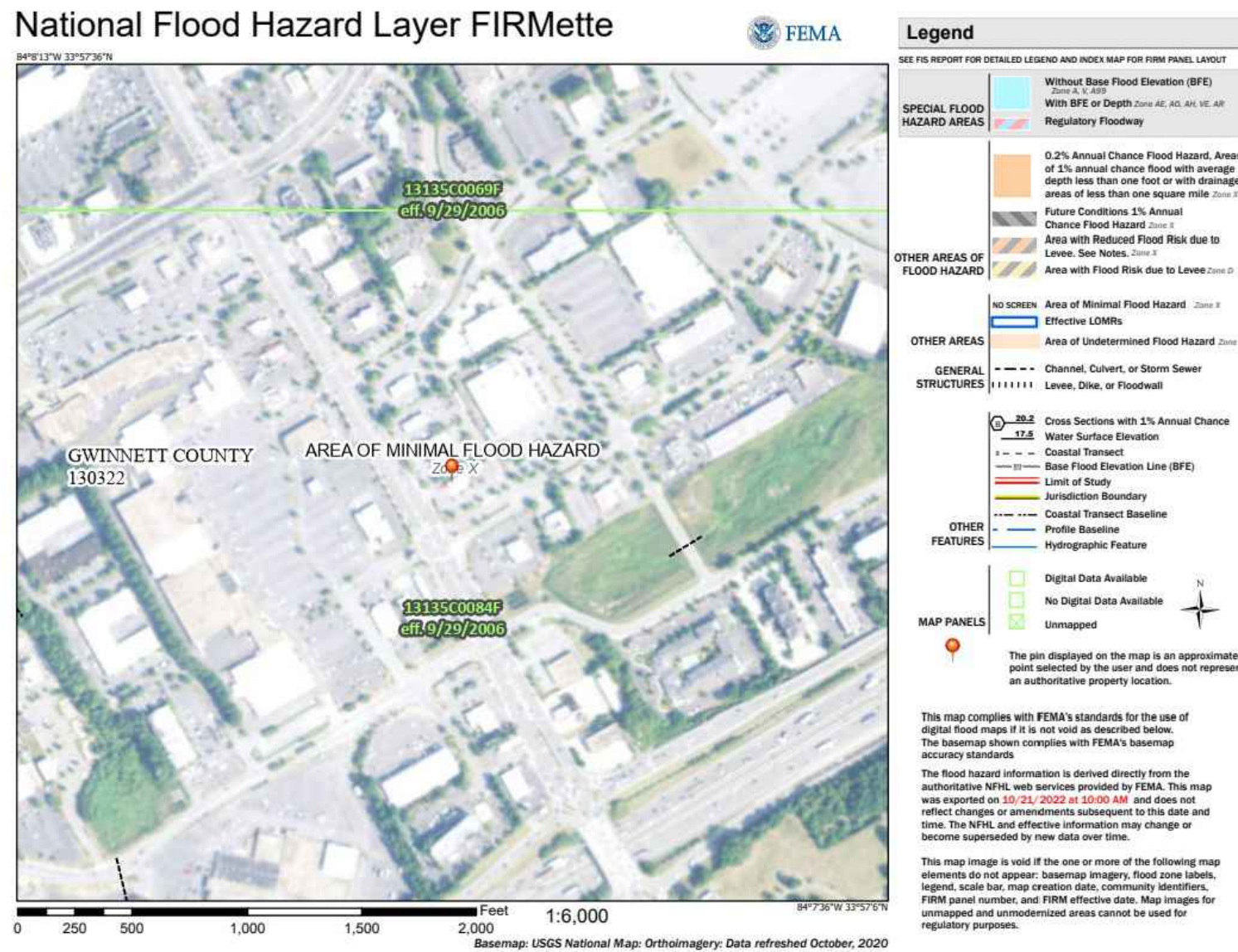


- PANDA EXPRESS STANDARD NOTES**
1. THE GEOTECHNICAL INVESTIGATION PREPARED BY NAME, DATED DATE AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT 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.
 2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

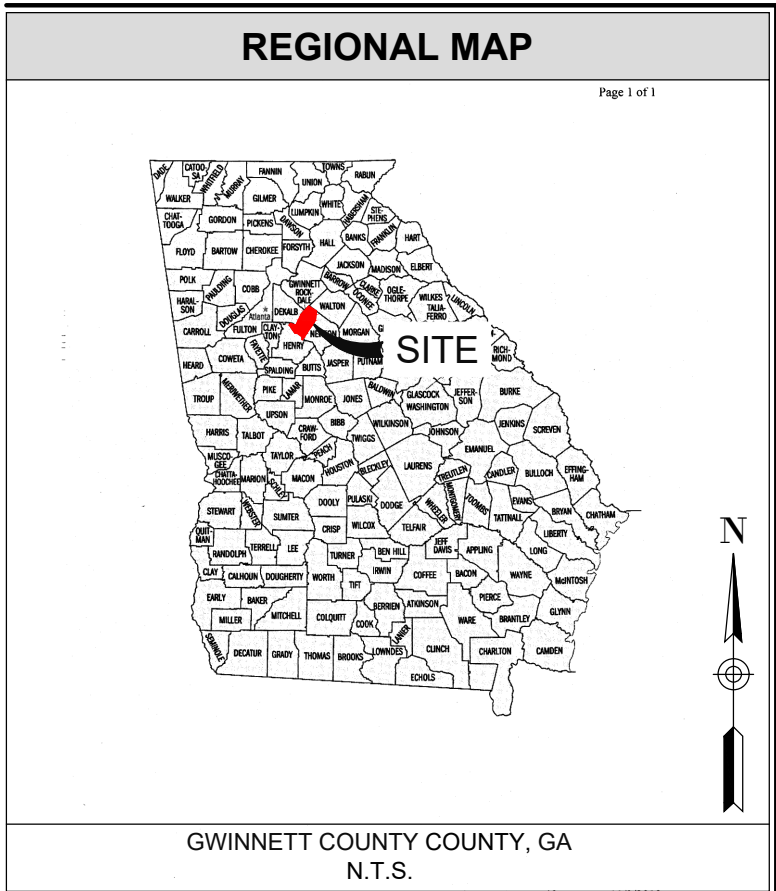
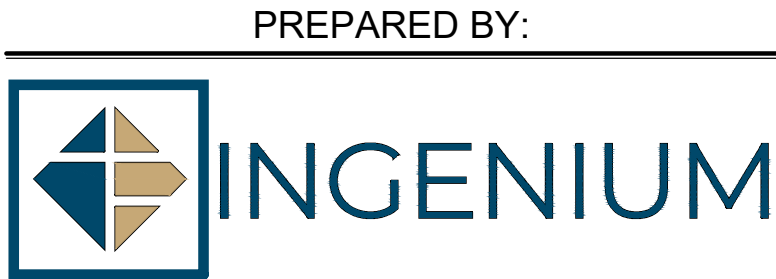
PROJECT CONTACTS			
DEVELOPER PANDA RESTAURANT GROUP ADDRESS 1683 WALNUT GROVE AVE PHONE: (66)-799-9898	CIVIL ENGINEER INGENIUM ENTERPRISES MR. ERIK HOUSTON ADDRESS 5991 PARKWAY NORTH BLVD EMAIL: EHOUSTON@INGENIUMENTERPRISES.COM PHONE: (770) 437-8850	ARCHITECT CUHACI & PETERSON, ARCHITECTS, INC. MR. JACHIN VEREEN ADDRESS: 2600 MAITLAND CENTER PKWY EMAIL: JACHIN.VEREEN@C-P.COM PHONE: (407) 661-9100	



SITE DEVELOPMENT PLANS FOR:

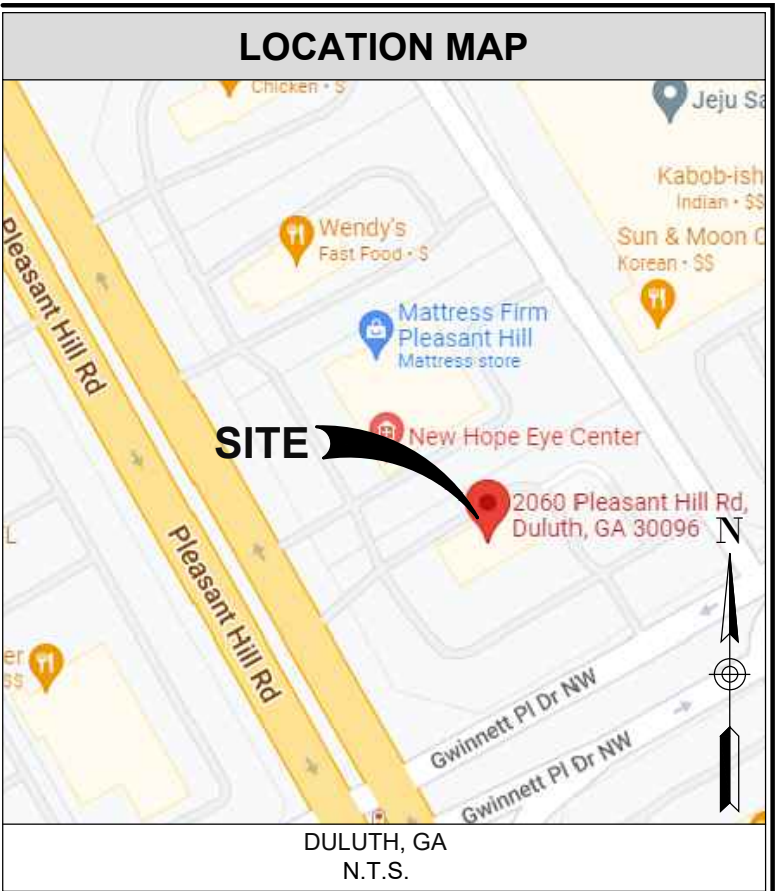


2060 PLEASANT HILL ROAD
DULUTH, GA 30504
GWINNETT COUNTY



PREPARED FOR:

CUHACI & PETERSON,
ARCHITECTS, INC.
2600 MAITLAND CENTER PARKWAY
MAITLAND, FL 32751
PHONE: 407-661-9100



SITE INFORMATION	
JURISDICTION: GWINNETT COUNTY	
ZONING: C3 - COMMERCIAL 3 HIGHWAY BUSINESS	
REZONING CASE: REZ1991-0056	
PARCEL ID: 6207 042	
REQUIRED BUILDING SETBACKS:	
FRONT: 15'	
SIDE: 10'	
REAR: 30'	
EXISTING PARKING SPACES TO REMAIN. NO PROPOSED PARKING.	
SITE AREA CALCULATIONS:	
TOTAL SITE AREA: ±1.05 AC.	
WORK AREA: ±0.05 AC.	
DISTURBED AREA: ±0.05 AC.	

SHEET INDEX											
NO.	TITLE	ISSUE 01 - LDP SUBMITTAL TO GWINNETT COUNTY 07/22/2022	ISSUE 02 - LDP SUBMITTAL TO GWINNETT COUNTY 10/21/2022								
C01.0	COVER SHEET	●	●								
C01.1	GENERAL NOTES	●	●								
C01.2	GENERAL NOTES		●								
C02.0	EXISTING CONDITIONS	●	●								
C02.1	DEMOLITION PLAN	●	●								
C03.0	PROPOSED CONDITIONS	●	●								
C03.1	HARDSCAPE DETAILS	●	●								
C04.0	UTILITY PLAN	●	●								
C05.0	GRADING & DRAINAGE PLAN	●	●								
C05.1	EROSION CONTROL PLAN		●								
C05.2	ESPC DETAILS I		●								
C05.3	ESPC DETAILS I		●								
C05.4	ESPC DETAILS I		●								
C05.5	ESPC DETAILS I		●								
L01.0	TREE PRESERVATION PLAN		●								
L01.1	PLANTING PLAN		●								
L01.2	PLANTING SPECIFICATIONS		●								

- GWINNETT COUNTY NOTES
1. THE CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION: (678) 518-6000.
 2. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION: (678) 518-6000.
 3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 4. NO DRIVE UP WINDOWS ARE TO BE INSTALLED.
 5. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 6. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 7. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
 8. NO OVERSIZED SIGNS PERMITTED.
 9. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
 10. IF NO CURB & GUTTER EXISTS ON EXISTING ROADWAY THE SIDEWALK MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
 11. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
 12. SITE IS LOCATED IN THE MALL OF GEORGIA OVERLAY DISTRICT AND SHALL MEET OVERLAY REQUIREMENTS.
 13. THE ENGINEER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED TO FULLY COMPLY WITH GWINNETT COUNTY REGULATIONS AND ORDINANCES. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY COUNTY INSPECTOR.
 14. A SEPARATE BUILDING PERMIT IS REQUIRED FOR SITE LIGHTING.
 15. A SEPARATE BUILDING PERMIT IS REQUIRED FOR ELECTRIC VEHICLE CHARGING EQUIPMENT.

ALL REQUIREMENTS OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVE BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED BY UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

DIRECTOR: _____ DATE: _____
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

- GWINNETT COUNTY FIRE NOTES
- -2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORDINANCE (INCLUDE CODE YEAR)
 - -2020 OCCA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
 - -2018 INTERNATIONAL FIRE CODE (AMENDED BY 120-3-3)
 - -NFPA 101 LIFE SAFETY CODE 2018 EDITION. (AMENDED BY 120-3-3)
 - -2010 ADA STANDARD FOR ACCESSIBLE DESIGN

24-HOUR CONTACT:
JACHIN VEREEN
407-661-9100



GWINNETT COUNTY PROJECT
NUMBER: EPN2022-02225



PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
TELEPHONE: 626.799.9898
FACSIMILE: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD
PANDA STORE #: TBD
ARCH PROJECT #: TBD

INGENIUM ENTERPRISES, INC.
5991 PARKWAY NORTH BLVD., SUITE 100
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



COVER SHEET

C01.0

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DDP IS

GENERAL NOTES

- INGENIUM ENTERPRISES, INC. (IE) 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 CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF IE. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF IE.
- DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. THIS INCLUDES ALL STRIPING AND SIGNAGE.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.

