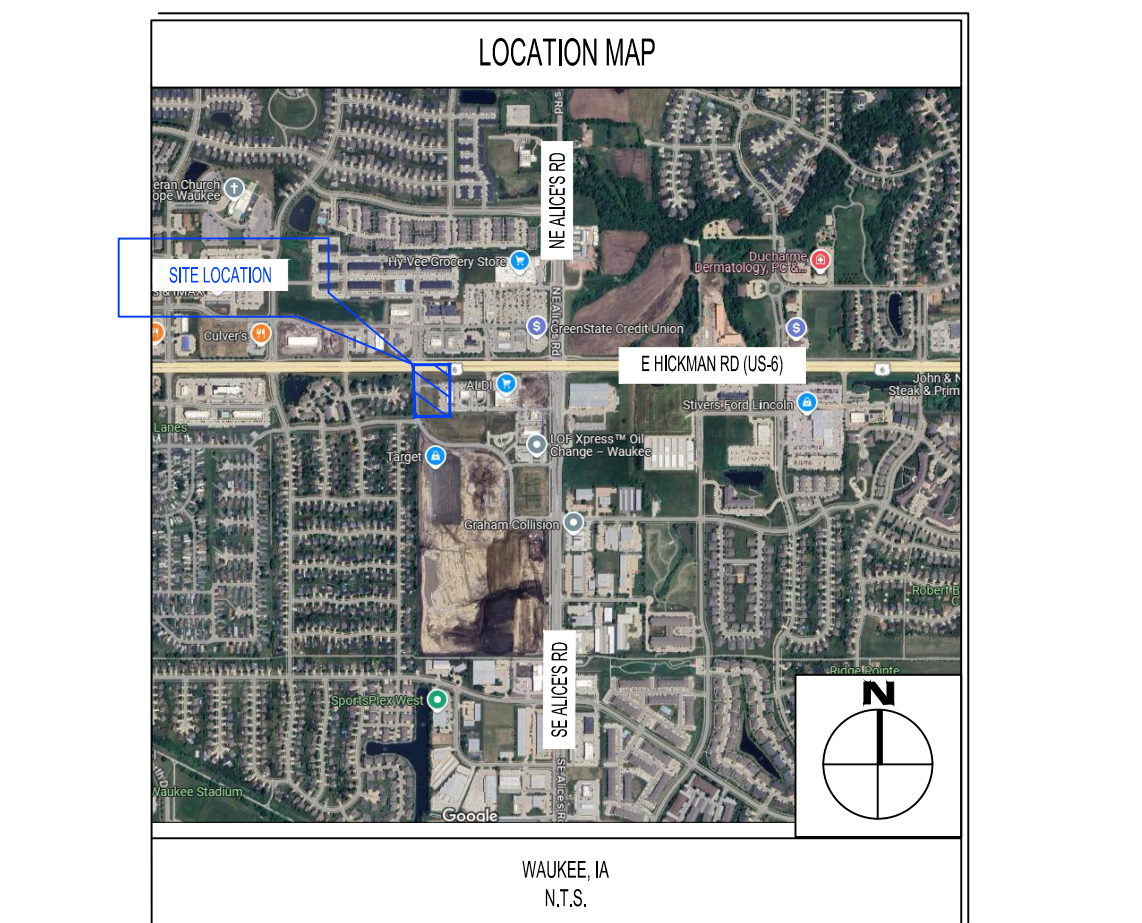
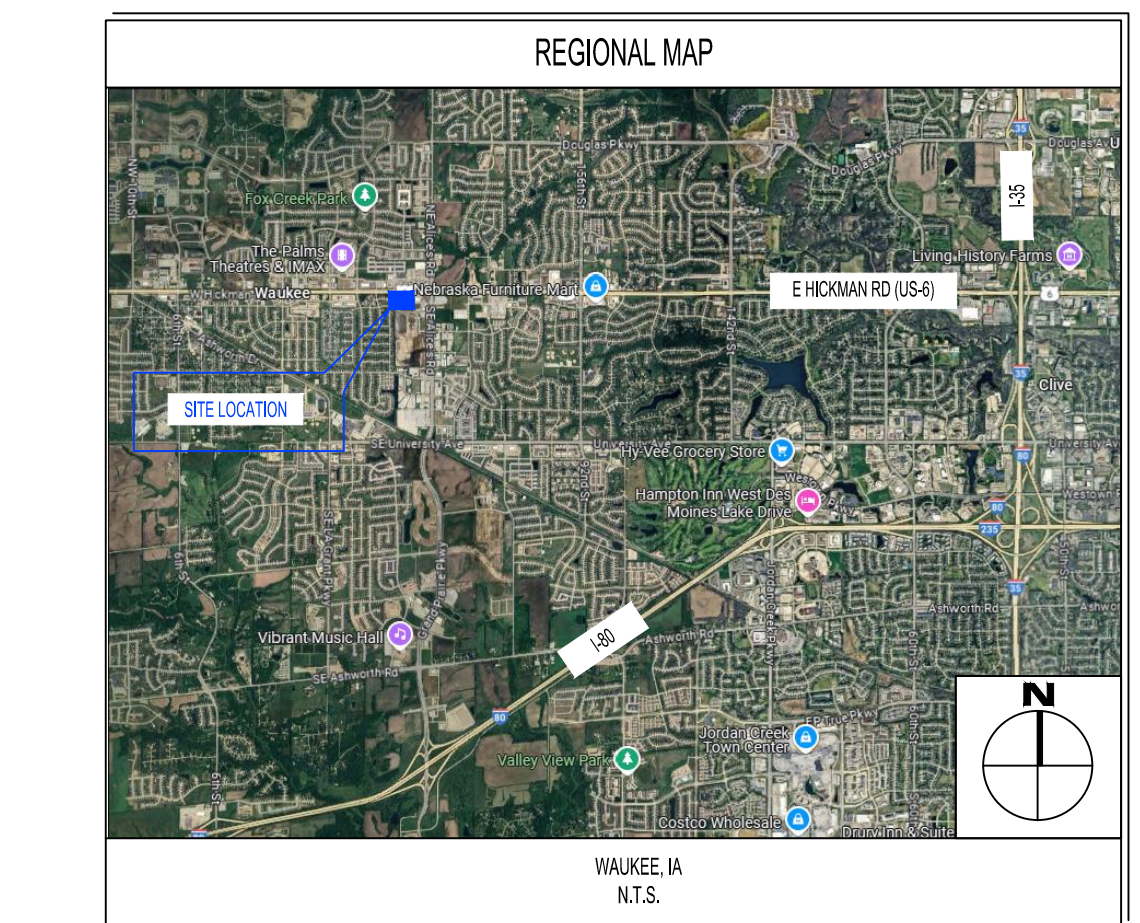


PROJECT CONTACTS			
CURRENT OWNER HURD REAL ESTATE SERVICES RICHE HURD 5959 WILKIE NEW DRIVE, 2ND FLOOR WEST DES MOINES, IOWA 50326 PHONE: (515) 778-1009 EMAIL: RICHE.HURD@HURDREALTY.COM	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMead, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER RTM ENGINEERING ASSOCIATES 1933 N. MEACHUM ROAD, SUITE 700 SCHAUMBURG, IL 60173 PHONE: 847.756-4180 ATTN: MAGGIE MOTTIO, PE MAGGIE.MOTTIO@RTMENGINEERING.COM	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 281.869.1103 ATTN: ERIC J. ABEL, AIA, NCARB AND PHILIP MEADOR, PHILIP.MEADOR@HVA.CC
NEP	SITE LIGHTING	MUNICIPAL SANITARY SEWER AGENCY DES MOINES METROPOLITAN WATER REGULATORY AUTHORITY 3000 WINDMILL RD. DES MOINES, IA 50317 JAMES BECK - WASTEWATER ENGINEERING MANAGER PHONE: 515.283.8555 EMAIL: JBECK@DMGOV.ORG TIM ROYER PHONE: 515.283.8000 EMAIL: TROYER@WAUKEE.ORG	MUNICIPAL WATER AGENCY WAUKEE WATER DEPARTMENT 365 LAWRENCE AVE. WAUKEE, IA 50303 TIM ROYER - ASST. PUBLIC WORKS DIRECTOR - OPERATIONS EMAIL: TROYER@WAUKEE.ORG PHONE: 515.978.7020
TELEDATA	LANDSCAPE ARCHITECT	SIGNAGE CITY OF WAUKEE COMMUNITY DEVELOPMENT 204 W HICKMAN RD. WAUKEE, IA 50303 KEITH RASH - BUILDING OFFICIAL PHONE: 515.978.7863 EMAIL: KRASH@WAUKEE.ORG	ELECTRIC MIDAMERICAN ENERGY COMPANY P.O. BOX 657 DES MOINES, IA 50306 PHONE: 515.282.8972 ALEXANDER KOLM - CONSTRUCTION PROJ. SPECIALIST EMAIL: ALEXANDER.KOLM@MIDAMERICAN.COM
MUNICIPAL PLANNING & ZONING CITY OF WAUKEE COMMUNITY DEVELOPMENT 204 W HICKMAN RD. WAUKEE, IA 50303 ANDY KASS - COMMUNITY DEVELOPMENT DIRECTOR PHONE: 515.978.7867 EMAIL: AKASS@WAUKEE.ORG	MUNICIPAL BUILDING CITY OF WAUKEE COMMUNITY DEVELOPMENT 204 W HICKMAN RD. WAUKEE, IA 50303 KEITH RASH - BUILDING OFFICIAL PHONE: 515.978.7863 EMAIL: KRASH@WAUKEE.ORG	MUNICIPAL ENGINEERING CITY OF WAUKEE PUBLIC WORKS - ENGINEERING DEPT. 204 W HICKMAN RD. WAUKEE, IA 50303 SARA SKAPPAS - ASST. PUBLIC WORKS DIRECTOR - ENGINEERING PHONE: 515.978.7020 EMAIL: SKAPPAS@WAUKEE.ORG	FIRE THE WAUKEE FIRE DEPARTMENT 1300 SE L.A. GRANT PARKWAY WAUKEE, IA 50303 FIRE MARSHALL JUSTIN FREDERICK PHONE: 515.978.7862 EMAIL: JFREDERICK@WAUKEE.ORG



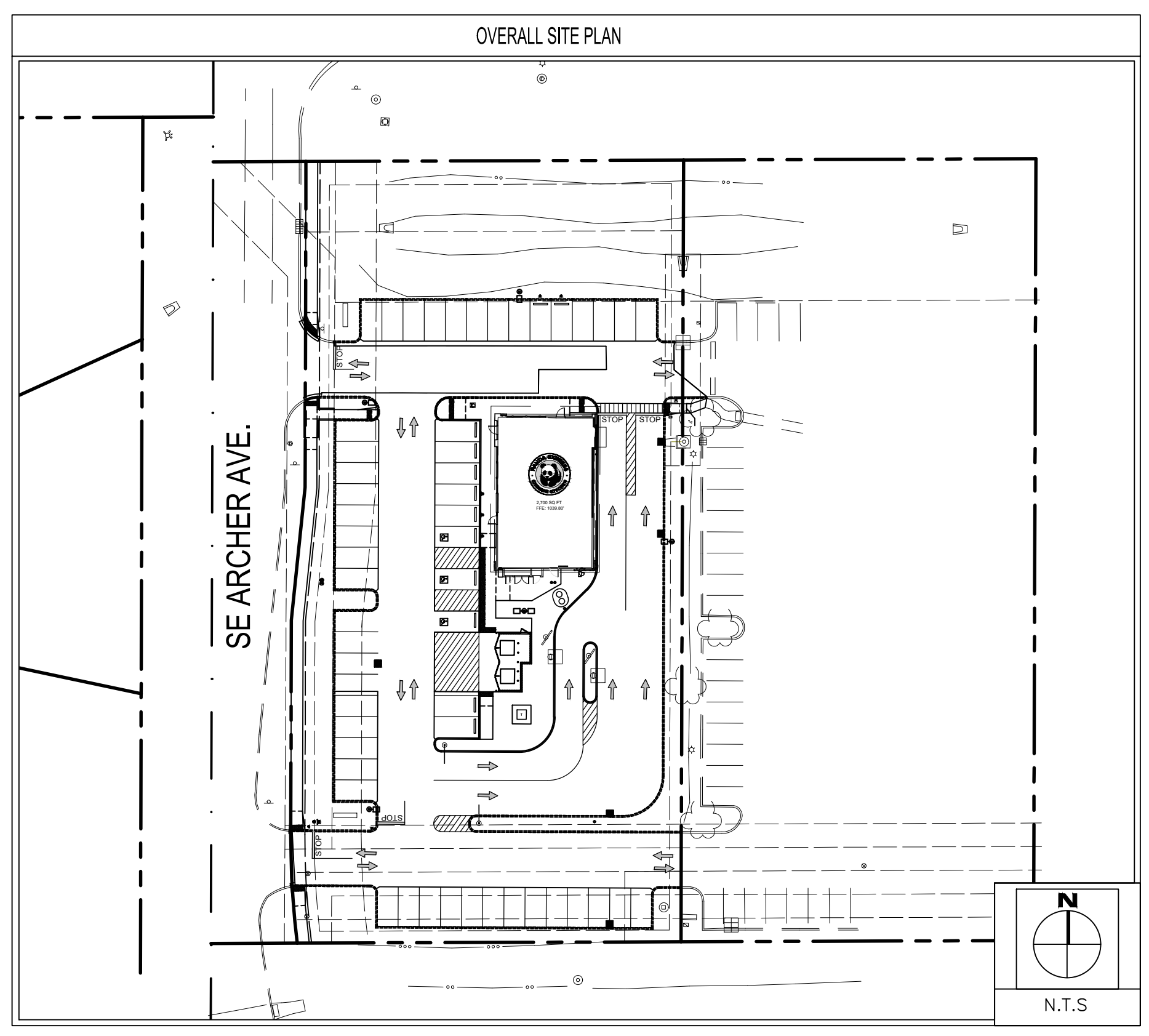
SITE PLAN- PANDA EXPRESS: NOT FOR CONSTRUCTION



STORE D37485
910 E HICKMAN RD
WAUKEE, IA 50263

PREPARED BY:
rtm
engineering consultants
1933 N. MEACHUM ROAD
SUITE 700
SCHAUMBURG, IL 60173
Telephone: (847) 756-4180
www.rtmec.com

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



DISTURBED AREA
47,604 SF (1.092 ACRES)

TRIBUTARY

PROJECT IS TRIBUTARY TO EXISTING DETENTION WHICH IS TRIBUTARY TO MUNICIPAL STORM SEWER. EXISTING STORM SEWER IS TRIBUTARY TO LITTLE WALNUT CREEK WHICH IS TRIBUTARY TO WALNUT CREEK TO THE NORTH RACCOON RIVER. NEXT IT IS TRIBUTARY TO DES MOINES RIVER THEN TO MISSISSIPPI RIVER AND LASTLY TO THE GULF OF MEXICO

LEGAL DESCRIPTION

LOT 1 IN WAUKEE MARKET PLACE PLAT 1, DALLAS COUNTY, IOWA, EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 2024, PAGE 00218, CONTAINING 1.25 ACRES, MORE OR LESS.

BENCHMARKS

1. 5/8" REBAR W/ RED "CEC CONTROL" CAP
NORTHING: 7497165.12 EASTING: 18461467.66
ELEVATION: 1039.29

BASIS OF ELEVATIONS

5/8" REBAR W/ RED "CEC CONTROL" CAP
NORTHING: 7497165.12
EASTING: 18461467.66
ELEVATION: 1039.29

BASIS OF BEARING

UNITED STATES NAD83BARCS
ZONE 8 (AMES - DES MOINES)

FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. MAP 31055C0325H, EFFECTIVE 12/02/2005.
ZONE X IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND/OR REPORTS.
- SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
- CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
- PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE PROPOSED IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE IN LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND/OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
- SURVEY PREPARED BY GREAT PLAINS SURVEY, INC. DATED 04/29/2025.

NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED XX-XX-2025. (PENDING)

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY BY TERRACON CONSULTANTS, INC. DATED XX-XX-2025 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 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 ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

CAUTION NOTICE

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND/OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING, OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

SHEET INDEX		05-12-25	08-18-25	09-24-25
NO.	TITLE	PLANNING SUBMITTAL	PLANNING RESUBMITTAL	PLANNING RESUBMITTAL
C01.0	CIVIL COVER SHEET	●	●	●
C01.1	GENERAL NOTES	●	●	●
C01.2	SPECIFICATIONS	●	●	●
C02.0	DEMOLITION PLAN	●	●	●
C03.0	SITE PLAN	●	●	●
C03.1	STAKING PLAN	●	●	●
C03.2	HARDSCAPE DETAILS	●	●	●
C03.3	HARDSCAPE DETAILS	●	●	●
C03.4	HARDSCAPE DETAILS	●	●	●
C04.0	UTILITY PLAN	●	●	●
C04.1	BUILDING UTILITY PLAN	●	●	●
C04.2	UTILITY DETAILS	●	●	●
C04.3	UTILITY DETAILS	●	●	●
C04.4	UTILITY DETAILS	●	●	●
C05.0	GRADING PLAN	●	●	●
C05.1	GRADING DETAIL PLAN	●	●	●
C06.0	EROSION CONTROL NOTES	●	●	●
C06.1	EROSION CONTROL PLAN	●	●	●
C06.2	EROSION CONTROL DETAILS	●	●	●

REFERENCE PLANS
2 PAGE ALTA/NSPS LAND TITLE SURVEY - PART OF LOT 1, WAUKEE MARKET PLACE PLAT 1, WAUKEE, DALLAS COUNTY, IOWA BY GREAT PLAINS SURVEY, DATED 04/29/2025.
EXH. 1 STORMWATER FACILITY SITE PLAN



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

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REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	05-12-25
1	PLANNING RESUBMITTAL	08-18-25
2	PLANNING RESUBMITTAL	09-24-25

ISSUE DATE:

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	05-12-25
1	PLANNING RESUBMITTAL	08-18-25
2	PLANNING RESUBMITTAL	09-24-25

DRAWN BY: rtm

PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423

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Plano, Texas 75024
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CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

PANDA EXPRESS

PANDA HOME ESSENTIALS R1
910 E. HICKMAN RD
WAUKEE, IA 50263

COVER SHEET

C01.0

PANDA HOME ESSENTIALS R1

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LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
CURB AND GUTTER	=====	=====	=====
BARRIER CURB	=====	=====	=====
HIGH WATER LINE	---HWL---	---HWL---	---HWL---
NORMAL WATER LINE	---NWL---	---NWL---	---NWL---
CHAIN LINK FENCE	-----	-----	-----
WOODEN FENCE	-X-X-X-	-X-X-X-	-X-X-X-
METAL RAIL FENCE	-----	-----	-----
TRAFFIC OR STREET SIGN	▽	▽	▽
PROPERTY LINE	-----	-----	-----
EXISTING VEGETATION			
	DECIDUOUS TREE	SHRUB OR BUSH	EVERGREEN TREE

UTILITY LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
WATERMAIN PIPE	---W---	---W---	---W---
STORM SEWER PIPE	---	---	---
SANITARY SEWER PIPE	---	---	---
COMBINED SEWER PIPE	---	---	---
ELECTRICAL DUCT BANK	---E---	---E---	---E---
NATURAL GAS LINE	---G---	---G---	---G---
COMMUNICATIONS LINE	---COM---	---COM---	---COM---
CHILLED WATER SUPPLY	---CWS---	---CWS---	---CWS---
CHILLED WATER RETURN	---CWR---	---CWR---	---CWR---
TELEVISION CABLE	---TV---	---TV---	---TV---
UNDERGROUND WIRE	---UGW---	---UGW---	---UGW---
TELEPHONE CABLE	---T---	---T---	---T---
FIBER OPTIC CABLE	---FO---	---FO---	---FO---
AERIAL WIRES	---A---	---A---	---A---
EASEMENT LINE	-----	-----	-----
VENT LINE	⊗	⊗	⊗
VALVE VAULT	⊗	⊗	⊗
WATER B-BOX	⊗	⊗	⊗
WATER VALVE BOX	⊗	⊗	⊗
FIRE HYDRANT	⊗	⊗	⊗
WELL HEAD	⊗	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗	⊗
STORM INLET	⊗	⊗	⊗
STORM MANHOLE	⊗	⊗	⊗
CATCH BASIN	⊗	⊗	⊗
STORM CLEANOUT	⊗	⊗	⊗
DOWNSPOUT	⊗	⊗	⊗
FLARED END SECTION	⊗	⊗	⊗
SANITARY MANHOLE	⊗	⊗	⊗
SANITARY CLEANOUT	⊗	⊗	⊗
LIGHT POLE	⊗	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗	⊗
POWER POLE	⊗	⊗	⊗
GAS VALVE	⊗	⊗	⊗
GAS METER	⊗	⊗	⊗
HAND HOLE	⊗	⊗	⊗
MAIL BOX	⊗	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗	⊗

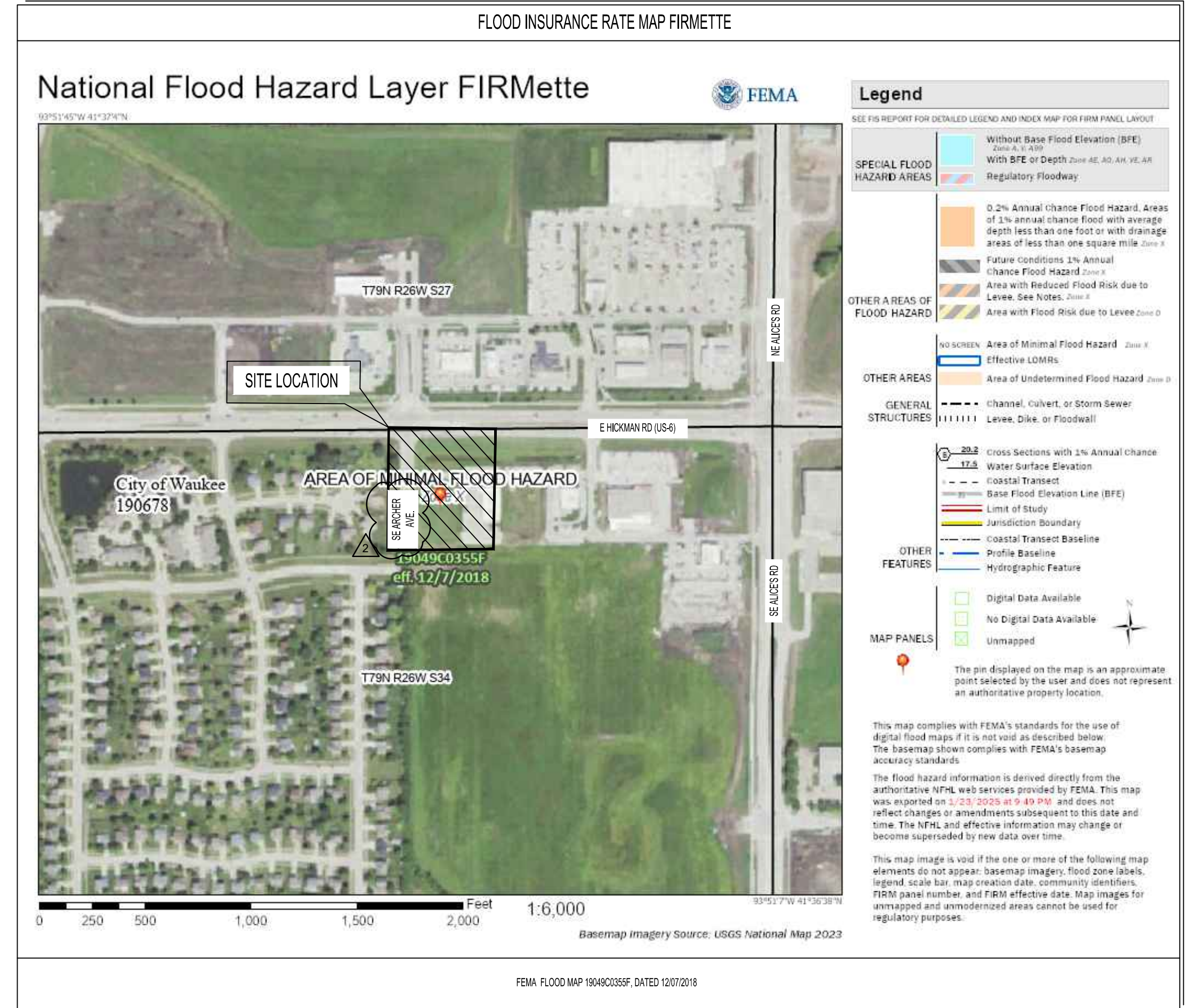
GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	+0.00	P:XX.XX	P:XX.XX
CONTOUR LINE	---600---	---600---	---600---

ABBREVIATIONS	
ASPH	= ASPHALT
BC	= BOTTOM OF CURB
BFP	= BACKFLOW PREVENTER
BSW	= BOTTOM OF WALL
C&G	= CURB AND GUTTER
C.B.	= CHORD BEARING
CB	= CATCH BASIN
CF	= CUBIC FEET
CL	= CENTERLINE
CMF	= CORRUGATED METAL PIPE
CO	= GENERAL CLEAN OUT
CONC.	= CONCRETE
CW	= COLD WATER SUPPLY
CY	= CUBIC YARD
D.O.T.	= DEPARTMENT OF TRANSPORTATION
DI	= DRAIN INLET
DS	= DOWN SPOUT
DIP	= DUCTILE IRON PIPE
E	= EAST
EL	= ELEVATION
EG	= ENERGY GRADE LINE
EX	= EXISTING
FD	= FIRE DEPARTMENT CONNECTION
FES	= FLARED END SECTION
FF	= FINISH FLOOR ELEVATION
FH	= FIRE HYDRANT
GSP	= GROSS SQUARE FEET
GT	= GREASE TRAP
GV	= GATE VALVE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HW	= HOT WATER SUPPLY
IA	= INTERNAL ANGLE
INL	= INLET
IRR	= IRRIGATION
L	= LENGTH OF CURVE
L.C.	= LENGTH OF CHORD
LFE	= LOWER FINISH FLOOR ELEVATION
LP	= LIGHT POLE/FITURE
LS	= LANDSCAPE
MH	= MANHOLE
N	= NORTH
PC	= POINT OF CURVATURE
PI	= POINT OF INTERSECTION
PV	= POST INDICATOR VALVE
PROP	= PROPOSED
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PIPE
R	= RADIUS OF CURVE
RCF	= REINFORCED CONCRETE PIPE
RD	= ROOF DRAIN
RW	= RIGHT-OF-WAY
S	= SOUTH
SF	= SQUARE FEET
SSE	= SANITARY SEWER EASEMENT
STD	= STANDARD
SY	= SQUARE YARD
T	= TANGENT OF CURVE LENGTH
TC	= TOP OF CURB
TB	= THRUST BLOCKING
TW	= TOP OF WALL
TY	= TYPICAL
W	= WEST
WM	= WATER METER
WS	= WATER SURFACE
W.S.E.	= WATER SURFACE ELEVATION
YR	= YEAR

GENERAL PROVISIONS

- THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE CITY OF WAUKEE, IOWA.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST OF THE FOLLOWING SPECIFICATIONS AND CITY GENERAL NOTES, IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MOST RESTRICTIVE PROVISION(S) SHALL APPLY.
 - A. IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION 2025 EDITION
 - B. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - C. THE MUNICIPALITY'S CODES, REGULATIONS, ORDINANCES AND STANDARDS - 2025 WAUKEE STANDARD SPECIFICATIONS
- IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS, CLIENT AND/OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER. NEITHER CLIENT NOR CONTRACTOR SHALL TAKE ADVANTAGE OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS. THE CONTRACTOR SHALL VISIT THE SITE AND APPRISE THEMSELVES OF ALL EXISTING CONDITIONS WHICH MAY IMPACT THEIR WORK.
- CONTRACTOR SHALL CALL THE MUNICIPALITY FOR UTILITY LOCATIONS 48 HOURS BEFORE EXCAVATING.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNER'S CRITERIA.
- THE MUNICIPALITY SHALL BE NOTIFIED 3 DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY AND TO SCHEDULE ALL REQUIRED INSPECTIONS. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT AND APPROVE OR REJECT THE IMPROVEMENTS SHOWN IN THESE CONTRACT DOCUMENTS.
- NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION".
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS, MUNICIPAL REGULATIONS AND STANDARDS, AND SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL, STATE AND FEDERAL LAWS.
- THE IMPROVEMENTS SHOWN ON THE ENGINEERING PLANS SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND EQUIPMENT, ETC., AS NECESSARY TO PERFORM THE WORK INDICATED. WHENEVER THE PERFORMANCE OF WORK IS INDICATED AN NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT THE WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION PROVIDED HEREIN BE INTERPRETED TO MEAN RTM IS ASSUMING RESPONSIBILITY FOR THE CONSTRUCTION SITE SAFETY, OR THE CONTRACTORS ACTIVITIES. SUCH RESPONSIBILITY SHALL NEITHER BE IMPLIED NOR INFERRED. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
- ALL PERMANENT TYPE PAVEMENTS OR PERMANENT IMPROVEMENTS TO BE REMOVED WHICH ABUT THE PROPOSED IMPROVEMENTS SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAW CUTTING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM.
- STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER'S REPRESENTATIVE.
- ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
- ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE BEFORE THE START OF ANY SITE WORK PER THE APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE MUNICIPAL ENGINEER.
- PER LANDSCAPE PLANS, UNLESS NOTED OTHERWISE.
- ALL EXISTING PUBLIC WAY IMPROVEMENTS SHALL BE REMOVED AND REPLACED AS NEEDED IN ORDER TO COMPLETE THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES. RELOCATIONS SHALL BE PERFORMED AS NEEDED IN ORDER TO COMPLETE THE PROPOSED IMPROVEMENTS. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING, DOCUMENTING AND RECORDING ALL CONSTRUCTION WORK AND SHALL FURNISH THE OWNER, THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS, MUNICIPALITY, MUNICIPAL OFFICIALS, MUNICIPAL EMPLOYEES, AND MUNICIPAL ENGINEER FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTORS GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

PRIOR TO PERFORMING WORK OVER, OR THAT MAY CAUSE DAMAGE TO, EXISTING UTILITIES CONTRACTOR SHALL REACH OUT TO UTILITY OWNER(S) TO OBTAIN ANY ADDITIONAL INSURANCE, PROTECTION OR CONSTRUCTION REQUIREMENTS.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

NO.	PLANNING SUBMITTAL	DATE
1	PLANNING RESUBMITTAL	05-12-25
2	PLANNING RESUBMITTAL	08-18-25

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PANDA PROJECT #: S8-26-D36423

PANDA STORE #: 24109

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GENERAL NOTES

C01.1

PANDA HOME ESSENTIALS R1

GENERAL PROVISIONS

- 1. THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE CITY OF WAUKEE, IOWA.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST OF THE FOLLOWING SPECIFICATIONS...
A. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
B. THE MUNICIPALITY'S CODES, REGULATIONS, ORDINANCES AND STANDARDS - 2025 WAUKEE STANDARD SPECIFICATIONS
C. FOODS SAFETY PROGRAM IOWA DEPARTMENT OF AGRICULTURE
3. IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS, CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER...
4. CONTRACTOR SHALL CONTACT IOWAONECALL.COM OR 811 FOR UTILITY LOCATIONS 48 HOURS BEFORE EXCAVATING.
5. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION...
6. IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR...
7. THE JURISDICTION SHALL BE NOTIFIED 3 DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY AND TO SCHEDULE ALL REQUIRED INSPECTIONS.
8. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS, MUNICIPAL REGULATIONS AND STANDARDS, AND SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL, STATE AND FEDERAL LAWS.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
10. SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
12. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER'S REPRESENTATIVE.
13. ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
14. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE BEFORE THE START OF ANY SITE WORK PER THE APPROVED EROSION CONTROL PLAN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE ENGINEER.
16. DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL AND SOD.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING, DOCUMENTING AND RECORDING ALL CONSTRUCTION WORK AND SHALL FURNISH THE OWNER, THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
18. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
19. CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS, MUNICIPALITY, MUNICIPALITY OFFICIALS, MUNICIPALITY EMPLOYEES, AND MUNICIPALITY ENGINEER FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTORS GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.
20. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

STANDARD EARTHWORK, GRADING AND PAVING PROVISIONS

- 1. THE GEOTECHNICAL REQUIREMENTS AND RECOMMENDATIONS SHALL BE FOLLOWED. A GEOTECHNICAL INVESTIGATION IS AVAILABLE FOR CONTRACTOR'S USE UPON REQUEST.
2. ALL CONSTRUCTION WORK INCLUDING EARTHWORK, GRADING AND PAVING SHALL BE GOVERNED BY THE STANDARD SPECIFICATIONS AND ALL REVISIONS AND SUPPLEMENTS THERETO, THE MUNICIPALITIES REQUIREMENTS, AND THE APPLICABLE ROADWAY AUTHORITY'S REQUIREMENTS.
3. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO DESIGN SUBGRADE.
4. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY.
5. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND THE GEOTECHNICAL CONSULTANT, PRIOR TO PLACING THE BASE MATERIAL.
6. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTOR, PREPARING THE PAVEMENT SUBGRADE, PLACING REQUIRED DEPTH OF TOPSOIL TO FINISH GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
8. ANY QUANTITIES IF CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
10. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
11. ALL CONCRETE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6.0 BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 14 DAYS.
12. ALL CONCRETE SHALL BE BROOM FINISHED.
13. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS PREVIOUSLY REFERENCED.
14. ALL GRASS AREAS SHALL BE RESTORED WITH 8" MINIMUM TOPSOIL AND SOD. TOPSOIL SHALL BE PULVERIZED AND FREE OF ROCKS, DEBRIS, ETC. OR PER LANDSCAPE PLANS.

STANDARD UTILITY PROVISIONS

- 1. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL, COMPACTED IN 8" LIFTS TO 95% OF MODIFIED PROCTOR. ADDITIONAL REQUIREMENTS OF THE GEOTECHNICAL ENGINEER AND MUNICIPALITY SHALL BE FOLLOWED.
2. UTILITY CONNECTIONS WITHIN THE STREET RIGHT OF WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING EXISTING PAVEMENT. BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STREET JURISDICTIONAL AUTHORITY.
3. EXISTING FIELD TILES ENCOUNTERED DURING DESIGN OR CONSTRUCTION SHALL BE REDIRECTED OR INCLUDED IN A MANNER ACCEPTABLE TO THE VILLAGE ENGINEER. ANY AND ALL FIELD TILES ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE MUNICIPAL ENGINEER OR FIELD REPRESENTATIVE. LOCATION INFORMATION NEEDS TO BE PROVIDED ON AS-BUILTS.
4. IF ANY EXISTING UNDERGROUND UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THERE ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNERS CRITERIA.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
6. "BAND SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OR DISSIMILAR MATERIALS.
7. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED:
A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR THE LENGTH OF THE INADEQUATE HORIZONTAL SEPARATION OR FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
B.) FOR A STORM SEWER CROSSING, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (ASTM C-361) FOR A DISTANCE OF TEN (10') FEET EITHER SIDE OF A CROSSING.
8. NOT USED.
9. ALL STRUCTURES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE RING CONSTRUCTION WITH TONGUE AND GROOVE JOINTS IN CONFORMANCE WITH THE LATEST REVISION OF ASTM C-478. A MAXIMUM OF 2 PRECAST CONCRETE ADJUSTMENT RINGS LIMITED TO 8 INCHES TOTAL HEIGHT SHALL BE PERMITTED. MANHOLE STEPS SHALL BE PROVIDED. CONTRACTOR SHALL ADJUST STRUCTURES TO FINISHED GRADE AS NEEDED.
10. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER AND TO THE FRAME AND COVER USING RESILIENT FLEXIBLE NON-HARDENING PREFORMED BITUMINOUS MASTIC (RAM-NEK OR APPROVED EQUAL) OR BUTYL RUBBER JOINT SEALER (EASY STICK OR APPROVED EQUAL).
11. SEE DETAIL SHEETS THIS SET FOR FURTHER INFORMATION REGARDING THE STORM, SANITARY AND WATERMAIN REQUIREMENTS.

