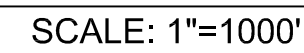


1. THE GEOTECHNICAL INVESTIGATION REPORT AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.

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.



PAVEMENT AND CURBING

- ① PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL #5 ON SHEET (C03.1)
- ② PROVIDE CONCRETE SIDEWALKS PER DETAIL #17 ON SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING PER DETAIL #16 ON SHEET (C03.2)
- ③ HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL #2 ON 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 PAVEMENT SECTION DETAIL #9 AND #2 ON SHEET (C03.1)
- ⑤ CONCRETE PAVING AT PARKING - SEE DETAIL #2 ON SHEET (C03.1) & GEO-TECH REPORT
- ⑥ LIGHT DUTY CONCRETE PAVING - SEE DETAIL #2 ON SHEET (C03.2) & GEO-TECH REPORT
- ⑦ HEAVY DUTY CONCRETE PAVING - SEE DETAIL #2 ON SHEET (C03.2) & GEO-TECH REPORT
- ⑧ SEALED CONC. SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROWN TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
- ⑨ EXPANSION JOINT - SEE SOILS REPORT FOR SPACING - SEE DETAIL #4 ON SHEET (C03.1)
- ⑩ CONTROL JOINTS - SEE SOILS REPORT FOR SPACING - SEE DETAIL #3 ON SHEET (C03.1)

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

- | | |
|----|---|
| 15 | ADA ACCESSIBLE RAMP AT HANDICAP PARKING STALLS - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL #1 ON SHEET C03.1 |
| 16 | ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL #1 ON SHEET C03.1 |
| 17 | HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE AND STRIPING - SEE DETAILS #1, #6 & #8 ON 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 MUTCD SPECS. |
| 20 | * 4" WIDE PARKING STRIPE PAINT PER PAVEMENT MARKING NOTE #1 - SHEET C01.2 |
| 21 | TRAFFIC ARROW PAINTED WHITE - SEE DETAIL #11 ON SHEET C03.1 |
| 22 | STOP BAR PAINTED WHITE PER MUTCD SPECS. |
| 23 | *"STOP" SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS |
| 24 | DO NOT ENTER SIGN PER MUTCD / LOCAL SPECS. |

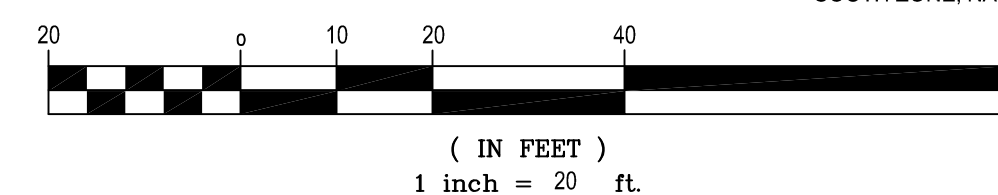
PANDA EXPRESS SITE FEATURES

- | | |
|----|---|
| 30 | DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET |
| 31 | NEW PAINTED STREET/GEAR LOCATION - SEE ELECTRICAL PLANS |
| 32 | ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET |
| 33 | DRIVE THRU 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 #1. |
| 35 | WHEEL STOP - (OR TECHNOLOGIES, "PARK-IT" PAVING CURB #162018 (BLACK AND YELLOW) OR OWN APPROVED EQUIV.) |
| 36 | TRANS. ENCLOSURE, CONFORM BIN SIZE WITH SIGN WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET |
| 37 | LOCATION OF POLE MOUNTED SIGN (SEE SIGN DESIGN WITH OTHERS) |
| 38 | LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE DETAIL #10 ON 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 FLATWOK AT FACE OF CURB - SEE DRAINAGE 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 (L.01.0) |