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 98 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 GA 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 PLAN VIEW FROM A PUBLIC ROAD OR STREET.

GENERAL DEMOLITION NOTES

- ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY OF DULUTH/GWINNETT COUNTY COUNTY IS RECEIVED.
- CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
- DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
- RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
- ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLANS MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
- SAW CUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

GENERAL SITE NOTES

- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
- ALL WORK SHALL COMPLY WITH DULUTH/GWINNETT COUNTY COUNTY, STATE OF GA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF GA" TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
- ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PHOTOMETRIC DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER 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.

DEFINITIONS

"ISSUED FOR PERMITTING"
DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTION(S) HAVING AUTHORITY FOR REVIEW, COMMENT, AND/OR APPROVAL. DRAWINGS ARE NOT INTENDED FOR PRICING, BID, OR CONSTRUCTION.

"NOT ISSUED FOR CONSTRUCTION"
DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTION(S) HAVING AUTHORITY FOR REVIEW, COMMENT, AND/OR APPROVAL. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

"ISSUED FOR CONSTRUCTION"
DRAWINGS ARE INTENDED FOR PRICING, BID, AND/OR CONSTRUCTION.

"RIM"
1. THROAT OR GRADE ELEVATION FOR CURB INLETS.
2. TOP OF STRUCTURE FOR JUNCTION BOXES/OCS.
3. TOP OF STRUCTURE FOR SANITARY MANHOLES AND CLEANOUTS.

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. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.

GENERAL STAKING NOTES

- ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SITE LIGHTING POLE DIMENSIONS ARE TO THE CENTERLINE OF THE POLE, UNLESS OTHERWISE NOTED.
- STAKING OF STRIPING IS TO THE CENTERLINE OF THE STRIPE, UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES

- SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
- SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR 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 RADIUS OF CURVE 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.

APPROVED VARIANCE



GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

June 29, 2022

Alexandra Lopez
Ingenium Enterprises
5991 Parkway North Boulevard, Suite A
Cumming, GA 30040

RE: ZVR2022-00048 and ZVR2022-00049 (2060 Pleasant Hill Road/R6207 042)

Dear Ms. Lopez:

This letter serves to confirm that at its regularly scheduled meeting on June 14, 2022, the Gwinnett County Zoning Board of Appeals **APPROVED WITH CONDITIONS** the above referenced variance applications with the following conditions below and that the finding of fact that the application, if granted, would not cause substantial detriment to the public good:

- The drive-through lane shall be located in general conformance with Exhibit B: Site Plan submitted April 28, 2022.
- Applicant is to obtain all required approvals and permits prior to any disturbance commencing construction.

The following variances were approved:

- Variance from Section 240-80.3.G** to allow the existing emergency by-pass or exit lane serve as a service lane on the approach to the proposed menu board. Then, return to an emergency by-pass or exit lane after the menu board.
- Variance from Section 240-80.3.H** to allow an encroachment into the service area and stacking lane setback.

If you have any questions or concerns, please feel free to contact the Planning Division at P&D-PlanningZoning@GwinnettCounty.com or by phone at (678) 518.6000.

Sincerely,

Cyndi Sloan

Cyndi Sloan
Division Director

Attachment

ABBREVIATIONS

ASPH	=	ASPHALT
BC	=	BOTTOM OF CURB
BFP	=	BACKFLOW PREVENTER
BW	=	BOTTOM OF WALL
C&G	=	CURB AND GUTTER
C.B.	=	CHORD BEARING
CB	=	CATCH BASIN
CF	=	CUBIC FEET
℄	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
Co	=	GENERAL CLEAN OUT
CONC.	=	CONCRETE
CW	=	COLD WATER SUPPLY
CY	=	CUBIC YARD
D.O.T.	=	DEPARTMENT OF TRANSPORTATION
DI	=	DROP INLET
DS	=	DOWN SPOUT
DIP	=	DUCTILE IRON PIPE
E	=	EAST
EL	=	ELEVATION
EGL	=	ENERGY GRADE LINE
EXIST.	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FES	=	FLARED END SECTION
FFE	=	FINISH FLOOR ELEVATION
FH	=	FIRE HYDRANT
GC	=	GENERAL CONTRACTOR
GSF	=	GROSS SQUARE FEET
GT	=	GREASE TRAP
GV	=	GATE VALVE
HDPE	=	HIGH DENSITY POLYETHYLENE
HGL	=	HYDRAULIC GRADE LINE
HW	=	HOT WATER SUPPLY
I	=	INTERNAL ANGLE
INV.	=	INVERT
IRR	=	IRRIGATION
L	=	LENGTH OF CURVE
L.C.	=	LENGTH OF CHORD
LFEE	=	LOWER FINISH FLOOR ELEVATION
LP	=	LIGHT POLE/FIXTURE
LS	=	LANDSCAPE
MH	=	MANHOLE
N	=	NORTH
PC	=	POINT OF CURVATURE
PI	=	POINT OF INTERSECTION
PIV	=	POST INDICATOR VALVE
PROP	=	PROPOSED
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PIPE
R	=	RADIUS OF CURVE
RCP	=	REINFORCED CONCRETE PIPE
RD	=	ROOF DRAIN
R/W	=	RIGHT-OF-WAY
S	=	SOUTH
SF	=	SQUARE FEET
SSE	=	SANITARY SEWER EASEMENT
STD	=	STANDARD
SY	=	SQUARE YARD
T	=	TANGENT OF CURVE LENGTH
TC	=	TOP OF CURB
TB	=	THRUST BLOCKING
TW	=	TOP OF WALL
TYP.	=	TYPICAL
W	=	WEST
WM	=	WATER METER
W.S.	=	WATER SURFACE
W.S.E.	=	WATER SURFACE ELEVATION
YR	=	YEAR

SEE SURVEY/EXISTING CONDITIONS FOR ABBREVIATIONS SPECIFIC TO THAT SHEET

EXISTING CONDITIONS LEGEND

DESCRIPTION	SYMBOL
IRRIGATION CONTROL VALVE	ICV
IRON PIN FOUND	IPF
IRON PIN SET (1/2" RB)	IPS
OPEN TOP PIPE	OT
CRIMP TOP PIPE	CT
CONCRETE MONUMENT FOUND	CMF
NAIL AND CAP	N & C
REBAR	RB
POWER POLE	PP
TELEPHONE POLE	TP
LAND LOT	LL
LAND LOT LINE	LLL
POINT OF BEGINNING	POB
BUILDING LINE	BL
CENTER LINE	CL
PROPERTY LINE	PL
FIRE HYDRANT	FH
CATCH BASIN	CB
DROP INLET	DI
HEADWALL	HW
JUNCTION BOX	JB
DRAINAGE EASEMENT	DE
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GV
MANHOLE	MH
RIGHT-OF-WAY MONUMENT FOUND	☒
GAS LINE	— GAS —
WATER LINE	— WAT —
SANITARY SEWER LINE	— SAN —
STORM DRAINAGE PIPE	— — — —
OVERHEAD ELECTRIC LINE	— — — —
OVERHEAD ELECTRIC/TELEPHONE/TV LINE	— OH ELEC TV —
OVERHEAD ELECTRIC/TELEPHONE LINE	— OH ELEC —

PROPOSED LEGEND

GENERAL	LINETYPE/SYMBOL
RIGHT-OF-WAY / PROPERTY LINE	— — — —
CENTERLINE	— — — —
LIMITS OF CONSTRUCTION	— LOC —
LIMITS OF GRADING / DISTURBANCE	— LOD —
DETAIL REFERENCE	⑤
ADDENDUM AND/OR REVISION REFERENCE	➡

SITE / HARDSCAPE	LINETYPE/SYMBOL
CHAIN LINK FENCE	*****
RETAINING WALL	=====
SCREEN WALL / DUMPSTER ENCLOSURE	=====
CURB & GUTTER	=====
HEADER CURB	=====
CONCRETE SIDEWALK	=====

UTILITIES	LINETYPE/SYMBOL
DOMESTIC WATER LINE	— DW — DW —
FIRE WATER LINE	— FW — FW —
BUILDING FIRE SPRINKLER LINE	— FWS — FWS —
IRRIGATION WATER LINE	— IRR — IRR —
DOMESTIC WATER METER (WM)	— WM —
IRRIGATION METER (IRR)	— IRR —
BACKFLOW PREVENTER (RPZ)	— RPZ —
DC BACKFLOW PREVENTER	— — — —
FIRE VAULT (DDC)	— DDC —
WATER TAP OR TEE	— — — —
GATE VALVE (GV)	— GV —
THRUST BLOCK (TB)	— TB —
FIRE HYDRANT (FH)	— FH —
FIRE DEPARTMENT CONNECTION (FDC)	— FDC —
SANITARY SEWER (SS)	— SS — SS —
SANITARY MANHOLE (SSMH)	— SSMH —
GENERAL CLEAN OUT (Co)	— Co —
SANITARY STRUCTURE NUMBER	— S2 —
UNDERGROUND ELECTRIC LINE-PRIMARY	— UGE-P — UGE-P —
UNDERGROUND ELECTRIC LINE-SECONDARY	— UGE-S — UGE-S —
POST INDICATOR VALVE	— PIV —
SITE LIGHTING POLE	— — — —
TRANSFORMER PAD	— — — —
METER/CT PEDESTAL	— — — —
UNDERGROUND TELEPHONE LINE	— UGT — UGT —
GENERAL UTILITY CONDUIT	— GU — GU —
GAS LINE	— G — G —
GAS METERS	— — — —

** ALL UTILITIES SHALL BE INSTALLED ACCORDING TO UTILITY PROVIDERS AND JURISDICTION STANDARDS AND SPECIFICATIONS.

GRADING / DRAINAGE	LINETYPE/SYMBOL
GRADE	— 1000 —
SPOT ELEVATION	— 1000.00 —
STORM DRAIN	— — — —
HEADWALL (HW) / FLARED END SECTION (FES)	— — — —
DROP INLET (GRATE)	— — — —
DROP INLET (GRATE AND HOOD)	— — — —
JUNCTION BOX (JB) / OCS	— — — —
CATCH BASIN (SINGLE WING)	— — — —
CATCH BASIN (DOUBLE WING)	— — — —
PEDESTAL TOP	— — — —
STORM STRUCTURE NUMBER	— — — —



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:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD

PANDA STORE #: TBD

ARCH PROJECT #: TBD



INGENIUM ENTERPRISES, INC.
5991 PARKWAY NORTH BLVD., SUITE A
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



GENERAL NOTES

C01.1

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS

PLANNING BOOK 120533

CASE NUMBER RZ-91-056

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present

VOTE

Lillian Webb, Chairman

AYE

W. J. Dodd, District 1

AYE

Doug Williamson, District 2

AYE

J. Curtis McGill, District 3

AYE

Renee Unterman, District 4

AYE

On motion of COM. DODD

which carried 6-0

the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

C-3

to C-3 (CHANGE IN CONDITIONS)

by GWINNETT COUNTY PLANNING COMMISSION

for the proposed use of

CHANGE IN CONDITIONS

on a tract of land described by the attached legal description, which

0534

CASE NUMBER RZ-91-056

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT HOME WEEKLY, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 23, 1991

and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23RD day of JULY, 1991, that the aforesaid application to amend the Official Zoning Map from C-3 to C-3 is hereby

APPROVED subject to the following enumerated conditions:

1. No billboards shall be permitted.

2. Outdoor recreational uses shall be subject to the approval of a Special Use Permit by the Board of Commissioners after a public hearing and after a recommendation by the Planning Commission.

3. Auto sales and associated service facilities shall be limited to the area described in the survey noted as Rezoning Exhibit for Partridge Green, Inc., by Development Consultants Group, dated June 1, 1988.

4. No auto sales, service or repair facility shall front (adjacent to) Pleasant Hill Road, except for the existing Firestone Tire Store/auto service facility.

