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\*SHEETS DENOTED WITH AN ASTERISK ("\*") ARE NOT INCLUDED IN THE DIGITAL/ELECTRONIC SEAL OF THE CIVIL ENGINEER (ZACH FRESHNER, P.E.) AND ARE INCLUDED FOR REFERENCE PURPOSES ONLY.

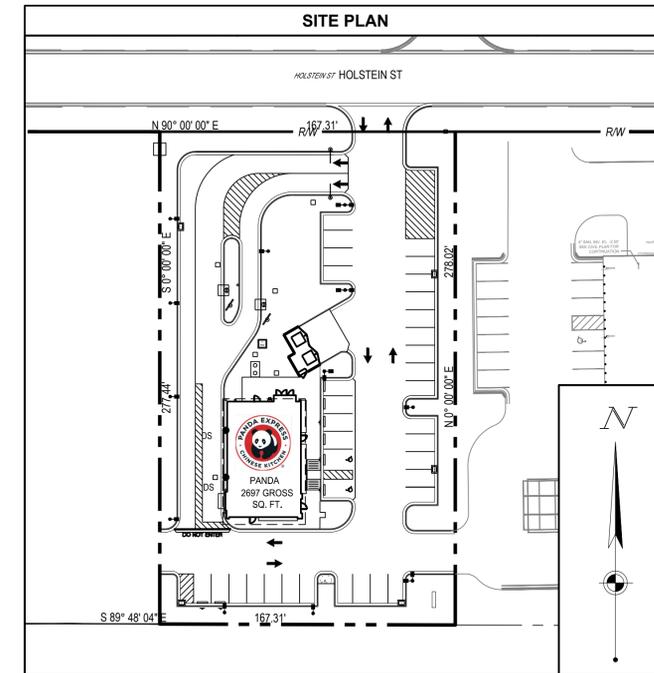
# SITE DEVELOPMENT PLANS

D34743, STORE: 2700  
2217 LAUREL RD  
NOKOMIS, FL 34275



PANDA EXPRESS RESTAURANT GROUP  
1683 WALNUT GROVE AVENUE  
ROSEMEAD, CALIFORNIA 91770  
PHONE: (678) 799-9898

PROJECT CONTACTS		
<b>SELLER/LANDLORD</b> 2001 LAUREL, LLC 1605 MAIN ST, STE 1001 SARASOTA, FL 34236	<b>DEVELOPER</b> PANDA RESTAURANT GROUP MICHAEL NIEVES EMAIL: MICHAEL.NIEVES@PANDARG.COM	<b>CIVIL ENGINEER</b> CESO, INC MATT YANDA 3501 RIGBY RD, STE 300 MIAMISBURG, OH 45342 EMAIL: MATT.YANDA@CESOINC.COM PHONE: (330) 919-1670
<b>ARCHITECT</b> CESO, INC MURTADHA AL-SHAIKHJI 2800 CORPORATE EXCHANGE DRIVE STE 400, COLUMBUS, OH 43230 EMAIL: MURTADHA.AL-SHAIKHJI@CESOINC.COM PHONE: (380) 799-7720	<b>MEP</b> POINT ONE DESIGN WILLIAM PONTIUS EMAIL: WPONTIUS@PONTIUSDESIGN.COM PHONE: (614) 540-3500	<b>LAND SURVEYOR</b> EXISTING INFORMATION BASED ON PLANS PROVIDED BY KIMLEY-HORN DATED 07/25/2025. IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION AND WILL BE VERIFIED WHEN COMPLETE.
<b>SIGNAGE</b> CITY OF VENICE ALICIA CHAPMAN 401 WEST VENICE AVENUE VENICE, FL 34285 EMAIL: ACHAPMAN@VENICEFL.GOV PHONE: (941) 882-7460	<b>MUNICIPAL SEWER AGENCY</b> SARASOTA COUNTY PUBLIC UTILITIES JENNIFER HERSEY 4000 S TAMMAMI TRL VENICE, FL 34293 EMAIL: JHERSEY@SCGOV.NET PHONE: (941) 861-5295	<b>MUNICIPAL WATER AGENCY</b> SARASOTA COUNTY PUBLIC UTILITIES JENNIFER HERSEY 4000 S TAMMAMI TRL VENICE, FL 34293 EMAIL: JHERSEY@SCGOV.NET PHONE: (941) 861-5295
<b>NATURAL GAS</b> TECO ENERGY LISA GRIESMAN EMAIL: LGRIESMAN@TECOENERGY.COM PHONE: (813) 917-6165	<b>TELEPHONE/CABLE</b> COMCAST RAUL VELAZQUEZ EMAIL: RAUL_VELAZQUEZ@COMCAST.COM PHONE: (754) 221-4844	<b>FIRE</b> CITY OF VENICE JACK STEVENSON - FIRE MARSHAL 4000 GROVE ST VENICE, FL 34285 EMAIL: JSTEVENSON@VENICEGOV.COM PHONE: (941) 882-7505
<b>LANDSCAPE ARCHITECT</b> CESO, INC EDDIE BROWDER 1000 LEGION PL STE 800, ORLANDO, FL 32801 EMAIL: EDWARD.BROWDER@CESOINC.COM PHONE: (407) 312-2585	<b>ELECTRIC</b> FLORIDA POWER AND LIGHT ERIC MARTINEZ 700 UNIVERSE BOULEVARD EMAIL: ERIC.MARTINEZ@FPL.COM PHONE: (813) 952-6023	<b>SITE LIGHTING</b> VILLA LIGHTING 2929 CHOUTEAU AVE SAINT LOUIS, MO 63103 PHONE: (800) 325-0963



### PROPERTY DATA:

PARCEL OWNER:	2001 LAUREL, LLC	
PARCEL ID:	0380020001	
ADDRESS:	2217 LAUREL RD NOKOMIS, FL 34275	
PROPERTY AREA:	1.07 AC	
ZONING:	CG - COMMERCIAL GENERAL	
PROPOSED USE:	CG - RESTAURANT	
FUTURE LAND USE:	MUC - MIXED USE CORRIDOR	
	<b>REQUIRED</b>	<b>PROPOSED</b>
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	20'	59.7'
SIDE:	8'	37.2'
REAR:	10'	148.6'
PARKING AREA SETBACKS		
FRONT:	7.5'	9.8'
SIDE:	0'	9.6'
REAR:	7.5'	45'
SIGN SETBACKS:	0'	9.8'
BUILDING AREA:	N/A	2,697 S.F.
BUILDING HEIGHT:	N/A	23'-3"
METHOD OF MEASUREMENT:	FROM FINISH FLOOR (FEMA FIRST HABITABLE FLOOR REQUIREMENT) TO THE HIGHEST POINT.	
PARKING:		
TOTAL PARKING SPACES:	27	36
ADA PARKING SPACES:	2	2
FLOODPLAIN DESIGNATION:	PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 12115C0243G, EFFECTIVE DATE: 03/27/2024, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.	

- GENERAL NOTES:**
- THE GEOTECHNICAL INVESTIGATION PREPARED BY ####, DATED ##### 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.
  - CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

24-HR CONTACT  
GRANT BUMGARDNER  
GRANT.BUMGARDNER@PANDARG.COM



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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

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### REVISIONS:

1	TRC COMMENTS	12/12/2025
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### ISSUE DATE:

1	CITY PLAN SUBMITTAL	10/01/2025
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DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



CESSO  
3801 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8594 Fax: 938.208.4826

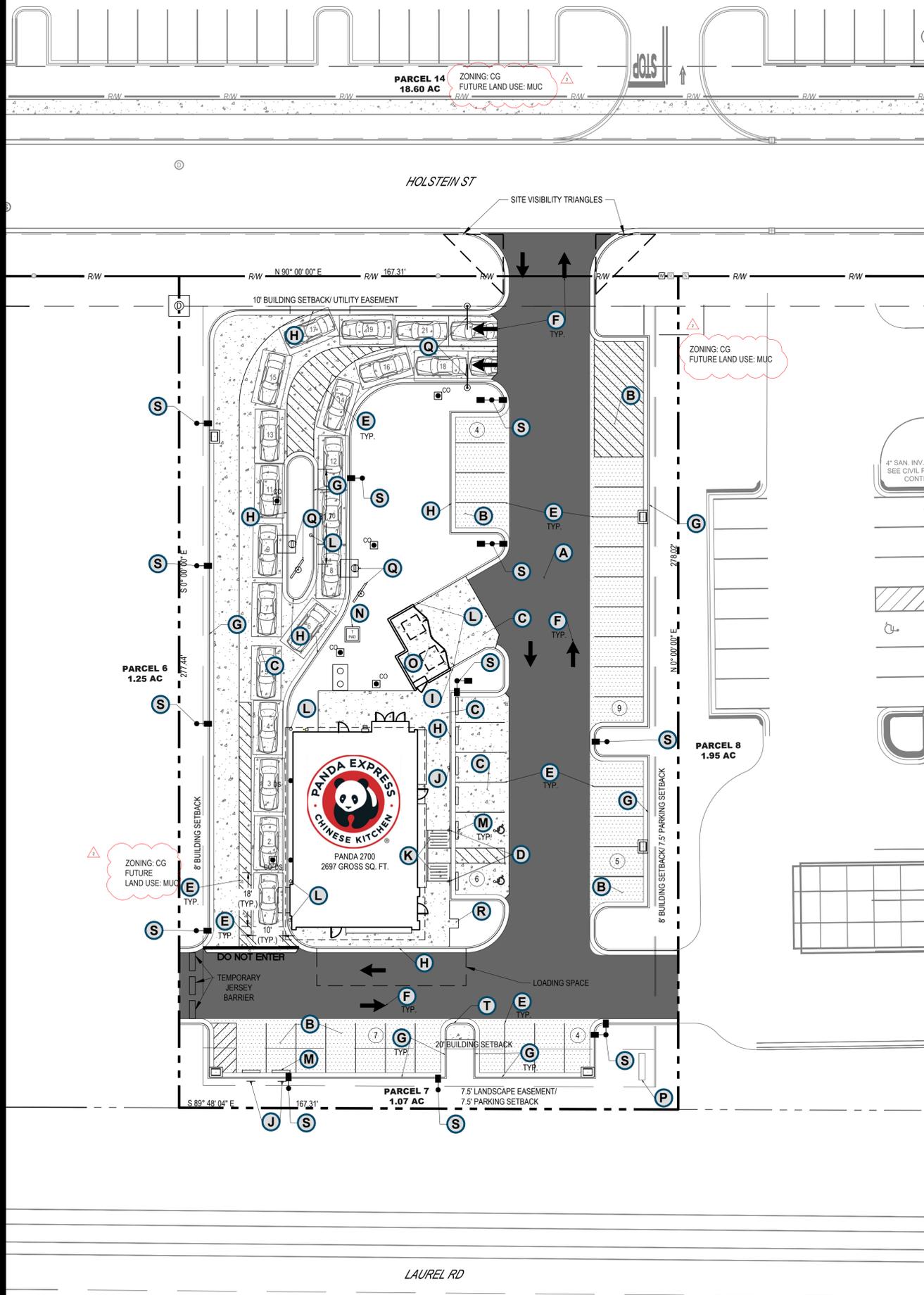
## PANDA EXPRESS

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

### CIVIL COVER SHEET

# C01.0





JURISDICTION:		CITY OF VENICE	
PARCEL IDENTIFICATION NO.:		380020001	
ZONING:		CG - COMMERCIAL GENERAL	
FUTURE LAND USE:		MUC - MIXED USE CORRIDOR	
FLOOD ZONE CLASSIFICATION:		ZONE X	
HEIGHT =		23' - 3"	
METHOD OF MEASUREMENT		FROM FINISH FLOOR (FEMA FIRST HABITABLE FLOOR REQUIREMENT) TO THE HIGHEST POINT	
SEATS =		58	
DINING AREA =		2,700 SF	
CONSTRUCTION TYPE =		COMMERCIAL	
MIN. PARKING PER CODE		4 PARKING STALLS PER 1,000 SF	
MIN. PARKING REQUIRED		11 PARKING STALLS	
MAX. PARKING PER CODE		10 PARKING STALLS PER 1,000 SF	
MAX. PARKING ALLOWED		27 PARKING STALLS	
MIN. STACKING (DENOTED BY *)		3 STACKING SPACES BEFORE PICKUP WINDOW, 2 STACKING SPACES BEFORE THE ORDER STATION	
MIN. DRIVE AISLE WIDTH		24'	
SPACE TYPE		SIZE	NO. PROPOSED
REGULAR		10' X 18'	32
ACCESSIBLE		12' X 18'	2
LOADING SPACE		10' X 18'	1
TOTAL			35
SITE		±1.07 AC.	
PERVIOUS		±0.291 AC.	
IMPERVIOUS		±0.779 AC.	
DISTURBED		±1.09 AC.	
		MAX ALLOWED	PROPOSED
I.S.R.		90%	72.80%
F.A.R.		N/A	5.80%
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 12115C0243G, DATED 03/27/2024.			

**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS, FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK. PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
- ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.
- ALL STRUCTURE TOPS (IE: CLEANOUTS, MANHOLES, JUNCTION BOXES, ETC.) SHALL BE ENCASED WITH A CONCRETE COLLARD, PAINTED BLACK IF LOCATED WITHIN ASPHALT PAVEMENT, WITH A MINIMUM DIMENSION OF 1' ON EACH SIDE.

