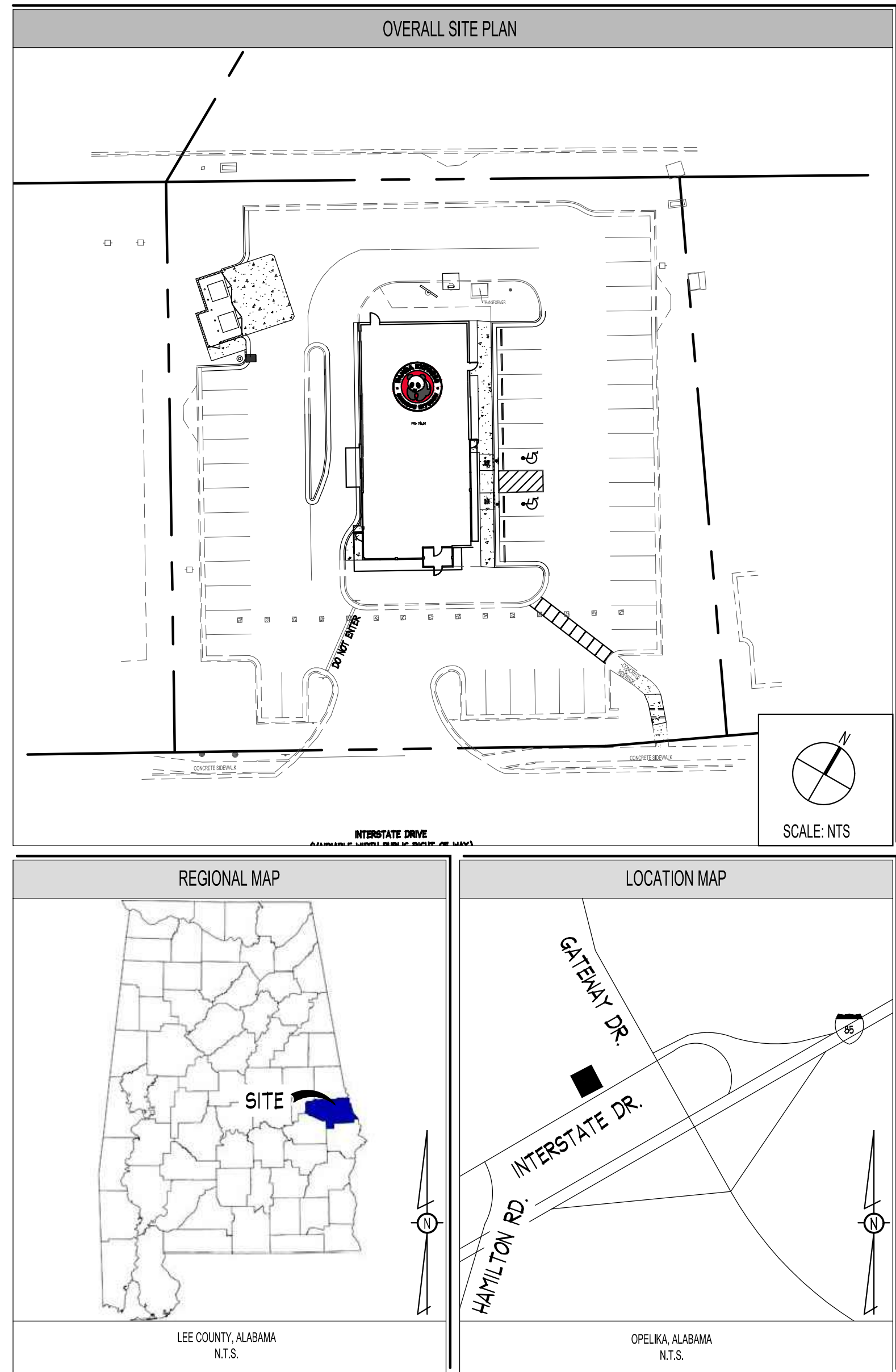


PROJECT CONTACTS				
<p>CURRENT OWNER</p> <p>MAVEK, LLC AMI DOSSANI 569 BROOKWOOD VILLAGE, SUITE 525 BIRMINGHAM, AL 35209 PHONE: (878) 665-9814</p>	<p>DEVELOPER</p> <p>PANDA EXPRESS, INC. 1933 WALNUT GROVE AVE ROSELAND, CALIFORNIA 91770 PHONE: (626) 799-8698 FAX: (626) 372-6288</p>	<p>CIVIL ENGINEER</p> <p>INGENIUM ENTERPRISES, INC. MR. JAMES HIGLEY 221 ROSWELL STREET, SUITE 100 ALPHARETTA, GA 30009 (770) 437-6000 JNH@INGENIUMTEAM.COM</p>	<p>ARCHITECT</p> <p>RIGHTS VENTURE ARCHITECTS MR. ERIC ABEL, AIA, NCARB 1111 NORTH LOOP IV, SUITE 800 HOUSTON, TX 77008 PHONE: (281) 664-4419 EMAIL: ERIC.ABEL@HVACCC</p>	<p>LAND SURVEYOR</p> <p>BAILEY LAND GROUP MR. JASON BAILEY 2177 CLEARBROOK ROAD, SUITE 206 HOOPER, AL 35228 PHONE: (205) 979-0090 EMAIL: JAS@BAILEYLANDGROUP.COM</p>
<p>MEP</p> <p>JAMES F. TURNER ENGINEERS, L.P. MR. NICHOLAS POLICARI, P.E. TX, LEED AP, PARTNER MECHANICAL ENGINEERING 6305 MESSEY ROAD, SUITE 160 DALLAS, TX 75231 PHONE: (214) 755-2900 EMAIL: NPOLICAR@JFTE.COM</p>	<p>SITE LIGHTING</p> <p>TED</p>	<p>MUNICIPAL SERVER AGENCY</p> <p>OPELIKA PUBLIC WORKS MR. MIKE HILYER 700 FOX TRL. OPELIKA, AL 36803 PHONE: (334) 755-5400 EMAIL: MHILYER@OPELIKA-AL.GOV</p>	<p>MUNICIPAL WATER AGENCY</p> <p>OPELIKA PUBLIC WORKS MR. MIKE HILYER 700 FOX TRL. OPELIKA, AL 36803 PHONE: (334) 755-5400 EMAIL: MHILYER@OPELIKA-AL.GOV</p>	<p>ELECTRIC</p> <p>OPELIKA POWER SERVICE 600 FOX RUN PARKWAY OPELIKA, AL 36801 PHONE: (334) 755-5170</p>
<p>GAS</p> <p>SPIRE PHONE: (800) 224-0008</p>	<p>TELEPHONE COMPANY</p> <p>OPELIKA POWER SERVICE 600 FOX RUN PARKWAY OPELIKA, AL 36801 PHONE: (334) 755-5170</p>	<p>LANDSCAPE ARCHITECT</p> <p>MR. ALAN HOLT, ASLA PHONE: (650) 341-0006 EMAIL: ALAN@ALANHOLTASLA.COM</p>	<p>SIGNAGE</p> <p>ATLAS SIGN INDUSTRIES 1077 W. BLUE HERON BLVD WEST PALM BLVD, FL 33404 PHONE: (561) 803-6693</p>	<p>FIRE</p> <p>OPELIKA FIRE DEPARTMENT MR. CHRIS ROGERS 504 AVERAGE OPELIKA, AL 36803 PHONE: (334) 755-5300</p>



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

[illegible]

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.



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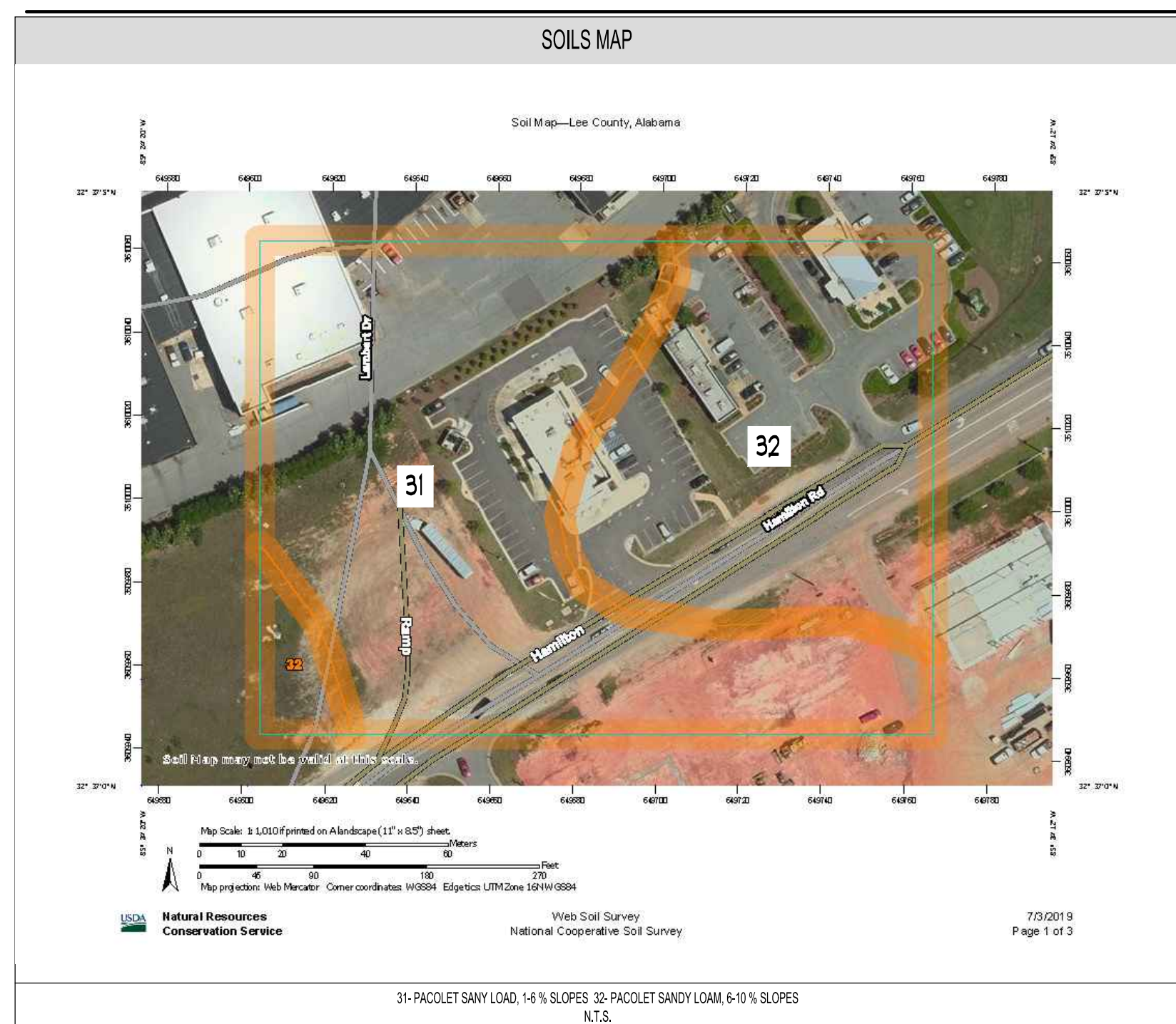
ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036



PXP REMODEL



DEFINITIONS	
"ISSUED FOR PERMITTING"	DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTIONS HAVING AUTHORITY FOR REVIEW, COMMENT, AND APPROVAL. DRAWINGS ARE NOT INTENDED FOR PRICING, BID, OR CONSTRUCTION.
"NOT ISSUED FOR CONSTRUCTION"	DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTIONS HAVING AUTHORITY FOR REVIEW, COMMENT, AND/OR APPROVAL. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.
"ISSUED FOR CONSTRUCTION"	DRAWINGS ARE INTENDED FOR PRICING, BID, AND/OR CONSTRUCTION.
"PMI"	<ol style="list-style-type: none"> 1. TIRGANT OR GRATE ELEVATION FOR CURB INLETS. 2. TOP OF STRUCTURE FOR JUNCTION BOX/COCS. 3. TOP OF STRUCTURE FOR SANITARY MANHOLES AND CLEANOUTS.

GENERAL NOTES

1. INCORPORATE ENGINEER, INC.'S REGULARLY UPDATES ELECTRONIC FILES THROUGH THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CD 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 BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF IE. THE ORIGINAL DESIGNS REPRESENTED BY THE INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF IE.

2. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT. READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. THIS INCLUDES ALL STRIPPING AND STORAGE.

4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT SURVEY REVISION OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

<u>GRADING/DRAINAGE</u>	<u>LINE TYPE/SYMBOL</u>	<u>REFERENCE</u>
GRADE		SEE PLANS
SPOT ELEVATION	\times 1000.00	SEE PLANS
STORM DRAIN		EXISTING
HEADWALL (HW) / FLARED END SECTION (FES)		NOT APPLICABLE
DROP INLET (GRATE)		EXISTING
DROP INLET (GRATE AND HOOD)		EXISTING
JUNCTION BOX (JB) / OCS		NOT APPLICABLE
CATCH BASIN (SINGLE WING)		NOT APPLICABLE
CATCH BASIN (DOUBLE WING)		EXISTING
PEDESTAL TOP		NOT APPLICABLE
STORM STRUCTURE NUMBER		NOT APPLICABLE



Surveyor's Comments on Title Exceptions listed in Schedule B - Section II of Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY, Commitment No: CT-19-0062 on FEBRUARY 11, 2019 at 8 a.m.