PLANNING BOOK 120535

CASE NUMBER RZ-91-056

5. No mobile home or mobile home building, leasing or sales lot, new or used shall be permitted.

GWINNETT COUNTY BOARD OF COMMISSIONERS

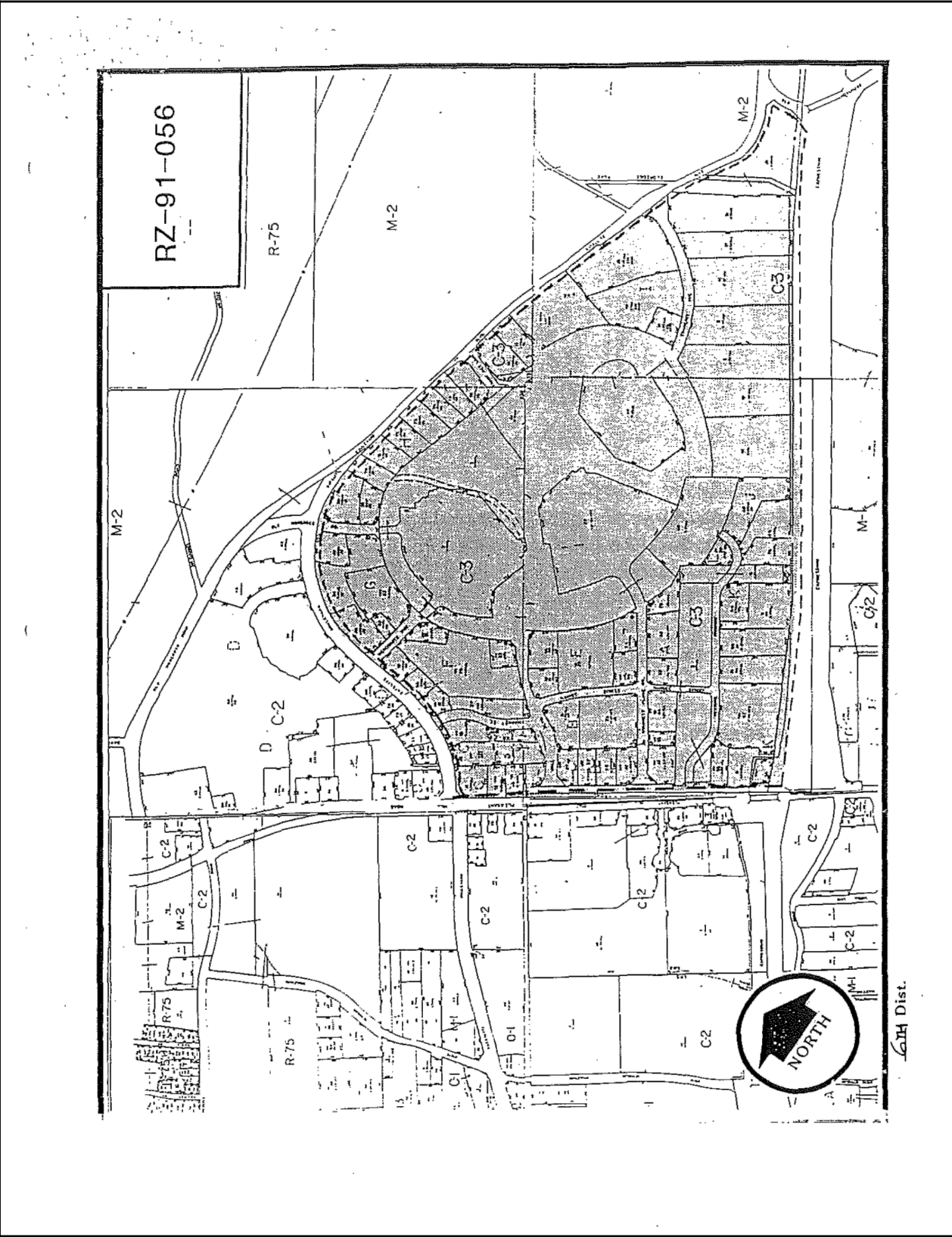
By: Lillian Webb, Chairman

Date Signed: 8-13-91

ATTEST:

Bethann L. Davis

Clerk



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PLAN CHECK	07-22-2022

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PANDA STORE #: TBD
ARCH PROJECT #: TBD

 **INGENIUM**
INGENIUM ENTERPRISES, INC.
5991 PARKWAY NORTH BLVD., SUITE 100
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850

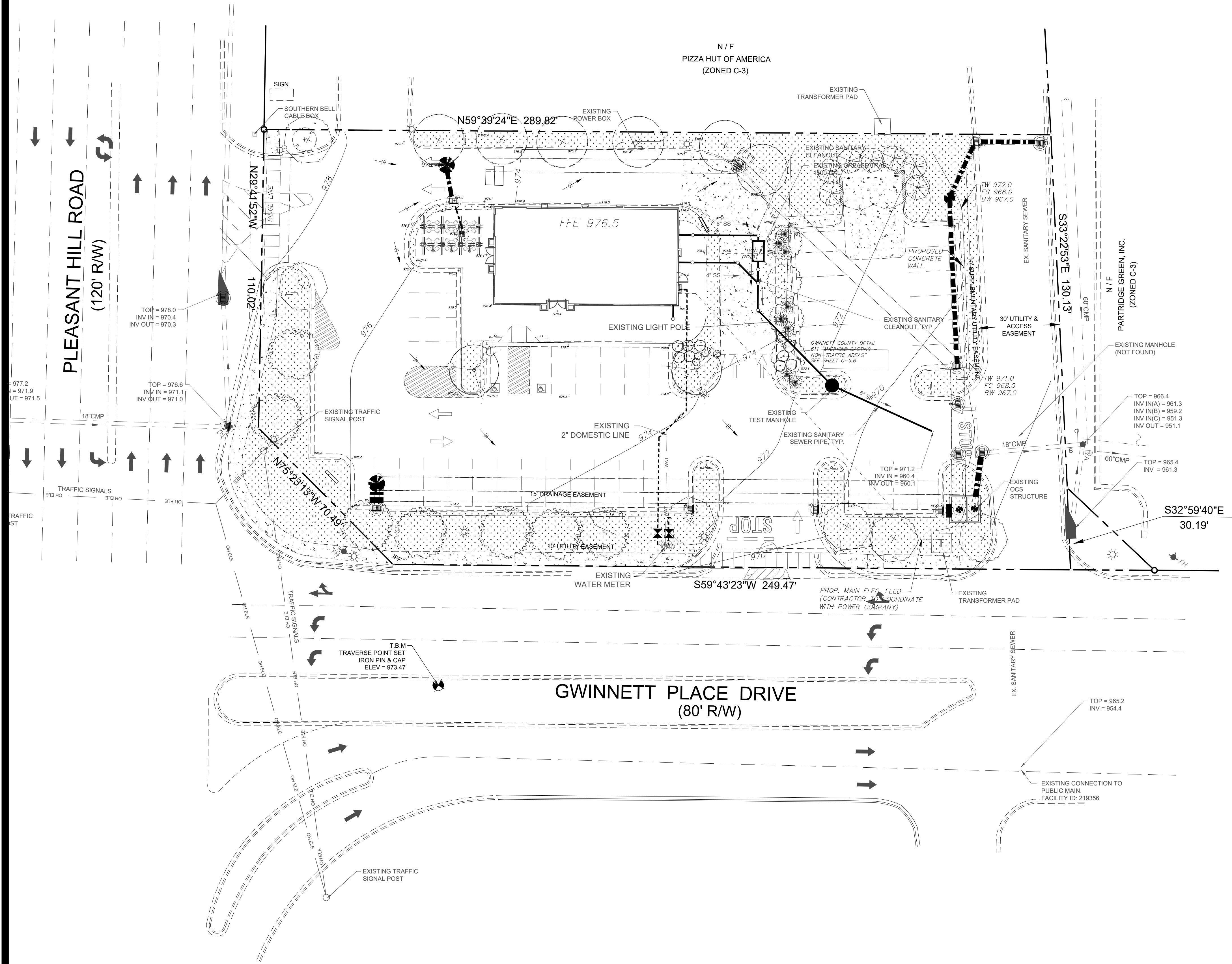


These project documents have been reviewed by applicable County Departments and have been found to be in substantial compliance with applicable regulations.

GENERAL NOTES

Authorized 11/10/22
C01.2

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS



GENERAL NOTES SEE SHEET C01.1


Contact 811 before you dig.

24-HOUR CONTACT:
JACHIN VEREEN
407-661-9100


SCALE: 1" = 20'



PANDA EXPRESS, INC.
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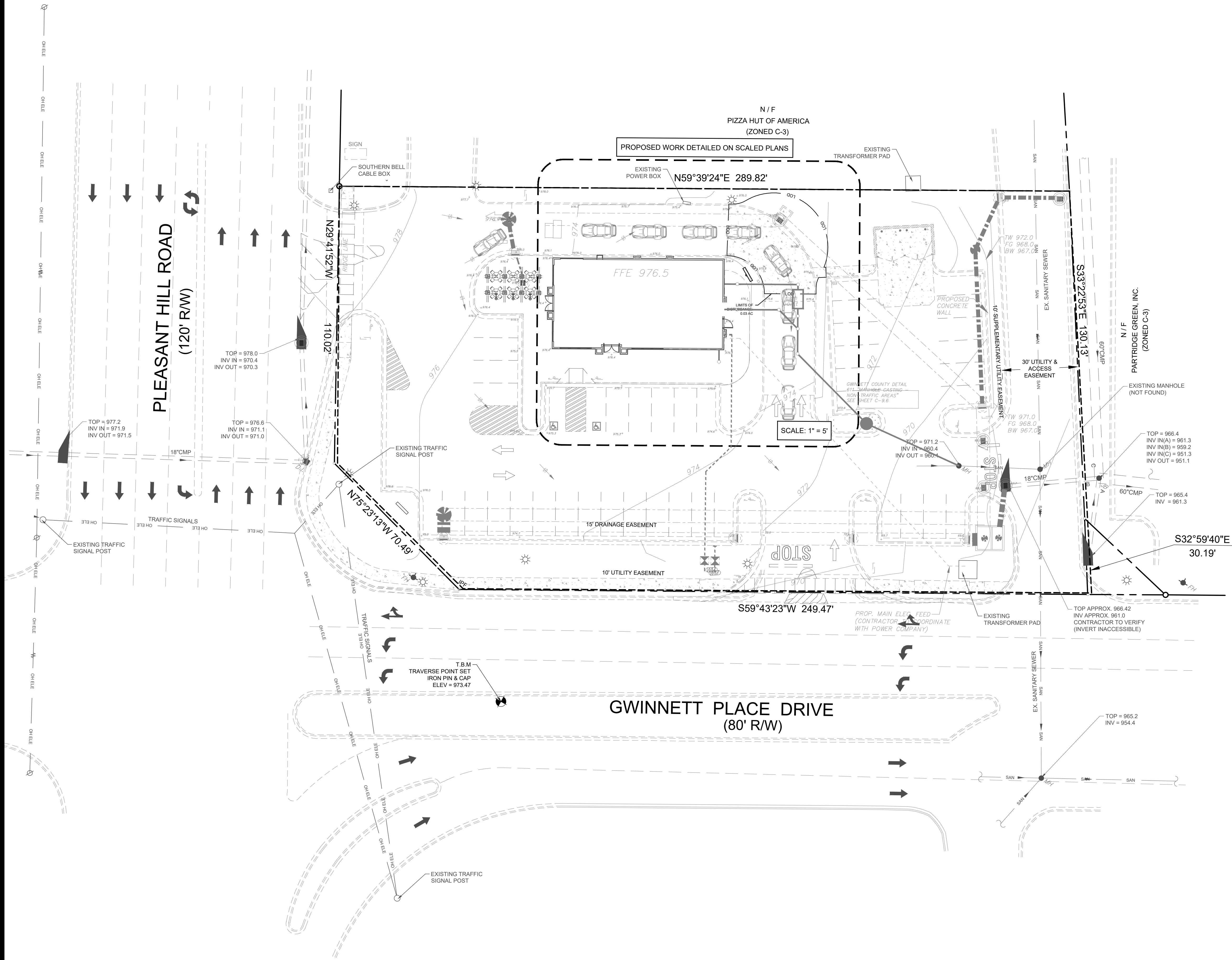


EXISTING CONDITIONS

C02.0

TRUE NORTH & WELCOME 2022

These project documents have been reviewed by applicable County Departments and have been found to be in compliance with applicable codes and regulations.



GENERAL NOTES SEE SHEET C01.1

GEORGIA811
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Contact 811 before you dig.

24-HOUR CONTACT:
JACHIN VEREEN
407-661-9100

SITE PLAN
Notarized 11/10/2022
City of Atlanta, Georgia
Department of Planning and Development
This certificate is valid for the purpose of development permit only.

SCALE: 1" = 20'



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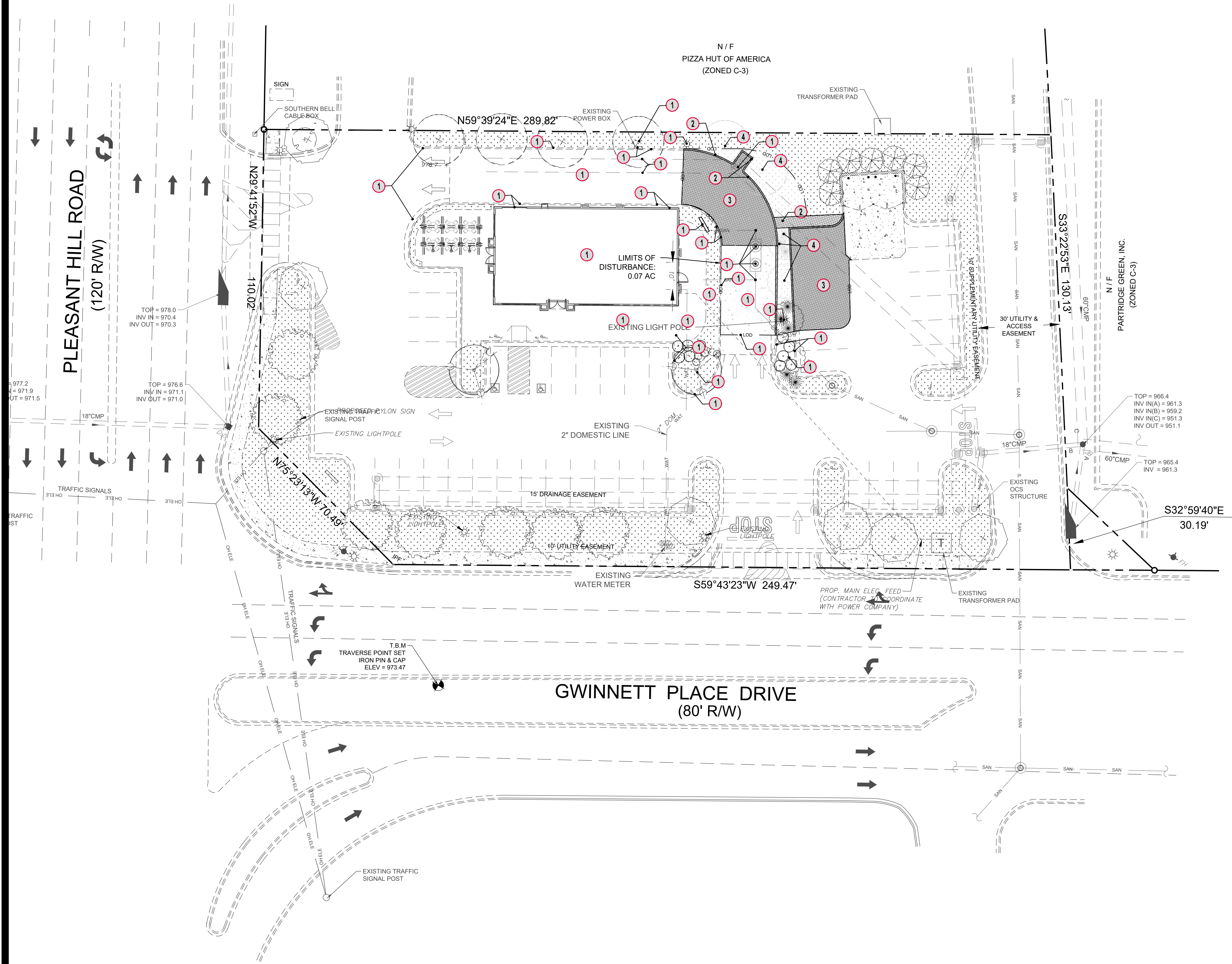
INGENIUM
INGENIUM ENTERPRISES, INC.
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CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



