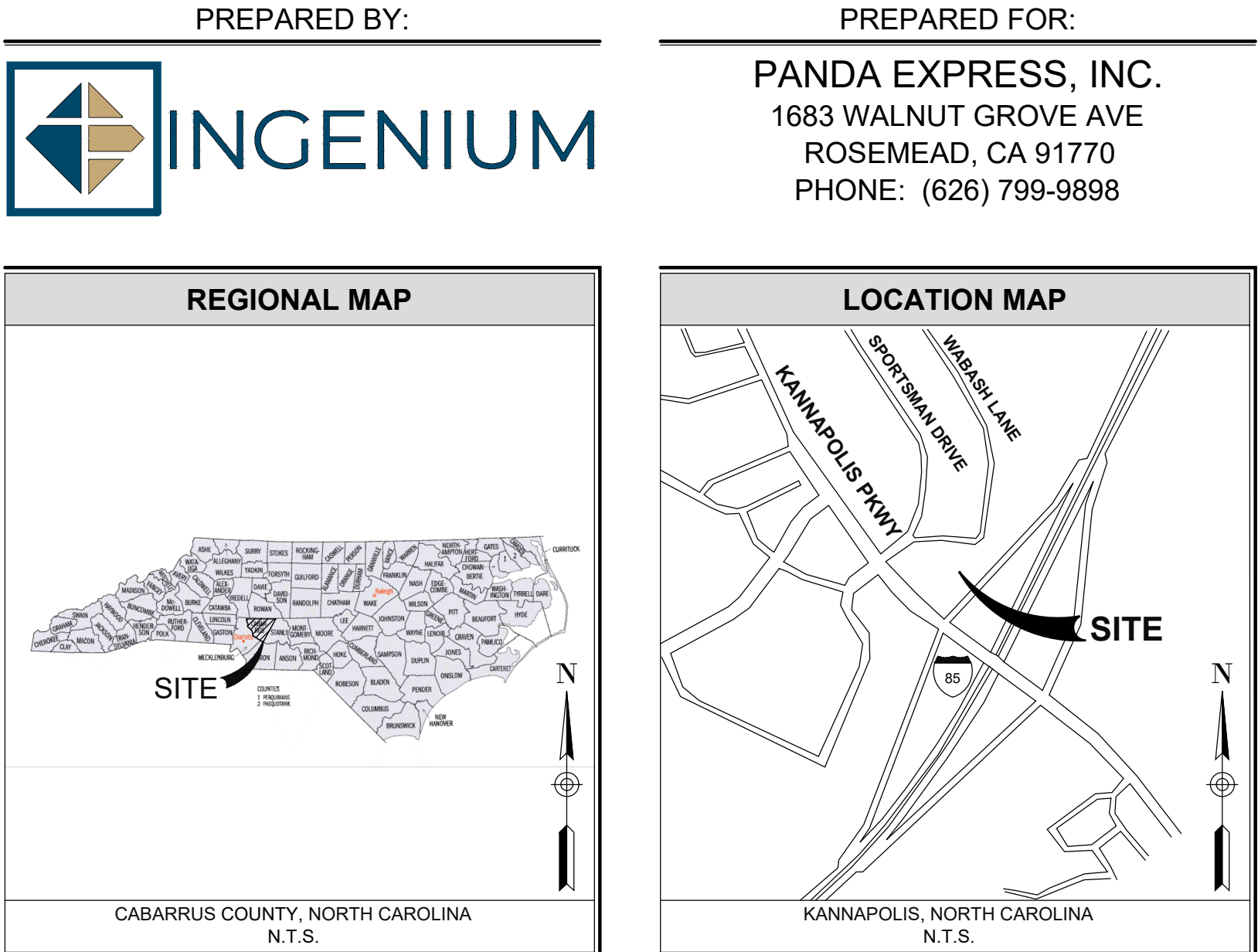


- PANDA EXPRESS STANDARD NOTES**
1. THESE PLANS WERE PREPARED WITHOUT THE USE OF A GEOTECH REPORT. PAVEMENT AND CONCRETE SECTIONS ARE SUBJECT TO CHANGE.
 2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

SITE DEVELOPMENT PLANS FOR:



