

SITE DATA TABLE

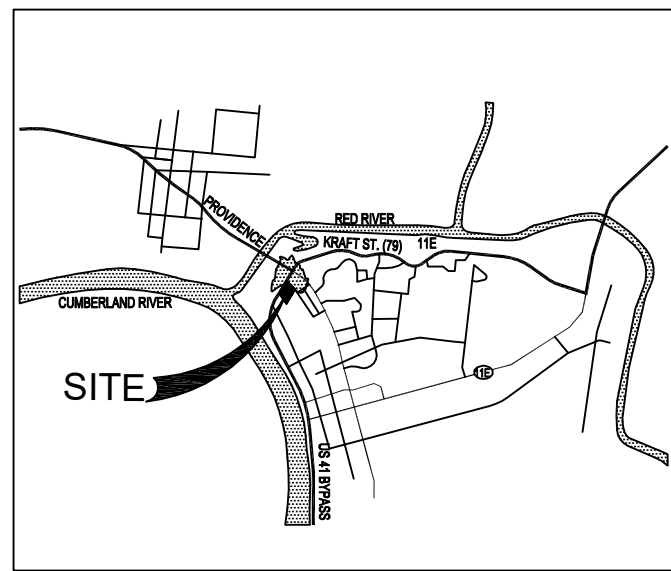
- ZONING:
C2 GENERAL COMMERCIAL DISTRICT
- REQUIRED BUILDING SETBACKS:
FRONT (W) = 20'
REAR (E) = 25'
SIDE (N) = N/A
SIDE (S) = N/A
- SITE ACREAGE:
46,099 SF / 1.06 AC
- FLOOR AREA RATIO:
PANDA EXPRESS = 2,698 SF BLDG / SITE AREA
46,099 = 5.85%
- LIMITS OF DISTURBANCE = 51,861 SF / 1.19 AC
- PROPOSED SITE IMPERVIOUS SURFACE RATIO
TOTAL SITE = 46,099 SF
PAVEMENT/SIDEWALKS = 29,591 SF
BUILDING = 2,698 SF
TOTAL IMPERVIOUS = 32,289 SF
TOTAL PERVIOUS = 13,810 SF
PERCENT IMPERVIOUS = 70.04%
- PARKING
RESTAURANT: 10/1000 SF
PANDA EXPRESS - 2,661 SF = 27 SPACES
TOTAL NON-ADA PARKING: 34
TOTAL ADA PARKING: 2
TOTAL PARKING PROVIDED: 34
- REQUIRED PARKING SETBACKS:
FRONT (W) = 0'
REAR (E) = 0'
SIDE (N) = 0'
SIDE (S) = 0'
- FLOOD HAZARD:
F.I.R.M. MAP NO. #47125C0238E

SEE CFT NV DEVELOPMENTS, LLC REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS, EXHIBIT "D" TO REAL PROPERTY PURCHASE AGREEMENT FOR SELLERS WORK SCOPE ON SHEET C01.1

TDOT NOTES:
1. ALL DRIVEWAYS MEET AASHTO INTERSECTION SITE DISTANCE.
2. ALL PAVEMENT MARKINGS ON TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC PER TDOT SPECS.

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, DRIVE THRU, AND PARKING ALONG BUILDING PER GEOTECHNICAL REPORT
- HANDICAP PARKING
- DIRECTIONAL ARROWS
- PROPOSED CURBS 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 (C03.2)
- ③ HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL SHEET (C03.1) & GEO-TECH 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 BOLLARD PLAN - SEE DETAIL (C03.2)
- ⑥ 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 BUILDING AND ALL SIDE WALKS.
- ⑦ EXPANSION JOINT - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- ⑧ CONTROL JOINTS - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- ⑨ PROVIDE HEAVY DUTY ASPHALT PAVING - SEE DETAIL SHEET (C03.1)
- ⑩ PROVIDE LIGHT DUTY PAVING AT PARKING STALLS - SEE DETAIL SHEET (C03.1)
- ⑪ PROVIDE LIGHT CONCRETE PAVING AT PARKING STALLS ALONG BUILDING - SEE DETAIL SHEET (C03.1)
- ⑫ PERVIOUS PAVERS - SEE DETAIL SHEET (C03.2)