**SITE LEGEND**

- A** HEAVY DUTY ASPHALT PAVEMENT SECTION: DETAIL ON SHEET C03.2 STREET CLASSIFICATION (RESIDENTIAL STREET)
- B** STANDARD DUTY ASPHALT PAVEMENT SECTION: DETAIL ON SHEET C03.2 STREET CLASSIFICATION (PRIVATE ACCESSWAY)
- C** CONCRETE SECTIONS: PARKING: DETAIL #1, SHEET C03.3 (TYPE A) SIDEWALKS: DETAIL #10, SHEET C03.2 DUMPSTER: DETAIL #1, SHEET C03.3 (TYPE C)
- D** ACCESSIBLE AREA, SIGNAGE & PAVEMENT MARKINGS: DETAIL #3, SHEET C03.2
- E** STRIPING & PAVEMENT MARKINGS: DETAIL #4, SHEET C03.2
- F** DIRECTIONAL ARROWS: DETAIL #2, SHEET C03.2
- G** 24" CURB & GUTTER (NORMAL): DETAIL #9, SHEET C03.2
- H** 24" CURB & GUTTER (REVERSE): DETAIL #9, SHEET C03.2
- I** CURB TRANSITIONS: DETAIL #1, SHEET C03.2
- J** SITE SIGNAGE: DETAIL #11, SHEET C03.2, REFER TO SIGN VENDOR DRAWINGS FOR ADDITIONAL DETAILS.
- K** SIDEWALK RAMP: DETAIL #5, SHEET C03.2
- L** BOLLARD DETAIL: DETAIL #6, SHEET C03.2
- M** WHEELSTOP DETAIL: DETAIL #7, SHEET C03.2
- N** TRANSFORMER PAD: DETAIL #1, SHEET C03.3
- O** DUMPSTER ENCLOSURE: SEE ARCHITECTURAL PLANS.
- P** MONUMENT SIGN: REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.
- Q** DRIVE-THRU ORDERING ELEMENTS: SEE ARCHITECTURAL PLANS.
- R** 3' x 3' CONCRETE PAD.
- S** PROPOSED LIGHT POLE.
- T** MOUNTABLE CURB & GUTTER: DETAIL #2, SHEET C03.3



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91770  
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**REVISIONS:**

△	TRC COMMENTS	12/12/2025
△	TRC COMMENTS	01/09/2026

**ISSUE DATE:**

1	CITY PLAN SUBMITTAL	10/01/2025
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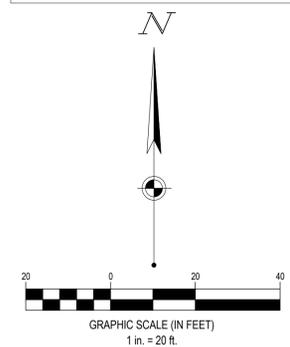
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ARCH PROJECT #: 764433



SITE & BUILDING AREA NOTES SEE SHEET C01.1

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FEATURES, INCLUDING BUT NOT LIMITED TO, UTILITIES, EXISTING IMPROVEMENTS, ETC. CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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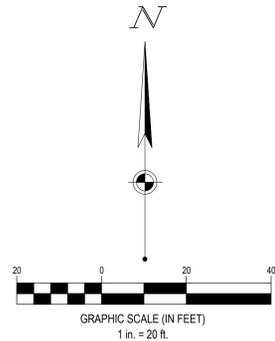
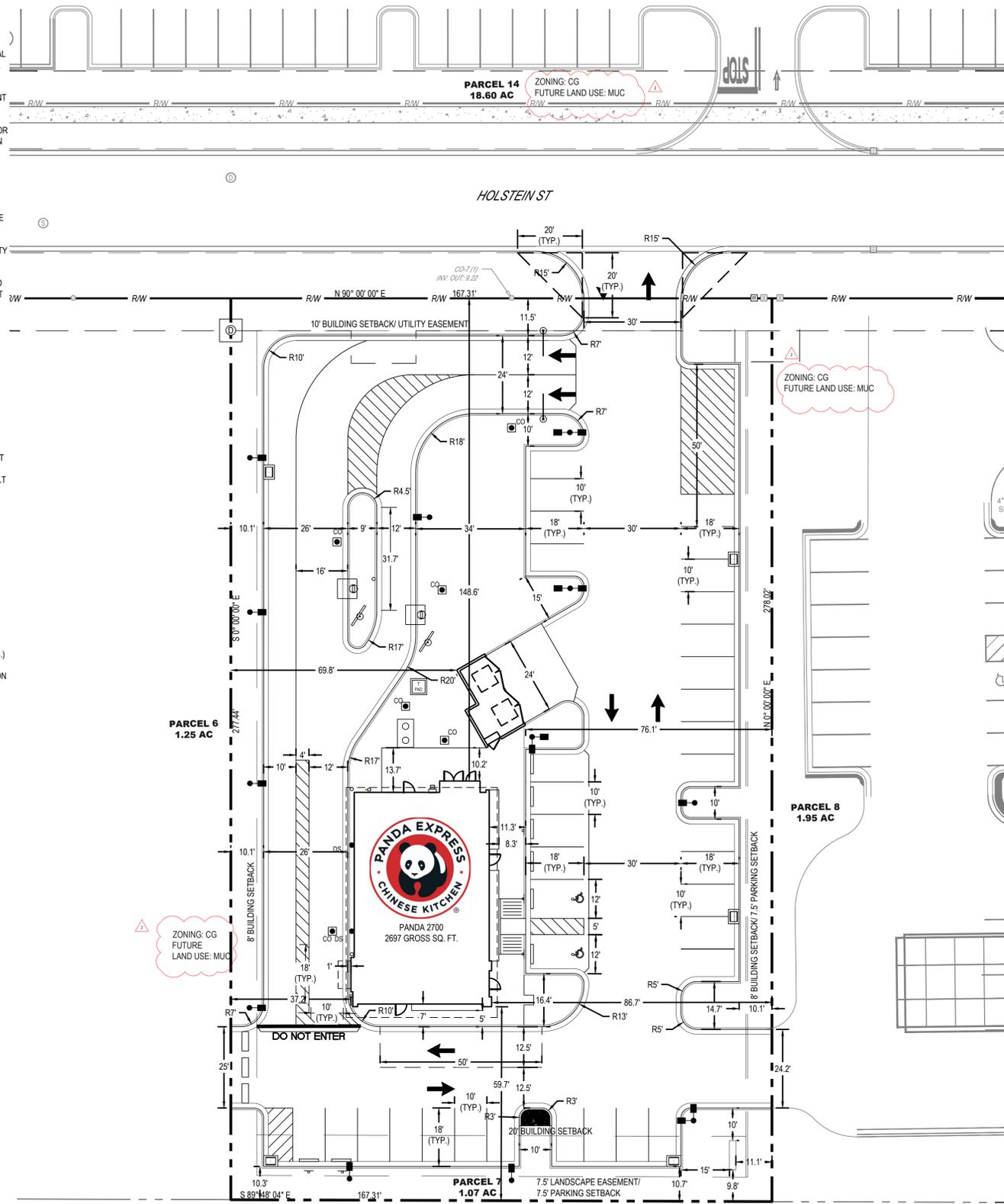
PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

**SITE PLAN**

**C03.0**

**SITE NOTES**

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- ALL STRUCTURE TOPS (I.E. CLEANOUTS, MANHOLES, JUNCTION BOXES, ETC.) SHALL BE ENCASED WITH A CONCRETE COLLARD, PAINTED BLACK IF LOCATED WITHIN ASPHALT PAVEMENT, WITH A MINIMUM DIMENSION OF 1' ON EACH SIDE.
- ALL PAVEMENT MARKINGS AND STRIPING AREA MEASURED TO THE CENTERLINE.
- ALL DIMENSIONS ARE MEASURED TO THE STRUCTURAL FACE OF THE BUILDING, NOT THE BUILDING FACADE.



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**REVISIONS:**

NO.	DESCRIPTION	DATE
1	TRC COMMENTS	01/09/2026

**ISSUE DATE:**

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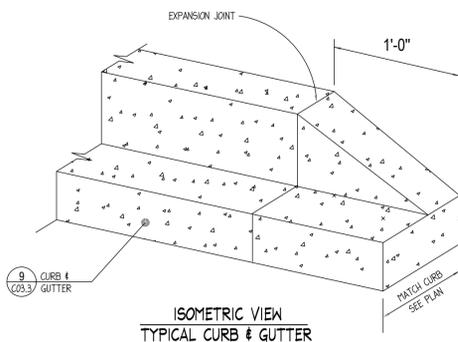
**PANDA EXPRESS**

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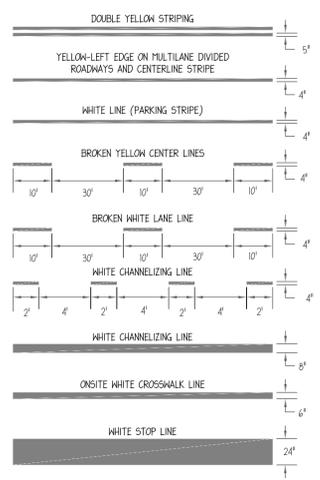
**STAKING PLAN**

**C03.1**

PANDA HOME R3

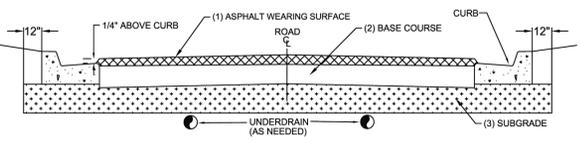


**1 CURB TRANSITION** NTS



ALL ON-SITE STRIPING SHALL BE WHITE, APART FROM ADA BLUE STRIPING, UNLESS OTHERWISE NOTED.

**4 PAVEMENT STRIPING AND MARKING** NTS



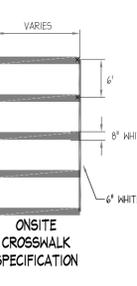
STREET CLASSIFICATION	(1) ASPHALT SURFACE:	(2) BASE:	(3) SUB-GRADE:
PRIVATE ACCESSWAY & LIGHT DUTY PARKING	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	4" B-12.5 CCB	8" CCA
RESIDENTIAL STREET	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	5" 10" 10"	12" MIN 40 LBR
INDUSTRIAL STREET (PUBLIC/PRIVATE)	2" TYPE SP-12.5 & 1" TYPE FC-9.5	5" 10" 10"	12" MIN 40 LBR
COLLECTOR / ARTERIAL STREET	3" TYPE SP-12.5 & 1" TYPE FC-9.5	5" 10" 10"	12" MIN 40 LBR

- ALL STREETS WITHIN THE CITY LIMITS SHALL MEET THE MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THIS DETAIL.
- ALL INSTALLATION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- CRUSHED CONCRETE AGGREGATE (CCA) MUST HAVE AN LBR  $\geq 150$ . SHELL IS NOT AN ACCEPTABLE BASE MATERIAL.
- CEMENT TREATED BASE:
  - THE MATERIAL TO BE USED AS THE FILLER AGGREGATE IN CTB MUST BE LBR TESTED PRIOR TO DESIGN FORMULATION (ADDING CEMENT). THIS MATERIAL MUST ACHIEVE AN LBR VALUE OF  $\geq 1000$ .
  - CTB DESIGN CRITERION SHOULD TARGET RANGE FROM 175 TO 275 PSI ON 7 DAY BREAK. TESTING MUST BE PROVIDED TO VERIFY THE COMPRESSIVE STRENGTH OF THE MIX.
- ALL GRANULAR COURSES OF ROAD CONSTRUCTION MUST BE COMPACTED TO 98% OF ITS OPTIMUM DENSITY AS PER T-180 (ASHTO). CTB SHALL BE COMPACTED TO 98% OF ITS LAB FORMULATION DENSITY (ASHTO T-99).
- ALL MINERAL MATERIALS USED IN CONSTRUCTION OF ROADWAYS MUST MEET THE FOLLOWING CRITERIA:
  - FINES (PASSING # 200 SIEVE) MUST BE LIMITED TO  $\leq 12\%$ , ORGANICS LIMITED TO  $\leq 5\%$ , NO DELETERIOUS MATERIALS.
- SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MANUAL).
- ALL CITY STREET SIGNS WILL BE BLUE BACKGROUND WITH 6" WHITE LETTERS AND CONSTRUCTED WITH HIGH INTENSITY REFLECTORIZED MATERIAL. ALL STREET SIGNS SHALL BE 9 INCHES WIDE AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION.
- ALL CURB PADS SHALL MEET THE SAME STRUCTURAL AND COMPACTION STANDARDS AS ROAD SUB GRADE. THESE PADS WILL EXTEND TO AT LEAST 12" BEYOND THE CURB.
- UNDERDRAINS OR SIDEDRAINS MAY BE INCLUDED WHEN THE GROUND WATER LEVELS MAY AFFECT THE STRUCTURAL INTEGRITY OF THE ROAD. THIS DESIGN SHALL BE THE RESPONSIBILITY OF ENGINEER OF RECORD.
- ANY PROPOSED TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE CITY ENGINEER & FIRE CHIEF.
- ASPHALT COURSES AND CONCRETE SHALL NOT BE PLACED WHILE RAIN IS FALLING, OR WHEN THERE IS STANDING WATER ON THE SURFACE TO BE COVERED.
- TACK COAT SHALL BE APPLIED BETWEEN ALL ASPHALT LAYERS.

