# CIVIL CONSTRUCTION PLANS
FOR

# PANDA EXPRESS
## HIGHWAY 152 & HUNKER TERRACE
## MUSTANG, OK 73064

## PROJECT CONTACTS

DEVELOPER:
PANDA EXPRESS INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770

ARBORIST/LANDSCAPE:
RYAN CONNER
CITY PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT
MUSTANG CITY HALL
1501 N MUSTANG RD
MUSTANG, OK 73064
405-376-7702
RCONNER@CITYOFMUSTANG.ORG

PLANNING AND ZONING AGENCY:
MR. RYAN CONNER
CITY PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT
MUSTANG CITY HALL
1501 N MUSTANG RD
MUSTANG, OK 73064
405-376-7702
RCONNER@CITYOFMUSTANG.ORG

SURVEYOR:
JIVIDEN AND COMPANY, P.L.L.C.
3405 E. MEMORIAL ROAD
EDMOND, OKLAHOMA 73013
OFFICE: 405-478-0772
HTTP://WWW.JACSURVEY.COM

BUILDING DEPARTMENT:
JUSTIN GOODWIN
BUILDING INSPECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
MUSTANG CITY HALL
1501 N MUSTANG RD
MUSTANG, OK 7364
405-376-9873
JGOODWIN@CITYOFMUSTANG.ORG

FIRE DEPARTMENT:
HALTER ERIC
FIRE MARSHALL
COMMUNITY DEVELOPMENT
1501 N MUSTANG RD
MUSTANG, OK 73064
405-376-7717

ENGINEERING DEPARTMENT:
MICHAEL TAYLOR
ENGINEER
COMMUNITY DEVELOPMENT DEPARTMENT
MUSTANG CITY HALL
1501 N MUSTANG RD
MUSTANG, OK 73064
405-463-3369

OWNER:
TIM CLINE
602-705-6776
TIM@AZSFR.COM

COMMUNICATIONS/DATA PROVIDER:
LEAH HOWARD
ARIZONA ACCOUNT EXECUTIVE
COX
3010 W AGUA FRIA FWY,
PHOENIX, AZ 85027
844-862-1212
LEAH.HOWARD@COX.COM

STORMWATER MANAGEMENT:
BILLY SPECK
CODE ENFORCEMENT
COMMUNITY DEVELOPMENT DEPARTMENT
MUSTANG CITY HALL
1501 N MUSTANG RD
MUSTANG, OK 73064
405-376-9873
WSPECK@CITYOFMUSTANG.ORG

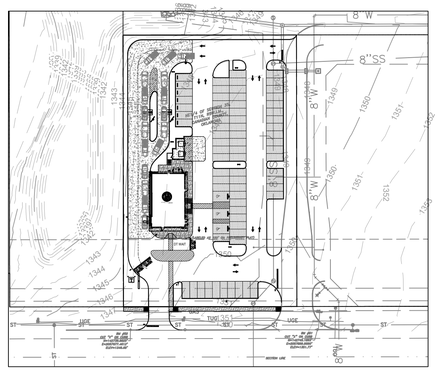
GAS COMPANY:
JEFF WATSON
PROJECT MANAGER
ONG
401 N HARVEYY
OKLAHOMA CITY, OK 73102
CELL 405-213-6746
405-530-2570
JEFF.WATSON@ONEGAS.COM

ENVIRONMENTAL HEALTH DEPARTMENT:
SEBASTIAN NICOLAS
INSPECTOR
CANADIAN COUNTY HEALTH DEPARTMENT
100 SOUTH ROCK ISLAND AVE
EL RENO, OK 73036
405-354-4872
SEBASTIANNI@HEALTH.OK.GOV

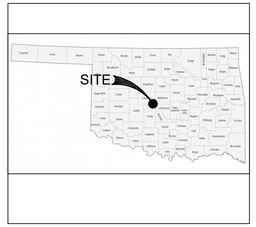
SANITARY SEWER DEPARTMENT:
MS. MELISSA HELSEL
SENIOR CITY DIRECTOR
COMMUNITY DEVELOPMENT
1501 N MUSTANG RD
MUSTANG, OK 73064-3903
405-376-7707

ELECTRIC:
GREG GILLESPIE
PROJECT MANAGER
OG&E
CELL 405-553-5452
NEW CONSTRUCTION 405-619-6500
GILLISGJ@OGE.COM

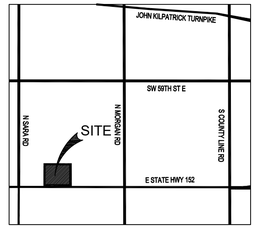
WATER DEPARTMENT/AGENCY:
MELISSA HELSEL
SENIOR CITY DIRECTOR
COMMUNITY DEVELOPMENT
1501 N MUSTANG RD
MUSTANG, OK 73064
405-376-7707



