

PROJECT CONTACTS

DEVELOPER:  
CFT  
1120 N. TOWN CENTER DRIVE,  
SUITE 150  
LAS VEGAS, NV 89144

SURVEYOR  
PARTNER ENGINEERING &  
SCIENCE  
CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501  
888-213-7479  
ALTA@partnersesi.com

TELEPHONE COMPANY  
COMCAST OR AT&T

WATER DEPARTMENT/AGENCY  
CONSOLIDATED UTILITY DISTRICT  
OF RUTHERFORD COUNTY,  
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MURFREESBORO, TN 37129  
615-893-7225

PLANNING AND ZONING AGENCY  
MARINA RUSH  
PLANNING & ZONING  
111 WEST VINE STREET  
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GAS COMPANY  
ATMOS ENERGY  
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615-982-3654  
Bradley.Benningfield@atmosenergy.com

LANDSCAPE ARCHITECT:  
KITA SUSTAINABLE DESIGNS, LLC  
2101 MASTERS DRIVE  
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PH. 615.469.1222

ELECTRIC:  
MIDDLE TENNESSEE ELECTRIC  
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555 NEW SALEM HIGHWAY,  
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BUILDING DEPARTMENT  
BRIAN HARDISON  
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E-MAIL: Bhardison@murfreesorotn.gov

SIGNAGE  
TERESA STEVENS  
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MURFREESBORO, TN 37130  
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OWNER:  
CFT  
1120 N. TOWN CENTER  
DRIVE, SUITE 150, LAS  
VEGAS, NV 89144

FIRE DEPARTMENT  
MURFREESBORO FIRE MARSHALL  
CARL PEAS  
220 NW BROAD ST.  
MURFREESBORO, TN 37130  
615-893-1422  
E-MAIL: cpeas@murfreesorotn.gov

ENGINEERING DEPARTMENT:  
CHRIS GRIFFITH - CITY ENGINEER  
111 W. VINE ST, SECOND FLOOR,  
MURFREESBORO, TN 37133  
615-893-6441

SANITARY SEWER DEPARTMENT/AGENCY :  
MURFREESBORO WATER RESOURCE DISTRICT  
300 NW BROAD ST, MURFREESBORO, TN 37130  
615-893-7225

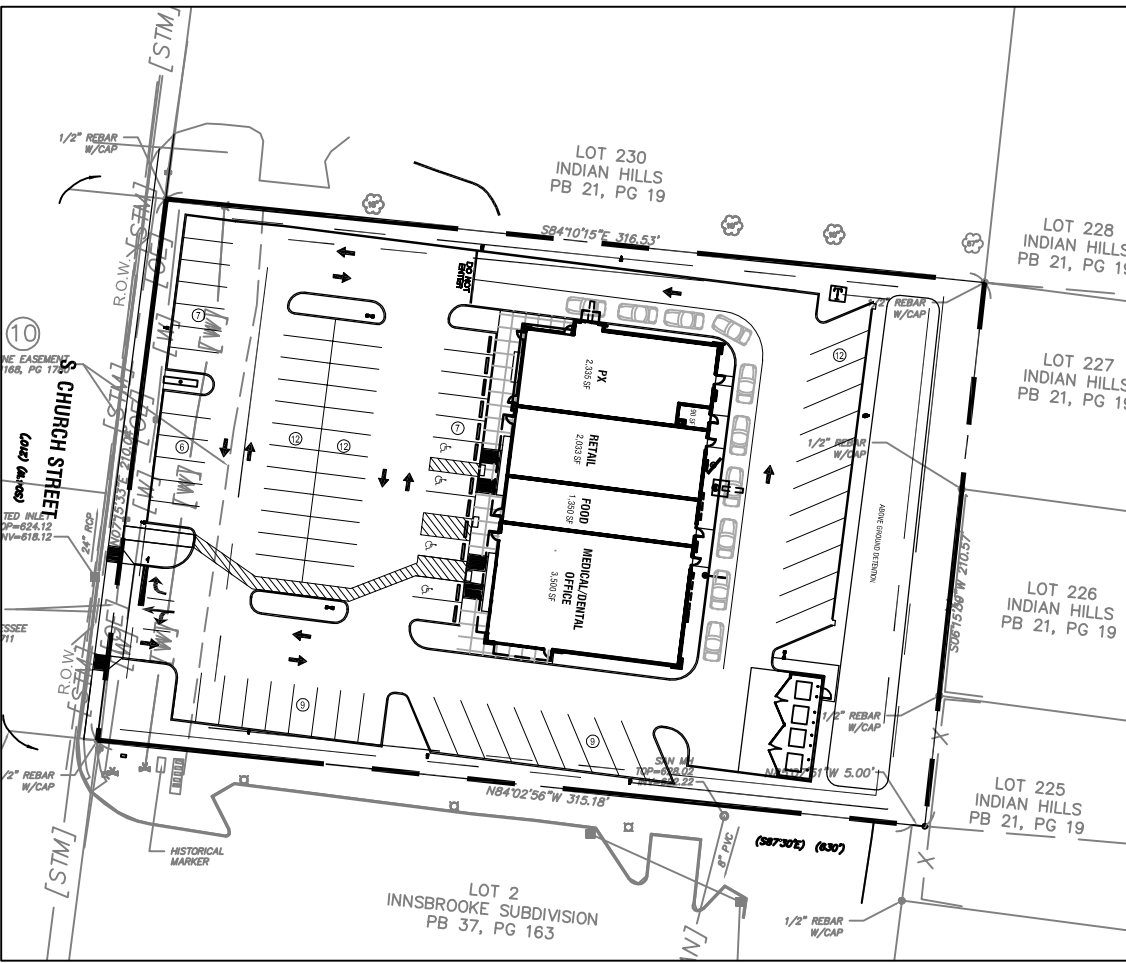
HEALTH DEPARTMENT  
RUTHERFORD COUNTY HEALTH DEPARTMENT  
100 W BURTON ST, MURFREESBORO, TN 37130  
615-888-7889  
CONTACT: MIKE  
Michael.salyers@tn.gov