17. All matters shown on the Plat of Resubdivision of Lot 5-C, Tiger Town Subdivision, recorded in the Probate Office of Lee County, Alabama, in Plat Book 35, page 18, including, but not limited to:
- (i) Easement to the City of Opelika and to any telephone company serving the City of Opelika, Alabama, for the purpose of installing and maintaining guy wires and anchors to stabilize pole lines and being five feet wide on each side and front lot line and extending a distance of not more than the minimum building line. - NO REFERENCE TO MINIMUM BUILDING LINE OR TELEPHONE AND POLE EASEMENT MADE IN DOCUMENT. UNABLE TO DETERMINE IF AFFECTS SUBJECT PROPERTY.
- (ii) Ten (10) foot, Fifteen (15) foot and Twenty (20) foot drainage and utility easements. (1) "10' EASEMENT - DOES NOT AFFECT. (2) 15' EASEMENT - DOES NOT AFFECT. (3) 20' EASEMENT - AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. HOWEVER, NO LEGAL DESCRIPTION CONTAINED ON MAP. EASEMENT SHOWN HEREON BY GRAPHICAL PLOTTING ONLY. ALSO EASEMENT SCALES TO 40' FROM MAP (EASEMENT MAY BE 20' FROM CENTERLINE).
- (iii) Twenty-five (25) foot sign easement. - EASEMENT NOT SHOWN ON MAP. SURVEYOR CANNOT ADDRESS.
- (iv) "No deep-rooted trees or shrubs are to be planted, and no building, road, fence, excavation, cuts, fills, grading, obstruction, structure or utilities are to be constructed within or across the right of way of Southern Natural Gas Company, without its written consent. Any inquiries are to be addressed to Southern Natural Gas Company, P.O. Box 2563, Birmingham, Alabama 35202-2563, Attention: Right of Way Dept. Any approved construction within said right of way will then be in accordance with the specification of Southern Natural Gas Company." - SURVEYOR CANNOT ADDRESS. SOUTHERN NATURAL GAS RIGHT-OF-WAY IS SHOWN HEREON.
18. All matters shown on the ALTA Survey of Lot 5-C dated October 26, 2012, prepared by Arthur R. Nettles, PLG No. 23346. - DOCUMENT NOT PROVIDED.

All that certain lot or parcel of land situated in the County of Lee, State of Alabama, and being more particularly described as follows:

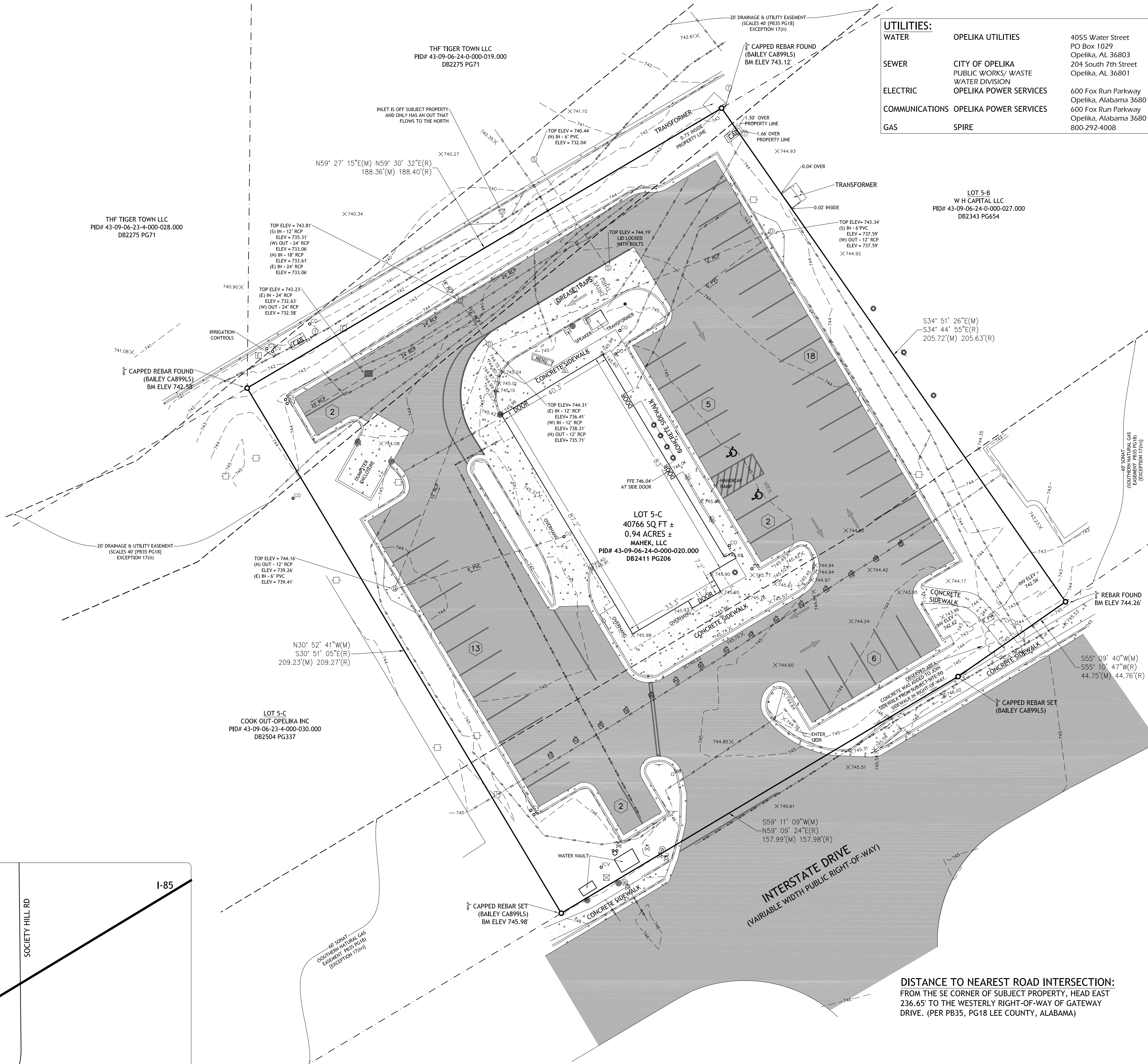
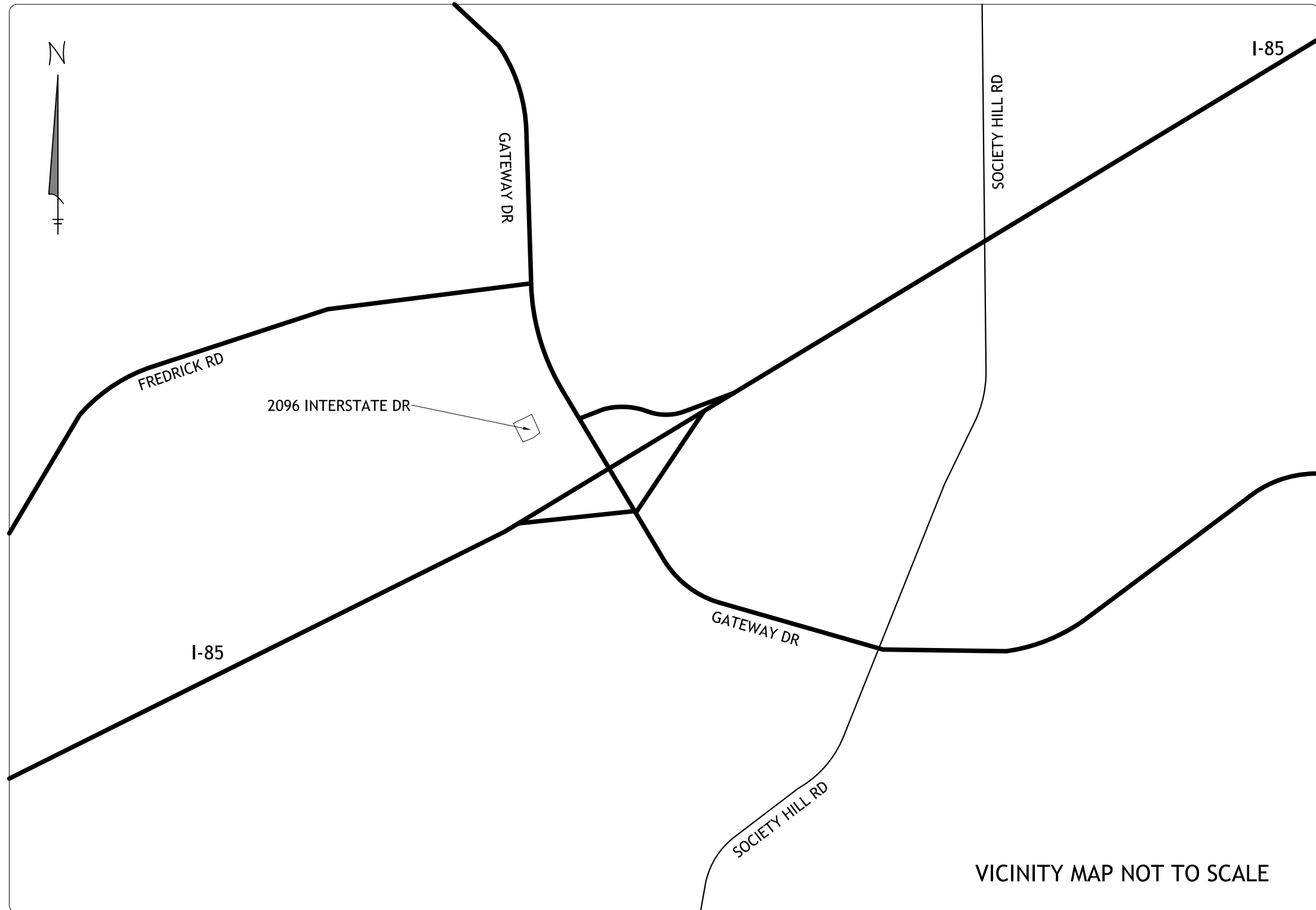
Lot 5-C of Tiger Town Subdivision, Resubdivision of Lot 5-C as recorded in Plat Book 35, Page 18 in the Office of the Probate Judge of Lee County, Alabama.

The legal description provided in the title commitment accurately describes the property as shown hereon.

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Opelika, Lee County, Alabama (community panel 010145), map number 01081C0207G, effective date 11/02/2011, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

1. Field work for this survey was completed on 06/19/2019.
2. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown.
3. Underground utility location markings were provided by SIS GPR.
4. The bearing base for this survey is based on Alabama State Plane Coordinate System, (East Zone) as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.
5. Subject property is located at the NW intersection of Interstate Drive and Gateway Drive.
6. Parking Count:
 - 50 Total Spaces
 - 2 Handicap Space
 - 48 Regular Spaces
7. No delineation of wetland markers were observed at the time of survey.
8. Contours and spot elevations are based on NAVD 88 and derived from GPS observations.
9. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. Except the sidewalk at the SE corner of subject property, Lot 5-C as noted herein.
10. Surveyor does not know of any proposed changes in street right of way lines. Recent sidewalk construction observed in the SE corner of subject property, Lot 5-C as noted herein.
11. Subject property is located in the City of Opelika, Alabama.
12. The maximum allowable Relative Positional Precision is 0.07 feet plus 50 parts per million (ALTA/NSPS Standards 3.E.v.)

	AIR CONDITIONER
	BENCHMARK
	BOLLARD
	CLEAN OUT
	CURB INLET
	DOWNSPOUT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	FIBER OPTIC MARKER
	FIRE DEPT CONNECTION
	GAS METER
	GAS REGULATOR
	GAS VALVE
	GRATE INLET
	GROUND LIGHT
	GUY WIRE
	HANDICAPPED
	HANDICAPPED SIGN
	LIGHT STANDARD
	MAIL BOX
	MONITORING WELL
	PARKING COUNT
	PARKING METER
	PEDESTRIAN SIGNAL
	POST INDICATOR VALVE
	POWER METER
	POWER MANHOLE
	POWER POLE
	ROUND GRATE INLET
	ROW MONUMENT
	SANITARY MANHOLE
	SATELLITE DISH
	SEPTIC TANK
	STORM MANHOLE
	TELEPHONE BOOTH
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE POLE
	TREE
	WATER METER
	WATER VALVE
	WATER VALVE MARKER
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	UNDERGROUND POWER
	UNDERGROUND COMM
	UNDERGROUND GAS
	UNDERGROUND WATER

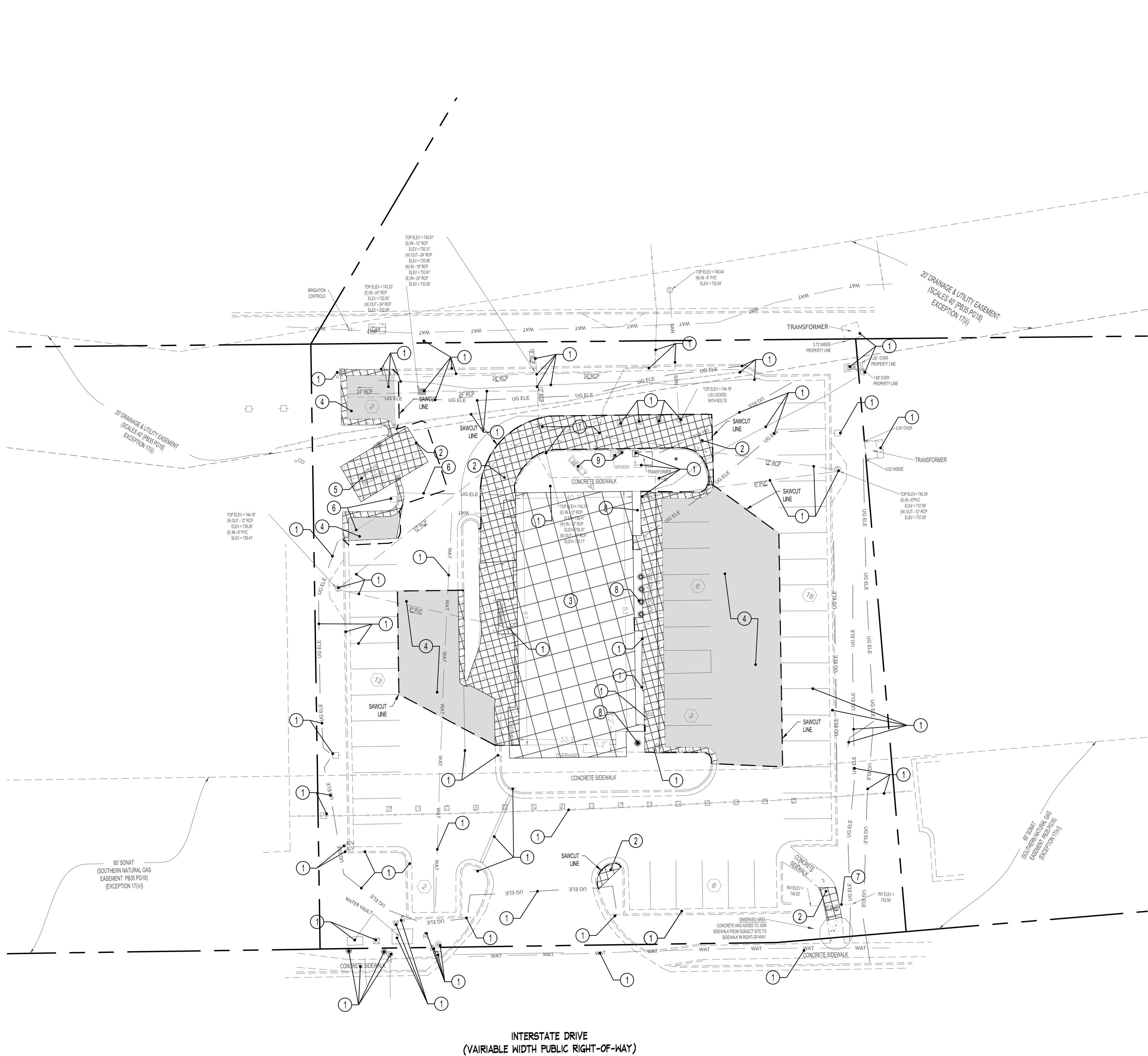


Certified To: CHICAGO TITLE INSURANCE COMPANY AND INGENIUM DESIGN GROUP, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on 06/19/2019; additionally, per State of Alabama requirements, I hereby state that all parts of the survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 06/26/2019