EXISTING CONDITIONS

C02.0

TRUE WARD & WILSON 2022

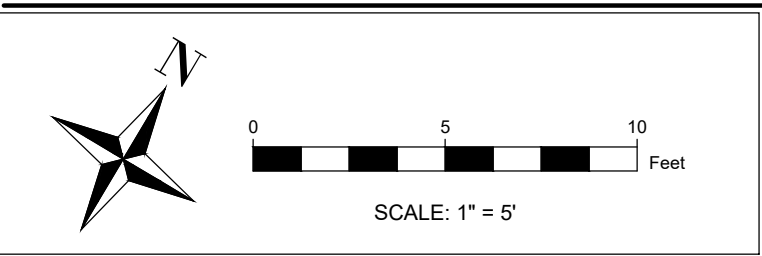


- DEMOLITION LEGEND**
- 1 PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION (SEE GENERAL DEMOLITION NOTE #1). THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR EXISTING OVERHEAD ELECTRICAL LINES.
 - 2 SAWCUT AND REMOVE EXISTING CONCRETE PAD, SIDEWALK, CURB AND GUTTER, AND ALL ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT, AND STONE BASE.
 - 3 REMOVE EXISTING ASPHALT AND ALL ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE.
 - 4 REMOVE EXISTING VEGETATION AS NECESSARY TO ACCOMMODATE FOR PROPOSED IMPROVEMENTS.

GENERAL NOTES SEE SHEET C01.1



24-HOUR CONTACT:
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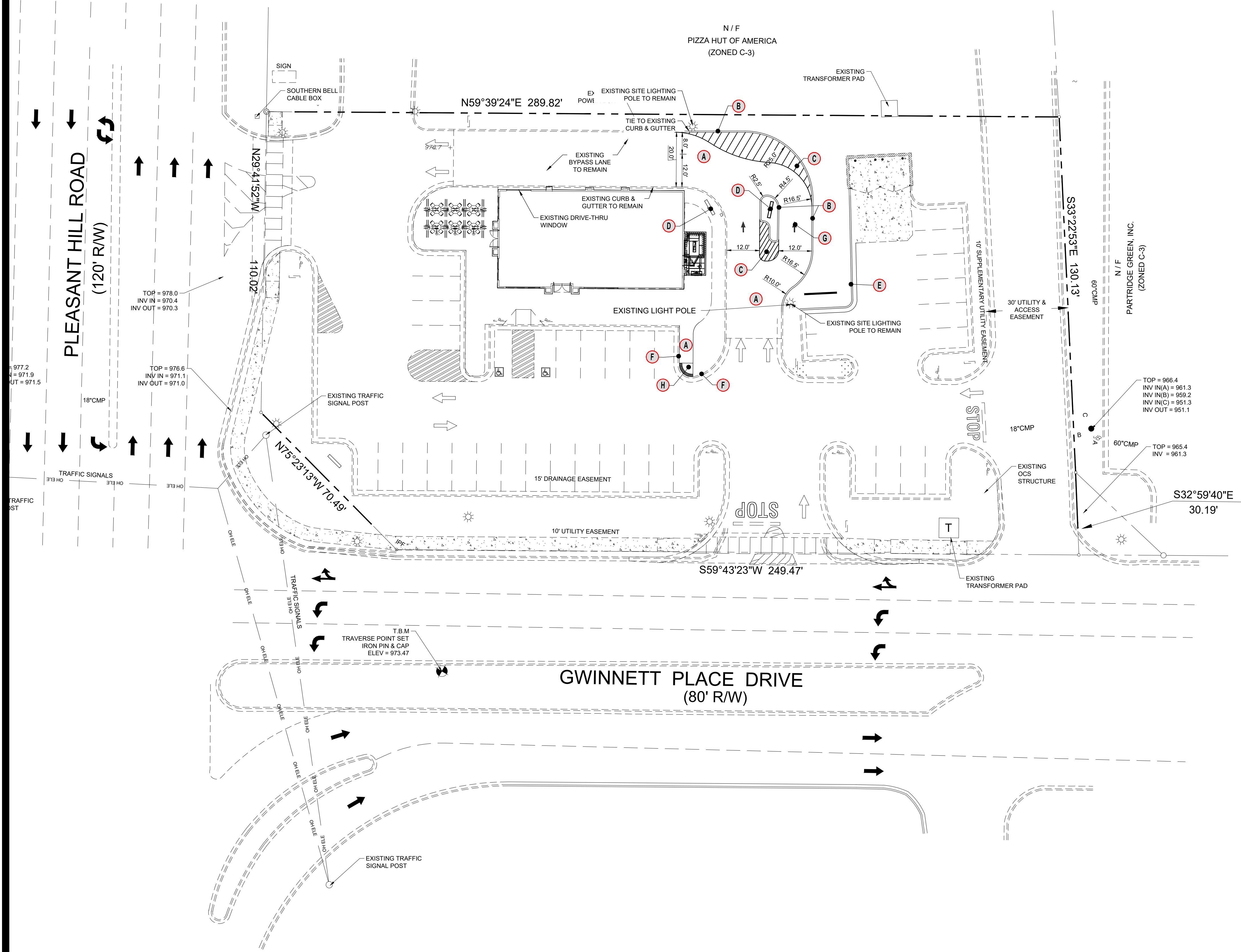


These project documents have been reviewed by applicable County Departments and the State of Georgia.

DEMOLITION PLAN

C02.1

TRUE WORK & WELCOME 2022



- SITE LEGEND**
- A** CONCRETE SECTIONS:
DRIVE-THRU LANE: DETAIL 1, TYPE B, SHEET C03.2
SIDEWALKS: DETAIL 1, TYPE A, SHEET C03.2
 - B** 6" CURB:
DETAIL 4, SHEET C03.2
 - C** STRIPING & PAVEMENT MARKINGS:
 - D** DRIVE-THRU ORDERING ELEMENTS:
SEE ARCHITECTURAL PLANS.
 - E** 24" CURB & GUTTER (TYP.):
DETAIL 2, SHEET C03.2
 - F** CURB TRANSITIONS:
DETAIL 3, SHEET C03.2
 - G** DIRECTIONAL ARROWS:
DETAIL 6, SHEET C03.2
 - H** SIDEWALK RAMP:
DETAIL 5, SHEET C03.2

SITE INFORMATION

JURISDICTION: DULUTH, GA
GWINNETT COUNTY COUNTY

ZONING: ZONING

REQUIRED BUILDING SETBACKS:
FRONT: FRONT
SIDE: SIDE
SIDE: SIDE
REAR: REAR

REQUIRED PARKING:
1 SPACE FOR EVERY...
SPACES

PROPOSED PARKING:
9' X 18' (REGULAR) = ##
8' X 18' (HC) = ##
TOTAL = ###

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±1.05 AC.
PERVIOUS AREA: ±0.02 AC.
IMPERVIOUS AREA: ±0.05 AC.
DISTURBED AREA: ±#### AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO.
13135C0084F, DATED 09/26/2006.

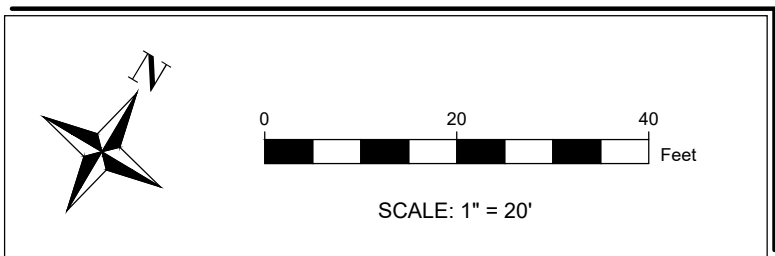
EXISTING INFORMATION:
THESE PLANS WERE DESIGNED USING PREVIOUSLY
PERMITTED CIVIL PLANS.

DURING CONSTRUCTION AND FOR PERMANENT
ACCESS, ROADWAYS CONSTRUCTED OF AN ALL
WEATHER SURFACE CAPABLE OF SUPPORTING 75,000
POUNDS GROSS WEIGHT SHALL BE PROVIDED PER
INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION
503.2.3, APPENDIX D, D102.1. 2018 EDITION. (GROUND &
FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND
WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE
STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY
WITH RULE 120-3-20-.16&19. GEORGIA ACCESSIBILITY
CODE.

SITE & BUILDING AREA NOTES
SEE SHEET C01.1

GEORGIA811
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24-HOUR CONTACT:
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PANDA STORE #: TBD
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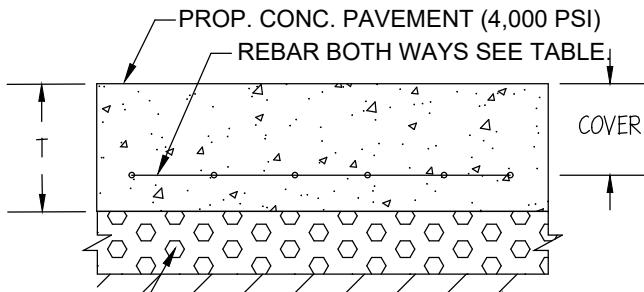


PROPOSED CONDITIONS 11/10/22

C03.0

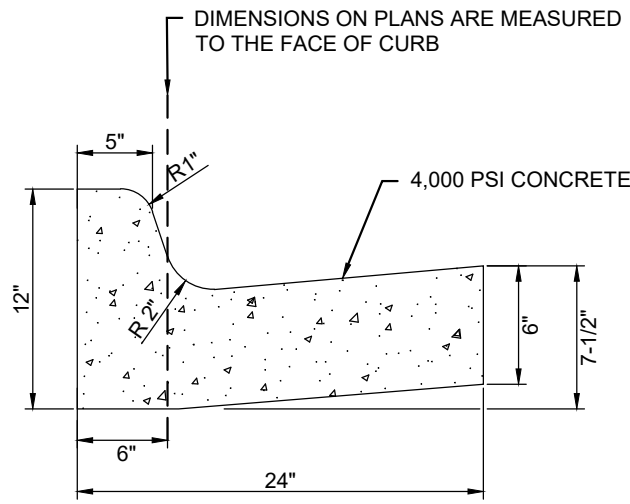
TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS

REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	5	2	10' X 10'	#3 @ 24" C-C
TYPE "B"	6	2	14' X 14'	#3 @ 24" C-C

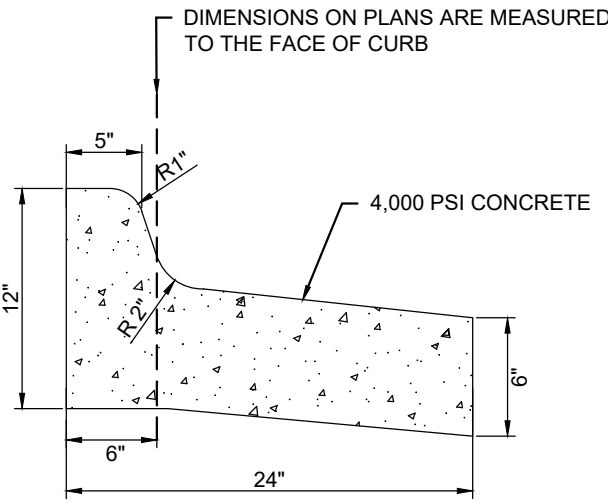


4" GRADED AGGREGATE BASE MEETING GDOT STANDARD SPECIFICATIONS COMPACTED TO 100% OF MAX DRY DENSITY. SUBGRADE (98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D698)

