

SITE DATA TABLE

ZONING:
 C-3 GENERAL COMMERCIAL DISTRICT
REQUIRED BUILDING SETBACKS:
 FRONT (S) = 25'
 REAR (S) = 20'
 SIDE (W) = 10'
 SIDE (E) = 10'

SITE ACREAGE:
 PANDA EXPRESS = 46,607.28 SF / 1.069 ACRES

FLOOR AREA RATIO:
 PANDA EXPRESS = 2,700 BLDG / SITE AREA
 46,607.28 SF = 5.79%

PROPOSED SITE IMPERVIOUS SURFACE RATIO:
 TOTAL SITE = 46,607.28SF
 PAVEMENT/SIDEWALKS = 35,018.52SF
 BUILDING = 2,700 SF
 TOTAL IMPERVIOUS = 37,718.52 SF
 TOTAL PERVIOUS = 8,888.76 SF
 PERCENT IMPERVIOUS = 59%

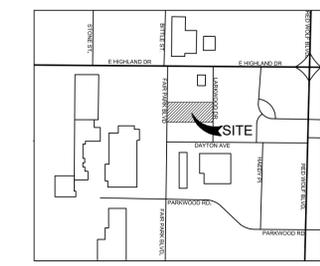
PARKING:
 RESTAURANT: 1100 SF OF FLOOR AREA
 PANDA EXPRESS: 2,700 SF / 75 SF = 36 SPACES
 TOTAL ADA PARKING: 3
 TOTAL PARKING PROVIDED: 45

REQUIRED PARKING SETBACKS:
 FRONT (W) = N/A
 REAR (E) = N/A
 SIDE (N) = N/A
 SIDE (S) = N/A

FLOOD HAZARD:
 F.I.R.M. MAP NO. 05031C0132C

PROPOSED SITE LEGEND

- ⑧ PARKING STALL COUNT - SEE PLANS
- LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- CONCRETE SIDEWALK - SEE DETAIL SHEET (C03.1)
- HEAVY DUTY CONCRETE DRIVE ENTRANCE PER CITY SPECS
- CONCRETE PAVING AT DUMPSTER ENCLOSURE AND DRIVE THRU PER GEOTECHNICAL REPORT
- ♿ HANDICAP PARKING
- DIRECTIONAL ARROWS
- PROPOSED CURB AND GUTTER AT CONCRETE - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)



LOCATION MAP
NOT TO SCALE

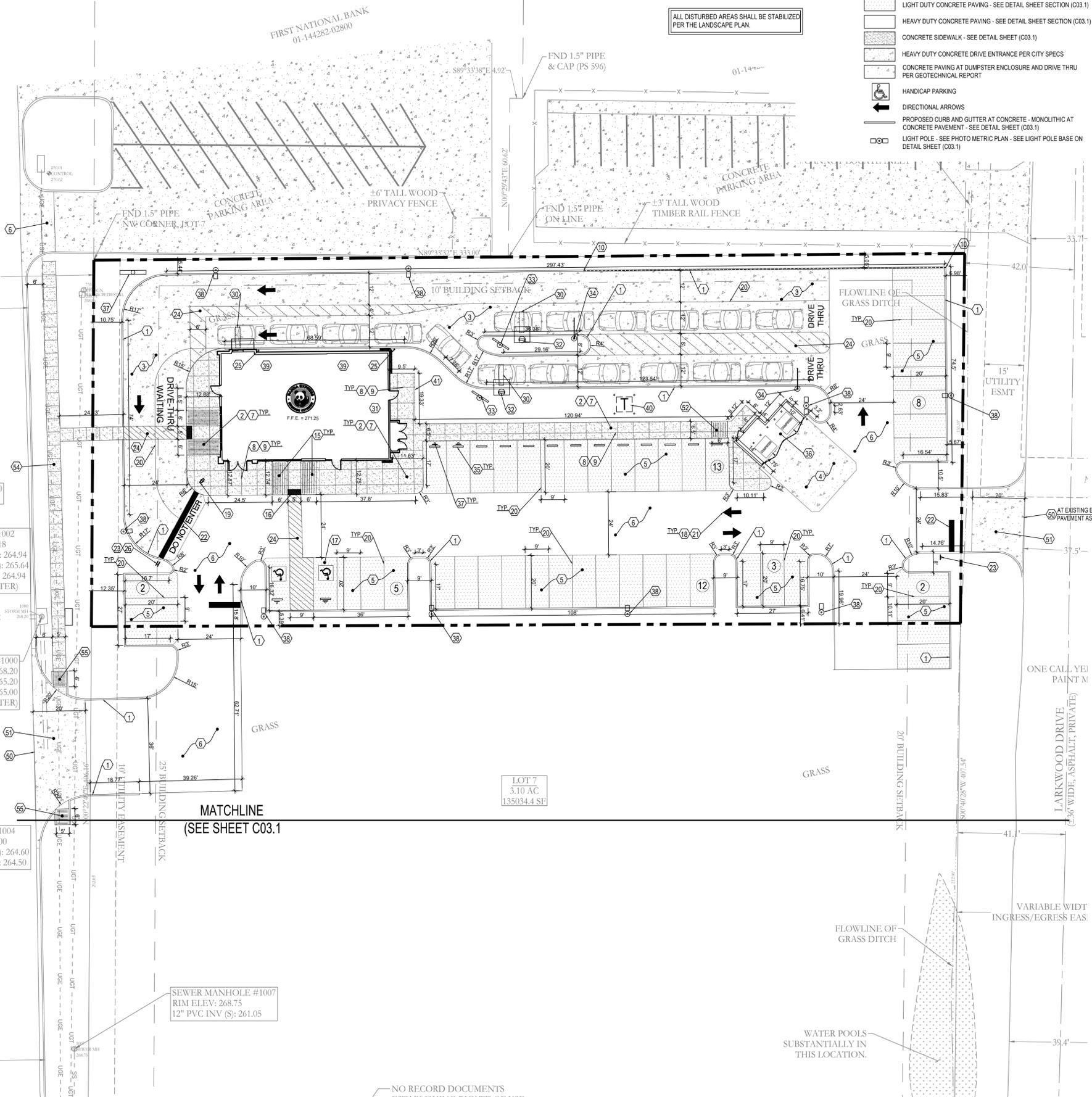
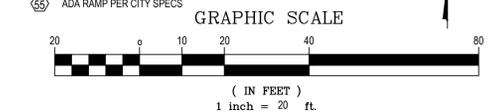
GENERAL NOTES