DEMOLITION LEGEND

- 1. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION (SEE GENERAL DEMOLITION NOTE #1). THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DESIGNATED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DESIGNATED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
- 2. SAWCUT AND REMOVE EXISTING CONCRETE DRIVE/THRU PAD, SIDEWALK, CURB AND GUTTER, AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE. CONTRACTOR SHALL PROTECT THE CURB AND GUTTER IN THE DRIVE THRU.
- 3. EXISTING SHELL OF BUILDING WILL BE REMODELED. SEE PLANS BY HVA FOR BUILDING CONSTRUCTION.
- 4. REMOVE EXISTING ASPHALT AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE.
- 5. REMOVE EXISTING DUMPSTER, DUMPSTER ENCLOSURE, DUMPSTER PAD, BOLLARDS, AND ALL ASSOCIATED APPURTENANCES, INCLUDING BUT NOT LIMITED TO REINFORCEMENT AND BASE.
- 6. RELOCATE EXISTING LIGHT POLE AND UNDERGROUND ELECTRIC LINES. SEE UTILITY PLAN SHEET C05.0 FOR RELOCATED UTILITIES.
- 7. REMOVE EXISTING 8" PVC PIPE UNDER SIDEWALK AND INSTALL A WEIR SLOT DRAIN PER THE DETAIL ON SHEET C02.2.
- 8. MAINTAIN ALL EXISTING LANDSCAPING AROUND THE BUILDING. CONTRACTOR SHALL REPLACE ALL TREES/SHRUBS ADJACENT TO THE BUILDING IF DEMOLITION CAUSES PLANT MATERIAL TO DIE.
- 9. REMOVE ALL EXISTING DRIVE-THRU ELEMENTS AND ALL ASSOCIATED APPURTENANCES, INCLUDING BUT NOT LIMITED TO MENU BOARDS, SPEAKER BOXES, FOOTINGS, ELECTRICAL BOLLARDS, ETC.

GENERAL DEMOLITION NOTES

- 1. ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY OF OPELIKA/ALABAMA COUNTY IS RECEIVED.
- 2. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCE, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE STANDARDS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LINE LINES UNLESS APPROVED IN WRITING BY THE UTILITY. IN ALL CASES, A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LINE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
- 4. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
- 5. DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
- 6. RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE, RELOCATE, AND INSTALL NEW ITEMS AS INDICATED ON THE PLANS.
- 7. ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
- 8. THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- 9. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- 10. THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLANS MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
- 11. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
- 12. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.



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

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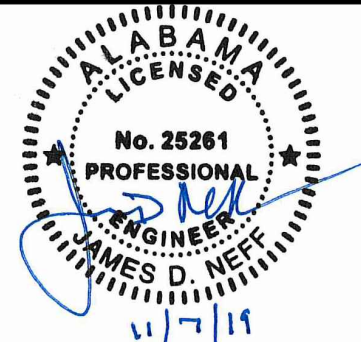
REVISIONS:

ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036



PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

DEMOLITION PLAN

C02.1

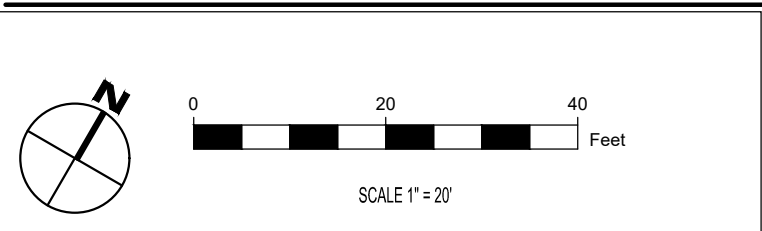
CONTRACTOR SHALL REPLACE ALL TREES/SHRUBS FROM DEMOLITION ADJACENT TO BUILDING AND IF DEMOLITION CAUSES OTHER PLAN MATERIAL TO DIE.

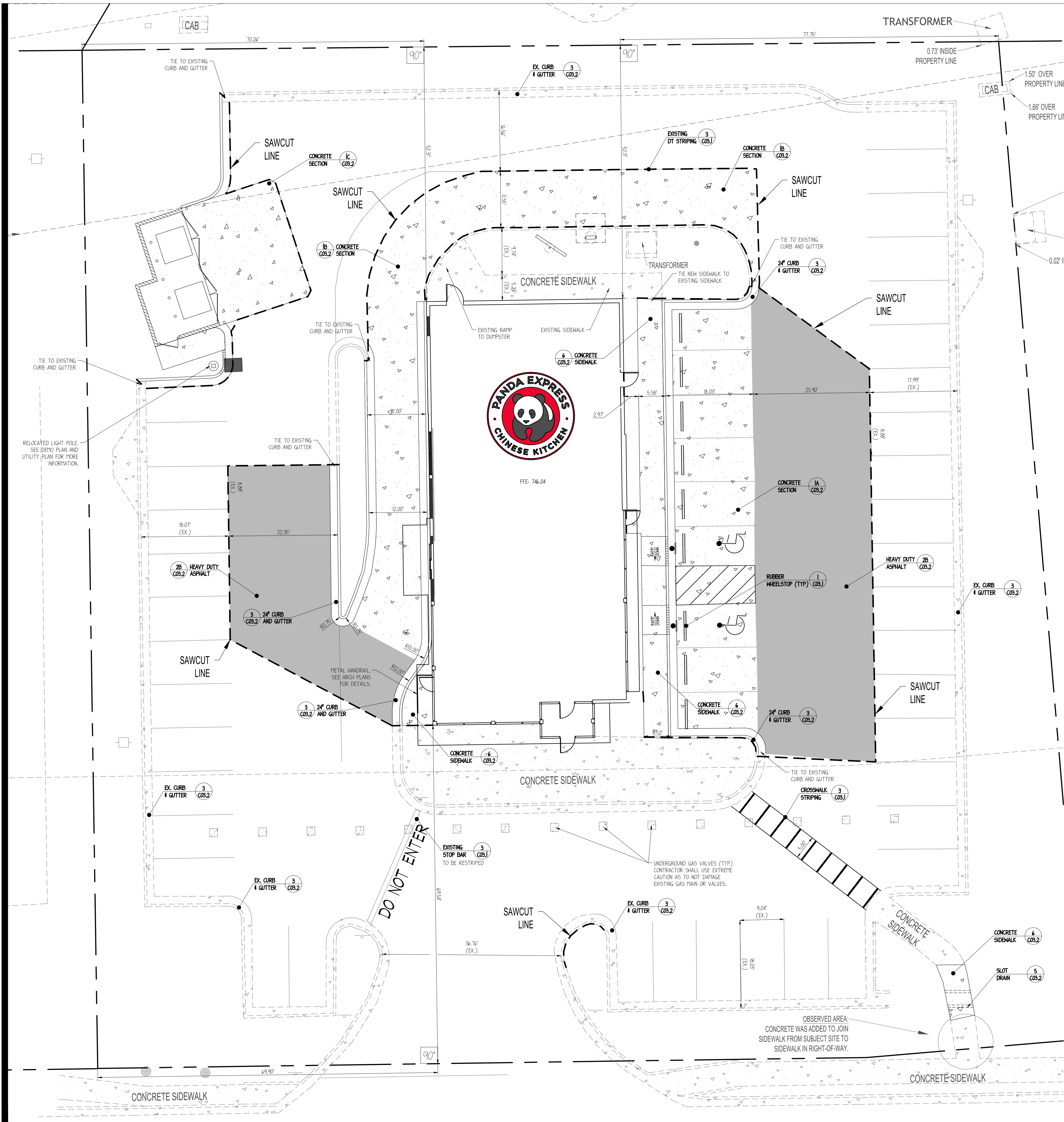
CONTRACTOR SHALL PROTECT THE CURB AND GUTTER IN THE DRIVE THRU.

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





PAVING LEGEND	
	HEAVY DUTY PAVEMENT SECTION: DETAIL 2A/SHEET C03.2
	LIGHT DUTY PAVEMENT SECTION: DETAIL 2B, SHEET C03.2
	CONCRETE SECTIONS: SIDEWALK: DETAIL 06/SHEET C03.2 DRIVE-THRU: DETAIL 1, TYPE A, SHEET C03.2 PARKING: DETAIL 1, TYPE A, SHEET C03.2 DUMPSTER APPROACH PAD: DETAIL 1, TYPE B, SHEET C03.2

SITE INFORMATION	
JURISDICTION: CITY OF OPELIKA	
ZONING: PLD (PLANNED UNIT DEVELOPMENT) GATEWAY CORRIDOR OVERLAY DISTRICT	
REQUIRED BUILDING SETBACKS:	
FRONT:	30'
SIDE:	0'
REAR:	20'
REQUIRED LANDSCAPE STRIPS:	
FRONT:	5'
SIDE:	0'
REAR:	20'
REQUIRED PARKING:	
1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE, WHICHEVER IS GREATER, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, ASSUMING 48 SEATS AND 2,000 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE AND ASSUMING 3 STAFF MAX ON THE LARGEST SHIFT:	
69 SEATS / 3 = 23 SPACES 2,000 SF / 100 SF = 20 SPACES ASSUMING 3 STAFF MAX = 3 SPACES 23 + 3 = 26 SPACES REQUIRED	
EXISTING PARKING:	
9' X 18' (REGULAR)	= 48
8' X 12' (HC)	= 2
TOTAL	= 50
PROPOSED PARKING:	
9' X 18' (REGULAR)	= 45 (3 EXISTING SPOTS WERE REMOVED)
8' X 12' (HC)	= 2
TOTAL	= 47
A TOTAL OF 3 EXISTING PARKING SPACES WERE REMOVED. NO "NEW" PARKING HAS BEEN PROVIDED.	
DRIVE AISLE: 24' (VARIES, SEE PLAN)	
SITE AREA CALCULATIONS:	
SITE:	=0.50 AC.
PERVIOUS AREA:	=0.24 AC.
IMPERVIOUS AREA:	=0.69 AC.
DEVELOPED AREA:	=0.26 AC.
FLOOD HAZARD:	
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE AS PER FEMA FURJAL MAP NO. 010810207G, DATED 11/02/2011.	
EXISTING INFORMATION:	
SURVEY DONE BY BAILEY LAND GROUP, DATED 08/26/2016, SEE SHEET C03.0	
SITE LIGHTING:	
PHOTOMETRICS ARE EXISTING ON SITE AND WILL BE REUSED.	

SITE NOTES	
1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.	
2. ALL WORK SHALL COMPLY WITH OPELIKA COUNTY, STATE OF ALABAMA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.	
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.	
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.	
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.	
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE OF ALABAMA TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION.	
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
8. PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOGRAPHIC PLAN AND OWNER PRIOR TO CONSTRUCTION.	
9. SEE SHEET C03.1 FOR GENERAL NOTES.	

BUILDING AREA NOTES	
1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION.	
2. IN TIMES OF PANIC OR MAJOR DISASTERS, ALL PASSENGER VEHICLES SHALL BE REMOVED FROM THE PARKING AREA OR HAVING A CRUSHED STONE BASE ETC., WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141.3.1).	
3. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.	
4. SEE SHEET C03.1 FOR GENERAL NOTES.	

CONTRACTOR SHALL RESEAL DRIVE AISLES AND PARKING, AND RESTRIPE THE PROPOSED SITE.
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

Know what's below. 811 Call before you dig.

SCALE 1" = 10'



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1683 Walnut Grove Ave.
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Telephone: 626.799.9898
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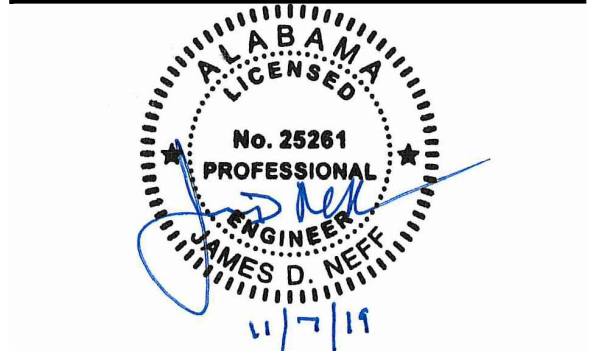
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BID	11/07/19
CONSTRUCTION	XX-XX-XX