SITE MAP
NOT TO SCALE




LOCATION MAP
NOT TO SCALE




REGIONAL MAP
NOT TO SCALE

*Civil Engineering Services*
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
*Engineering, Land Planning, and Environmental*

PREPARED FOR:
PANDA EXPRESS INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770

## GENERAL NOTES

THIS SITE HAS BEEN DESIGNED TO MEET CITY OF MUSTANG, OK. STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION

THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY OTHERS. CIVIL ENGINEERING SERVICES AND THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE THIS INFORMATION SHOWN.

## SHEET INDEX


| NO. | TITLE | ISSUE 01 - (PERMIT/BID) 03/27/2023 | | | | | |
|---|---|---|---|---|---|---|---|
| C01.0 | CIVIL COVER SHEET | ● | | | | | |
| C01.1 | GENERAL NOTES | ● | | | | | |
| 1 OF 2 | ALTA/ACSM SURVEY (BY OTHERS) | ● | | | | | |
| C02.1 | DEMOLITION PLAN | ● | | | | | |
| C03.0 | SITE PLAN | ● | | | | | |
| C03.1 | HARDSCAPE DETAILS I | ● | | | | | |
| C03.2 | HARDSCAPE DETAILS II | ● | | | | | |
| C04.0 | UTILITY PLAN | ● | | | | | |
| C04.1 | UTILITY DETAILS | ● | | | | | |
| C05.0 | GRADING PLAN | ● | | | | | |
| C05.1 | DRAINAGE PLAN | ● | | | | | |
| C05.2 | GRADING DETAILS | ● | | | | | |
| C06.0 | EROSION CONTROL PLAN | ● | | | | | |
| C06.1 | EROSION CONTROL DETAILS | ● | | | | | |
| L01.0 | LANDSCAPE PLAN | ● | | | | | |
| L01.1 | LANDSCAPE PLAN | ● | | | | | |


## SITE DATA TABLE

JURISDICTION:
CITY

ZONING:
C-5 COMMERCIAL INTENSIVE DISTRICT

REQUIRED BUILDING SETBACKS:
FRONT (S)= 50'
REAR (N) = 30'
SIDE (W) = 5'
SIDE (E) = 5'

SITE ACREAGE:
PANDA EXPRESS = 66,751 SF / 1.53 ACRES

FLOOR AREA RATIO:
PANDA EXPRESS = 2,697 SF BLDG /
SITE AREA 66,751 = 4.04%

IMPERVIOUS SURFACE RATIO
SITE TOTAL SQ FEET = 66,751 SF
PAVEMENT/SIDEWALKS = 53,171 SF
TOTAL BUILDING = 2,697 SF
TOTAL PERVIOUS = 10,884 SF
TOTAL IMPERVIOUS = 55,868 SF / 66,751 = 83.70%

PARKING
1 SPACE PER 50 SF OF FLOOR AREA
PARKING REQUIRED = 54
TOTAL PARKING PROVIDED PANDA EXPRESS = 73

REQUIRED PARKING SETBACKS:
FRONT (N)= 0'
REAR (S) = 0'
SIDE (W) = 0'
SIDE (E) = 0'

FLOOD HAZARD:
F.I.R.M. MAP NO. 40017C 0440H, DATED EFFECTIVE ON 09/26/2008

PANDA EXPRESS PM
DENNIS STONE
DENNIS.STONE@PANDARG.COM

PANDA EXPRESS DM
CHRIS POPE
CHRIS.POPE@PANDARG.COM

PANDA EXPRESS REM:
NICHOLAS YAM
NICHOLAS.YAM@PANDARG.COM

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


All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.


REVISIONS:

ISSUE DATE:
1ST PERMIT/BID SET 03-27-2023

DRAWN BY: RLP

PANDA PROJECT #: S8-23-D24283
PANDA STORE #: D24283

LICENSED PROFESSIONAL ENGINEER
RAY G. FLAKE
OKLAHOMA
03/27/2023


*Civil Engineering Services*
*Engineering, Land Planning, and Environmental*
7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401
e-mail: ray@civilengineeringservices.net


PANDA EXPRESS
TRUE WARM & WELCOME
HIGHWAY 152 & HUNKER TERRACE
MUSTANG, OK 73064

COVER SHEET

C01.0