

SITE DATA TABLE

- **ZONING:**
CF - COMMERCIAL FRINGE DISTRICT
- **REQUIRED BUILDING SETBACKS:**
FRONT (WF) = 42'
REAR (E) = 25'
SIDE (N) = 10'
SIDE (S) = 10'
- **SITE ACREAGE:**
PANDA EXPRESS = 66,956 SF / 1.537 ACRES
- **FLOOR AREA RATIO:**
PANDA EXPRESS = 2,335 SF BLDG / SITE AREA 66,956 = 3.487%
GROSS FAR = 6,883 SF BLDG / SITE AREA 66,956 = 10.28%
PROPOSED SITE IMPERVIOUS SURFACE RATIO
TOTAL SITE = 66,956 SF
PAVEMENT/SIDEWALKS = 41,657 SF
BUILDING = 6,883 SF
TOTAL IMPERVIOUS = 48,540 SF
TOTAL PERVIOUS = 18,416 SF
PERCENT IMPERVIOUS = 72.50%
- **PARKING**
RETAIL: 1300 SF
RESTAURANT: 1/100 SF OR 1/2 SEATS, WHICHEVER IS GREATER
MEDICAL/DENTAL: 2/EXAM ROOM + 1/EMPLOYEE OR 1/200 SF IF ROOMS/EMPLOYEES UNKNOWN

PANDA EXPRESS - 2,335 SF/56 SEATS = 28 SPACES
RETAIL - 2,033 SF = 8 SPACES
RESTAURANT - 1,350 SF/56 SEATS UNKNOWN = 14 SPACES
MEDICAL/DENTAL OFFICE - 3,500 SF/EXAM ROOMS UNKNOWN = 18 SPACES

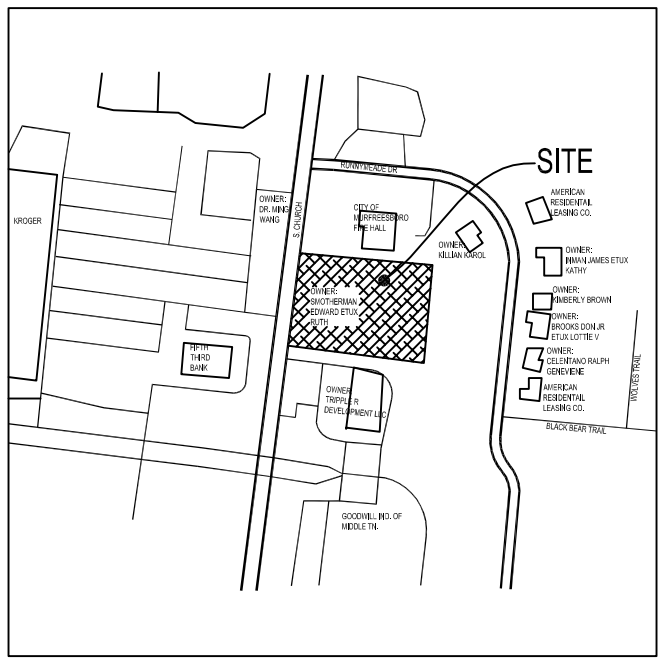
TOTAL REQUIRED NON-ADA PARKING: 68
TOTAL PROVIDED NON-ADA: 75
• **TOTAL PARKING PROVIDED:** 79 (75 STANDARD, 4 ADA)
- **REQUIRED PARKING SETBACKS:**
FRONT (WF) = 8'
REAR (E) = 25'
SIDE (N) = 15'
SIDE (S) = 15'
- **FLOOD HAZARD:**
F.I.R.M. MAP NO. 47149C0270H, DATED JANUARY 5, 2007

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED 09/20/2020 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.
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.

MURFREESBORO STANDARD NOTES

1. FOR ANY WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING NOTE SHOULD BE ADDED TO THE PLANS: "CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES."
2. THE FOLLOWING STANDARD NOTE SHALL APPEAR ON ALL SITE PLANS THAT ARE NOT EXEMPT FROM PROVIDING A STORMWATER MANAGEMENT PLAN: "A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED."
3. THE FOLLOWING STANDARD NOTE SHALL APPEAR ON ALL SITE PLANS: "AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE CERTIFICATE OF OCCUPANCY."
4. THE FOLLOWING STANDARD NOTE SHALL APPEAR ON ALL SITE PLANS: "A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."
5. THE FOLLOWING STANDARD NOTE SHALL APPEAR ON ALL SITE PLANS: "A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT."
6. THE FOLLOWING STANDARD NOTE SHALL APPEAR ON ALL SITE PLANS: "THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY."



LOCATION MAP
NOT TO SCALE

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
- CONCRETE PAVERS - SEE DETAIL SHEET SECTION (C03.2)
- 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)

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 LIGHT DUTY ASPHALT PAVING - SEE DETAIL SHEET (C03.2) & GEO-TECH REPORT
- 6 HEAVY DUTY ASPHALT PAVING - SEE DETAIL SHEET (C03.2) & GEO-TECH REPORT
- 7 PROVIDE 2' WIDE CURB CUT - SEE SHEET (C03.1)
- 8 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.
- 9 EXPANSION JOINT - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- 10 CONTROL JOINTS - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- 11 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 MUTCD SPECS.
- 20 4" WIDE PARKING STRIPE PAINTED WHITE PER MUTCD 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
- 24 DO NOT ENTER SIGN PER MUTCD / LOCAL SPECS.
- 25 BOLLARD PLAN - SEE DETAIL (C03.2)

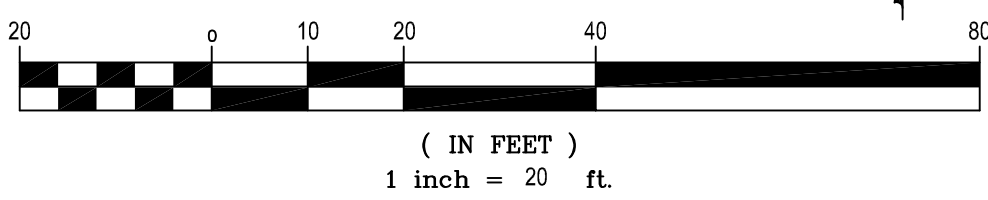
PANDA EXPRESS SITE FEATURES

- 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 LOCATION OF 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)

ADDITIONAL SITE FEATURES

- 50 MATCH EXISTING GRADE
- 51 EXISTING FIRE HYDRANT

GRAPHIC SCALE



FLOOD STATEMENT

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 47149C0270H DATED 01/05/2007 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 9-24-2020 BY EMAIL (www.fema.gov)



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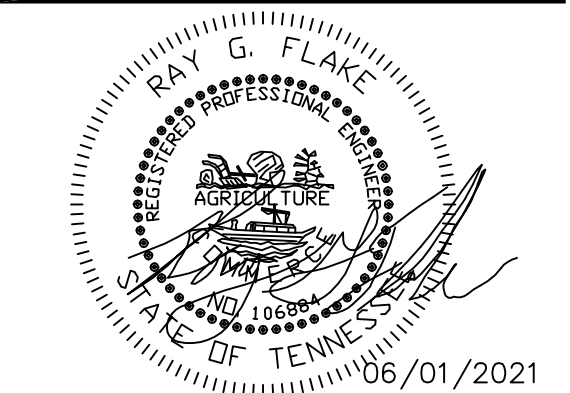
REVISIONS:

ISSUE DATE:

PERMIT/BID SET	06-01-21
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CFT RETAIL BUILDING

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SITE PLAN

C02.1