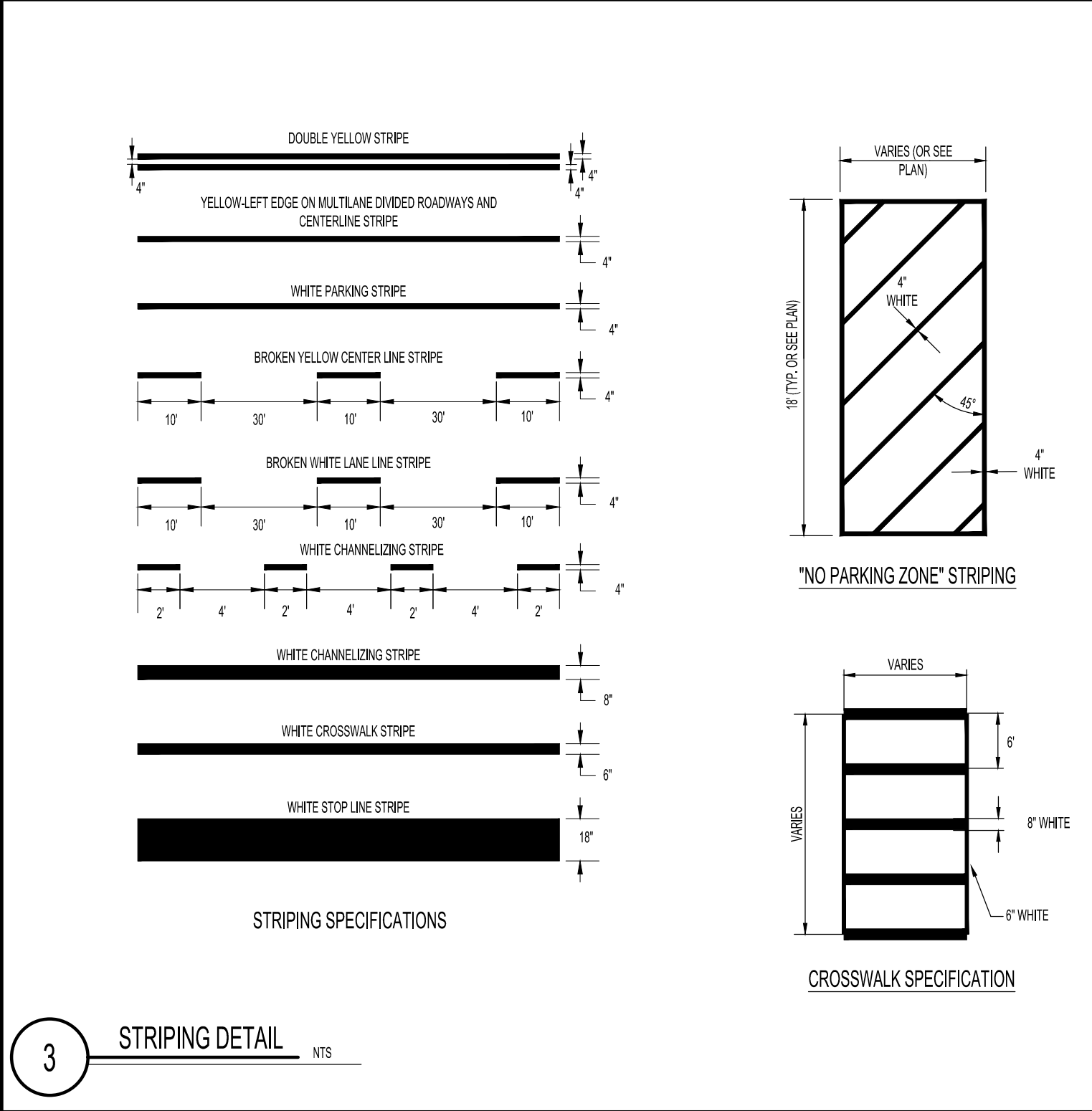
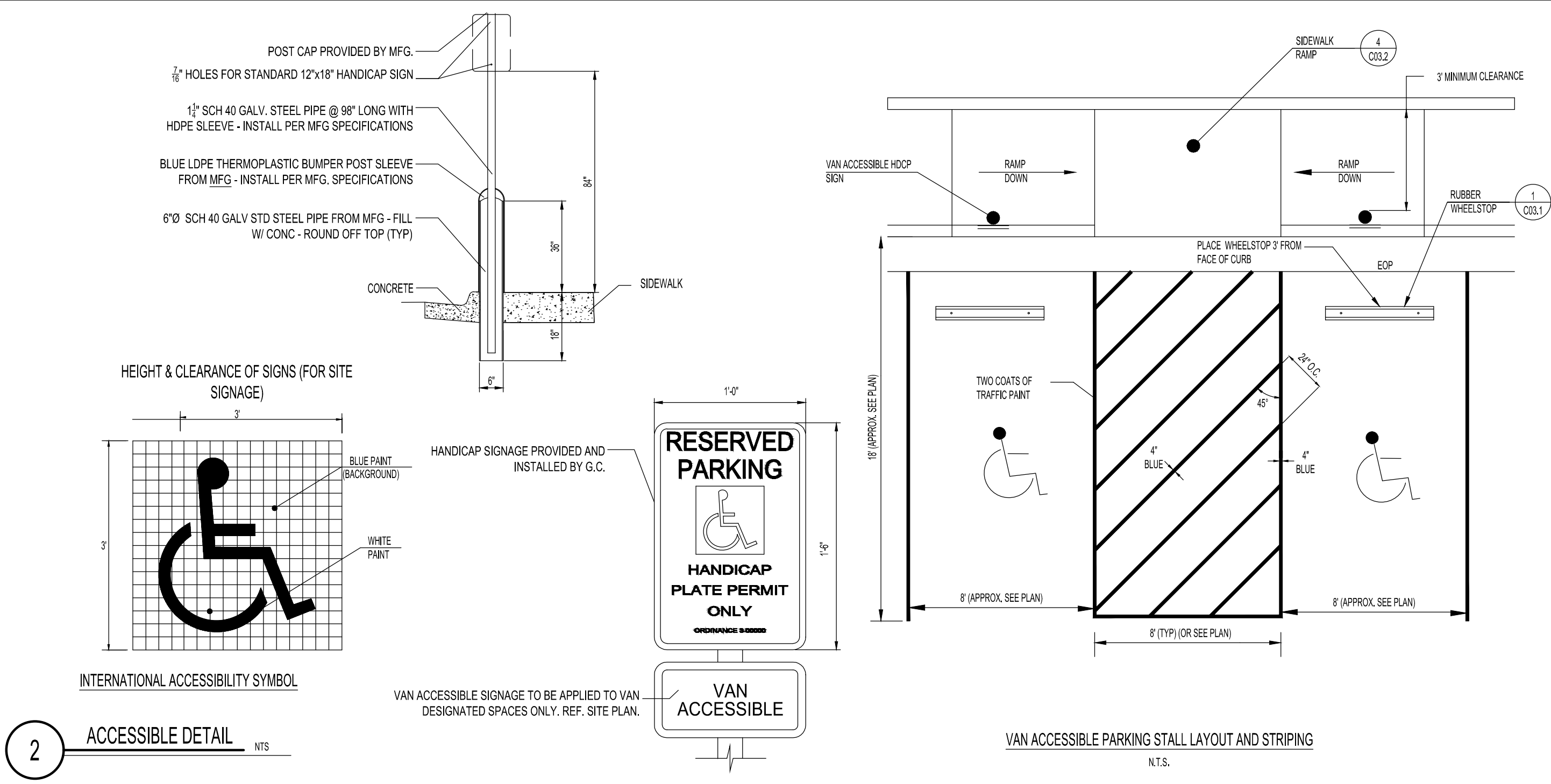
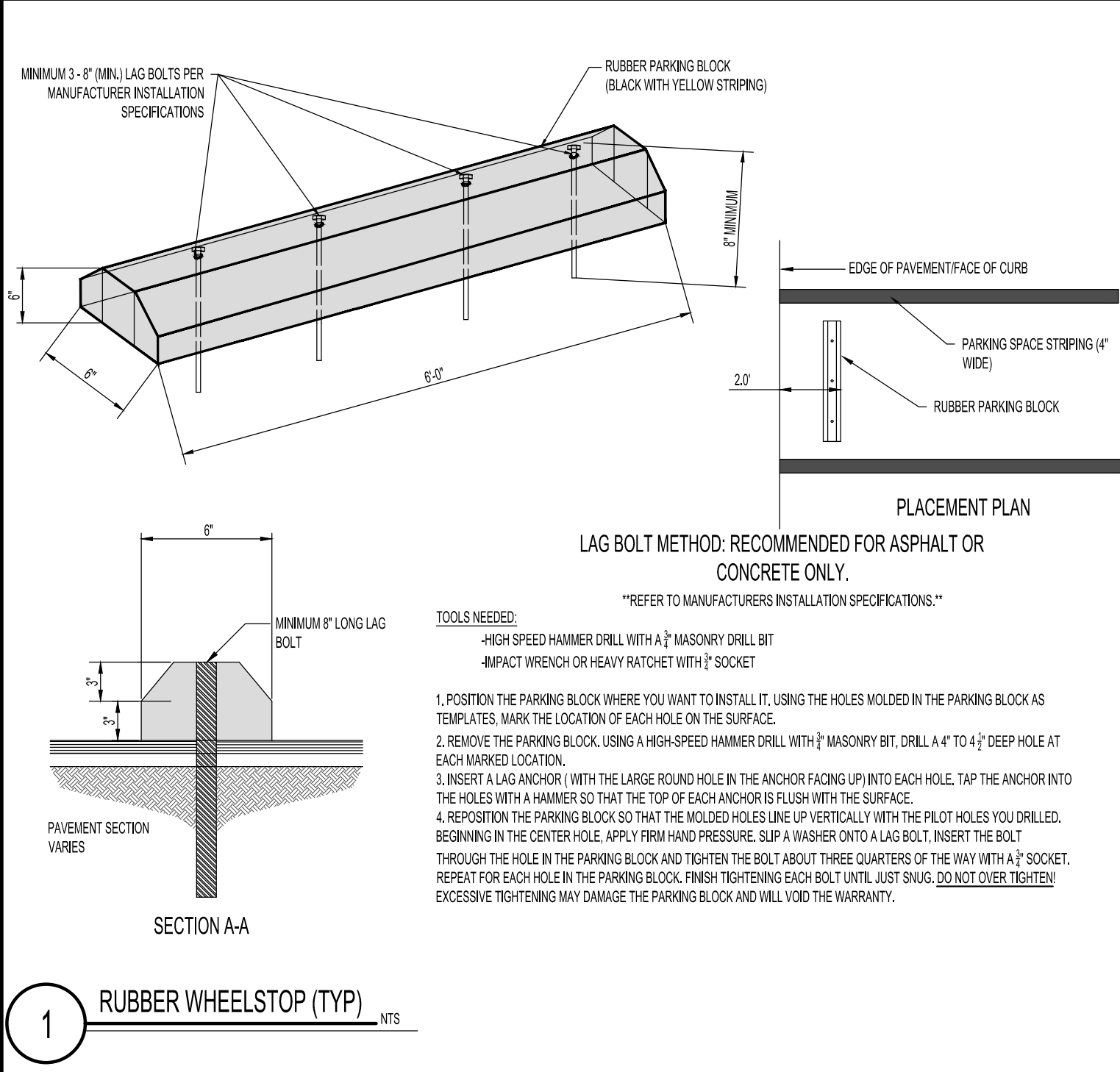
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SITE & STAKING
PLAN
C03.0



PANDA EXPRESS
CHINESE KITCHEN

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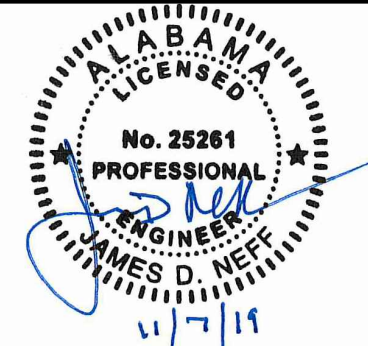
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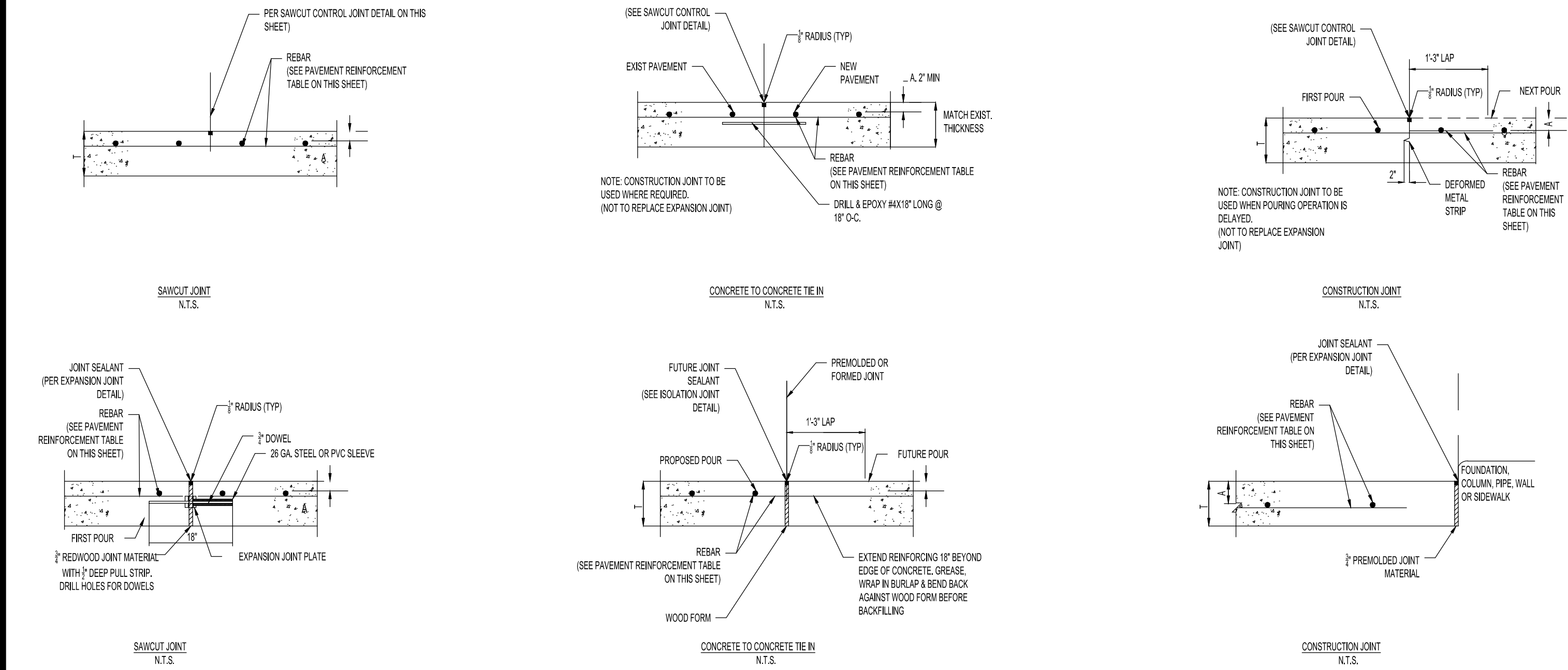
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**HARDSCAPE
DETAILS I**