STANDARD STORM SEWER SYSTEM PROVISIONS

- 1. STORM SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
A. POLYVINYLCHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) SDR-26 (ASTM D-3034 WITH GASKETED JOINTS PER ASTM D-3212)
B. DUCTILE IRON PIPE CLASS 52 (ANSI A21.51 WITH ANSI A21.11 JOINTS)
C. REINFORCED CONCRETE PIPE (ASTM C-76 WITH ASTM C-361 O-RING GASKETED JOINTS) CLASS IV.
2. STORM SEWER BEDDING AND BACK FILL SHALL BE PER THE BEDDING DETAILS.
3. ALL STORM STRUCTURES SHALL HAVE OFFSET CONES, EXCEPT WHERE HEIGHT RESTRICTIONS REQUIRE A REINFORCE CONCRETE FLAT TOP.
4. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE, THE CONCRETE BOTTOM SHALL BE CAST INTEGRAL WITH THE LOWEST BARREL SECTION UNLESS NOTED OTHERWISE ON PLAN.
5. INLETS SHALL BE PRECAST WITH AN INTEGRAL CONCRETE BOTTOM.
6. ALL ROOF DRAINS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL STORM SEWERS SHALL BE INSPECTED AND TESTED IN KEEPING WITH ALL GOVERNING AGENCY REQUIREMENTS.
8. SEE DETAIL SHEETS THIS SET FOR FURTHER STORM SEWER SYSTEM REQUIREMENTS.

STANDARD WATER MAIN PROVISIONS

- 1. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE SHALL BE PER LOCAL MUNICIPAL REQUIREMENTS.
2. ALL WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND MUNICIPALITY.
3. WATER MAIN BEDDING AND BACKFILL SHALL BE PER THE BEDDING DETAILS.
4. ANY WELLS FOUND SHALL BE CAPPED/ABANDONED PER LOCAL REQUIREMENTS.
5. SEE DETAIL SHEETS THIS SET FOR FURTHER WATER MAIN REQUIREMENTS.

STANDARD SANITARY SEWER PROVISIONS:

- 1. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
2. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM OR TO GRADE.
3. SANITARY SEWER BEDDING AND BACKFILL SHALL BE PER UTILITY TRENCH DETAIL.
4. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE HEALTH DEPARTMENTS. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
5. ALL SANITARY SEWERS SHALL BE TESTED PER THE MUNICIPALITY'S REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY.
6. ALL FLEXIBLE (PVC) PIPE SHALL BE DEFLECTION TESTED PER THE MUNICIPALITY'S REQUIREMENTS.
7. ALL SANITARY MANHOLES SHALL BE TESTED PER THE MUNICIPALITY'S REQUIREMENTS.
8. SEE DETAIL SHEETS THIS SET FOR FURTHER SANITARY SEWER REQUIREMENTS.
9. SANITARY SEWER SHALL BE PVC SDR35 ASTM D3034 WITH ASTM D3212 JOINTS.

Users: bryce.vollrath File: C:\Users\bryce.vollrath\OneDrive\Documents\FRM Engineering Consultants LLC\05734791C-PX Waukee IA\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C01-0-COVER_D37485.dwg Time: Sep 24, 2025 - 10:55am



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REVISIONS:

Table with 2 columns: Revision number and Description. Contains 2 rows of revision data.

ISSUE DATE:

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PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423

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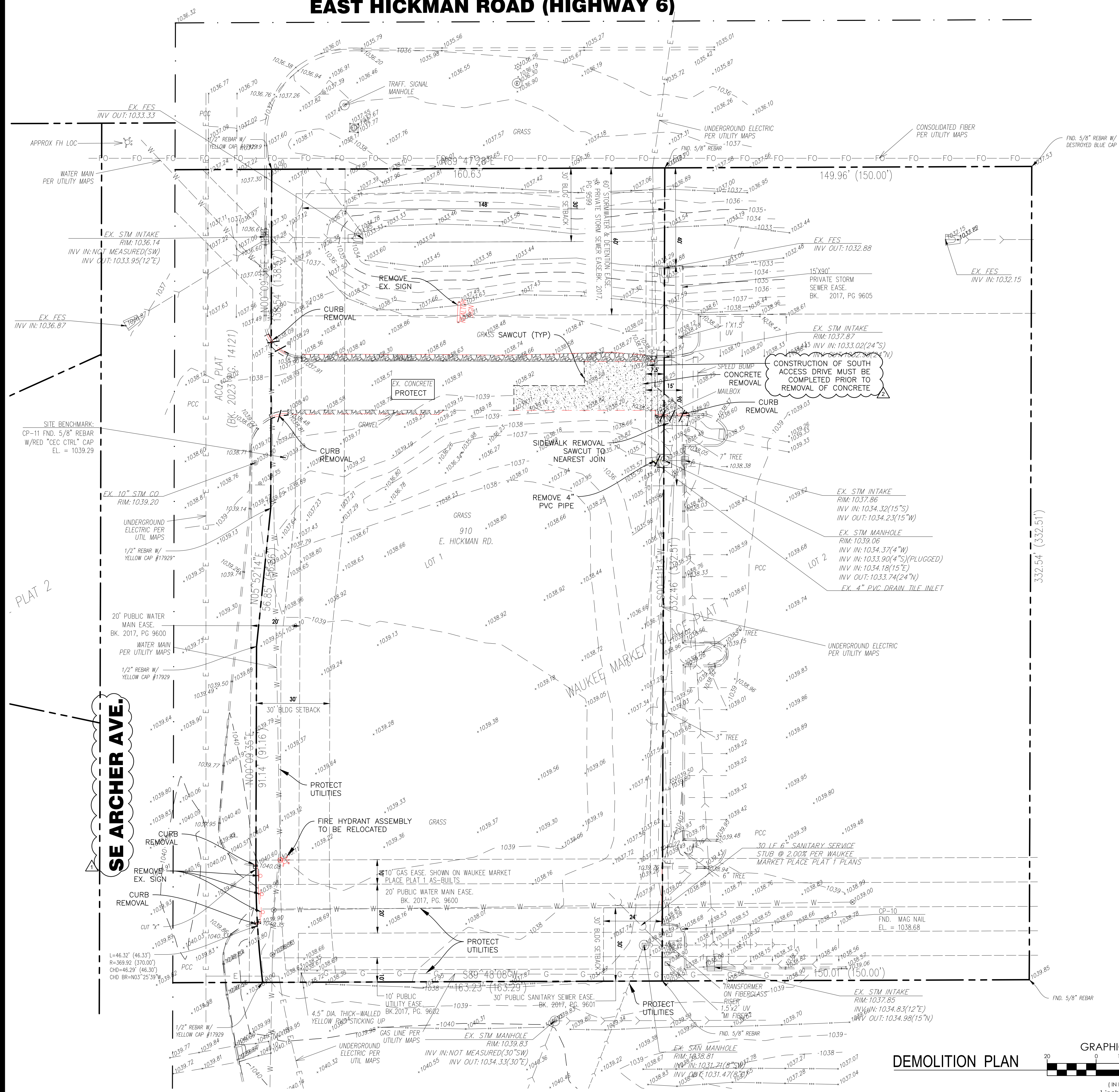
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SPECIFICATIONS

C01.2

PANDA HOME ESSENTIALS R1

EAST HICKMAN ROAD (HIGHWAY 6)

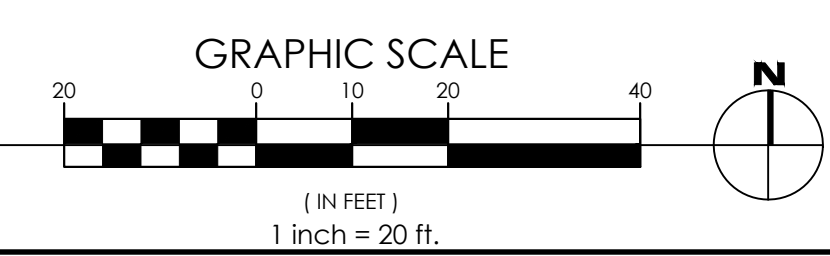


GENERAL DEMOLITION NOTES

1. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPAL AUTHORITY OR STATE DOT. THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY MUNICIPAL AUTHORITY AT THEIR DISCRETION.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS.
3. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY LOCATION AND ELEVATION BEFORE ANY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
5. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
6. INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
7. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
8. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
9. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
11. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
12. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER ERRORS DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
13. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
15. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
16. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
17. BURNING ON OWNER'S PROPERTY IS NOT PERMITTED.
18. SIDEWALK DEMOLITION SAWCUTS SHALL BE AT THE NEAREST EXISTING JOINT.
19. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
20. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL). LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVALS SHALL TAKE PRECEDENCE.
21. ALL CONCRETE SAWCUTTING SHALL BE PERFORMED WITH A WETSAW TO CONTROL DUST. WHEN USING A WETSAW CONTRACTOR IS RESPONSIBLE FOR SLURRY CONTAINMENT AND DISPOSAL.

DEMOLITION LEGEND

- CONCRETE TO BE REMOVED
- GRAVEL TO BE REMOVED
- SAWCUT LINE
- LINEAR ITEM TO BE REMOVED
- ITEM REMOVAL



DEMOLITION PLAN



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1	PLANNING SUBMITTAL	05-12-25
1	PLANNING RESUBMITTAL	08-18-25
2	PLANNING RESUBMITTAL	09-24-25

DRAWN BY:

rtm

PANDA PROJECT #: S8-26-D36423

PANDA STORE #: 24109

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DEMOLITION

PLAN

C02.0

PANDA HOME ESSENTIALS R1

EAST HICKMAN ROAD (HIGHWAY 6)

SITE INFORMATION

JURISDICTION: WAUKEE, IOWA
 ZONING: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
 PROPOSED USE: RESTAURANT
 REQUIRED PARKING
 15 SPACES PER 1,000 SQ FT OF GROSS FLOOR AREA
 FLOOR AREA = 2,700 SQ FT
 TOTAL = 41
 PROPOSED PARKING
 REGULAR 51
 HANDICAP 3
 TOTAL = 54
 DRIVE AISLE WIDTH: 24'

SETBACK TABLE

BUILDING SETBACKS:			PARKING SETBACKS:		
REQUIRED	PROPOSED		REQUIRED	PROPOSED	
FRONT:	30'	107.53'	FRONT:	10'	58.48'
WEST SIDE:	30'	80.58'	WEST SIDE:	10'	12.24'
EAST SIDE:	NONE	36.50'	EAST SIDE:	5'	11.25'
REAR:	30'	155.31'	REAR:	5'	5.36'

MINIMUM STACKING: 5 QUEUING SPACES PER LANE
 LEFT LANE: 5 SPACES PROVIDED
 RIGHT LANE: 5 SPACES PROVIDED

BUILDING HEIGHT	
MAXIMUM:	45 FEET
PROVIDED:	23.25 FEET

OPEN SPACE REQUIREMENTS: 54,286 S.F. (1.25 AC)		
REQUIRED: 20% OPEN SPACE		
REQUIRED:	10,854 S.F.	0.25 AC
PROVIDED:	16,586 S.F.	0.38 AC

PAVING NOTES

ALL GEOTECHNICAL PAVING SECTIONS ARE PER SEPARATE GEOTECHNICAL ENGINEERING REPORT BY TERRACON.

SITE NOTES

- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNING, STRIPING AND BUILDING DETAILS.
- WHEEL STOPS TO BE RUBBER, NOT CONCRETE.
- STANDARD BOLLARDS SHALL BE PLACED AT BUILDING DT LANE BUILDING CORNER AND AT DT WINDOW. BOLLARDS SHALL HAVE THERMOPLASTIC COVER.
- CONCRETE SHALL BE PLACED BETWEEN BACK OF CURB AND FACE OF BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL SIGNAGE (INCLUDING MONUMENT SIGNS) ARE TO BE REVIEWED AND APPROVED UNDER A SEPARATE SIGN PERMIT APPLICATION

LEGEND

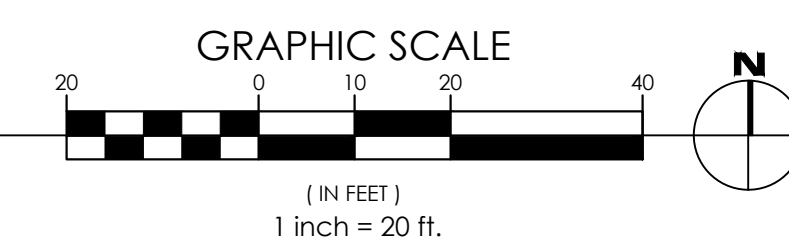
	CONCRETE PARKING AREA TBD"
	CONCRETE DRIVE THRU TBD"
	CONCRETE FOR TRASH ENCLOSURE TBD"
	CONCRETE SIDEWALK TBD"
	LANDSCAPE AREA
	(E) PROPERTY LINE
	TRAFFIC FLOW DIRECTION/STRIPING WHERE NOTED

ALL PAVEMENT THICKNESSES FROM GEOTECH WILL BE REVIEWED FOR COMPLIANCE WITH WAUKEE REQUIREMENTS IN THICKNESS AND MATERIAL

STRIPING AND SIGNING

- X** SIGNS
- PROPOSED "STOP" SIGN TO BE INSTALLED. SEE DETAIL 3 ON C03.3.
- X** STRIPING: TO CONFORM TO LOCAL AND STATE REGULATIONS
- PROPOSED THERMOPLASTIC 24" SOLID WHITE STOP BAR.
 - PROPOSED THERMOPLASTIC WHITE LETTERS AND SYMBOLS.
 - PROPOSED THERMOPLASTIC WHITE CROSS WALK.
 - PROPOSED THERMOPLASTIC 4" SOLID WHITE PARKING STRIPING.
 - PROPOSED THERMOPLASTIC WHITE ACCESSIBLE STRIPING PER DETAIL 2 ON C03.2.
 - PROPOSED THERMOPLASTIC WHITE "NO PARKING ZONE STRIPING" PER DETAIL 2 ON C03.3.

SITE PLAN



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

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ISSUE DATE:

PLANNING SUBMITTAL	05-12-25
1 PLANNING RESUBMITTAL	08-18-25
2 PLANNING RESUBMITTAL	09-24-25

DRAWN BY: rtm

PANDA PROJECT #: S8-26-D36423

PANDA STORE #: 24109

ARCH PROJECT #: D36423



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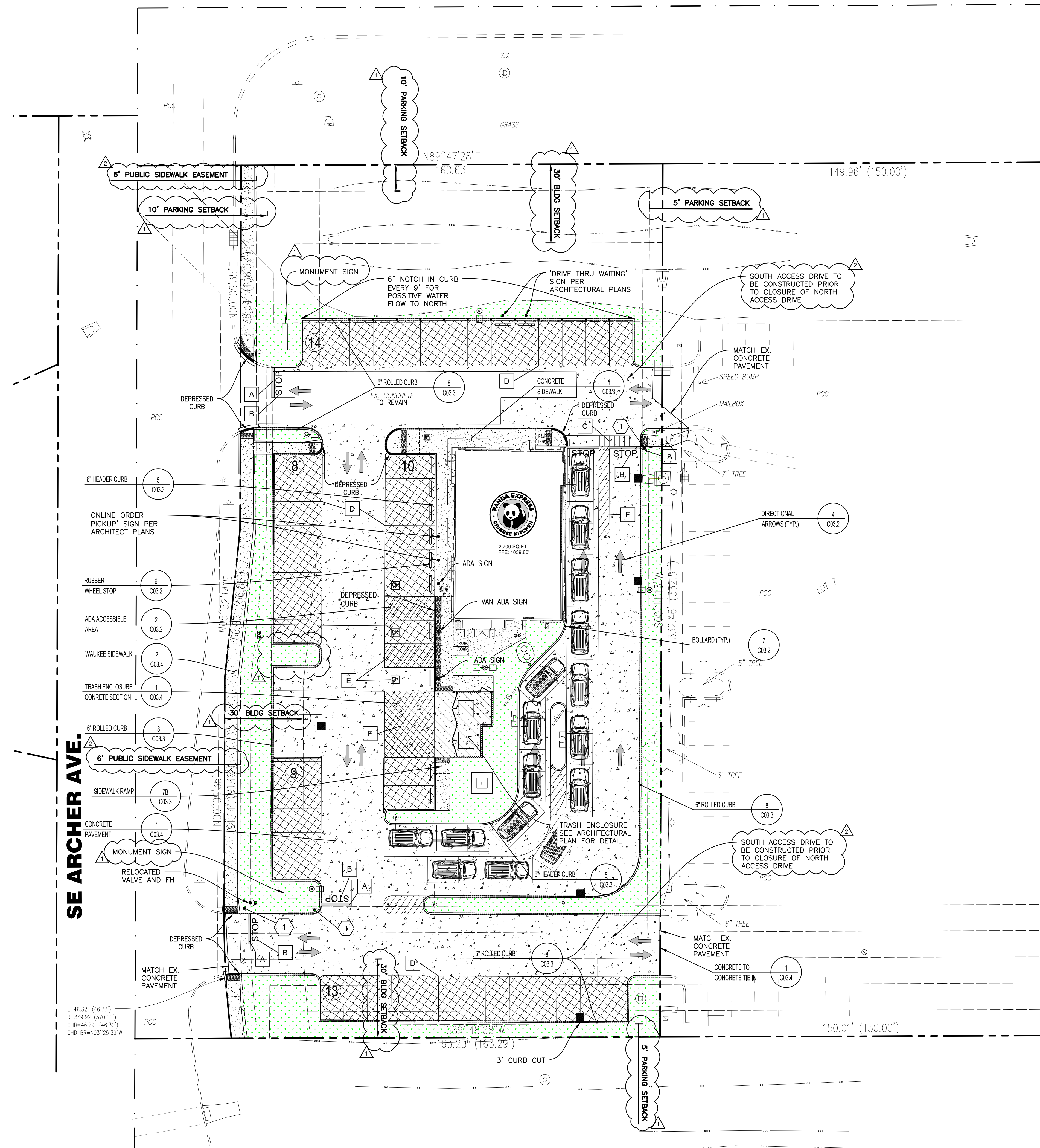
PANDA HOME ESSENTIALS R1
 910 E. HICKMAN RD
 WAUKEE, IA 50263

SITE PLAN

C03.0

PANDA HOME ESSENTIALS R1

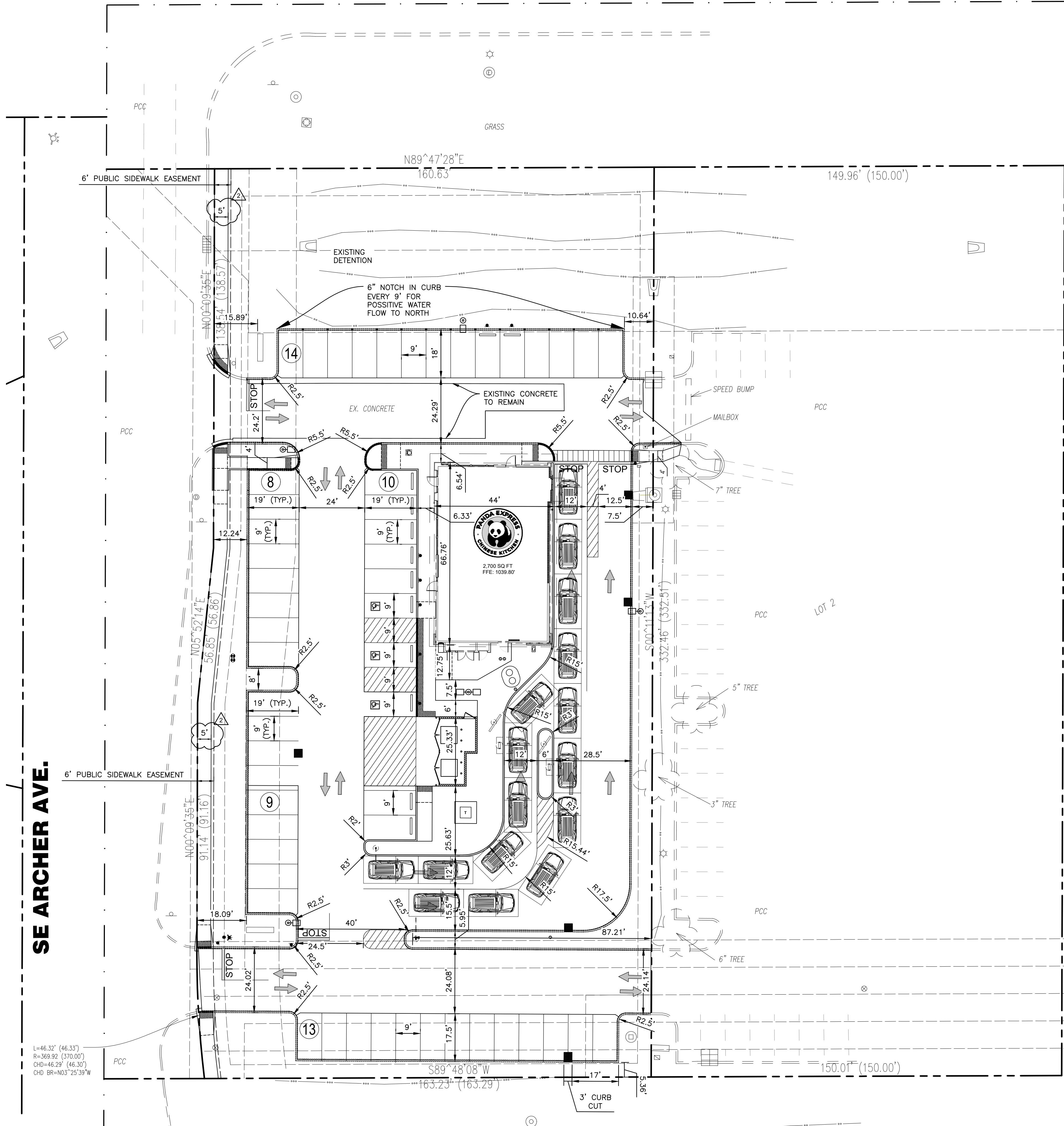
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SE ARCHER AVE.

EAST HICKMAN ROAD (HIGHWAY 6)

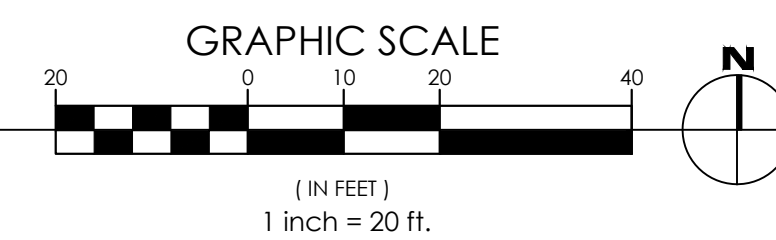
SE ARCHER AVE.



STAKING NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB FOR AREAS OF 6" HEADER CURB AND BACK OF CURB FOR 6" ROLLED CURB.
2. SITE IS PARALLEL AND PERPENDICULAR TO EAST PROPERTY LINE.

STAKING PLAN



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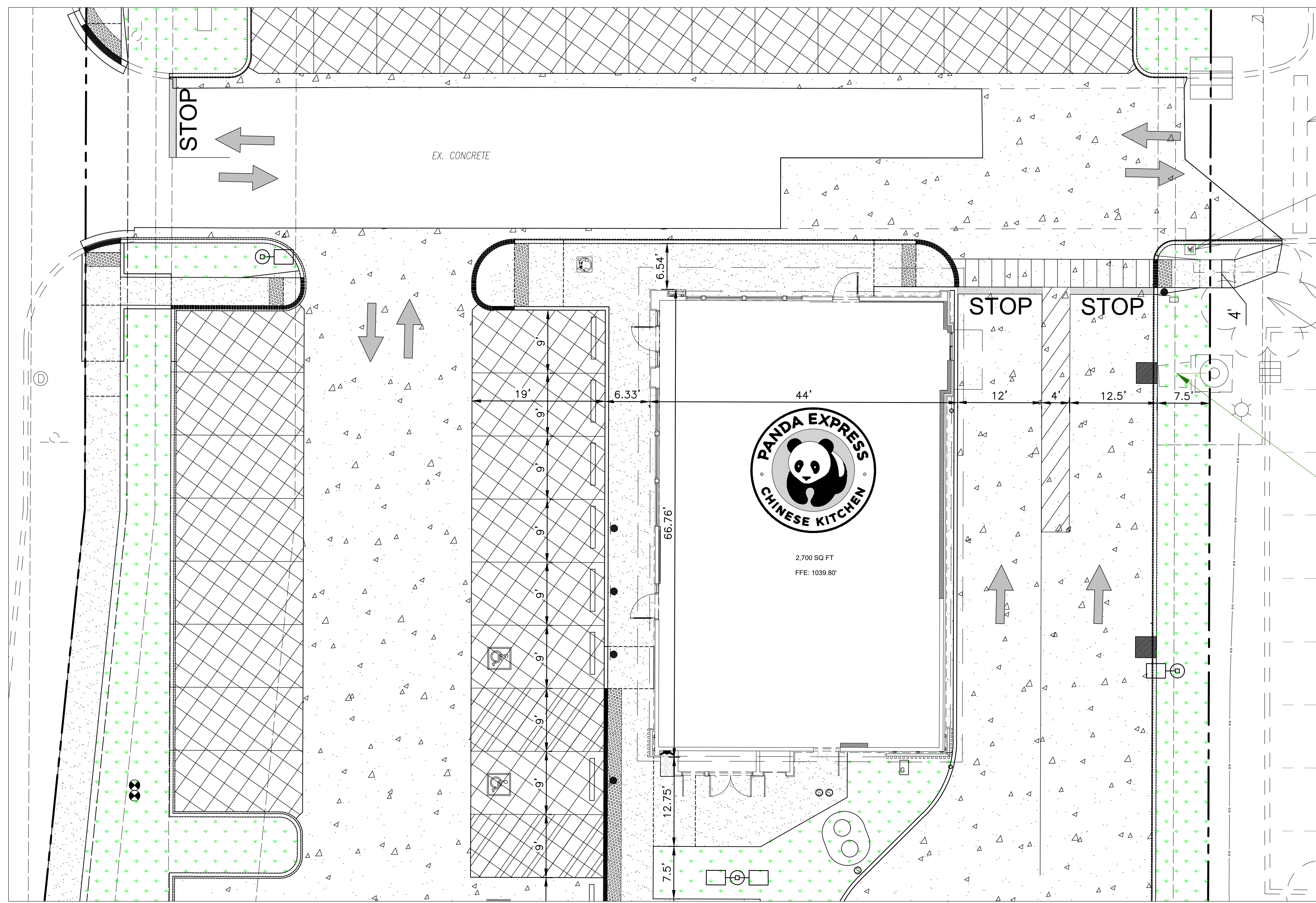
PANDA HOME ESSENTIALS R1
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STAKING PLAN

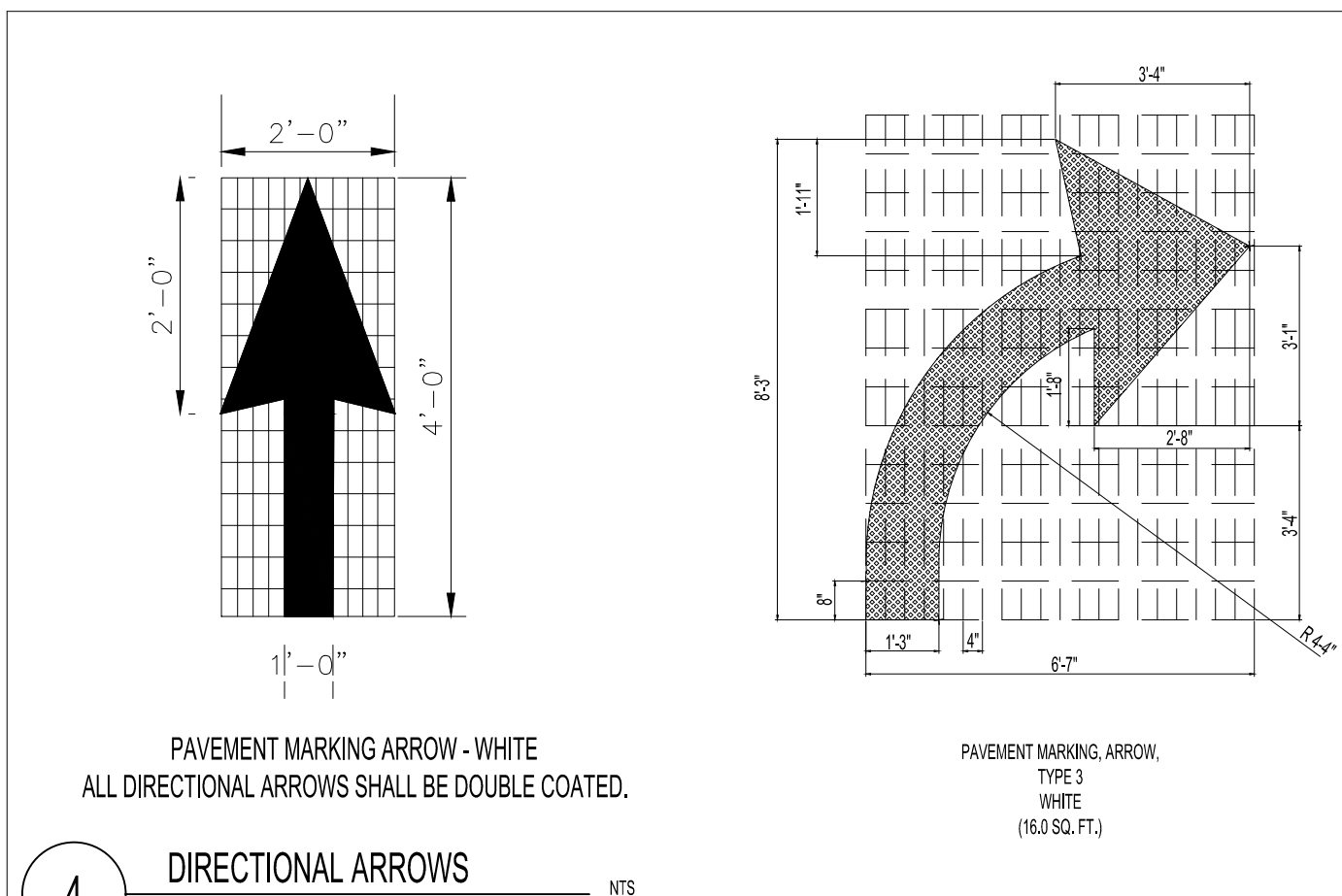
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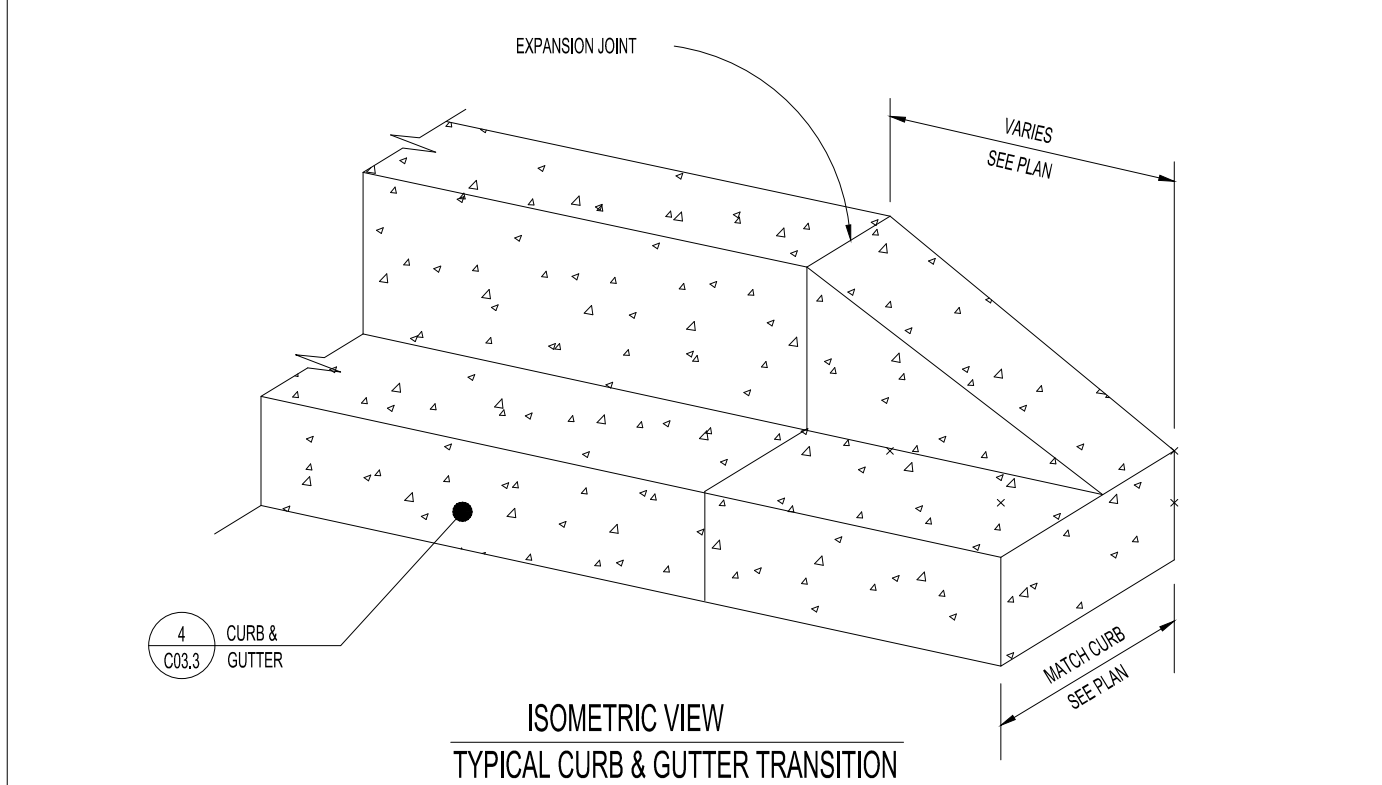
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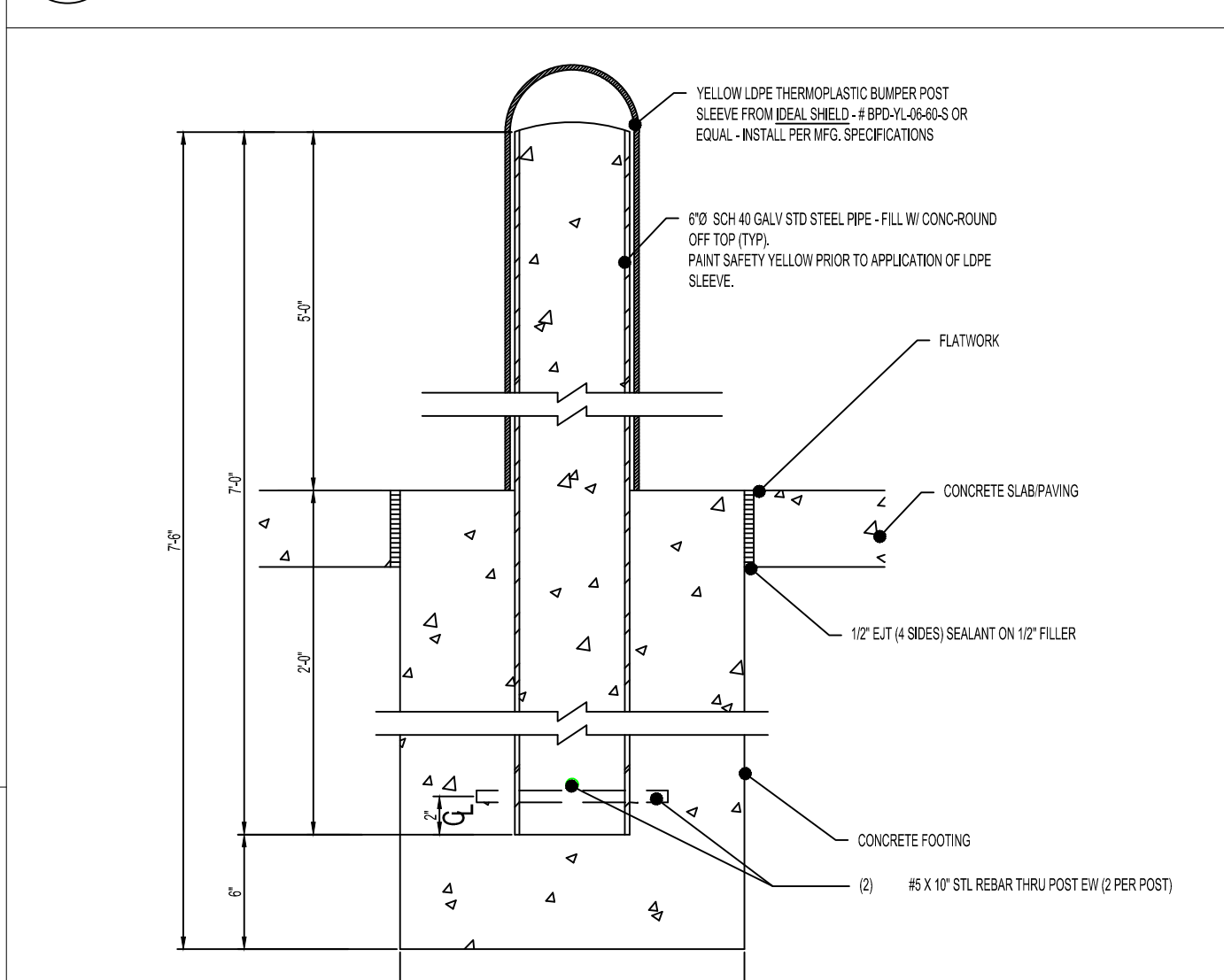
1 BUILDING AREA DETAIL NTS
 GRAPHIC SCALE
 1 inch = 10 ft.