CIVIL CONSTRUCTION PLANS  
FOR

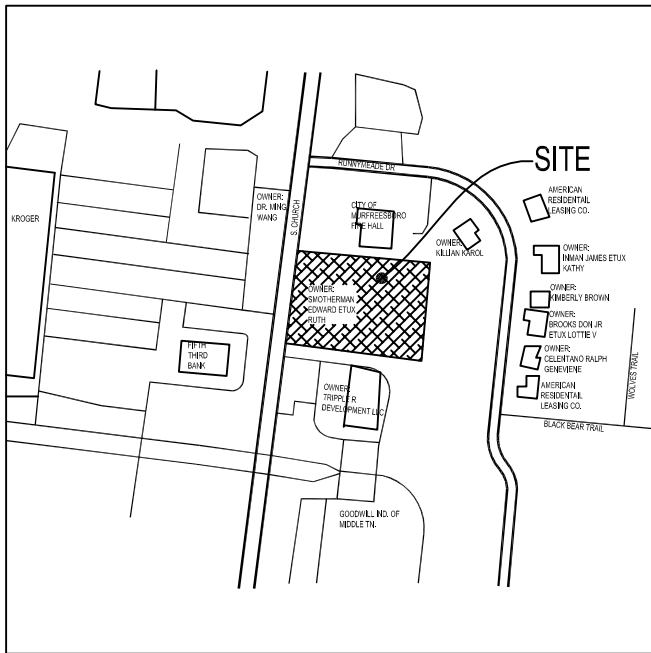


CFT DEVELOPMENT  
2901 S. CHURCH STREET,  
MURFREESBORO, TN  
37127

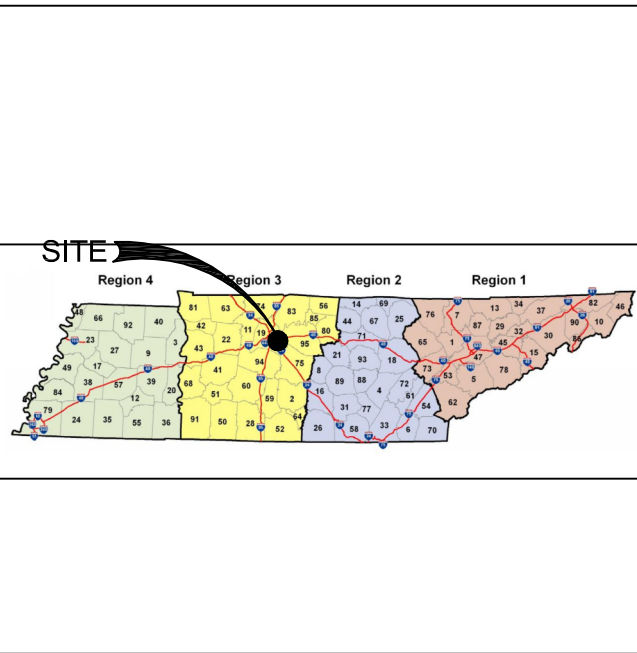
PREPARED FOR:  
CFT  
1120 N. TOWN CENTER DRIVE,  
SUITE 150  
LAS VEGAS, NV 89144