C03.1

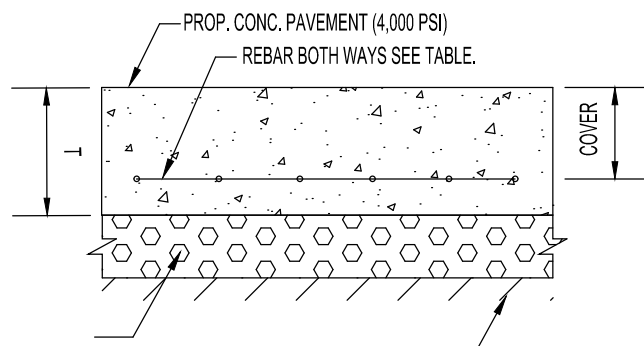


NOTES:

1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSE THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 1/2" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP-1.
9. CONCRETE TOUCHING THE BACK OF CURBS- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PARKING AIDS SHALL BE ISOLATED FROM THE CURB USING 1" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A 2X2 STRIP AND SEAL THE JOINT WITH SL-1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 1/2" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP-1.
11. EXPANSION JOINTS AT ISLAND NOSINGS- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T)	(COVER)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL
	SLAB THICKNESS (IN.)	COVER (IN.) (2" MIN)		REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	6	2	15	#3 @ 24" C-C
TYPE "B"	8	2	15	#3 @ 24" C-C
TYPE "C"	12	2	15	#3 @ 24" C-C

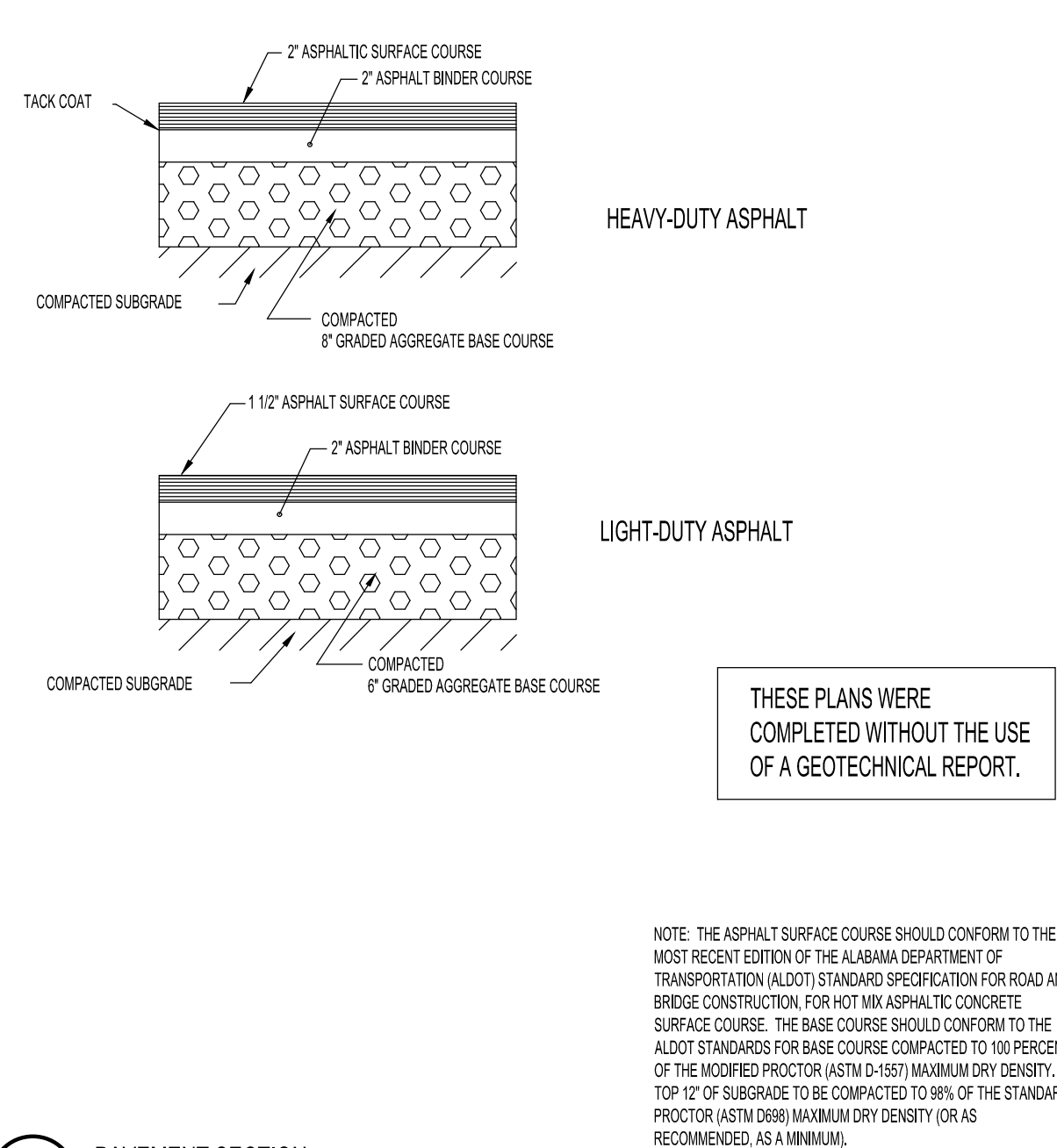
4" GRADED AGGREGATE BASE MEETING DOT STANDARD SPECIFICATIONS COMPACTED TO 100% OF MAX DRY DENSITY.



12" COMPACTED SUBGRADE (98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D698)

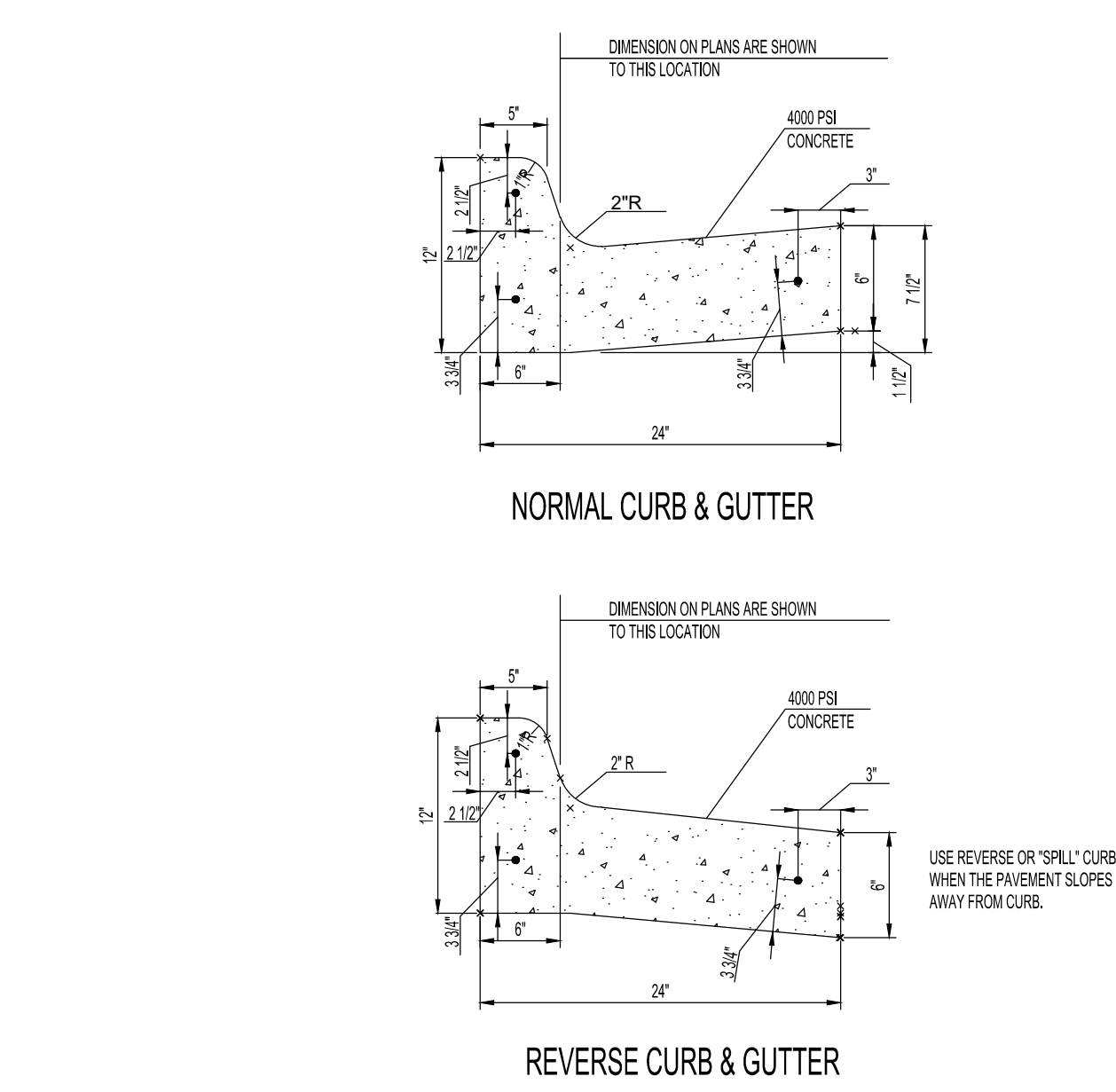
THESE PLANS WERE COMPLETED WITHOUT THE USE OF A GEOTECHNICAL REPORT.

2 PAVEMENT SECTION



NOTE: THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE. THE BASE COURSE SHOULD CONFORM TO THE ALDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY. TOP 12" OF SUBGRADE TO BE COMPACTED TO 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY (OR AS RECOMMENDED, AS A MINIMUM).

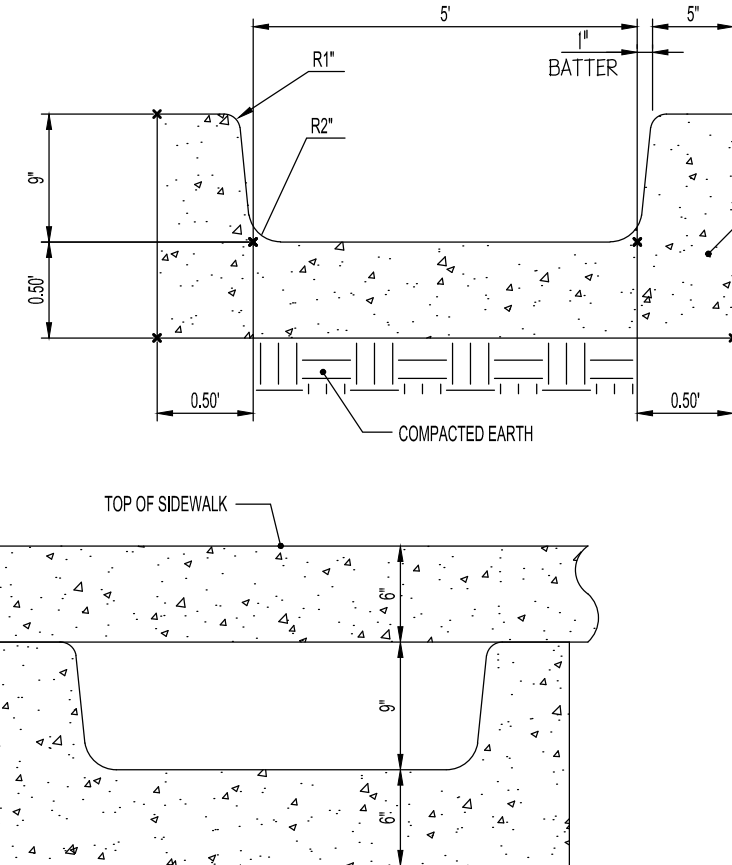
3 24" CURB & GUTTER



CONCRETE NOTES:

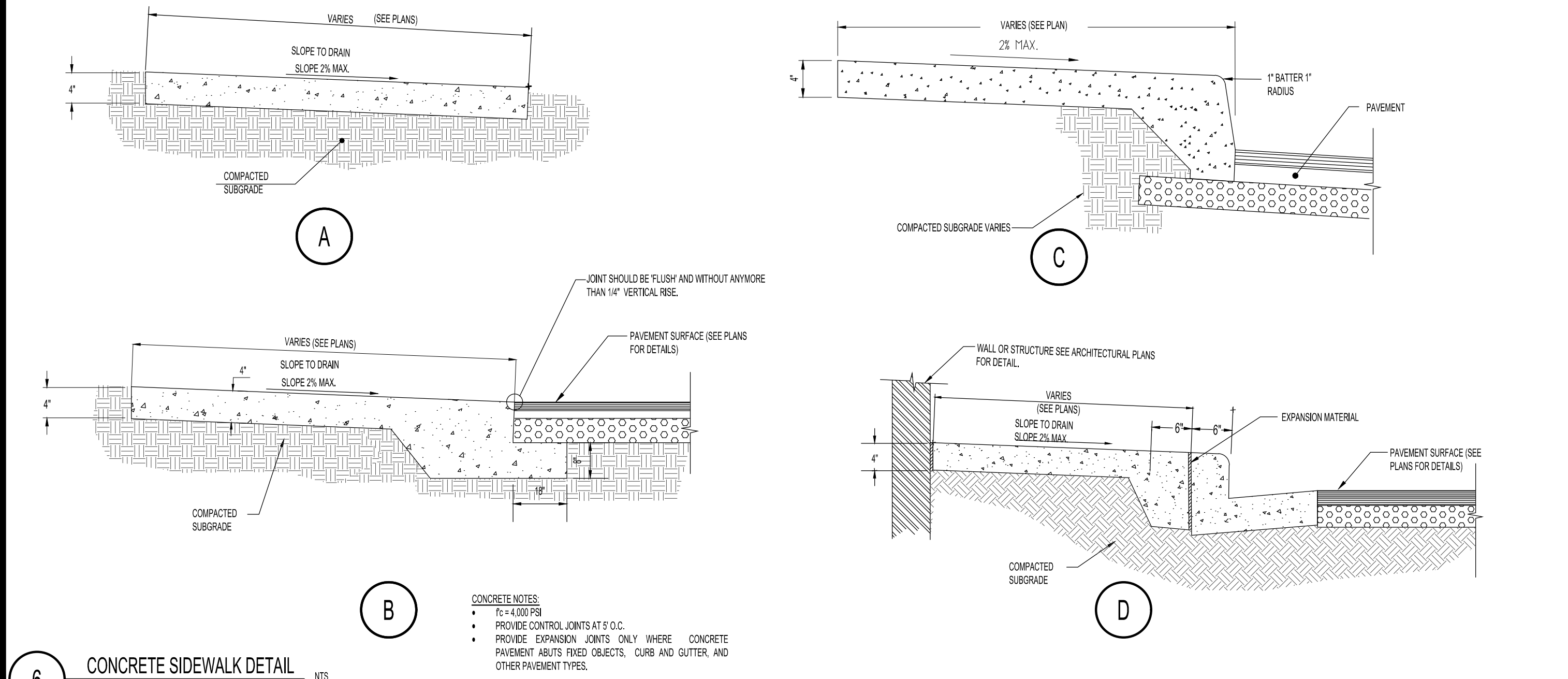
- Fc = 4,000 PSI
- PROVIDE EXPANSION JOINTS AT 9' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