1 CONCRETE PAVEMENT SECTION NTS



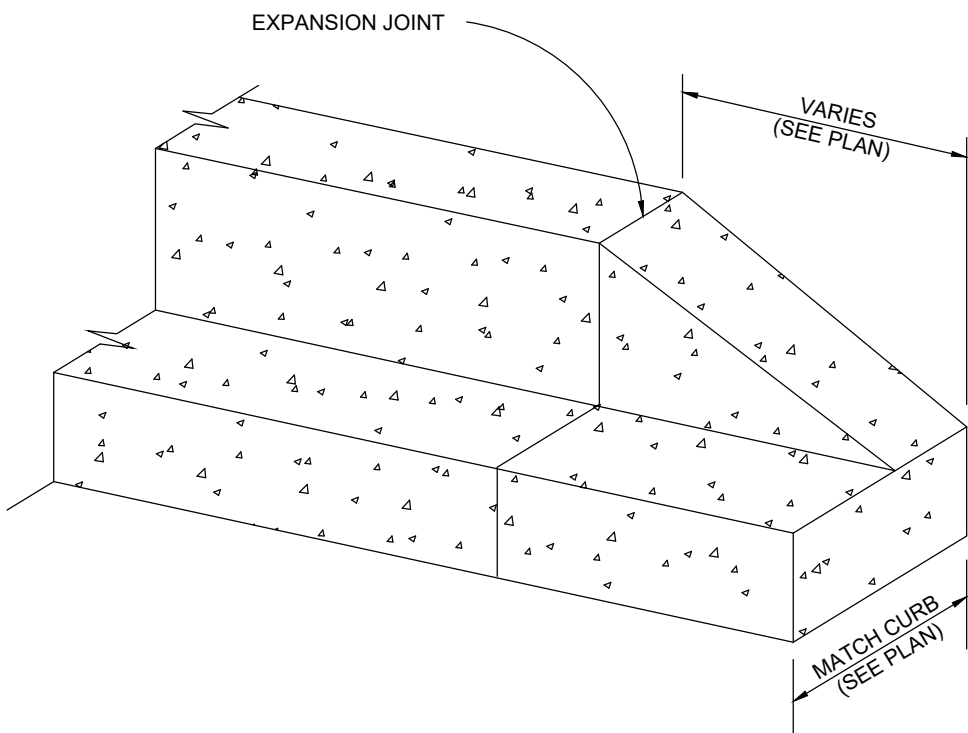
NORMAL CURB & GUTTER



REVERSE CURB & GUTTER

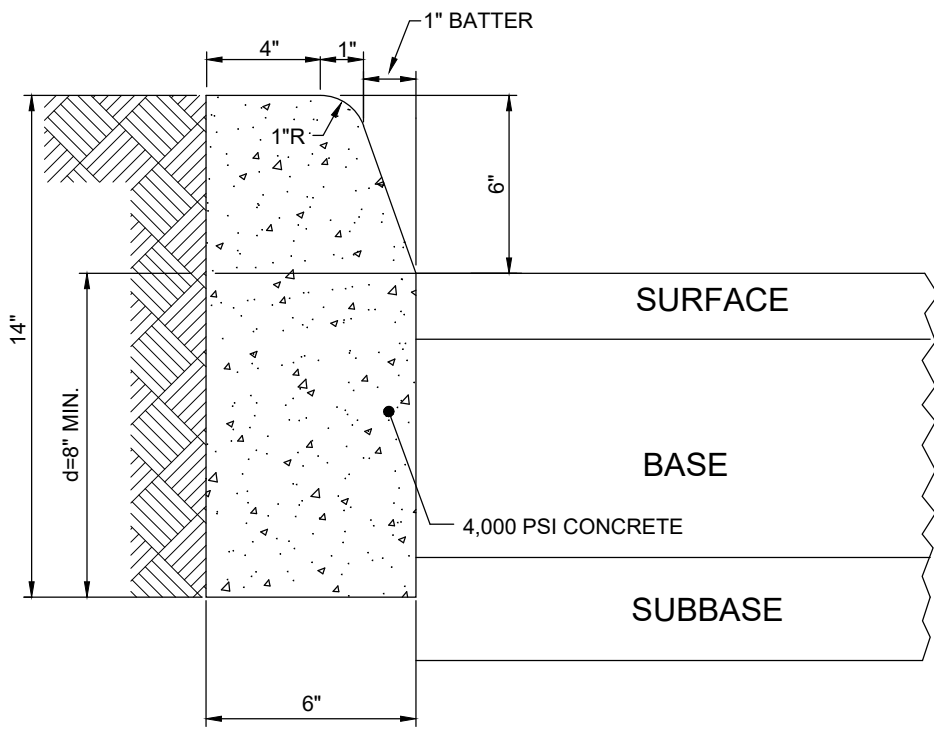
NOTE: USE REVERSE OR "SPILL" CURB WHEN THE PAVEMENT SLOPES AWAY FROM THE CURB.

2 CURB & GUTTER NTS



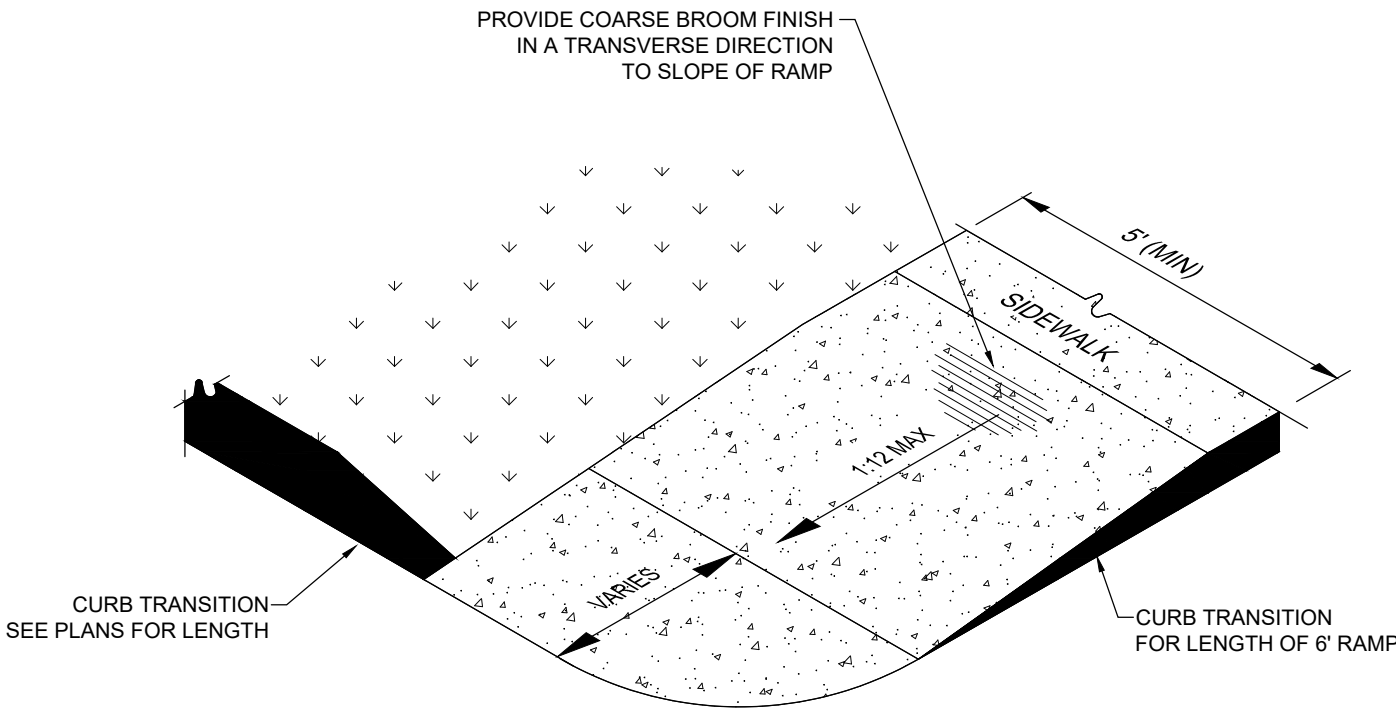
ISOMETRIC VIEW
TYPICAL CURB & GUTTER

3 CURB TRANSITION NTS

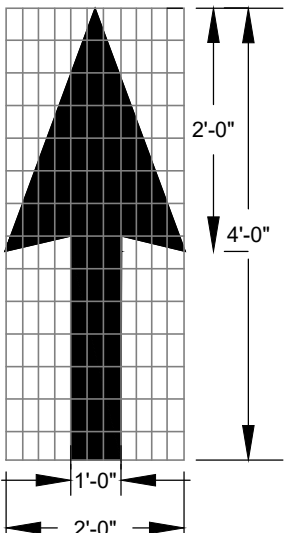


NOTES
• THE DIMENSION d MAY INCREASE AT CONTRACTOR'S OPTION SO BOTTOM OF HEADER CURB WILL ALIGN WITH BOTTOM OF PAVING.
• THIS ITEM MAY BE PRECAST OR CAST IN PLACE.

4 6" CURB



5 SIDEWALK RAMP



PAVEMENT MARKING ARROW - WHITE
ALL DIRECTIONAL ARROWS SHALL BE DOUBLE COATED.

6 DIRECTIONAL ARROW NTS



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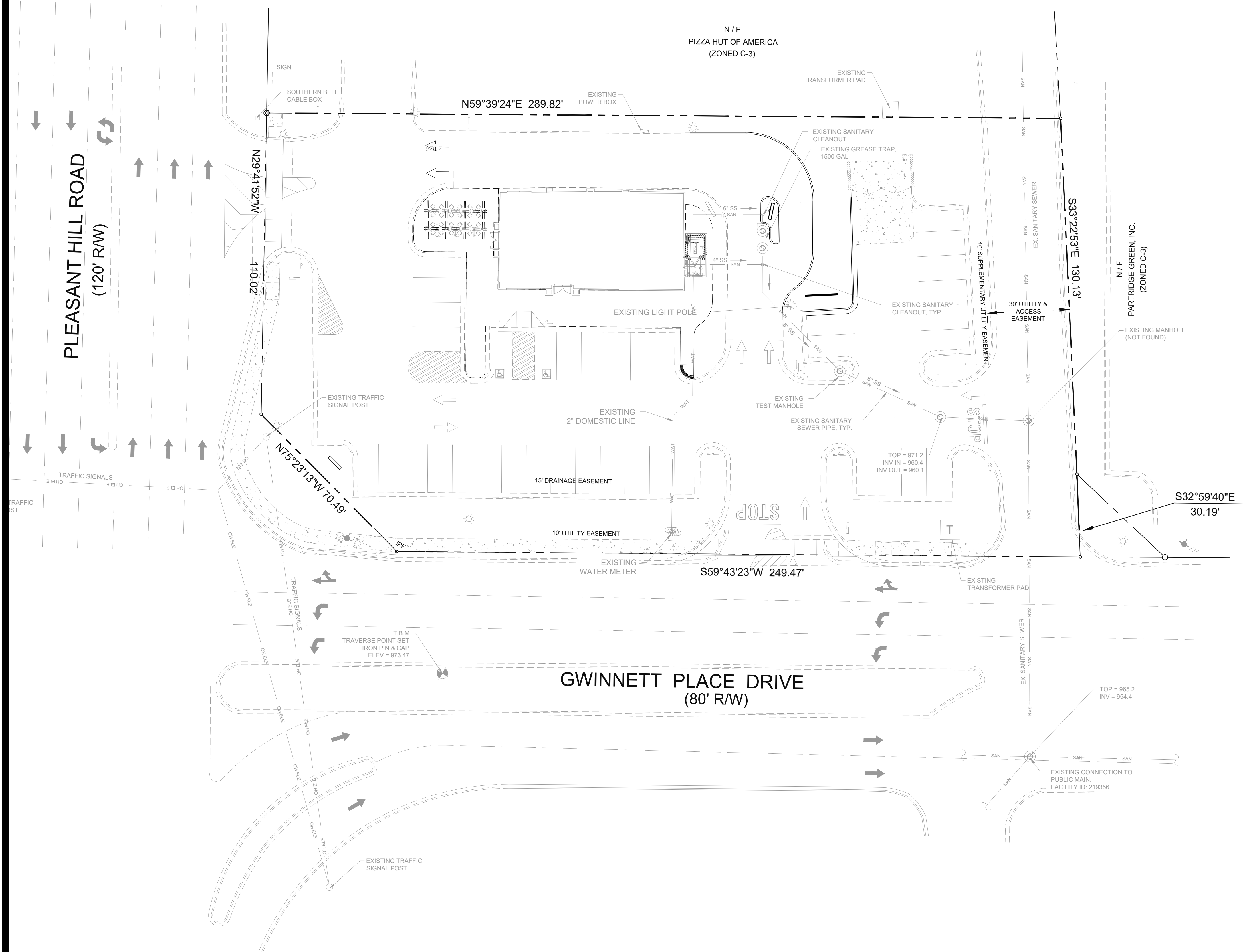
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5991 PARKWAY NORTH BLVD., SUITE 100
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



HARDSCAPE DETAILS

C03.1

TRUE WARM & WELCOME 2300
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UTILITY LEGEND

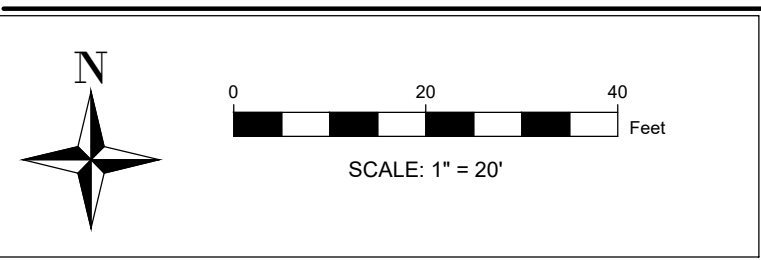
UTILITIES	LINETYPE/SYMBOL
DOMESTIC WATER LINE	DW DW
FIRE WATER LINE	FW FW
BUILDING FIRE SPRINKLER LINE	FWS FWS
IRRIGATION WATER LINE	IRR IRR
DOMESTIC WATER METER (WM)	WM
IRRIGATION METER (IRR)	IRR
BACKFLOW PREVENTER (RPZ)	RPZ
DC BACKFLOW PREVENTER	
FIRE VAULT (DDC)	DDC
WATER TAP OR TEE	
GATE VALVE (GV)	GV
THRUST BLOCK (TB)	TB
FIRE HYDRANT (FH)	FH
FIRE DEPARTMENT CONNECTION (FDC)	FDC
SANITARY SEWER (SS)	SS SS
SANITARY MANHOLE (SSMH)	
GENERAL CLEAN OUT (Co)	Co
SANITARY STRUCTURE NUMBER	S2
UNDERGROUND ELECTRIC LINE-PRIMARY	UGE-P UGE-P
UNDERGROUND ELECTRIC LINE-SECONDARY	UGE-S UGE-S
POST INDICATOR VALVE	PIV
SITE LIGHTING POLE	
TRANSFORMER PAD	T
METER/CT PEDESTAL	CT
UNDERGROUND TELEPHONE LINE	UGT UGT
GENERAL UTILITY CONDUIT	GU GU
GAS LINE	G G
GAS METERS	