**TYPICAL ROADWAY SECTION** N.T.S.

<b>CITY OF VENICE</b> 401 W VENICE AVE VENICE, FL 34285 (941) 486-2626 	<b>ENGINEERING</b> DATE JAN 2025 SHEET NO. <b>ENG-3</b>
	<b>TYPICAL ROADWAY SECTION</b>

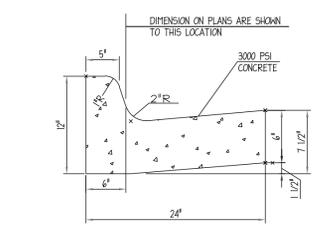
**2 DIRECTIONAL ARROWS** NTS



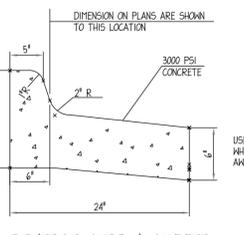
**DO NOT ENTER**

**9 24" CURB & GUTTER** NTS

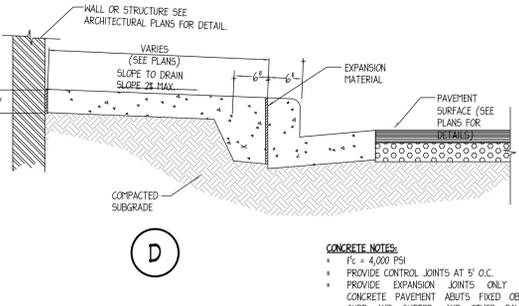
**5 CURB RAMP** NTS



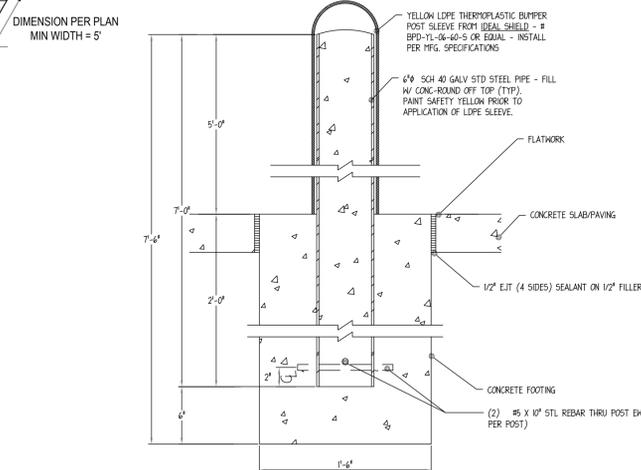
**NORMAL CURB & GUTTER**



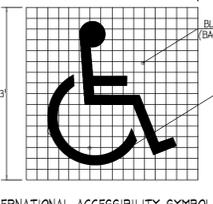
**10 CONCRETE SIDEWALK** NTS



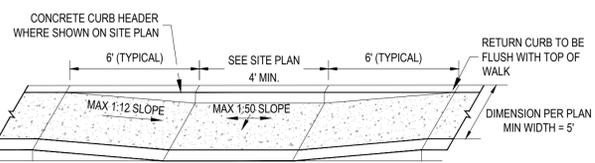
**6 BOLLARD** NTS



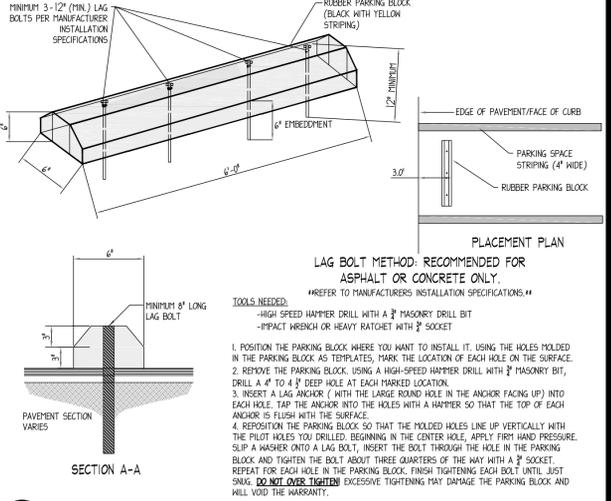
**HEIGHT & CLEARANCE OF SIGNS (FOR SITE SIGNAGE)**



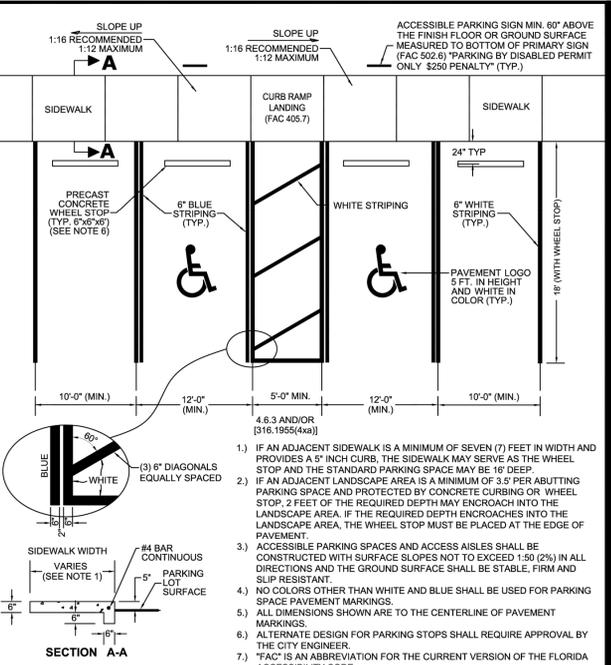
**3 ACCESSIBLE AREA** NTS



**7 RUBBER WHEELSTOP** NTS

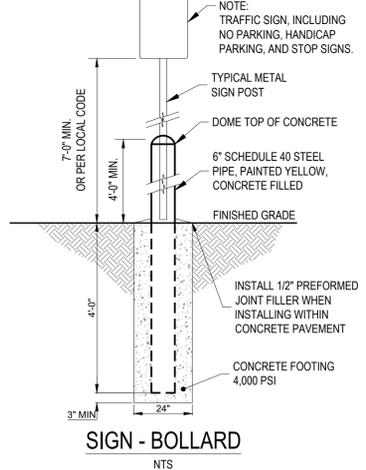


**ACCESSIBLE & TYPICAL PARKING SPACE DETAIL** N.T.S.



<b>CITY OF VENICE</b> ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	<b>ENGINEERING</b> <b>ACCESSIBLE &amp; TYPICAL PARKING</b>	DATE JAN 2025 SHEET NO. <b>ENG-5</b>
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**11 SIGN - BOLLARD** NTS



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

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REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY PLAN SUBMITTAL	10/01/2025

DRAWN BY: PEO  
 CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
 PANDA STORE #: D34743  
 ARCH PROJECT #: 764433



**PANDA EXPRESS**  
 PANDA HOME  
 2217 LAUREL RD  
 NOKOMIS, FL 34275

HARDSCAPE DETAILS I

**C03.2**

PANDA HOME R3



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ISSUE DATE:

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DRAWN BY: PEO  
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PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



3801 Ridge Rd., Suite 300  
Mansfield, OH 44942  
Phone: 837.535.8994 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

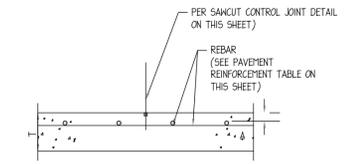
HARDSCAPE DETAILS II

C03.3

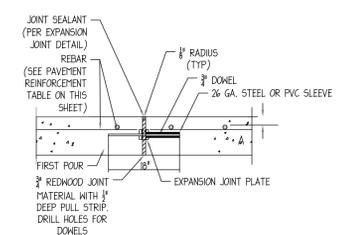
PANDA HOME R3

CONCRETE QUALITY IMPROVEMENT ACTION:

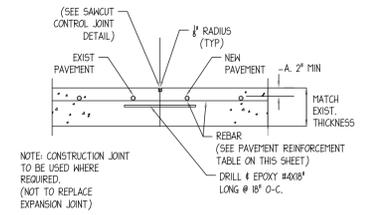
- Schedule pre-pour concrete meeting/call at least 5 days before scheduled pour. The following parties should be included:
  - GC superintendent
  - Concrete subcontractor
  - Ready mix concrete supplier
  - Architect/Civil engineer
  - Director of Construction
- Agenda should address:
  - Concrete mix design (review approved mixes, special conditions, approval process for changes)
  - Site prep (sub-grade prep & compaction, formwork & rebar placement)
  - Pour schedule
  - Access routes
  - Equipment & manpower requirements
  - Quality control (testing procedures/requirements, acceptance criteria, QC responsibility)
- Ensure receipt of concrete joint layout plan from concrete sub at least 14 days before pour. Ensure the following people have reviewed it before the pour: AOR, Civil engineer, GC, Director of Construction
- Work with AOR/civil engineer to incorporate welded wire mesh in the concrete site design in as many projects as possible that do not already have it included in the drawings/specifications.



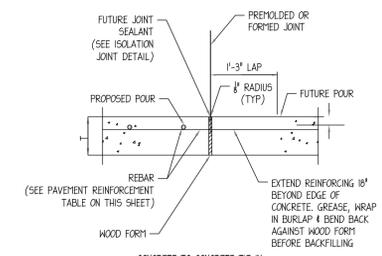
SAWCUT JOINT  
N.T.S.



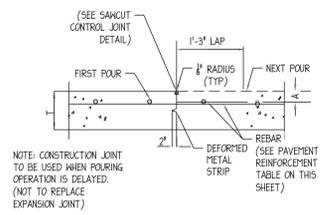
SAWCUT JOINT  
N.T.S.



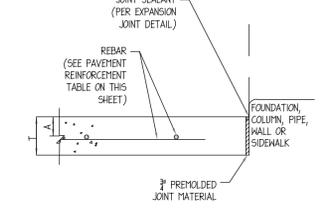
CONCRETE TO CONCRETE TIE IN  
N.T.S.



CONCRETE TO CONCRETE TIE IN  
N.T.S.

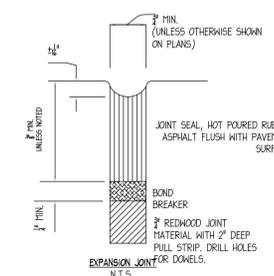


CONSTRUCTION JOINT  
N.T.S.

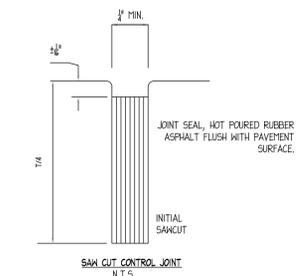


CONSTRUCTION JOINT  
N.T.S.

- NOTES:
- REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
  - REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
  - CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
  - MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
  - MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
  - USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
  - ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
  - CURB EXPANSION JOINTS-- IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 3" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
  - CONCRETE TOUCHING THE BACK OF CURBS-- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2" BLACK ASPHALT IMPREGNATED FIBERBOARD. IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 3" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
  - EXPANSION JOINTS AT ISLAND NOSINGS-- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

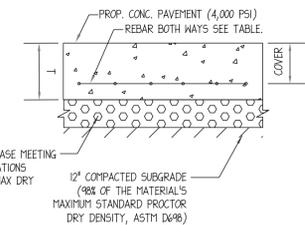


EXPANSION JOINT  
N.T.S.

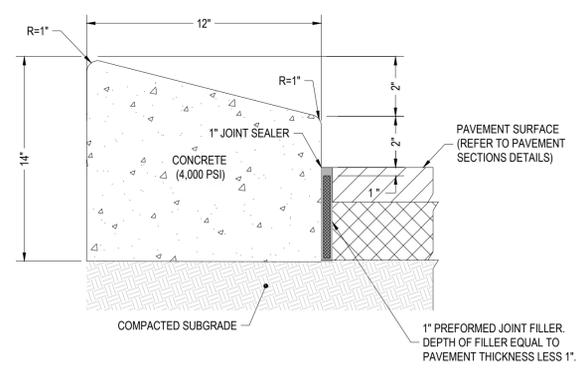


SAWCUT CONTROL JOINT  
N.T.S.

CONCRETE SECTION DESIGNATION	REINFORCEMENT TABLE			60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING
	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	
TYPE 'A'	6	2	15	#3 @ 24" C-C
TYPE 'B'	8	2	15	#3 @ 24" C-C
TYPE 'C'	12	2	15	#3 @ 24" C-C

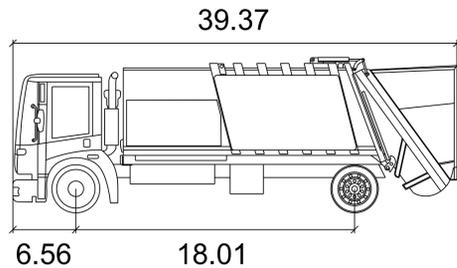


4" GRADED AGGREGATE BASE MEETING DOT STANDARD SPECIFICATIONS COMPACTED TO 100% OF MAX DRY DENSITY.  
12" COMPACTED SUBGRADE (98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D498)



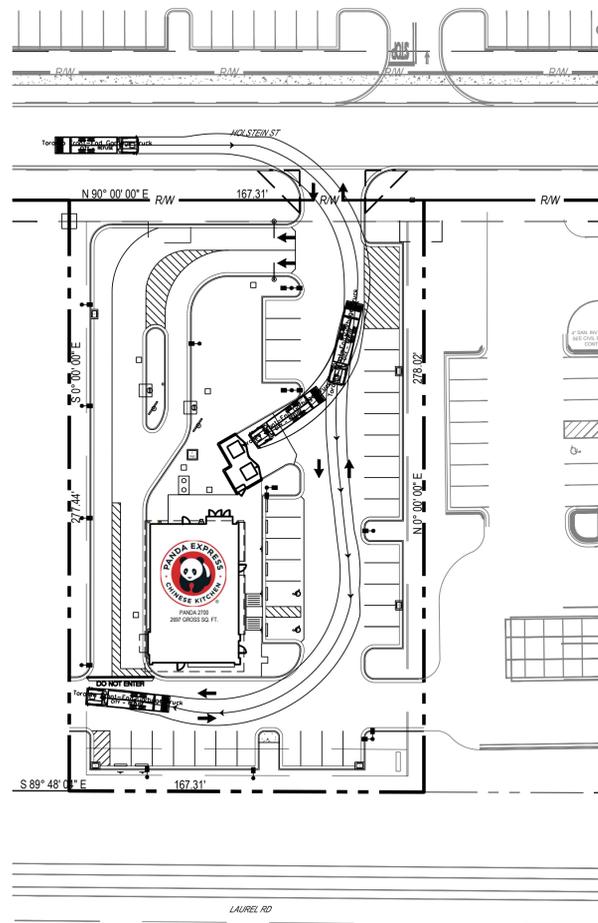
2 MOUNTABLE CURB  
NTS

1 CONCRETE SECTION  
NTS

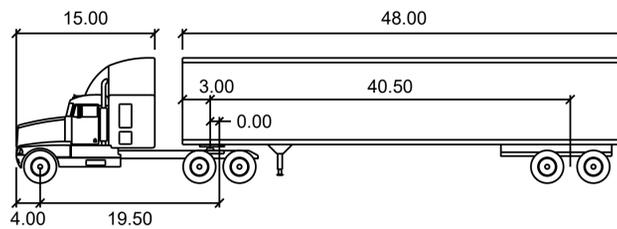


**Toronto Front-End Garbage Truck**

- Width : 7.87 feet
- Track : 7.87 feet
- Lock to Lock Time : 6.0
- Steering Angle : 15.9