SLOPE FLUME ACCORDING TO GRADING AND DRAINAGE PLAN



5 CUSTOM CONCRETE FLUME

1 CONCRETE SECTION



CONCRETE NOTES:

- Fc = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 9' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

6 CONCRETE SIDEWALK DETAIL

4 SIDEWALK RAMP

5 CUSTOM CONCRETE FLUME



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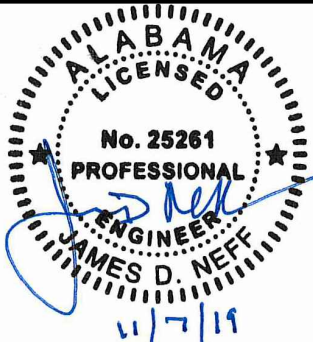
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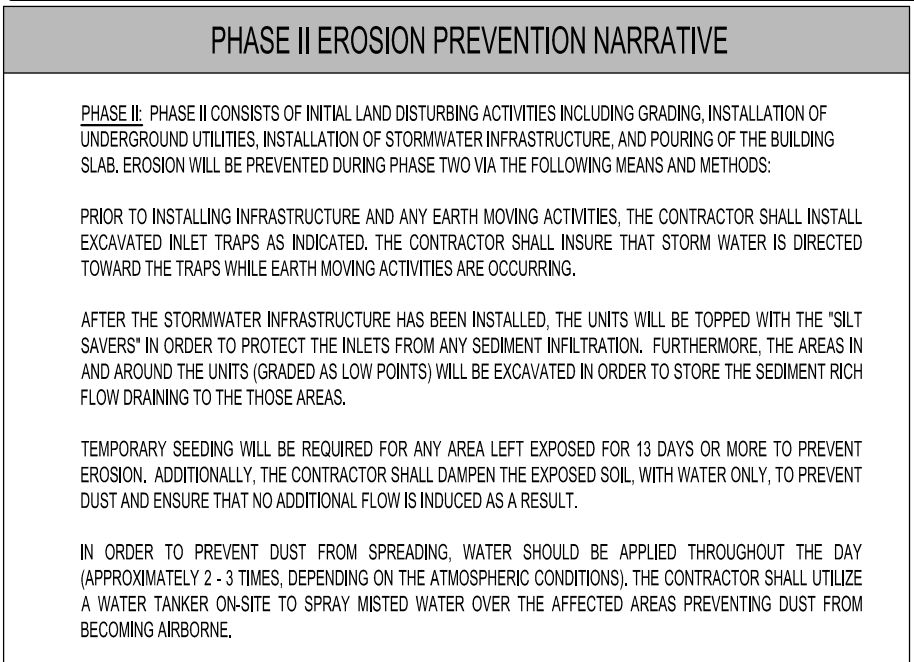
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IE PROJECT #: 190036

























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OPELIKA, AL 36801

HARDSCAPE
DETAILS II

C03.2



EROSION CONTROL LEGEND		
ESPC BMP	LINETYPE/SYMBOL	REFERENCE
CONSTRUCTION EXIT PAD	 	SHEET C00.5
TOPSOILING		NOT APPLICABLE
CHEMICAL STABILIZATION		NOT APPLICABLE
DUST CONTROL		SHEET C00.5
EROSION CONTROL BLANKET	 	NOT APPLICABLE
MULCHING		SHEET C00.5
PERMANENT SEEDING		NOT APPLICABLE
SODDING		SHEET C00.5
TEMPORARY SEEDING		SHEET C00.5
CHECK DAM	 	NOT APPLICABLE
GRASS SWALE		NOT APPLICABLE
DIVERSION		NOT APPLICABLE
INLET PROTECTION	  	SHEET C00.6
SEDIMENT BARRIER	 	SHEET C00.6
TEMPORARY SEDIMENT TRAP		NOT APPLICABLE
ROCK FILTER DAM		NOT APPLICABLE

GENERAL CBMPP NOTES

PHASE II EROSION PREVENTION NARRATIVE

PHASE II: PHASE II CONSISTS OF INITIAL LAND DISTURBING ACTIVITIES INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF STORMWATER INFRASTRUCTURE, AND POURING OF THE BUILDING SLAB. EROSION WILL BE PREVENTED DURING PHASE TWO VIA THE FOLLOWING MEANS AND METHODS:

PRIOR TO INSTALLING INFRASTRUCTURE AND ANY EARTH MOVING ACTIVITIES, THE CONTRACTOR SHALL INSTALL EXCAVATED INLET TRAPS AS INDICATED. THE CONTRACTOR SHALL INSURE THAT STORM WATER IS DIRECTED TOWARD THE TRAPS WHILE EARTH MOVING ACTIVITIES ARE OCCURRING.

AFTER THE STORMWATER INFRASTRUCTURE HAS BEEN INSTALLED, THE UNITS WILL BE TOPPED WITH THE "SIL-
SAVERS" IN ORDER TO PROTECT THE INLETS FROM ANY SEDIMENT INFILTRATION. FURTHERMORE, THE AREAS IN
AND AROUND THE UNITS (GRADED AS LOW POINTS) WILL BE EXCAVATED IN ORDER TO STORE THE SEDIMENT RICH
FLOW DRAINING TO THE THOSE AREAS.

TEMPORARY SEEDING WILL BE REQUIRED FOR ANY AREA LEFT EXPOSED FOR 13 DAYS OR MORE TO PREVENT EROSION. ADDITIONALLY, THE CONTRACTOR SHALL DAMPEN THE EXPOSED SOIL, WITH WATER ONLY, TO PREVENT DUST AND ENSURE THAT NO ADDITIONAL FLOW IS INDUCED AS A RESULT.

IN ORDER TO PREVENT DUST FROM SPREADING, WATER SHOULD BE APPLIED THROUGHOUT THE DAY (APPROXIMATELY 2 - 3 TIMES, DEPENDING ON THE ATMOSPHERIC CONDITIONS). THE CONTRACTOR SHALL UTILIZE A WATER TANKER ON-SITE TO SPRAY MISTED WATER OVER THE AFFECTED AREAS PREVENTING DUST FROM BECOMING AIRBORNE.

GENERAL

7. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT

2. SEE GRADING & DRAINAGE NOTES

SLOPES AND DISTURBED AREA STABILIZATION

- CONCENTRATED FLOW AREAS AND ALL SLOPES 2:1H OR STEEPER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT. NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 7 DAYS.
- PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS SHALL BE COMPLETED AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN THE EVENT OF PROJECT DELAYS.
- TYPE 'A' SEEDING BARRIERS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED

TREE PROTECTION

7. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
8. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
9. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

MAINTENANCE AND INSPECTIONS

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSPECTED DAILY.
2. SEDIMENT STORAGE MAINTENANCE INDICATORS SHALL BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
3. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
4. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
5. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.

REMOVAL OF SEDIMENT / TOPSOIL INC

CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FOR USE TO SPREAD OVER SITE AS NEEDED. ANY TOPSOIL STOCKPILE SHALL BE ENTIRELY SURROUNDED BY SEDIMENT BARRIER. FURTHERMORE ANY TOPSOIL EXPOSED FOR MORE THAN 13 DAYS SHALL BE SEEDDED.

ANY TOPSOIL NOT USED, AS WELL AS ALL SEDIMENT FROM BMP DEVICES WITHIN THE SCOPE OF WORK, SHALL BE HAULED OFF TO APPROVED LOCATION. CONTRACTOR SHALL ENSURE THAT ALL PERMITS ASSOCIATED WITH THE HAUL OFF HAVE BEEN OBTAINED FROM THE CITY OF OPELIKA, OR ANY ENTITY HAVING JURISDICTION.

IN THE EVENT THAT SEDIMENT EXITS ONSITE AND SAID SEDIMENT IS CONVEYED TO MOORE'S MILL CREEK DOWNSTREAM, CONSTRUCTION SHALL STOP, AND THE CONTRACTOR SHALL NOTIFY ADEM IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE SEDIMENT FROM THE AFOREMENTIONED CREEK. FURTHERMORE, THE CONTRACTOR SHALL PROCESS THIS SEDIMENT IN THE SAME MANNER AS THE EXCESS TOPSOIL OR THE SEDIMENT REMOVED FROM THE ONSITE BMPs.

DAILY AND WEEKLY EROSION CONTROL INSPECTION INDIVIDUAL:
PHILLIP DEBICE, CONSTRUCTION SERVICES MANAGER.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811



CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.



20 40 Feet

SCALE 1" = 20'



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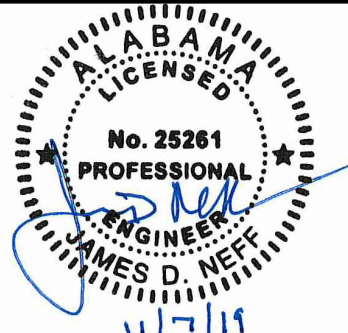
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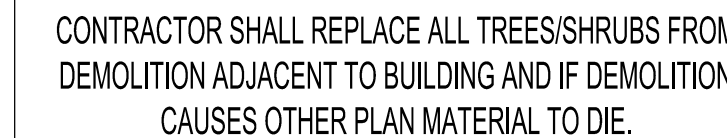
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
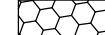
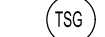
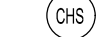
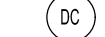


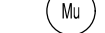


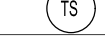

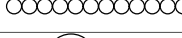

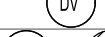




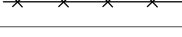


CBMPP PLAN PHASE II

C06.3

PXP REMODEL



EROSION CONTROL LEGEND

ESPC BMP	LINE TYPE/SYMBOL	REFERENCE
CONSTRUCTION EXIT PAD	 	SHEET 006.5
TOPSOILING		NOT APPLICABLE
CHEMICAL STABILIZATION		NOT APPLICABLE
DUST CONTROL		SHEET 006.5
EROSION CONTROL BLANKET	 	NOT APPLICABLE
MULCHING		SHEET 006.5
PERMANENT SEEDING		NOT APPLICABLE
SODDING		SHEET 006.5
TEMPORARY SEEDING		SHEET 006.5
CHECK DAM	 	NOT APPLICABLE
GRASS SWALE		NOT APPLICABLE
DIVERSION		NOT APPLICABLE
INLET PROTECTION	  	SHEET 006.6
SEDIMENT BARRIER	 	SHEET 006.6
TEMPORARY SEDIMENT TRAP		NOT APPLICABLE
ROCK FILTER DAM		NOT APPLICABLE

SEE EXISTING CONDITIONS/SURVEY AND LANDSCAPE/TREE PROTECTION PLANS FOR LEGENDS

GENERAL CBMPP NOTES

GENERAL

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION

3. CONCENTRATED FLOW AREAS AND ALL SLOPES 21% OR STEEPER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
4. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT. NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 7 DAYS.
6. PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS SHALL BE COMPLETED AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN THE EVENT OF PROJECT DELAYS.
7. TYPE 'W' SEDIMENT BARRIERS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.

TREE PROTECTION

1. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

MAINTENANCE AND INSPECTIONS

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSPECTED DAILY.
2. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES INDICATING THE 13 FULL VOLUME.
3. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
4. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
5. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.

REMOVAL OF SEDIMENT / TOPSOILING

- CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FOR USE TO SPREAD OVER SITE AS NEEDED. ANY TOPSOIL STOCKPILE SHALL BE ENTIRELY SURROUNDED BY SEDIMENT BARRIER. FURTHERMORE ANY TOPSOIL EXPOSED FOR MORE THAN 13 DAYS SHALL BE SEEDED.

ANY TOPSOIL NOT USED, AS WELL AS ALL SEDIMENT FROM BMP DEVICES WITHIN THE SCOPE OF WORK, SHALL BE HAULED OFF TO APPROVED LOCATION. CONTRACTOR SHALL ENSURE THAT ALL PERMITS ASSOCIATED WITH THE HAUL OFF HAVE BEEN OBTAINED FROM THE CITY OF OPELIKA, OR ANY ENTITY HAVING JURISDICTION.

IN THE EVENT THAT SEDIMENT EXITS ONSITE AND SAID SEDIMENT IS CONVEYED TO MOORE'S MILL CREEK DOWNSTREAM, CONSTRUCTION SHALL STOP, AND THE CONTRACTOR SHALL NOTIFY ADEM IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE SEDIMENT FROM THE AFOREMENTIONED CREEK. FURTHERMORE, THE CONTRACTOR SHALL PROCESS THIS SEDIMENT IN THE SAME MANNER AS THE EXCESS TOPSOIL OR THE SEDIMENT REMOVED FROM THE ONSITE BMPs.



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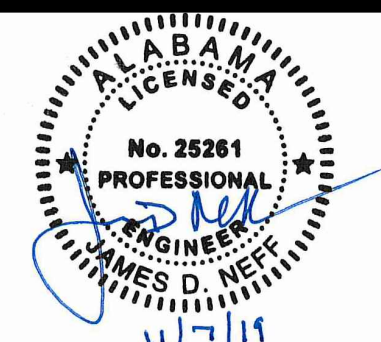
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OPELIKA, AL 36801

CBMPP PLAN
PHASE III &
STABILIZATION PLAN
C06.4

PXP REMODEL

Construction Exit Pad (CEP)

Description

A stone base pad that removes mud and caked soil from the tires of construction vehicles. It is located where traffic will be leaving a construction site and moving directly onto a public road or street.

Installation

- Begin by removing all vegetation and other unsuitable material from the foundation area.
- Grade and crown the area for positive drainage.
- Utilize a diversion to direct any surface flow away from the construction exit pad.
- Install pipe under the pad if needed to maintain drainage ditches along public roads.
- Divert all construction exit pad runoff and drainage to a sediment trap or basin.
- If wet conditions or soft soils are anticipated, place geotextile filter fabric on the graded foundation before placing the aggregate.
- Place specified stone size to lines and grade shown on plans. Leave smooth and sloped for drainage. If stone size is not specified, use ALDOT Coarse Aggregate No. 1.
- If dimensions are not specified, pads are generally 50' x 20'. Adjustments in size should be made to accommodate site conditions.