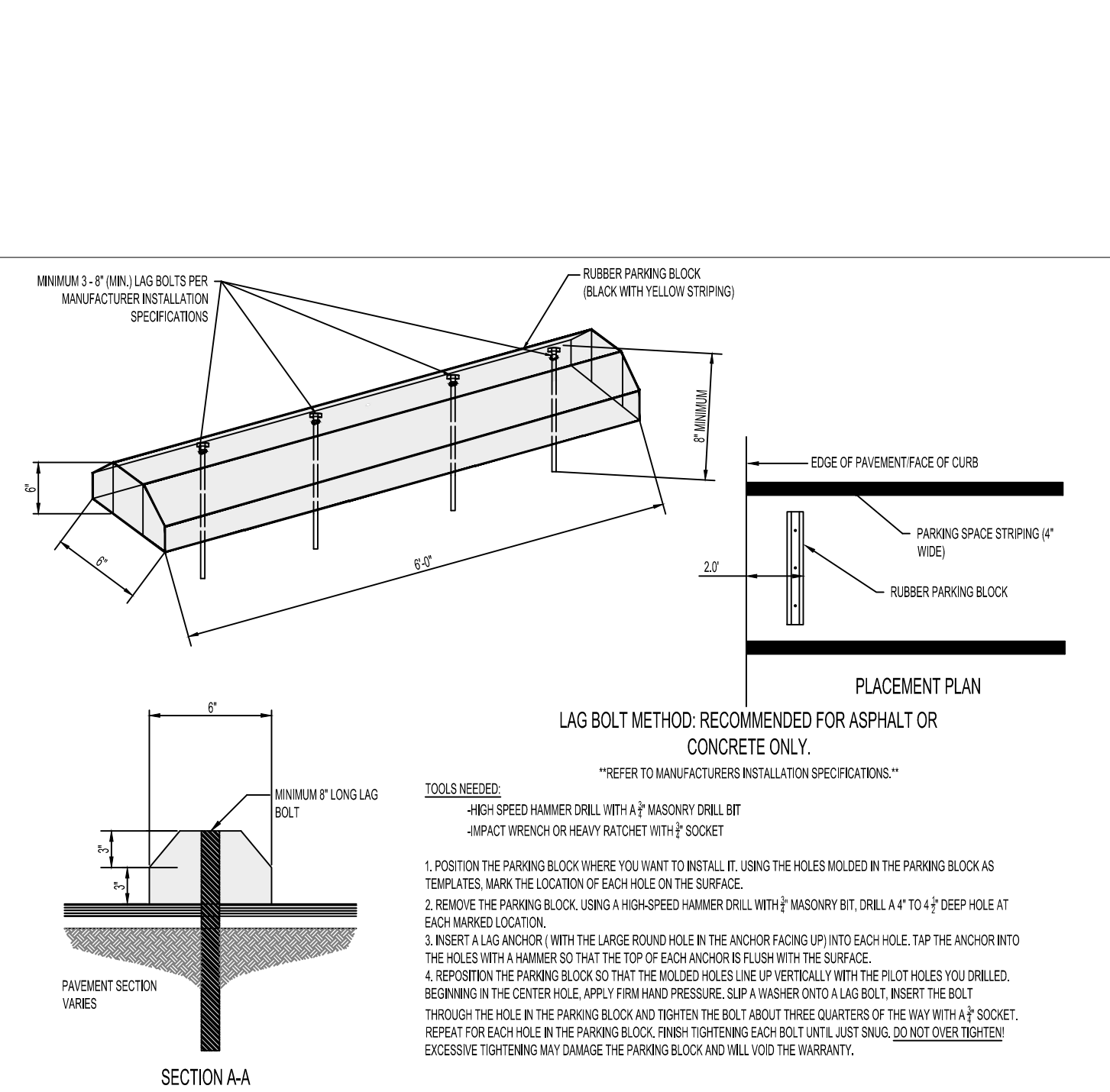
4 DIRECTIONAL ARROWS NTS



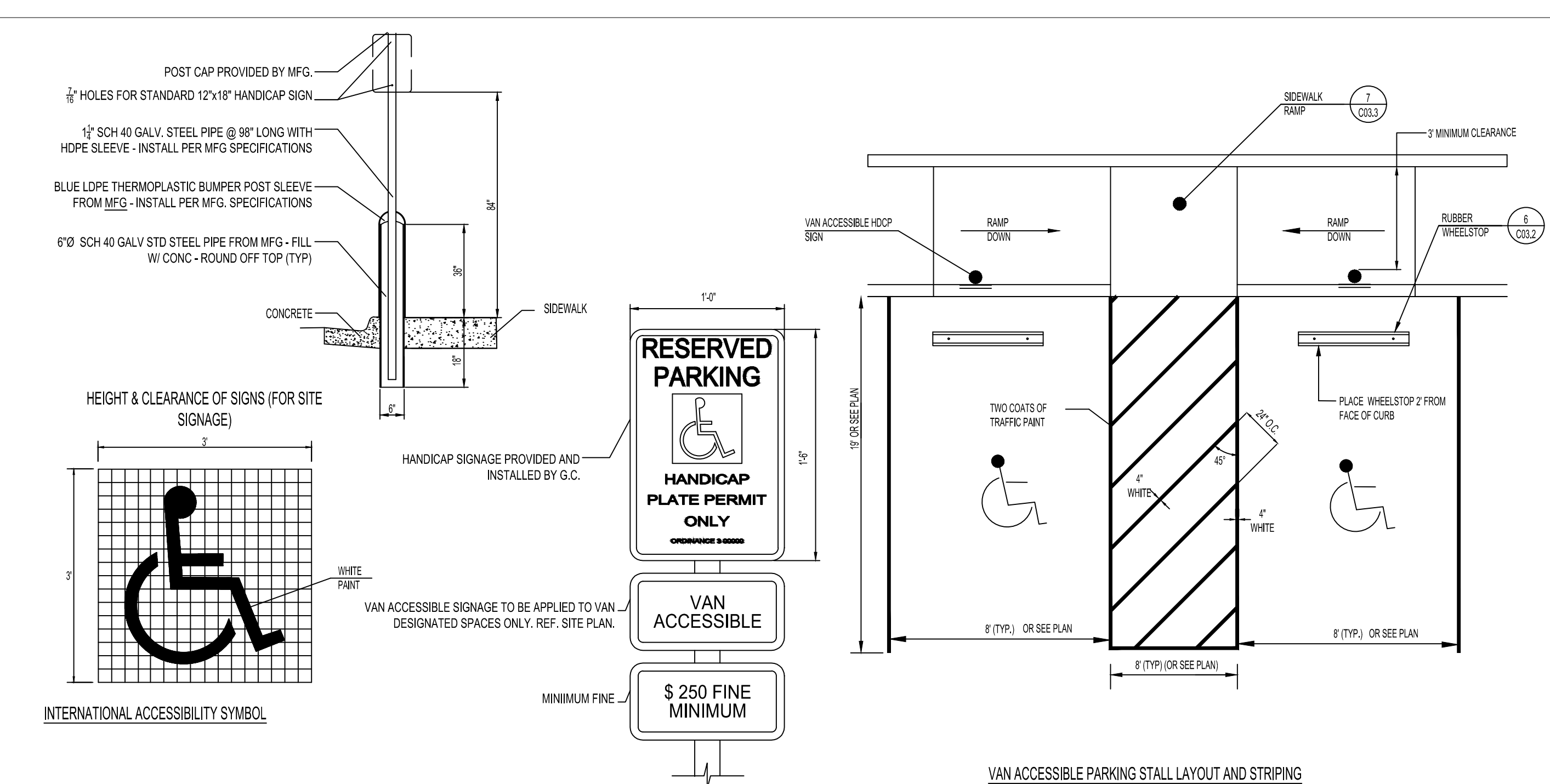
5 CURB TRANSITION NTS



7 BOLLARD NTS



6 RUBBER WHEELSTOP NTS



2 ACCESSIBLE AREA NTS



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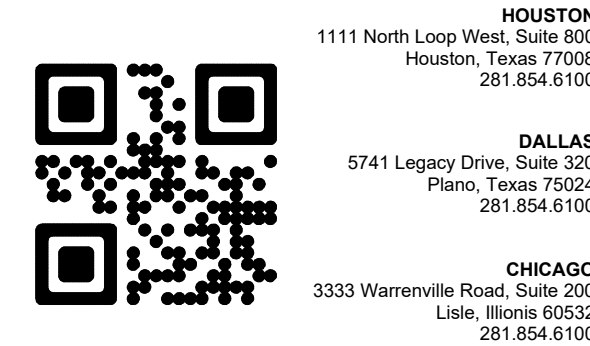
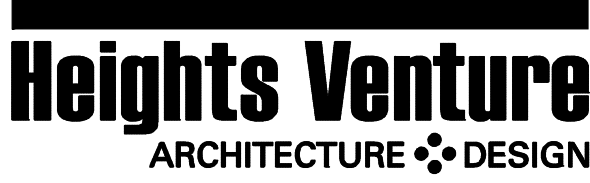
REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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DRAWN BY: rtm
PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423

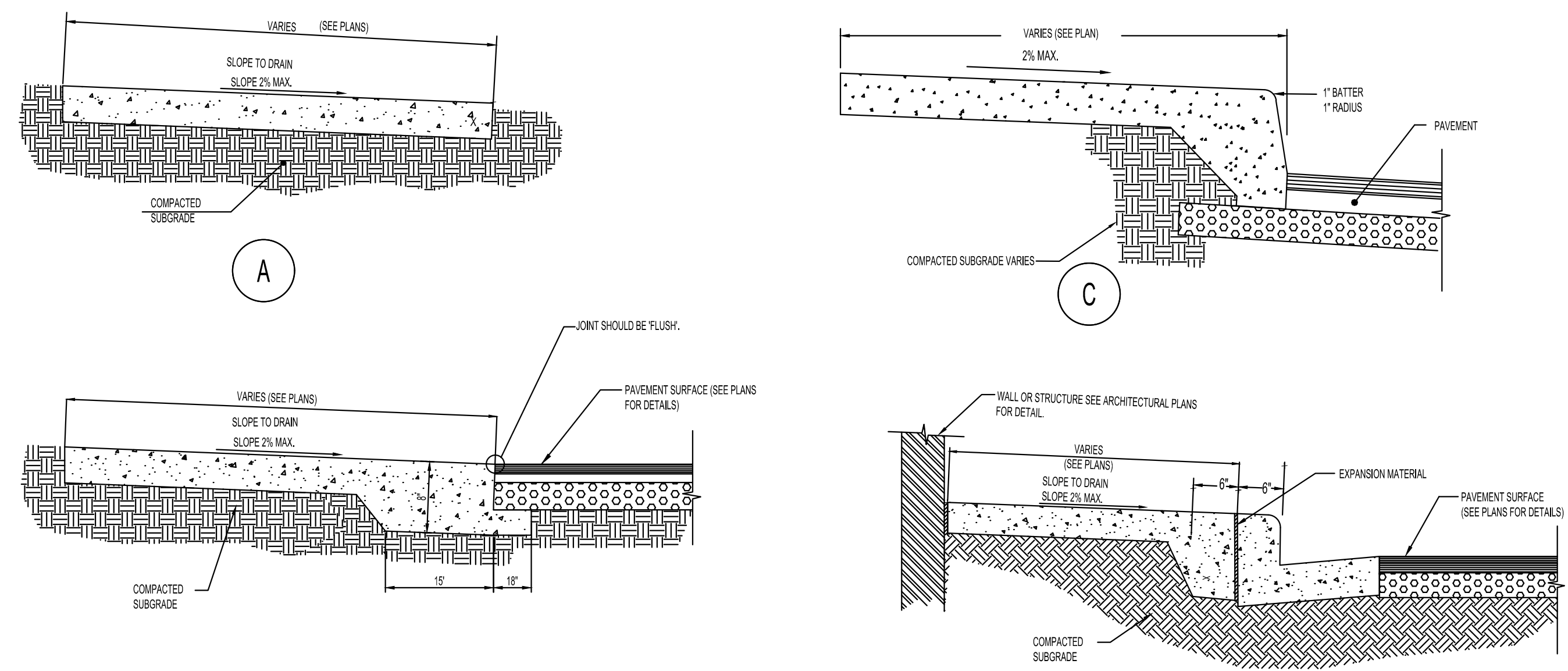


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 WAUKEE, IA 50263

HARDSCAPE DETAILS
 C03.2

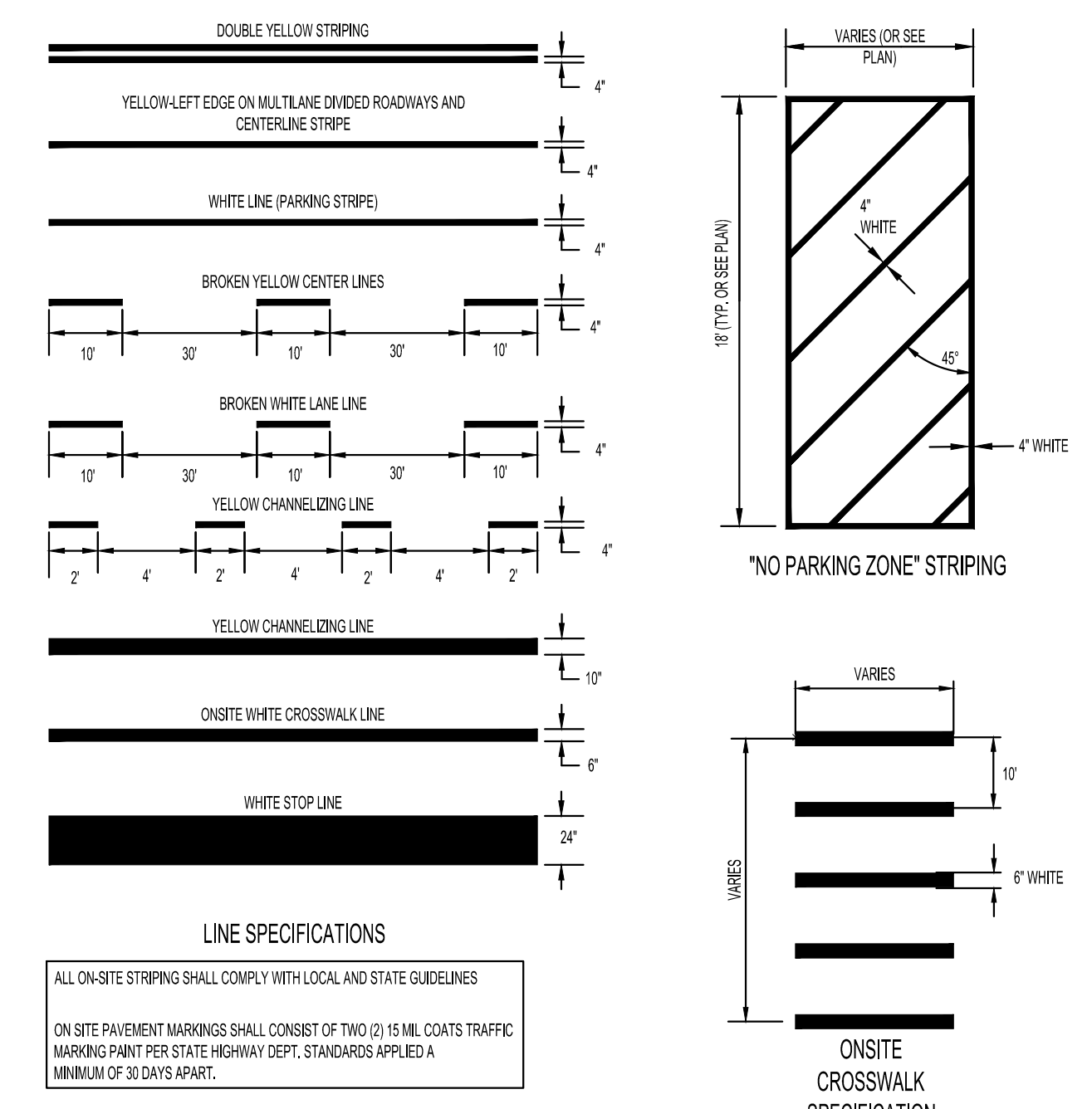
PANDA HOME ESSENTIALS R1

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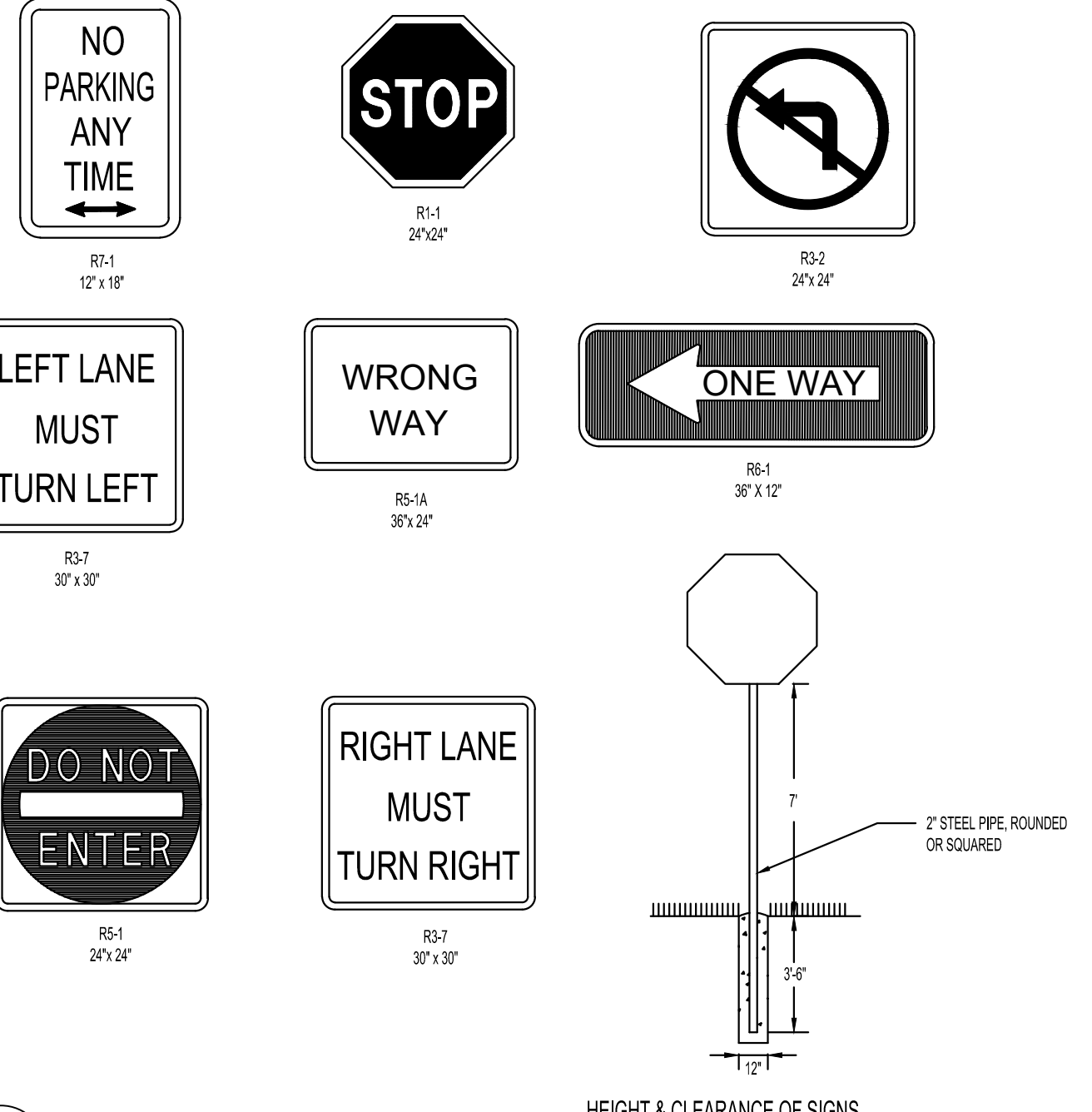


- CONCRETE NOTES:**
- f'c = 4,000 PSI
 - PROVIDE CONTROL JOINTS AT 5' O.C.
 - PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
 - 6"x6" WWM MAY BE SUBSTITUTED WITH EQUIVALENT STRENGTH FIBER MESH.
 - SEE CONCRETE SECTION DETAIL FOR THICKNESSES.

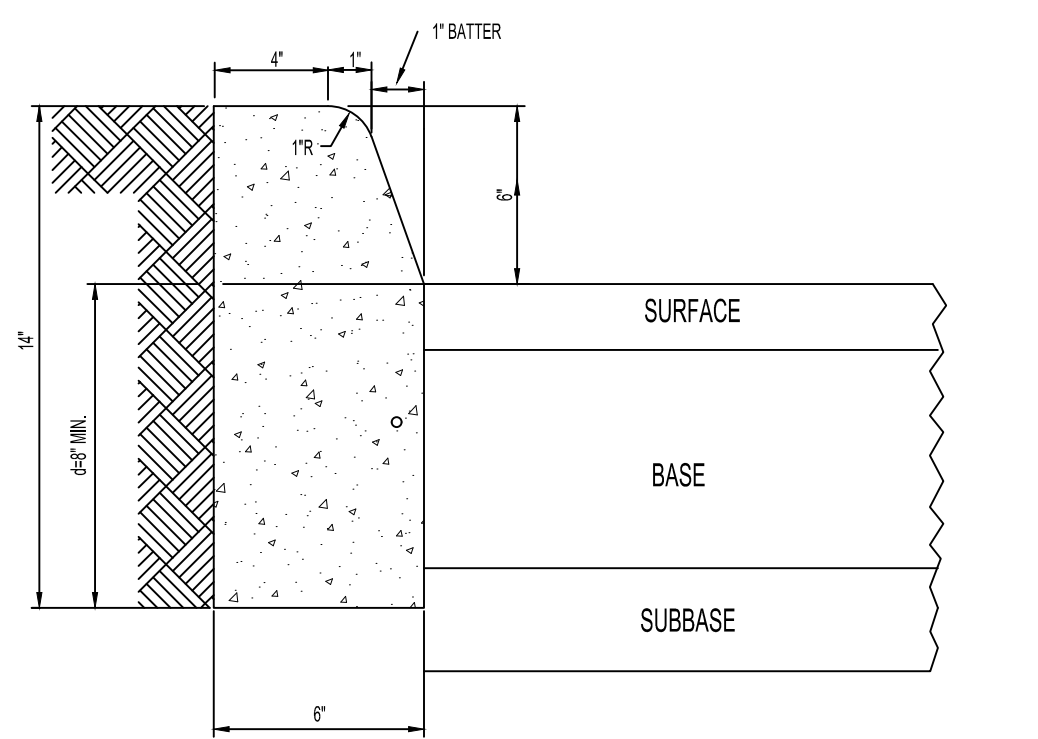
1 CONCRETE SIDEWALK NTS



2 PAVEMENT STRIPING AND MARKING NTS

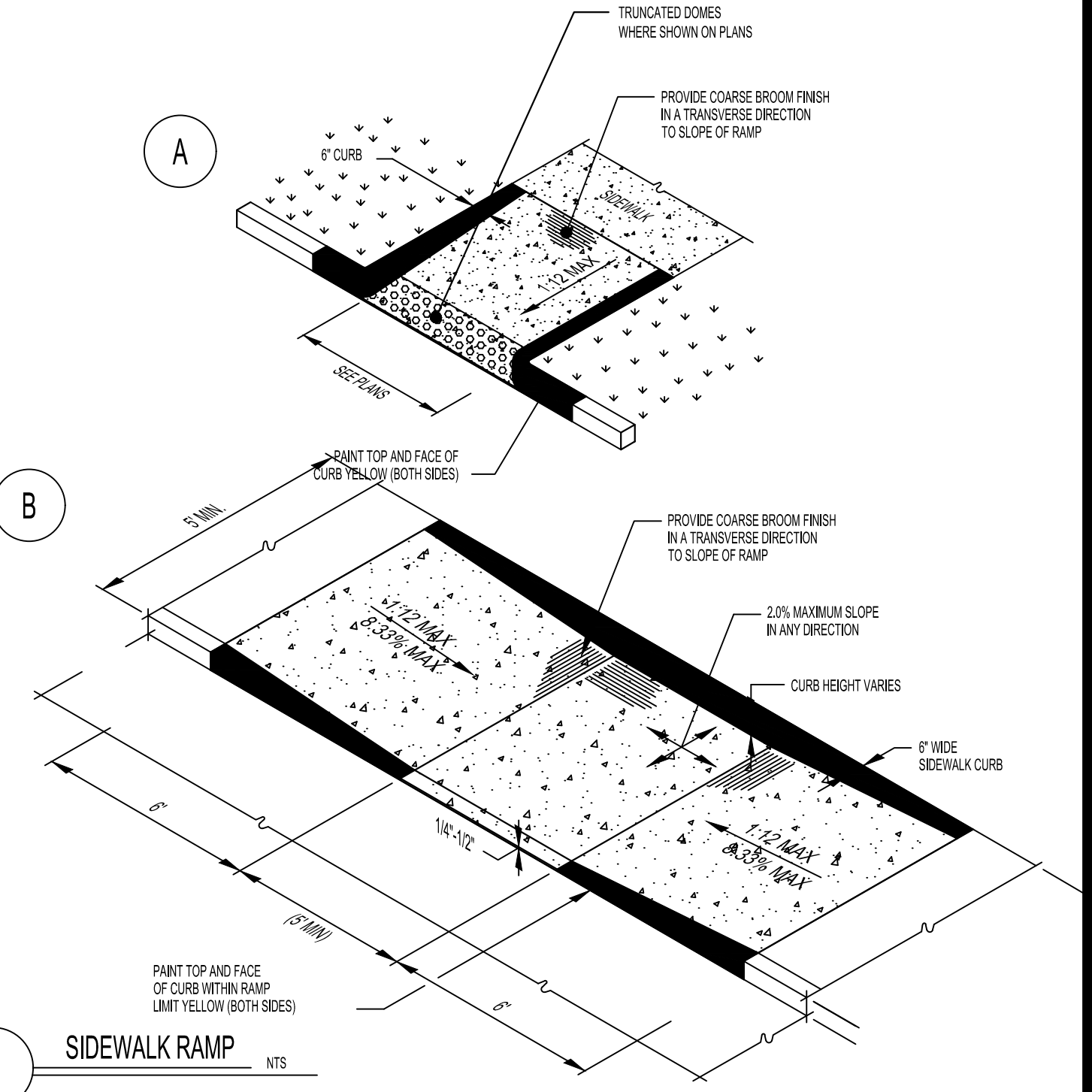


3 SITE SIGNAGE NTS

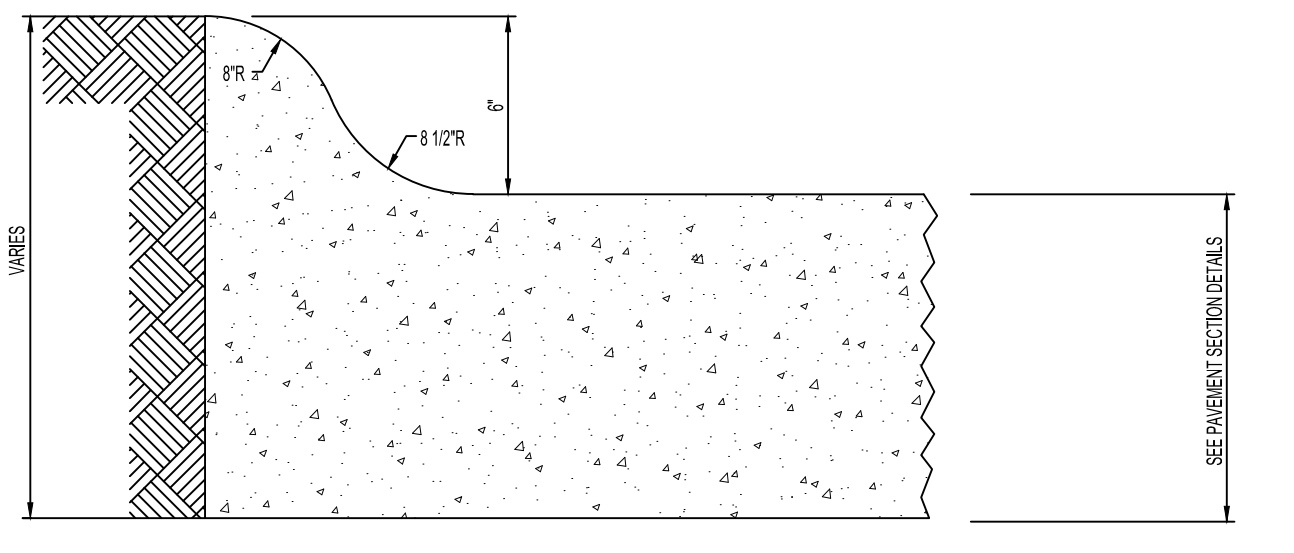


- NOTES:**
- THE DIMENSION d MAY INCREASE AT CONTRACTOR'S OPTION SO BOTTOM OF HEADER CURB WILL ALIGN WITH BOTTOM OF PAVING.
 - THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
 - f'c = 4,000 PSI

5 6" HEADER CURB NTS



7 SIDEWALK RAMP NTS



- NOTES:**
- WHEN REINFORCING BARS ARE USED, THEY SHALL BE NO. 4 UNLESS OTHERWISE SHOWN.
 - EXPANSION AND CONTRACTION JOINTS SHALL BE CONSTRUCTED TO MATCH PAVEMENT JOINTS IN ALL CURBS AND CURB GUTTER ADJACENT TO JOINTED CONCRETE PAVEMENT. WHERE PLACEMENT OF CURB OR CURB AND GUTTER IS NOT ADJACENT TO CONCRETE PAVEMENT, EXPANSION JOINTS SHALL BE PROVIDED AT STRUCTURES, CURB RETURNS AT STREETS, AND AT LOCATIONS DIRECTED BY THE ENGINEER.

