

PROJECT CONTACTS				
CURRENT OWNER/MASTER DEVELOPER	DEVELOPER	CIVIL ENGINEER	ARCHITECT	LAND SURVEYOR
FERBER CORPORATION MR. WILL ANDERSON 100 SECOND AVENUE SOUTH SUITE 201-N ST. PETERSBURG, FLORIDA 33701 PHONE: (727) 490-1779 WANDERSON@FERBERCOMPANY.COM	PANDA EXPRESS, INC. MR. JOE CELENTO 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 CELL: (912) 272-4811 JOE.CELENTO@PANDARG.COM	INGENIUM ENTERPRISES, INC. MR. JEREMY PETTIT, P.E. 14499 NORTH DALE MABRY HIGHWAY SUITE 250 TAMPA, FLORIDA 33618 PHONE: (813) 367-0084 JPETTIT@INGENIUMTEAM.COM	CUHACI & PETERSON MS. ADRIANA LOVERA 2800 MAITLAND CENTER PARKWAY SUITE 200 MAITLAND, FL 32751 PHONE: (407) 661-9100 ADRIANA-LOVERA@C-P.COM	TO BE DETERMINED
MEP	SITE LIGHTING	STRUCTURAL	MUNICIPAL SEWER & WATER AGENCY	ELECTRIC
CUHACI & PETERSON MS. ADRIANA LOVERA 2800 MAITLAND CENTER PARKWAY SUITE 200 MAITLAND, FL 32751 PHONE: (407) 661-9100 ADRIANA-LOVERA@C-P.COM	VILLA LIGHTING SUPPLY MR. RYAN ZINSELMIEIER 2929 CHOUTEAU AVENUE ST. LOUIS, MISSOURI 63103 PHONE: (314) 633-0423 RYAN.ZINSELMIEIER@VILLALIGHTING.COM	BRITT, PETERS & ASSOCIATES MS. KIM FAIST, P.E. 101 FALLS PARK DRIVE SUITE 601 GREENVILLE, SOUTH CAROLINA 29601 PHONE: (864) 271-8869 KFAIST@BRITTPETERS.COM	PASCO COUNTY UTILITIES MR. MARK GUTTMAN 19420 CENTRAL BLVD. LAND O' LAKES, FLORIDA 34637 PHONE: (813) 255-6189 EXT. 9195 MGUTTMAN@PASCOCOUNTYFL.NET	DUKE ENERGY MR. RICH MARSGLIO PHONE: (727) 281-1686 RICH.MARSGLIO@DUKE-ENERGY.COM
GAS	TELEPHONE COMPANY	LANDSCAPE ARCHITECT	SIGNAGE	FIRE
TECO GAS MS. BETTY TRUEBLOOD PHONE: (813) 299-7342 BXTTRUEBLOOD@TECOENERGY.COM	AT&T MR. DINO FARRUGIO PHONE: (954) 249-0558 DF1979@ATT.COM	WAS DESIGN MR. JARED ACY 175 EAST CAPITOL STREET SUITE 500 JACKSON, MISSISSIPPI 39201 PHONE: (601) 790-0781 JACY@WAS-DESIGN.COM	ALLEN INDUSTRIES MR. GEORGE THOMSON 4100 SHERATON COURT GREENSBORO, NORTH CAROLINA 27410 PHONE: (336) 615-8766 GEORGE.THOMSON@ALLENINDUSTRIES.COM	PASCO COUNTY FIRE RESCUE MR. BILL MCGOUGH 8731 CITIZENS DRIVE NEW PORT RICHEY, FLORIDA 34654 WMCGOUGH@PASCOCOUNTYFL.NET

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY NAME 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.

PASCO COUNTY STANDARD FIRE PROTECTION NOTES

1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1 16.4.3.13: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1: CLEARANCE OF 7'5" IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
5. GATED ENTRIES REQUIRE A SIREN OPERATION SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

CONDITION OF APPROVAL #73

PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY SITE PLAN SUBMITTALS SHALL INCLUDE A DETAILED BREAKDOWN OF THE INDIVIDUAL PLAN APPROVALS, INCLUDING THE PLAN NAME AND INCREMENT OR PHASE DESIGNATION AS IT RELATES TO THE MASTER DEVELOPMENT PLAN, ACREAGE OF THE SITE, TOTAL NUMBER OF UNITS, OR GROSS FLOOR AREA RATIO OF COMMERCIAL SPACE WHICH HAVE RECEIVED PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY SITE PLAN APPROVAL, CONSTRUCTION PLAN/CONSTRUCTION SITE PLAN APPROVAL, AND/OR RECORD PLAT APPROVAL.

