SITE PLANS:

PROJECT CONTACTS

CURRENT OWNER	DEVELOPER	CIVIL ENGINEER	ARCHITECT	LAND SURVEYOR
DERITA CONCORD NC, LLC MS. SARAH THOMAS 901 WABASH AVENUE, SUITE 300 TERRE HAUTE, INDIANA 47807 STHOMAS@ATLANTICRETAIL.COM	PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	INGENIUM ENTERPRISES, INC. 5991 PARKWAY NORTH BLVD. SUITE A CUMMING, GEORGIA 30040 PHONE: (770) 437-8850 EMAIL: PERMITTING@INGENIUMTEAM.COM	CUHACI & PETERSON 2600 MAITLAND CENTER PARKWAY SUITE 200 MAITLAND, FLORIDA 32751 PHONE: (407) 661-9100	R.B. PHARR & ASSOCIATES, P.A. MR. ANDREW B. BAKER 969 EAST 7TH STREET, SUITE 100 CHAROLETTE, NORTH CAROLINA 28204 PHONE: (704) 376-2186
MEP	**SITE LIGHTING**	**MUNICIPAL SEWER AGENCY**	**MUNICIPAL WATER AGENCY**	**ELECTRIC**
CUHACI & PETERSON 2600 MAITLAND CENTER PARKWAY SUITE 200 MAITLAND, FLORIDA 32751 PHONE: (407) 661-9100	VILLA LIGHTING SUPPLY MR. RYAN ZINSELMEIER 2929 CHOTEAU AVENUE ST. LOUIS, MISSOURI 63103 PHONE: (314) 633-0423 EMAIL: RYANSINSELMEIER@VILLALIGHTING.COM	CITY OF CONCORD - ENGINEERING DEPARTMENT MR. ADAM DAGENHART 635 ALFRED BROWN JR. COURT SW CONCORD, NORTH CAROLINA 28025 PHONE: (704) 920-5555 DAGENHAA@CONCORDNC.GOV	CITY OF CONCORD - ENGINEERING DEPARTMENT MR. ADAM DAGENHART 635 ALFRED BROWN JR. COURT SW CONCORD, NORTH CAROLINA 28025 PHONE: (704) 920-5555 DAGENHAA@CONCORDNC.GOV	DUKE ENERGY MR. STETSON WEBSTER 2530 E WT HARRIS BLVD CHARLOTTE, NC 28213 PHONE: (704) 476-6716 EMAIL: STETSON.WEBSTER @DUKE-ENERGY.COM
GAS	**TELEPHONE COMPANY**	**LANDSCAPE ARCHITECT**	**SIGNAGE**	**FIRE**
DOMINION ENERGY MR. BRENT BEAM PHONE : (704) 810-3123 & (704) 718-3069 JEFFREY.BEAM@DOMINIONENERGY.COM	AT&T MR. JUAN ALBA PHONE: (800) 321-2000 JA951E@ATT.COM	WAS DESIGN MR. JARED ACY 175 WEST CAPITOL STREET SUITE 500 JACKSON, MISSISSIPPI 39201 PHONE: (601) 790-0781 EMAIL: JACY@WAS-DESIGN.COM	ALLEN INDUSTRIES MR. GEORGIA THOMSON 4100 SHERATON COURT GREENSBORO, NORTH CAROLINA 27410 PHONE: (336) 615-8766 EMAIL: GEORGE.THOMSON @ALLENINDUSTRIES.COM	CONCORD FIRE DEPARTMENT DEPUTY FIRE MARSHAL MR. TRAVIS MCGAHA 100 WARREN C. COLEMAN BLVD CONCORD, NORTH CAROLINA 28027 PHONE: (704) 701-1815 MCGAHAJT@CONCORDNC.GOV

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON. DATED DATE 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.

