

SANTA ROSA COUNTY REQUIREMENTS:

GENERAL LANDSCAPING REQUIREMENTS:

LARGE TREES SHALL BE A MINIMUM OF 2" CALIPER, 4" ABOVE GRADE (NOT AT THE ROOT LINE). LARGE TREES SHALL BE USED WHERE THERE IS AN AREA FOR ROOT SPREAD OF AT LEAST 20'.

MEDIUM TREES SHALL BE A MINIMUM OF 8" IN HEIGHT AND 1 1/2" IN CALIPER, 4" ABOVE GRADE (NOT AT THE ROOT LINE). MEDIUM TREES SHALL BE USED WHERE THERE IS INSUFFICIENT AREA FOR A LARGE TREE.

SMALL TREES SHALL BE A MINIMUM OF 6" IN HEIGHT AND 1" CALIPER, 4" ABOVE GRADE (NOT AT THE ROOT LINE). SMALL TREES SHALL BE USED WHERE THERE IS LIMITED PLANTING SPACE NEAR POWER LINES.

ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED WITH TREES, SHRUBS OR GRASSCOVERS, SHALL BE SOILED, INCLUDING ALL RETENTION AREAS AND CONCOURSE SPACES. ST. AUGUSTINE AND ARCHING BINA VARIETIES ARE ACCEPTABLE VARIETIES OF SO.

PERIMETER LANDSCAPING REQUIREMENTS:

A LANDSCAPE STRIP OF 10' IN WIDTH SHALL BE REQUIRED BETWEEN ANY PAVED AREA AND ALL PROPERTY LINES FROM BACK OF CURB.

TREES SHALL BE PLANTED WITHIN THE REQUIRED LANDSCAPE STRIPS ADJACENT TO ABUTTING PROPERTIES AND ADJACENT TO RIGHTS-OF-WAY, AND SHALL BE SPACED EVERY 40 LF. OR FRACTION THEREOF. TREES MAY BE CLUSTERED IN GROUPS ALONG THE ABUTTING ROADSWAYS, THEREFORE THE FOLLOWING APPLIES:

IRRIGATION:

AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED. PROVIDE COMPONENTS WITH NON-POURABLE WORKINGS AND PURPLE PFC. 1/2" TO REQUIRED WATER MAIN.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
5	MUSKOGEE GRAPE MYRTLE	MICROSTROPHIA INDICA X FALSA 'MUSKOGEE'	1 1/2" - 2" CAL / 6-7' HT.	BARB. W/LLI-TRUNK, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
8	BALD CYPRESS	TAXODIUM DISTICHUM	2 1/2" - 3" CAL / 10-12' HT.	BARB. CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
9	LIVE OAK	QUERCUS VIRGINIANA	3" CAL / 10-12' HT.	BARB. CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARIES
8	NELLIE R. STEVENS' HOLLY	ILEX CORNUTA 'NELLIE R. STEVENS'	1 1/2" - 2" CAL / 6-7' HT.	BARB. CENTRAL LEADER, PYRAMIDAL, VIGOROUS GROWTH	10' O.C.
SHRUBS					
15	GULF STREAM MANDINA	MANDINARIA 'STICKY TOILE SYSTEM'	3 GAL., 24" O.C.	FULL, VIGOROUS GROWTH	2'-8" O.C.
0	BLACK KNIGHT BLENNY BUSH	BLOOMERIA 'BLACK KNIGHT'	7 GAL., 4" O.C.	FULL, VIGOROUS GROWTH	4' O.C.
48	SNOW WHITE INDIAN HANFORTH	INDICA 'SNOW WHITE'	3 GAL., 3" O.C.	FULL, VIGOROUS GROWTH, MOUNDED FORM	3' O.C.
59	WHEELER'S DWARF PITTOCOPORIUM	WHEELER'S DWARF PITTOCOPORIUM	3 GAL., 3" O.C.	FULL, VIGOROUS GROWTH	3' O.C.
15	WHEELER'S DWARF PITTOCOPORIUM	PITTOCOPORIUM 'WHEELER'S DWARF'	3 GAL., 3" O.C.	FULL, VIGOROUS GROWTH, MOUNDED FORM	3' O.C.
104	WHEELER'S DWARF PITTOCOPORIUM	WHEELER'S DWARF PITTOCOPORIUM	3 GAL., 3" O.C.	FULL, VIGOROUS GROWTH	3' O.C.
17	EVER RED LORAPETALUM	LORAPETALUM CHINENSIS 'CHANG HAN HONG'	3 GAL., 3" O.C.	FULL, VIGOROUS GROWTH	3' O.C.
GROUNDCOVERS, SHRUBS & SEASONAL COLOR					
60	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4" POT, 12" O.C.	FULL CLUMP, SPREADING, VIGOROUS GROWTH	VARIES
70	SEASIDE SAND PERSIMMON, COLOR	DIOSPIROS 'SEASIDE SAND PERSIMMON, COLOR'	4" POT, 12" O.C.	FULL, VIGOROUS GROWTH	VARIES
1	ST. AUGUSTINE STAR	STENOCHORDIA STREPTOCENTRUM	1 GAL.		