THIS PROJECT CANNOT BE PROPERLY REVIEWED UNTIL THE PDP AND PLAT ARE APPROVED.

FDOT ROADWAY INFO

ROAD NAME: STATE ROAD 54
SPEED LIMIT: 60 MPH
WIDTH OF RIGHT-OF-WAY: 100'
NUMBER OF LANES: 6 LANES (DIVIDED WITH GRASS MEDIAN)
DISTANCE TO THE NEAREST INTERSECTION: APPROXIMATELY 935' TO BALLANTRAE BLVD. (WEST OF PROPOSED SITE), APPROXIMATELY 5.280' (1.0 MILE) FROM SUNLAKE BLVD. (WEST OF PROPOSED SITE).



D8135 SKYBROOKE BOULEVARD & STATE ROAD 54, LUTZ, FLORIDA 33558 PASCO COUNTY



PREPARED BY:

PREPARED FOR:

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

Zone ID	Petition	Request	Description	Name	Applicant	Action	Date
10393	ORIGINAL	N/A	Agricultural District	AC	N/A	N/A	11/19/1975
14862	ORIGINAL	N/A	Agricultural District	AC	N/A	N/A	Nov-75
12229	RZ2993	AR TO AR1	Agricultural-Residential District	AR1	MELI	APP W/ CONDS	Aug-85
11078	RZ7028	AC (ORIG) TO MPUD	Master Planned Unit Development District	MPUD	SMITH 54 MPUD	APP W/ COND [COND 64 - NO MORE THAN 15 YRS]	10/23/2012
658655	R26497	AC TO PD1	Professional Office District	PD1	SHANNON	APP W/ CONDS	1/24/2006
658655	R26930	EXTENSION OF CHARTER SCHOOL	Professional Office District	PD1	HOWELL	APP 1 YR - 824 STUDENTS	7/27/2010
658655	R26789	SPECIFIC USE - CHARTER SCHOOL	Professional Office District	PD1	HOWELL	APP - 2 YRS / 420 STUDENTS	6/24/2008
658655	R26977	EXTENSION OF CHARTER SCHOOL	Professional Office District	PD1	HOWELL	APP 624 STUDENTS THRU 01/31/12	7/26/2011

THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC., DATED 05/19/2021 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.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

