

TREE MITIGATION:

NO EXISTING TREES ARE TO BE PROTECTED.
ONE 30' HARDWOOD TREE IS TO BE REMOVED THEREFORE THE FOLLOWING MITIGATION REQUIREMENTS APPLY:
30' DBH EXISTING TREE = 6' DBH MITIGATION REQUIRED
0 DBH EXISTING TREE = 0 CALIPER CREDITS
6' MITIGATION = 0 CALIPER CREDITS = 6' TOTAL DBH TO BE PLANTED TO MEET THE MITIGATION REQUIREMENTS.

TREE MITIGATION SCHEDULE		
QTY	DBH REMOVED	MITIGATION (DBH)
1	30' HARDWOOD	6'

THE FOLLOWING SHALL BE PLANTED ON-SITE TO MEET THE MITIGATION REQUIREMENTS:

QTY	CALIPER	TREE TYPE
3	3"	GREEN VASE JAPANESE ZELKOVA

THE ABOVE PLANTINGS SHALL MEET THE REQUIRED 6' DBH. CONTRACTOR TO VERIFY THAT ALL 3" CALIPER MITIGATION TREES HAVE A MINIMUM DBH OF 2" SO THAT THE TOTAL EQUALS OR EXCEEDS 6' DBH.

PARKING LOT LANDSCAPING:

(1) TREE PER (2) PARKING SPACES IS REQUIRED. THEREFORE THE FOLLOWING APPLIES:
34 SPACES / 12 SPACES = 2.833 = (3) CANOPY TREES REQUIRED AND (3) CANOPY TREES PROVIDED.

STREET FRONTAGE LANDSCAPING:

A STRIP OF LAND 10' IN DEPTH IS REQUIRED ALONG ALL RIGHTS-OF-WAYS.

(1) TREE REQUIRED FOR EVERY 40 L.F. OF RIGHT-OF-WAY FRONTAGE, OR FRACTION THEREOF. TREES MAY BE PLANTED ANYWHERE ON THE PROPERTY. TREES SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITY LINES.

THEREFORE THE FOLLOWING APPLIES:

CAROLINE STREET / U.S. 90: 245 L.F. / 40 L.F. = 6.12 =
(7) TREES REQUIRED AND (7) TREES PROVIDED.
NOTE: DUE TO OVERHEAD UTILITIES, TREES HAVE BEEN PLACED ELSEWHERE ON-SITE.

SHADOW OAK DRIVE: 150 L.F. - 24 L.F. (DRIVEWAY) = 126 L.F. / 40 L.F. = 3.15 =
(4) TREES REQUIRED AND (4) TREES PROVIDED.

ORLEANS STREET: 45 L.F. - 24 L.F. (DRIVEWAY) = 21 L.F. / 40 L.F. = .53 =
(1) TREE REQUIRED AND (1) TREE PROVIDED.

TREES CAN BE CLUSTERED AND DO NOT NEED TO BE EVENLY SPACED.

IF PLACEMENT OF STREET TREES WITHIN THE RIGHT-OF-WAY WILL INTERFERE WITH UTILITY LINES, TREES MAY BE PLANTED WITHIN THE FRONT YARD SETBACK ADJACENT TO THE SIDEWALK.

BUFFER PLANTINGS:

TYPE 'E' BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE AND THE EAST SIDE OF THE ENTRANCE DRIVE EXTENDING TO ORLEANS STREET.

TYPE 'E' BUFFER: 10' WIDE WITH A 6' HT. MASONRY WALL.

THE FOLLOWING CALCULATIONS APPLY PER 100 L.F. OF BUFFER:

18 CANOPY TREES

0.6 UNDERSTORY TREES

6 SHRUBS

NORTH BUFFER: 200.55 L.F. / 100 L.F. = 2.0 THEREFORE THE FOLLOWING APPLIES:
2 X 1.8 = 3.6 = (4) CANOPY TREES REQUIRED AND (4) CANOPY TREES PROVIDED.
2 X 0.6 = 1.2 = (3) UNDERSTORY TREES REQUIRED AND (3) UNDERSTORY TREES PROVIDED.
2 X 6 = (12) SHRUBS REQUIRED AND (12) SHRUBS PROVIDED.

EAST BUFFER (ALONG DRIVE): 150.05 / 100 L.F. = 1.5 THEREFORE THE FOLLOWING APPLIES:
1.5 X 1.8 = 2.7 = (3) CANOPY TREES ARE REQUIRED AND (3) CANOPY TREES ARE PROVIDED.
1.5 X 0.6 = 0.9 = (1) UNDERSTORY TREE REQUIRED AND (1) UNDERSTORY TREE PROVIDED.
1.5 X 6 = (9) SHRUBS REQUIRED AND (9) SHRUBS PROVIDED.