8 6" ROLLED CURB NTS



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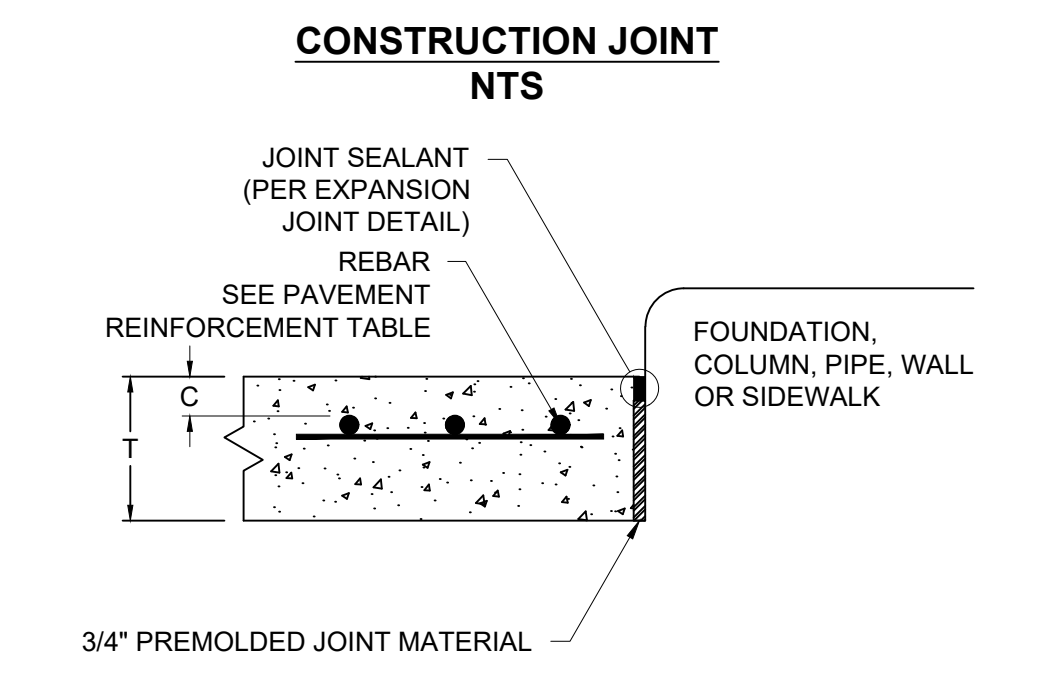
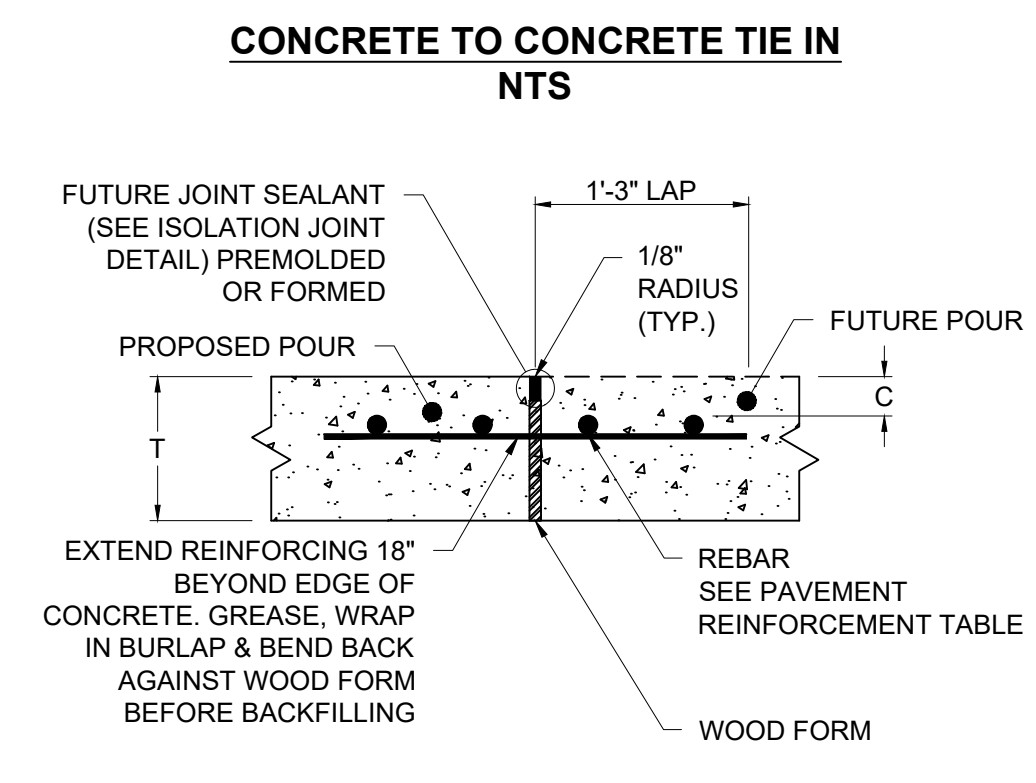
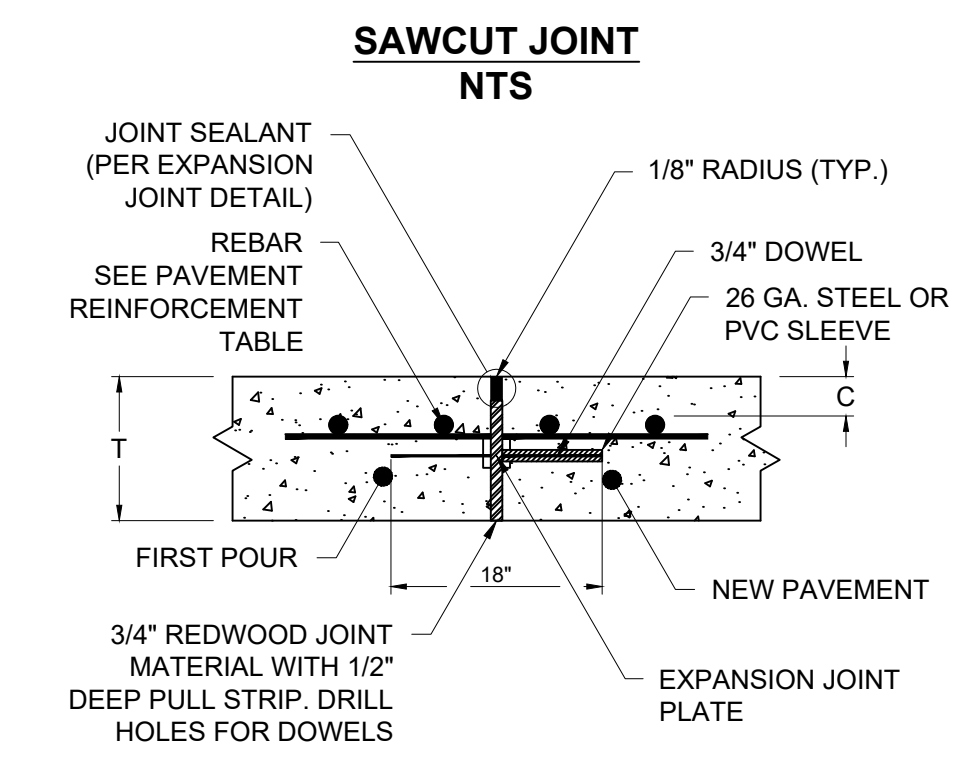
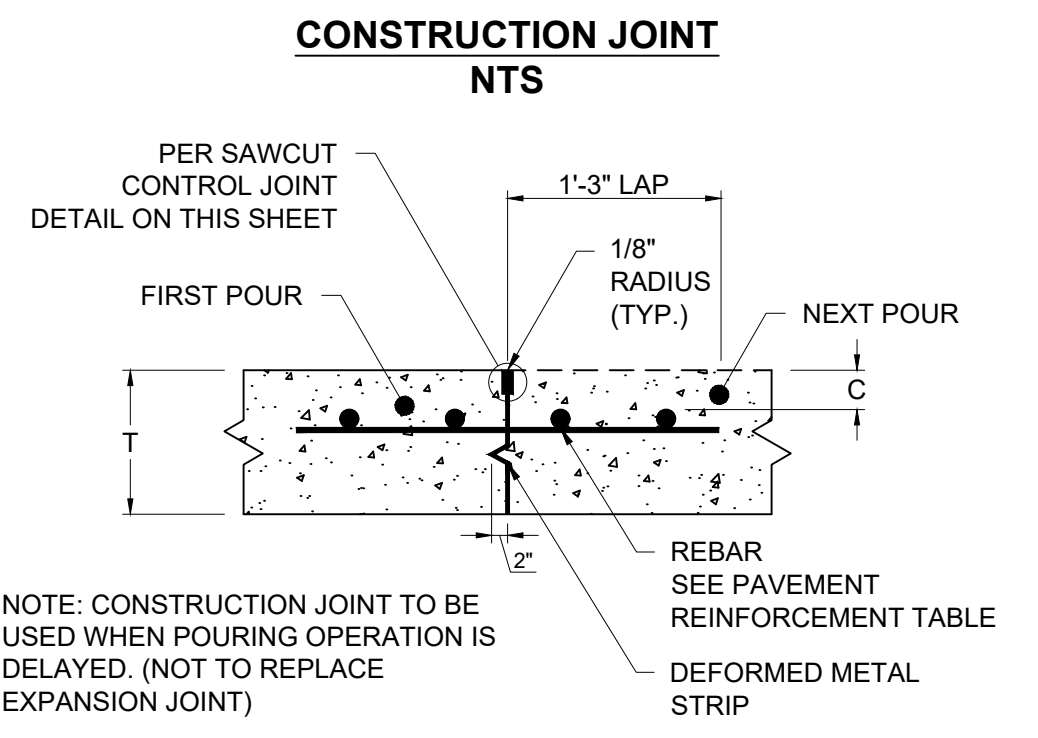
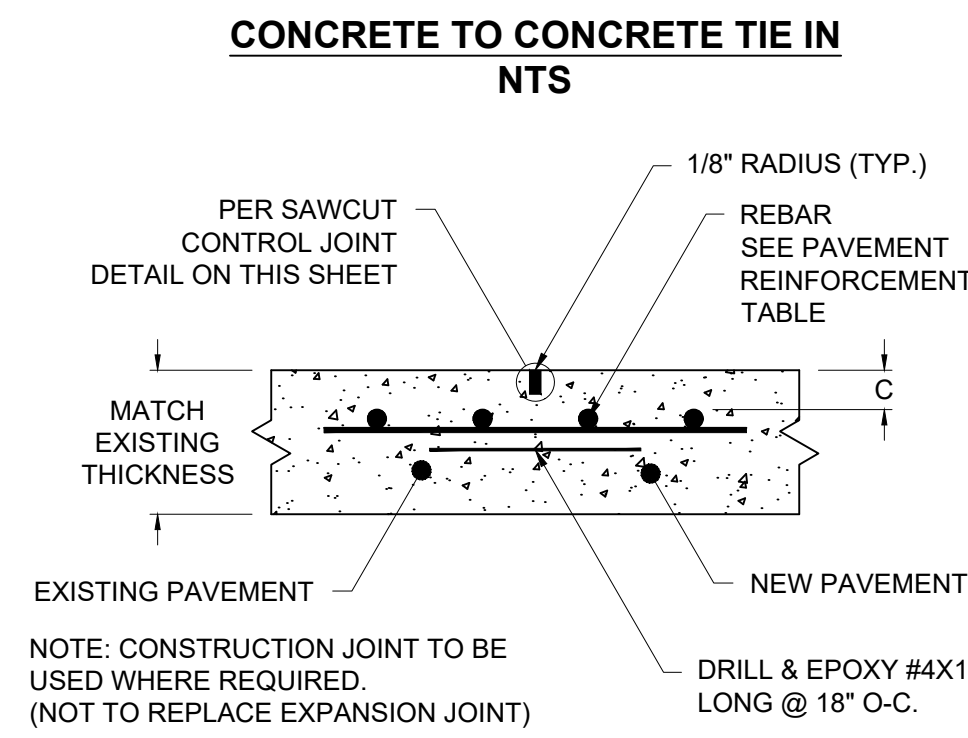
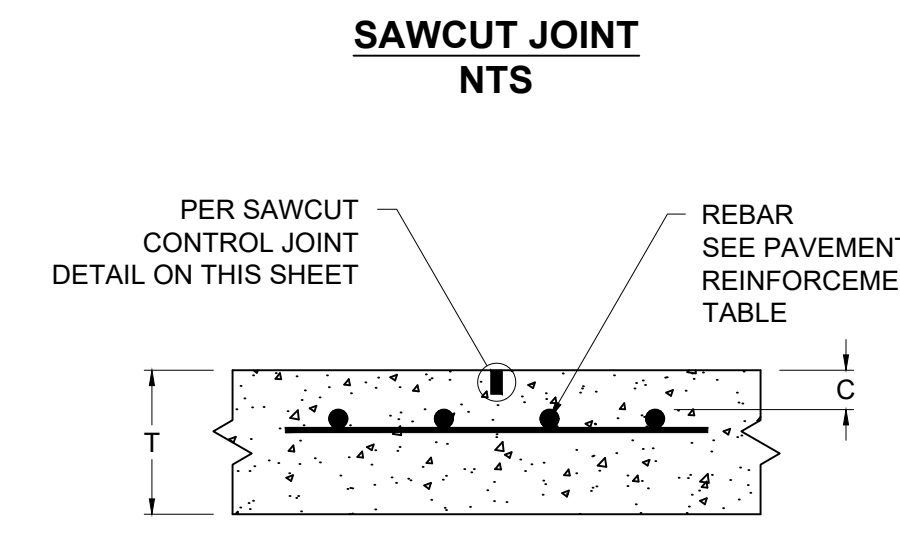
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910 E. HICKMAN RD
WAUKEE, IA 50263

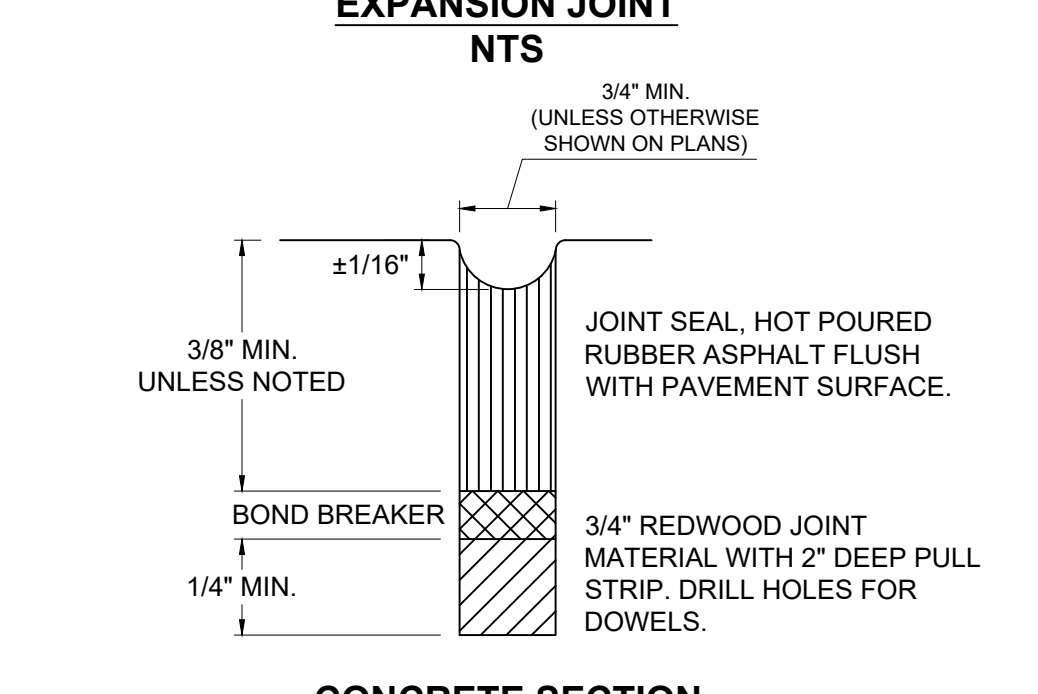
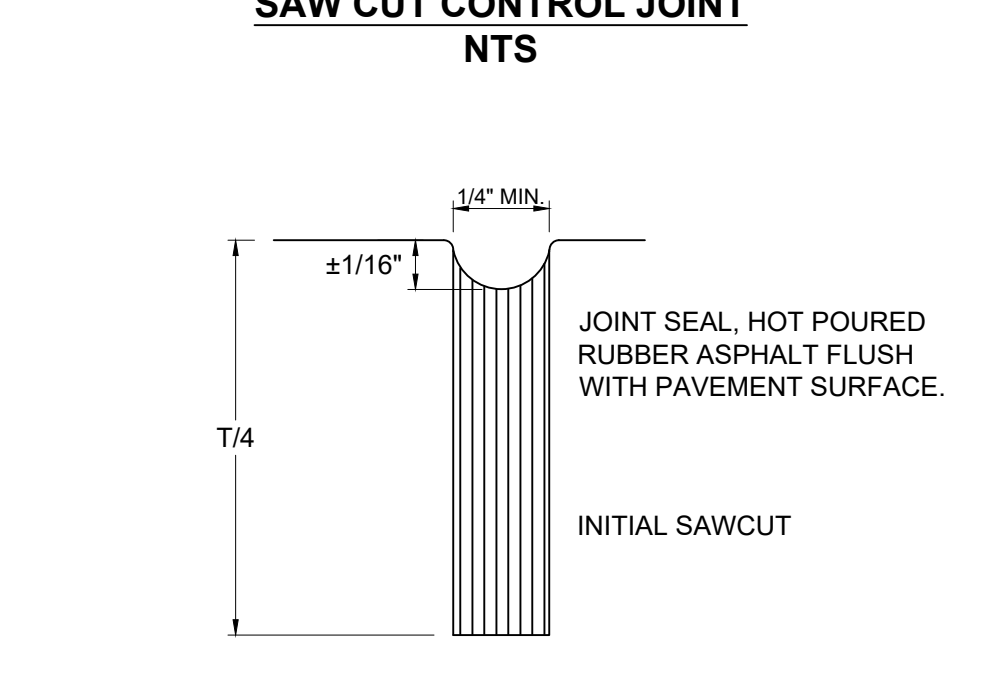
HARDSCAPE
DETAILS
C03.3

PANDA HOME ESSENTIALS R1

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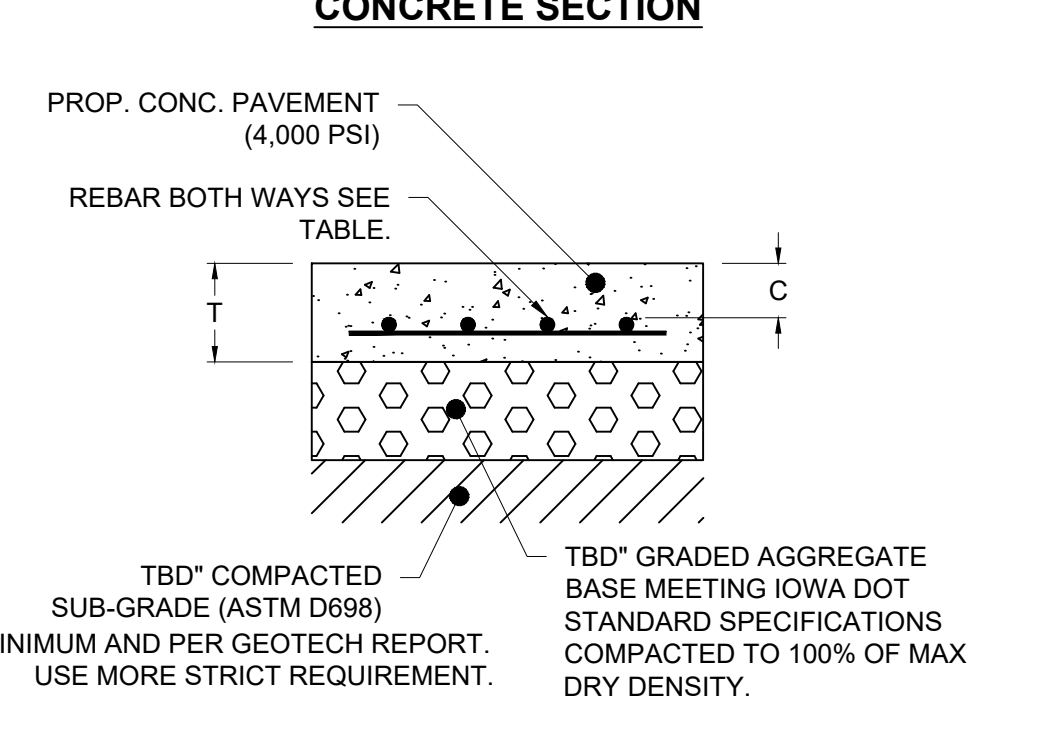
- NOTES:**
- REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
 - REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
 - CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
 - MAXIMUM JOINT SPACING SHALL BE PER SUBMITTED AND APPROVED JOINT LAYOUT PLAN BUT SHALL NOT EXCEED VALUES IN TABLE.
 - MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
 - USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
 - 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).
 - CURBS 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 CAUSED 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 3/4" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
 - CONCRETE TOUCHING THE BACK OF CURBS- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
 - 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 NP1.
 - 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	SLAB THICKNESS (T) (IN.)	COVER (IN.) (2" MIN)	MAX EXPANSION JOINT SPACING (FT)	REINFORCING STEEL BAR SIZE & SPACING
PARKING	TBD	2	10' x 10'	#3 @ 24" C.C
DUMPSTER APPROACH PAD	TBD	2	14' x 14'	#3 @ 24" C.C
DRIVE-THRU	TBD	2	14' x 14'	#3 @ 24" C.C

NOTE: MINIMUM COMPACTION FOR AGGREGATE BASE AND SUBGRADE, JOINT SPACING, STEEL BAR AND WIRE MESH CONTROLLED BY GEOTECH REPORT. THESE DETAILS AND DOT REQUIREMENTS. USE MORE STRICT REQUIREMENT.

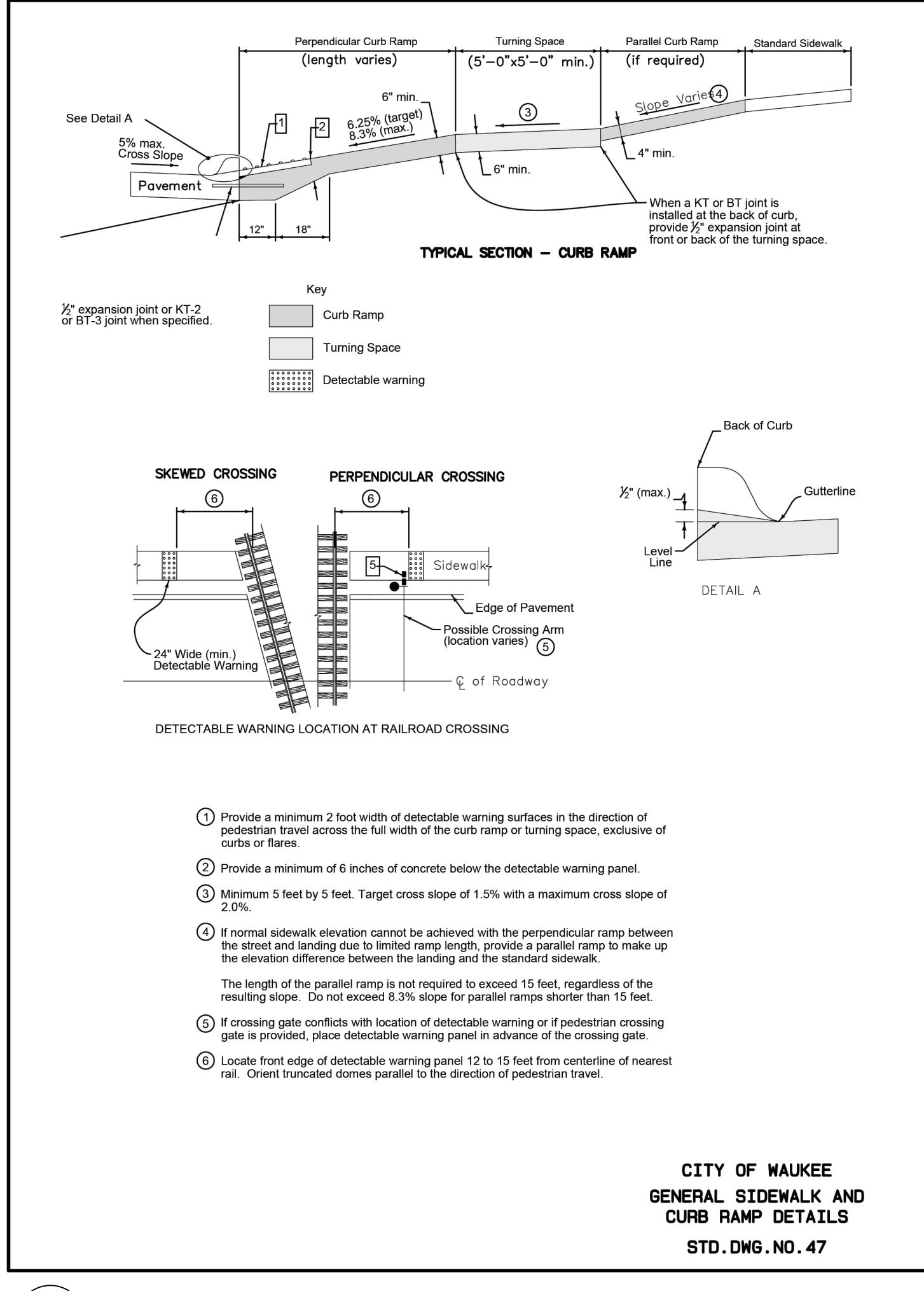


JOIN LAYOUT PROVISIONS - ALL PROJECTS SHOULD RECEIVE AND REVIEW JOINT LAYOUTS PRIOR TO CONCRETE BEING POURED. THE GC IS REQUIRED TO PROVIDE THIS SUBMITTAL TO ARCHITECT/ENGINEER AND OWNER FOR APPROVAL AT LEAST 14 DAYS PRIOR TO POUR.

WELDED WIRE FABRIC - ALL SITE PAVING NOT CALLING FOR STRUCTURAL REBAR REINFORCEMENT SHOULD RECEIVE WELDED WIRE FABRIC (OR SIMILAR) REINFORCEMENT AS ALLOWABLE BY LOCAL JURISDICTION.

1 CONCRETE SECTIONS NTS

GEOTECH REPORT NOT YET RECEIVED, THICKNESSES WILL BE UPDATED PER REPORTS RECOMMENDATIONS AND CITY REQUIREMENTS. ALL PAVEMENT THICKNESSES FROM GEOTECH WILL BE REVIEWED FOR COMPLIANCE WITH WAUKEE REQUIREMENTS IN THICKNESS AND MATERIAL.



2 WAUKEE SIDEWALK NTS



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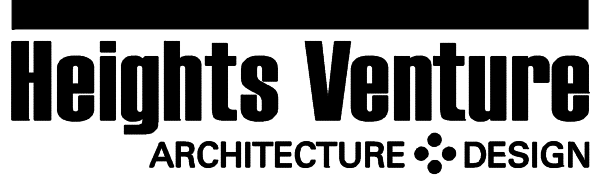
NO.	DESCRIPTION	DATE
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3	PLANNING RESUBMITTAL	09-24-25

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PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423

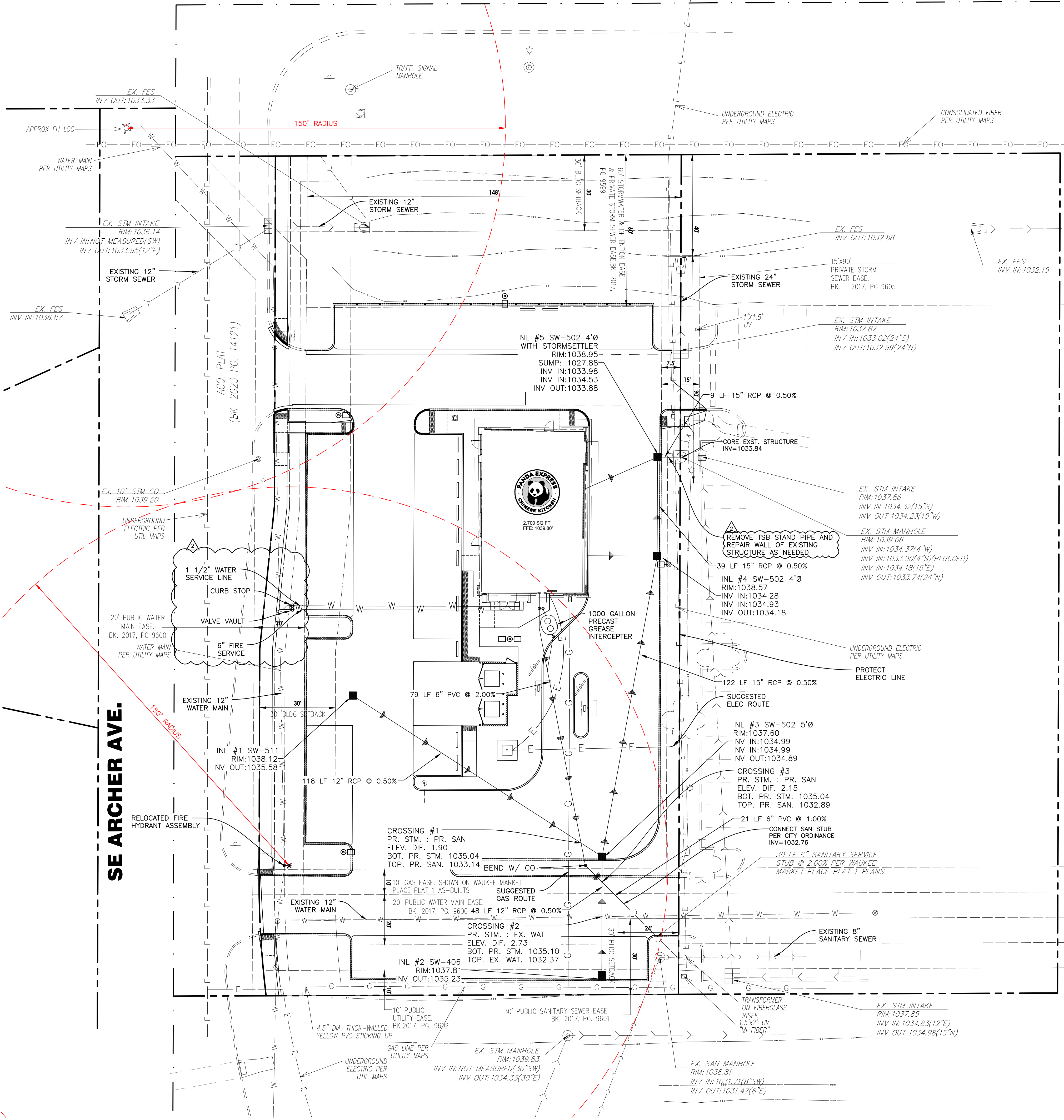


PANDA EXPRESS
PANDA HOME ESSENTIALS R1
910 E. HICKMAN RD
WAUKEE, IA 50263

HARDSCAPE
DETAILS
C03.4

PANDA HOME ESSENTIALS R1

EAST HICKMAN ROAD (HIGHWAY 6)

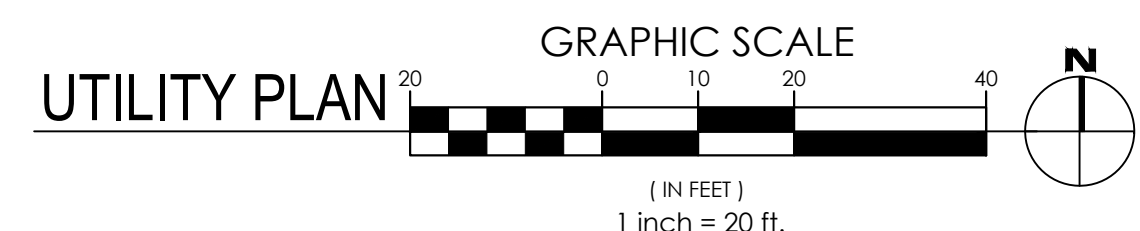


NOTES:

- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
- CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT NOT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
- VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
- SEE SPECIFICATIONS ON SHEET C01.3 AND C01.4 FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
- ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
- CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
- NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
- TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
- ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF WAUKEE STANDARD SPECIFICATIONS".
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
- CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
- STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH IOWA DOT REQUIREMENTS AND STANDARDS.
- REFERENCE CITY OF WAUKEE DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".
- GREASE INTERCEPTOR TO FOLLOW WRA REGULATIONS OFR SIZING, MATERIALS, SAMPLE PORTS, CLEAN OUTS, AND VENTING.
- OWNER WILL BE RESPONSIBLE FOR MAINTAINING CASCADE SEPARATOR STRUCTURE AND ALL PRIVATE FACILITIES.

LEGEND:

	EXISTING	PROPOSED
SANITARY SEWER	—●—●—●—	—●—●—●—
SANITARY SERVICE	—●—●—●—	—●—●—●—
STORM SEWER	—●—●—●—	—●—●—●—
STORM SERVICE	—●—●—●—	—●—●—●—
WATERMAIN	—W—W—W—	—W—W—W—
GAS MAIN	—G—G—G—	—G—G—G—
FIBER OPTIC LINE	—FO—FO—FO—	—FO—FO—FO—
ELECTRIC LINE	—E—E—E—	—E—E—E—
OVERHEAD WIRES	—OW—OW—OW—	—OW—OW—OW—
TELEPHONE LINE	—T—T—T—	—T—T—T—
CATCH BASIN/INLET	⊙	⊙
STORM MANHOLE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
VALVE BOX/VAULT	⊙	⊙
FIRE HYDRANT	⊙	⊙
B-BOX	⊙	⊙
LIGHTS (SEE BLDG PLANS)	⊙	⊙



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

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ISSUE DATE:

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1	PLANNING SUBMITTAL	05-12-25
1	PLANNING RESUBMITTAL	08-18-25
2	PLANNING RESUBMITTAL	09-24-25

DRAWN BY:

rtm

PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423

Heights Venture ARCHITECTURE • DESIGN

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1111 North Loop West, Suite 800
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281.854.6100

DALLAS
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Plano, Texas 75024
281.854.6100

CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

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910 E. HICKMAN RD
WAUKEE, IA 50263

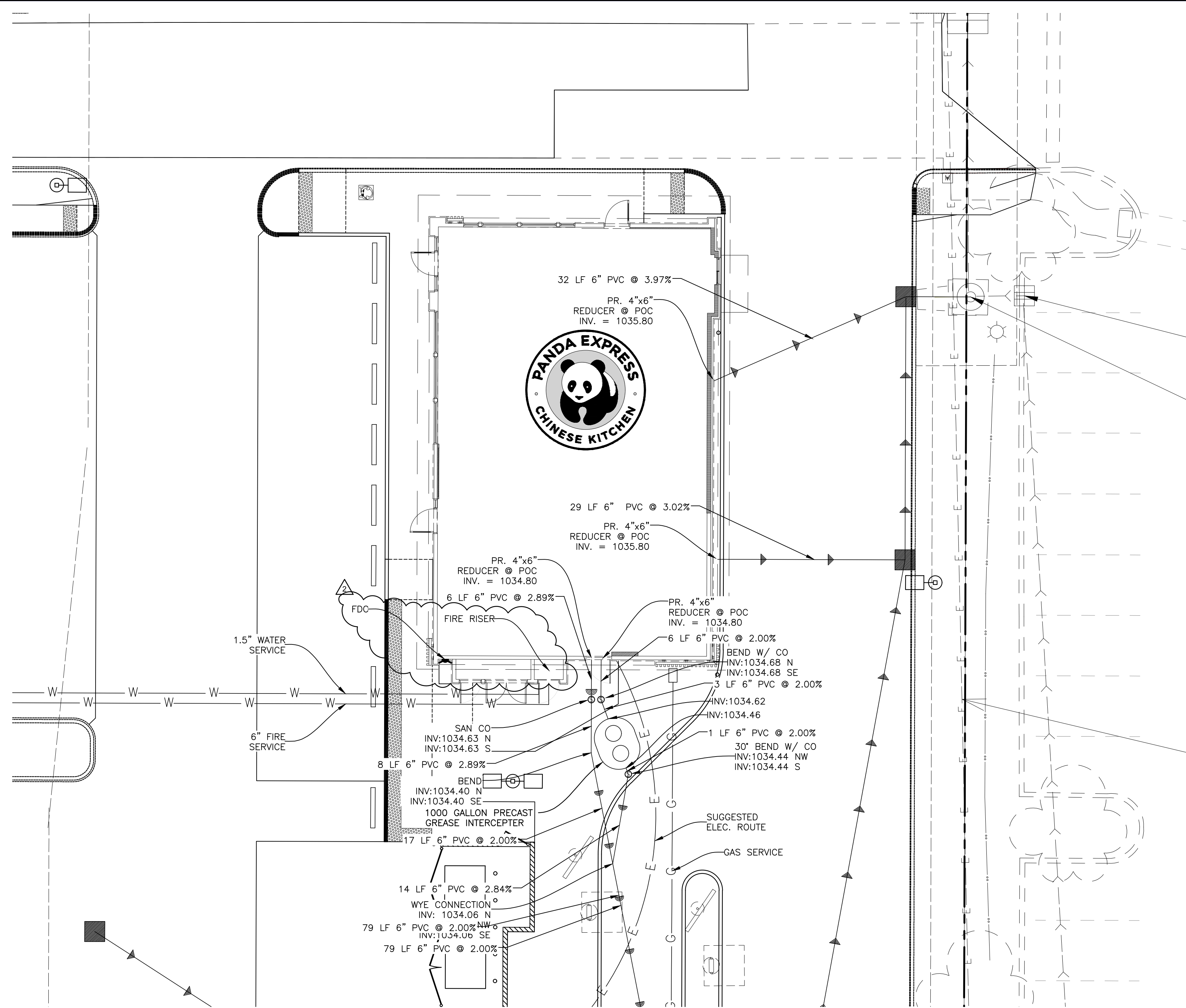
UTILITY PLAN

C04.0

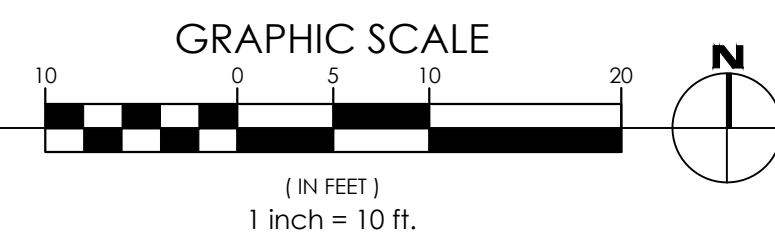
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BUILDING UTILITY PLAN



NOTES:
SEE C04.0

LEGEND:

EXISTING	PROPOSED	EXISTING	PROPOSED
---W---	---W---	○	●
---G---	---G---	⊙	⊗
---FO---	---FO---	⊕	⊖
---E---	---E---	⊗	⊕
---OHW---	---OHW---	⊗	⊕
---T---	---T---	⊗	⊕

SANITARY SEWER
 SANITARY SERVICE
 STORM SEWER
 STORM SERVICE
 WATERMAIN
 GAS MAIN
 FIBER OPTIC LINE
 ELECTRIC LINE
 OVERHEAD WIRES
 TELEPHONE LINE

CATCH BASIN/INLET
 STORM MANHOLE
 SANITARY MANHOLE
 VALVE BOX/Vault
 FIRE HYDRANT
 B-BOX
 LIGHTS (SEE BLDG PLANS)



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DRAWN BY: rtm

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 www.rtmec.com

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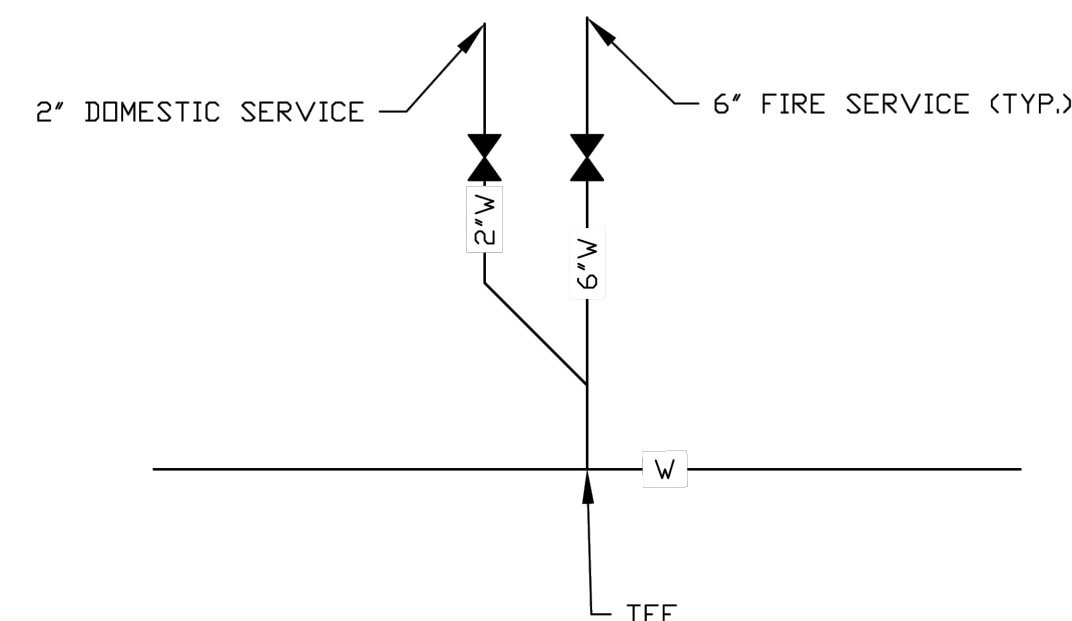
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**BUILDING
 UTILITY PLAN**
 C04.1

