

SITE DATA TABLE

JURISDICTION:
CITY

ZONING:
C-5 COMMERCIAL INTENSIVE DISTRICT

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

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

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

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

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

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

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

PROPOSED
DRAINAGE
EASEMENT

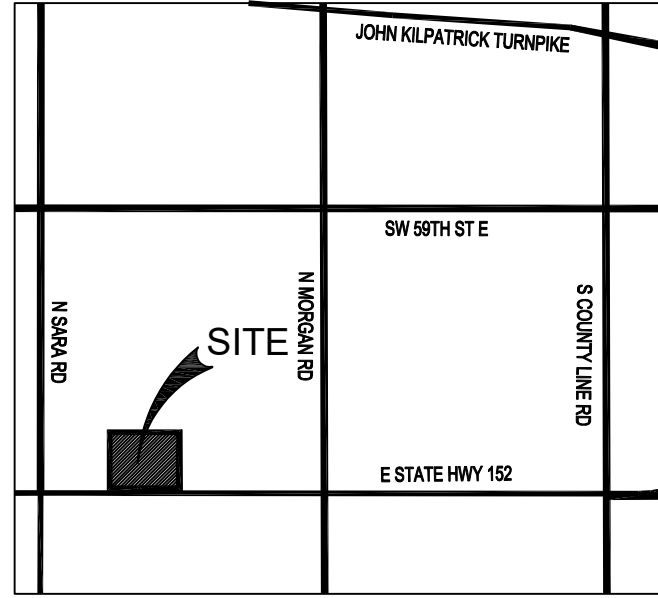
CONSTRUCTION NOTE:
DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE
PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION
PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING
SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS,
UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE.
NOTIFY OWNER/ENGINEER OF ANY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

IF EXISTING SIDEWALKS ARE DAMAGED, THESE
MUST BE REPAIRED AT THE DEVELOPER'S
EXPENSE.

ALL DISTURBED AREAS SHALL BE STABILIZED
PER THE LANDSCAPE PLAN.

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)
- 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 ISLE - 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. 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)

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

- (15) ADA ACCESSIBLE RAMP AT BUILDING - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL SHEET (C03.1)
- (16) ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
- (17) HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
- (18) ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
- (19) DO NOT ENTER SIGN PER MUTCD / LOCAL SPECS.
- (20) 4" WIDE PARKING STRIPE PAINTED YELLOW PER MUTCD SPECS.
- (21) TRAFFIC ARROW PAINTED YELLOW - SEE DETAIL SHEET (C03.1)
- (22) STOP BAR PAINTED WHITE PER MUTCD SPECS.
- (23) *STOP* SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS
- (24) 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED YELLOW PER MUTCD SPECS.
- (25) BOLLARD PLAN - SEE DETAIL (C03.2)

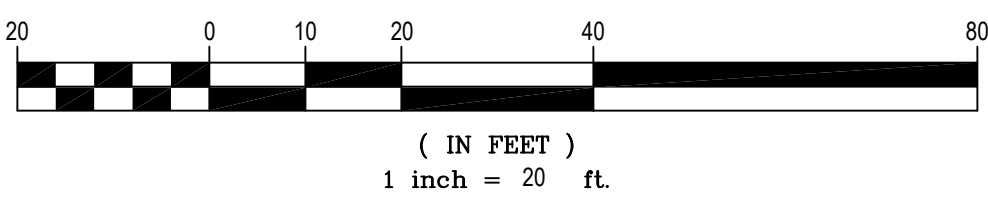
PANDA EXPRESS SITE FEATURES

- (30) DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET
- (31) NEW PAINTED SWITCHGEAR LOCATION - SEE ELECTRICAL PLANS
- (32) ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
- (33) DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
- (34) CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE: ELECTRICAL DRAWING FOR REQUIREMENTS, G.C. TO COORDINATE LOCATION WITH PRG P.M.
- (35) WHEEL STOP - GNR TECHNOLOGIES, "PARK-IT" 6" PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
- (36) TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
- (37) PROVIDE POLE MOUNTED SIGN (SEE SIGN DESIGN BY OTHERS)
- (38) LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)
- (39) 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
- (40) APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER PAD PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION
- (41) EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN (L01.0)
- (42) *THANK YOU / DO NOT ENTER* SIGN

ADDITIONAL SITE FEATURES

- (50) MATCH EXISTING GRADE
- (51) SIDEWALK RAMP PER ODOT SPECS.
- (52) SIDEWALK PER ODOT SPECS.
- (53) BOLLARD PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
- (54) CURB AND GUTTER IN R.O.W. PER ODOT SPECS.

GRAPHIC SCALE



FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40017C0440H DATED SEPTEMBER 26, 2008. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST PERMIT/BID SET 03-27-2023

DRAWN BY: RLP

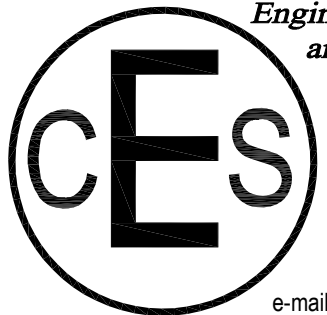
PANDA PROJECT #: S8-23-D24283

PANDA STORE #: D24283



03/27/2023

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and Environmental



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SITE PLAN

C03.0

TRUE WARM & WELCOME 2600 RX