ZONING AMENDMENT CONDITIONS

ACCORDING TO THE ZONING ORDINANCE AMENDMENT RESULTING FROM CONDITIONAL ZONING Z(CD)-12-18, THE FOLLOWING CONDITIONS APPLY TO THE SUBJECT SITE:

1. COMPLIANCE WITH THE "SHOPS ON DERITA" CONCEPTUAL SITE PLAN (DATED 7-10-18), THE ARCHITECTURAL RENDERINGS (DATED 4-18-18), SIGNAGE PLAN (DATED 6-27-18), THE "DESIGN CRITERIA" SHEET, AND "SHOPS ON DERITA" LANDSCAPING PLAN (DATED 7-17-18).
2. SIGNAGE PLAN (DATED 6-27-18) APPLIES ONLY TO THE LOCATION, DIMENSION, AND DESIGN OF GROUND SIGNAGE AND THE LAYOUT OF BUILDINGS/PARKING ETC. SHALL BE GOVERNED BY THE "SHOPS ON DERITA" CONCEPTUAL SITE PLAN (DATED 7-10-18)
3. LANDSCAPING PLAN (DATED 7-17-18) APPLIES ONLY TO PROPOSED LANDSCAPING AND NOT TO SIGN DESIGN.
4. LANDSCAPING FOR THE SITE SHALL MEET PLANT POINT TOTALS REQUIRED BY CDO ARTICLE 11.
5. NOTE # 5 ON THE "SHOPS ON DERITA" CONCEPTUAL SITE PLAN (DATED 7-10-18) SHALL BE REMOVED AND IS NOT APPLICABLE.
6. ALL WALL MOUNTED SIGNAGE SHALL BE SUBJECT TO CURRENT CDO (CONCORD DEVELOPMENT ORDINANCE) ARTICLE 12 "SIGNS" STANDARDS.
7. STREET YARD LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF A LEVEL 3 STREET YARD AS DEFINED BY CDO ARTICLE 11.7. ALL REQUIRED BUILDING YARDS, INCLUDING THOSE FACING DERITA ROAD SHALL MEET OR EXCEED LANDSCAPE REQUIREMENTS OF CDO ARTICLE 11.5.
8. PRELIMINARY SUBDIVISION APPROVAL AND TECHNICAL SITE PLAN SHALL BE REQUIRED.
9. ANY SUBSTANTIAL DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION.

Fire Department Construction Data Detail

Fire Department Construction Data

Largest Building Size in Square Feet

2,200sf

Building Height and Number of Floors

22'-6", 1 Floor

Type of Building Construction

II-B

Proposed Use

Restaurant

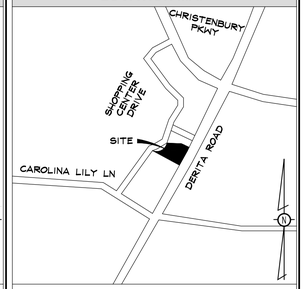
All submittals shall include the above detail for determination of needed fire flow and accessibility by fire apparatus.

Plans not including this detail will not be accepted for review.

REGIONAL MAP

CONCORD, NORTH CAROLINA
NOT TO SCALE

LOCATION MAP



CONCORD, NORTH CAROLINA
NOT TO SCALE

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

24-HOUR CONTACT:
CLAY WORTHY
(602) 931-6540

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

North Carolina 811
www.nc811.org

D8698, STORE #---
3030 DERITA ROAD
CONCORD, NORTH CAROLINA 28027

PREPARED BY:

INGENIUM ENTERPRISES
Civil Engineering & Planning

PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SITE INFORMATION

JURISDICTION:
CONCORD, NORTH CAROLINA

ZONING:
MIXED USE-COMMERCIAL CENTER LARGE (MX-CC2)

CONDITIONAL ZONING Z(CD)-12-18. SEE ZONING AMENDMENT CONDITIONS FOR MORE INFO.

REQUIRED BUILDING SETBACKS:
FRONT: 10'
SIDE: 0'
SIDE: 0'
REAR: 0'

REQUIRED PARKING:
MINIMUM: 16 SPACES (1 PER EVERY 3 SEATS, ASSUMING 48 SEATS)
MAXIMUM: 44 SPACES (1 PER 50 SF, ASSUMING 2,200 SF)

4 BICYCLE PARKING SPACES REQUIRED.

PROPOSED PARKING:
9' X 20' (ANGLED) = 6
9' X 19' (REGULAR) = 22
8' X 19' (HC) = 2
TOTAL = 30

DRIVE AISLE: 24"

SITE AREA CALCULATIONS:
SITE: ±1.00 AC.
EASEMENT AREA: ±0.26 AC.
EXISTING IMPERVIOUS AREA: ±0.13 AC. (5663 SF)
PROPOSED IMPERVIOUS AREA: ±0.65 AC. (28314 SF)