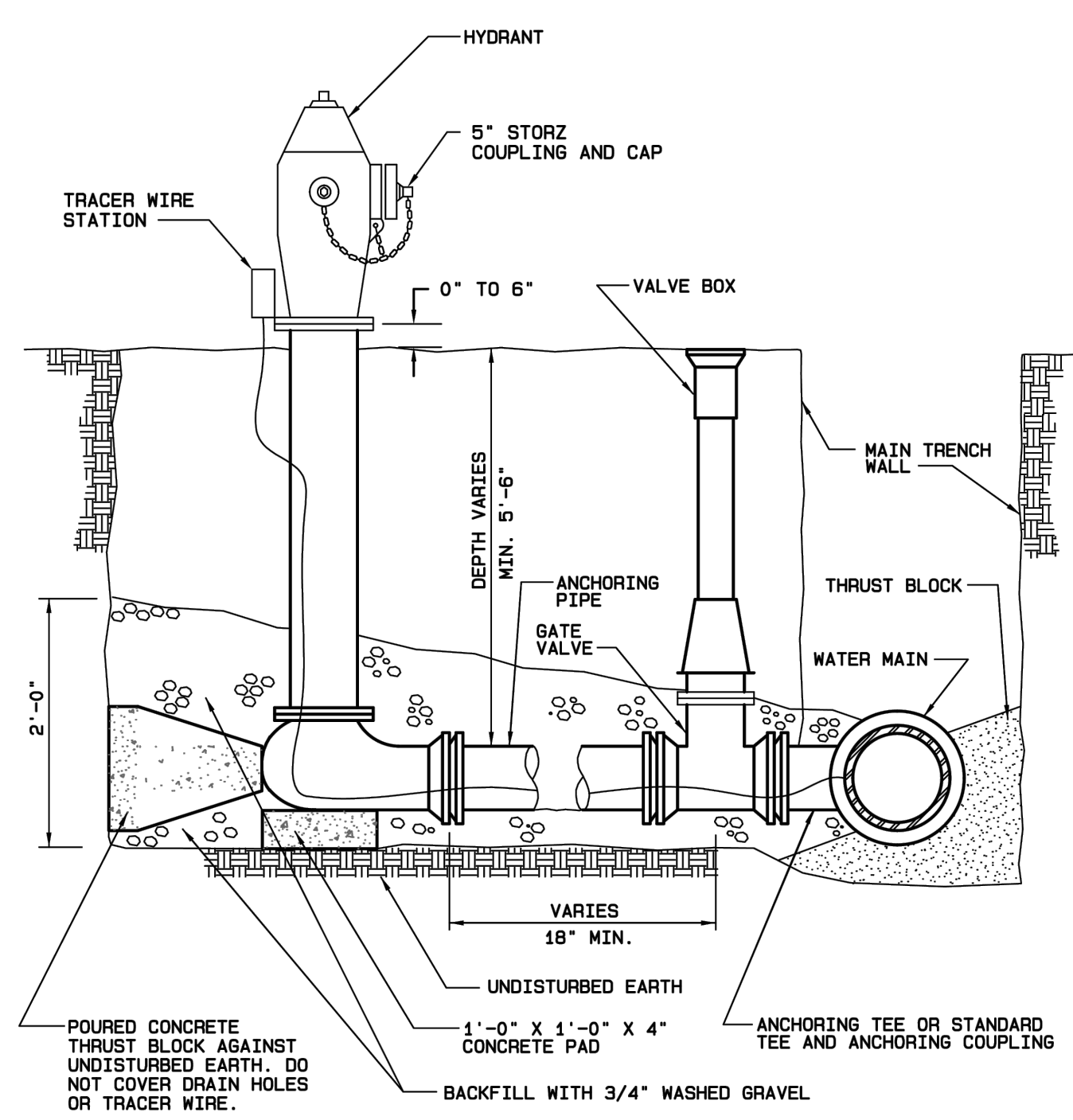
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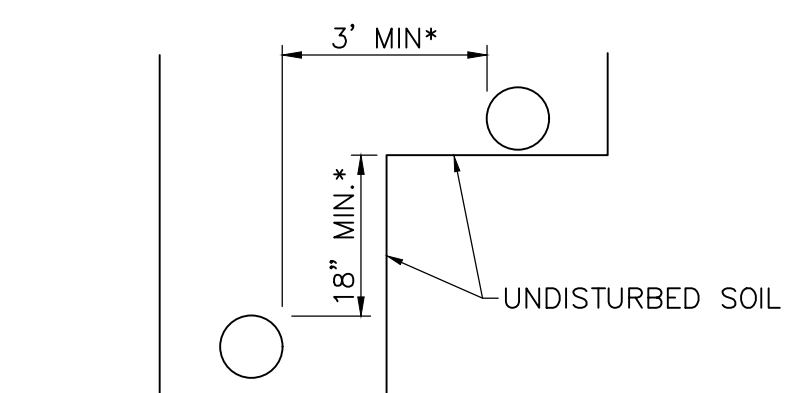
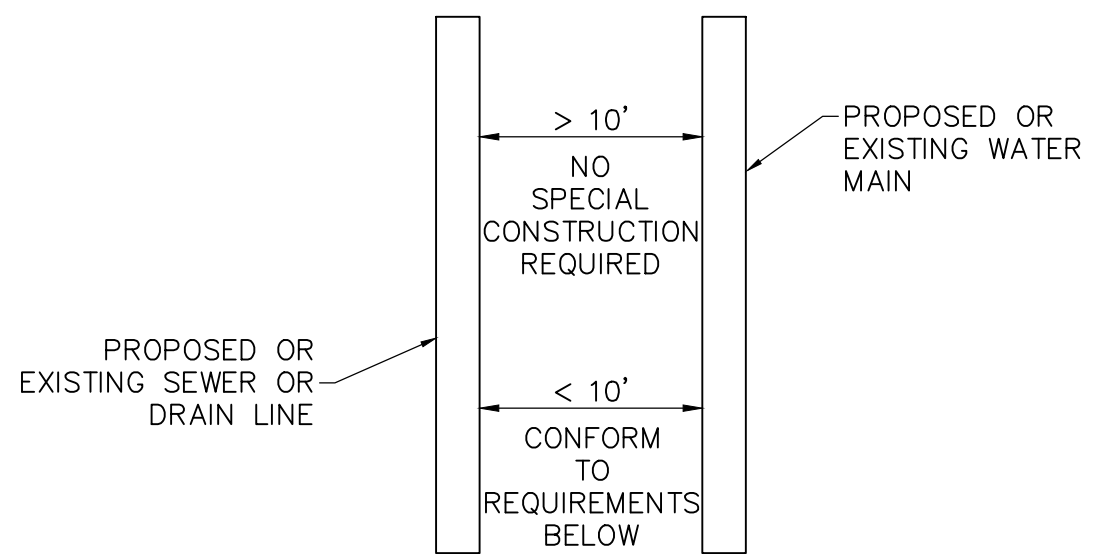
- NOTES**
- FIRE SERVICE SMALLER THAN 6" DIAMETER WILL REQUIRE APPROVAL FROM THE FIRE MARSHAL.
 - VALVES SHALL BE 5" MINIMUM FROM EXTERIOR MALL OF STRUCTURE.
 - FIRE SERVICE WATER SUPPLY SHALL BE SIZED TO BE CAPABLE OF PROVIDING THE REQUIRED FLOW AND PRESSURE OF THE SPRINKLER DESIGN.

**CITY OF MAUKEE
WATER SERVICE FOR
COMMERCIAL BUILDINGS
STD.DWG.NO.53 REV. 1**



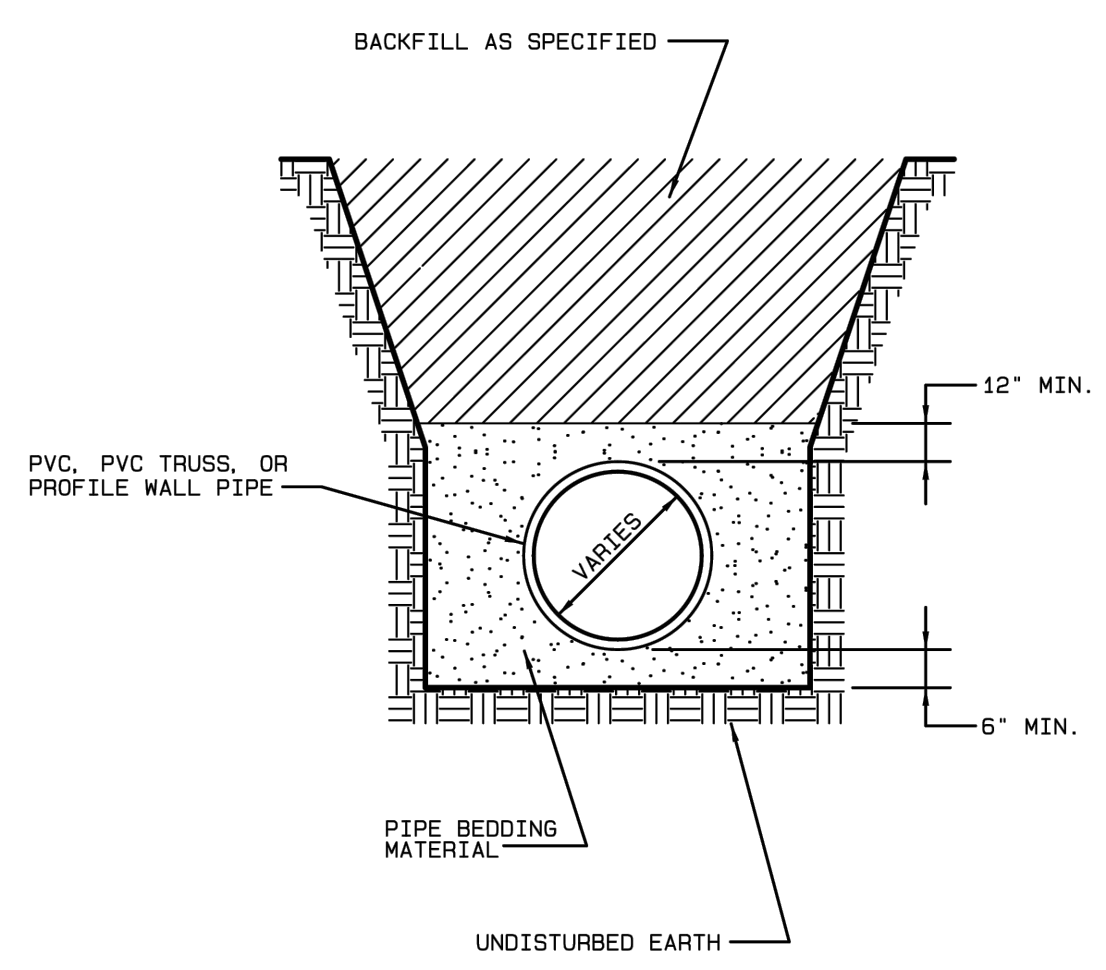
- NOTES**
- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6"
 - PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 - WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

**CITY OF MAUKEE
HYDRANT
STD.DWG.NO.34 REV.2**



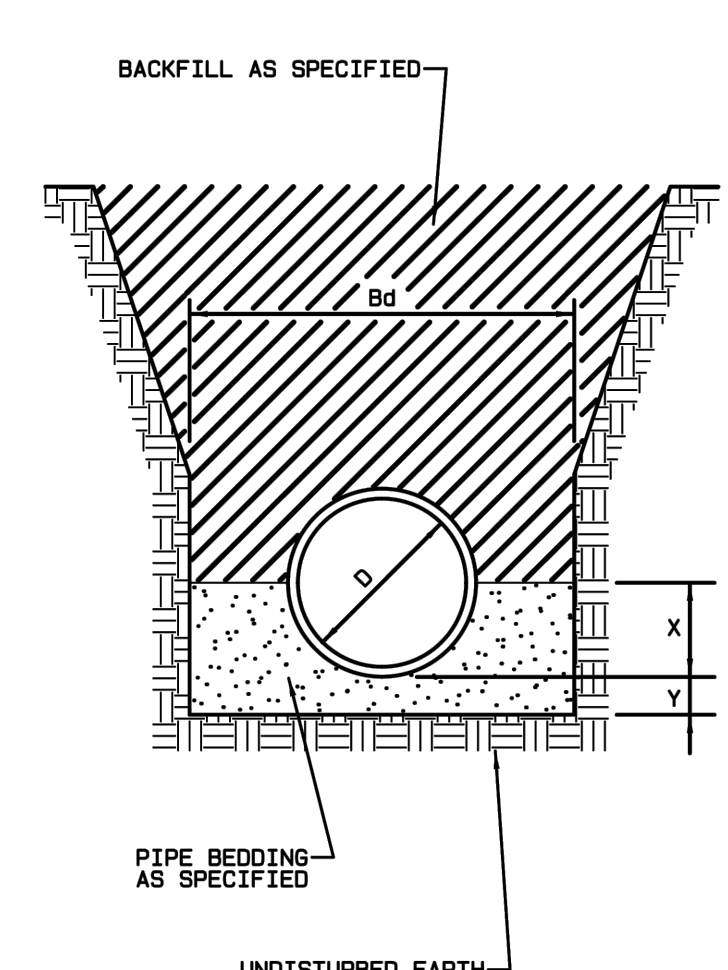
* IF 18" MIN. VERTICAL CLEARANCE OR 3' MIN. HORIZONTAL CLEARANCE CANNOT BE CONSTRUCTED, SEWER OR DRAIN LINE MUST BE CONSTRUCTED OF WATER MAIN MATERIALS. HOWEVER, PROVIDE A LINEAR SEPARATION OF AT LEAST 2'.

**WATER AND SEWER HORIZONTAL
SEPARATION REQUIREMENTS
N.T.S.**



- NOTE**
- EXCAVATED MATERIAL FOR BACKFILL, WHEN SPECIFIED: FINELY DIVIDED MATERIAL FREE FROM DEBRIS, STONES, ORGANIC MATTER OR FROZEN LUMPS.

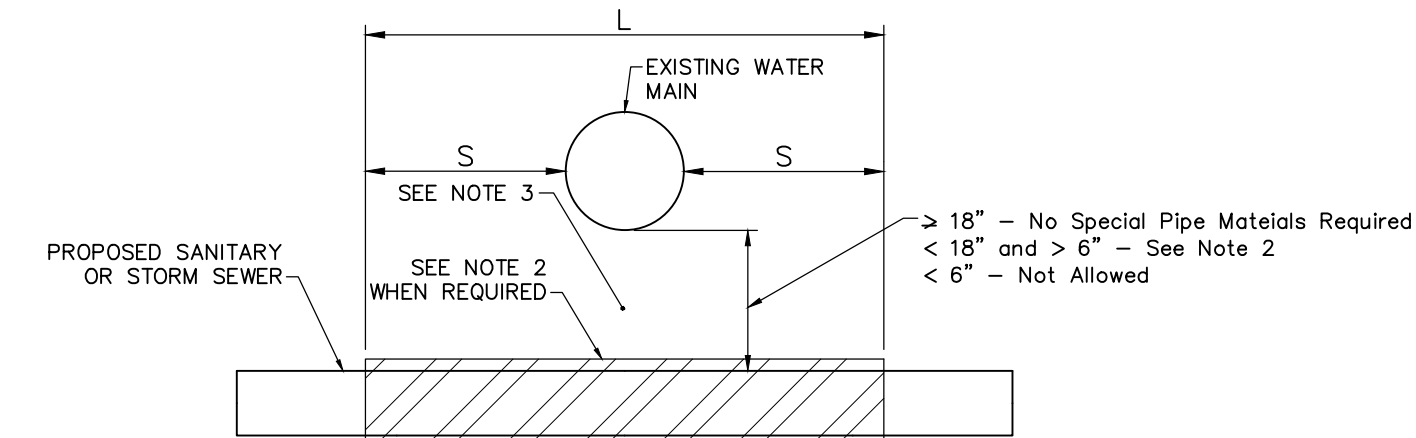
**CITY OF MAUKEE
GRANULAR ENCASEMENT
STANDARD PVC PIPE BEDDING
STD.DWG.NO.2**



- NOTES**
- EXCAVATED MATERIAL FOR BACKFILL, WHEN SPECIFIED: FINELY DIVIDED MATERIAL FREE FROM DEBRIS, STONES, ORGANIC MATTER OR FROZEN LUMPS; PIPE BEDDING OR SAND MAY BE USED AS SUBSTITUTE.
 - Bd = STANDARD TRENCH WIDTH AT TOP OF PIPE.
 - SEE SPECIFICATIONS FOR LIMITATIONS ON USE OF THIS TYPE OF BEDDING.
 - LOAD FACTOR: 1.5

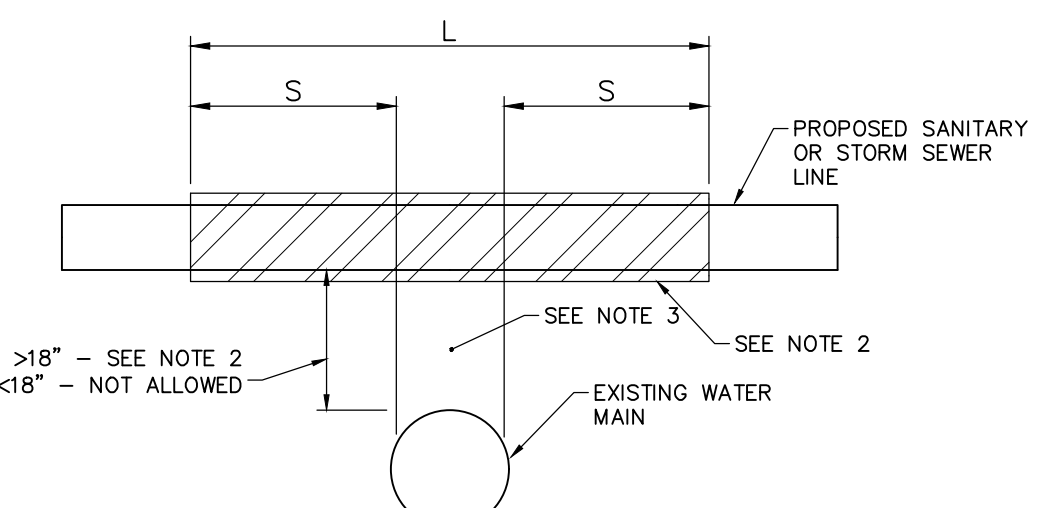
**CITY OF MAUKEE
CLASS C BEDDING - GRANULAR
TYPE I - LOAD FACTOR: 1.5
STD.DWG.NO.3**

D (INCHES)	Bd (FEET & INCHES)	X (INCHES)	Y (INCHES)
4	2-0	2	4
6	2-0	3	4
8	2-3	3	4
10	2-3	4	4
12	2-3	5	4
15	2-9	6	4
18	3-0	7	5
21	3-3	8	6
24	3-6	9	6
27	4-0	10	7
30	4-3	11	8
36	4-9	13	9
42	5-6	15	10
48	6-3	17	12
54	7-0	20	14
60	7-9	22	15
66	8-6	24	15
72	9-3	26	15
78	10-0	28	15
84	10-9	30	15



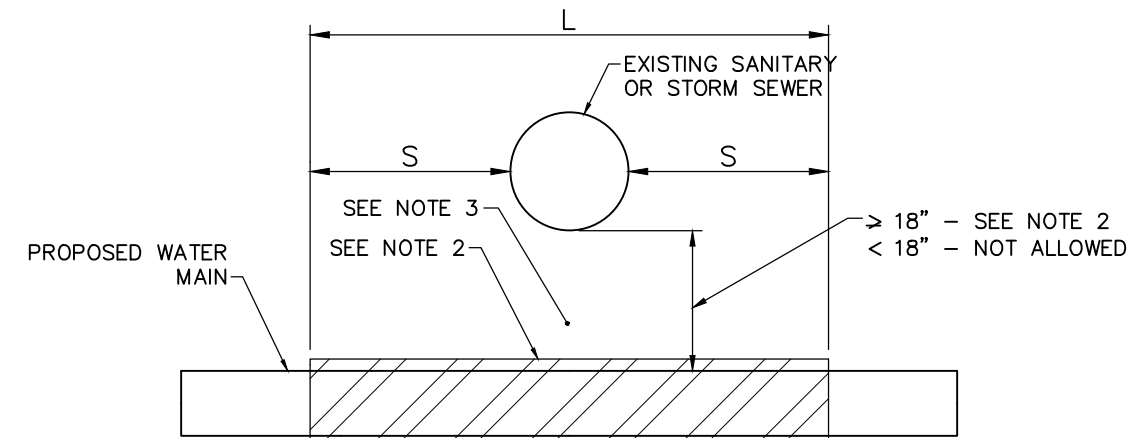
- NOTES:**
- "S" IS THE LENGTH NECESSARY TO PROVIDE 10' OF SEPARATION AS MEASURED PERPENDICULARLY TO THE EXISTING WATER MAIN.
 - PROVIDE PROTECTION FOR LENGTH "L" BY ONE OF THE FOLLOWING METHODS:
 - PROVIDE A CASING PIPE AROUND THE PROPOSED SEWER.
 - CONSTRUCT SANITARY SEWER OF WATER MAIN MATERIALS, CENTER SEWER PIPE LENGTH ON EXISTING WATER MAIN SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
 - CONSTRUCT STORM SEWER OF WATER MAIN MATERIALS OR RCP WITH FLEXIBLE O-RING GASKET JOINTS, CENTER SEWER PIPE LENGTH ON EXISTING WATER MAIN SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
 - USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10' OF THE POINT OF CROSSING.

**WATER AND SEWER VERTICAL SEPARATION REQUIREMENTS
EXISTING WATER MAIN ABOVE PROPOSED SEWER LINE
N.T.S.**



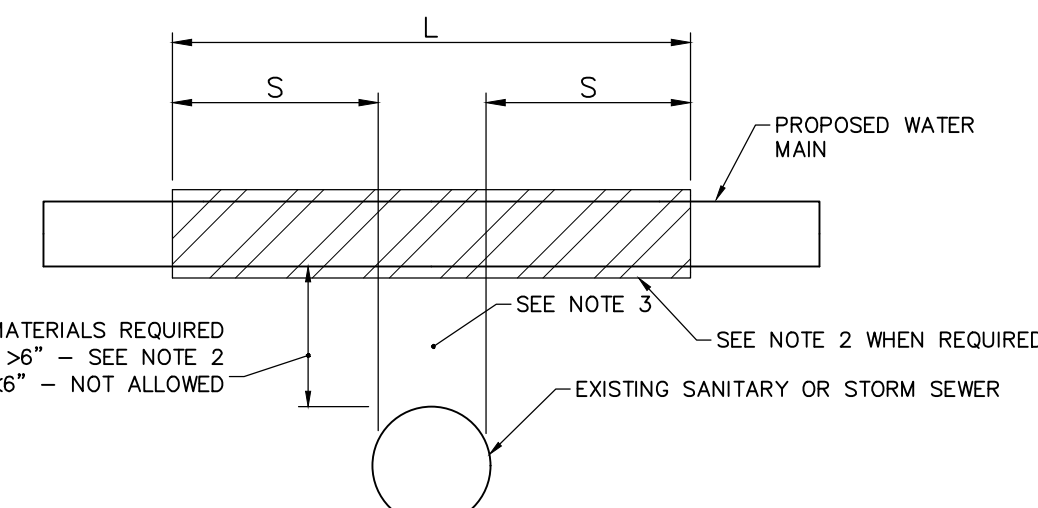
- NOTES:**
- "S" IS THE LENGTH NECESSARY TO PROVIDE 10' OF SEPARATION AS MEASURED PERPENDICULARLY TO THE EXISTING WATER MAIN.
 - PROVIDE PROTECTION FOR LENGTH "L" BY ONE OF THE FOLLOWING METHODS:
 - PROVIDE A CASING PIPE AROUND THE PROPOSED SEWER.
 - CONSTRUCT SANITARY SEWER OF WATER MAIN MATERIALS, CENTER SEWER PIPE LENGTH ON EXISTING WATER MAIN SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
 - CONSTRUCT STORM SEWER OF WATER MAIN MATERIALS OR RCP WITH FLEXIBLE O-RING GASKET JOINTS, CENTER SEWER PIPE LENGTH ON EXISTING WATER MAIN SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
 - USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10' OF THE POINT OF CROSSING.

**WATER AND SEWER VERTICAL SEPARATION REQUIREMENTS
EXISTING WATER MAIN BELOW PROPOSED SEWER LINE
N.T.S.**



- NOTES:**
- "S" IS THE LENGTH NECESSARY TO PROVIDE 10' OF SEPARATION AS MEASURED PERPENDICULARLY TO THE EXISTING WATER MAIN.
 - PROVIDE PROTECTION FOR LENGTH "L" BY ONE OF THE FOLLOWING METHODS:
 - BENEATH STORM OR SANITARY SEWER - PROVIDE A CASING PIPE AROUND THE PROPOSED WATER MAIN. CASING PIPE SHALL BE OF WATER MAIN MATERIALS.
 - BENEATH STORM SEWER ONLY - INSTALL DUCTILE IRON PIPE WATER MAIN WITH NITRILE GASKETS. CENTER WATER MAIN PIPE LENGTH ON EXISTING STORM SEWER SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE STORM SEWER.
 - USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10' OF THE POINT OF CROSSING.

**WATER AND SEWER VERTICAL SEPARATION REQUIREMENTS
PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE
N.T.S.**



- NOTES:**
- "S" IS THE LENGTH NECESSARY TO PROVIDE 10' OF SEPARATION AS MEASURED PERPENDICULARLY TO THE EXISTING WATER MAIN.
 - PROVIDE PROTECTION FOR LENGTH "L" BY ONE OF THE FOLLOWING METHODS:
 - BENEATH STORM OR SANITARY SEWER - PROVIDE A CASING PIPE AROUND THE PROPOSED WATER MAIN. CASING PIPE SHALL BE OF WATER MAIN MATERIALS.
 - BENEATH STORM SEWER ONLY - INSTALL DUCTILE IRON PIPE WATER MAIN WITH NITRILE GASKETS. CENTER WATER MAIN PIPE LENGTH ON EXISTING STORM SEWER SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE STORM SEWER.
 - USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10' OF THE POINT OF CROSSING.

**WATER AND SEWER VERTICAL SEPARATION REQUIREMENTS
PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE
N.T.S.**



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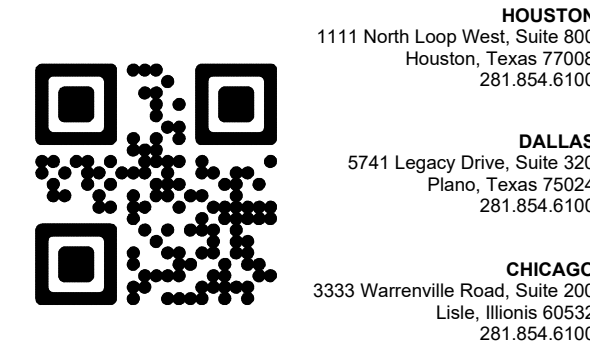
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1	PLANNING SUBMITTAL	05-12-25
1	PLANNING RESUBMITTAL	08-18-25
2	PLANNING RESUBMITTAL	09-24-25

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PANDA PROJECT #: S8-26-D36423
PANDA STORE #: 24109
ARCH PROJECT #: D36423



Heights Venture
ARCHITECTURE • DESIGN



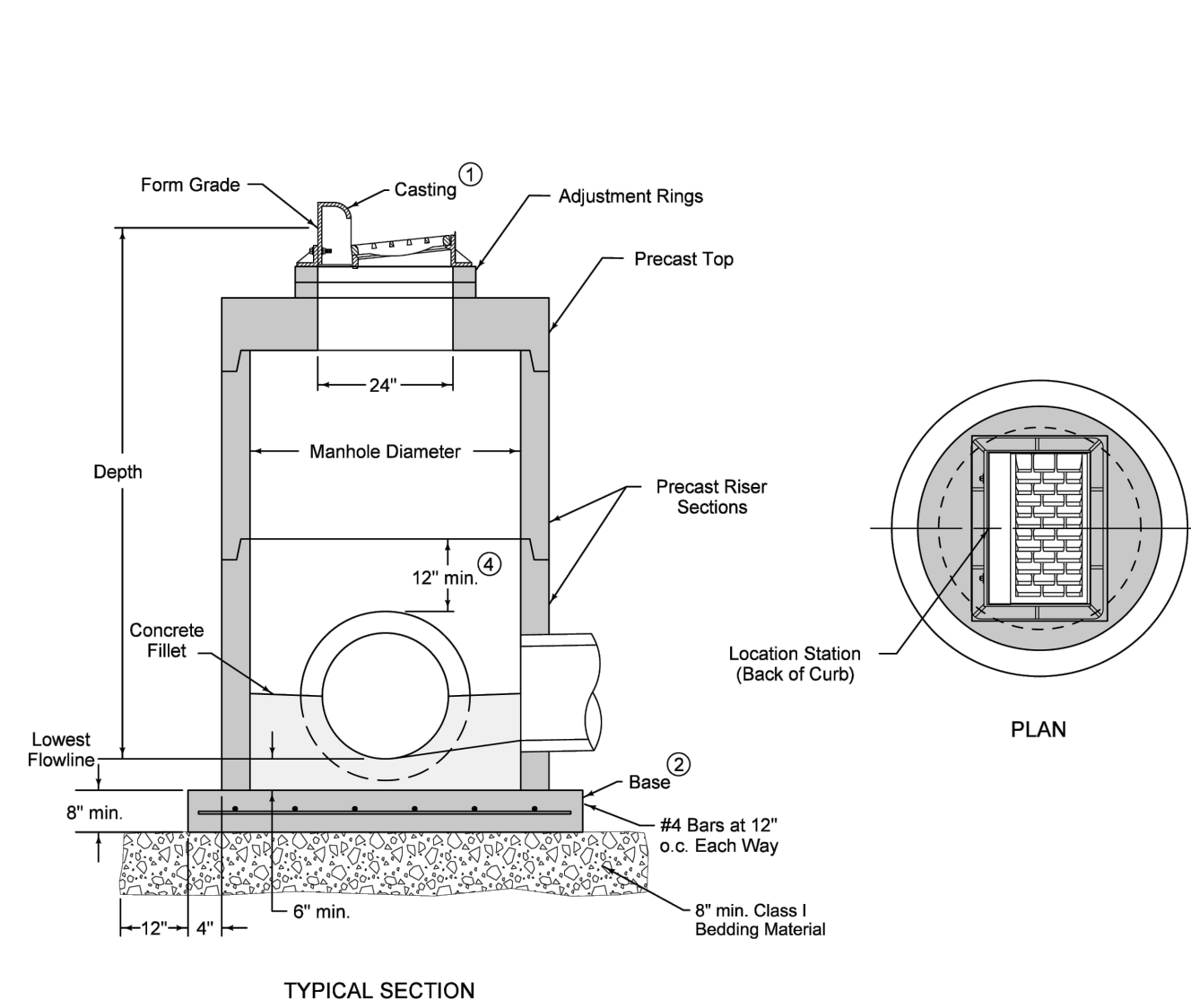
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910 E. HICKMAN RD
WAUKEE, IA 50263

DETAILS

C04.2

PANDA HOME ESSENTIALS R1

User: bryce.vollrath File: C:\Users\bryce.vollrath\Documents\RTM Engineering Consultants LLC\0573-4791C-PX Waukee IA\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C04-0-UTILITY PLAN\DWG\037485.dwg Time: Sep 24, 2025 - 10:57am



- Refer to SW-514 for boxout details.
- SW-603 Type R unless Type Q is specified in the contract documents.
 - Cast-in-place base shown. Base may be square. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
 - For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
 - 12 inch minimum riser height above all pipes.

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	at 150" Separation	at 90" Separation
48	24	18
60	30	24
72	42	30
84	48	36
96	60	42

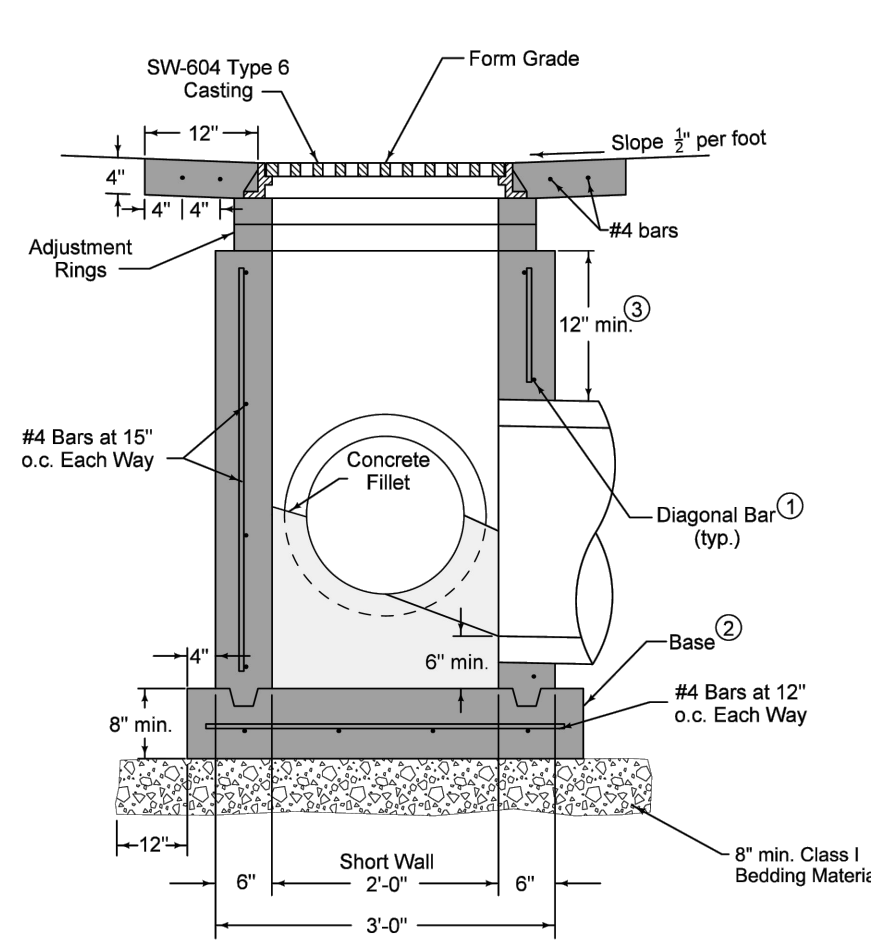
SUDAS IOWADOT **SW-502**

FIGURE 600.502 STANDARD ROAD PLAN SHEET 1 OF 1

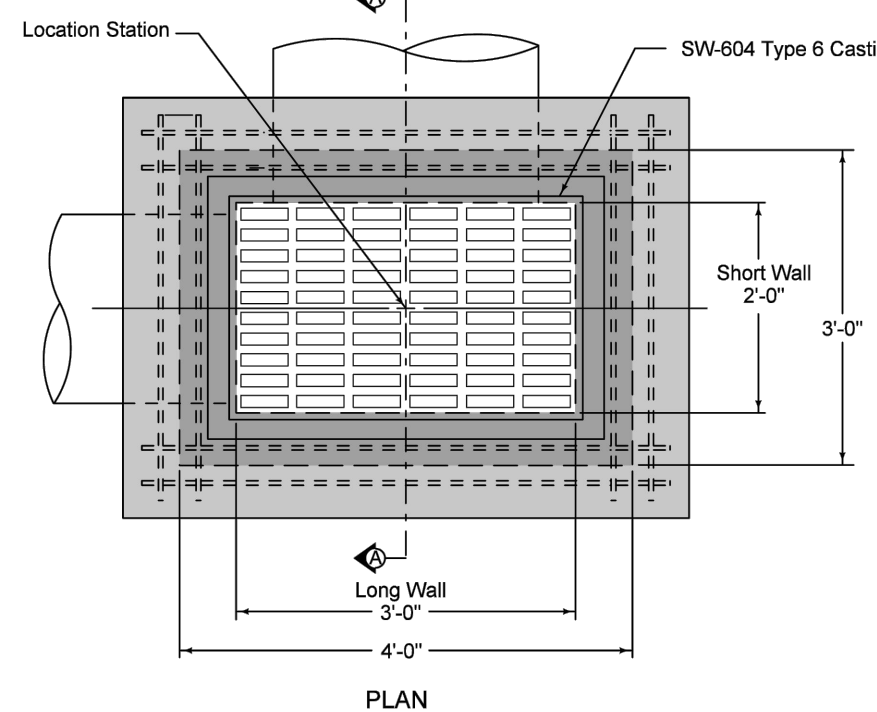
REVISIONS: Add Class Bedding Material

Project: *[Signature]* Date: *[Signature]*

CIRCULAR SINGLE GRATE INTAKE



- Install four #4 diagonal bars at all pipe openings.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
- 12 inch minimum wall height above all pipes.



