

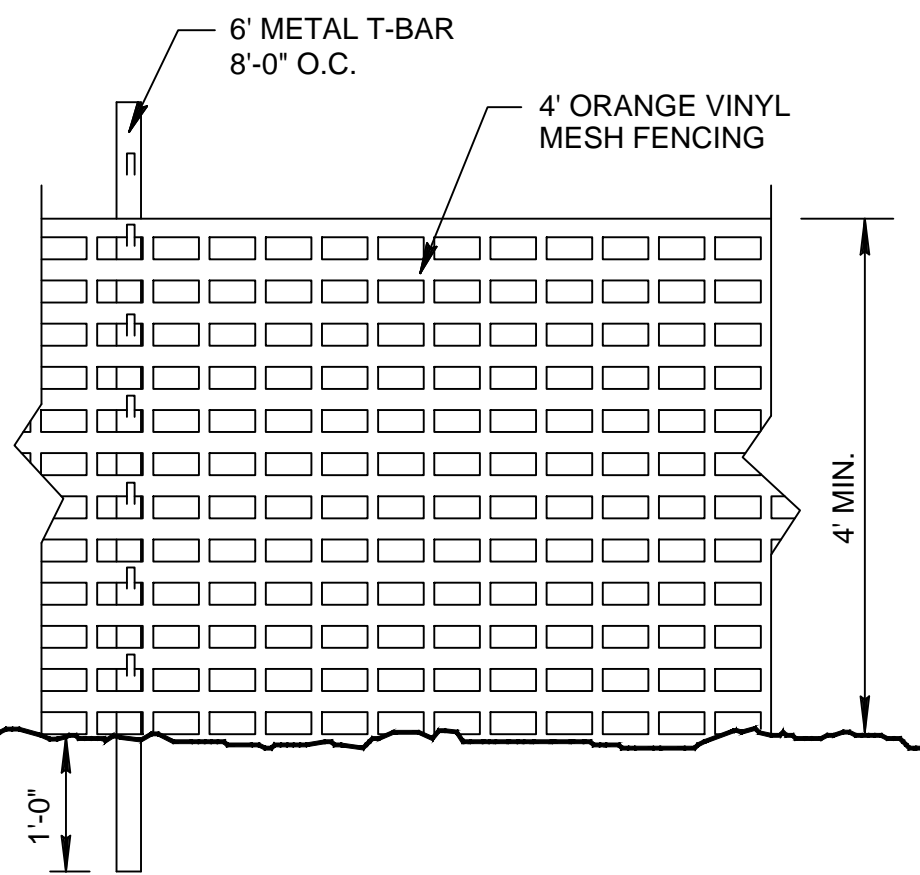
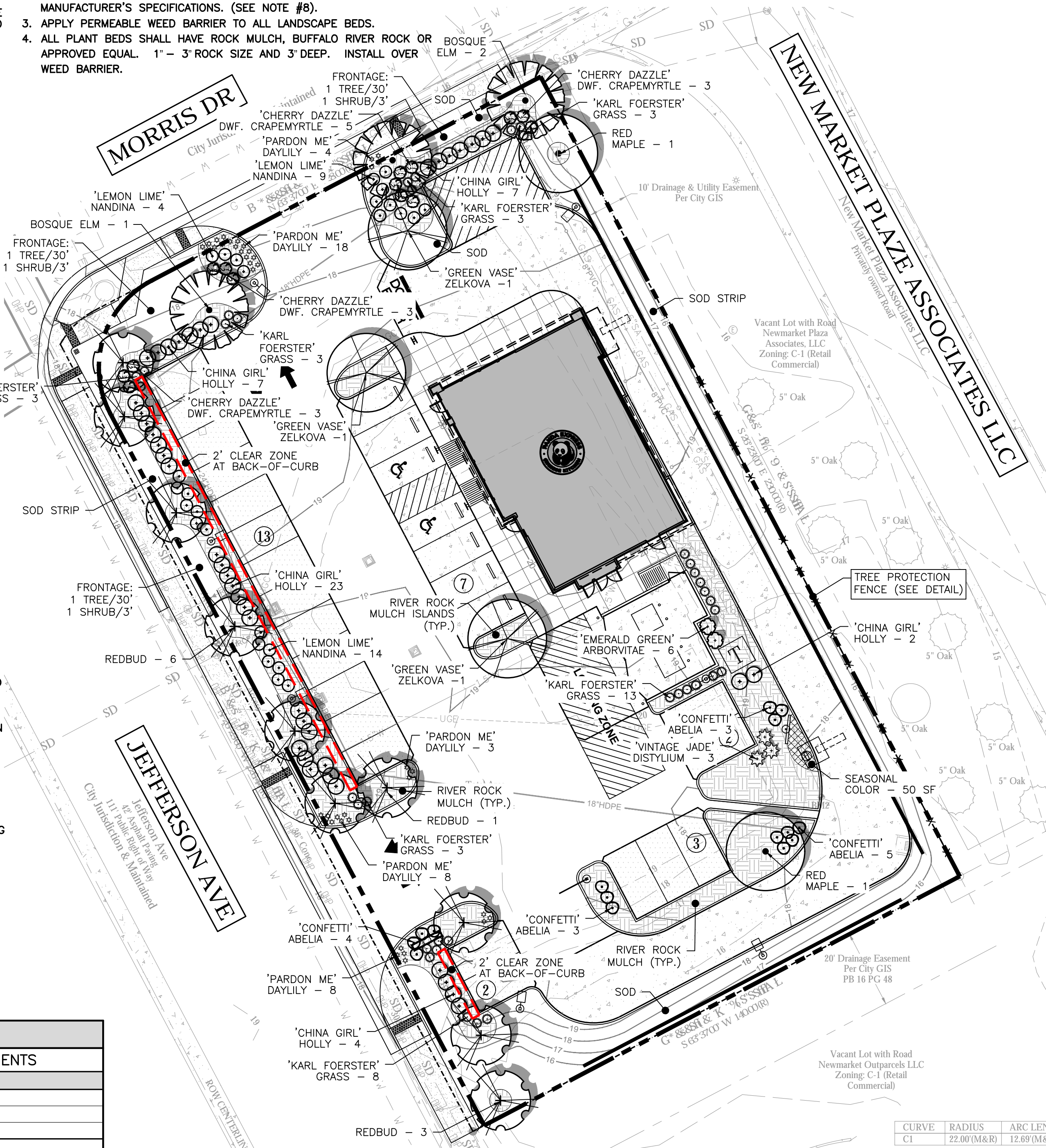
PANDA EXPRESS LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIP LINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA SUSTAINABLE DESIGNS, LLC (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. STABILIZE ALL DISTURBED AREAS WITH SOD. PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED. ROLL ALL SOD AFTER PLACING.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
B. ALL FERTILIZER SHALL BE ORGANIC, SLOW RELEASE FERTILIZER WITH MINOR ELEMENTS.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE ROCK MULCH, BUFFALO RIVER ROCK OR APPROVED EQUAL. 1" - 3" ROCK SIZE AND 3" DEEP. ROCK MULCH SHALL BE CONTAINED BY 4" HIGH, BROWN, POWDER COATED, METAL EDGING.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE. IRRIGATION TO BE DESIGN-BUILD BY THE G.C.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
18. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
20. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
21. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
22. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
23. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
24. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND TURF AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGN-BUILD BY G.C.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. PLANT MATERIAL SHALL BE APPROPRIATE FOR THE APPLICABLE USDA PLANT HARDINESS ZONE.
28. SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.
29. LANDSCAPE CONTRACTOR TO MAINTAIN LANDSCAPING FOR 60 DAYS AFTER TURNOVER. MAINTENANCE SHALL INCLUDE MOWING, EDGING AND TRIMMING SHRUBS
30. ALL SHRUBS AND TREES LOCATED ALONG AREAS WITH PARKING SPACES MUST BE SETBACK A MINIMUM OF 2' FROM THE CURB.