Maintenance

- Remove large chunks of mud or caked soil from construction exit pad daily.

- Inspect stone pad and sediment disposal area weekly and after storm events or heavy use.
- Reshape pad as needed for drainage and runoff control.
- Top-dress with clean specified stone as needed to maintain effectiveness.
- Immediately remove mud or sediment tracked or washed onto public road.
- Remove unneeded exit pad materials from areas where permanent vegetation will be established.

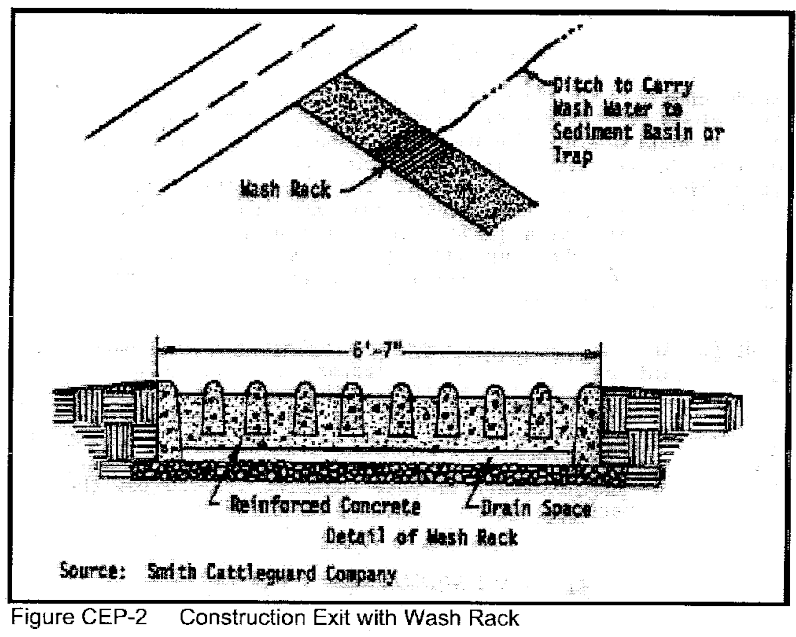
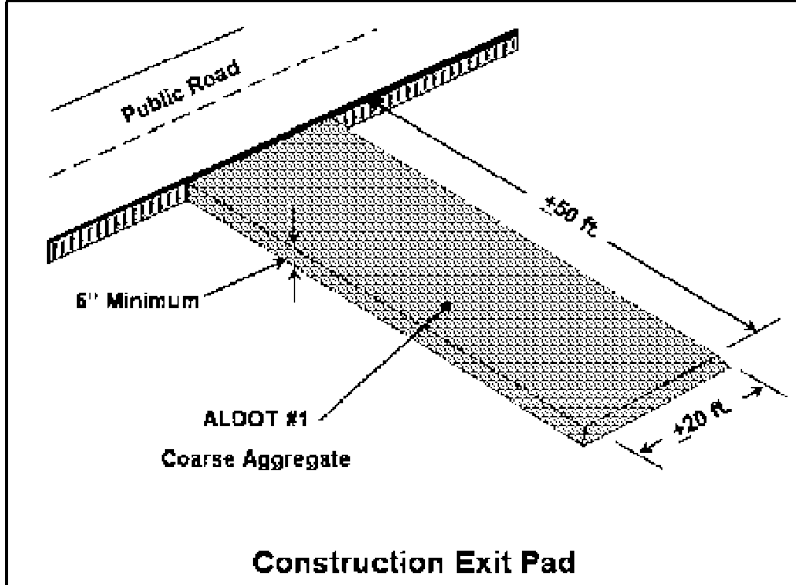


Figure CEP-2 Construction Exit with Wash Rack

Dust Control

Description

Controlling dust during land disturbing activities to minimize on-site and off-site damages and hazards.

Installation

- Sequence construction to minimize the amount of disturbed area at any one time.
- Leave undisturbed vegetative buffers between disturbed areas, if possible.
- Install planned surface stabilization measures immediately after completing grading.
- Vegetative Cover – Apply according to plans and specifications.
- Mulch – Apply according to plans and specifications.
- Sprinkling – Sprinkle disturbed areas with water until surface is moist. Repeat as often as needed to maintain moisture.
- Barriers – Install fences perpendicular to prevailing wind at intervals of 15 times the fence height.

Consult with a qualified design professional if spray-on adhesives are specified. A permit may be needed.

Maintenance

- Check site during windy conditions to monitor measure effectiveness.
- Reapply dust control measures as needed to maintain level of control required.

CONTRACTOR SHALL
ONLY USE WATER.

Mulching (MU)

Description

Applying straw or other suitable materials to cover the soil surface to protect against erosion. Mulching with seeding helps establish plant cover. It can be used on unseeded areas to protect against erosion until final grading and shaping can be accomplished.

Installation

- Remove stumps, roots and other debris from the site before seeding and/or mulching.
- Grade area, if needed, to permit the use of equipment for seeding, mulching and maintenance.
- Shape area so that it is relatively smooth.
- If seeding, follow seeding specifications and apply mulch immediately after seeding.
- Spread straw uniformly over the area with a power blower, hydroseeder or by hand at rates recommended for either seeded areas or without seeding. When mulching with seeding, 25% to 35 % of the ground surface should be visible after mulching is applied. When mulching without seeding, 100% of the soil surface should be covered.
- Apply at the rates shown in the plan or in Table MU-1 if there is not a plan.

Table MU-1 Mulching Materials and Application Rates

Material	Rate Per Acre and (Per 1000 ft. ²)	Notes
Straw (with Seed)	1 ½ - 2 tons (70 lbs - 90 lbs)	Spread by hand or machine; anchor when subject to blowing.
Straw Alone (no seed)	2 ½ - 3 tons (115 lbs - 140 lbs)	Spread by hand or machine; anchor when subject to blowing.
Wood Chips	5-6 tons (230 lbs - 275 lbs)	Treat with 12 lbs. nitrogen/ton.
Bark	35 cubic yards (0.8 cubic yard)	Can apply with mulch blower.
Pine Straw	1-2 tons (45 lbs - 90 lbs)	Spread by hand or machine; will not blow like straw.
Peanut Hulls	10-20 tons (450 lbs - 900 lbs)	Will wash off slopes. Treat with 12 lbs. nitrogen/ton.

Anchor straw or wood cellulose mulch by one of the following methods:

- Crimp with a weighted, straight, notched disc or a mulch anchoring tool (crimper) to punch the straw into the soil.
- Tack with a liquid tackifier designed to hold mulch in place. Use suitable spray equipment and follow manufacturer's recommendations.

Sodding (SOD)

Description

Establishing vegetative cover with sod to provide immediate erosion control on bare soil.

Installation

- Begin by clearing the area of clods, rocks, etc.
- Grade and loosen the soil to a smooth surface.
- Loosen compacted, hard or crusted soil surfaces to 6" to 8" with appropriate tillage equipment and incorporate the lime and fertilizer.
- Where topsoiling is specified or needed, follow steps in the design plan or, if not available, apply according to the Topsoiling practice. Lime subsoil first if lime is needed.
- Apply lime and fertilizer according to the plan or by soil test recommendations. In the absence of a plan or soil test recommendations apply agricultural limestone at the rate of 2 tons per acre (100 lbs. per 1000 sq. ft.) if the pH is under 6.0 and apply 10-10-10 fertilizer at the rate of 1000 lbs. per acre (25 lbs per 1000 sq. ft.). Incorporate amendments to depth of 4" to 6".
- Rake or harrow to achieve a smooth, loose, debris-free final grade on which to lay the sod.
- Avoid preparing the seedbed under excessively wet conditions.
- Use plants specified in the plan. If not specified, select a variety using Figure SOD-1 and Tables SOD-1 and SOD-2.

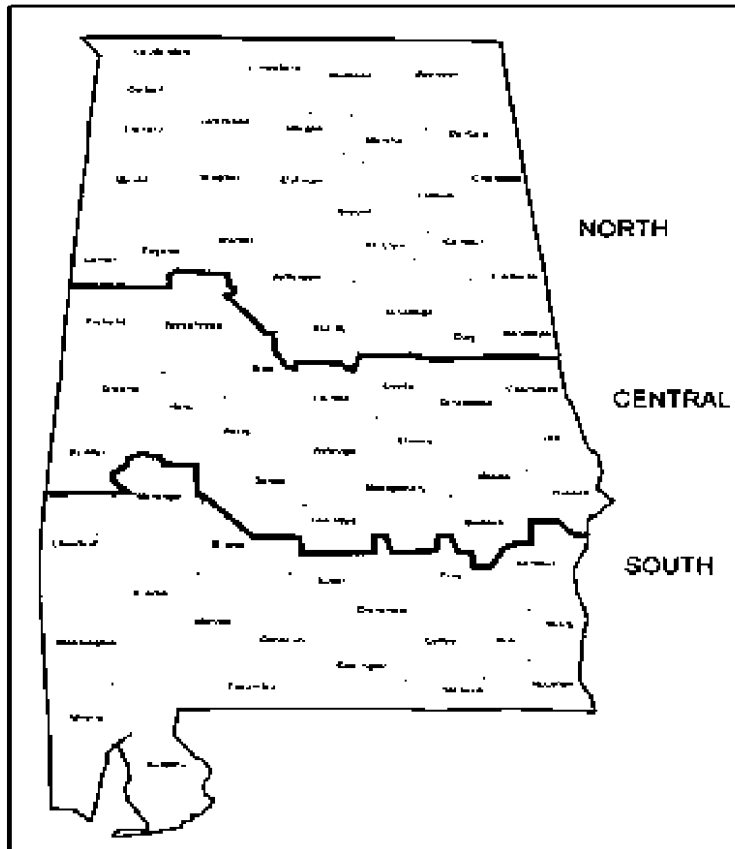


Figure SOD-1 Geographical Areas for Species Adaptation in Alabama

Table SOD-1 Grasses Adapted for Sodding in Alabama

Warm Season Species	Variety	Area Adapted
Bermudagrass	Tifway, Tifgreen, Tiflawn, Common	North, Central, South
Bahiagrass	Pensacola	Central, South
Centipede	No Improved Varieties	Central, South
St. Augustine	Bitterblue, Raleigh, Common	South
Zoysia	Emerald, Meyer	Central, South
Cool Season Species		
Tall Fescue	Kentucky 31	North

Table SOD-2 Adaptation and Maintenance of Grasses Used for Sodding

Species	Tolerance Ratings					Maintenance	
	Shade	Heat	Cold	Drought	Wear	Mowing Hight.	Mowing Frequency
Bermuda-grass	P	G	P	E	E	1"	H
Bahiagrass	F	G	P	E	G	2-3"	H
Centipede	F	G	P	G	P	1½"	L
Tall Fescue	G	F	G	G	G	3"	H
St. Augustine	G	G	P	P	P	2-3"	M
Zoysia	F	G	F	E	G	1"	H

E=Excellent, G=Good, F=Fair, P=Poor, H=High, M=Medium, L=Low

- During high temperatures, moisten the soil immediately prior to laying sod.
- Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger joints to create a brick-like pattern.
- Ensure that sod is not stretched or overlapped and that all joints are butted tight.
- Wherever concentrated flow may be a problem, install sod with the length perpendicular to the water flow (see Figure SOD-2) and secure by stapling firmly at the corners and middle of each strip. Jute or synthetic netting may be pegged over the sod for further protection during establishment.
- Immediately after laying the sod, roll or tamp it to provide firm contact between roots and soil.

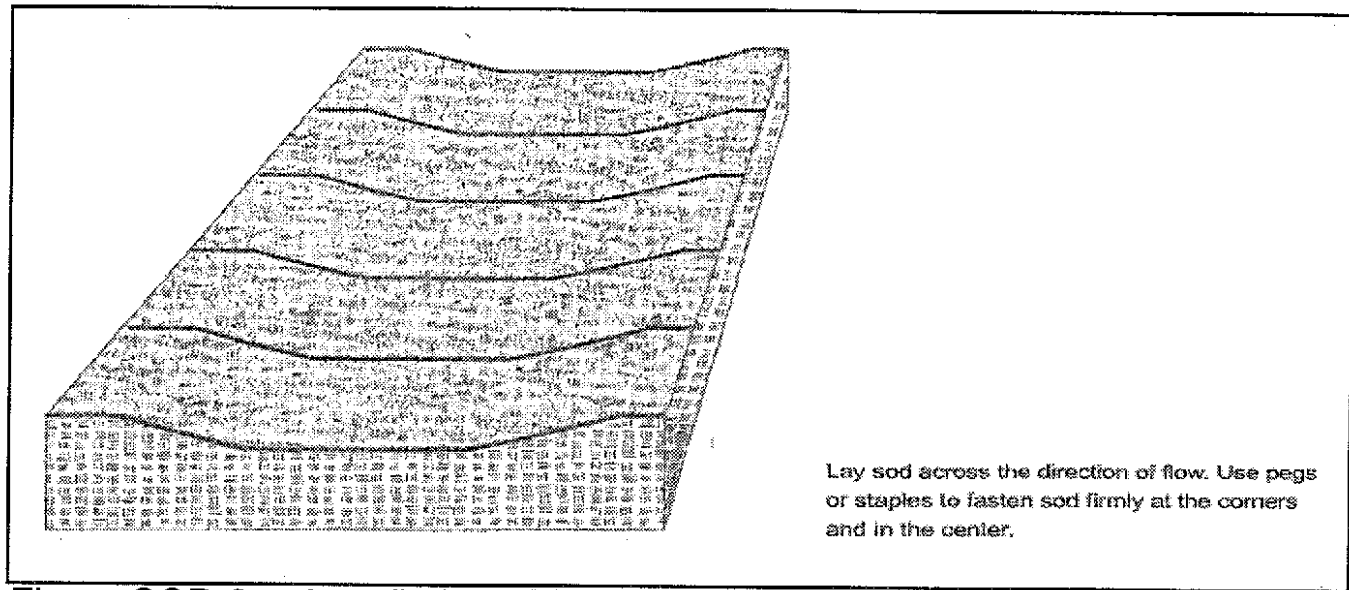


Figure SOD-3 Installation of Sod in Waterways

Maintenance

- Mow to a height of 2" to 3" after sod is well rooted. Do not remove more than 1/3 of the leaf blade in any mowing.
- Permanent, fine turf areas require yearly fertilization. Fertilize warm-season grass in late spring to early summer; cool-season grass in early fall and late winter.



