



- SITE LEGEND**
- A

HEAVY DUTY ASPHALT PAVEMENT SECTION:
DETAIL 3, SHEET C03.2

B

LIGHT DUTY ASPHALT PAVEMENT SECTION:
DETAIL 3, SHEET C03.2

C

CONCRETE SECTIONS:
PARKING: DETAIL 1, SHEET C03.2
DRIVE-THRU LANE: DETAIL 1, SHEET C03.2
DUMPSTER ENCLOSURE: DETAIL 1, SHEET C03.2
SIDEWALKS: DETAIL 2, SHEET C03.2

D

ACCESSIBLE AREA & PAVEMENT MARKINGS:
DETAIL 4, SHEET C03.3

E

STRIPING & PAVEMENT MARKINGS:
DETAIL 3, SHEET C03.3

F

DIRECTIONAL ARROWS:
DETAIL 6, SHEET C03.3

G

24" CURB & GUTTER (TYP.):
DETAIL 1, SHEET C03.3

H

CURB TRANSITIONS:
DETAIL 2, SHEET C03.3

I

SITE SIGNAGE:
DETAIL 4, SHEET C03.3

J

SIDEWALK RAMP:
DETAIL 5, SHEET C03.3

K

WHEELSTOP DETAIL:
DETAIL 7, SHEET C03.3

L

TRANSFORMER PAD:
DETAIL 8, SHEET C03.3

M

CONCRETE FLUME:
DETAIL 9, SHEET C03.3

N

UPRIGHT CURB:
DETAIL 10, SHEET C03.3

O

DUMPSTER ENCLOSURE:
SEE ARCHITECTURAL PLANS.

P

MONUMENT SIGN:
SEE SIGNAGE PLANS.

Q

DRIVE-THRU ORDERING ELEMENTS:
SEE ARCHITECTURAL PLANS.
- SITE INFORMATION**

JURISDICTION: CONCORD, NORTH CAROLINA
CABARRUS COUNTY

ZONING: RURAL RESIDENTIAL (R1)

REQUIRED BUILDING SETBACKS:
FRONT: 10'
SIDE: NONE'
SIDE: NONE'
REAR: NONE'

REQUIRED PARKING:
(8) PARKING SPACES REQUIRED PER 1000 SF OF
BUILDING AREA
2,600SF BUILDING / (8 SPACES / 1000 SF) =
21 SPACES

PROPOSED PARKING:
9' X 18' (REGULAR) = 48
9' X 18' (HC) = 2
TOTAL = 50

DRIVE AISLE: 25'

SITE AREA CALCULATIONS:
SITE: ±1.30 AC.
PERVIOUS AREA: ±0.56 AC.
IMPERVIOUS AREA: ±0.74 AC.
DISTURBED AREA: ±1.50 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO.
11/16/2018, DATED 3710560100K.

EXISTING INFORMATION:
PROVIDED BY R.B. PHARR & ASSOCIATES, DATED
11/11/2022 (SEE SHEET C02.0).
- SITE & BUILDING AREA NOTES
SEE SHEET C01.1
-
- 24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811
-
-
- PANDA EXPRESS, INC.**
1683 WALNUT GROVE AVE.
ROSEMead, CALIFORNIA 91770
TELEPHONE: 626.799.9898
FACSIMILE: 626.372.8288
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- REVISIONS:
- ISSUE DATE:

PLAN CHECK	03-08-23
BID	XX-XX-XX
CONSTRUCTION	XX-XX-XX
- DRAWN BY: INGENIUM ENTERPRISES
- PANDA PROJECT #: D24956
PANDA STORE #: TBD
CIVIL PROJECT #: 220148
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- INGENIUM ENTERPRISES, INC.
19445 SHUMARD OAK DR.
SUITE 102
LAND O LAKES, FL 34638
PHONE: (813) 387-0084
NCBEES CERTIFICATE #C-4114
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- SITE PLAN
- C03.0
- PANDA HOME REV4