

CIVIL CONSTRUCTION PLANS
FOR

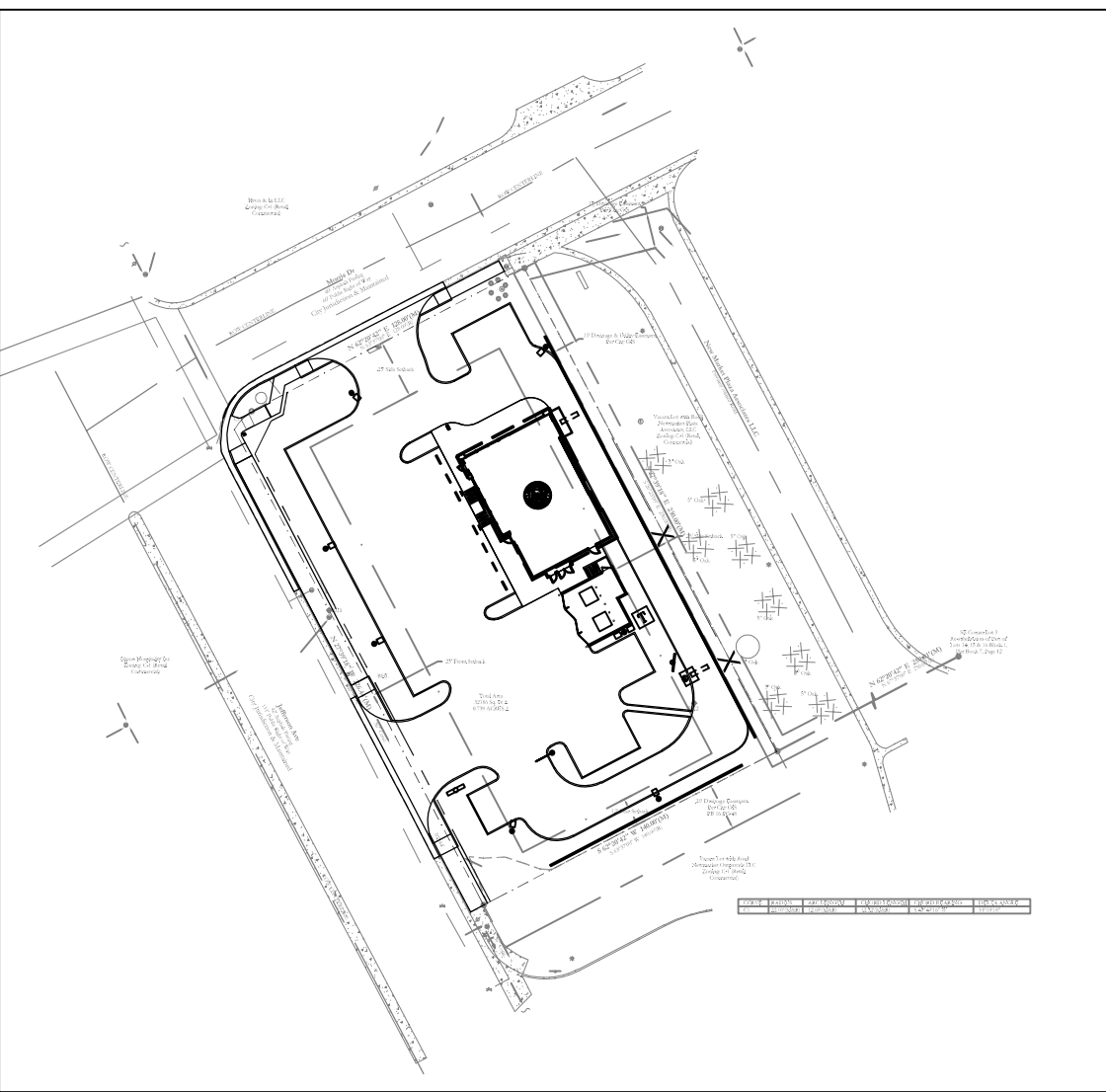


PANDA EXPRESS
6104 JEFFERSON AVENUE
NEWPORT NEWS, VA 23605

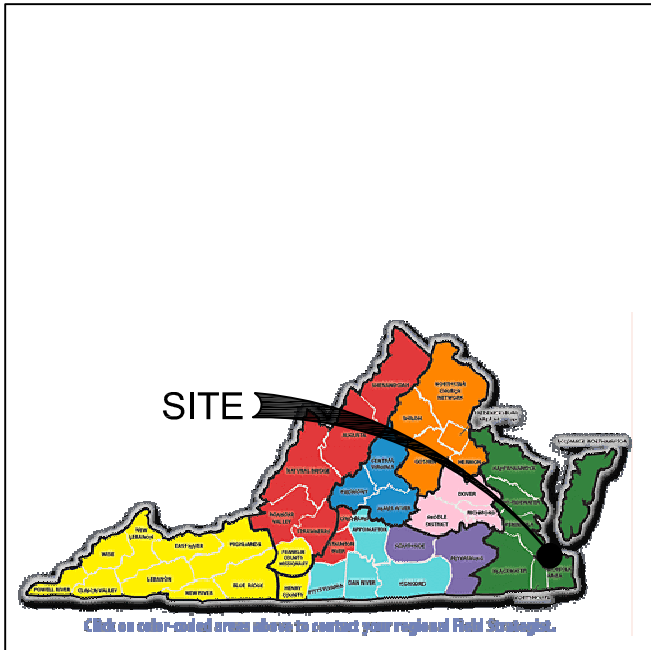
PREPARED FOR:
PANDA EXPRESS INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SITE DATA TABLE