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPREAD	COMMENTS
CANOPY TREES						
3	Bosque Elm	Ulmus parvifolia 'Bosque'	10' – 12'	2" Cal.		B&B
3	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' – 12'	2" Cal.		B&B
2	'October Glory' Red Maple	Acer rubrum 'October Glory'	10' – 12'	2" Cal.		B&B
8	TOTAL – CANOPY TREES					
UNDERSTORY TREES						
2	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	8' Min.			B&B
10	Redbud	Cercis canadensis	8' – 10'	2" Cal.		B&B
12	TOTAL – UNDERSTORY TREES					
20	TOTAL – ALL TREES					
SHRUBS						
14	'Cherry Dazzle' Dwarf Crapemyrtle	Lagerstroemia 'Gamad I'	18" Min.		18" Min.	Container
43	China Girl Holly	Ilex x meserveae 'Mesog'	18" Min.		18" Min.	Container
15	'Confetti' Abelia	Abelia x grandiflora 'Confetti'	18" Min.		18" Min.	Container
27	'Lemon Lime' Nandina	Nandina domestica 'Lemon Lime'	18" Min.		18" Min.	Container
3	'Vintage Jade' Distylium	Distylium 'Vintage Jade'	18" Min.		18" Min.	Container
102	TOTAL – SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
36	Karl Foerster Grass	Calamagrostis 'acutiflora 'Karl Foerster'		1 Gal.		
41	'Pardon Me' Daylily	Hermocallis x 'Pardon Me'	8"	1 Gal.		
50 sf	Seasonal Color	Various annual flowers		4" Pots		Change plants 3X per year
TURF						
–	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				
MULCH						
	ROCK MULCH	ROCK MULCH, BUFFALO RIVER ROCK OR APPROVED EQUAL. 1" – 3" ROCK SIZE AND 3" DEEP.				