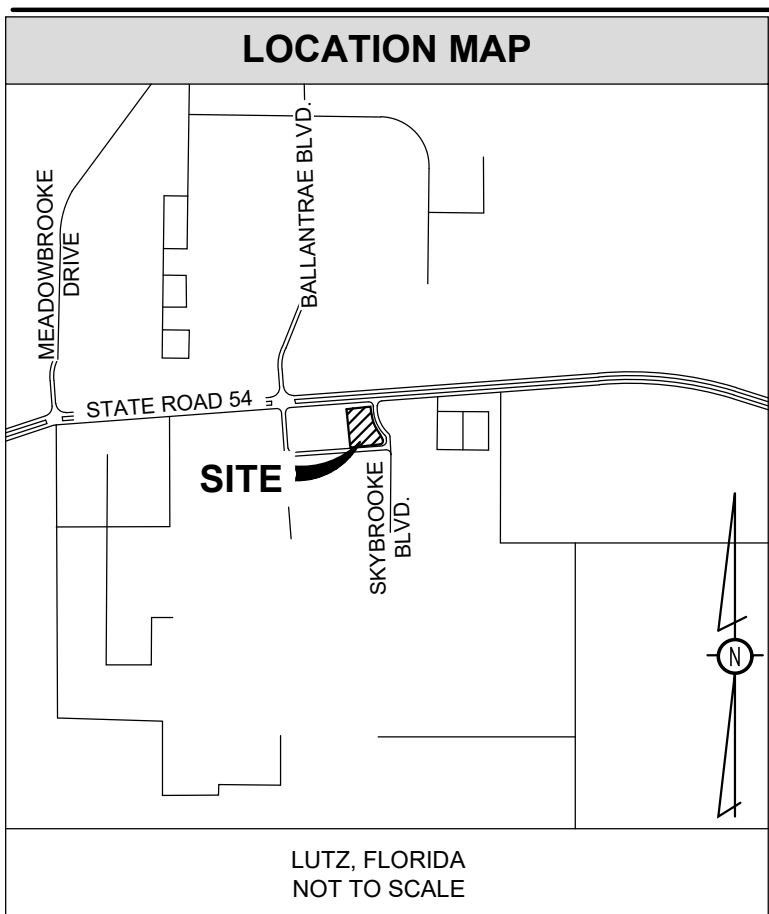
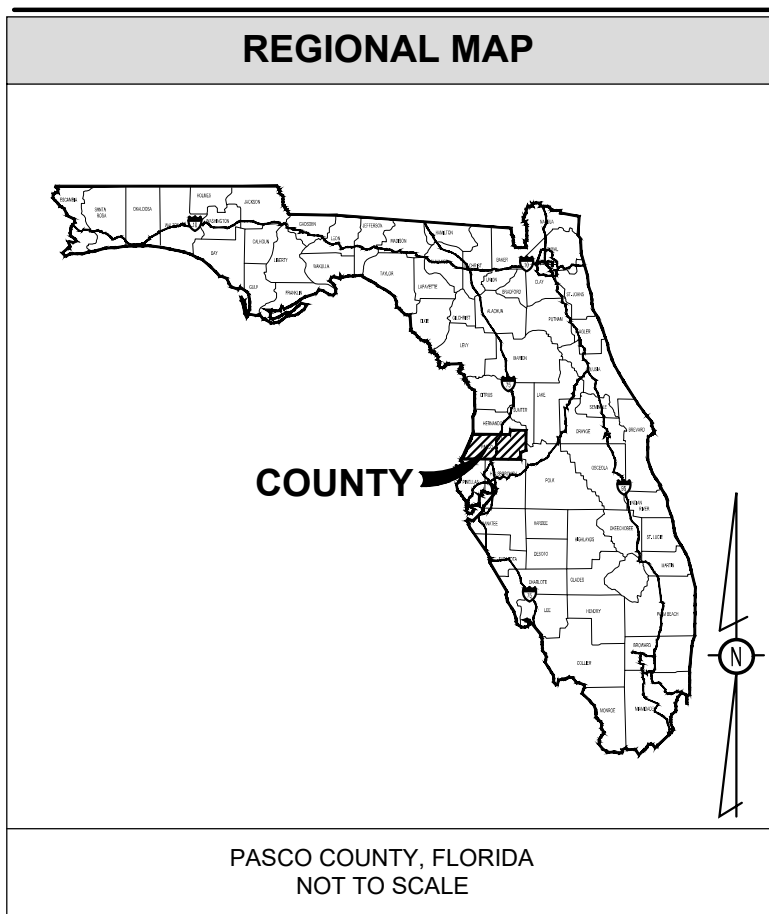


THERE ARE NO KNOWN REGISTERED CULTURAL RESOURCES ON THE PROPOSED SITE.

