



STAKING NOTES				
1. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.				
2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.				
3. SEE SHEET C01 FOR GENERAL NOTES.				

LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L-1	113.07'	N00°00'00"E	175°4603.38, 218081.37	175°4603.38, 218194.44
L-2	10.00'	N00°00'00"E	175°4603.38, 218071.37	175°4603.38, 218081.37
L-3	55.87'	N00°00'00"E	175°4603.38, 218071.37	175°4603.38, 218071.37
L-4	153.42'	N00°00'00"E	175°4603.38, 218071.37	175°4603.38, 218071.37
L-5	84.50'	N73°48'41"E	175°4473.30, 217892.50	175°4603.38, 217917.45
L-6	34.11'	S00°18'43"W	175°4473.30, 217892.50	175°4473.30, 217892.50
L-7	188.88'	S00°18'43"W	175°4473.30, 218081.37	175°4473.30, 217892.50
L-8	29.05'	N00°00'00"E	175°4473.30, 218081.37	175°4603.38, 218081.37

SITE INFORMATION	
JURISDICTION	CITY OF MOBILE, ALABAMA MOBILE COUNTY
ZONING	B-3
REQUIRED BUILDING SETBACKS:	
FRONT:	25'
SIDE:	5'
REAR:	5'
REQUIRED PARKING:	
22 SPACES	
1 SPACE PER 100 SF OF BUILDING GROSS AREA	
PROPOSED PARKING:	
9' X 18' (REGULAR) = 20	
8' X 18' (LC) = 2	
TOTAL	22
DRIVE AISLE:	24'
SITE AREA CALCULATIONS:	
SITE:	±0.547 AC.
PERVIOUS AREA:	±0.091 AC.
IMPERVIOUS AREA:	±0.456 AC.
DISTURBED AREA:	±0.547 AC.
FLOOD HAZARD:	
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.P. MAP NO. 0607C066K, DATED 03/17/2010.	
EXISTING INFORMATION:	
PROVIDED BY BYRD SURVEYING, INC., DATED 05/25/2016 (SEE SHEET C02.0).	

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

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.

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

CONTRACTOR SHALL CONTACT CITY ENGINEERING DEPARTMENT VIA EMAIL AT LAND.DISTURBANCE@CITYOFMOBILE.ORG AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK ON THIS SITE, TO SCHEDULE AN INITIAL ON-SITE BMP INSPECTION WITH THE APPROPRIATE CITY ENGINEERING INSPECTOR. FAILURE TO CONTACT THE CITY ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK IS A VIOLATION OF THE STORM WATER MANAGEMENT AND FLOOD CONTROL ORDINANCE.

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

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

221 ROSWELL ST.  
SUITE 100  
ALPHARETTA, GA 30001  
770.437.8850  
INGENIUM@GMAIL.COM

PANDA EXPRESS  
CITY OF MOBILE, ALABAMA  
THE SHOPS AT RANGELINE  
RANGELINE ROAD & HALLS MILL ROAD

CLIENT:  
**PANDA RESTAURANT GROUP, INC.**  
1683 WALNUT GROVE AVENUE  
ROSEMEAD, CA 91770  
PHONE: (626) 372-8292

REVISION HISTORY  
09/07/2016 CIVIL CITY COMMENTS  
06/13/2016 ARCHITECT REV. ONLY

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 SOLE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL DESIGN 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 AND USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ # 180045  
DWG NAME 180045\_C03.DWG  
ISSUE DATE 09/07/2016  
PROJ TGR LLC

STAKING PLAN  
C03.1  
SHEET NUMBER

ISSUE FOR BID