LANDSCAPE BED NOTES:

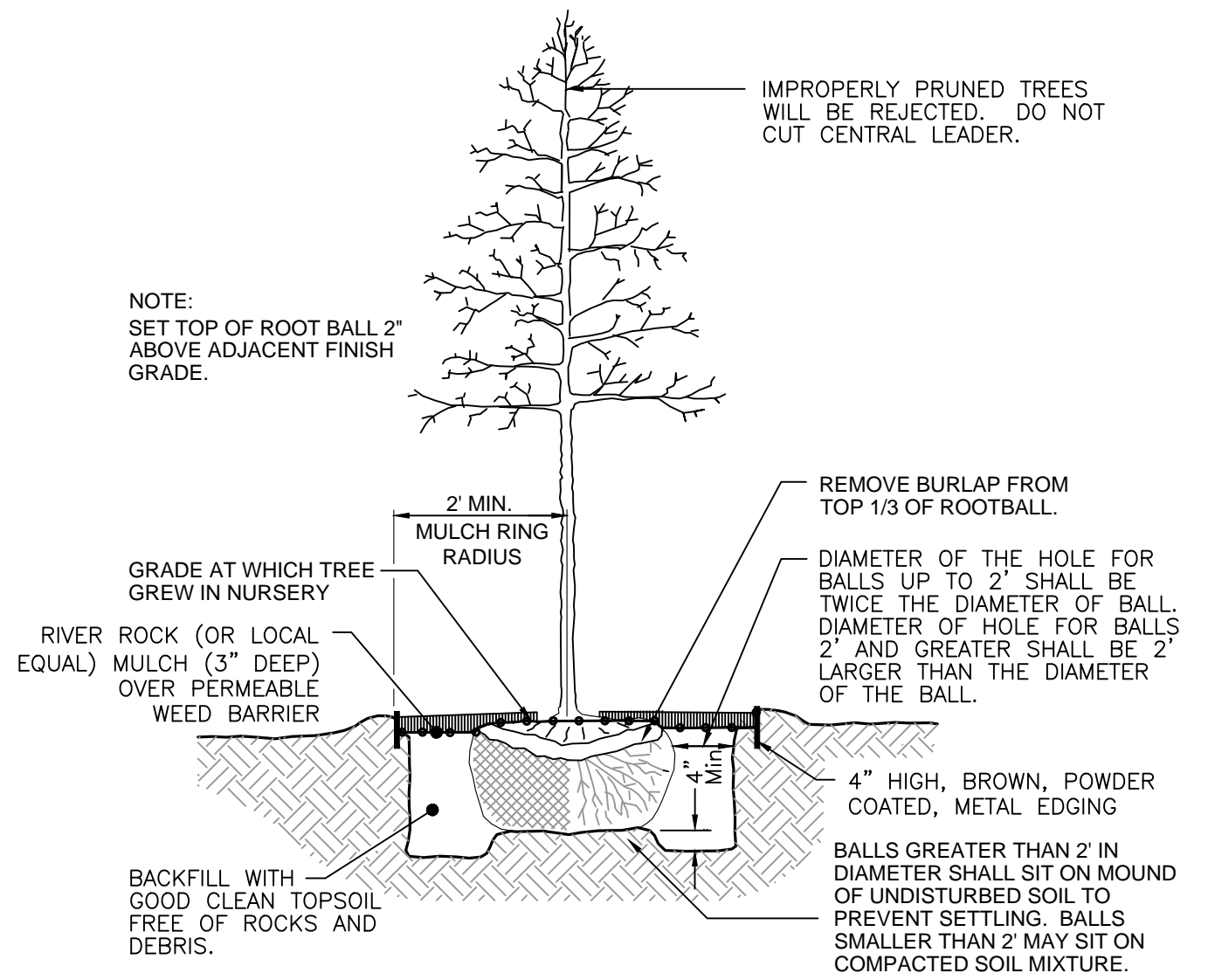
1. ALL LANDSCAPE BEDS SHOULD BE PREPARED 3" BELOW GRADE PRIOR TO START.
2. APPLY PRE-EMERGENT TO ALL LANDSCAPE BEDS AS SUGGESTED PER MANUFACTURER'S SPECIFICATIONS. (SEE NOTE #8).
3. APPLY PERMEABLE WEED BARRIER TO ALL LANDSCAPE BEDS.
4. ALL PLANT BEDS SHALL HAVE ROCK MULCH, BUFFALO RIVER ROCK OR APPROVED EQUAL. 1" - 3" ROCK SIZE AND 3" DEEP. INSTALL OVER WEED BARRIER.



