

LOCATION MAP

NOT TO SCALE

PROPOSED GRADING LEGEND

TC	PROPOSED TOP OF CURB ELEVATION
P	PROPOSED BOTTOM OF CURB/PAVEMENT ELEVATION
G	PROPOSED GUTTER LINE ELEVATION
FG	PROPOSED FINISHED GRADE ELEVATION
SW	PROPOSED SIDEWALK ELEVATION
HP	PROPOSED HIGH POINT ELEVATION
MG	MATCH EXISTING GRADE ELEVATION
IE	PROPOSED INVERT ELEVATION
RIM	PROPOSED TOP OF GRATE ELEVATION
-----	LIMITS OF DISTURBANCE
2.00%	PROPOSED SLOPE DIRECTION
	PROPOSED STORM WATER CURB INLET
	PROPOSED STORM WATER AREA INLET

GRADING KEY NOTES

- 1 LIMITS OF LAND DISTURBANCE
- 2 MATCH EXISTING GRADE
- 3 PROVIDE 2.00% MAXIMUM CROSS SLOPE

GRADING NOTES

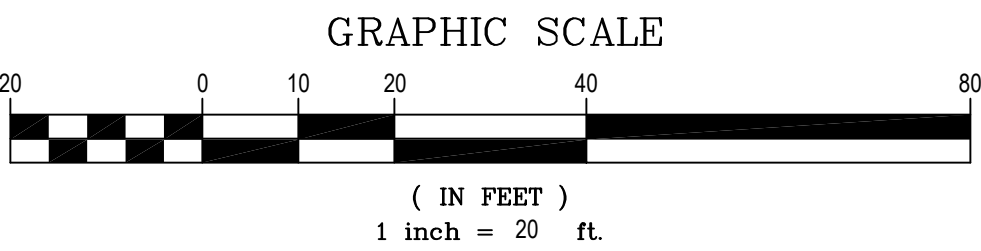
SEE SHEET C01.1 FOR GRADING NOTES

GRADING INFORMATION

LIMITS OF DISTURBANCE = 70,723 SF / 1.62 AC

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

CONSTRUCTION NOTE:
DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE



BM #51
TYPE: CUT X ON CURB
NORTHING: 142739.8825'
EASTING: 2057899.9590'
ELEVATION: 1351.77'

BM #52
TYPE: CUT X ON CURB
NORTHING: 142739.8825'
EASTING: 2057677.4612'
ELEVATION: 1346.65'

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40017C04408 DATED SEPTEMBER 28, 2008. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

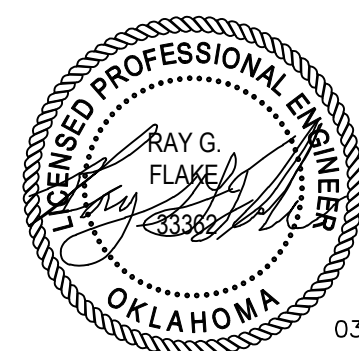
ISSUE DATE:

1ST PERMIT/BID SET 03-27-2023

DRAWN BY: RLP

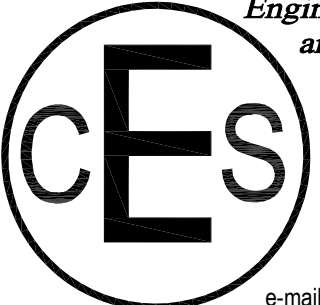
PANDA PROJECT #: S8-23-D24283

PANDA STORE #: D24283



03/27/2023

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 & WELCOME
HIGHWAY 152 & HUNKER TERRACE
MUSTANG, OK 73064

GRADING PLAN

C05.0

TRUE WARM & WELCOME 2600 RX

