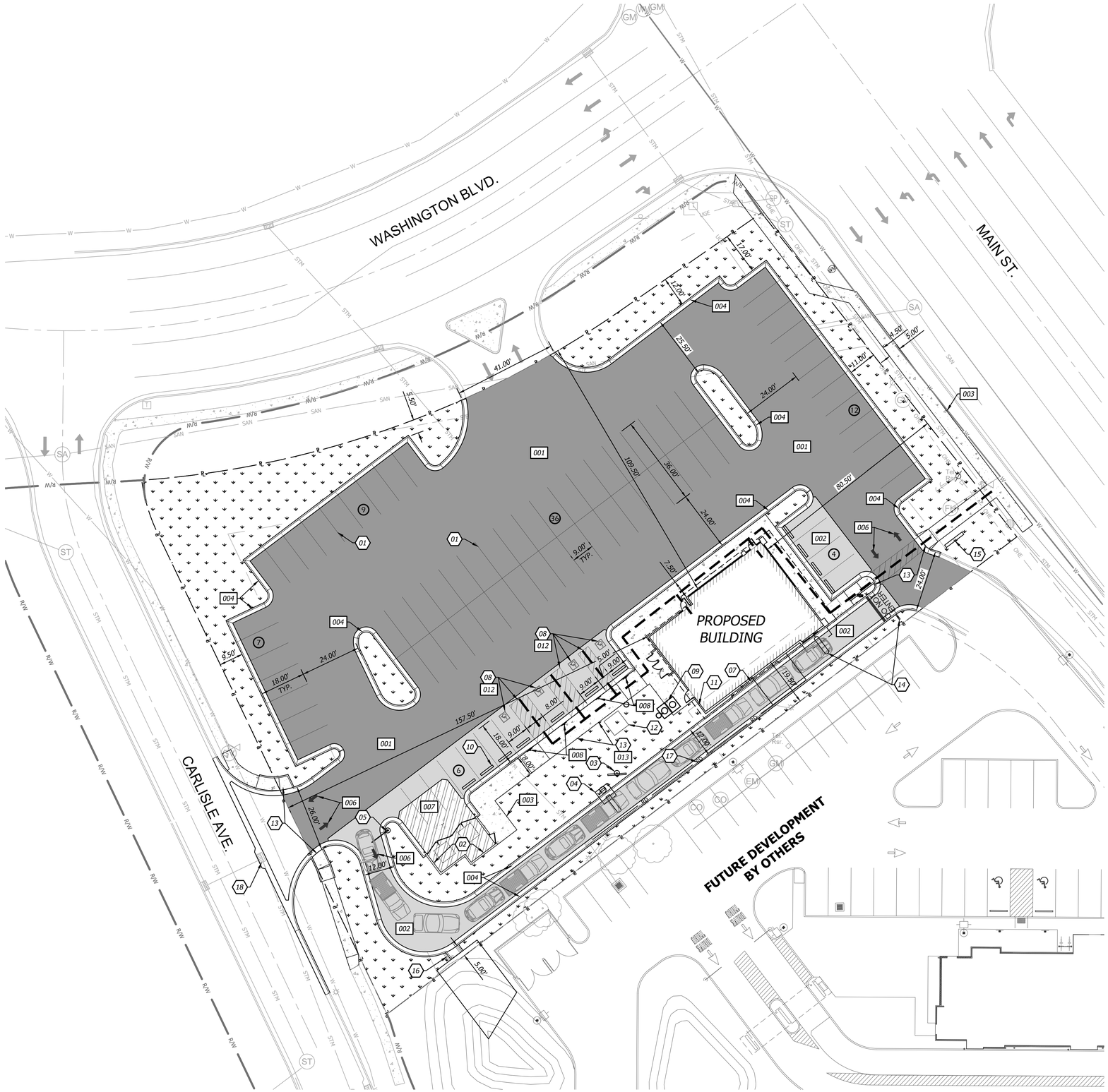

SITE DATA

TOTAL FLOOR AREA:	2,300 SQ FT
PROPOSED SITE AREA:	1.225 ACRES
DISTURBED AREA:	1.225 ACRES

PARKING DATA
CITY REQUIREMENTS- RESTAURANT
1 SPACE PER FOR EACH 150 GROSS SQUARE FEET FLOOR AREA

STALLS REQUIRED	16
TOTAL STALLS PROVIDED	74
STANDARD STALLS PROVIDED	70
ADA ACCESSIBLE STALLS PROVIDED	4
STACKING PROVIDED	12
SETBACKS	
FRONT	25
BACK	25
SIDE	NONE

ZONING CLASSIFICATION:

B-2 COMMUNITY BUSINESS

PLANNED LANDUSE:

B-2 COMMUNITY BUSINESS

DEVELOPER INFORMATION

PANDA EXPRESS, INC
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 97770
PHONE: 626.799.9898

00 CONSTRUCTION NOTES

01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STALL STRIPING (TYP.).
02 DUMPSTER AND SCREENING ENCLOSURE. SEE ARCHITECT'S PLANS
03 MENU BOARD. SEE ARCHITECT'S PLANS
04 SPEAKER BOX. SEE ARCHITECT'S PLANS
05 DRIVE THRU CLEARANCE BAR. SEE ARCHITECT'S PLANS
06 NOT USED
07 BACK OF CURB ALONG DRIVE-THRU, ADJACENT TO BUILDING SHALL EXTEND BACK TO FOOTING
08 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
09 1000 GALLON GREASE INTERCEPTOR
10 RUBBER WHEEL STOPS
11 GAS METER LOCATION
12 TRANSFORMER LOCATION
13 PROPOSED ADA RAMPS
14 DO NOT ENTER/THANK YOU SIGN. SEE ARCHITECT'S PLANS
15 MONUMENT SIGN. SEE ARCHITECTS PLANS
16 PROPOSED DRAINAGE FLUME
17 ROOF DRAIN PIPE SYSTEM
18 MODIFY EXISTING STORM SEWER TOP. SEE SHEET C6.5

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C6.0-C6.3

001 ASPHALT PAVEMENT
002 CONCRETE PAVEMENT
003 CONCRETE SIDEWALK
004 CONCRETE CURB & GUTTER
006 DIRECTIONAL ARROW
007 CONCRETE DUMPSTER PAD
008 ADA PARKING STALL SIGNAGE
012 ADA PARKING STALL STRIPING
013 "TYPE C" PRIVATE SIDEWALK RAMP (ADA COMPLIANT)

SITE LEGEND

- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE DUMPSTER PAD
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- ACCESSIBLE ADA ROUTE
- BUILDING SETBACK LINE
- # PARKING STALL COUNT

N

GRAPHIC SCALE
20 0 20

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REVISIONS:

ISSUE DATE:

1ST	SITE PLAN REVIEW	02-16-21
2ND	PERMIT/BID SET	04-09-21

DRAWN BY:

PANDA PROJECT #:	S8-22-D8193
PANDA STORE #:	-
ARCH PROJECT #:	20044.021

STATE OF OHIO
MARK SHERRY
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04/14/2021
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PANDA EXPRESS

TRUE WARM & WELCOME
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HAMILTON, OH 45013

SITE PLAN

C1.0

TRUE WARM & WELCOME 2300 R5

Apr 14, 2021 – 2:49pm Plotted By: travis.gerber V:\026800–Panda Express – Master 2018\026800.18–Hamilton OH\04–DWG\Eng\Sheet\026800.18–SHTS–SITE.dwg Layout: Site Plan