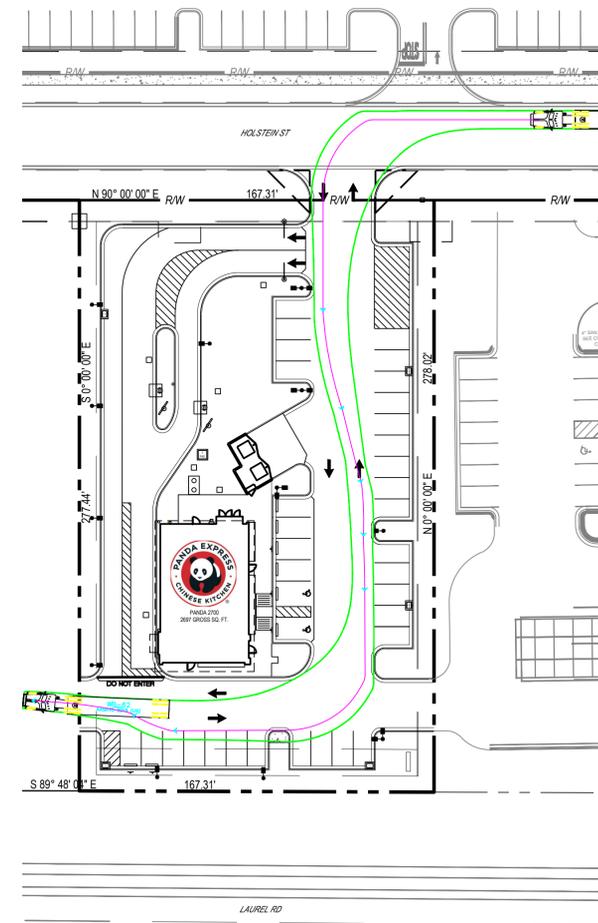


**REFUSE COLLECTION TRUCK PLAN**  
SCALE: 1" = 40'

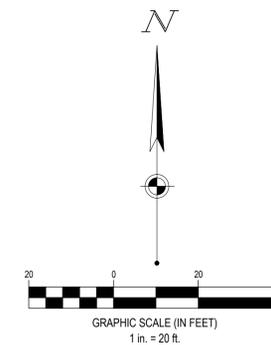


**WB-62**

- |               |        |                    |        |
|---------------|--------|--------------------|--------|
|               | feet   |                    |        |
| Tractor Width | : 8.00 | Lock to Lock Time  | : 6.0  |
| Trailer Width | : 8.50 | Steering Angle     | : 24.9 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 |                    |        |



**DELIVERY TRUCK PLAN**  
SCALE: 1" = 40'



24-HR CONTACT  
GRANT BUMGARDNER  
GRANT.BUMGARDNER@PANDARG.COM

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California 91770  
Telephone: 626.799.9898  
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**REVISIONS:**

NO.	DESCRIPTION	DATE
1	CITY PLAN SUBMITTAL	10/01/2025

**ISSUE DATE:**

1 CITY PLAN SUBMITTAL 10/01/2025

DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



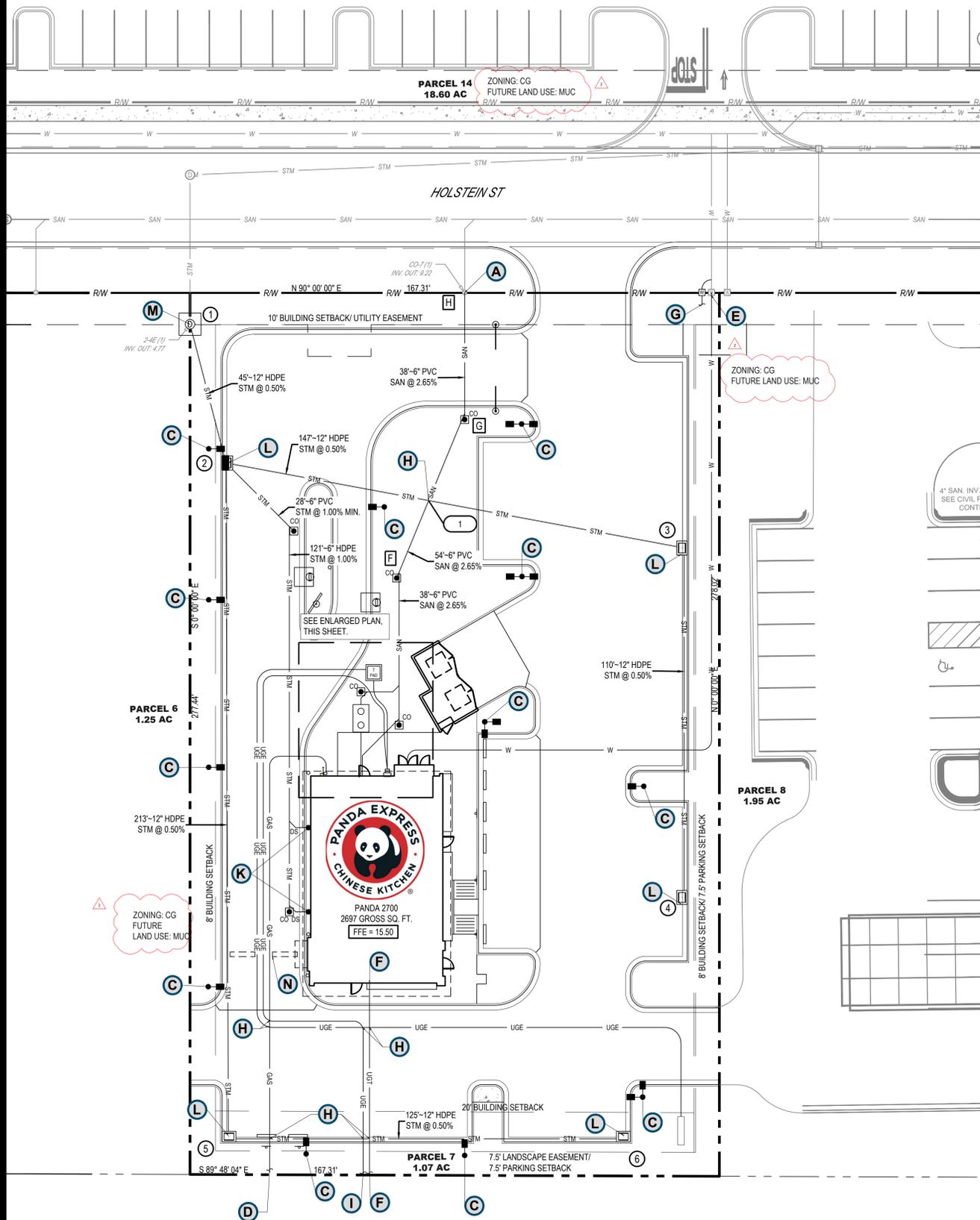
CESSO  
3801 Roper Rd., Suite 300  
Mansfield, OH 45342  
Phone: 614.894.8594 Fax: 614.894.8595

**PANDA EXPRESS**

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

**TRUCK TURN PLAN**

**C03.4**



**UTILITY CROSSING SCHEDULE**

NO.	UTILITY	ELEVATIONS	DIFF.
1	6" SAN	B/P=10.95	2.64
	12" STM	T/P=8.31	

**SANITARY SEWER STRUCTURE SCHEDULE**

NO.	STRUCTURE	RIM	INVERT
A	BUILDING CONNECTION		13.50 (6") N
B	1,000 GALLON GREASE TRAP	15.25	13.34 (6") S 13.09 (6") N
C	6" CO	15.21	12.98 (6") S 12.98 (6") E
D	BUILDING CONNECTION		13.50 (6") N
E	6" CO	15.49	12.89 (6") SW 12.89 (6") N
F	6" CO	14.73	11.67 (6") S 11.67 (6") N
G	6" CO	14.68	10.23 (6") S 10.23 (6") N
H	EX. 6" CO	14.25	9.22 (6") S 9.22 (6") N (EX.)

**SANITARY SEWER PIPE TABLE**

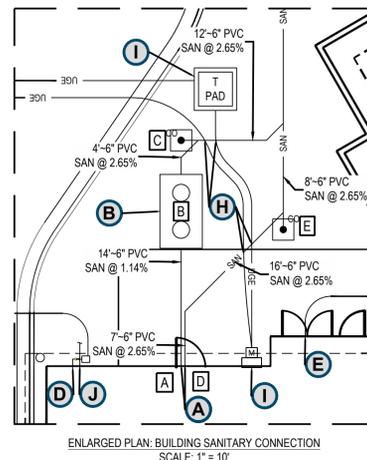
PIPE NAME	DIAMETER	LENGTH	SLOPE
A TO B	6	14.0	1.14%
B TO C	6	4.0	2.65%
C TO F	6	12.0	2.65%
D TO E (1)	6	6.6	2.65%
D TO E (2)	6	16.4	2.65%
E TO F (1)	6	8.5	2.65%
E TO F (2)	6	37.6	2.65%
F TO G	6	54.2	2.65%
G TO H	6	38.0	2.65%

**STORM SEWER STRUCTURE SCHEDULE**

NO.	STRUCTURE	RIM	INVERT
1	60" MH	13.21	6.77 (12") S 4.77 (36") N (EX.)
2	FDOT TYPE C INLET	12.80	7.00 (12") S 7.00 (12") E 7.50 (6") SE 7.00 (12") N
3	FDOT TYPE C INLET	12.65	7.73 (12") S 7.73 (12") W
4	FDOT TYPE C INLET	12.85	8.28 (12") N
5	FDOT TYPE C INLET	13.60	8.05 (12") E 8.05 (12") N
6	FDOT TYPE C INLET	13.00	8.67 (12") W

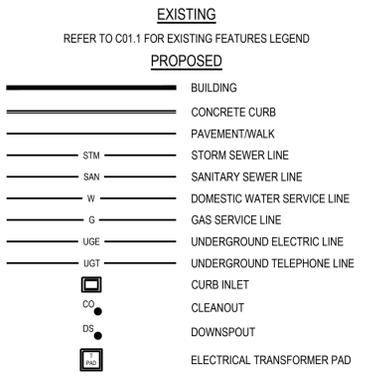
**STORM SEWER PIPE TABLE**

PIPE NAME	DIAMETER	LENGTH	SLOPE
2 TO 1	12	45.1	0.50%
3 TO 2	12	147.5	0.50%
4 TO 3	12	110.0	0.50%
5 TO 2	12	212.7	0.50%
6 TO 5	12	125.1	0.50%



- UTILITY NOTES:**
- SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INSIDE THE BUILDING.
  - SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 2.00%.
  - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
  - THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
  - THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
  - UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
  - CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRING WITH SWEEPING BENDS.
  - CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

**UTILITY LEGEND**



- CONTRACTOR NOTE:**
- CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES.
- CODED NOTES:**
- A** PROPOSED 6" SANITARY SEWER SERVICE CONNECTION. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION. IF THERE ARE ANY DESIGN DISCREPANCIES PLEASE NOTIFY OWNER AND THE CIVIL ENGINEER IMMEDIATELY.
  - B** PROPOSED 1,000-GALLON GREASE TRAP. REFER TO C04.2 FOR DETAILS.
  - C** PROPOSED LIGHT POLE.
  - D** PROPOSED GAS SERVICE LINE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION. SEE MECHANICAL PLANS FOR SIZE, MATERIALS, AND BUILDING CONNECTIONS.
  - E** CONTRACTOR SHALL INSTALL 1-1/2" WATER SERVICE LINE AND TAP PER LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL WORK PERMITS WITH THE PUBLIC RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER.
  - F** PROPOSED UNDERGROUND TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR CONNECTION.
  - G** CONTRACTOR TO INSTALL SEPARATE IRRIGATION SERVICE AND METER.
  - H** MAINTAIN 18" MINIMUM OF VERTICAL SEPARATION.
  - I** CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND THE LOCAL UTILITY COMPANY TO INSTALL PRIMARY RISER AS REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE PROPOSED BUILDING. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND THE LOCAL UTILITY COMPANY TO INSTALL NEW PAD MOUNTED TRANSFORMER.
  - J** VENT LOCATION CONNECTION TO GREASE INTERCEPTOR.
  - K** PROPOSED DOWNSPOUT LOCATION. CONTRACTOR TO TIE-IN DOWNSPOUT LINE AT PROPOSED STRUCTURE #2.
  - L** PROPOSED FDOT TYPE C INLET. REFER TO C05.1 FOR DETAILS.
  - M** PROPOSED 60" CONCRETE MANHOLE. REFER TO C05.2 FOR DETAILS.
  - N** LOOP SENSOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

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GRANT.BUMGARDNER@PANDARG.COM



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PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
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Telephone: 626.799.9898  
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**REVISIONS:**