** ALL UTILITIES SHALL BE INSTALLED ACCORDING TO UTILITY PROVIDERS AND JURISDICTION STANDARDS AND SPECIFICATIONS.

UTILITY NOTES SEE SHEET
C01.1



24-HOUR CONTACT:
JACHIN VEREEN
407-661-9100



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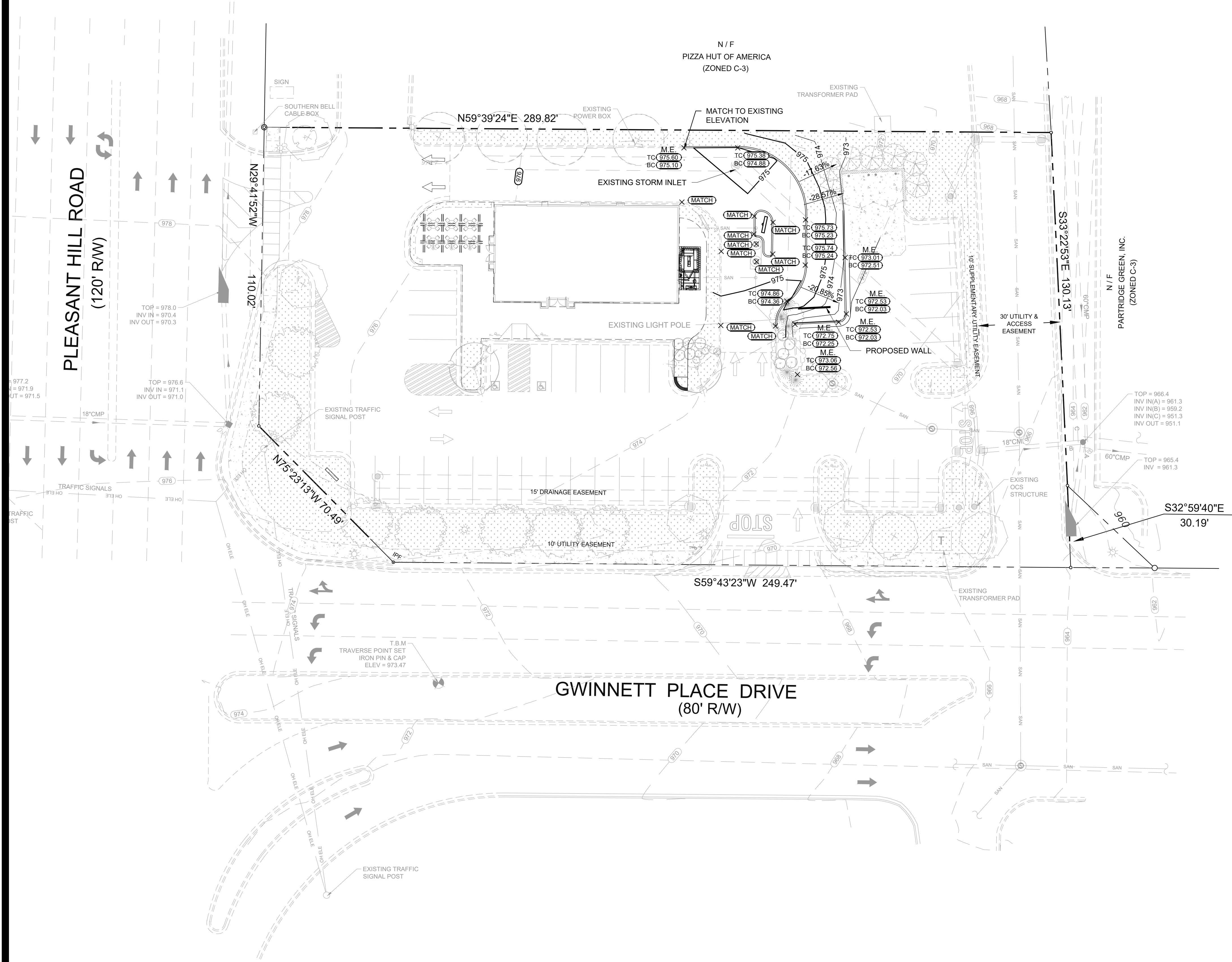
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CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



UTILITY PLAN

C04.0

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS



GRADING & DRAINAGE LEGEND

GRADING / DRAINAGE	LINETYPE/SYMBOL
GRADE	1000.00
SPOT ELEVATION	
STORM DRAIN	
HEADWALL (HW) / FLARED END SECTION (FES)	
DROP INLET (GRATE)	
DROP INLET (GRATE AND HOOD)	
JUNCTION BOX (JB) / OCS	
CATCH BASIN (SINGLE WING)	
CATCH BASIN (DOUBLE WING)	
PEDESTAL TOP	
STORM STRUCTURE NUMBER	

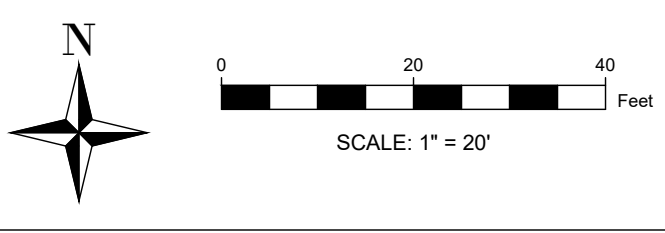
ESPC LEGEND

ESPC / BMP	LINETYPE/SYMBOL
CONSTRUCTION EXIT (CO)	
SILT FENCE - TYPE C (SF)	
INLET PROTECTION (IP)	
DUST CONTROL-DISTURBED AREAS	
DISTURBED AREA STABILIZATION (W/ MULCH)	
DISTURBED AREA STABILIZATION (W/ SOD)	
DISTURBED AREA STABILIZATION (W/ PERM. SEEDING)	
CONSTRUCTION EXIT	
TREE PROTECTION	

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

- THE ENGINEER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED TO FULLY COMPLY WITH GWINNETT COUNTY REGULATIONS AND ORDINANCES. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY THE COUNTY INSPECTOR.
- ALL SWM UTILITIES TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0084F DATED 09/26/2006.
- THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.
- THERE ARE NO STREAM BUFFERS ON THIS PROPERTY.
- WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 - THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND,
 - THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND,
 - IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO ONSTRUCTION FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT AS APPLICABLE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE
- CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- A REVISION TO THE EC PLAN IS REQUIRED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, THAT WILL HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT, OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING POLLUTANT DISCHARGE.

GRADING NOTES SEE SHEET C01.1



24-HOUR CONTACT:
JACHIN VEREEN
407-661-9100



PANDA EXPRESS, INC.

1683 WALNUT GROVE AVE.
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REVISIONS:

ISSUE DATE:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD
PANDA STORE #: TBD
ARCH PROJECT #: TBD



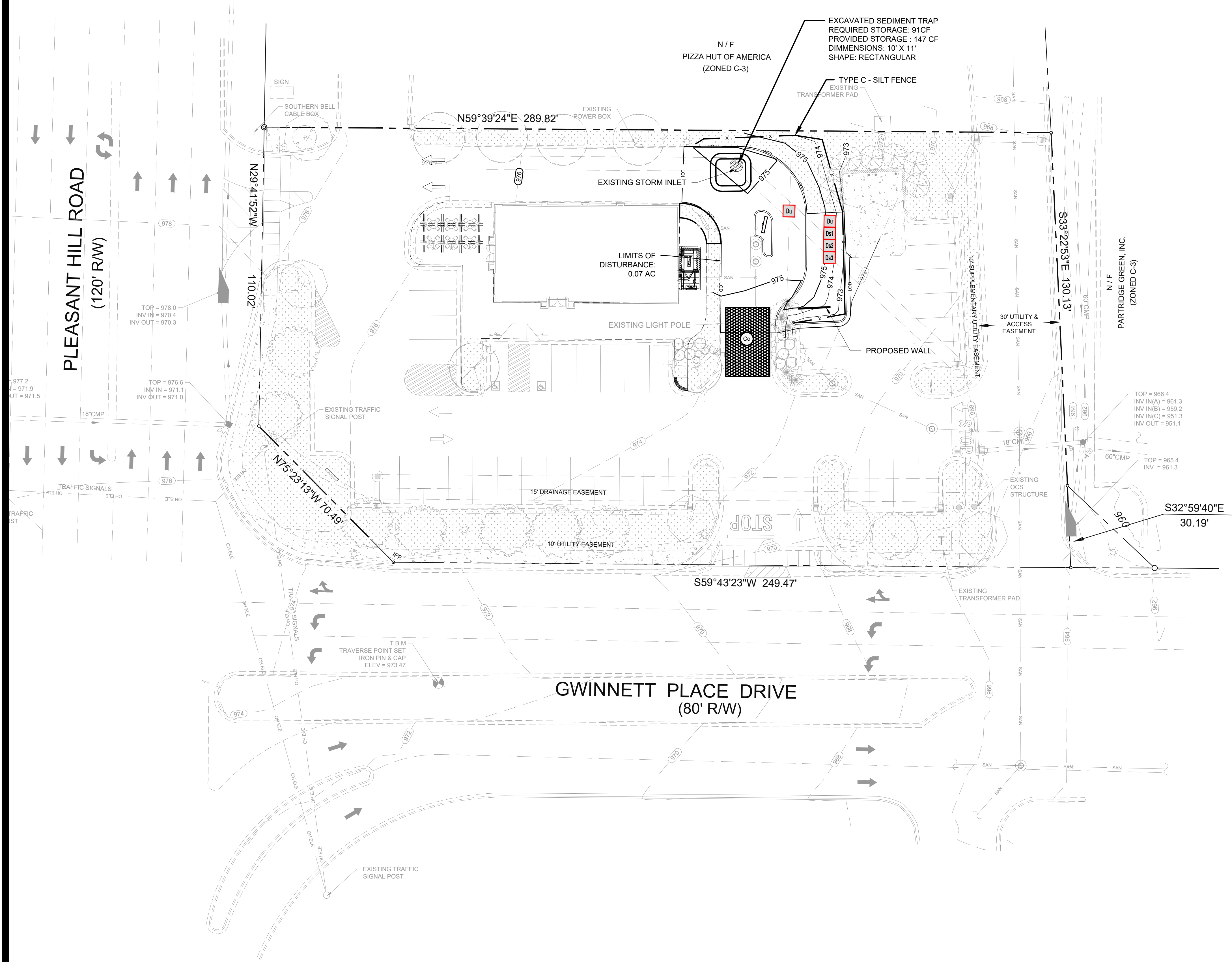
INGENIUM ENTERPRISES, INC.
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PHONE: (770) 437-8850



GRADING AND DRAINAGE
PLAN

C05.0

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS



GRADING & DRAINAGE LEGEND

GRADING / DRAINAGE	LINETYPE/SYMBOL
GRADE	1000
SPOT ELEVATION	1000.00
STORM DRAIN	
HEADWALL (HW) / FLARED END SECTION (FES)	
DROP INLET (GRATE)	
DROP INLET (GRATE AND HOOD)	
JUNCTION BOX (JB) / OCS	
CATCH BASIN (SINGLE WING)	
CATCH BASIN (DOUBLE WING)	
PEDESTAL TOP	
STORM STRUCTURE NUMBER	A3

ESPC LEGEND

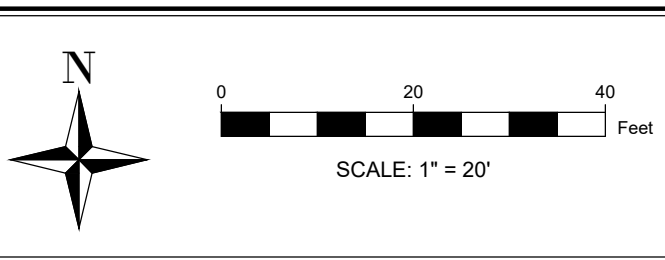
ESPC / BMP	LINETYPE/SYMBOL
CONSTRUCTION EXIT (CO)	
SILT FENCE - TYPE C (SF)	
INLET PROTECTION (IP)	
DUST CONTROL-DISTURBED AREAS	Du
DISTURBED AREA STABILIZATION (W/ MULCH)	Ds1
DISTURBED AREA STABILIZATION (W/ SOD)	Ds2
DISTURBED AREA STABILIZATION (W/ PERM. SEEDING)	Ds3
CONSTRUCTION EXIT	Co
TREE PROTECTION	TPP

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

GRADING NOTES SEE SHEET C01.1



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EROSION CONTROL PLAN

C05.1

TRUE WARM & WELCOME 2300
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Construction Exit

Co



DEFINITION

A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.

PURPOSE

To reduce or eliminate the transport of mud from the construction area onto public rights-of-way by motor vehicles or by runoff.

CONDITIONS

This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregate.

DESIGN CRITERIA

Formal design is not required. The following standards shall be used:

Aggregate Size

Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).

Pad Thickness

The gravel pad shall have a minimum thickness of 6 inches.

Pad Width

At a minimum, the width should equal full width of all points of vehicular egress, but not less than 20 feet wide.

Pad Length

The gravel pad shall have a minimum length

of 50 feet. When the construction is less than 50' from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.

Washing

If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.