MAXIMUM PIPE DIAMETERS

Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

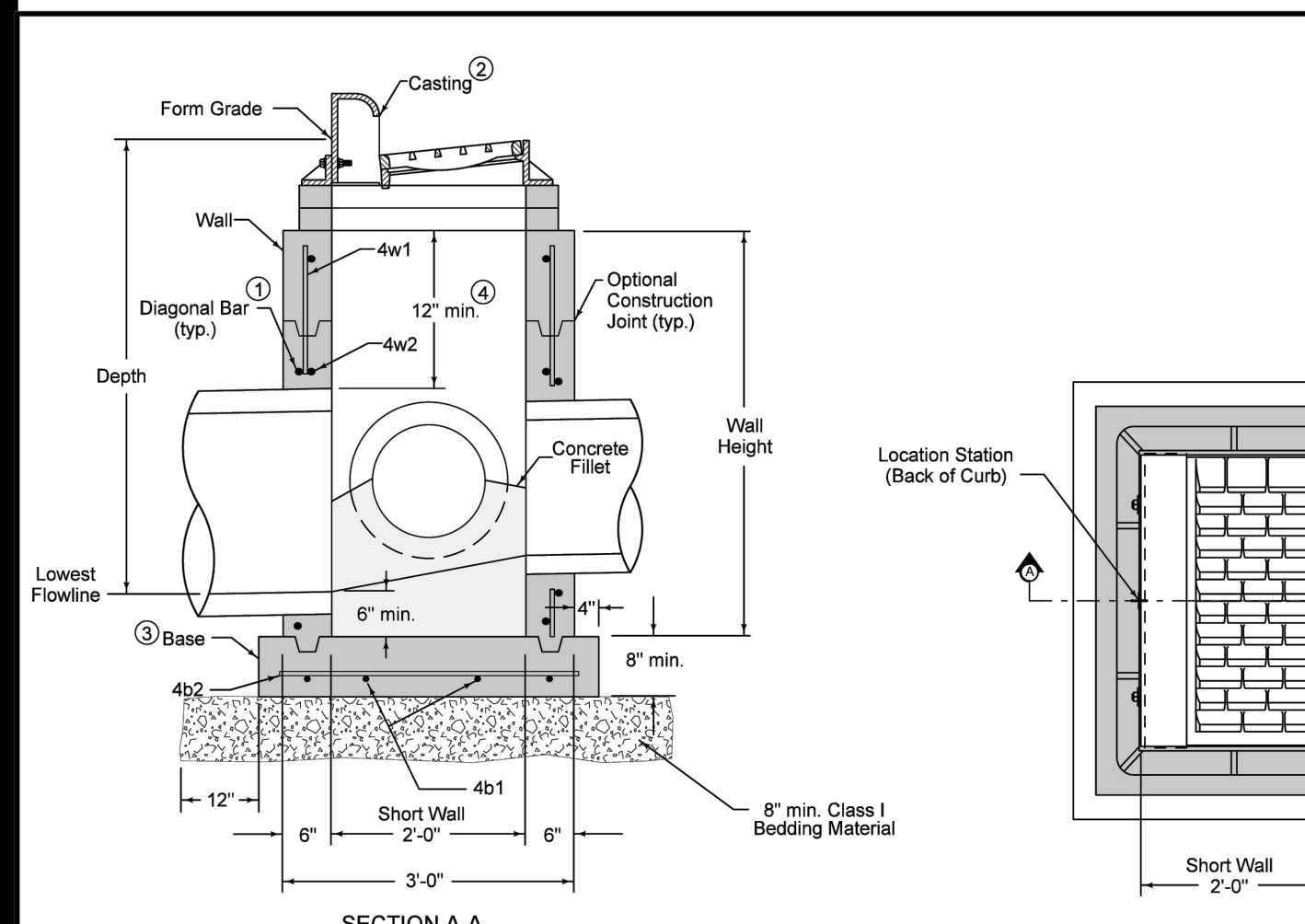
SUDAS IOWADOT **SW-511**

FIGURE 600.511 STANDARD ROAD PLAN SHEET 1 OF 1

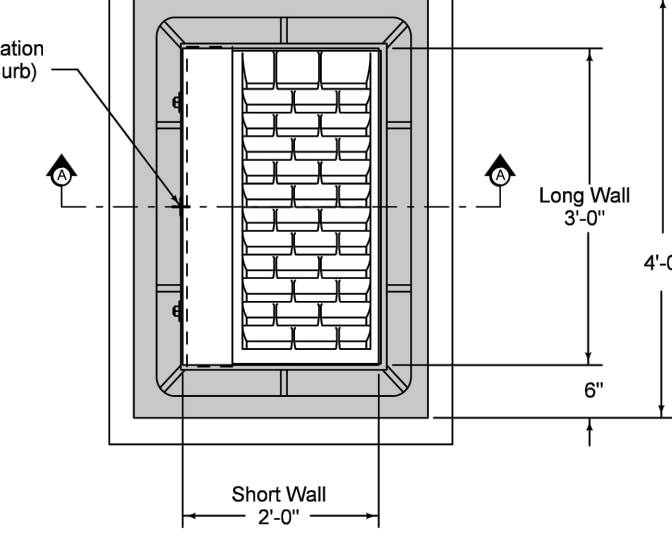
REVISIONS: Add Class Bedding Material

Project: *[Signature]* Date: *[Signature]*

RECTANGULAR AREA INTAKE



- Refer to SW-514 for boxout details.
- Install four #4 diagonal bars at all pipe openings.
 - SW-603 Type R unless Type Q is specified in the contract documents.
 - Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
 - 12 inch minimum wall height above all pipes.



REINFORCING BAR LIST

Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	Wall Height minus 4"	14	12"	
4w2	4	Long Walls	3'-8"	Varies	12"	
4w3	4	Short Walls	2'-8"	Varies	12"	
4b1	4	Base	4'-2"	4	10"	
4b2	4	Base	3'-2"	5	10"	

MAXIMUM PIPE DIAMETERS

Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

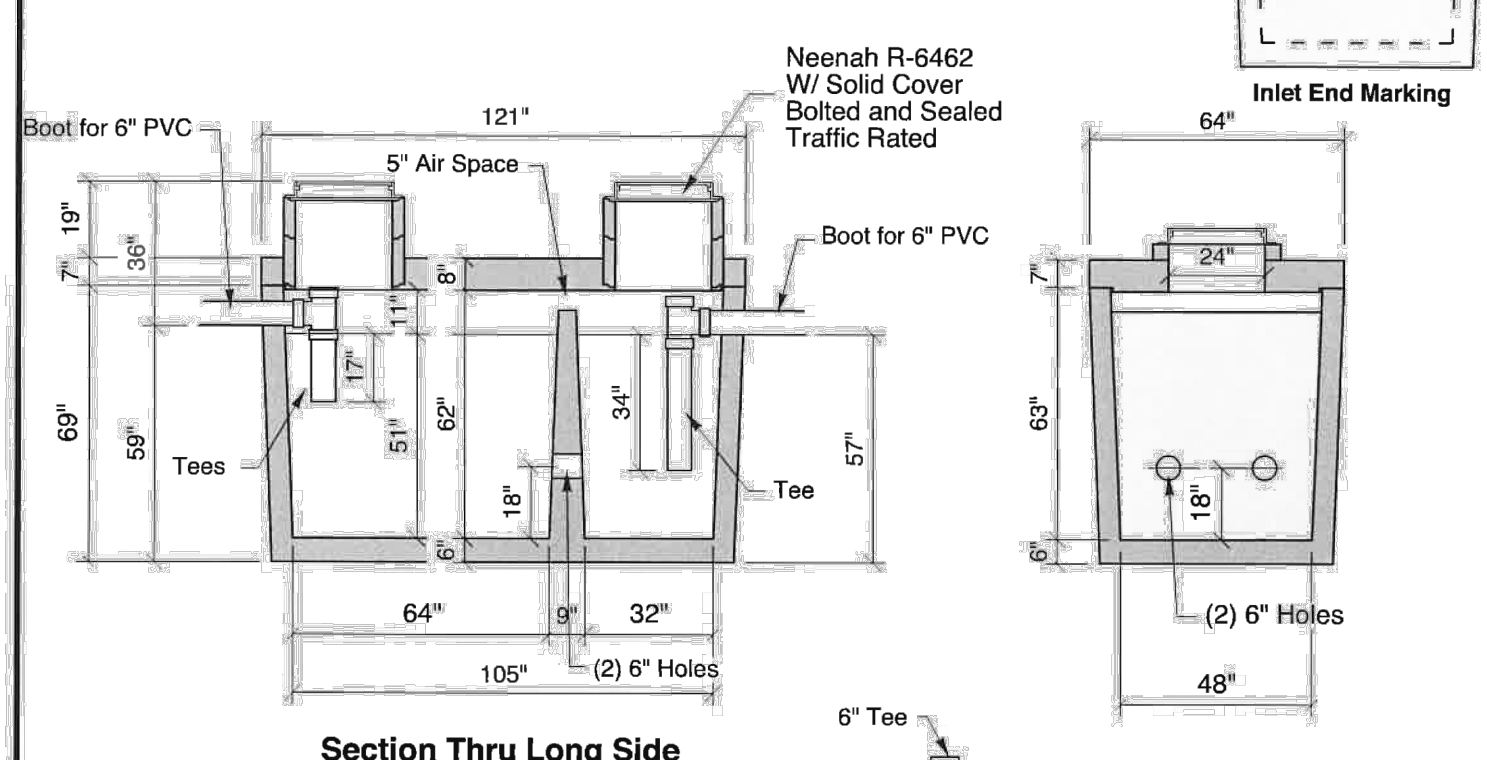
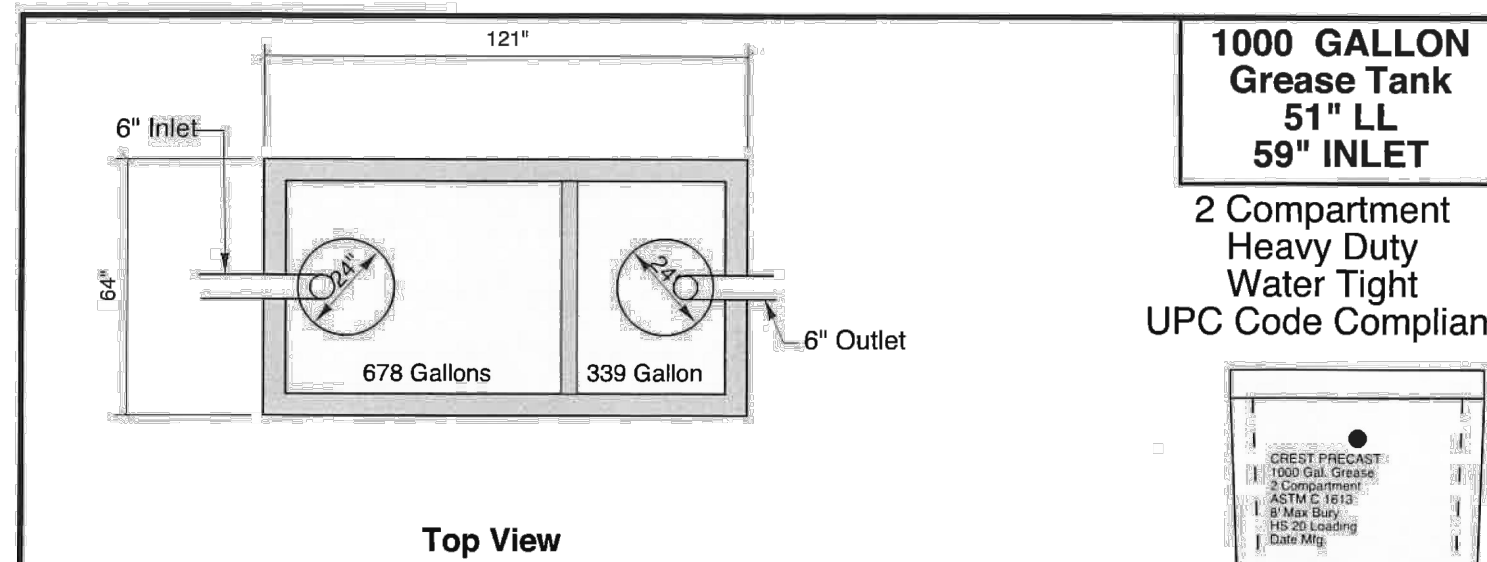
SUDAS IOWADOT **SW-501**

FIGURE 600.501 STANDARD ROAD PLAN SHEET 1 OF 1

REVISIONS: Add Class Bedding Material

Project: *[Signature]* Date: *[Signature]*

SINGLE GRATE INTAKE



1000 Gallon Precast Grease Interceptor

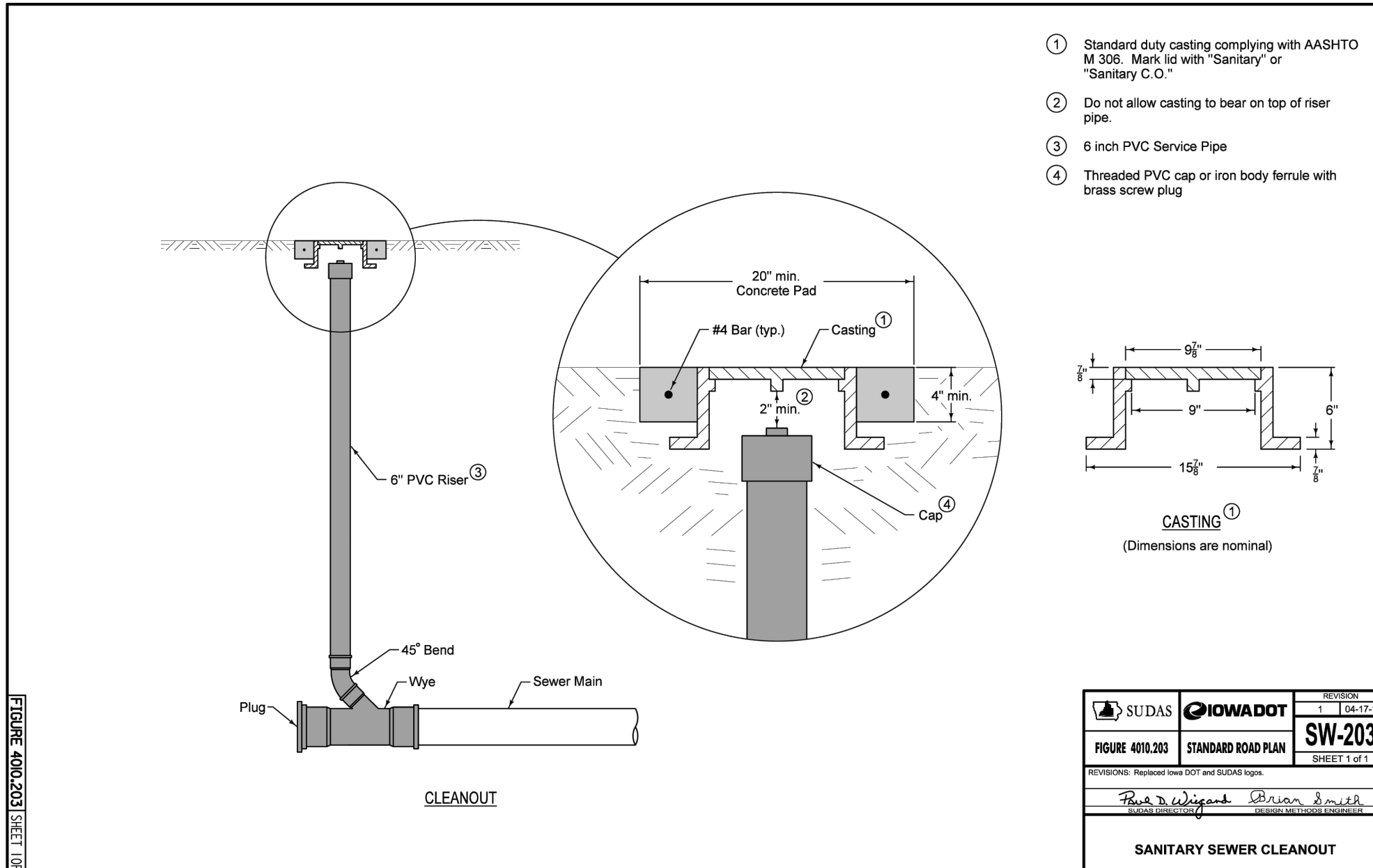
Notes: Riser Height From Inlet to Finish Grade will Vary Depending on Site

Notes: Concrete - 6,500 PSI w/ Crystalline Water Proofing Admixture
Reinforcement - Grade 60 - Minimum #4 Bars @ 8" O.C.E.W.
Joint Sealant - High Grade EZ-Stick
Labels - Warning signs located on all manholes
Installation - See separate installation guide
Rubber Gaskets - 4" Press Seal Brand - 6" Optional Baffles - Formed PVC Baffles or Optional Sch 40 Tees
Tank Designed To ASTM C-1227-03 and ASTM 1613-06
HS-20 Loading - Heavy Duty - Rated after Pavement is Placed
No Construction Traffic over Tank Before Pavement is Placed
Weight = 22,100 Lbs

Crest Precast, Inc.
La Crescent, MN & Barneveld, WI
800-658-9045

Project: 9-12-18 RGT
Contractor: *[Signature]*

1000G



- Standard duty casting complying with AASHTO M 305. Mark it with "Sanitary" or "Sanitary C.O."
- Do not allow casting to bear on top of riser pipe.
- 6 inch PVC Service Pipe
- Threaded PVC cap or iron body ferrule with brass screw plug

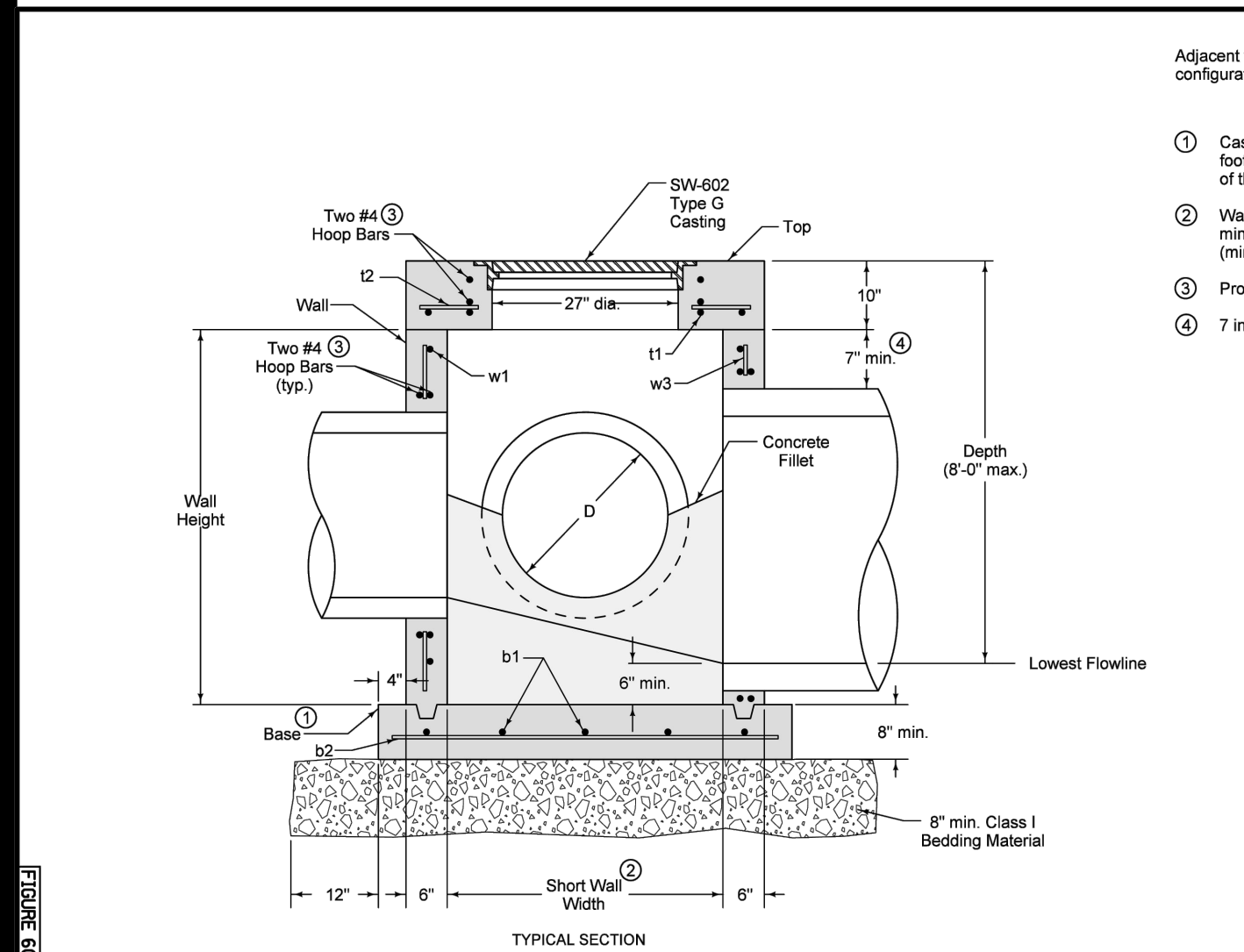
SUDAS IOWADOT **SW-203**

FIGURE 600.203 STANDARD ROAD PLAN SHEET 1 OF 1

REVISIONS: Revised to meet DOT and SUDAS signs

Project: *[Signature]* Date: *[Signature]*

SANITARY SEWER CLEANOUT



- Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
 - Wall widths vary with pipe diameter and range from 40 inches minimum to 71 inches maximum. Provide 6 inches of wall width (minimum) each side of pipe opening.
 - Provide two #4 hoop bars at top opening and at all pipe openings.
 - 7 inch minimum wall height above all pipes.

SUDAS IOWADOT **SW-406**

FIGURE 600.406 STANDARD ROAD PLAN SHEET 1 OF 1

REVISIONS: Add Class Bedding Material

Project: *[Signature]* Date: *[Signature]*

SHALLOW RECTANGULAR STORM SEWER MANHOLE



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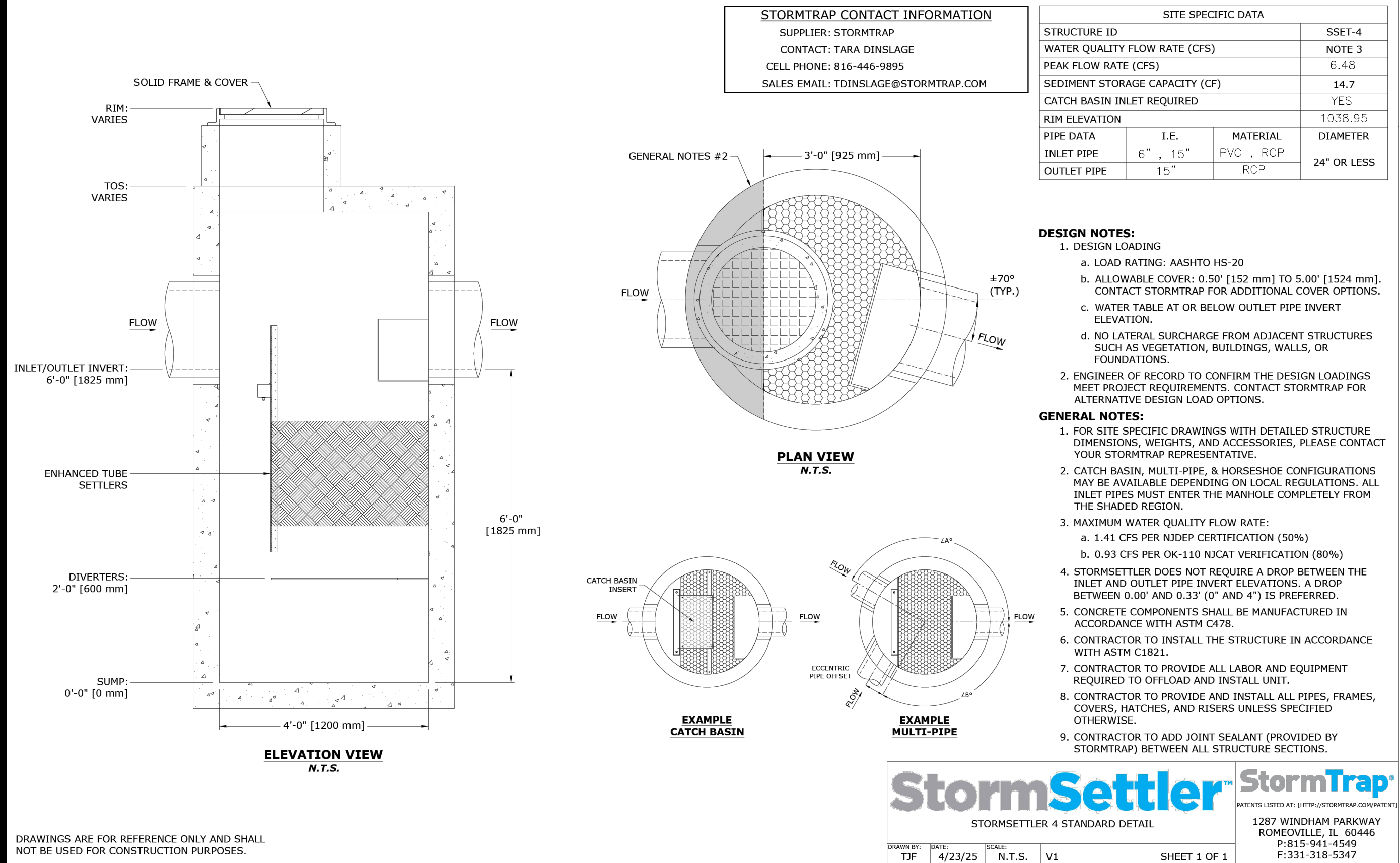
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C04.3

PANDA HOME ESSENTIALS R1

User: bryce.vollrath File: C:\Users\bryce.vollrath\Documents\RTM Engineering Consultants LLC\0573-4791C-PX Waukee IA\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C04_0-UTILITY PLAN\L37485.dwg Time: Sep 24, 2025 10:57am



Maintenance Procedure
 Maintenance should be done such that sufficient time has elapsed since the most recent rain event to allow for a static water condition and rainfall is not anticipated to occur during the duration of the maintenance procedure.

To begin the maintenance process, set up the necessary traffic control signage per local ordinances. Open all manhole covers using appropriate equipment and ensure the manhole covers are in a location that would not prohibit the maintenance process.

Visually inspect the system at all manhole access opening locations. During the visual inspection, ensure that all components are undamaged. If any components are not in working order, contact your authorized StormTrap representative.

After the components are inspected, remove all accumulated trash, debris, and hydrocarbons stored on the surface of the water using the vacuum hose or pole with an attached skimmer or net.

If sorbent materials are used, the materials may have to be moved to not impact pollutant removal. If significant discoloration of the sorbent material has occurred, simply remove the sorbent materials and replace them upon completion of maintenance activities.

To remove floatable and neutrally buoyant material, insert the vacuum truck's hose from the inlet side to the outlet side of the device (in units under 6ft), and through the outlet side access hatch in 6ft and over. Use the vacuum hose to remove floating and neutrally buoyant material. Use the jet rodder arm of the vacuum truck, or similar pressure washer, to clean any stuck debris from the face of the trash removal device, if applicable.

To remove sediment, insert the vacuum truck's hose on the inlet side of the vertical baffle into the sump. The system should be completely drained, and all sediment should be removed from the sump. For smaller diameter devices (3' or 4' units), a 6" or smaller vacuum hose diameter may be required for effective cleaning due to maneuverability constraints. If the vacuum truck that is being utilized has a hose

diameter greater than 6", a smaller tube can be affixed to the boom hose with duct tape to improve maneuverability within the device.

If excessive sediment or debris buildup occurs within the device, components can be washed with sewer jetting equipment or a spray lance to remove stubborn materials. Particular attention must be taken when spraying the settler pack. A wide spray nozzle is recommended around the settler pack to ensure there is no damage to the material.

After completing the maintenance procedure, complete a post-maintenance inspection to ensure that all components are in good condition. Ensure that manhole covers are replaced and securely seated in the manhole frame and remove traffic control signage. Dispose of all pollutants removed during maintenance per local, state, and federal guidelines and regulations.

StormSettler Inspection Checklist

Structure ID: _____ Weather Conditions: _____

Date: _____ Rain in the last 48 hours? Yes No

Time: _____ If yes, list amount & timing: _____

Location/Address _____ Inspector _____

Name: _____

Email: _____

Phone: _____

* Do not enter underground chambers to inspect system unless Occupational Safety & Health Administration (OSHA) regulations for confined space entry are followed.
 * Follow inspection and maintenance instructions provided by system manufacturer.
 * Please circle the condition of each inspection item below. 1 being the worst and 5 being the best condition.

Inspection Item	Condition	Comment	Action Needed
Frames and Covers			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Inlet Pipe(s)			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Vortex Disruptor			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Vertical Baffle			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>

StormSettler Inspection Checklist

Inspection Item	Condition	Comment	Action Needed
Enhanced Settling Pack			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Flow Diverter (if applicable)			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Flow Modifiers			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Outlet Control Diverter			
Excessive accumulation of debris and/or sediment present	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Outlet Pipe			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Concrete Chamber			
Component(s) structural condition	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Sediment Storage Capacity			
Sediment storage capacity	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>

Wet Weather Inspection Needed Yes No

Maintenance Activities Needed Yes No

StormSettler Inspection Checklist

Inspection Item	Condition	Comment	Action Needed
Trash Capture Screen (if applicable)			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Oil Mat Screen (if applicable)			
Accumulation of debris and/or sediment	1 2 3 4 5		Yes <input type="checkbox"/> No <input type="checkbox"/>
Notes			

Wet Weather Inspection Needed Yes No

Maintenance Activities Needed Yes No



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

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REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING RESUBMITTAL	05-12-25
2	PLANNING RESUBMITTAL	08-18-25
3	PLANNING RESUBMITTAL	09-24-25

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3	PLANNING RESUBMITTAL	09-24-25

DRAWN BY: rtm

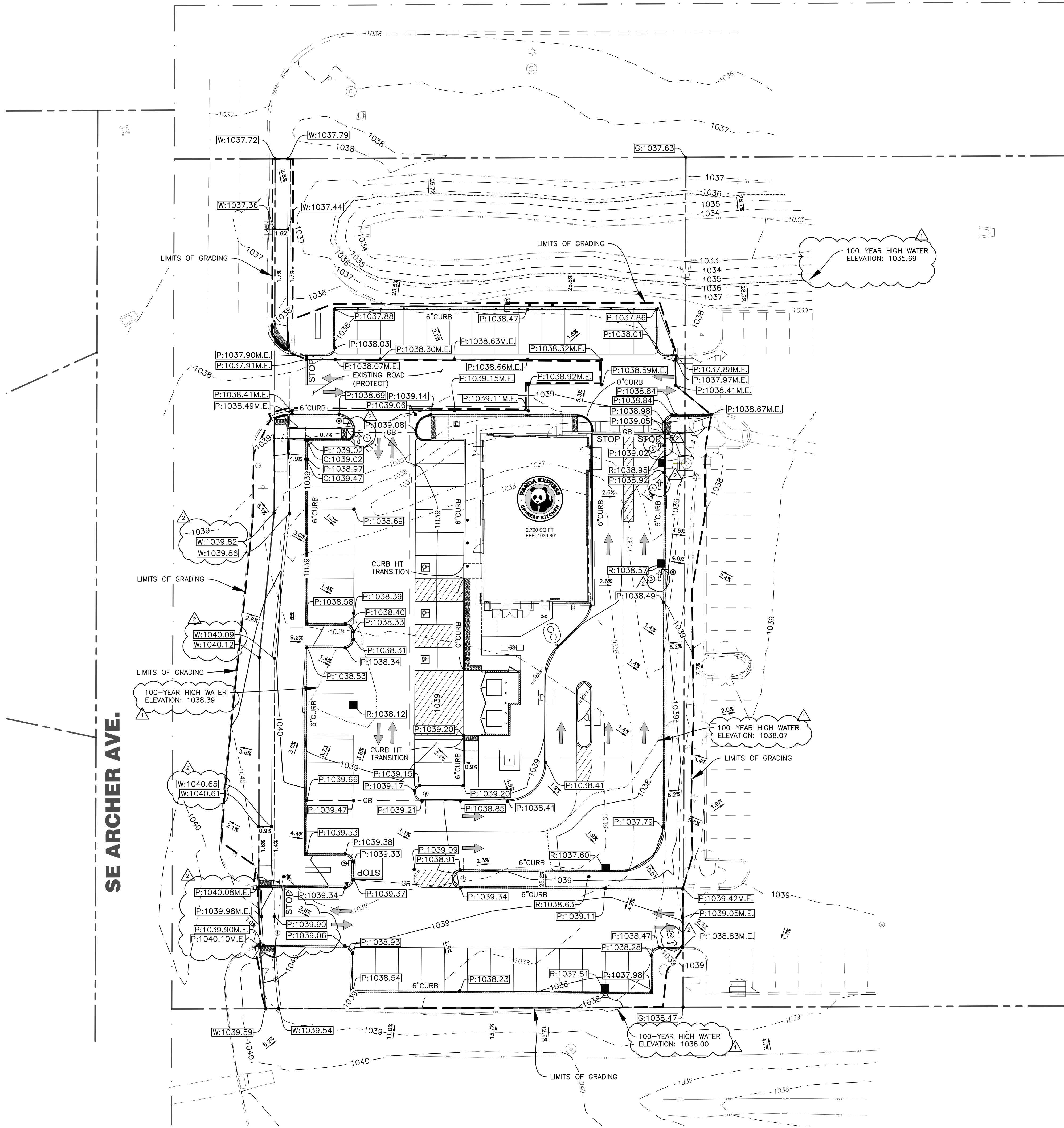
PANDA PROJECT #: S8-26-D36423
 PANDA STORE #: 24109
 ARCH PROJECT #: D36423



PANDA EXPRESS
 PANDA HOME ESSENTIALS R1
 910 E. HICKMAN RD
 WAUKEE, IA 50263

DETAILS
 C04.4

EAST HICKMAN ROAD (HIGHWAY 6)



GRADING LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SPOT ELEVATION	X XXX.XX	P:XXX.XX
CONTOUR LINE	600	600
FLOW ARROW	1.21%	1.21%
OVERFLOW ROUTE		→
STORM CATCHBASIN OR INLET		■
100-YEAR PONDING ELEVATION		△

FF:XXX.XX OR FFE XXX.XX	FINISHED FLOOR
FL:XXX.XX	FLOWLINE
G:XXX.XX	TOP OF GROUND
P:XXX.XX	PAVEMENT
R:XXX.XX	RIM
W:XXX.XX	TOP OF WALK
TC:XXX.XX	TOP OF CURB
X:XXX.XX.M.E.	MATCH EXISTING
GB	GRADE BREAK
RL	RIDGE LINE

GRADING NOTES

- ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.5' TO OBTAIN TOP OF CURB ELEVATIONS.
- CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATIONS INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.