NO.	REVISION	DATE
1	TRC COMMENTS	01/09/2026

**ISSUE DATE:**  
1 CITY PLAN SUBMITTAL 10/01/2025

DRAWN BY: PEO  
CHECKED BY: JMS

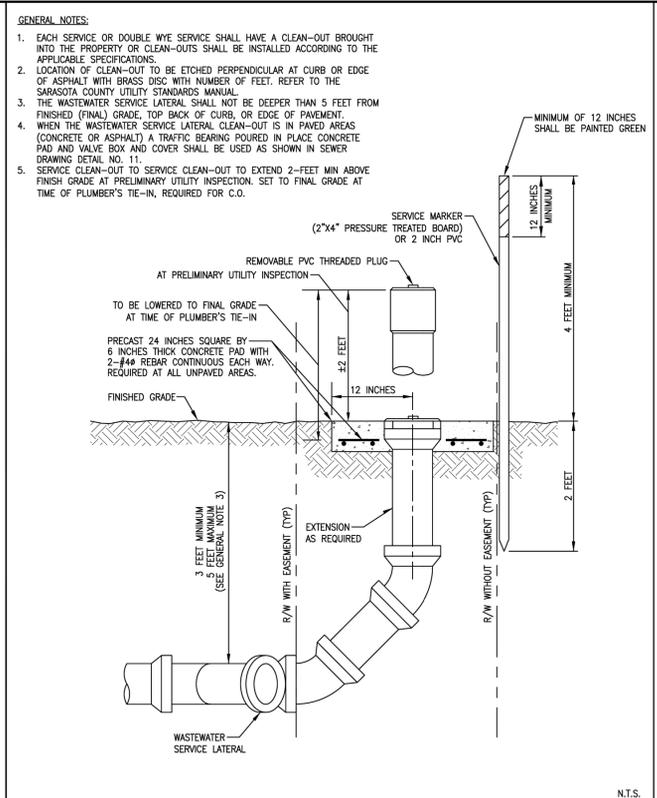
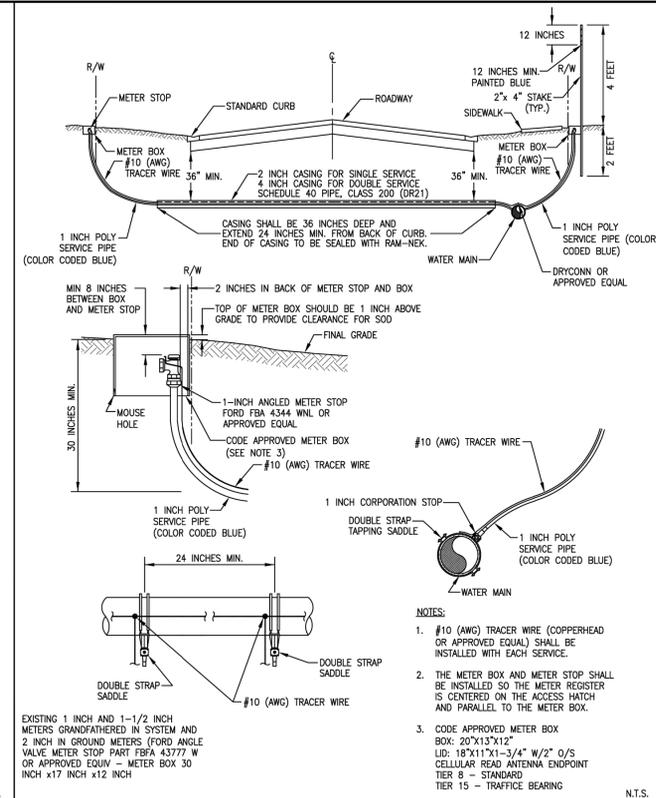
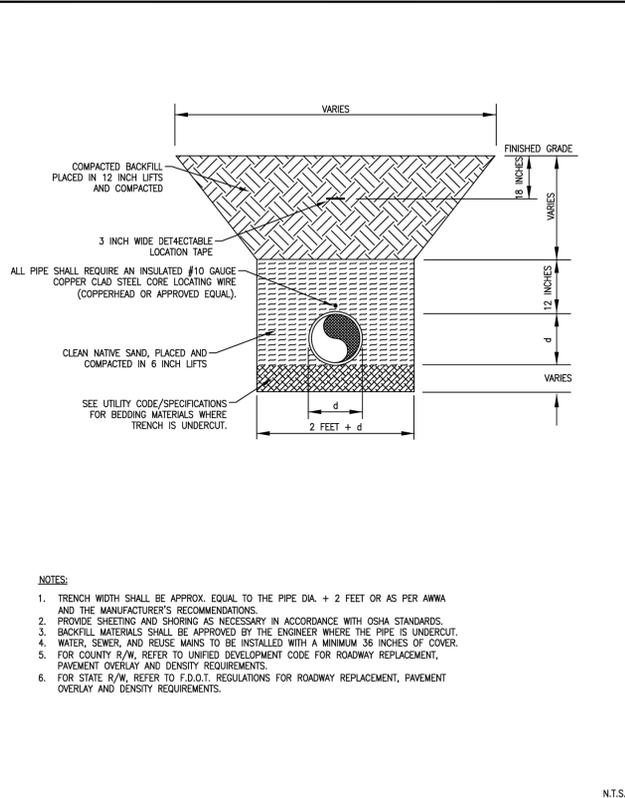
PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



**PANDA EXPRESS**  
PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

UTILITY PLAN

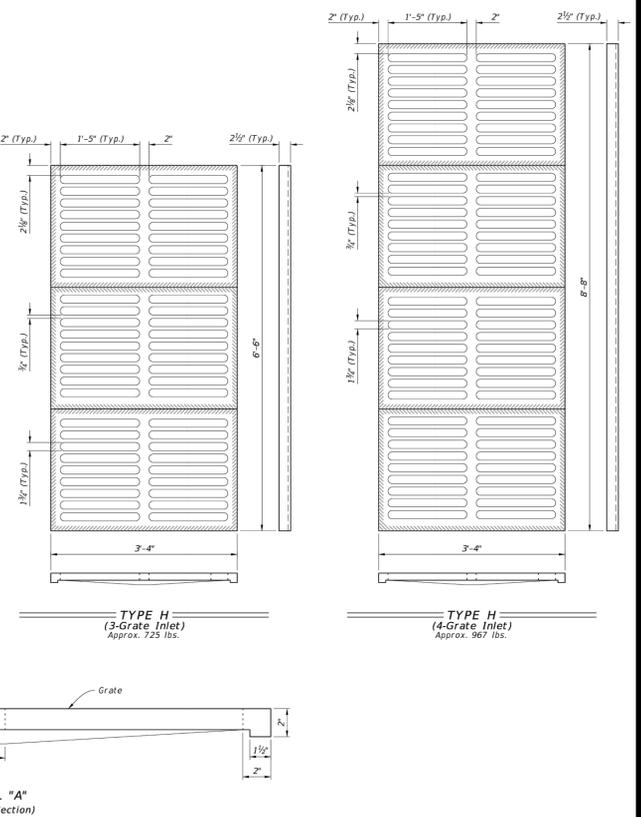
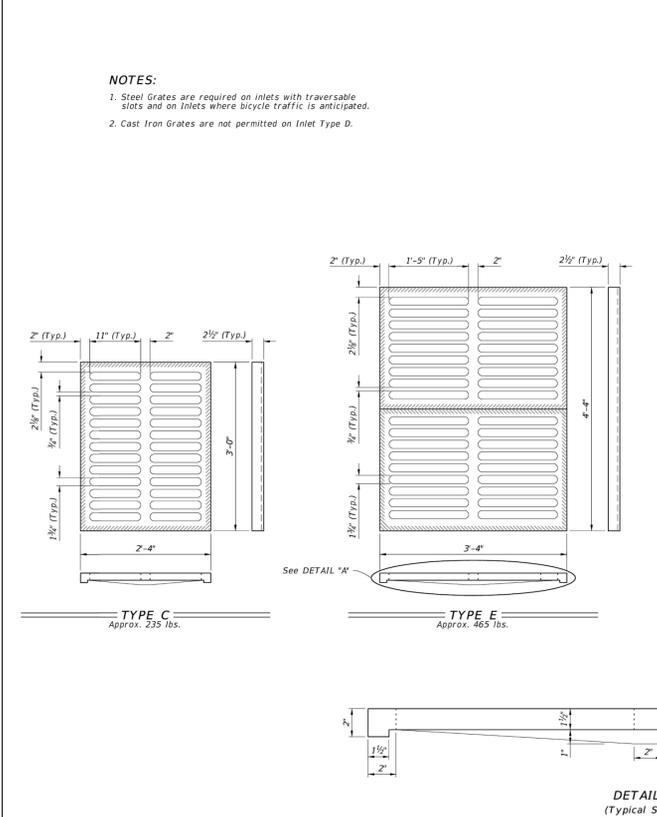
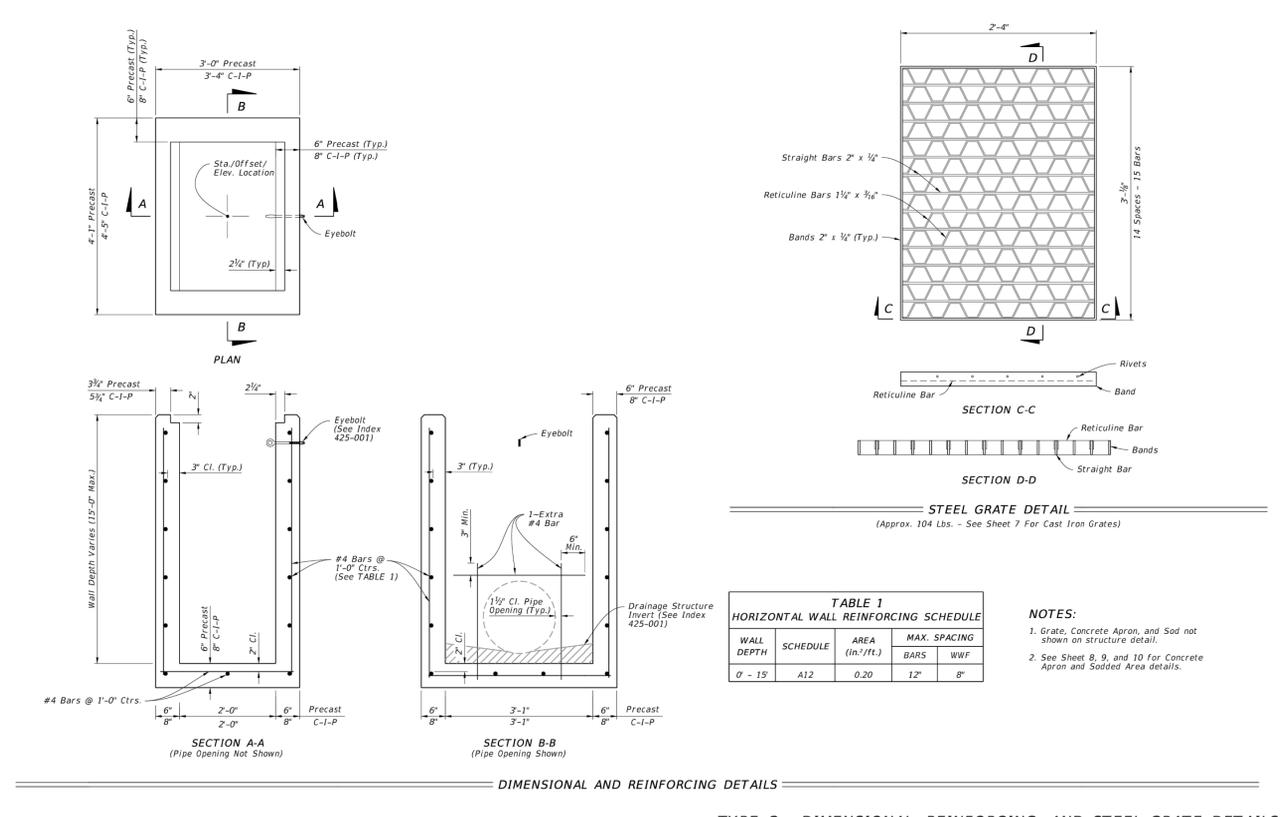
**C04.0**



Sarasota County ISSUED NOV. 2023 TRENCH DETAIL GENERAL DWG NO. 4

Sarasota County ISSUED NOV. 2023 TYPICAL SERVICE CONNECTION (5/8 INCH x 3/4 INCH METER OR 1 INCH METER) WATER DWG NO. 4

Sarasota County ISSUED NOV. 2023 SERVICE CLEAN-OUT SEWER DWG NO. 10



LAST REVISION 10/01/20 DESCRIPTION: FDOT FY 2023-24 STANDARD PLANS DITCH BOTTOM INLET TYPES C, D, E, AND H INDEX 425-052 SHEET 2 of 14

LAST REVISION 10/01/20 DESCRIPTION: FDOT FY 2023-24 STANDARD PLANS DITCH BOTTOM INLET TYPES C, D, E, AND H INDEX 425-052 SHEET 7 of 14

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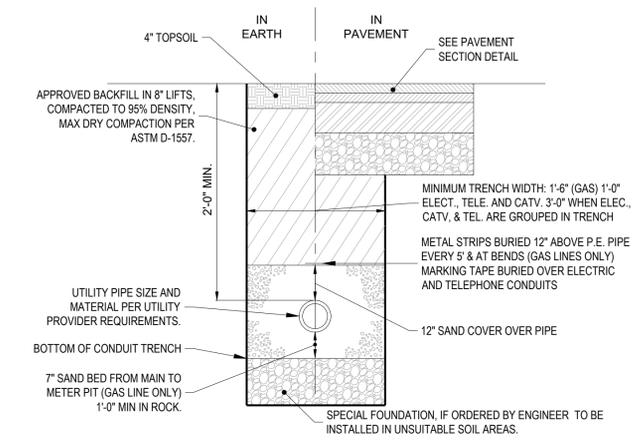
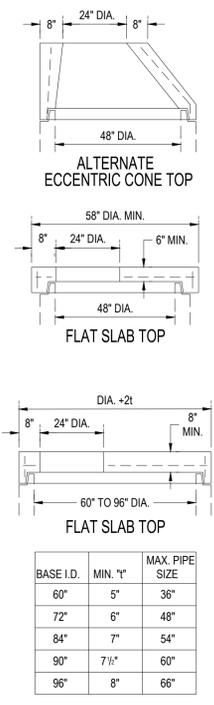
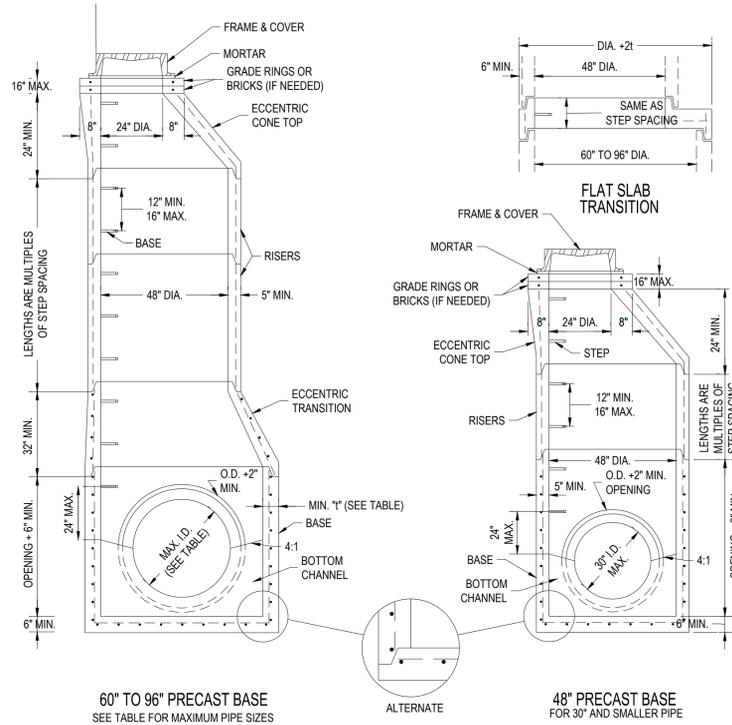
UTILITY DETAILS I