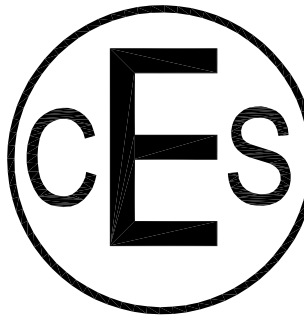
SITE MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



REGIONAL MAP  
NOT TO SCALE



Civil Engineering Services

7705 Spicer Farm Lane phone: (615) 533-0401  
Fairview, Tennessee fax: (615) 523-8865  
37062 e-mail: ray@civilengineeringservices.net

Engineering, Land Planning, and Environmental

GENERAL NOTES

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

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

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

SHEET INDEX									
NO.	TITLE	ISSUE 01 - (PERMIT/BID) 06/06/2021							
C01.0	CIVIL COVER SHEET	●							
C01.1	GENERAL NOTES	●							
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	●							
C02.1	DEMOLITION PLAN	●							
C03.0	SITE PLAN	●							
C03.1	HARDSCAPE DETAILS 1	●							
C03.2	HARDSCAPE DETAILS 2	●							
C03.3	HARDSCAPE DETAILS 3	●							
C04.0	UTILITY PLAN	●							
C04.1	UTILITY DETAILS	●							
C05.0	GRADING PLAN	●							
C05.1	DRAINAGE PLAN	●							
C05.2	GRADING DETAILS	●							
C06.0	EROSION CONTROL PLAN	●							
C06.1	ESPC DETAILS 1	●							
L01.0	LANDSCAPE PLAN	●							
L01.1	LANDSCAPE PLAN	●							

SITE DATA TABLE

- ZONING:  
CF - COMMERCIAL FRINGE DISTRICT
- REQUIRED BUILDING SETBACKS:  
FRONT (W)= 42'  
REAR (E) = 25'  
SIDE (N) = 10'  
SIDE (S) = 10'
- SITE ACREAGE:  
PANDA EXPRESS = 66,956 SF / 1.537 ACRES
- FLOOR AREA RATIO:  
PANDA EXPRESS = 2,335 SF BLDG / SITE AREA 66,956 = 3.487%  
GROSS FAR = 6,883 SF BLDG / SITE AREA 66,956 = 10.28%  
PROPOSED SITE IMPERVIOUS SURFACE RATIO  
TOTAL SITE = 66,956 SF  
PAVEMENT/SIDEWALKS = 41,657 SF  
BUILDING = 6,883 SF  
TOTAL IMPERVIOUS = 48,540 SF  
TOTAL PERVIOUS = 18,416 SF  
PERCENT IMPERVIOUS = 72.50%
- PARKING  
RETAIL: 1/300 SF  
RESTAURANT: 1/100 SF OR 1/2 SEATS, WHICHEVER IS GREATER  
MEDICAL/DENTAL: 2/EXAM ROOM + 1/EMPLOYEE OR 1/200 SF IF ROOMS/EMPLOYEES UNKNOWN  
  
PANDA EXPRESS - 2,335 SF/56 SEATS = 28 SPACES  
RETAIL - 2,033 SF = 8 SPACES  
RESTAURANT - 1,350 SF/SEATS UNKNOWN = 14 SPACES  
MEDICAL/DENTAL OFFICE - 3,500 SF/EXAM ROOMS  
UNKNOWN = 18 SPACES  
  
TOTAL REQUIRED NON-ADA PARKING: 68  
TOTAL PROVIDED NON-ADA: 75  
TOTAL PARKING PROVIDED: 79 (75 STANDARD, 4 ADA)
- REQUIRED PARKING SETBACKS:  
FRONT (W)= 8'  
REAR (E) = 25'  
SIDE (N) = 15'  
SIDE (S) = 15'
- FLOOD HAZARD:  
F.I.R.M. MAP NO. 47149C0270H, DATED JANUARY 5, 2007



CFT NV DEVELOPMENTS, LLC  
TOWN CENTER DRIVE,  
SUITE 150  
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REVISIONS:


ISSUE DATE:

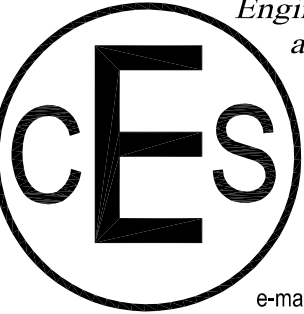
PERMIT/BID SET	06-01-21

DRAWN BY: PTD

CFT PROJECT #: CT1366  
CFT STORE #: CT1366  
ARCH PROJECT #: 20045.003



Civil Engineering Services  
Engineering, Land Planning,  
and Environmental



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CFT RETAIL BUILDING

2901 S. CHURCH ST  
MURFREESBORO, TN 37127

COVER SHEET

C01.0