Location

The exit shall be located or protected to prevent sediment from leaving the site.

CONSTRUCTION SPECIFICATIONS

It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

Diversion Ridge

On sites where the grade toward the paved area is greater than 2%, a diversion ridge 6 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

Geotextile

The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-06 specification:

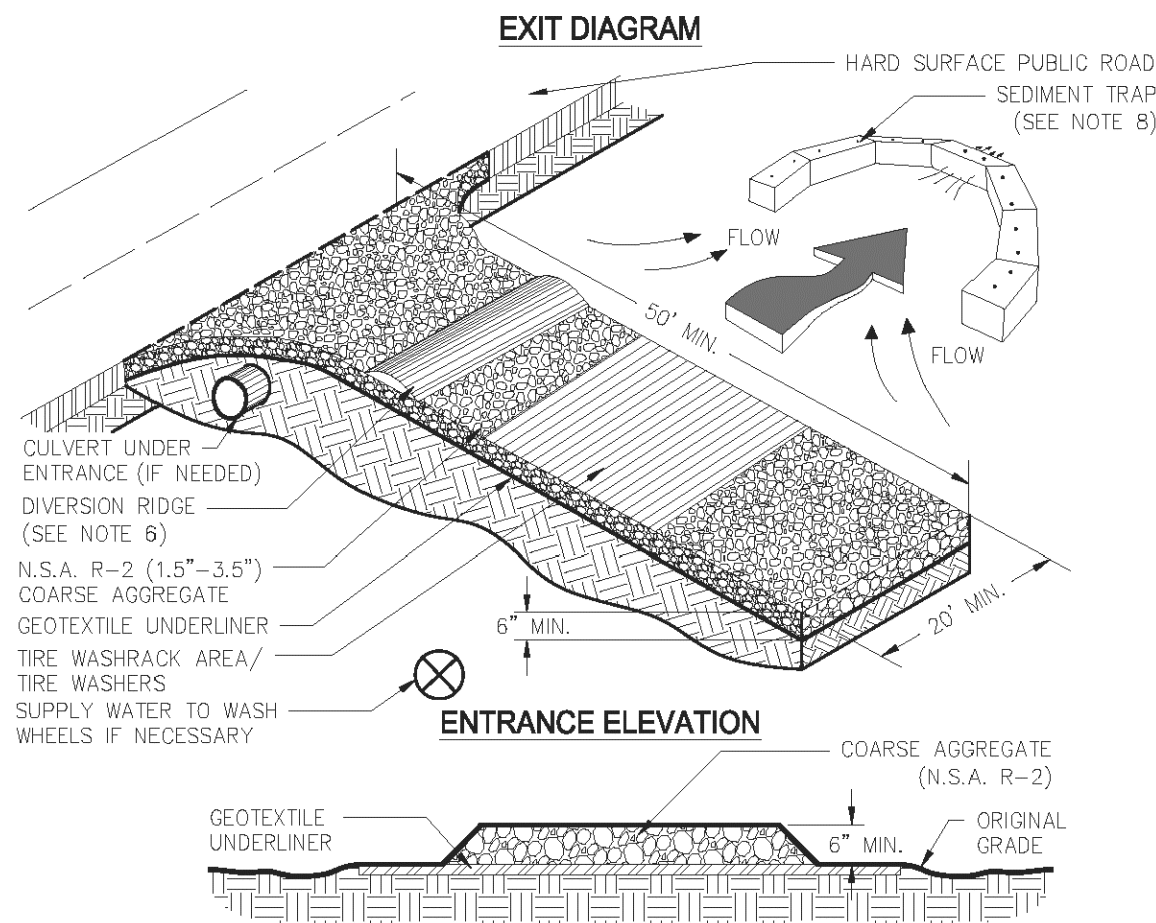
- For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 7.3, *Separation Requirements*.
- For subgrades with a CBR between 1 and 3 or shear strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 8, *Geotextile Property Requirements for Sub-surface Drainage, Separation, Stabilization, and Permanent Erosion Control (Geotextile Property Requirements)*.

MAINTENANCE

The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanup of any structures to trap sediment. All materials spilled,

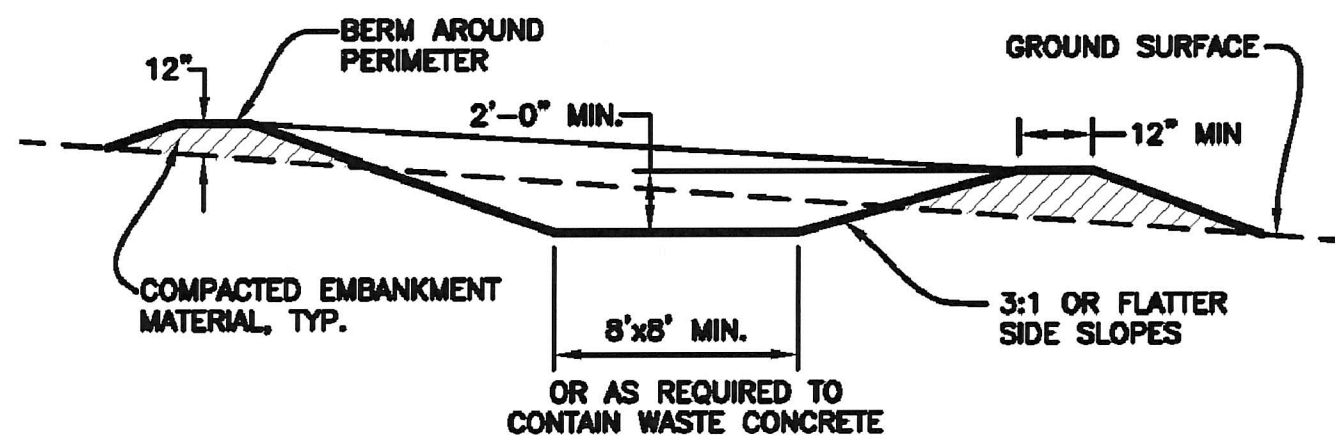
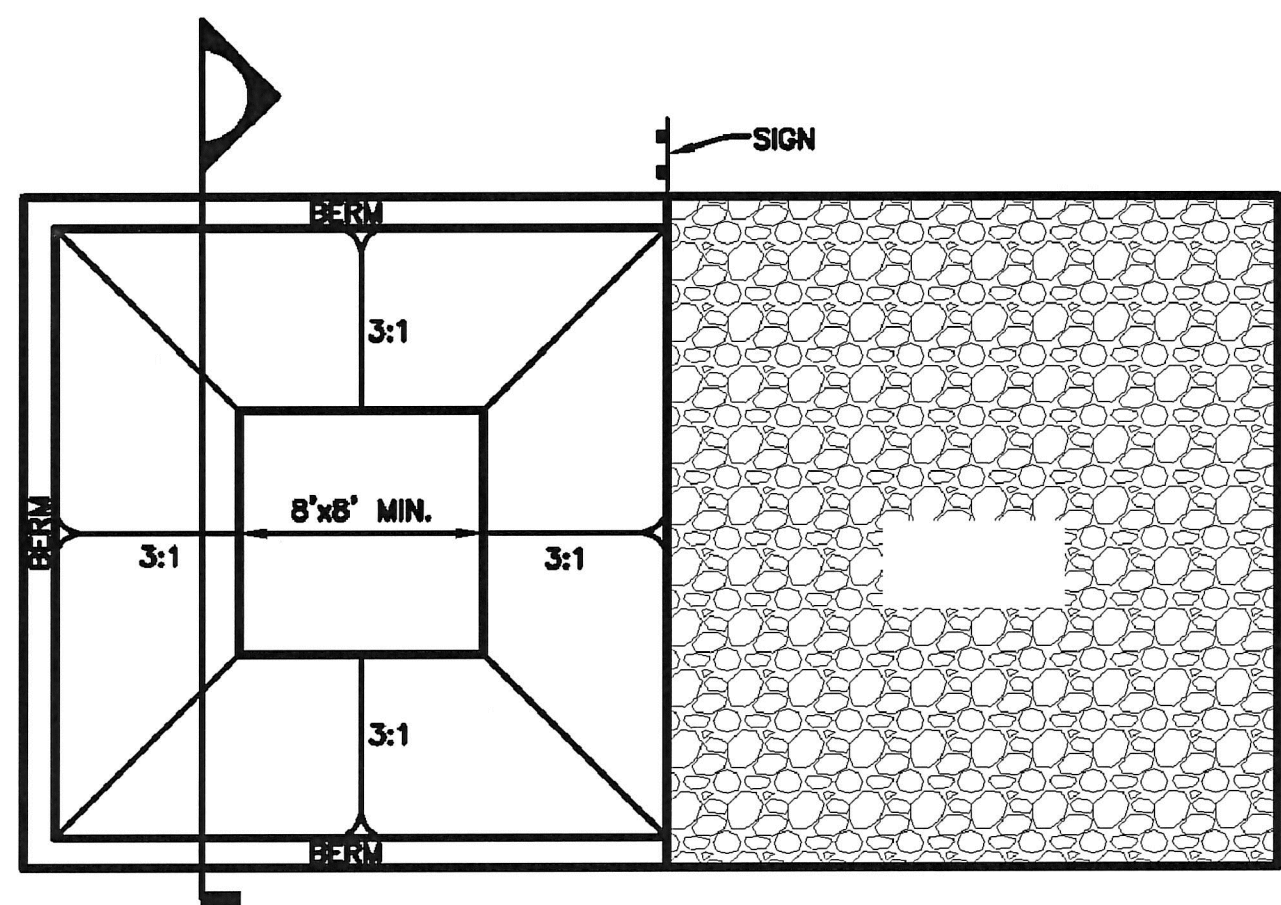
dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (QUIERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1



ERIK HOUSTON
Level II Certified Design Professional

CERTIFICATION NUMBER 64089
ISSUED: 10/04/2021 EXPIRES: 10/04/2024

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A driveway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or stacked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SEEDING)			A permanent vegetative cover using seeds on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Ca	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING NATIVE VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GSWCC (Amended - 2013)

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4
START CONSTRUCTION				
INSTALLATION OF EROSION CONTROL DEVICES				
CLEARING, GRUBBING AND DEMOLITION				
GRADING				
TEMPORARY VEGETATION AT 14 DAY INTERVALS				
PAVING				
INSTALLATION OF UTILITIES				
PERMANENT VEGETATION AT 30 DAY INTERVALS				
MAINTENANCE OF EROSION CONTROL DEVICES				
REMOVE EROSION CONTROL DEVICES				
TREE PROTECTION FENCING				
END OF CONSTRUCTION				

SCHEDULE IS REPRESENTATIVE FOR OVERALL SITE CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED, IF THIS SCHEDULE IS DEVIATED FROM BY THE CONTRACTOR. ANTICIPATED START DATE: 11/01/2022. ANTICIPATED COMPLETION DATE: 11/30/2022



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REVISIONS:

ISSUE DATE:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD

PANDA STORE #: TBD

ARCH PROJECT #: TBD



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E&SC DETAIL I

C05.2

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DWF IS

Sediment Barrier

Sd1



DEFINITION

Sediment Barriers are temporary structures made up of a porous material typically supported by steel or wood posts. Types of sediment barriers may include silt fence, brush piles, mulch berms, compost filter socks or other filtering material.

PURPOSE

To minimize and prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage systems by slowing storm water runoff and causing the deposition and/or filtration of sediment at the structure. The barriers retain the soil on the disturbed land until the activities disturbing the land are completed and vegetation is established.

CONDITIONS

Barriers should be installed where runoff can be stored behind the barrier without damaging the submerged area behind the barrier or the structure itself. Sediment barriers shall not be installed across streams, ditches, waterways, or other concentrated flow areas.

DESIGN CRITERIA

Sediment barriers are designed to retain sediment transported by sheet flow from disturbed areas. It is important for the design professional to take into account the profile of the product for use on the site.

Sediment Barriers should also provide a riprap splash pad or other outlet protection device for any point where flow may overtop the sediment barrier. Ensure that the maximum height of the barrier at a protected, reinforced outlet does not exceed 1 foot and that the support spacing does not exceed 4 feet.

Where all runoff is to be stored behind the sediment barrier (where no storm water disposal system is present), maximum continuous slope length behind a sediment barrier shall not exceed those shown in Table 6-27.1. For longer slope lengths, slope interrupters must be used. The drainage area shall not exceed ¼ acre for every 100 feet of sediment barrier.

Table 6-27.1 Criteria for Sediment Barrier	
Land Slope Percent	Maximum Slope Length Above Fence Feet
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
> 20	15

*In areas where the slope is greater than 20%, a flat area length of 10 feet between the toe of slope to the barrier should be provided.

Placement

The type of sediment barrier depends on whether the area is sensitive or non-sensitive. Sensitive areas can be defined as any area that needs additional protection, these areas include but are not limited to, state waters, wetlands, or any area the design professional designates as sensitive.

When using multiple types of sediment barriers on a site in a single run, the barriers must be overlapped 18 inches or as specified by design professional. See Figure 6-27.5

CONSTRUCTION SPECIFICATIONS

Non-sensitive Areas * Sd1-NS

Sediment barriers being used as Type NS shall have a support spacing of no greater than 6 feet on center, with each being driven into the ground a minimum of 18 inches.

Sensitive Areas* Sd1-S

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 feet on center, with each being driven into the ground a minimum of 18 inches.

*As of January 1 2016, in the existing Georgia Department of Transportation Qualified Products list #36 (QPL-36), Type A, B, or C will fall under sensitive and non-sensitive applications. Type C will be classified as sensitive and Type A and B as non-sensitive. Refer to Appendix A-2 and the Equivalent BMP List.

PRACTICE CLASSIFICATIONS

For silt fence Type A, B, or C, refer to Table 6-27.4.