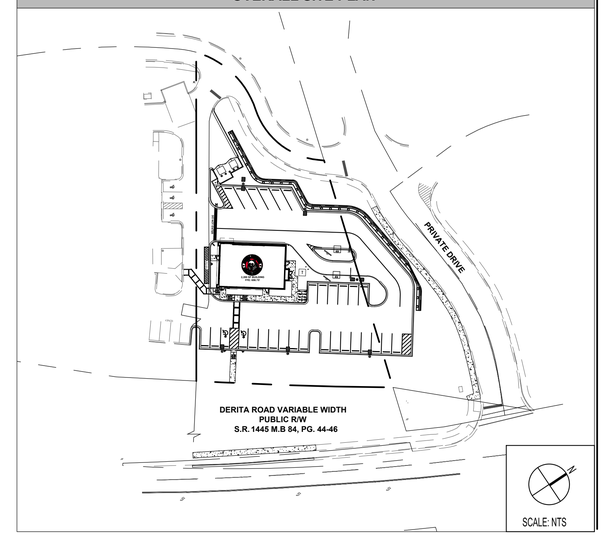
MAXIMUM PERCENT IMPERVIOUS: 80%
PROPOSED PERCENT IMPERVIOUS: 65%

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 3710458900L, DATED 11/16/2018.

EXISTING INFORMATION:
PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., DATED 08/19/2021 (SEE SHEET C02.0).

FOR DEVELOPER APPROVAL WITHIN TWENTY (20) DAYS

OVERALL SITE PLAN



SHEET INDEX

NO.	TITLE	ISSUE 01 - SUBMIT TO SELLER 11/05/2021	ISSUE 02 - ISSUE FOR PERMIT 01/21/2022	ISSUE 03 - REISSUE FOR PERMIT 04/07/2022	ISSUE 04 - ISSUE FOR BID 04/25/2022		
C01.0	COVER SHEET	●	●	●	●		
C01.1	GENERAL NOTES I		●	●	●		
C01.2	GENERAL NOTES II			●	●		
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		●	●	●		
C03.4	HARDSCAPE DETAILS III			●	●		
C03.5	TRUCK TURNING PLAN			●	●		
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	UTILITY DETAILS V				●		
C04.6	PIPE PROFILES I		●	●	●		
C04.7	PIPE PROFILES II		●	●	●		
C05.0	GRADING & DRAINAGE PHASE	●	●	●	●		
C05.1	BUILDING DRAINAGE DETAIL PLAN	●	●	●	●		
C06.0	SWPP PLAN		●	●	●		
C06.1	ESPC PLAN- CLEARING PHASE		●	●	●		
C06.2	ESPC PLAN- GRADING PHASE		●	●	●		
C06.3	ESPC PLAN- FINAL PHASE		●	●	●		
C06.4	ESPC DETAILS I		●	●	●		
C06.5	ESPC DETAILS II		●	●	●		
L1.0	LANDSCAPE PLANTING PLAN (BY OTHERS)	●	●	●	●		
L1.1	LANDSCAPE SCHEDULE (BY OTHERS)	●	●	●	●		
L1.2	LANDSCAPE DETAILS (BY OTHERS)	●	●	●	●		
RW1	TITLE SHEET (BY OTHERS)			●	●		
RW2	PLAN & ELEVATION VIEW SHEET (BY OTHERS)			●	●		
RW3	ELEVATION VIEW & DETAIL SHEET (BY OTHERS)			●	●		
SL01	PHOTOMETRIC PLAN (BY OTHERS)	●	●	●	●		

PANDA EXPRESS, INC.

1683 WALNUT GROVE AVE.
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TELEPHONE: 626.799.9898
FACSIMILE: 626.372.8288

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REVISIONS:

ISSUE DATE:

ISSUE FOR PERMIT	04-07-22
ISSUE FOR BID	04-25-22

DRAWN BY: KBS

PANDA PROJECT #:D8689
PANDA STORE #:
ARCH PROJECT #:

INGENIUM ENTERPRISES
Civil Engineering & Planning

NORTH CAROLINA PROFESSIONAL SEAL 028149 ENGINEER JAMES D. NEFF
4/25/22

COVER SHEET
C01.0

TRUE WARM & WELCOME 2200