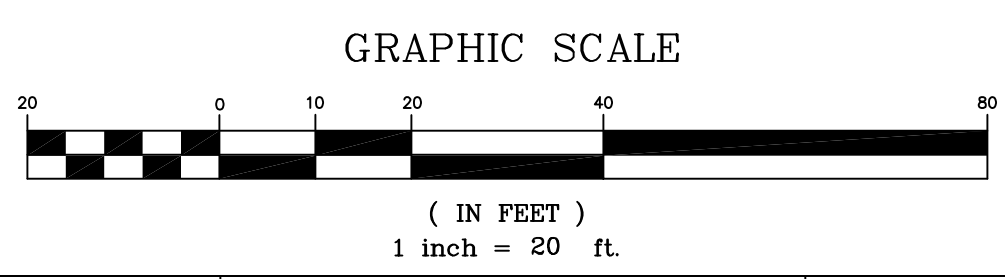


SITE INFORMATION

PARKING REQUIRED (PANDA EXPRESS LEASE AREA) = 14
PARKING PROVIDED (PANDA EXPRESS LEASE AREA) = 48
PARKING REQUIRED (RETAIL LEASE AREA) = 28
PARKING PROVIDED (RETAIL LEASE AREA) = 25
PARKING REQUIRED (FUTURE RETAIL LEASE AREA) = 28
PARKING PROVIDED (FUTURE RETAIL LEASE AREA) = 57

IMPERVIOUS AREA = 64,769 SF
PERVIOUS AREA = 26,751 SF



TEMPORARY PROJECT BENCHMARK
TFH# 2763
ELEV: 71.22

- PROPOSED SITE LEGEND**
- ⑧ PARKING STALL COUNT - SEE PLANS
 - CONCRETE SIDEWALK - SEE DETAIL SHEET
 - CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
 - HANDICAP PARKING
 - PROPOSED POST CURB - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL

GENERAL NOTES
SEE NOTES ON SHEET C2.0

- SITE BLOCK NOTES**
- ① CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING - ALL OTHER SIDEWALKS PER DETAIL PROVIDED
 - ② LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET
 - ③ NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET
 - ④ PROVIDE CONCRETE POST CURB AT ASPHALT - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL
 - ⑤ ADA ACCESSIBLE RAMP AT AT HANDICAP PARKING - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL SHEETS
 - ⑥ ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON SHEET DETAIL C4.0
 - ⑦ HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET
 - ⑧ 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. PER MUTCD SPECS.
 - ⑨ 4" WIDE PARKING STRIPE PAINTED WHITE PER MUTCD SPECS.
 - ⑩ SEALED CONC. SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT; PROVIDE POSITIVE DRAINAGE AWAY FROM BLDGS. AND ALL SIDE WALKS.
 - ⑪ EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN
 - ⑫ EXPANSION JOINT - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET
 - ⑬ TOOLED JOINTS - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET
 - ⑭ TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY, (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
 - ⑮ WHEEL STOP - QNR TECHNOLOGIES, "PARK-IT" 6" PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
 - ⑯ CONNECT INTERNAL ROOF DRAINS TO EXISTING STORM PIPE STUB OUTS WITH WATER TIGHT FITTINGS PER MANUFACTURER SPECS. - SEE GRADING PLAN FOR INVERTS OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB - SEE M.E.P. PLANS
 - ⑰ MATCH EXISTING GRADE
 - ⑱ EXISTING FIRE HYDRANT
 - ⑲ PROPOSED LEASE LINE
 - ⑳ PROVIDE BLACK 5'-0" HIGH VINYL COATED CHAIN LINK FENCE WITH BLACK PRIVACY SLATS - FENCE TO BE 6" O.C. FROM BACK EDGE OF SIDEWALK INTO PLANTER BED

CONSTRUCTION NOTES:

DESIGN OF THE CFT RETAIL BUILDING SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS APPROVED FOR THE ADJACENT PANDA EXPRESS AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE.

CONTRACTOR SHALL COORDINATE WITH CURRENT G.C. ON SITE FOR CONSTRUCTION SCHEDULING.

NOTE:

PROVIDE (2) 4" PVC CONDUITS UNDER DRIVES TO ALL LANDSCAPED AREAS. PROVIDE 2" COVER AND CAP OFF. MARK STUB OUT WITH FLAG/MARKER.

ALL LANDSCAPED AREAS TO BE IRRIGATED (IRRIGATION PLAN BY OTHERS). SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND DETAILS. COORDINATE WITH CURRENT CFT/PANDA EXPRESS G.C. FOR IRRIGATION CONDUIT LOCATIONS.

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

SPECIAL NOTE:

TWO EXISTING 114" CMP STORM SEWER CULVERTS ARE RUNNING ALONG THE WESTERN, AND SOUTHERN PORTIONS OF THE SITE. CONTRACTOR SHALL AT ALL TIMES PRESERVE THE STRUCTURAL INTEGRITY OF THIS STORM SEWER SYSTEM. HEAVY DUTY CONSTRUCTION TRAFFIC OVER THESE TWO PIPES IS NOT RECOMMENDED, UNTIL FINISHED GRADES AND PAVEMENT ARE ESTABLISHED.

CONTRACTOR SHALL HAVE CITY INSPECTOR PRESENT AT ALL TIMES WHILE ANY WORK ON THE 114" PIPES IS PERFORMED.

CONTRACTOR SHALL PLACE STRUCTURAL FILL PER GEOTECHNICAL ENGINEER AND MANUFACTURER RECOMMENDATIONS OVER 114" PIPES.

FLOOD STATEMENT
Property is located in Flood Zone "X" (shaded), as shown on Flood Insurance Rate Map for Ouachita Parish, Louisiana and incorporated areas, Map Number 22073C0280, effective January 20, 2016.



CFT NV DEVELOPMENTS, LLC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

△	LANDSCAPE SCREEN	06-21-18

ISSUE DATE:

1	PERMIT	06-04-18

Civil Engineering Services
Engineering, Land Planning
Environmental

cEs 7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

e-mail: ray@civilengineeringservices.net

STATE OF LOUISIANA
Professional Engineer
License No. 41746
CIVIL ENGINEERING
06/21/2018

CFT PLAZA

4401 PECANLAND MALL DR
MONROE, LA 71203

C3.0

SITE PLAN

PERMIT / BID SET