HYDROLOGY STATEMENT

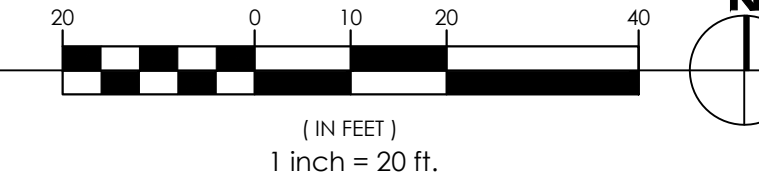
ONSITE STORMWATER RUN-OFF WILL SURFACE FLOW OR SURFACE FLOW TO INLETS THAT LEAD TO THE EXISTING UNDERGROUND PIPING SYSTEM.

STORM OVERFLOW ELEVATION TABLE

Point #	Elevation
1	1038.92
2	1038.83
3	1038.57
4	1038.95
5	1039.05

GRADING PLAN

GRAPHIC SCALE



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DRAWN BY:

rtm

PANDA PROJECT #: S8-26-D36423

PANDA STORE #: 24109

ARCH PROJECT #: D36423



Heights Venture
ARCHITECTURE • DESIGN

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1111 North Loop West, Suite 800
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281.854.6100

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281.854.6100

CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

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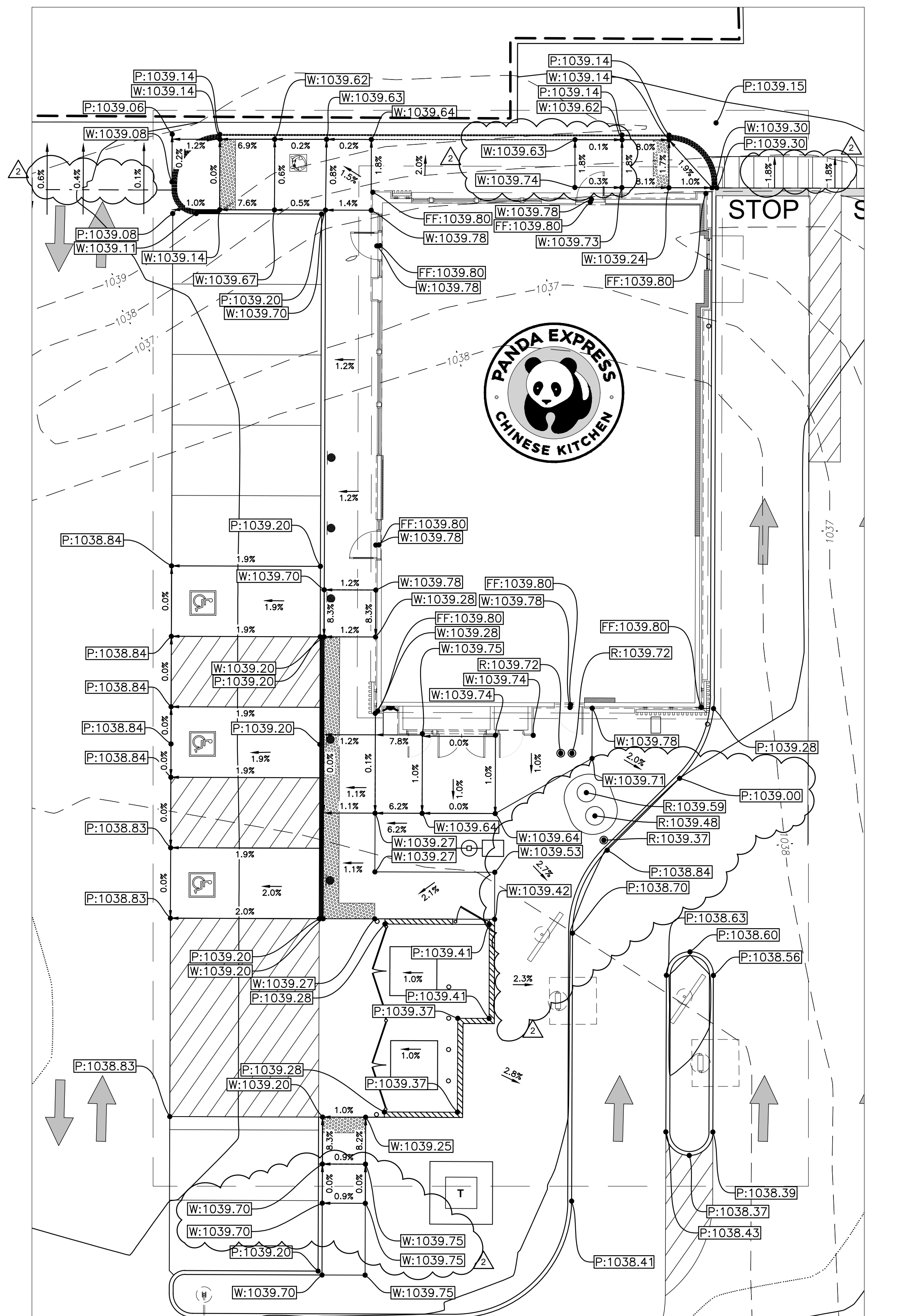
PANDA HOME ESSENTIALS R1
910 E. HICKMAN RD
WAUKEE, IA 50263

GRADING PLAN

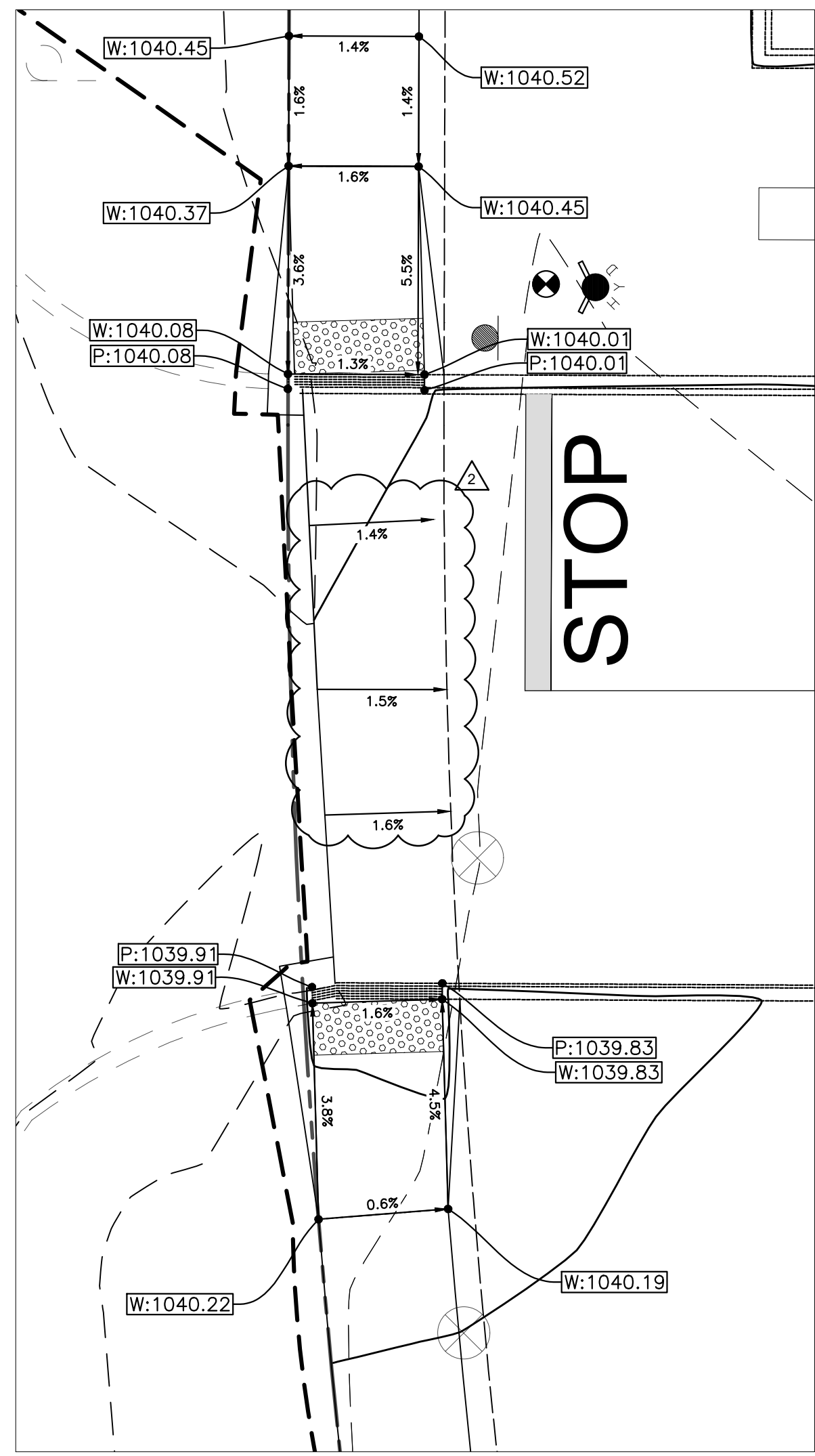
C05.0

PANDA HOME ESSENTIALS R1

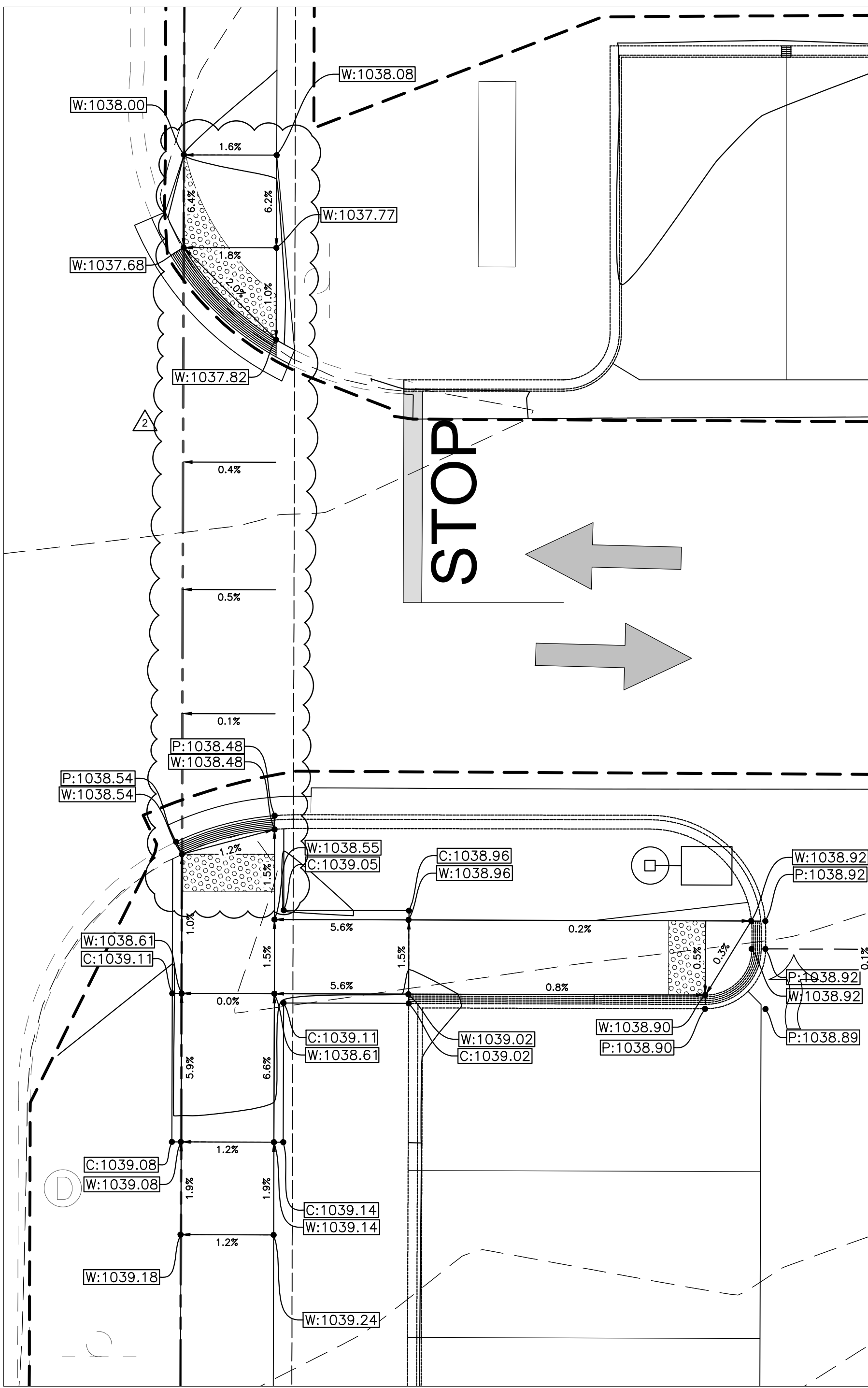
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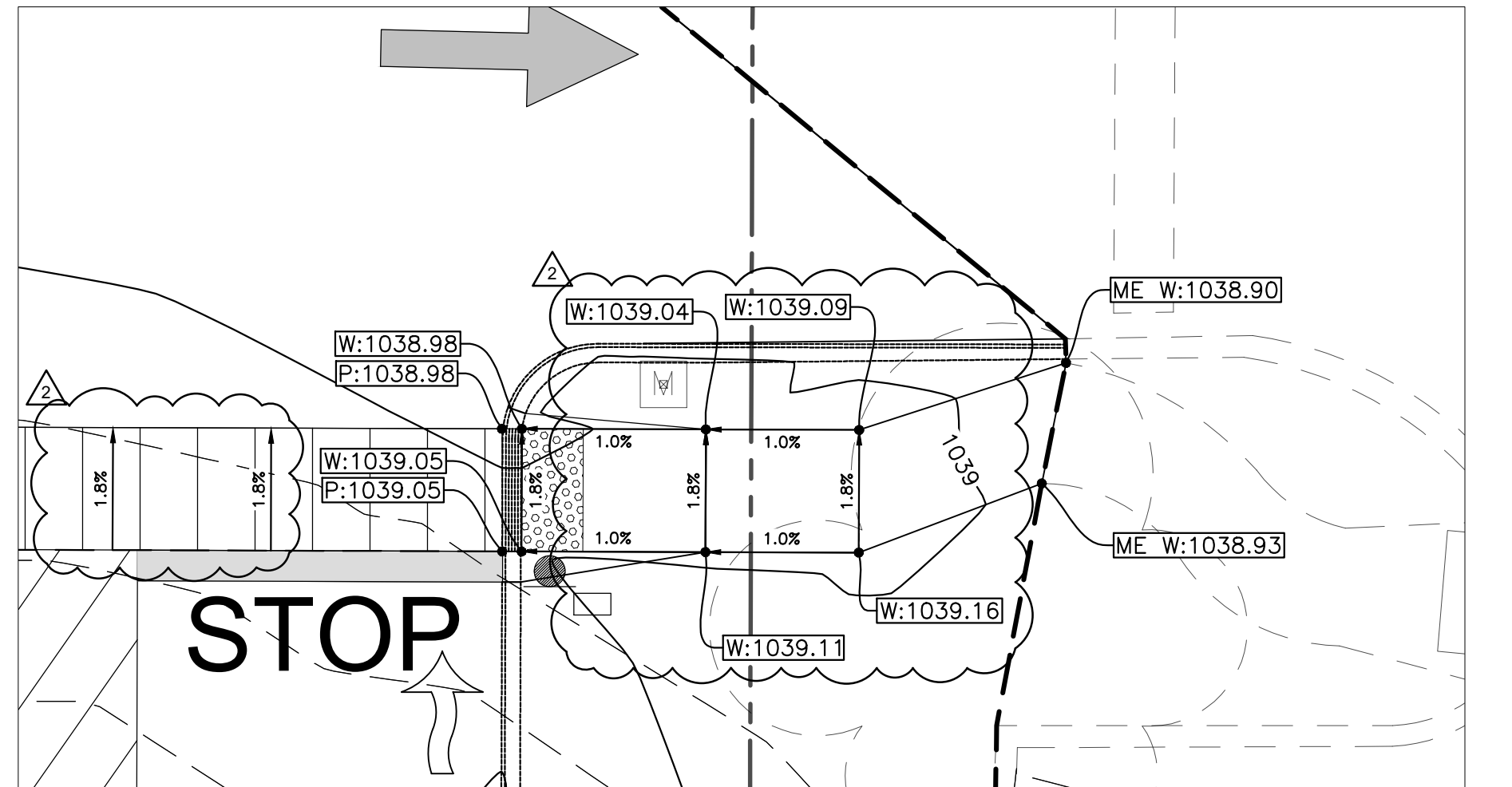
1 BUILDING AREA GRADING DETAIL
C05.1



2 SIDEWALK GRADING DETAIL
C05.1



3 SIDEWALK GRADING DETAIL
C05.1



4 SIDEWALK GRADING DETAIL
C05.1

GRADING LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SPOT ELEVATION	xXXXX.XX	P:XXXX.XX
CONTOUR LINE	- - - 600	— 600
FLOW ARROW	→ 1.2%	→ 1.2%
OVERFLOW ROUTE	→	→
STORM CATCHBASIN OR INLET	□	■

FF:XXX.XX OR FFE XXX.XX FINISHED FLOOR
 FL:XXX.XX FLOWLINE
 G:XXX.XX TOP OF GROUND
 M.E.:XXX.XX MATCH EXISTING
 P:XXX.XX PAVEMENT
 R:XXX.XX RIM
 W:XXX.XX TOP OF WALK
 TC:XXX.XX TOP OF CURB
 GB GRADE BREAK
 RL RIDGE LINE



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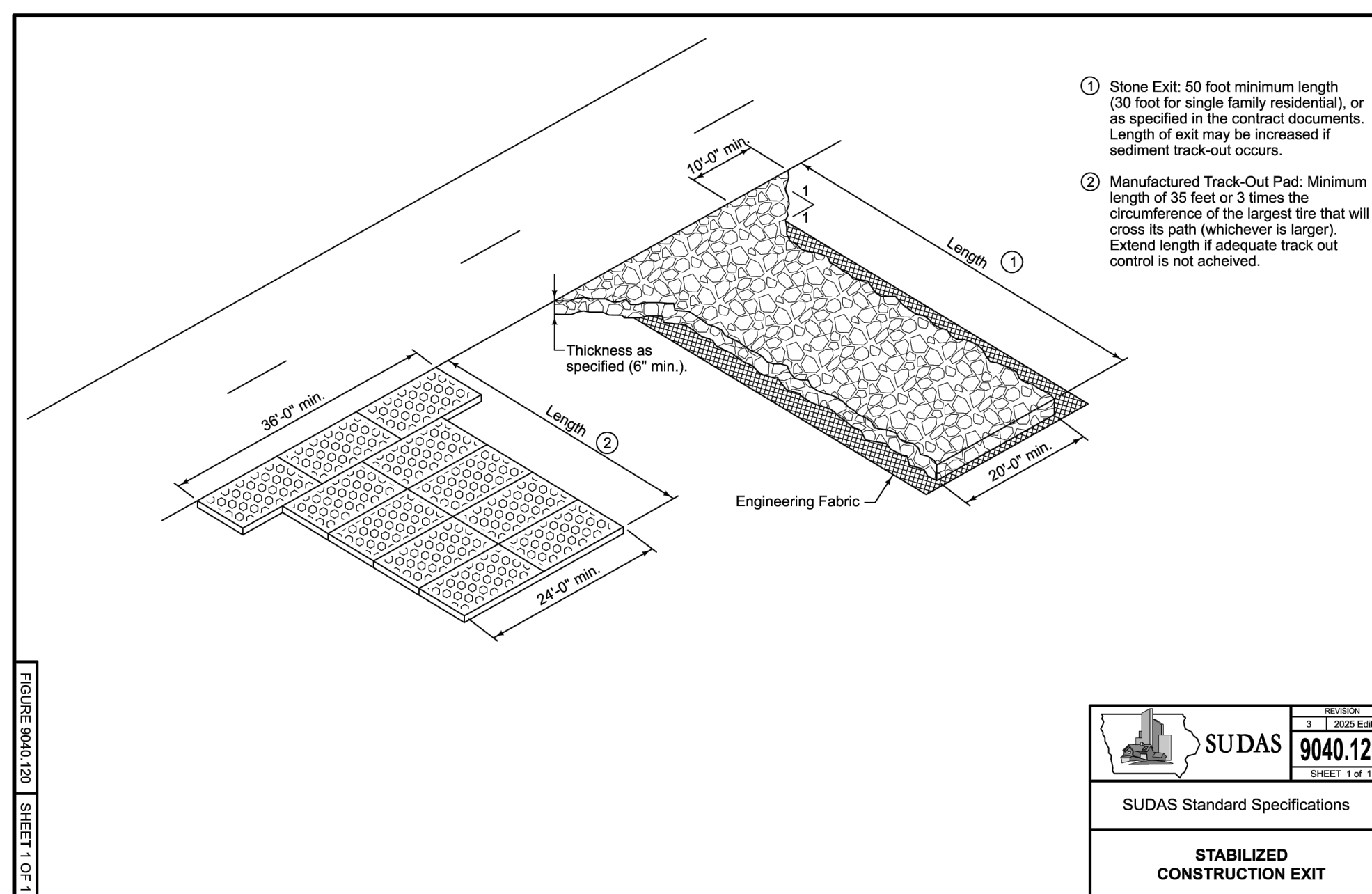
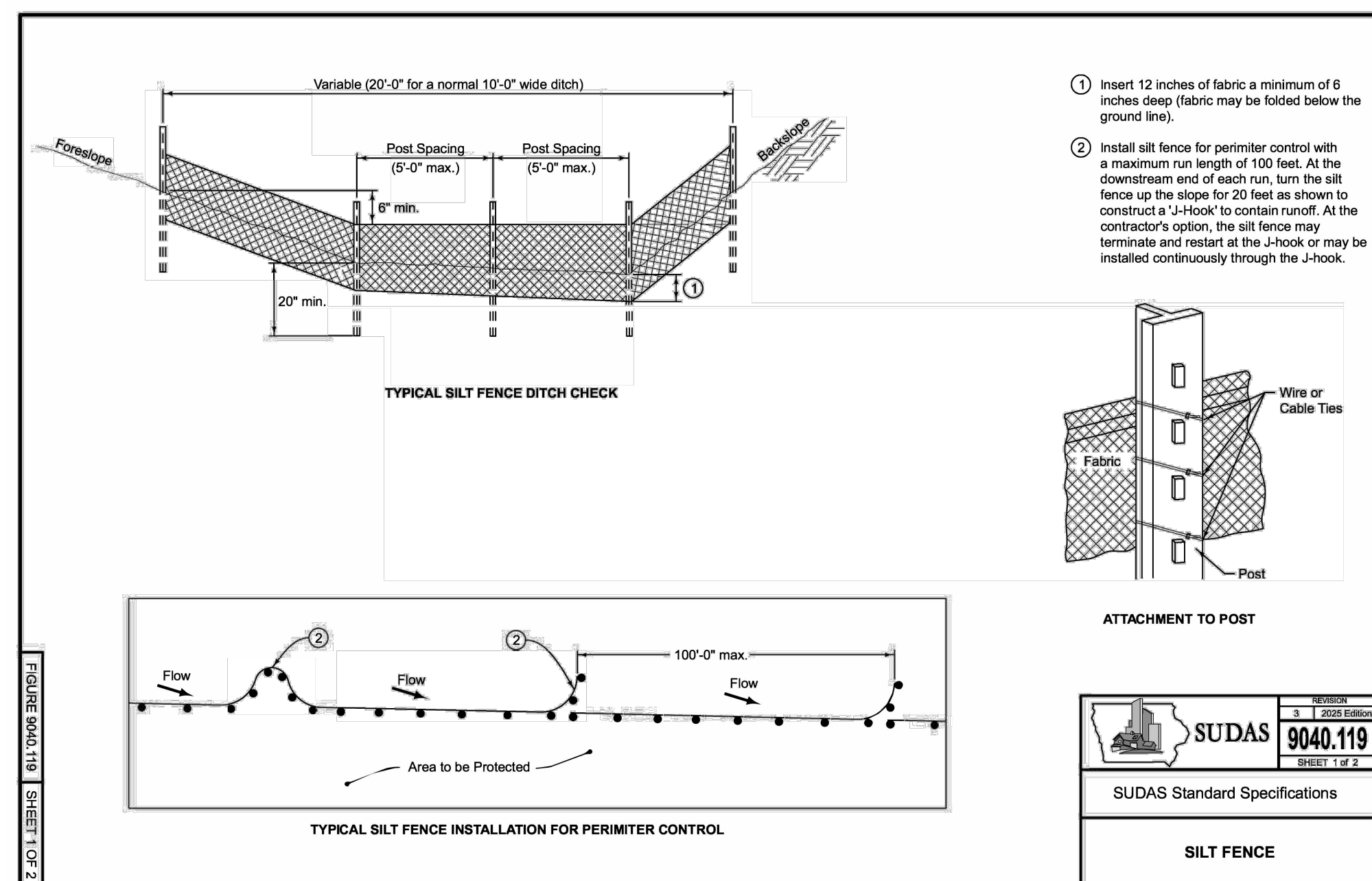
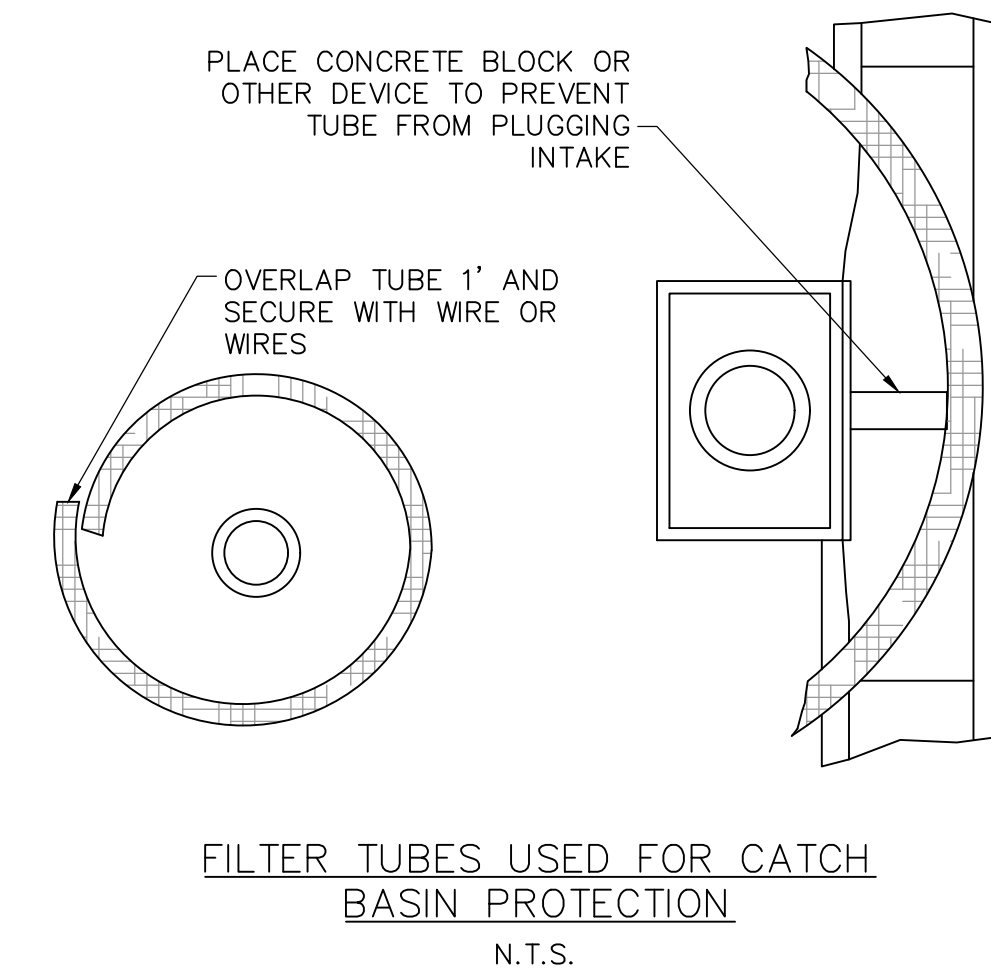
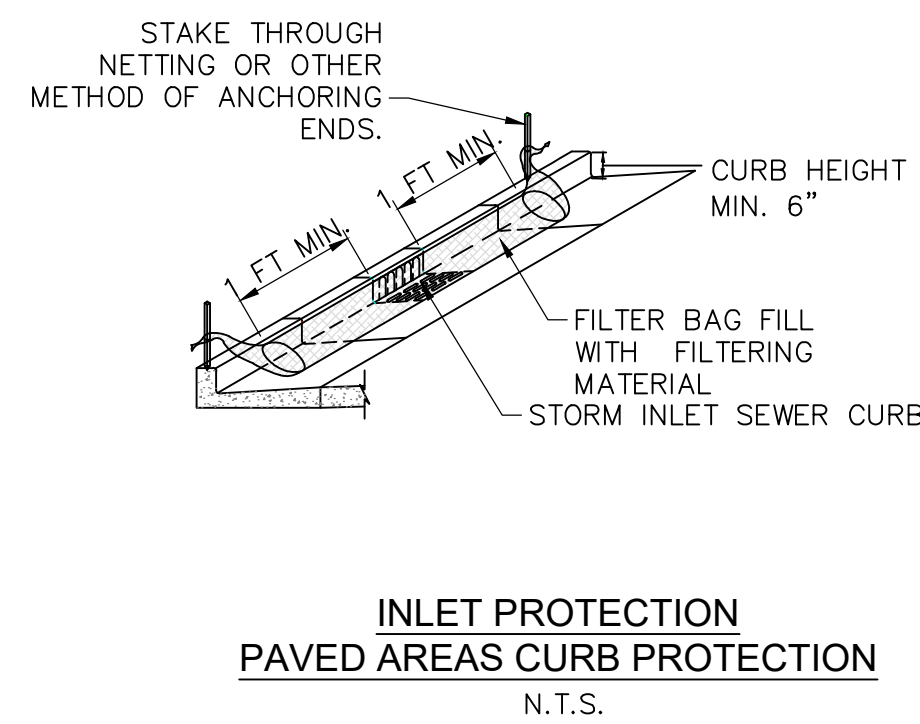
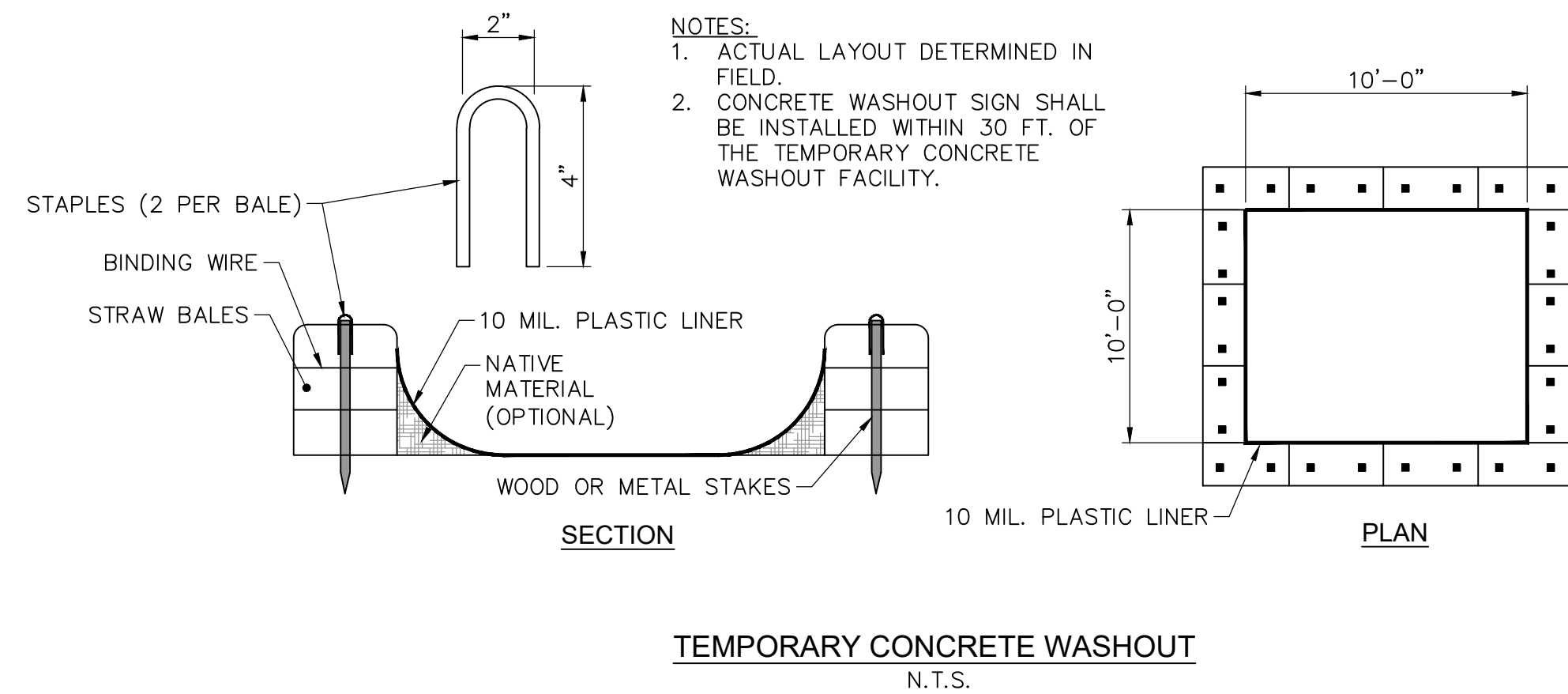
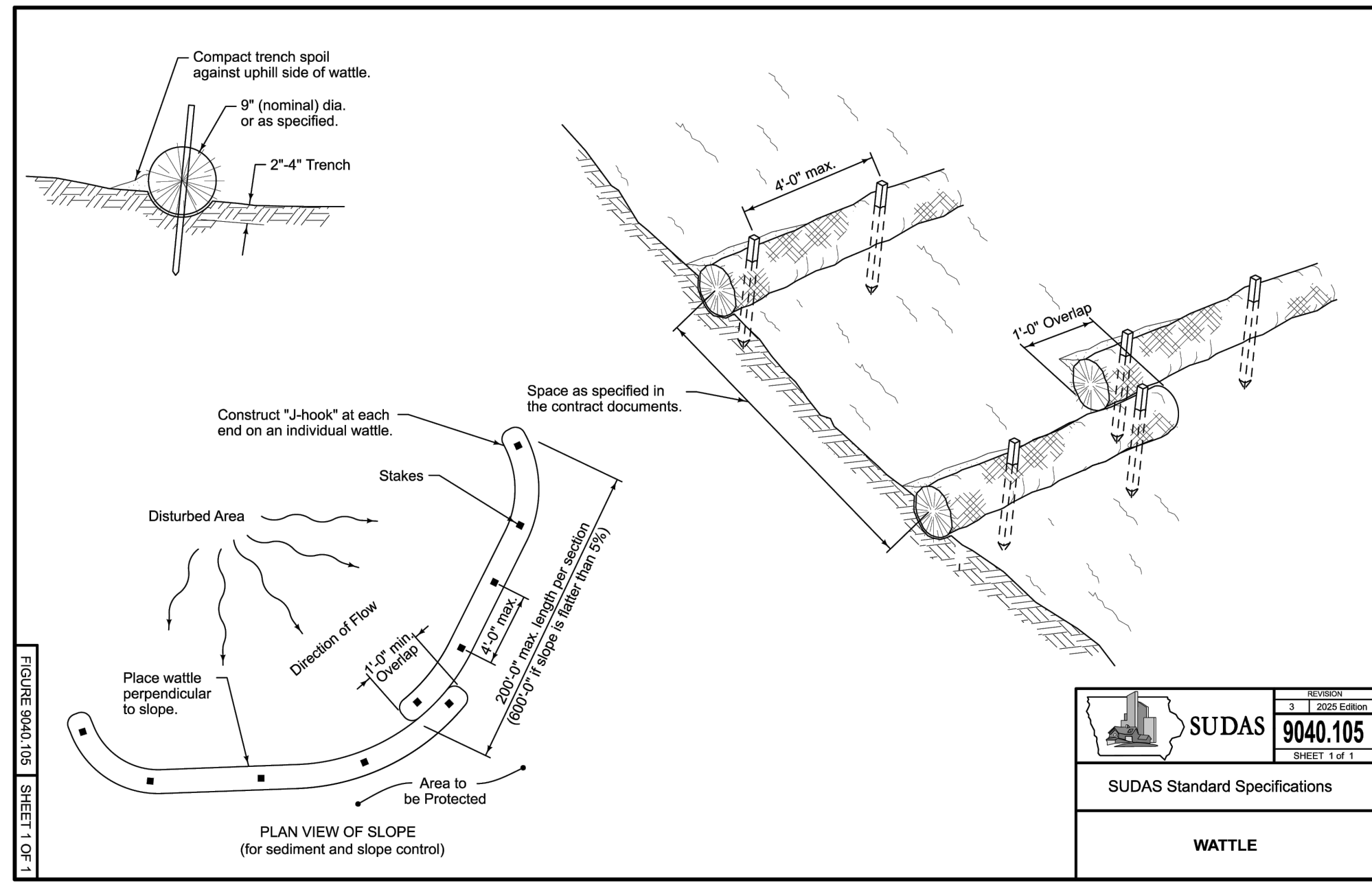


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 910 E. HICKMAN RD
 WAUKEE, IA 50263

GRADING DETAIL
 PLAN
 C05.1

PANDA HOME ESSENTIALS R1

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PANDA STORE #: 24109
ARCH PROJECT #: D36423

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Telephone: (847) 750-4180
www.rtmec.com

Heights Venture
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281.854.6100
DALLAS
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Plano, Texas 75024
281.854.6100
CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

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WAUKEE, IA 50263

EROSION CONTROL DETAILS

C06.2

PANDA HOME ESSENTIALS R1

INDEX LEGEND

LOCATION:	PART OF LOT 1, WAUKEE MARKET PLACE PLAT 1 WAUKEE, DALLAS COUNTY, IOWA
TOTAL AREA:	1.25 TOTAL ACRES
OWNER / PROPRIETOR:	HURD WAUKEE 2 LLC 2000 FULLER RD., WEST DES MOINES, IA 50265
SURVEY REQUESTED BY:	RTMEC 5137 UTICA RIDGE RD., DAVENPORT, IA
PROPERTY ADDRESS:	910 E. HICKMAN RD., WAUKEE, IA 50263
PREPARED BY / RETURN TO:	GREAT PLAINS SURVEY, INC. ATTN: JEFFREY R. HUTTON, P.L.S.
PH: (319) 342-4774	407 SYCAMORE ST., LA PORTE CITY, IA 50651
DATE OF FIELDWORK:	JANUARY, 2025

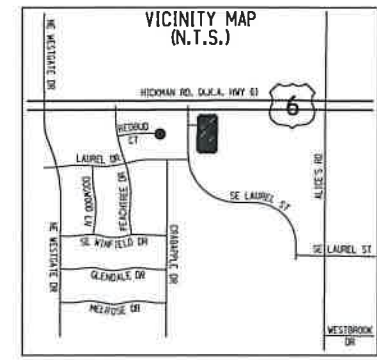
ALTA/NSPS LAND TITLE SURVEY PART OF LOT 1, WAUKEE MARKET PLACE PLAT 1 WAUKEE, DALLAS COUNTY, IOWA

LOT 2
OWNER:
ALICES LC
755 E. HICKMAN RD.