PLANT SCHEDULE

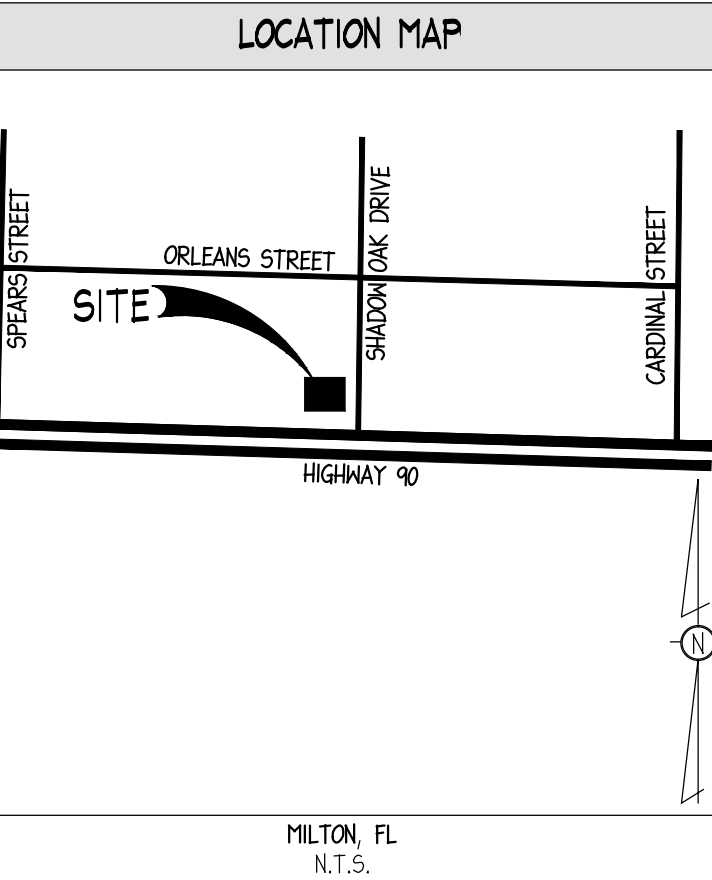
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
1	'MUSKOGEE' GRAPE MYRTLE	LAGERSTROEMIA INDICA X FAUERI 'MUSKOGEE'	1 1/2" - 2" CAL / 6-7 HT.	EMB; MULTI-TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
8	'ACOMA' GRAPE MYRTLE	LAGERSTROEMIA INDICA X FAUERI 'ACOMA'	1 1/2" - 2" CAL / 5-6 HT.	EMB; MULTI-TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
1	'WATCHDOG' GRAPE MYRTLE	LAGERSTROEMIA INDICA X FAUERI 'WATCHDOG'	1 1/2" - 2" CAL / 8-9 HT.	EMB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
13	'GULF EMERALD' RED MAPLE	ACER RUBRUM 'GULF EMERALD'	2" - 2 1/2" CAL / 10-12 HT.	EMB; CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	30' O.C.
6	'GREEN VASE' JAPANESE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" - 2 1/2" CAL / 10-12 HT.	EMB; CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	30' O.C.
3	'GREEN VASE' JAPANESE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	3" - 3 1/2" CAL / 10-12 HT.	EMB; CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	30' O.C.
5	'NELLIE R. STEVENS' HOLLY	ILEX X NELLIE R. STEVENS	1 1/2" - 2" CAL / 6-7 HT.	EMB; CENTRAL LEADER; PYRAMIDAL; VIGOROUS GROWTH	7' O.C.
SHRUBS					
27	'GULF STREAM' NANDINA	NANDINA DOMESTICA 'GULF STREAM'	3 GAL; 24" O.C.	FULL; VIGOROUS GROWTH	2'-6" O.C.
36	'DWARF YAUPOIN HOLLY	ILEX VITIFOLIA 'NANA'	3 GAL; 3" O.C.	FULL; VIGOROUS GROWTH	3' O.C.
7	'EVER RED LOROPETALUM	LOREPETALUM CHINENSE 'YANG NIAN HONG'	3 GAL; 3" O.C.	FULL; VIGOROUS GROWTH	3' O.C.
1	'BLUE PITZER' JUNIPER	JUNIPERUS X PITZERIANA 'GLAUCA'	4-5 HT.	TOPARY; TRAINED SPECIMEN; POTTED FORM	N/A
108	'SNON WHITE' INDIAN HAWTHORN	RIHAPHOEPLIS INDICA 'SNON WHITE'	3 GAL; 3" O.C.	FULL; VIGOROUS GROWTH; POUNDED FORM	3' O.C.
2	'WINTER GEM' BOXWOOD	BUXUS MICROPHYLLA JAPONICA	48" HT.	FULL; VIGOROUS GROWTH; EVEN OVAL SHAPE	N/A
6	'WINTER GEM' BOXWOOD	BUXUS MICROPHYLLA JAPONICA	18" HT; 3" O.C.	FULL; VIGOROUS GROWTH	3' O.C.
12	'HARDY PINK' OLEANDER	NERIUM 'HARDY PINK'	7 GAL; 36" HT.	FULL; VIGOROUS GROWTH	3' O.C.
20	'MARY ANN' LANTANA	LANTANA 'MARY ANN'	3 GAL; 3" O.C.	FULL; VIGOROUS GROWTH	3' O.C.
GROUNDCOVERS					
30 SF	'DIANTHUS TRAIL'	DIANTHUS EVERLAST BURGUNDY BLUSH	4" POT; 6" O.C.	FULL CLUMP; VIGOROUS GROWTH; SPREADING	6" O.C.
76	'DIANTHUS EVERLAST WHITE + EYE	DIANTHUS EVERLAST WHITE + EYE	4" POT; 6" O.C.	FULL CLUMP; VIGOROUS GROWTH; SPREADING	6" O.C.
LAWN					
S.F.	ST. AUGUSTINE SOD	STENOTAPHRUM SECUNDATUM			

NOTES: SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.

ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF FLORIDA GRADE NO. 1 QUALITY OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THERE IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEMED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUND COVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.

* PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED.



GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING MINIMUM TREE SIZES ARE REQUIRED FOR ALL TREES ON-SITE:
CANOPY TREES: 8' HT / 2" DBH

UNDERSTORY TREES: 4' HT. / 1" DBH
MULTI-TRUNK TREES: ADD ALL TRUNKS TOGETHER.

A GROUPING OF (3) LARGE GROWING PALMS MAY BE COUNTED AS (1) REQUIRED CANOPY TREE.

NO SPECIES SHALL CONSTITUTE MORE THAN 50% OF TOTAL PLANTINGS ON SITE.

TREES HAVE BEEN LABELED ON PLAN AS MEETING EITHER ROW TREE, PARKING LOT TREE, CANOPY BUFFER TREE, UNDERSTORY BUFFER TREE OR MITIGATION TREE REQUIREMENTS.

ANY TREE PLANTED PER THE REQUIREMENTS OF THIS SECTION, WHICH DIES SHALL BE REPLACED BY THE OWNER.

IT SHALL BE THE DUTY OF THE PROPERTY OWNER ON WHOSE LAND OFF-STREET PARKING OR OTHER VEHICULAR USE AREA IS INSTALLED TO PROVIDE PROPER MAINTENANCE OF THE LANDSCAPE PLANTINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REPLACEMENT OF PLANTS DAMAGED BY INSECTS, DISEASES, VEHICULAR TRAFFIC, ACTS OF GOD AND VANDALISM. NECESSARY REPLACEMENT SHALL BE MADE WITHIN A TIME PERIOD NOT TO EXCEED 30 DAYS AFTER NOTIFICATION BY THE CODE ENFORCEMENT OFFICER.

ALL PLANT MATERIALS MUST MEET THE MINIMUM STANDARDS SET BY THE AMERICAN NATIONAL STANDARDS INSTITUTE IN ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. LANDSCAPE SPECIES SHALL BE INDIGENOUS OR PROVEN ADAPTABLE TO THE CLIMATE, BUT SHALL NOT BE INVASIVE SPECIES.

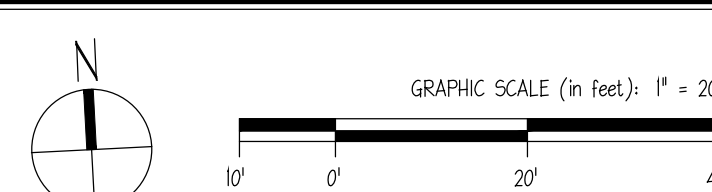
IRRIGATION:

A DESIGN-BUILD AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED.

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

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

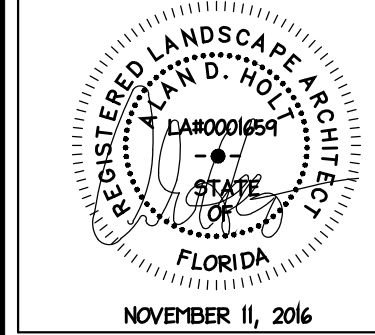
24-HOUR CONTACT:
JOE CELENTO
(912) 272-8411



CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

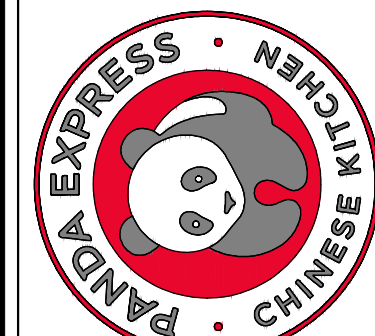


ingenium
PLANNING & ENGINEERS
3650 HANSELL ROAD
SUITE 405
ALPHARETTA, GA 30022
770.437.8850 OFFICE | 644.833.6441 FAX
www.ingeniumteam.com



STATE OF FLORIDA
AUTHORIZATION NUMBER
8370

PANDA EXPRESS
MILTON, FL
58-17-D51q7



CLIENT:

PANDA RESTAURANT
GROUP
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING/BID	1/11/2017

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL DESIGN REPRESENTED HEREIN BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

IE PROJ # 160207
DWG NAME 160207 L.O.DWG
ISSUE DATE 1/11/2017
IE PROJ TGR: JAH

LANDSCAPE PLAN

L01.0
SHEET NUMBER

ISSUED FOR PERMITTING/BID