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

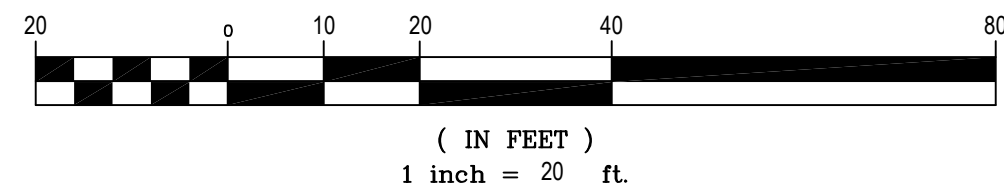
- ⑮ ADA ACCESSIBLE RAMP AT HANDICAP PARKING STALLS - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL SHEET (C03.1)
- ⑯ ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
- ⑰ HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
- ⑱ ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
- ⑲ 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. PER CITY SPECS.
- ⑳ 4" WIDE PARKING STRIPE PAINTED WHITE PER CITY SPECS.
- ㉑ TRAFFIC ARROW PAINTED WHITE - SEE DETAIL SHEET (C03.1)
- ㉒ STOP BAR PAINTED WHITE PER MUTCD SPECS.
- ㉓ *STOP* SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS

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 EQUIV.)
- ③6 TRASH ENCLOSURE, CONFORM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
- ③7 PROVIDE NEW PANDA EXPRESS SIGN ON EXISTING SIGN POLE (SEE SIGN DESIGN BY OTHERS) LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)
- ③8 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
- ④3 ONLINE ORDER SIGN - SEE ARCH DETAIL SHEET
- ④4 CURB SIDE PICK-UP / POST & PANEL SIGN - SEE ARCH DETAIL SHEET

- ADDITIONAL SITE FEATURES
- ⑤0 MATCH EXISTING GRADE
 - ⑤1 EXISTING FIRE HYDRANT
 - ⑤2 HEAVY DUTY CONCRETE DRIVE ENTRANCE PER CITY SPECS - SEE TDOT DETAIL RP-D-16
 - ⑤3 PROVIDE SIDEWALK WITH CURB AND GUTTER PER TDOT DETAIL MM-SW1
 - ⑤4 TAPER CURB FROM 0" TO 6" OVER 2 FEET
 - ⑤5 DO NOT BLOCK STRIPING, OPTION "C", PER MUTCD SPECS.
 - ⑤6 "DO NOT BLOCK INTERSECTION" SIGN PER MUTCD SPECS.
 - ⑤7 THERMAL PLASTIC SOLID YELLOW LANE STRIPE PER TDOT SPECS.
 - ⑤8 ADA RAMP PER CITY SPECS
 - ⑤9 APPROXIMATE LOCATION FOR RELOCATED STREET LIGHT - COORDINATE WITH CITY PRIOR TO ANY WORK DONE
 - ⑥0 DOUBLE SOLID THERMAL PLASTIC YELLOW LANE STRIPE PER TDOT SPECS.
 - ⑥1 THERMAL PLASTIC WHITE STOP BAR PER TDOT SPECS.
 - ⑥2 THERMAL PLASTIC WHITE TRAFFIC ARROW PER TDOT SPECS

GRAPHIC SCALE



BM #1
TYPE: PK NAIL SET IN CURB
ELEVATION: -387.64
NORTHING: -805,593.25
EASTING: -1,567,031.62

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X, FLOOD ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NUMBER 47125C0238E, WHICH BEARS AN EFFECTIVE DATE OF 01/15/2021 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASE OF BEARINGS:
ALL BEARINGS ARE BASED ON NAD83,
TENNESSEE STATE PLANE.



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91770

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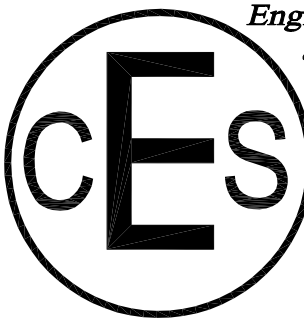
REVISIONS:

ISSUE DATE:

1	PERMIT/BID	09-13-2022
1	CONSTRUCTION	01-30-2023

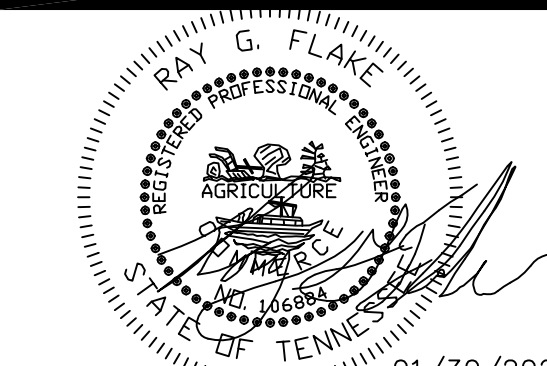
PANDA PROJECT #: D23503

Civil Engineering Services
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and Environmental



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PANDA EXPRESS

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TRUE WARM & WELCOME 2600-2022

SITE PLAN

C03.0

PANDA HOME 2600 R4