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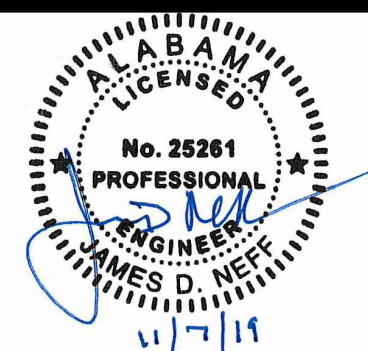
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CBMPP DETAILS I

C06.5

Temporary Seeding (TS)

Description

Establishing a temporary fast-growing annual grass or legume on disturbed areas where vegetation can be established before final grading or at a time not suitable for planting the desired permanent species. Temporary seeding reduces erosion and the amount of sediment moving off the site.

Installation

- Make plantings during the specified planting period if possible.
- Loosen compacted, hard or crusted soil surfaces to a depth of 6” to 8” with appropriate tillage equipment for all methods of seeding except hydroseeding on slopes steeper than 3:1.
- Leave a smooth seedbed except for no-till drilling and hydroseeding.
- Avoid preparing the seedbed under excessively wet conditions.
- Incorporate lime during seedbed preparation. If a design plan or soil test is not available, use 2 tons/acre of ground agricultural lime on clayey soils (approximately 90 lbs/1000 ft²) and 1 ton/acre on sandy soils (approximately 45 lbs/1000 ft²).
- Apply fertilizer during seedbed preparation. If a design plan or soil test is not available, apply 8-24-24 or equivalent – 400 lbs/acre (approximately 9 lbs/1000 ft²) at planting.

- Apply topdressing of 30 to 40 lbs/acre of nitrogen fertilizer (approx. 0.8 lbs/1000 ft²) when vegetation has emerged to a stand.
- Incorporate lime and fertilizer to a depth of 6” with a disk or rotary tiller on slopes of up to 3:1
- On steeper slopes, lime and fertilizer may be applied to the surface without incorporation.
- Lime and fertilizer may be applied through hydroseeding equipment. Lime may be applied with the seed mixture, but fertilizer should not be added to the seed mixture during hydroseeding because fertilizer salts may damage the seed.
- Plant the species specified. In the absence of plans and specifications, plant species and seeding rates may be selected by qualified persons from Table TS-1 and Figure TS-1.

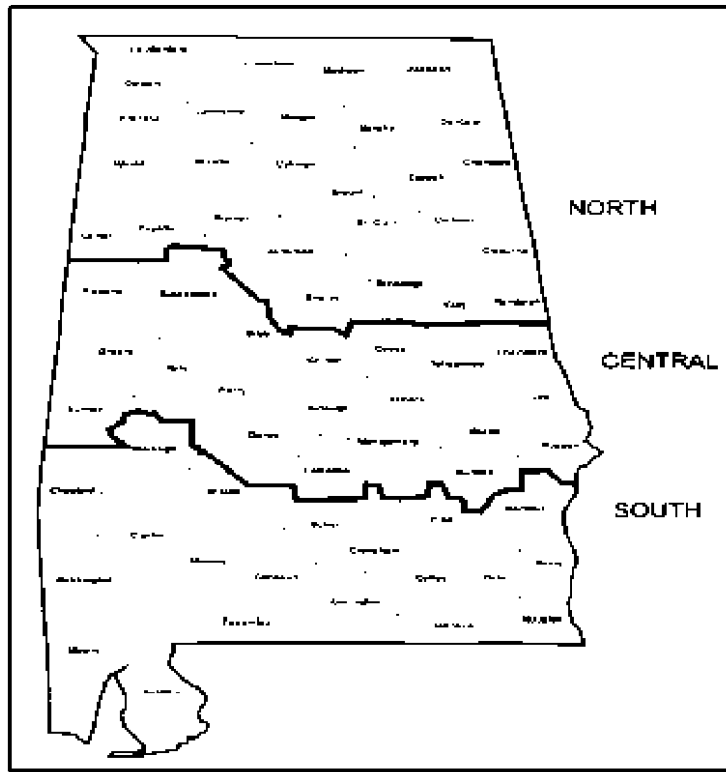


Figure TS-1 Geographical Areas for Species Adaptation in Alabama

- Cover 65% to 75% of the surface with the specified mulch materials. (See Mulching practice for more details).

Maintenance

- Inspect seedlings weekly until a stand is established and thereafter at least monthly for stand survival and vigor.
- Bare and eroded areas should be addressed appropriately by filling and/or smoothing, and reapplication of lime, fertilizer, seed and mulch. A qualified design professional should be consulted to advise on remedial actions.
- If vegetation fails to grow, a qualified design professional should be consulted for recommendations.
- Millet, sorghum-sudan hybrids, sudangrass, rye and wheat may be mowed, but no lower than 6” (closer mowing may damage the stand).
- Ryegrass is tolerant of most mowing regimes and may be mowed often and as close as 4” to 6” if this regime is started before it attains tall growth (over 8”).

Table TS-1 Plants for Temporary Cover				
Species	Seeding Rate/Ac	North AL	Central AL	South AL
Seeding Dates				
Millet, Browntop or German	40 lbs	May 1- Aug 1	Apr 1- Aug 15	Apr 1- Aug 15
Rye	3 bu	Sept 1- Nov 15	Sept 15- Nov 15	Sept 15- Nov 15
Ryegrass	30 lbs	Aug 1- Sept 15	Sept 1- Oct 15	Sept 1- Oct 15
Sorghum-Sudan Hybrids	40 lbs	May 1- Aug 1	Apr 15- Aug 1	Apr 1- Aug 15
Sudangrass	40 lbs	May 1- Aug 1	Apr 15- Aug 1	Apr 1- Aug 15
Wheat Common	3 bu	Sept 1- Nov 1	Sept 15- Nov 15	Sept 15- Nov 15
Common Bermudagrass	10 lbs	Apr 1- July 1	Mar 15- July 15	Mar 1- July 15
Crimson Clover	10 lbs	Sept 1- Nov 1	Sept 1- Nov 1	Sept 1- Nov 1

- Ryegrass is highly competitive and should not be used when a temporary cover is added to the Permanent Seeding mixture.
- Plant small grains about 1” deep and grasses and legume seed ¼” to ½” deep.
- When planting by methods other than a drill seeder or hydroseeder, cover the seed and then firm the soil lightly with a roller.
- If planting a legume, use the correct inoculant and follow use recommendations on the label. For hydroseeding, increase the inoculant used to 4 times the recommended rate for other seeding methods.

Sediment Barrier (SB)

Description

A temporary structure across a disturbed landscape that reduces the quantity of sediment moving downslope. Sediment barriers include silt fence, hay bales, sand bags, brush piles and various man-made materials. Sediment barriers are used where sheet flow can be ponded to allow sediment to settle out of the water and stay on the construction site.

Installation

Silt fence is the only barrier installation covered in this edition of the Field Guide.

- Begin by determining the exact location of underground utilities so that locations for placement of stakes can be selected where utilities will not be damaged.
- Locate the fence so that sheet flow from disturbed areas must pass through the fence and the ends are turned uphill to provide temporary storage of runoff and sediment.
- Fence should not be placed across concentrated flow areas such as channels or waterways.
- Smooth the construction zone to provide a broad, nearly level area wide enough to provide storage of runoff and sediment behind the fence.
- If placed near the toe of a slope, the fence should be installed far enough from the slope

toe to provide a broad flat area for adequate storage capacity for runoff and sediment.

- Dig trench along the fence alignment as shown in Figure SB-1. Trench depth for Type A & B fences should be at least 6” deep and at least 4” deep for Type C fences.
- Drive posts at least 18” into the ground on the downslope side of the trench. Space posts a maximum of 10 feet if fence is supported by woven wire, or 6 feet if high strength fabric and no woven wire support fence is used.
- Fasten support wire fence for Types A & B fences to upslope side of posts and 6” into the trench (see Figure SB-1).

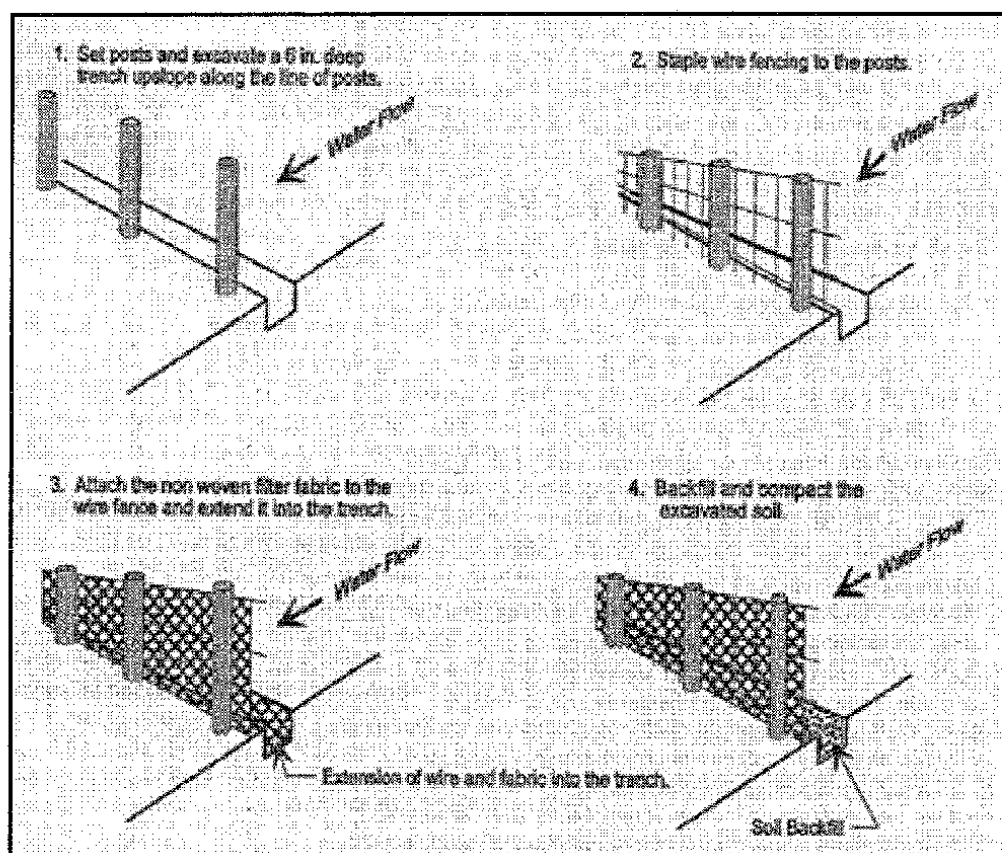


Figure SB-1 Installation of Silt Fence

- Attach continuous length of fabric to upslope side of fence posts. Minimize the number of

joints. If joints are necessary, fasten fence securely to support posts and overlap to the next post. Avoid joints at low points along the line.

- For Types A & B silt fence, place the bottom 8” of fabric in the 6” deep (minimum) trench, lapping toward the upslope side.
- For Type C fabric place the bottom 6” in the 4” deep (minimum) trench lapping toward the upslope side.
- Backfill the trench with compacted earth (see Figure SB-2).

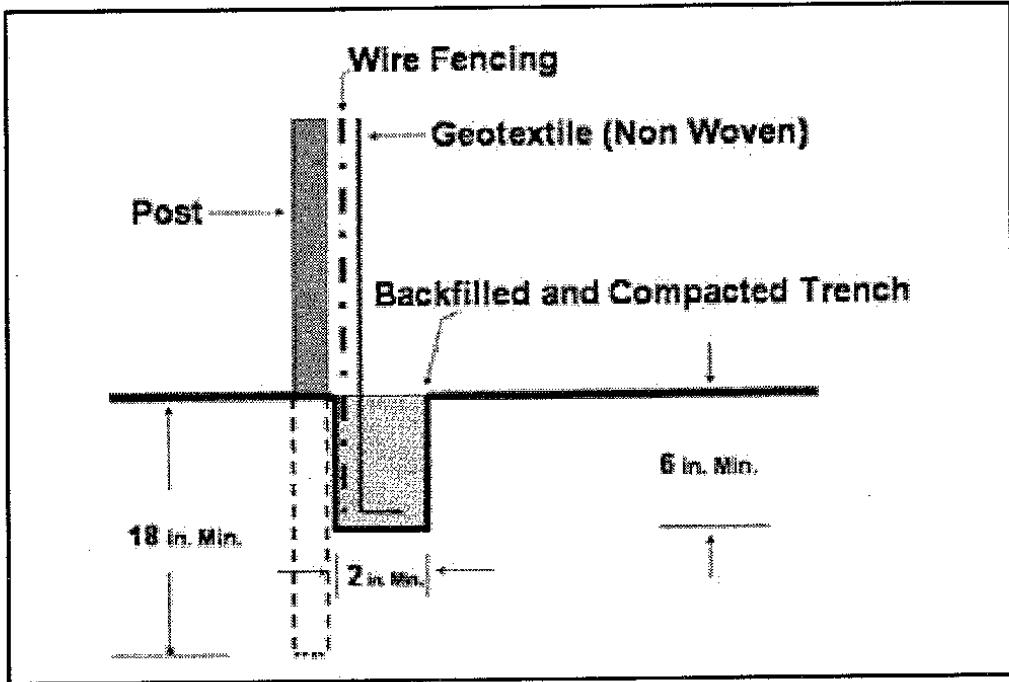


Figure SB-2 Detail of Type A & B Silt Fence Installation

- Provide good access in areas of predicted heavy sedimentation for clean out and maintenance.
- Stabilize disturbed areas with temporary or permanent vegetation. If no vegetation plan exists, select planting and mulching

information from either the Permanent Seeding or Temporary Seeding and the Mulching practice.

Maintenance

- Inspect sediment fences at least weekly and after each significant rain event and make required repairs immediately.
- Remove sediment deposits when they reach a depth of ½ the height of the fence.
- After the contributing drainage area has been stabilized, remove all barrier materials and unstable sediment deposits, bring the area to grade and stabilize it with vegetation.



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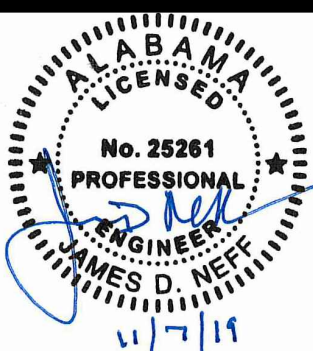
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