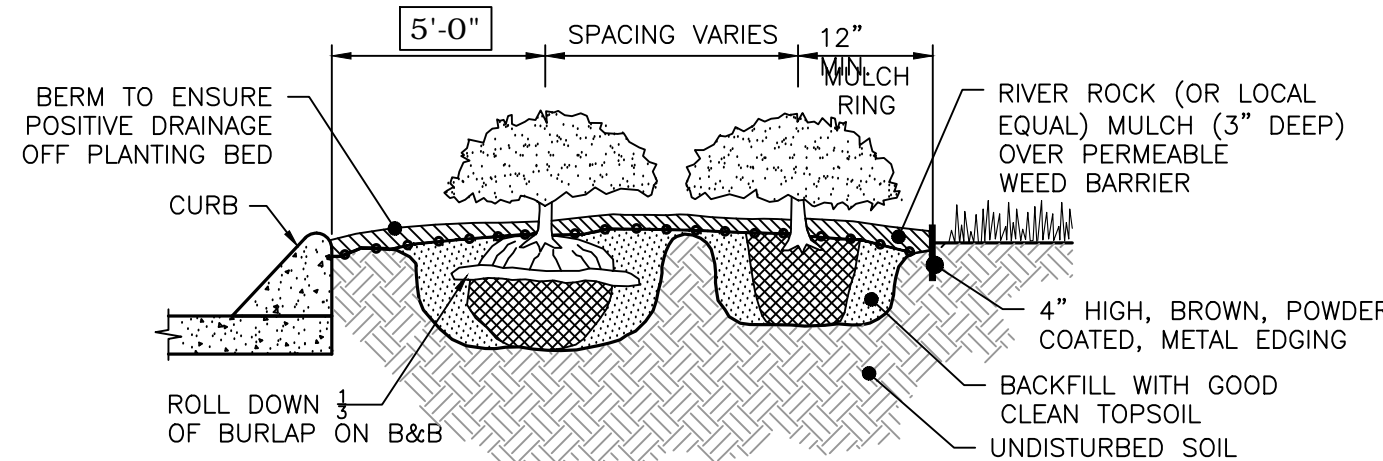
NOTE: FENCING TO EXTEND TO DRIFLINE OF TREE(S).

ORANGE MESH TREE PROTECTION FENCING

N.T.S.

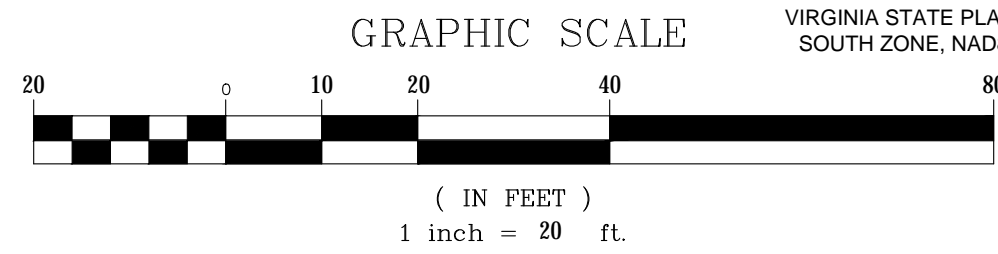


DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB / GROUNDCOVER PLANTING
NOT TO SCALE