PRAIRIE CROSSING PLAT 6

- LEGEND:**
- ▲ FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR W/YELLOW CAP #17929 UNLESS OTHERWISE NOTED
 - () RECORD BEARING/DISTANCE
 - UTILITY EASEMENT AS NOTED

- NOTES:**
- IOWA ONE CALL DESIGN INFORMATION REQUEST TICKET #552407876 SUBMITTED DECEMBER 17, 2024
 - SITE BENCHMARK = 5/8" REBAR W/ RED "CEC CONTROL" CAP
NORTHING: 7497165.12
EASTING: 18461467.66
ELEVATION: 1039.29
 - COORDINATE SYSTEM: UNITED STATES NAD83/1aRCS ZONE 8 (AMES - DES MOINES)
 - RECORD DIMENSIONS SHOWN ON PAGE 8 OF 14 FROM "ACQUISITION PLAT" RECORDED IN BK. 2023, PG. 14121 & SHEET 2 OF 2 FROM FINAL PLAT OF "WAUKEE MARKET PLACE PLAT 1"



CERTIFICATION:

To Hurd Waukee 2 LLC and RTMEC:

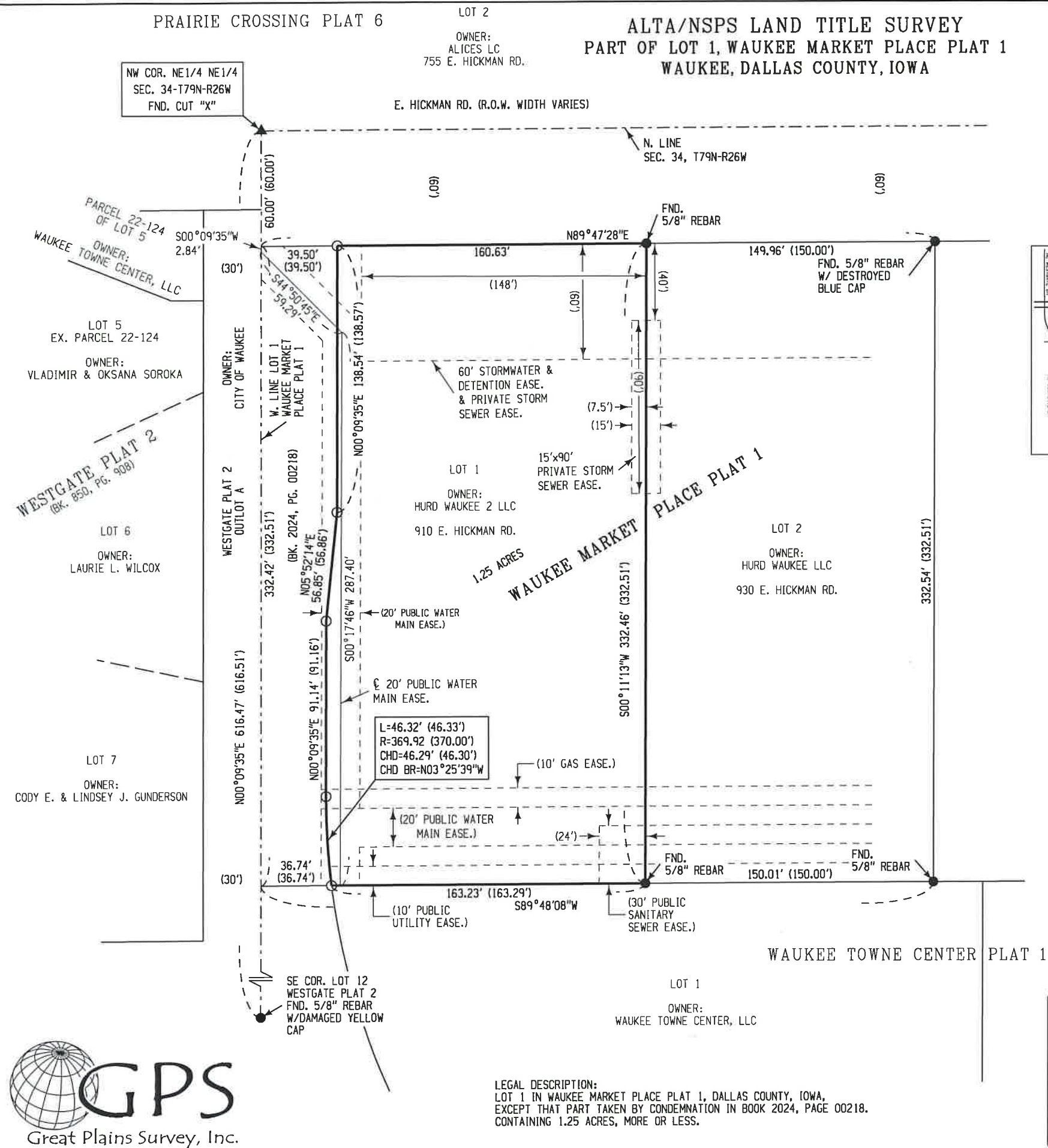
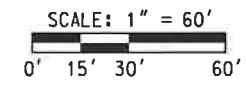
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 8, 11(a), 13 and 16 of Table A thereof.

The field work was completed on January 10, 2025

Date: 22 Jan 2025

Jeffrey R. Hutton
JEFFREY R. HUTTON, P.L.S.
Registered Land Surveyor No. 17929
In the State of Iowa
Date of Last Revision: 22 Jan 2025

Survey Prepared by:
Jeffrey R. Hutton
Great Plains Survey, Inc.
La Porte City, Iowa 50651
Phone: 319-342-4774
Fax: 319-342-5775



LEGAL DESCRIPTION:
LOT 1 IN WAUKEE MARKET PLACE PLAT 1, DALLAS COUNTY, IOWA,
EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 2024, PAGE 00218.
CONTAINING 1.25 ACRES, MORE OR LESS.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Jeffrey R. Hutton 22 Jan 2025
JEFFREY R. HUTTON LICENSE NO. 17929 DATE

My license is subject to renewal on December 31, 2025.
This certification applies only to sheets 1 of 2 and 2 of 2 of the document upon which it appears.

SHEET NO.
1 of 2



EAST HICKMAN ROAD (HIGHWAY 6)



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REVISIONS:

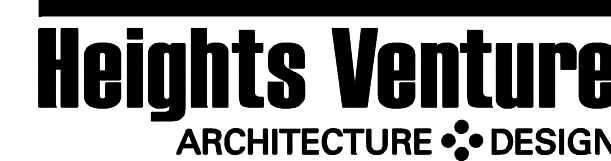
NO.	DESCRIPTION	DATE

ISSUE DATE:

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DALLAS
5741 Legacy Drive, Suite 220
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281.854.6100

CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

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PANDA HOME ESSENTIALS R1
910 E. HICKMAN RD
WAUKEE, IA 50263

STORMWATER FACILITY SITE PLAN

EXH. 1

PANDA HOME ESSENTIALS R1

STORM PIPES AND STRUCTURES

CLEANING

CLEAN PIPES WHEN SEDIMENT DEPTH IS GREATER THAN 1/4 OF PIPE DIAMETER, WITH A MAXIMUM SEDIMENT DEPTH OF 6". WHEN CLEANING A PIPE, MINIMIZE SEDIMENT AND DEBRIS DISCHARGES FROM PIPES TO THE STORM SEWER. INSTALL DOWNSTREAM DEBRIS TRAPS (WHERE APPLICABLE) BEFORE CLEANING AND THEN REMOVE MATERIAL. GENERALLY, USE MECHANICAL METHODS TO REMOVE ROOT OBSTRUCTIONS FROM INSIDE STORM SEWER PIPES. DO NOT PUT ROOT-DISSOLVING CHEMICALS IN STORM SEWER PIPES. IF THERE IS A PROBLEM, REMOVE THE VEGETATION OVER THE LINE.

SAFETY

WORK INSIDE UNDERGROUND STRUCTURES REQUIRES SPECIAL OSHA-REQUIRED CONFINED SPACE EQUIPMENT AND PROCEDURES. THE MOST PRACTICAL OPTION MAY BE TO CONTRACT WITH A SEWER-CLEANING CONTRACTOR.

MATERIALS HANDLING

SEDIMENT AND DEBRIS FROM PIPES SHOULD BE DISPOSED OF PER LOCAL REQUIREMENTS

REPAIRS

REPAIR OR REPLACE PIPES WHEN A DENT OR BREAK CLOSES MORE THAN 20 PERCENT OF THE PIPE DIAMETER. REPAIR OR REPLACE PIPES DAMAGED BY DETERIORATION.

INSPECTION

PIPES ARE DIFFICULT TO INSPECT REQUIRING SPECIAL EQUIPMENT AND TRAINING. USUALLY, IF A PROBLEM OCCURS THE OWNER NEEDS TO CALL A SEWER OR PLUMBING CONTRACTOR TO INSPECT, REPAIR OR CLEAN PIPELINES.

STORMSETTLER

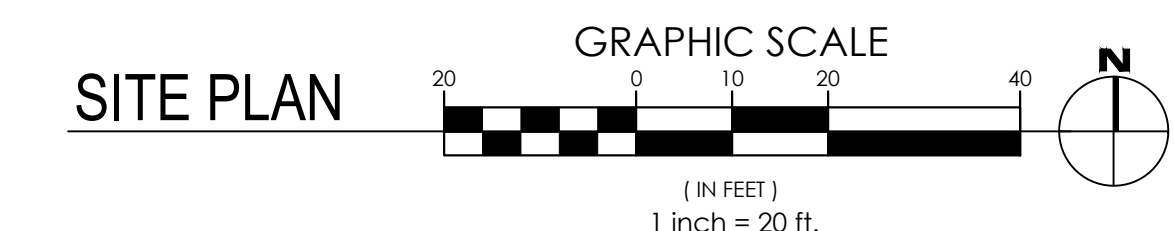
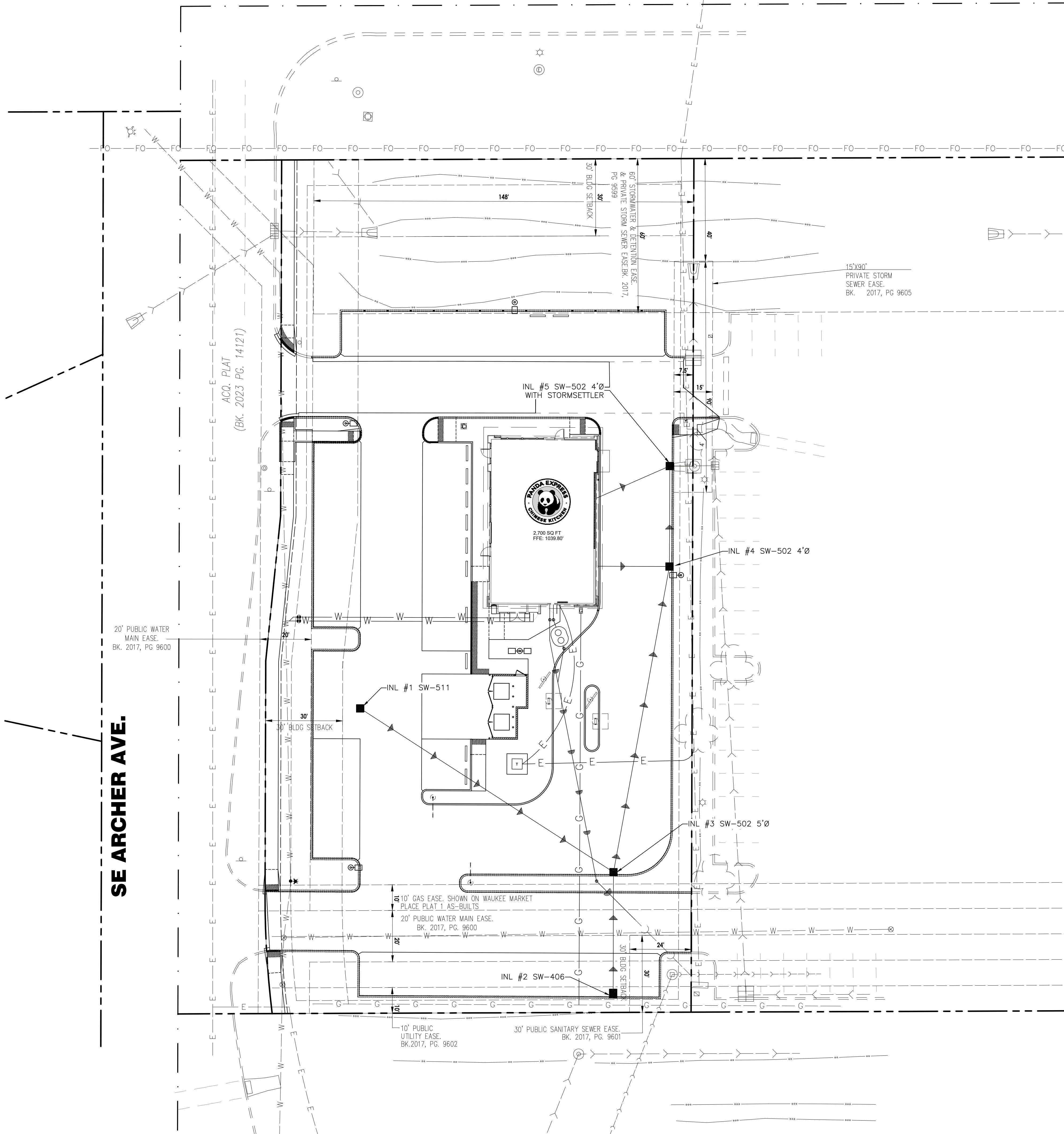
FOR MAINTENANCE REFER TO STORMTRAP STORMSETTLER OPERATION AND MAINTENANCE MANUAL.

INSPECTION

A VISUAL INSPECTION SHALL BE PERFORMED BY REMOVING THE LID AND INSPECTING ALL COMPONENTS ARE IN WORKING ORDER. IF ANY COMPONENT ARE NOT IN WORKING ORDER THEN CONTACT A STORMTRAP REPRESENTATIVE.

MAINTENANCE

ENSURE SUFFICIENT TIME HAS LAPSED FROM MOST RECENT RAIN EVENT FOR STATIC WATER CONDITION AND THAT NO RAINFALL IS ANTICIPATED DURING THE DURATION OF THE MAINTENANCE PROCEDURE. REMOVE ALL ACCUMULATED TRASH, DEBRIS, AND HYDROCARBONS STORED ON THE SURFACE OF THE WATER USING THE VACUUM HOSE OR POLE WITH ATTACHED SKIMMER OR NET. REMOVE NEUTRALLY BUOYANT MATERIAL USING THE VACUUM HOSE AND JET RODDER ARM OR POWER WASHER TO REMOVE STUCK DEBRIS FROM THE TRASH REMOVAL DEVICE. REMOVE SEDIMENT FROM THE SUMP OF THE STRUCTURE USING THE VACUUM HOSE, EMPTYING OUT ALL WATER AND DEBRIS. ONCE CLEANING AND DEBRIS REMOVAL HAS OCCURRED, PERFORM A POST-MAINTENANCE INSPECTION TO ENSURE ALL COMPONENTS ARE IN WORKING ORDER.



User: bryce.vollrath File: C:\Users\bryce.vollrath\Documents\RTM Engineering Consultants LLC\0573-4791C-PX Waukee IA\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\X-Stormwater Management\037485.dwg Time: Sep 24, 2025 - 10:58am

PLANTING SPECIFICATIONS

GENERAL
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE ARCHITECTURE AND CONSTRUCTION...

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS...

PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-CROWN PLANTS CONFORMING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT...

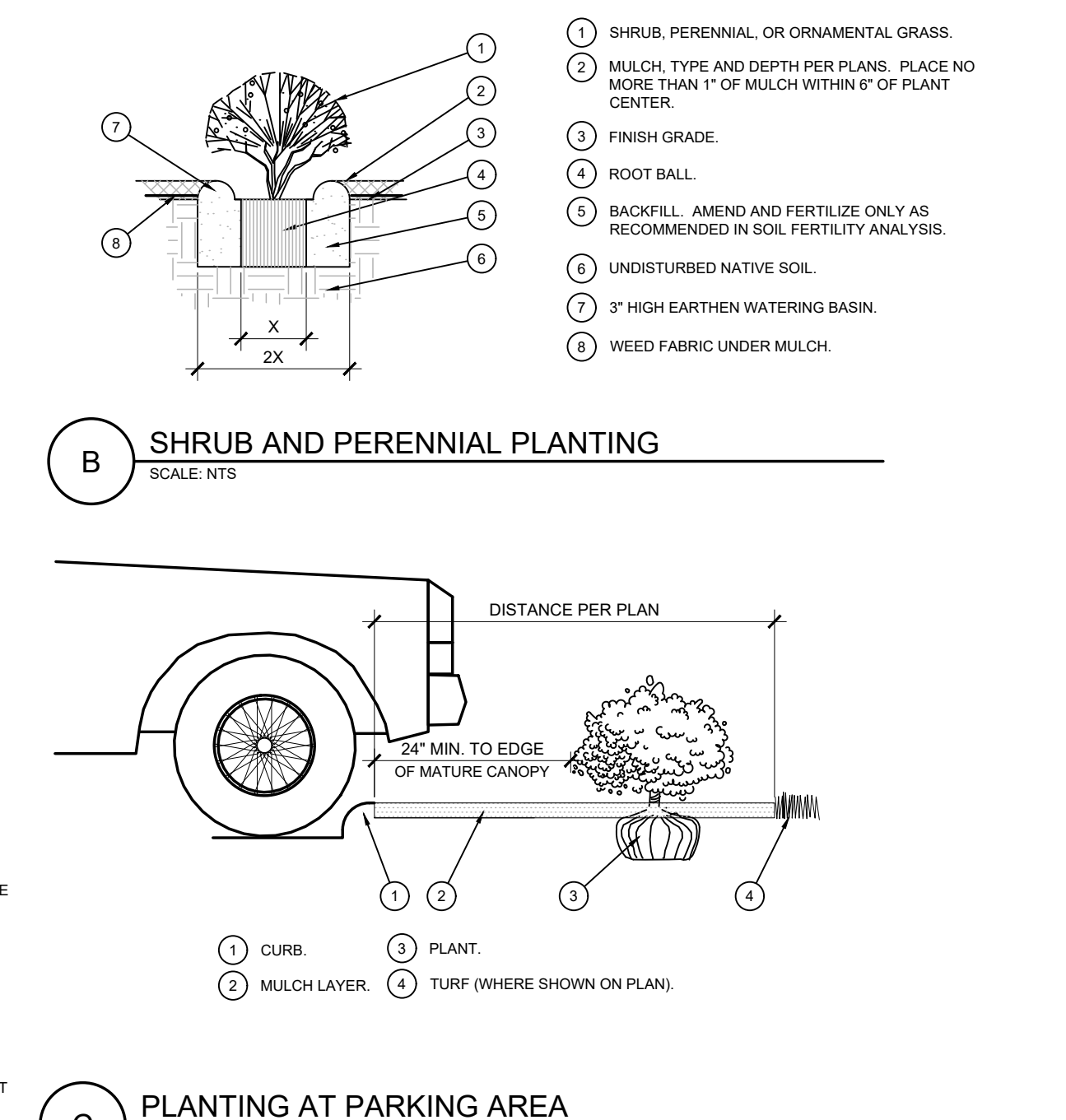
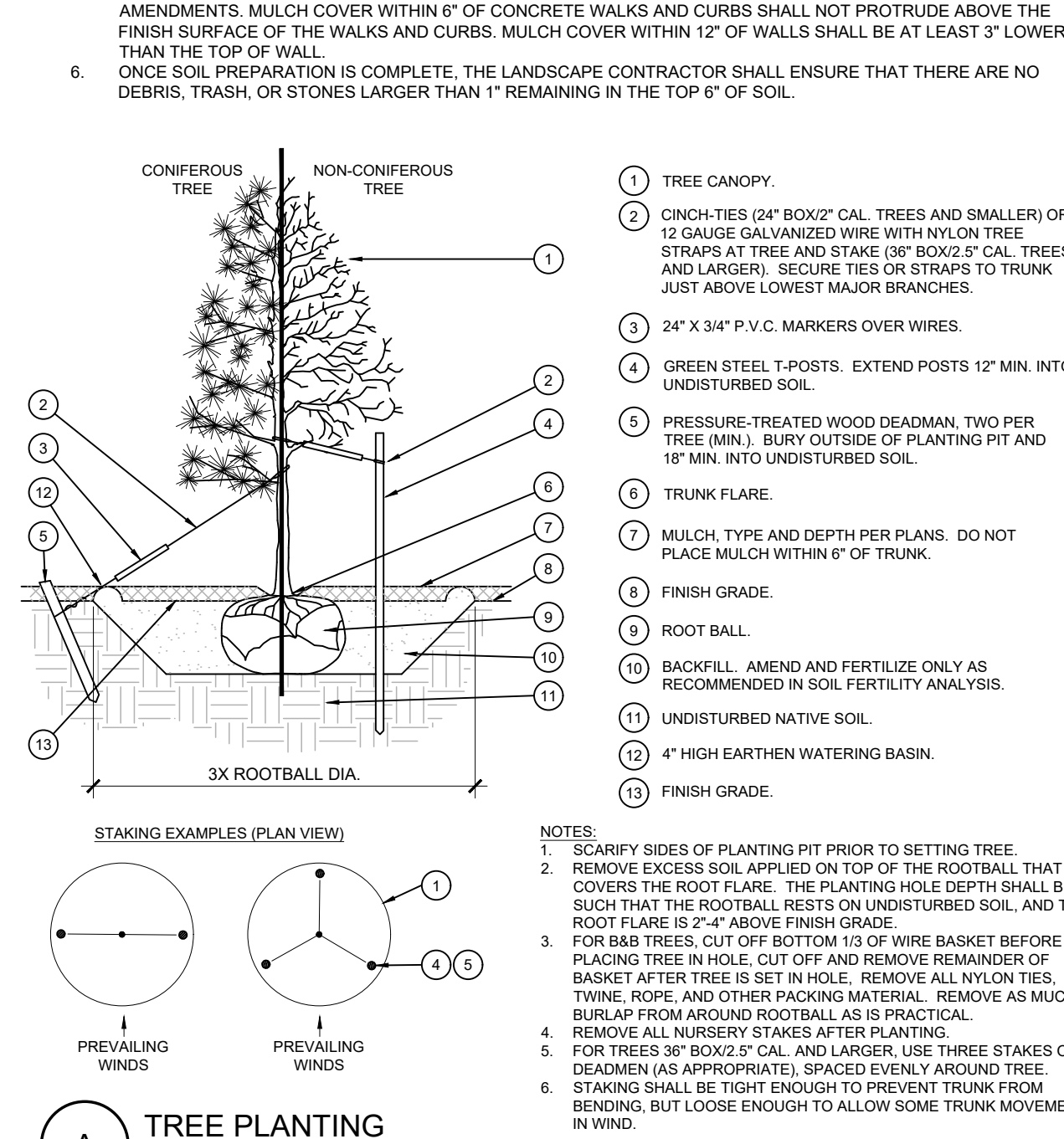
C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE...

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE, BACKFILL AROUND THE PLANT WITH SOFT SOIL. TEST AND ADJUST SOIL pH.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE...

E. SOODING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUT ENDS AND SIDES OF SOD STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES...

F. FERTILIZATION
1. GENERAL SOIL PREPARATION AND FERTILIZATION FOR ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SOD AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER...

G. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK...



IRRIGATION SPECIFICATIONS (DESIGN/BUILD)

GENERAL
A. GENERAL
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM SHALL HAVE A REDUCED-PRESSURE BACKFLOW PREVENTION DEVICE INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE...

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS...

C. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES DURING THE DESIGN AND CONSTRUCTION PHASES...

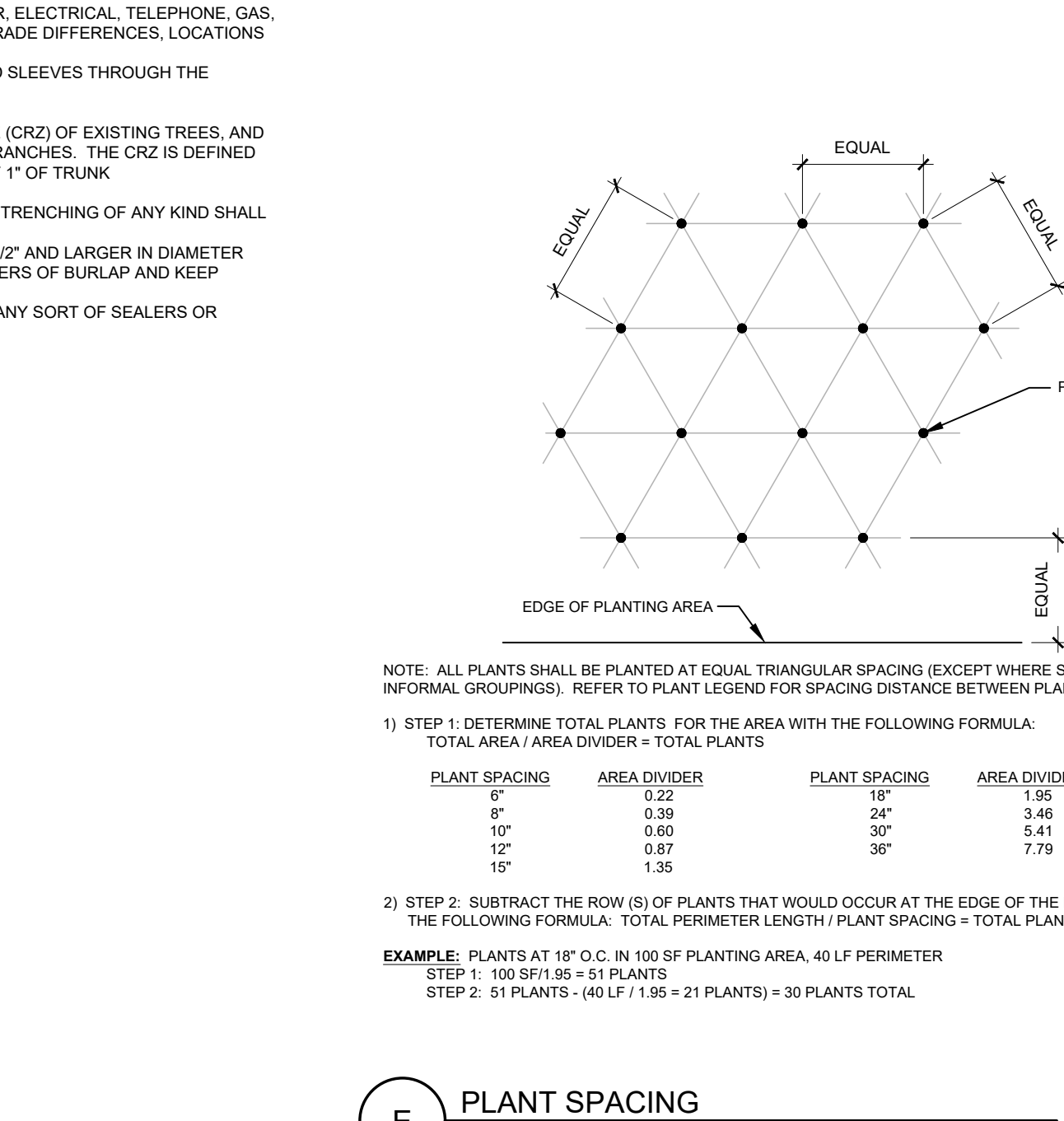
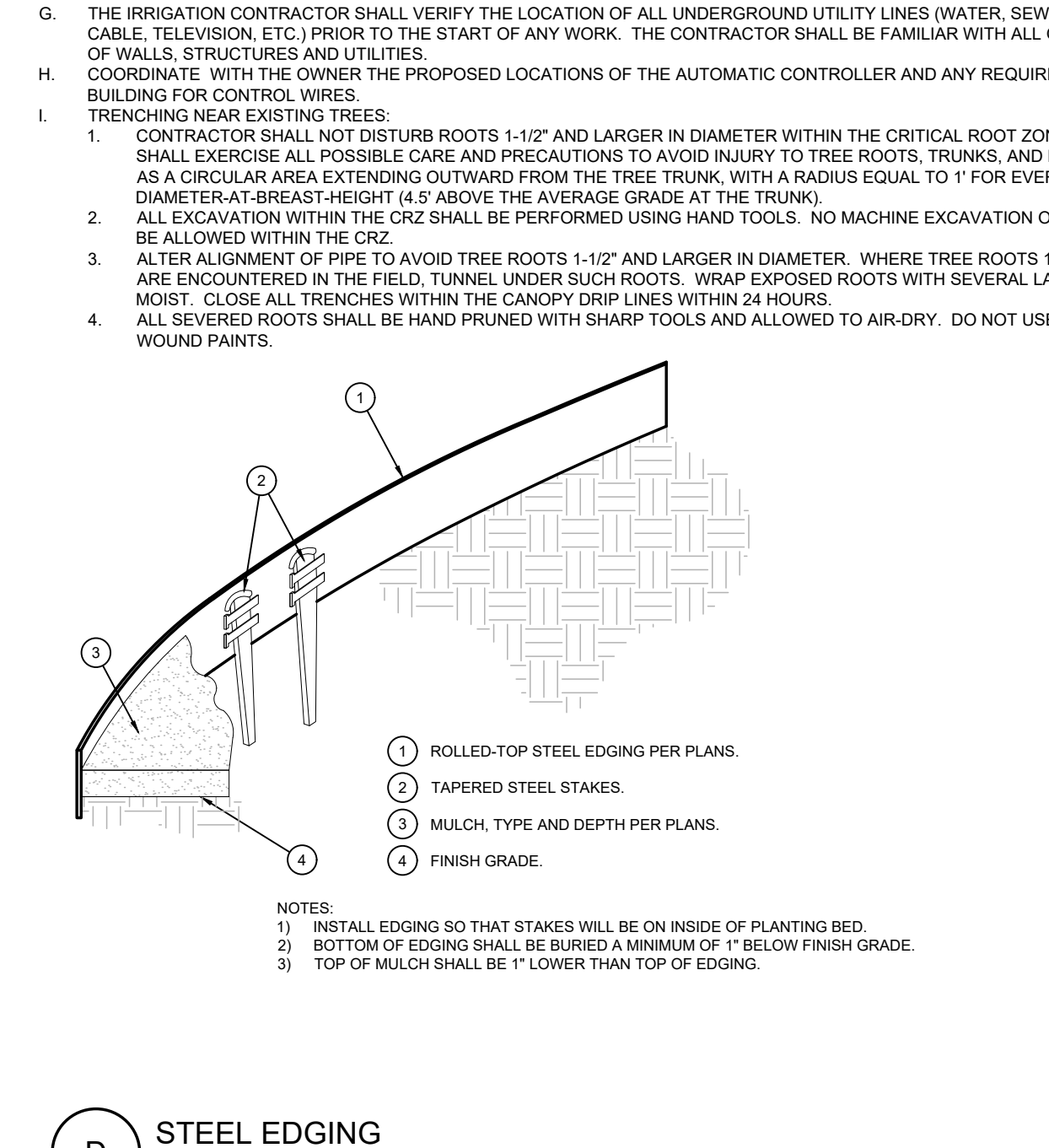
D. MATERIALS
1. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP.
2. THE PREVENTION DEVICE SHALL BE REDUCED-PRESSURE TYPE, SIZED TO MEET IRRIGATION DEMAND AND MINIMIZE PRESSURE LOSSES. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES...

E. QUALITY CONTROL
1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
2. TEST SYSTEM TO ASSURE THAT ALL PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

F. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

G. WARRANTY
1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE AT THAT TIME. A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

H. WARRANTY
1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE AT THAT TIME. A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.



J. BACKFILL
1. BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

K. BACKFLOW PREVENTION DEVICE
1. THE CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS.
2. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER IN A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

L. PIPING
1. PIPE SIZE SHALL CONFORM TO THE STANDARD OF CARE FOR PIPE SIZES. THE IRRIGATION CONTRACTOR SHALL ENSURE THAT THE FLOW THROUGH ANY PIPE DOES NOT EXCEED 5 FPS.
2. MAINLINE PIPE AND VIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.

M. VALVES
1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS.
2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
3. EACH VALVE BOX COVER SHALL BE HEAT-BRAND WITH THE CONTRACTOR STREET NUMBER.



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REVISIONS:

Table with 2 columns: Revision number and date. Shows revisions for PLANNING SUBMITTAL on 05-12-25 and 08-26-25.

ISSUE DATE:

Table with 2 columns: Revision number and date. Shows issue date for PLANNING SUBMITTAL on 08-26-25.

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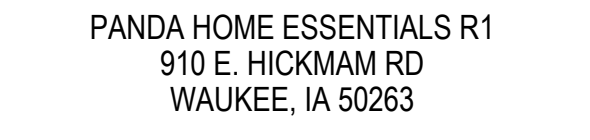
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LANDSCAPE DETAILS & SPECIFICATIONS

L01.1

PANDA HOME ESSENTIALS R1