D24956, STORE #TBD
450 KANNAPOLIS PARKWAY
CONCORD, NORTH CAROLINA 28027



SHEET INDEX											
NO.	TITLE	ISSUE 01 - ISSUE FOR PERMIT									
C01.0	COVER SHEET	●									
C01.1	GENERAL NOTES	●									
C02.0*	ALTA/ACSM SURVEY (BY OTHERS)	●									
C02.1	DEMOLITION PLAN	●									
C03.0	SITE PLAN	●									
C03.1	STAKING PLAN	●									
C03.2	HARDSCAPE DETAILS I	●									
C03.3	HARDSCAPE DETAILS II	●									
C04.0	UTILITY PLAN	●									
C04.1	UTILITY DETAILS I	●									
C04.2	UTILITY DETAILS II	●									
C04.3	UTILITY DETAILS III	●									
C04.4	UTILITY DETAILS IV	●									
C04.5	PIPE PROFILES I	●									
C04.6	PIPE PROFILES II	●									
C05.0	GRADING AND DRAINAGE PLAN	●									
C05.1	BUILDING AREA DRAINAGE PLAN	●									
C05.2	POND CROSS SECTIONS	●									
C06.0	SWPPP PLAN	●									
C06.1	ESPC PLAN	●									
C06.2	ESPC DETAILS I	●									
C06.3	ESPC DETAILS II	●									
C06.4	ESPC DETAILS III	●									
SHEETS DENOTED WITH AN ASTERISK ("") ARE NOT INCLUDED IN THE DIGITAL/ELECTRONIC SEAL OF THE CIVIL ENGINEER (JEREMY PETTIT, P.E.) AND ARE INCLUDED FOR REFERENCE PURPOSES ONLY.											

PROJECT CONTACTS			
SELLER/LANDLORD NELSON PROPERTIES 450 KANNAPOLIS PARKWAY CONCORD, NC 28027	DEVELOPER PANDA EXPRESS REAL ESTATE MR. DAN WAGUESPACK EMAIL: DAN.WAGUESPACK@PANDARG.COM PHONE: (941) 320-7208	CIVIL ENGINEER INGENIUM ENTERPRISES, INC. MR. JEREMY PETTIT, P.E. 19445 SHUMARD OAK DRIVE, SUITE 102 LAND O LAKES, FLORIDA 34638 EMAIL: JEREMY@INGENIUMENTERPRISES.COM PHONE: (813) 387-0084	LANDSCAPE ARCHITECT WAS DESIGN JARED ACY 1510 NORTH STATE STREET SUITE 300 JACKSON, MISSISSIPPI 39202 JACY@WAS-DESIGN.COM
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GAS DOMINION ENERGY MR. BRENT BEAM EMAIL: JEFFREY.BEAM@DOMINIONENERGY.COM PHONE: (704) 718-3069	TELEPHONE/CABLE SPECTRUM PHONE: (877) 574-7230	FIRE CITY OF KANNAPOLIS MR. TRACY WINECOFF - FIRE CHIEF 401 LAUREATE WAY KANNAPOLIS, NC 28081 EMAIL: TWINECOFF@KANNAPOLISNC.GOV PHONE: (704) 920-4260	

SITE INFORMATION	
JURISDICTION: KANNAPOLIS, NORTH CAROLINA	
ZONING: RURAL RESIDENTIAL (R1)	
REQUIRED BUILDING SETBACKS: FRONT: 10' SIDE: NONE SIDE: NONE REAR: NONE	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.
REQUIRED PARKING: (8) PARKING SPACES REQUIRED PER 1000 SF OF BUILDING AREA 2,600SF BUILDING / (8 SPACES / 1000 SF) = 21 SPACES	EXISTING INFORMATION: PROVIDED BY R.B. PHARR & ASSOCIATES, DATED 11/11/2022 (SEE SHEET C02.0).
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.	

THESE PLANS WERE PREPARED WITHOUT THE USE OF A GEOTECH REPORT. PAVEMENT AND CONCRETE SECTIONS ARE SUBJECT TO CHANGE.

PANDA EXPRESS, INC. SHALL OWN AND MAINTAIN THE UTILITIES ON-SITE.

SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGN APPROVAL



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



INGENIUM ENTERPRISES, INC.
19445 SHUMARD OAK DR.
SUITE 102
LAND O LAKES, FL 34638
PHONE: (813) 387-0084
NCBEE'S CERTIFICATE #C-4114



COVER SHEET

C01.0

PANDA HOME REV4