Data Input Area (yellow shading)			
Site Plan Name = Panda Express			
Site Plan Address = 6104 Jefferson Ave.			
If double frontage lot, enter "1"		If modifying developed site, enter "1"	
Total area of the site =	31,341	Area of Site to be Developed (sq. ft.) =	31,341
Final Data Output Area (required)		Information Shown on Site Plan (provided)	
Green area =	3,134	Green area =	8,675
Green area forward of front building line =	1,411	Green area forward of front building line =	3,860
Green area forward of side building =	471	Green area forward of side building =	1,107
Green area forward of rear of largest building =	NA	Green area forward of rear of largest building =	N/A
Total # of trees =	8	Total # of trees =	20
Minimum # evergreen trees =	2	# of Tree Credits for existing trees to remain** (see below)	
Maximum # evergreen trees =	5	# evergreen trees =	2
# trees forward of front building line =	3	# trees forward of front building line =	17
# trees forward of side building =	1	# trees forward of side building =	N/A
Total # of shrubs =	16	Total # of shrubs =	103
Minimum # of deciduous shrubs =	4	# deciduous shrubs =	14
Maximum # of deciduous shrubs =	8	# of shrubs forward of front building line =	108
# of shrubs forward of front building line =	6	# of shrubs forward of side building =	N/A
# of shrubs forward of side building =	2		
** TREE CREDITS for EXISTING TREES in healthy condition			
For trees up to 6 inch diameter at breast height: ONE CREDIT			
For trees between 6 inch and less than 10 inch diameter at breast height: TWO CREDITS			
For trees between 10 inch and less than 15 inch diameter at breast height: THREE CREDITS			
For trees 15 inch diameter at breast height or greater: FOUR CREDITS			
Phase list existing trees variety and size information in your plant table.			
Helpful Site Plan Information (See Site Plan Ordinance for details)			
Trees, new: single stem, minimum caliper of 2" measured 6" above the ground & 8' tall or 8' tall multi-stem			
Shrubs: must be a minimum 3 gallon size with spreads of at least 18".			
Berms: must be a minimum 2.5 feet high with 2.5:1 slopes.			
Landscape barrier, continuous: provided by shrubs planted at 3' centers or berm			
Green area and total area: always measured in square feet.			
Trees & shrubs: No more than sixty (60) percent of the required number of trees or shrubs shall be of the same species.			
Trees, existing: healthy existing trees of a minimum 6" caliper, measured at least 4 1/2' above grade, shall be retained.			
Landscape Strip: The width of this strip shall be a minimum of 10' or 10% of the existing right-of-way width, whichever is greater			
Landscape Strip can only be encumbered up to 50% with any easements along street frontages.			
Landscape Strip: shall include at least 1 tree, either existing or installed, in every 30' of street frontage, exclusive of entrances.			
Parking lots: adjacent to public or private streets, landscape strip shall contain continuous berms or visual barriers.			



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REVISIONS:

ISSUE DATE:

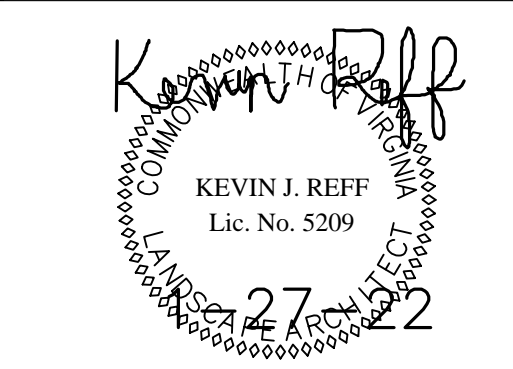
1	PERMIT/BID SET	02-12-21
2	CITY COMMENTS	08-17-21
3	CITY COMMENTS	10-22-21
4	CITY COMMENTS	12-15-21
	ISSUE FOR BID (D1)	02-04-22

DRAWN BY: LEB

PANDA PROJECT #: S8-21-D8164

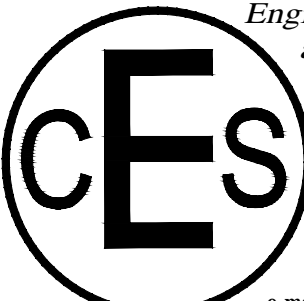
PANDA STORE #: D-8164

ARCH PROJECT #: XXXX-XXX



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LANDSCAPE PLAN

L01.0

TRUE WARM & WELCOME 2300 R2



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