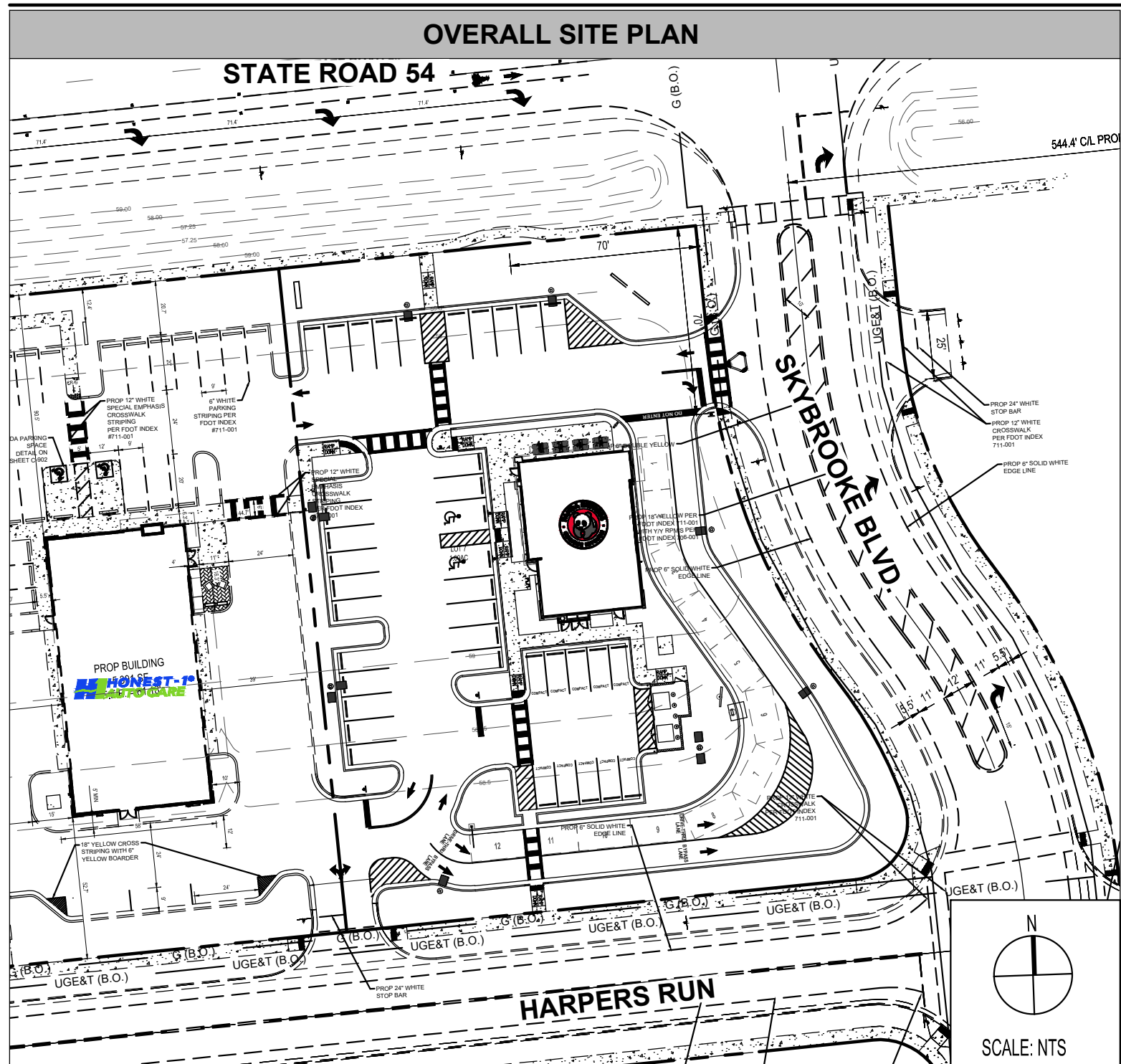
THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.

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

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



SITE INFORMATION	
JURISDICTION:	PASCO COUNTY
ZONING:	MASTER PLANNED UNIT DEVELOPMENT (MPUD)
FUTURE LAND USE:	PLANNED DEVELOPMENT (PD)
PARCEL NUMBER:	29 26 18 0000 00400 0070 (BASED ON PASCO MAPPER)
REQUIRED BUILDING SETBACKS:	FRONT: 60' SIDE: 7.5' REAR: 5'
REQUIRED PARKING:	19 SPACES - ONE (1) SPACE FOR EVERY 150 SF OF GROSS FLOOR AREA. ASSUMING A 2,381 SF BUILDING AND A 400 SF OUTDOOR DINING SPACE IS PROVIDED, THE MINIMUM PARKING REQUIRED IS 19 SPACES.
PROPOSED PARKING:	9' X 20' (REGULAR) = 27 8' X 18' (COMPACT) = 10 12' X 20' (HIC) = 2 TOTAL = 39
PROVIDED LANDSCAPE BUFFER:	FRONT: 20' TYPE D BUFFER (NORTH) REAR: 10' TYPE A BUFFER (SOUTH) SIDE: 5' TYPE A BUFFER (EAST AND WEST)
DRIVE AISLE:	24'
SITE AREA CALCULATIONS:	SITE: ±1.00 AC. PERVIOUS AREA: ±.27 AC. IMPERVIOUS AREA: ±.73 AC. DISTURBED AREA: ±1.20 AC.
FLOOD HAZARD:	A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 12101C0384F DATED 08/26/2014. HOWEVER, PLANS PROVIDED BY BOHLER ENGINEERING SHOW THAT ALL WETLANDS AND FLOODPLAINS WILL BE FILLED IN. PLEASE SEE PLANS PROVIDED BY BOHLER ENGINEERING AND APPROVED BY COUNTY ON 05/08/2020.
EXISTING INFORMATION:	ALL EXISTING INFORMATION SHOWN HEREIN IS BASED OFF OF DESIGN FILES PROVIDED BY BOHLER ENGINEERING, DATED 11/18/2020. ALL ELEVATIONS SHOWN HEREON ARE BASED OFF OF THE ABOVE REFERENCED DESIGN FILES, WHICH ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK D669, SAID POINT BEING A SURVEY DISC STAMPED "D669 2006" SET IN TOP OF A CONCRETE MONUMENT AND HAVING AN ELEVATION OF 60.39 FEET, PURSUANT TO THE NAVD88.
SITE LIGHTING:	PHOTOMETRICS DESIGNED BY VILLA LIGHTING. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN, SHEETS SL1.0, AND OWNER PRIOR TO CONSTRUCTION.
FLOOR AREA RATIO CALCULATION:	TOTAL BUILDING AREA = 2,381 SF = 0.055 AC. DEVELOPABLE ACREAGE = 1.00 AC. (1.00 LOT AREA - 0.00 WETLANDS) FLOOR AREA RATIO = 0.055.