C04.1

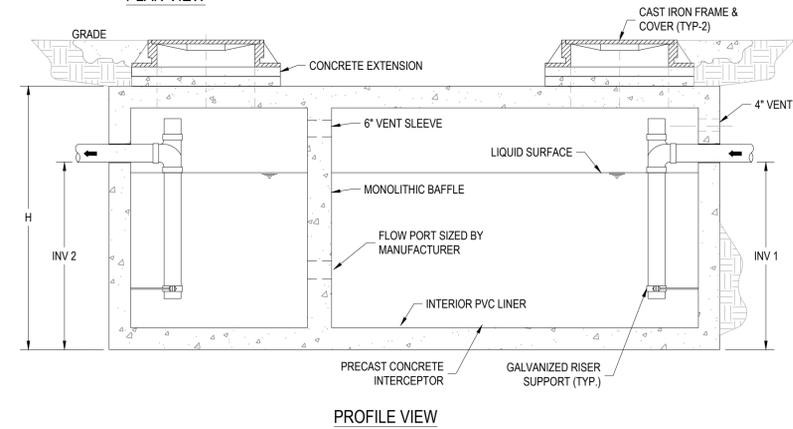
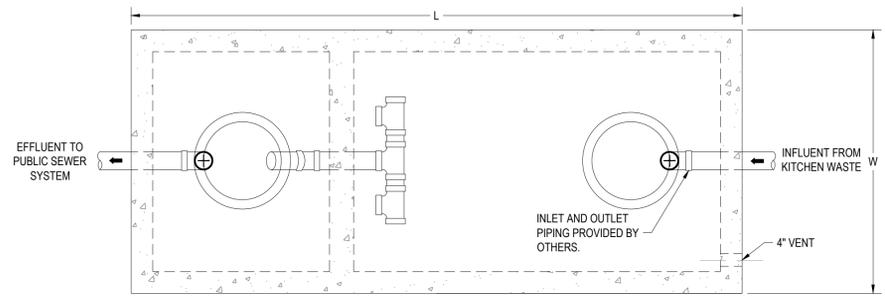
PANDA HOME R3

**NOTES:**

- SECTIONS OF THE PRECAST MANHOLE SHALL BE CAST AND ASSEMBLED WITH EITHER ALL TONGUE OR ALL GROOVE ENDS UP. LIFT HOLES MAY BE PROVIDED IN EACH SECTION FOR HANDLING.
- TOP AND TRANSITION (OR REDUCER) SECTIONS MAY BE EITHER ECCENTRIC CONE, CONCENTRIC CONE, OR FLAT SLAB.
- BASES FOR MANHOLES ARE SHOWN WITH MONOLITHIC FLOOR AND RISER WHICH MAY BE CAST IN ONE OR TWO OPERATIONS. A PERMISSIBLE ALTERNATE IS TO CAST AND SHIP THE FLOOR AND BARREL SEPARATELY. OPENINGS FOR INLET AND OUTLET PIPE SHALL BE PROVIDED EITHER WHEN THE UNIT IS CAST OR LATER, TO MEET PROJECT REQUIREMENTS. BOTTOM CHANNELS MAY BE FORMED OF CONCRETE PRECAST IN THE BASE OR BY FIELD CONSTRUCTION. BASES MAY ALSO BE POURED IN PLACE. ALL INLETS AND OUTLETS ARE TO BE IDENTIFIED.
- OPENINGS IN RISER SECTIONS FOR 18" AND SMALLER INLET PIPES SHALL BE PREFABRICATED. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR SANITARY AND COMBINED SEWERS.
- JOINT SEAL BETWEEN PRECAST MANHOLE SECTIONS AND PIPES SHALL BE RESILIENT AND FLEXIBLE GASKET JOINTS PER ASTM C-923 OR LATEST EDITION.
- O-RING JOINT, BETWEEN MANHOLE SECTIONS SHALL BE FLEXIBLE BUTYL RUBBER SEAL PER ASTM C-990.
- PRECAST MANHOLE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478. CONCRETE SHALL BE 4000 PSI.
- SEAL LIFT HOLES WITH NON-SHRINK GROUT.
- FRAME AND COVER:
1. FRAME WITH SOLID COVER USE EAST JORDAN 1710A, WITH APPROPRIATE LETTERING OR APPROVED OTHER.
2. FRAME WITH GRATE USE EAST JORDAN 1710M OR APPROVED OTHER.



- NOTES:**
- CONTRACTOR TO VERIFY SPECIFIC REQUIREMENTS WITH UTILITY PROVIDERS PRIOR TO BEGINNING CONSTRUCTION.



**SIZING SCHEDULE\*\***

CAPACITY (USGal)	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH, L	WIDTH, W	HEIGHT, H	INV 1*	INV 2*
500	1,200	9,500	7'-10"	4'-4"	4'-6"	3'-3"	3'-0"
750	1,700	9,900	7'-10"	4'-4"	6'-0"	4'-5"	4'-2"
1,000	2,300	13,350	8'-8"	5'-0"	6'-0"	4'-9"	4'-6"
1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"
1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"
2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-6"
2,500	5,700	27,050	13'-0"	7'-0"	7'-0"	5'-9"	5'-6"
3,000	6,900	33,150	13'-0"	7'-0"	8'-0"	6'-9"	6'-6"
3,500	8,000	38,550	13'-0"	7'-0"	8'-6"	7'-3"	7'-0"
4,000	9,300	38,100	16'-0"	8'-6"	7'-0"	5'-9"	5'-6"

\*INVERT MEASUREMENTS ARE FROM BOTTOM OF BASE  
\*\*THE CAPACITIES AND DIMENSIONS INDICATED IN THE TABLE ARE APPROXIMATIONS AND THE CONTRACTOR SHALL OBTAIN EXACT CAPACITIES AND DIMENSIONS FROM THE MANUFACTURER.

**SPECIFICATIONS:**

- CONCRETE: CLASS III CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED, SLIDE-IN TYPE IS NOT ACCEPTABLE)
- REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
- C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY RATED.
- CONTRACTOR SHALL OBTAIN APPROVAL OF SHOP DRAWINGS FROM LOCAL OFFICIAL PRIOR TO ORDERING GREASE TRAP. SHOP DRAWINGS SHALL INCLUDE CAPACITY, DESIGN, AND MATERIAL OF GREASE TRAP.

**GREASE TRAP**  
NTS



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NO.	DESCRIPTION	DATE

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DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433

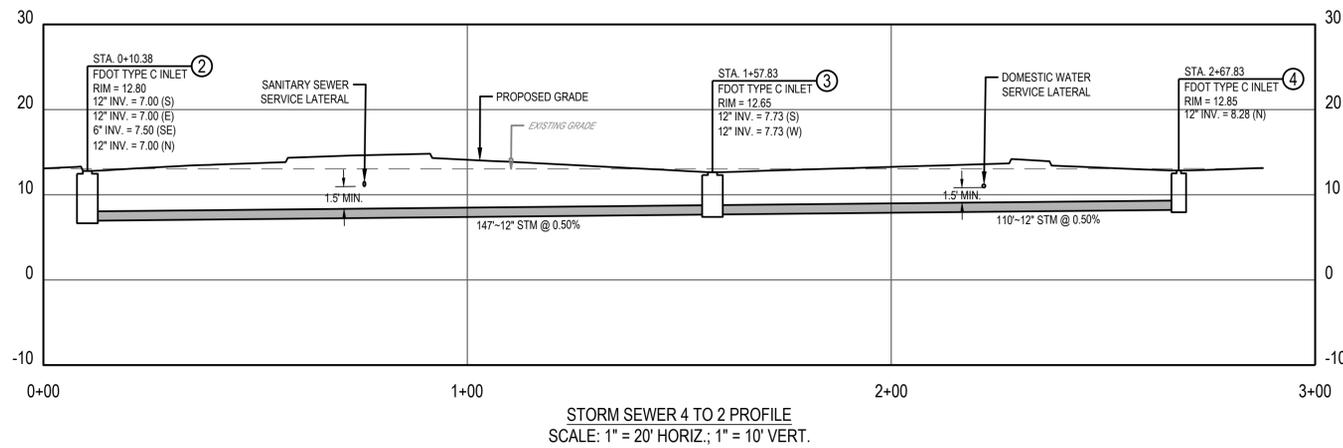
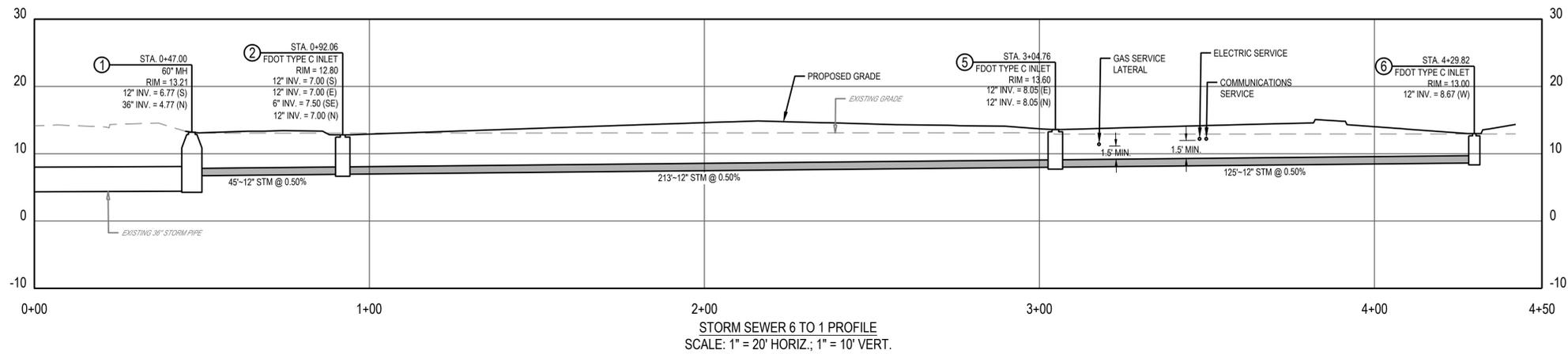


**PANDA EXPRESS**

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

**UTILITY DETAILS II**

**C04.2**



24-HR CONTACT  
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GRANT.BUMGARDNER@PANDARG.COM



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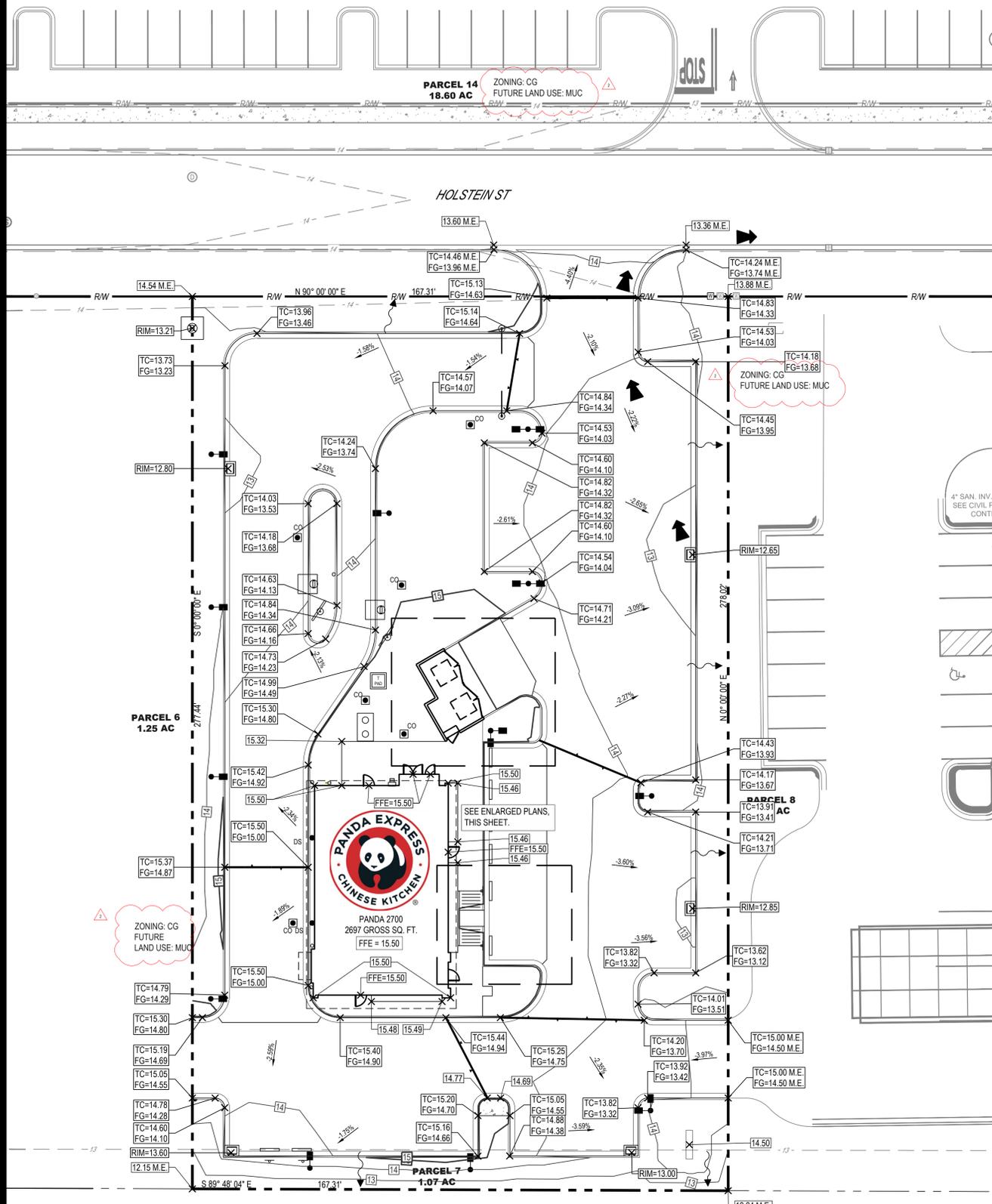


CESO  
3801 Rippy Rd., Suite 300  
Mansfield, OH 45342  
Phone: 833.535.8594 Fax: 888.208.4828

PANDA EXPRESS  
PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

UTILITY PROFILES

C04.3



- GRADING & DRAINAGE NOTES:**
- SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
  - SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%.
  - MAXIMUM CUT OF FILL SLOPES IS 2H:1V.
  - THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
  - ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A STATE REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
  - DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
  - JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

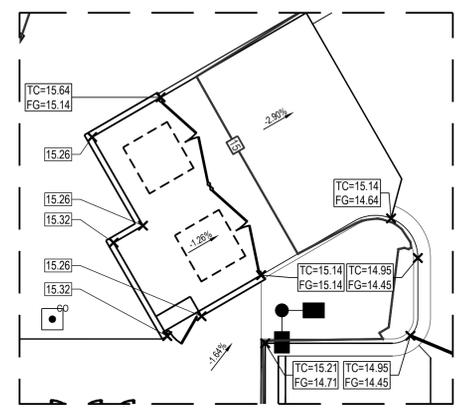
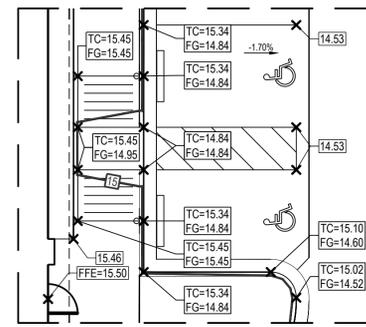
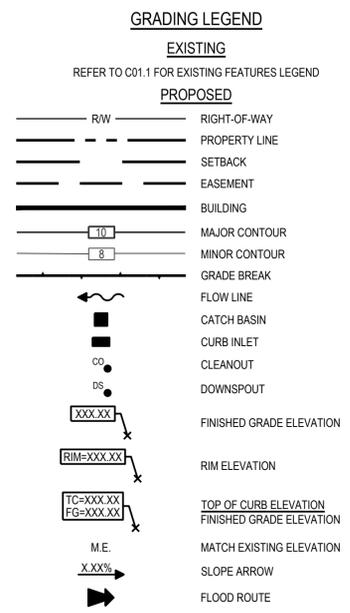
- BUILDING AREA NOTES:**
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, I.E. IN TIMES OF RAIN OR MUD. ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC., WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
  - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

**STORMWATER MANAGEMENT**

THE PROPOSED SITE STORMWATER CONVEYANCE SYSTEM WILL TIE-IN TO THE DEVELOPMENTS PROPOSED STORM NETWORK THAT CONNECTS TO A REGIONAL DEVELOPMENT STORMWATER MANAGEMENT BASIN. THE BASIN ADDRESSES LOCAL DETENTION AND WATER QUALITY REQUIREMENTS.