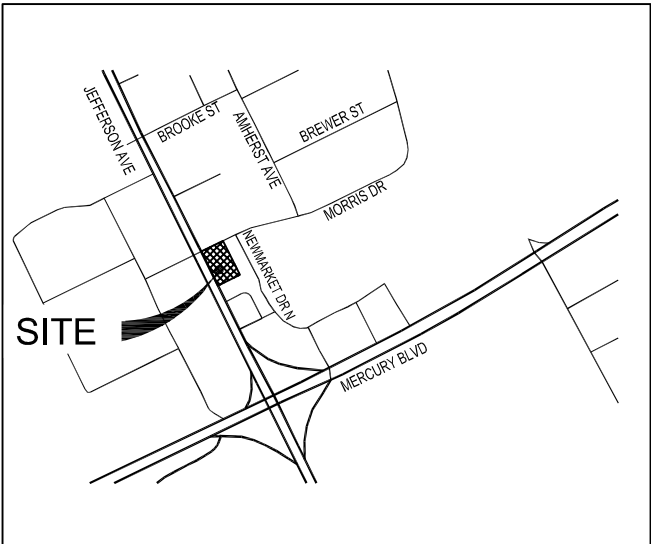
JURISDICTION: CITY OF NEWPORT NEWS	
PARCEL ID: 289000728	
SITE AREA: TOTAL SITE AREA = 32,186 SF / 0.739 AC TOTAL DISTURBED AREA = 35,135 SF / 0.81 AC TOTAL DISTURBED AREA IN ROW = 2,949 SF / 0.07 AC	
ZONING: C-1 (RETAIL COMMERCIAL)	
REQUIRED BUILDING SETBACKS: FRONT (N) = 25' (MORRIS) REAR (S) = 12' SIDE (W) = 25' (JEFFERSON) SIDE (E) = 5'	
SITE ACREAGE: EXISTING = 32,186 SF / 0.739 ACRES ROW DEDICATION = 896 SF / 0.021 ACRES PROPOSED = 31,290 SF / 0.718 ACRES	
LOT COVERAGE: MAX. LOT COVERAGE = 50% PANDA EXPRESS = 2,406 SF BLDG / SITE AREA 31,290 SF = 7.69%	
BUILDING HEIGHT: MAX ALLOWED = 40' PROVIDED = 22'-6"	
PERVIOUS (GREEN SPACE) AREAS: PRE = 13,109 SF / 0.30 AC POST = 8,675 SF / 0.20 AC REQUIRED = 3,134 SF / 0.07 AC PROVIDED = 8,675 SF / 0.20 AC	
IMPERVIOUS SURFACE RATIO PRE = 22,026 SF / 0.51 AC PAVEMENT/SIDEWALKS = 24,054 SF BUILDING = 2,406 SF POST TOTAL = 26,460 SF TOTAL DISTURBED AREA = 35,135 SF IMPERVIOUS SURFACE RATIO = 26,460 SF / 35,135 SF = 75.31%	
PARKING 1 SPACE PER 100 SF OF GROSS FLOOR AREA, PLUS KITCHEN (ADA REQUIRED SPACES = 2) BUILDING AREA = 2,406 SF PARKING REQUIRED = 24 SPACES TOTAL PARKING PROVIDED PANDA EXPRESS = 25 SPACES TOTAL ADA SPACES PROVIDED = 2 TOTAL SPACES PROVIDED = 27	
FLOOD HAZARD: F.I.R.M. MAP NO. 51010301390, DATED DEC. 9, 2014	
BM #2 TYPE: FIP 5/8" Rebar NORTHING: 3537921.64 EASTING: 12082734.63 ELEVATION: 15.95	BM #1 TYPE: CP MAG NORTHINGS: 3537960.86 EASTING: 12082580.68 ELEVATION: 18.42