SHEET INDEX									
NO.	TITLE	ISSUE 01 - ISSUE FOR PERMIT 12/17/2020	ISSUE 02 - PRELIMINARY SITE PLAN SUBMITTAL 01/12/2021	ISSUE 03 - RE-SUBMIT FOR 04/05/2021	ISSUE 04 - ISSUE FOR BID AND FOR PERMIT 06/04/2021				
C01.0	COVER SHEET	●	●	●	●				
C01.1	GENERAL NOTES	●	●	●	●				
C02.0	DEVELOPMENT PLAN	●	●	●	●				
C02.1	EXISTING CONDITIONS PLAN	●	●	●	●				
C02.2	DEMOLITION PLAN	●	●	●	●				
C02.3	AERIAL MAP			●	●				
C03.0	SITE PLAN	●	●	●	●				
C03.1	STAKING PLAN	●	●	●	●				
C03.2	HARDSCAPE DETAILS I	●	●	●	●				
C03.3	HARDSCAPE DETAILS II	●	●	●	●				
C03.4	VEHICLE TRACKING DETAILS			●	●				
C04.0	UTILITY PLAN	●	●	●	●				
C04.1	BUILDING AREA DETAIL PLAN	●	●	●	●				
C04.2	UTILITY DETAILS I	●	●	●	●				
C04.3	UTILITY DETAIL II	●	●	●	●				
C04.4	UTILITY DETAIL III	●	●	●	●				
C04.5	PIPE PROFILE I	●	●	●	●				
C04.6	PIPE PROFILE II	●	●	●	●				
C04.7	FIRE FLOW AND PRESSURE TEST			●	●				
C05.0	GRADING & DRAINAGE PHASE	●	●	●	●				
C05.1	BUILDING DRAINAGE DETAIL 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	●	●	●	●				
C06.6	ESPC DETAILS III	●	●	●	●				
C06.7	ESPC DETAILS IV	●	●	●	●				
C06.8	ESPC DETAILS V	●	●	●	●				
L01.0	LANDSCAPE PLAN	●	●	●	●				
L01.1	LANDSCAPE DETAILS	●	●	●	●				
I01.0	IRRIGATION PLAN			●	●				
I01.1	IRRIGATION DETAILS			●	●				
SL01.0	PHOTOMETRIC PLAN	●	●	●	●				

JEREMY PETTIT, STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 88046

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY PETTIT ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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REVISIONS:

C1 1ST COUNTY COMMENTS 04/05/2021
C2 2ND COUNTY COMMENTS 06/04/2021

ISSUE DATE:

ALT. STANDARDS 12/17/2020
PRELIMINARY SITE PLAN 01/12/2021
COUNTY COMMENTS 04/05/2021
ISSUE FOR BID 06/04/2021

DRAWN BY: INGENIUM

PANDA PROJECT #: D8135
PANDA STORE #:
ARCH PROJECT #:



COVER SHEET
C01.0