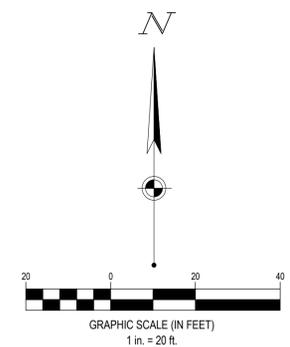
**STORMWATER MANAGEMENT CALCULATIONS**

ASSUMED PER STORMWATER MANAGEMENT PLAN FOR VENICE CROSSING-PHASE 0  
 IMPERVIOUS AREAS CN = 98  
 PERVIOUS AREAS CN = 78  
 TOTAL ALLOWABLE CN = 92.5  
 (0.291 AC x 78 CN + 0.779 AC x 98 CN) / 1.07 AC = 92.6 CN > 92.5 CN



**SLOPE TABLE**

AREA	MINIMUM	MAXIMUM
PARKING	1%	5%
DRIVE-THRU	1%	10%
ADA PARKING	1%	2%
SIDEWALK	1%	2% CROSS SLOPE 5% RUNNING SLOPE
UNPAVED	1%	3H:1V



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DRAWN BY: PEO  
 CHECKED BY: JMS

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 PANDA STORE #: D34743  
 ARCH PROJECT #: 764433



**PANDA EXPRESS**  
 PANDA HOME  
 2217 LAUREL RD  
 NOKOMIS, FL 34275

GRADING PLAN

**C05.0**

PANDA HOME R3

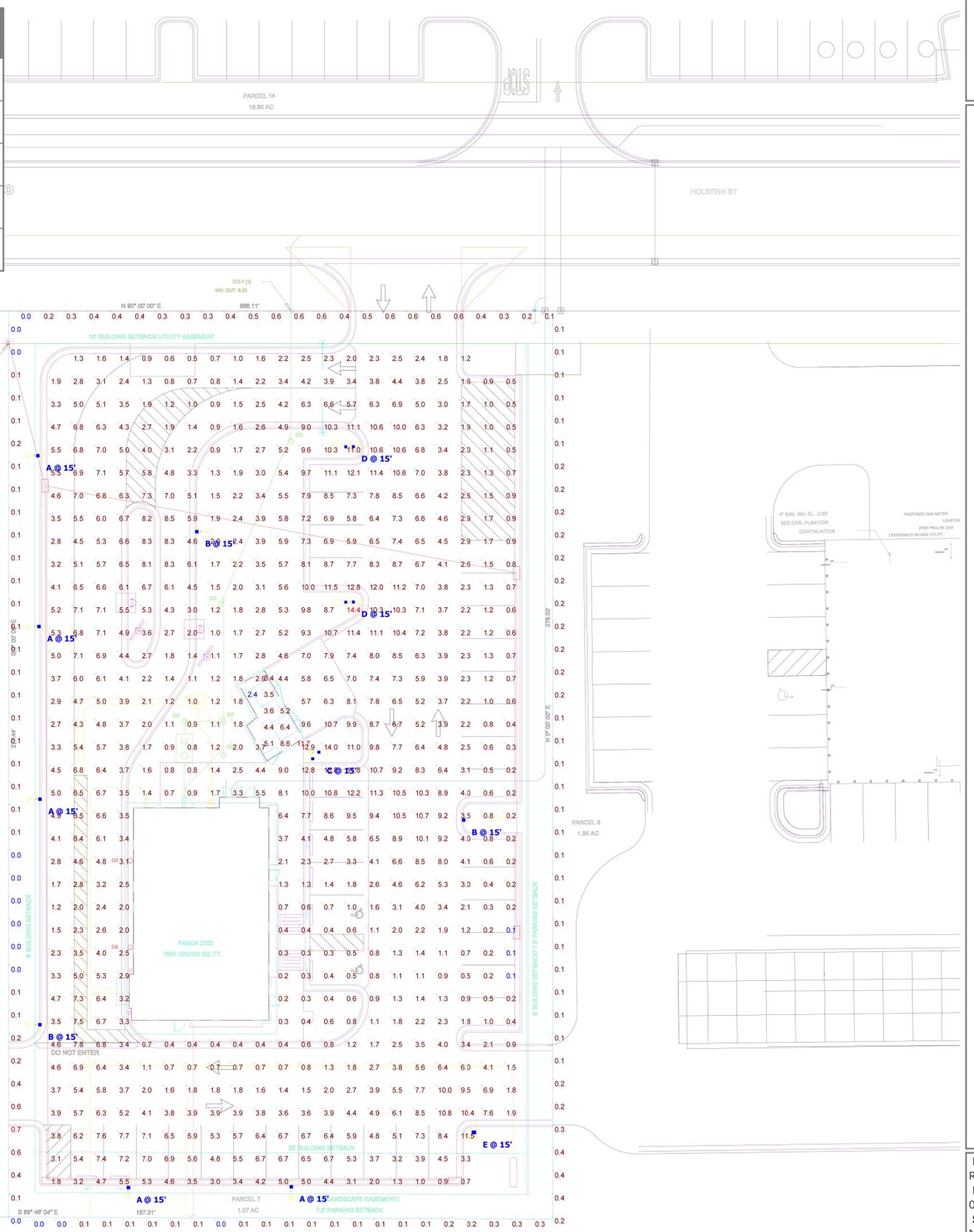
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	B	3	SLM-LED-12L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-3-40-70CRI-IL.ies	8541	1	85
	D	2	SLM-LED-12L-SIL-FT-40-70CRI	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-FT-40-70CRI.ies	12865	1	170
	C	1	SLM-LED-12L-SIL-FT-40-70CRI	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-FT-40-70CRI.ies	12865	1	170
	E	1	SLM-LED-12L-SIL-LC-40-70CRI	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-LC-40-70CRI.ies	12656	1	87

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	4.2 fc	14.4 fc	0.1 fc	144.0:1	42.0:1
CALC SUMMARY- PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	5.4 fc	11.7 fc	2.4 fc	4.9:1	2.3:1

**Note**

1. MOUNTING HEIGHT OF 15'
2. CALCULATIONS TAKEN AT GROUND LEVEL
3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600
4. LAYOUT IS AN ESTIMATE

**Plan View**  
Scale - 1" = 25ft



**PANDA EXPRESS**  
**NOKOMIS, FL**

**Designer**  
 R. ZINSELMEIER  
**Date**  
 09/10/2025  
**Scale**  
 NOTED  
**Drawing No.**  
 Summary  
**1 of 1**



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**PANDA EXPRESS**  
 PANDA HOME  
 2217 LAUREL RD  
 NOKOMIS, FL 34275

PHOTOMETRIC PLAN

**C06.0**

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY)	DATE
PROJECT NAME AND LOCATION INFORMATION:	PANDA EXPRESS #D34743 2001 LAUREL RD. NOKOMIS, FL 34275

A SITE MAP MUST BE DEVELOPED AND MUST CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:

- DRAINAGE PATTERNS.
- APPROXIMATE SLOPES AFTER MAJOR GRADING ACTIVITIES.
- AREAS OF SOIL DISTURBANCE.
- OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED.
- LOCATION OF ALL MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS.
- THE LOCATION OF EXPECTED STABILIZATION PRACTICES.
- WETLANDS AND SURFACE WATERS, AND
- LOCATIONS WHERE STORMWATER MAY DISCHARGE TO A SURFACE WATER OR MS4.

**SITE DESCRIPTION**

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	THE CONSTRUCTION OF A PANDA RESTAURANT, DRIVE-THRU AND ASSOCIATED SITE IMPROVEMENTS.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	<ul style="list-style-type: none"> <li>0-14 DAYS: INSTALLATION OF EROSION CONTROL DEVICES, CLEARING AND GRUBBING.</li> <li>14-30 DAYS: GRADING, INSTALLATION OF TEMPORARY VEGETATION AND 14 DAY INTERVALS, INSTALLATIONS OF STORM SEWER SYSTEM, MAINTENANCE OF EROSION CONTROL DEVICES.</li> <li>30-60 DAYS: INSTALLATION OF UTILITIES, PERMANENT VEGETATION AT 30 DAY INTERVALS, COMMENCE BUILDING PAD CONSTRUCTION, MAINTENANCE OF EROSION CONTROL DEVICES.</li> <li>60-90 DAYS: BUILDING PAD CONSTRUCTION, MAINTENANCE OF EROSION CONTROL DEVICES.</li> <li>90-120 DAYS: PAVING, MAINTENANCE OF EROSION CONTROL DEVICES, REMOVAL OF EROSION CONTROL DEVICES.</li> </ul>
TOTAL AREA OF THE SITE:	1.07 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	1.09 ACRES
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	THE EXISTING SITE IS A CLEARED, PAD GRADED LOT
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	1.0 ACRES
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	STORMWATER TO BE ROUTED TO AN EXISTING MANHOLE LOCATED IN THE NORTHWEST OF THE PROPERTY IN HOLSTEIN ST WITH AN EVENTUAL OUTLET TO THE REGIONAL STORMWATER MANAGEMENT BASIN. CONTRACTOR TO REFER TO UTILITY PLAN, SHEET CD4.0 FOR DETAILS.

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPs) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE THE FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP. 1988) AND ANY SUBSEQUENT AMENDMENTS.

- PRIOR TO CLEARING, A SILT FENCE (TRENCHED 4 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE) SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
- DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE. A ROCK ACCESS ROAD (THAT IS SOFT LINED WITH A 6 INCH DEPTH OF 2" TO 4" STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. THERE WILL BE ONLY ONE CONSTRUCTION ENTRANCE AT THIS SITE.
- AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S)/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED INLET PROTECTION. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENT STABILIZATION METHODS (IF OTHER METHODS ARE UTILIZED, THIS SWPPP WILL BE MODIFIED) NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
- ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICAL" SHEET.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

- TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 7 DAYS.
- MULCHING PRACTICES AND SOD SHALL BE APPLIED TO THE PARKING LOT ISLAND.
- FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

TO BE COMPLETED BY CONTRACTOR/SUBCONTRACTOR(S): 1, 2, & 3

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS

- A SILT FENCE SHALL BE PLACED AROUND THE ENTIRE PERIMETER IN ADDITION TO A VEGETATION BARRIER THAT SHALL BE PLACED AROUND THE CONSTRUCTIVE BUFFER.
- INLET(S)/OUTFALLS SHALL BE PROTECTED WITH PROPERLY INSTALLED INLET/OUTLET PROTECTION.
- ROCK OUTLET PROTECTION LINED WITH FILTER FABRIC SHALL BE INSTALLED AT ALL FLUME OUTFALL POINTS.

TO BE COMPLETED BY CONTRACTOR/SUBCONTRACTOR(S): 1, 2 & 3

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

NOT APPLICABLE, SITE IS LESS THAN 10 ACRES.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

SEDIMENT CONTROL DURING CONSTRUCTION WILL BE ADDRESSED WITH ON SITE SILT FENCE AND INLET PROTECTION AND THAT PERMANENT POST CONSTRUCTION CONTROLS WILL BE PROVIDED IN THE REGIONAL STORMWATER MANAGEMENT BASIN.

**DESCRIBE IN DETAIL CONTROLS FOR THE FOLLOWING POTENTIAL POLLUTANTS**

WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER PROPER DISPOSAL SITE. THE DUMPSTER SHALL BE LOCATED AS SHOWN ON THE SITE MAP. NO MATERIALS WILL BE BURIED ON SITE.  TO BE COMPLETED BY CONTRACTOR
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES/EXITS:	OFFSITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, DAILY STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.  TO BE COMPLETED BY CONTRACTOR
THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED, AS INDICATED ON SITE MAP.  TO BE COMPLETED BY CONTRACTOR
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	A SPILL PREVENTION PLAN IS IN PLACE. A DOUBLE WALLED FUEL TANK, TRASH AND STORAGE AREAS SHALL BE PLACED ON A DRIP PAN TO CONTAIN AND PREVENT ANY DRIPS OR LEAKS FROM BEING DISCHARGED IN STORMWATER RUNOFF. ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED, AS INDICATED ON SITE MAP.  TO BE COMPLETED BY CONTRACTOR
OTHER:	PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. SPECIFIC PLACEMENT IS DEPICTED ON THE SITE MAP. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL-VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.  TO BE COMPLETED BY CONTRACTOR

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ASSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT:

- SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
- INLET(S)/OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE SILT FENCE OF FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY.
- BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDING PER MANUFACTURER'S INSTRUCTIONS.
- MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
- MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.