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 SHOW THE REQUIREMENTS OF FLORIDA GRADE NO. 1 QUALITY OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF GRAPES 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.

LANDSCAPE BUFFER REQUIREMENTS MAY BE MET WITH EXISTING VEGETATION. ALL EXISTING WANE VEGETATION WITHIN THE BUFFER MUST BE SAVED AND PROTECTED DURING CONSTRUCTION OF THIS PROJECT. ANY WANE CANOPY TREES WITHIN THE BUFFER AREA 2' FROM OR WANE UNDERSTORY TREES 1' FROM, AND ANY WANE SHRUBS OR BE COVERED TOWARD THE PLANTING REQUIREMENTS. SEE SHEET W/ INSPECT THE SITE TO VERIFY EXISTING VEGETATION COUNTS. ADDITIONAL PLANTINGS MAY BE REQUIRED.

ALL EXPOSED SOIL SHALL BE STABILIZED WITH SOO, HYO-SPED OR HY/STED

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

LANDSCAPING REQUIREMENTS

PROPERTY LINE	LENGTH	TREES REQUIRED	TREES PROVIDED
HIGHWAY 98	456'	1 PER 40 LF. = 12 CANOPY TREES*	7 CANOPY TREES/50 SHRUBS
PORTSIDE DRIVE	235'	1 PER 20 LF. = 6 CANOPY TREES*	3 CANOPY TREES/30 SHRUBS

*SHRUBS USED DUE TO OVERHEAD POWER

INTERIOR LANDSCAPE REQUIREMENTS

PARKING SPACE	TREES REQUIRED	TREES PROVIDED
5 PARKING SPACES	1 CANOPY TREE/12 SPACES	6 CANOPY TREES

BUFFER REQUIREMENTS

PROPERTY LINE	LENGTH	REQUIRED	PROVIDED*
CANOPY TREES	489'	6.6 PER 100 L.F. = 32.2 CANOPY TREES	33 CANOPY TREES
UNDERSTORY TREES		3.3 PER 100 L.F. = 16.1 UNDERSTORY TREES	17 UNDERSTORY TREES
SHRUBS		28 PER 100 L.F. = 136.9 SHRUBS	137 SHRUBS

*EXISTING VEGETATION MEETS BUFFER REQUIREMENTS

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

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

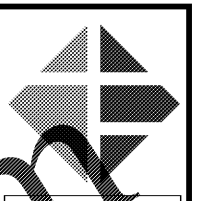
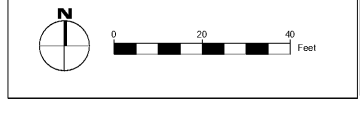
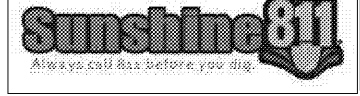
CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

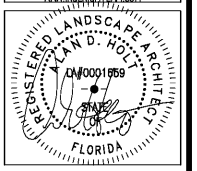
CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

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

24-HOUR CONTACT:
MR. CHUNNI TAI
(562) 841-0538



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NOVEMBER 8, 2018
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. NEFF, PE, ON THE DATE ADJACENT TO THE SEAL.
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STATE OF FLORIDA
AUTHORIZATION NUMBER
8370
PLANS PREPARED BY INGENIUM ENTERPRISES FORMERLY GRIMAL CRAWFORD

PANDA EXPRESS/CFT PLAZA
3668 GULF BREEZE PARKWAY
GULF BREEZE, FLORIDA



CLIENT:
CFT IV DEVELOPMENTS, LLC
1120 N. TOWN CENTER DR., SUITE 150
LAS VEGAS, NV 89144
PHONE: (626) 799-8989

REVISION HISTORY

NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS
4	ISSUE FOR PERMITS
5	ISSUE FOR PERMITS
6	ISSUE FOR PERMITS
7	ISSUE FOR PERMITS
8	ISSUE FOR PERMITS
9	ISSUE FOR PERMITS
10	ISSUE FOR PERMITS

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PROJ. # 170056
DWG. NAME 170056 L01.DWG
ISSUE DATE 11/2/2018
PROJ. MGR. EBF

LANDSCAPE PLAN

L01.0
SHEET NUMBER

FOR PERMITS