ADDITIONAL SITE FEATURES

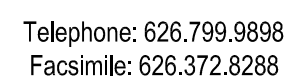
- | | |
|----|--|
| 50 | MATCH EXISTING GRADE |
| 51 | EXISTING FIRE HYDRANT |
| 52 | SIDEWALK PER CITY SPECS - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #12 ON SHEET (C03.1) |
| 53 | ADA ACCESSIBLE RAMP PER CITY SPECS - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #20 ON SHEET (C03.2) |
| 54 | HIGH TRAFFIC VOLUME COMMERCIAL ENTRANCE (HPRCD_C1_06) - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #13 ON SHEET (C03.1) |
| 55 | STANDARD COMMERCIAL ENTRANCE (HPRCD_C1_05) - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #14 ON SHEET (C03.2) |
| 56 | 30" CURB AND GUTTER - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #15 ON SHEET (C03.2) |
| 57 | PROVIDE CONCRETE RETAINING WALL WITH TRAFFIC RATED GUARD RAIL - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #21 ON SHEET (C03.2) FOR REFERENCE ONLY |
| 58 | TWO FOOT NO PLANTING ZONE FROM BACK OF CURB, CLEAR OF TREES OR SHRUBS FOR VEHICLE OVERHANG, GRASS ONLY |
| 59 | DRIVE THRU VEHICLE WAITING AREA |
| 60 | PROVIDE PEDESTRIAN POLE AND PUSH BUTTONS PER CITY SPECS - COORDINATE WITH CITY PRIOR TO ANY WORK DONE |
| 61 | ADA DETECTABLE WARNING PER CITY SPECS - COORDINATE WITH CITY PRIOR TO ANY WORK DONE |
| 62 | PROVIDE SEGMENTAL RETAINING WALL - SEE GRADING PLAN FOR ELEVATIONS - SEE DETAIL #7 ON SHEET (C03.1) FOR REFERENCE ONLY |

GRAPHIC SCALE



FLOOD ZONE

By graphic plotting only, this property is in Zone "X Unshaded", "X Shaded" & "AE" of the Flood Insurance Rate Map, Community Panel No. 5101030139D, which bears an effective date of 12/09/2014 and is in a Special Flood Hazard Area, Zone "X-Unshaded" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.



All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

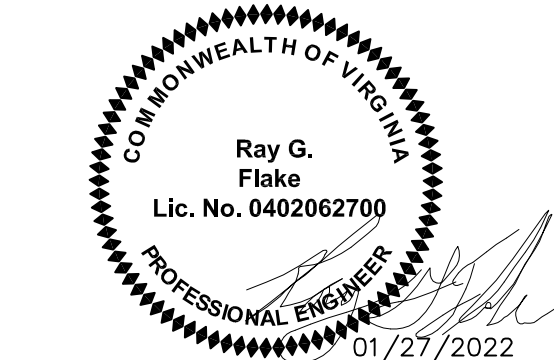
1	PERMIT/BID SET	02-12-2
2	CITY COMMENTS	08-17-2
3	CITY COMMENTS	10-22-2
4	CITY COMMENTS	12-15-2
5	CITY COMMENTS	01-27-2
	ISSUE FOR BID (DT)	02-04-22

DRAWN BY: LEB

PANDA PROJECT #: S8-21-D8164

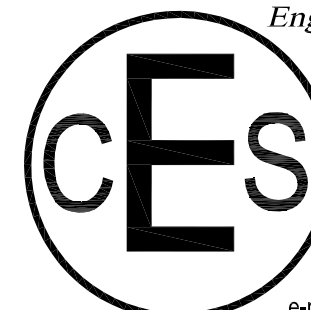
PANDA STORE #: - D-8164

ARCH PROJECT #: - XXXXX-XXX



Civil Engineering Services

Engineering, Land Planning
and Environmental



7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

e-mail: ray@civilengineeringservices.net

PANDA EXPRESS

TRUE WARM AND WELCOME
6104 JEFFERSON AVENUE
NEWPORT NEWS, VA 23605


SITE PLAN

C03.0

TRUE WARM & WELCOME 2300 R2



ALL DISTURBED AREA SHALL BE STABILIZED WITH SOD, COMMON TO THE REGION - SEE LANDSCAPE PLAN



BM #2
 TYPE: FIP 5/8" Rebar
 NORTHING: 3537921.64
 EASTING: 12082734.63
 ELEVATION: 15.95

BM #1
TYPE: CP MAG
NORTHING: 3537960.86
EASTING: 12082580.68
ELEVATION: 18.42