TO BE COMPLETED BY CONTRACTOR

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM)

QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

TO BE COMPLETED BY CONTRACTOR

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF THE PERMIT. FLOWS FROM FIREFIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WATER FROM WATER LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO EITHER OF THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

TO BE COMPLETED BY CONTRACTOR

THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME	TITLE	COMPANY NAME (ADDRESS AND PHONE NUMBER)	DATE



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:

1	CITY PLAN SUBMITTAL	10/01/2025

DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



CESO  
2801 Ridge Rd., Suite 202  
Mansburg, OH 43342  
Phone: 614.894.8994 Fax: 614.894.8995

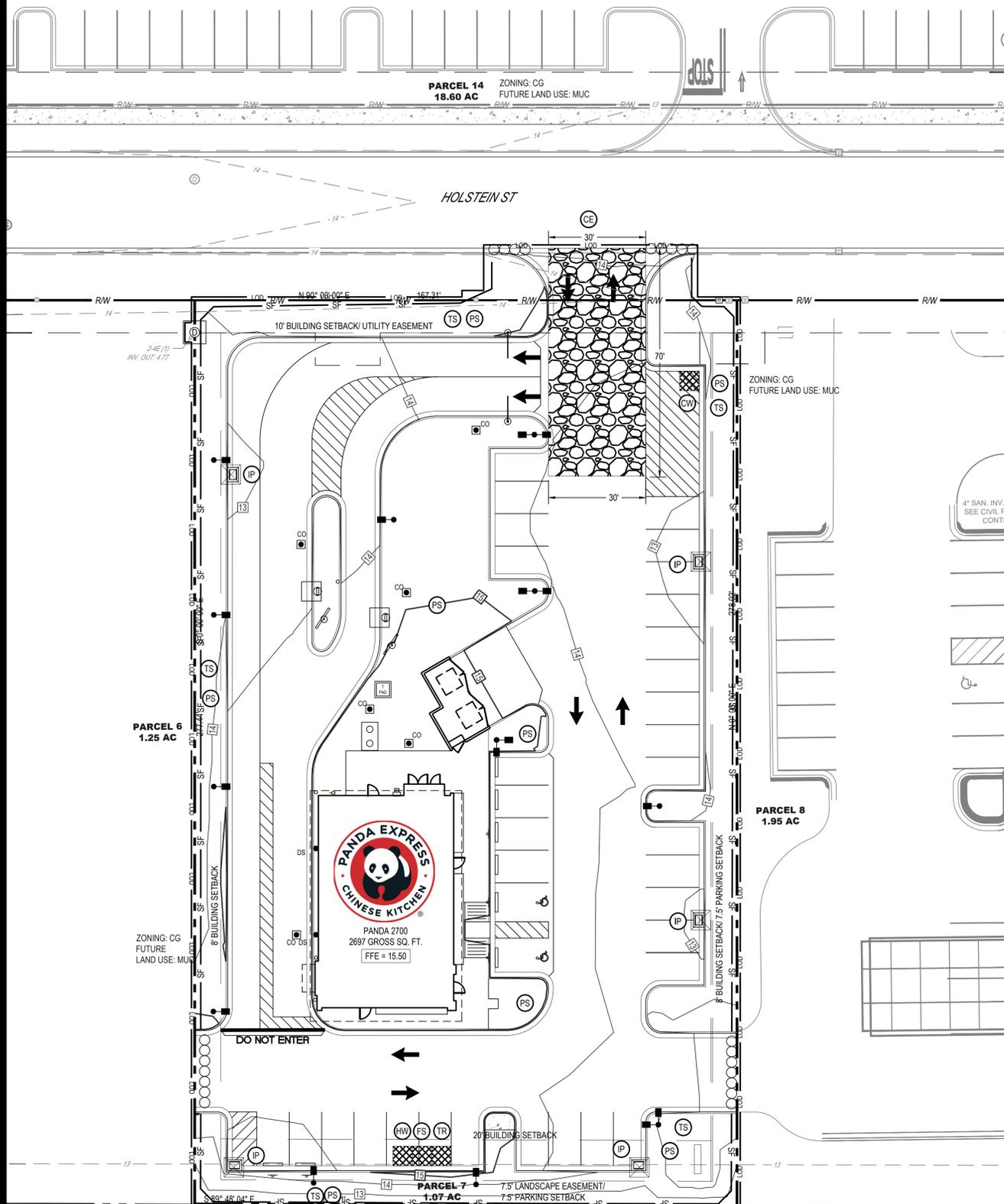
**PANDA EXPRESS**

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

SWPPP

**C07.0**

PANDA HOME R3



**SWPPP GENERAL NOTES**

- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)"; ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
- SEDIMENT STRUCTURES AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE DEVELOPMENT AREA IS STABILIZED.
- PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
  - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE
  - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE
  - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
- TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
  - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
  - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
  - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
- TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
  - SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.
  - MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORM BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
  - FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLED BLANKETS BY AMERICAN EXCELSEOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
- NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
- THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SACRIFICED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:**

PLAN ENGINEERS: CESO, INC. 3631 RIGBY RD., SUITE 300 MIAMISBURG, OH 45342 PHONE: (330) 819-1670 EMAIL: YANDJ@CESOINC.COM CONTACT: MATT YANDA

DEVELOPER: PANDA RESTAURANT GROUP EMAIL: MICHAEL.NIEVES@PANDARG.COM CONTACT: MICHAEL NIEVES

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A PANDA EXPRESS RESTAURANT WITH DRIVE-THRU AND ASSOCIATED SITE IMPROVEMENTS. THE SUBJECT PARCEL IS 1.07 ACRES. THE TOTAL DISTURBED AREA IS 1.09 ACRES INCLUDING WORK WITHIN THE R/W FOR ACCESS AND UTILITY CONNECTIONS.

THE SITE DRAINS TO FROM WEST TO EAST WITH AN EVENTUAL OUTFALL TO A REGIONAL DETENTION BASIN.

THE EXISTING CONDITIONS ON-SITE IS A MASS GRADED VACANT LOT.

**SEQUENCE OF CONSTRUCTION**

- NOTIFY CITY/COUNTY ENGINEER BEFORE WORK IS TO BEGIN.
- INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, COMPOST SOCKS, CONSTRUCTION EXIT, FILTER SACKS, CONCRETE WASHOUT.
- SITE DEMOLITION AND CLEARING.
- ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
- STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
- BUILDING PAD.
- CURB CONSTRUCTION.
- FINE GRADING AND PAVEMENT SUBGRADE PREPARATION
- ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
- FINAL SEEDING.

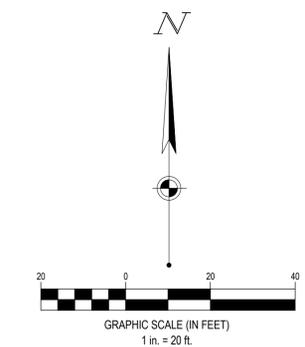
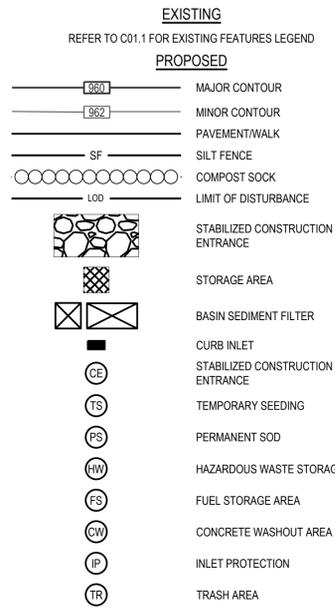
\* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

- ALL Dewatering activities such as pumping down of flooded foundation and utility trenches must pass through the retrofitted detention basin or a sediment control practice prior to water leaving the site.
- SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

**SWPPP MAINTENANCE NOTES**

- ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING.
- INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
- STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
- ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
- BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
- CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN A STATE APPROVED C&D LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A STATE APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
- AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
- A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
- ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
- ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
- THE CONTRACTOR SHALL CONTACT THE STATE EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
- OPEN BURNING IS NOT PERMITTED ON THE SITE.
- CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEP CLEAN ON AN AS NEEDED BASIS.

**SWPPP LEGEND**



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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

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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

1	CITY PLAN SUBMITTAL	10/01/2025

DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743  
PANDA STORE #: D34743  
ARCH PROJECT #: 764433



**PANDA EXPRESS**  
PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

SWPPP FINAL PHASE

**C07.1**

PANDA HOME R3



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

ISSUE DATE:

1 CITY PLAN SUBMITTAL 10/01/2025

DRAWN BY: PEO  
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743

PANDA STORE #: D34743

ARCH PROJECT #: 764433



CESO  
3601 Rippy Rd., Suite 300  
Mansfield, OH 45342  
Phone: 837.435.9294 Fax: 888.208.4826

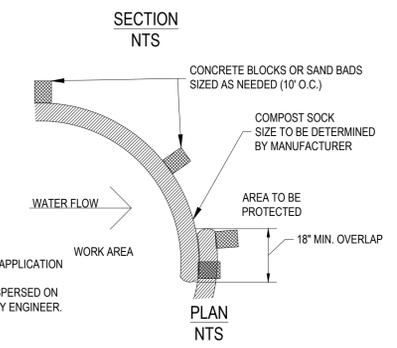
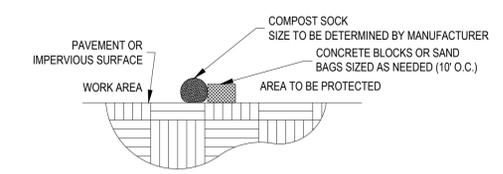
PANDA EXPRESS

PANDA HOME  
2217 LAUREL RD  
NOKOMIS, FL 34275

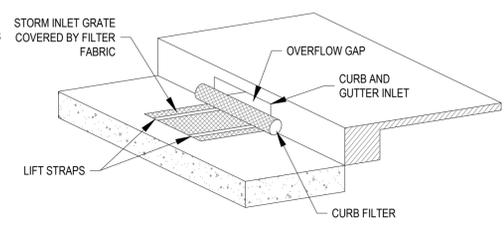
SWPPP DETAILS I

C07.2

PANDA HOME R3

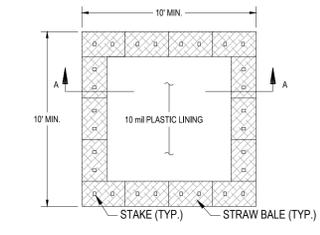
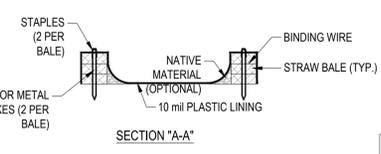
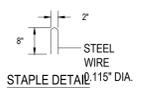
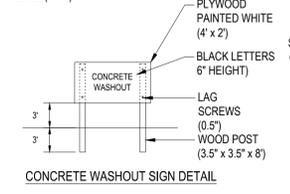


COMPOST SOCK ON PAVEMENT  
NTS

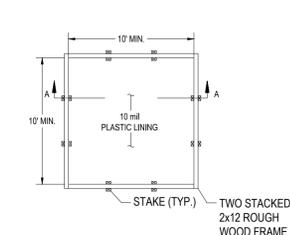
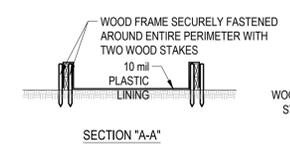


NOTE:  
INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

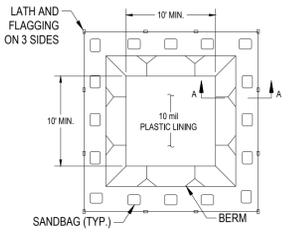
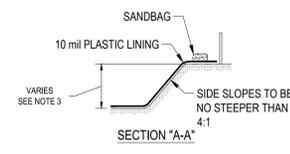
CURB INLET PROTECTION  
NTS



ABOVE GRADE W/ HAYBALES



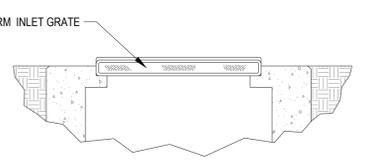
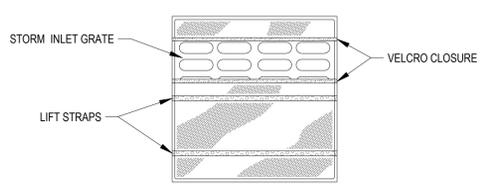
ABOVE GRADE WITH WOOD PLANKS



BELOW GRADE

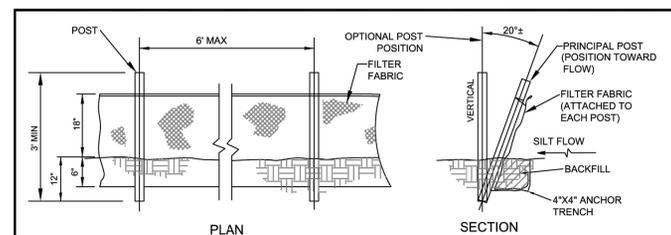
NOTES:  
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.  
3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CONCRETE WASHOUT  
NTS



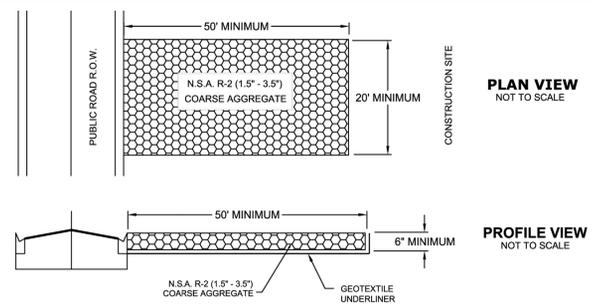
NOTE:  
INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

INLET PROTECTION  
NTS



1.) POSTS SHALL BE WOOD (2"x4" OR 2 1/2" DIA.) OR STEEL (MIN. 1.33 LBS/FT.).  
2.) SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTHMOVING, EXCAVATION OR VEGETATION REMOVAL.  
3.) CONTRACTOR IS RESPONSIBLE FOR MONITORING & MAINTAINING THE SILT FENCE IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.  
4.) THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF SEDIMENT IS MIGRATING OFF-SITE.

SILT FENCE DETAIL  
N.T.S.



CRUSHED STONE CONSTRUCTION EXIT DETAIL  
N.T.S.

<b>CITY OF VENICE</b> ENGINEERING DEPARTMENT 401 W VENICE AVE VENICE, FL 34285 (841) 486-2626 	<b>ENGINEERING</b>  <b>SILT FENCE &amp; CONSTRUCTION EXIT</b>	DATE JAN 2025
		SHEET NO. <b>ENG-7</b>