SEE NOTES ON SHEET C01.1

SITE KEY NOTES:

- PAVEMENT AND CURBING**
- ① PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
 - ② PROVIDE CONCRETE SIDEWALKS PER DETAIL SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING PER DETAIL SHEET (C03.1)
 - ③ HEAVY DUTY CONCRETE PAVING AT DRIVE THRU (SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT (GRAY COLOR, LIGHT BROOM FINISH)
 - ④ NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET - SEE DETAIL SHEET (C03.1)
 - ⑤ LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
 - ⑥ HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
 - ⑦ SEALED CONC. SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
 - ⑧ EXPANSION JOINT - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
 - ⑨ CONTROL JOINTS - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
 - ⑩ PROVIDE EXPOSED BACK OF CURB - SEE GRADING PLAN
- PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE**
- ⑪ ADA ACCESSIBLE RAMP AT BUILDING - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL SHEET (C03.1)
 - ⑫ ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
 - ⑬ HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
 - ⑭ ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
 - ⑮ "THANK YOU / DO NOT ENTER" SIGN - PER MUTCD / LOCAL SPECS.
 - ⑯ 4" WIDE PARKING STRIPE PAINTED YELLOW PER MUTCD SPECS.
 - ⑰ TRAFFIC ARROW PAINTED YELLOW - SEE DETAIL SHEET (C03.1)
 - ⑱ STOP BAR PAINTED WHITE PER MUTCD SPECS.
 - ⑲ "STOP" SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS
 - ⑳ 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED YELLOW PER CITY SPECS.
 - ㉑ BOLLARD PLAN - SEE DETAIL (C03.2)
 - ㉒ "DO NOT ENTER" SIGN PER MUTCD SPECS.

- PANDA EXPRESS SITE FEATURES**
- ⑳ DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET
 - ㉑ NEW PAINTED SWITCHGEAR LOCATION - SEE ELECTRICAL PLANS
 - ㉒ ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
 - ㉓ DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
 - ㉔ CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE: ELECTRICAL DRAWING FOR REQUIREMENTS, G.C. TO COORDINATE LOCATION WITH PRG P.M.
 - ㉕ WHEEL STOP - GNR TECHNOLOGIES, "PARK-IT" 6" PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
 - ㉖ TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6' YARD BIN) - SEE ARCH DETAIL SHEET
 - ㉗ ONLINE PICKUP SIGNAGE - SEE ARCHITECTURAL DETAILS
 - ㉘ LIGHT POLE - SEE PHOTO METRIC PLAN - SEE STRUCTURAL PLANS FOR DETAIL
 - ㉙ TIE TO ROOF DRAIN COLLECTOR FROM BUILDING - SEE PLUMBING PLANS FOR UNDERGROUND CONNECTION AT BUILDING - SEE ELEVATION THIS SHEET - OVERFLOW PIPE FROM ROOF DRAIN TO DAYLIGHT UNDER CONCRETE FLATWORK AT FACE OF CURB - SEE PLUMBING PLANS FOR LOCATION
 - ㉚ APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER PAD PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION
 - ㉛ EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN (L01.0)
- ADDITIONAL SITE FEATURES**
- ㉜ MATCH EXISTING GRADE
 - ㉝ HEAVY DUTY CONCRETE DRIVE ENTRANCE PER CITY SPECS
 - ㉞ ADA RAMP - SEE DETAIL SHEET C03.2
 - ㉟ SEE ONLINE PICKUP SIGN - SEE DESIGN BY OTHERS
 - ㊱ SIDEWALK PER CITY SPECS
 - ㊲ ADA RAMP PER CITY SPECS



ALL DISTURBED AREAS SHALL BE STABILIZED PER THE LANDSCAPE PLAN.

MATCHLINE
(SEE SHEET C03.1)

SEWER MANHOLE #1007
RIM ELEV: 268.75
12" PVC INV (S): 261.05

NO RECORD DOCUMENTS ESTABLISHING RIGHTS OF USE.



BM #1 TYPE: TP SET MAG NAIL NORTHING: 54353.0580 EASTING: 1705093.2150 ELEVATION: 266.103	BM #2 TYPE: TP SET MAG NAIL NORTHING: 54355.5170 EASTING: 1706080.2800 ELEVATION: 269.165	BM #3 TYPE: TP SET MAG NAIL NORTHING: 543456.0470 EASTING: 1705674.3190 ELEVATION: 268.878	BM #4 TYPE: TP SET MAG NAIL NORTHING: 543899.2320 EASTING: 1705662.1810 ELEVATION: 270.617
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FLOOD STATEMENT:
 NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP. PANEL #05031C0132C, DATED 09/27/1991



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST PERMIT/BID SET	04-05-24
2ND PERMIT/BID SET	05-01-24

DRAWN BY: JDF

PANDA PROJECT #: S8-24-D28472
 PANDA STORE #: D28472
 ARCH PROJECT #: XXX



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TRUE WARM & WELCOME
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SITE PLAN

C03.0

TRUE WARM & WELCOME 2500 RX