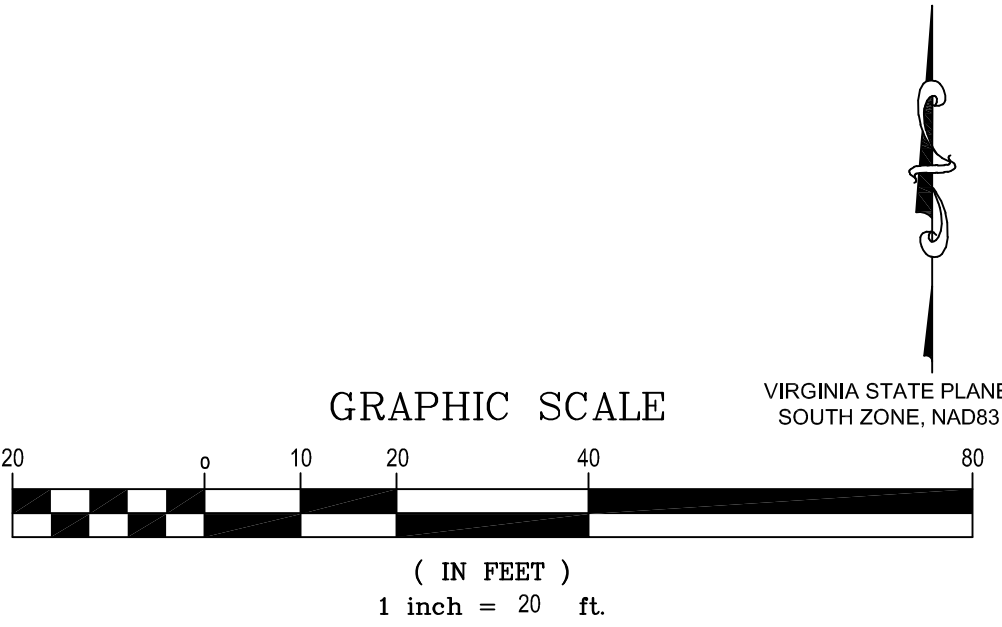
OVERALL SITE PLAN
NOT TO SCALE



REGIONAL MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=1000'



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. 51010301390, 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 levees from 100-year flood.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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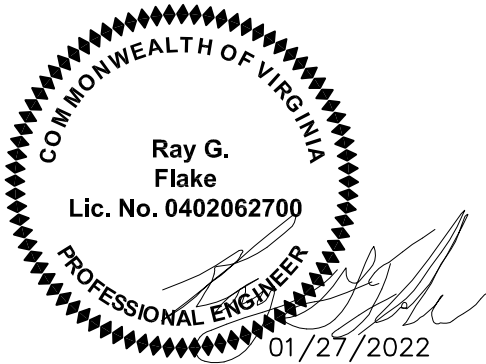
REVISIONS:

ISSUE DATE:

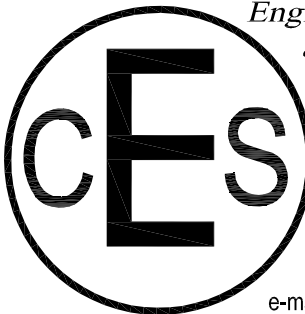
1	PERMIT/BID SET	02-12-21
2	CITY COMMENTS	08-17-21
3	CITY COMMENTS	10-22-21
4	CITY COMMENTS	12-15-21
5	CITY COMMENTS	01-27-22
	ISSUE FOR BID (DT)	02-04-22

DRAWN BY: LEB

PANDA PROJECT #: S8-21-D8164
PANDA STORE #: D-8164
ARCH PROJECT #: XXXXX-XXX



Civil Engineering Services
Engineering, Land Planning,
and Environmental



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PANDA EXPRESS

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

COVER SHEET

C01.0

TRUE WARM & WELCOME 2300 R2

PROJECT CONTACTS

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SEDIMENTATION, AND POLLUTION
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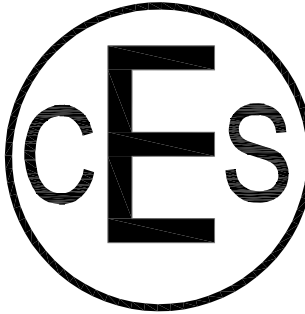
FIRE DEPARTMENT
JEFF SENTER - ASSISTANT CHIEF/ FIRE MARSHALL
NEWPORT NEWS FIRE DEPARTMENT
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Engineering, Land Planning, and Environmental

GENERAL NOTES

THIS SITE HAS BEEN DESIGNED TO MEET CITY OF NEWPORT NEWS, VIRGINIA STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION

THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY OTHERS. CIVIL ENGINEERING SERVICES AND THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE THIS INFORMATION SHOWN.

PROJECT NARRATIVE

TO DEMOLISH EXISTING GAS STATION, CANOPY, AND PARKING AREAS, THEN CONSTRUCT A NEW DRIVE THRU RESTAURANT AND PARKING LOT.

RESPONSIBLE LAND DISTURBER:
NOAH ALLEN
10906 JENNY CREEK DRIVE
NORTH PRINCE GEORGE, VA 23860
(804) 479-9947
sand.contracting.va@gmail.com
RLD NUMBER (RLD07712)
** FOR PERMIT PURPOSE ONLY**

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