Type A Silt Fence

This 36-inch wide filter fabric shall be used on developments where the life of the project is greater than or equal to six months. Type A is classified as non-sensitive application.

Type B Silt Fence

Though only 22-inches wide, this filter fabric allows the same flow rate as Type A silt fence. Type B silt fence shall be limited to use on minor projects, such as residential home sites or small commercial developments where permanent stabilization will be achieved in less than six months. Type B is classified as non-sensitive application.

Type C Silt Fence

Type C fence is 36-inches wide with wire reinforcement or equivalent. The wire reinforcement is necessary because this fabric allows almost three times the flow rate as Type A silt fence. Type C silt fence shall be used where runoff flows or velocities are particularly high or where slopes exceed a vertical height of 10 feet. Type C is classified as sensitive application.

Filter Media Sock Specifications

Compost filter media used for sediment barrier filter material shall be weed free and derived from a well-decomposed source of organic matter. Filter Media Sock is classified as a Type B, non-sensitive application. The compost shall be produced using an aerobic composting

process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted without applicable water quality test results. Test methods for the items below should follow US Composting Council Test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:

A. pH – 5.0-8.0 in accordance with TMECC 04.11-A, "Electrometric pH Determinations for Compost"

B. Particle size – 99% passing a 2 inch (50mm) sieve and a maximum of 40% passing a 3/8 inch (9.5mm) sieve, in accordance with TMECC 02.02-B, "Sample Sieving for Aggregate Size Classification". (Note: In the field, product commonly is between ½ in./12.5mm and 2 in./50 mm in particle size.)

C. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.

D. Material shall be relatively free (<1% by dry weight) of inert or foreign manmade materials.

E. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material and should have 1/8 in. to 3/8 in., openings.

Brush Barrier Sd1-BB

(Only during timber clearing operations)

Brush obtained from clearing and grubbing operations may be piled in a row along the perimeter of disturbance at the time of clearing and grubbing. Brush barriers should not be used in developed areas or locations where aesthetics are a concern.

Brush should be wind-rowed on the contour as nearly as possible and may require compaction. Construction equipment may be utilized to satisfy this requirement.

The minimum base width of the brush barrier shall be 5 feet and should be no wider 10 feet. The height of the brush barrier should be between 3 and 5 feet tall.

A brush barrier is a good tool to use in developing pasture in an agricultural situation to prevent sediment from leaving the site until the pasture is stabilized.

If greater filtering capacity is required, a commercially available sediment barrier may be placed on the side of the brush barrier receiving the sediment-laden runoff. The lower edge of the fabric must be buried in a 6-inch deep trench immediately uphill from the barrier. The upper edge must be stapled, tied or otherwise fastened to the brush barrier. Edges of adjacent fabric pieces must overlap each other. See Figure 6-27.5.

Installation

Sediment barriers should be installed along the contour.

Temporary sediment barriers shall be installed according to the following specifications as shown on the plans or as directed by the design professional.

For installation of the barriers, See Figures 6-27.1, 6-27.2, 6-27.3 and 6-27.4, respectively. It is important to remember that not all sediment barriers need to be trenched into the ground but most taller sediment barriers do.

Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 6 feet apart for Type NS sediment barriers and no greater than 4 feet apart for Type C sediment barriers. For post size requirements, see Table 6-27.2. Fasteners for wood posts are listed in Table 6-27.3.

Static Slicing Method

The static slicing machine pulls a narrow blade through the ground to create a slit 12" deep, and simultaneously inserts the silt fence fabric into this slit behind the blade. The blade is designed to slightly disrupt soil upward next to the slit and to minimize horizontal compaction, thereby creating an optimum condition for compacting the soil vertically on both sides of the fabric. Compaction is achieved by rolling a tractor wheel along both sides of the slit in the ground 2 to 4 times to achieve nearly the same or greater compaction as the original undisturbed

soil. This vertical compaction reduces the air spaces between soil particles, which minimizes infiltration. Without this compaction infiltration can saturate the soil, and water may find a pathway under the fence. When a silt fence is holding back several tons of accumulated water and sediment, it needs to be supported by posts that are driven 18 inches into the soil. Driving in the posts and attaching the fabric to them completes the installation.

Trenching Method

Trenching machines have been used for over twenty-five years to dig a trench for burying part of the filter fabric underground. Usually the trench is about 2'-6" wide with a 6" excavation. Post setting and fabric installation often precede compaction, which make effective compaction more difficult to achieve. EPA supported an independent technology evaluation (ASCE 2001), which compared three progressively better variations of the trenching method with static slicing method. The static slicing method performed better than two lower performance levels of the trenching method, and was as good as or better than the trenching method's highest performance level. The best trenching method typically required nearly triple the time and effort to achieve results comparable to the static slicing method.

Along all state waters and other sensitive areas, two rows of Type S sediment barriers shall be used. The two rows of Type S should be placed a minimum of 36 inches apart.

MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier.

Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.

Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
When a SEDIMENT BARRIER is used, show the product height in inches for each barrier being used on site.

REFERENCES:

ASCE 2001. Environmental Technology Verification Report for Installation of Silt Fence Using the Tommy Static Slicing Method, CERF Report #40565. Washington, DC: American Society of Civil Engineers. www.epa.gov/etv/pubs/08_vs_tommy.pdf

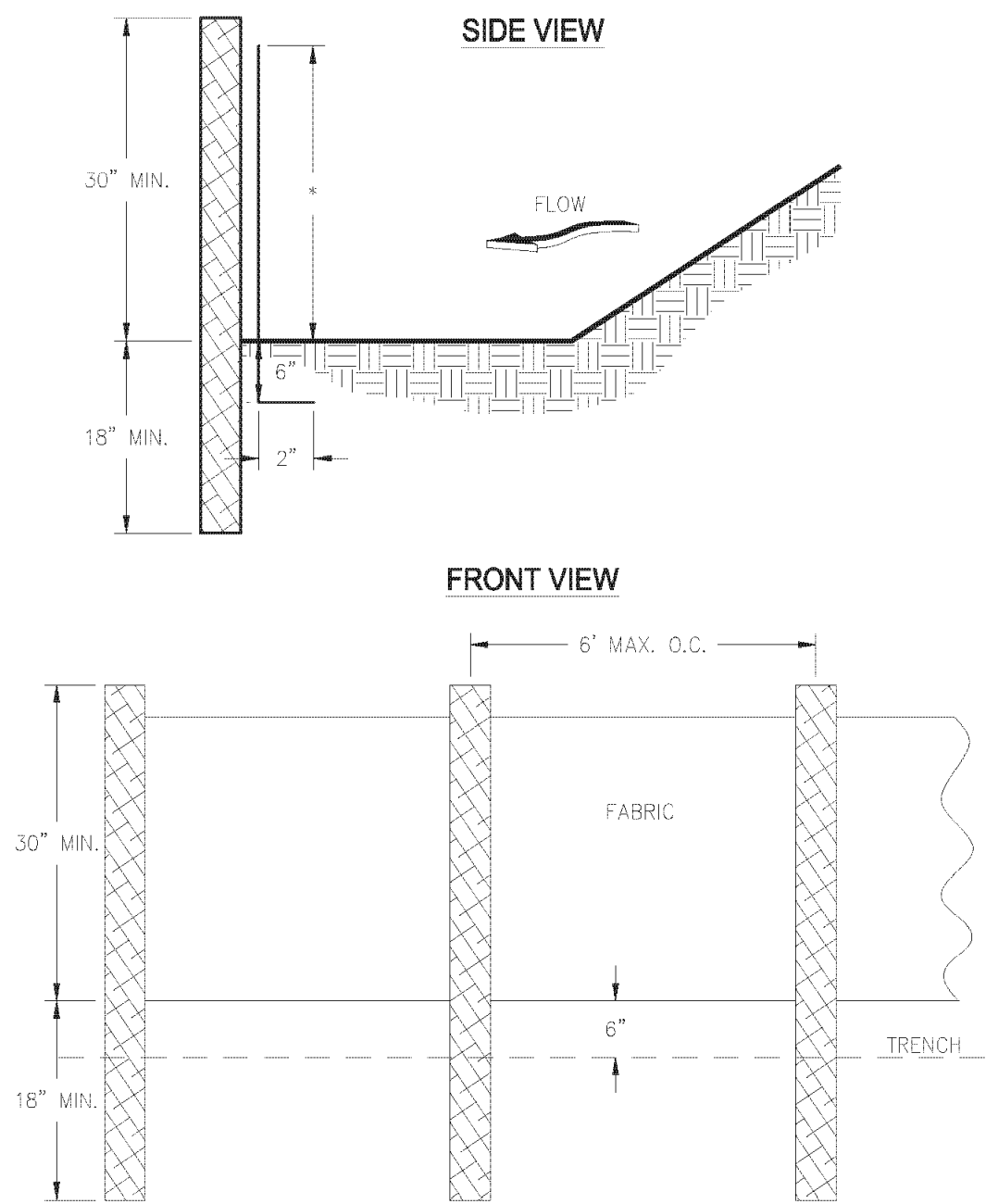
ASTM 2003. Standard Practice for Silt Fence Installation, D 6482-03(2008). West Conshohocken, PA: American Society of Testing Materials International. www.astm.org/SEARCH/search-reskin.html?query=D6462-03&siteType=store-standards&searchType=standards-full

Carpenter, Thomas 2000. Silt Fence That Works. Ankey, Iowa: Thomas Carpenter. www.tommy-sfm.com/pages/resources/Silt%20Fence%20That%20Works%20Manual.pdf

Fitfield, Jerald S. 2011. Designing and Reviewing Effective Sediment and Erosion Control Plans, 3rd Edition. Santa Barbara, CA: Forester Press.

U.S. Environmental Protection Agency 2007. Developing Your Stormwater Pollution Prevention Plan, EPA 833-R-06-004. Washington: EPA. Available from EPA hardcopy 800-490-9198 or www.epa.gov/npdes/pubs/sw_svwppp_guide.pdf

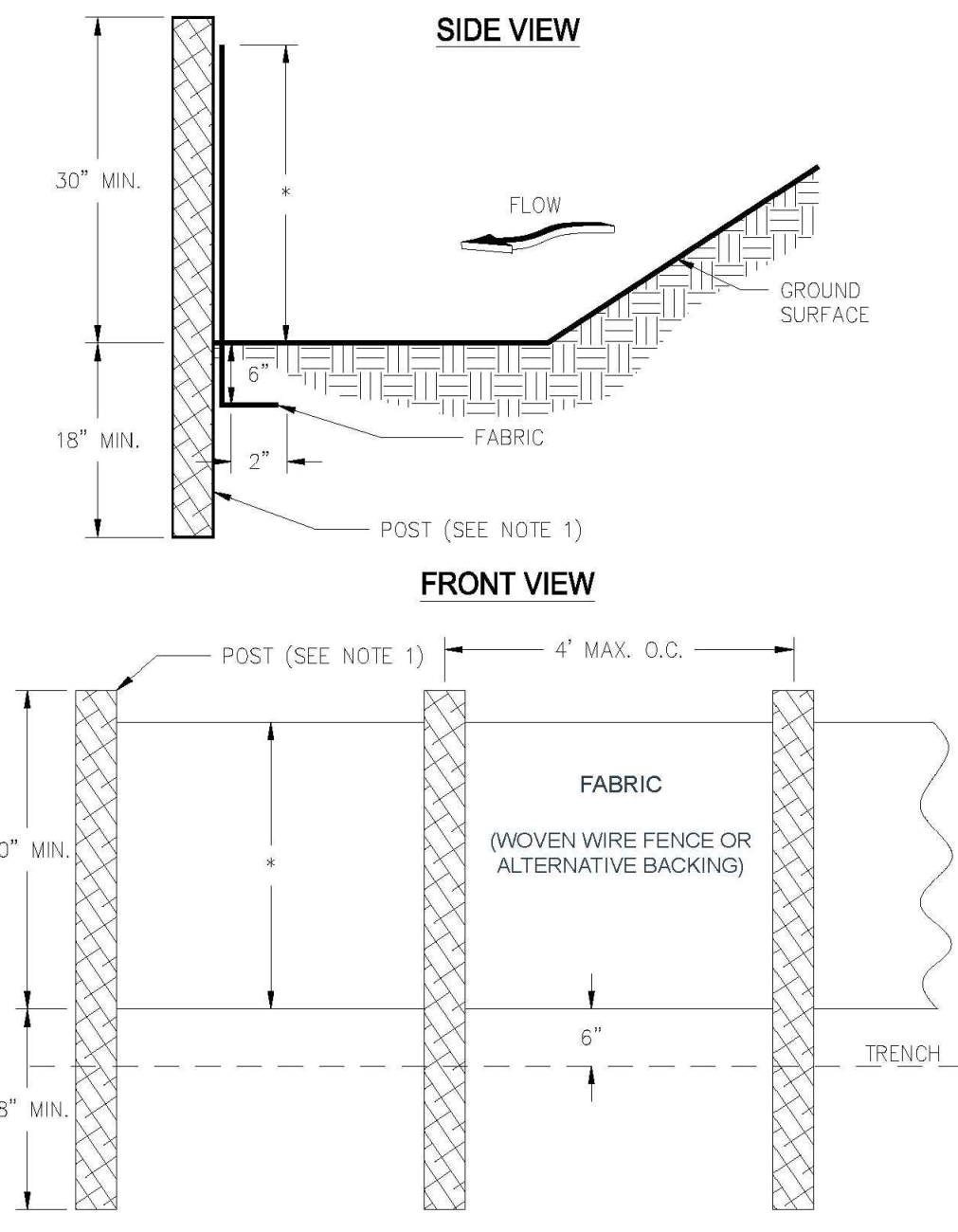
SILT FENCE - TYPE A and B



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.1

SILT FENCE - TYPE C

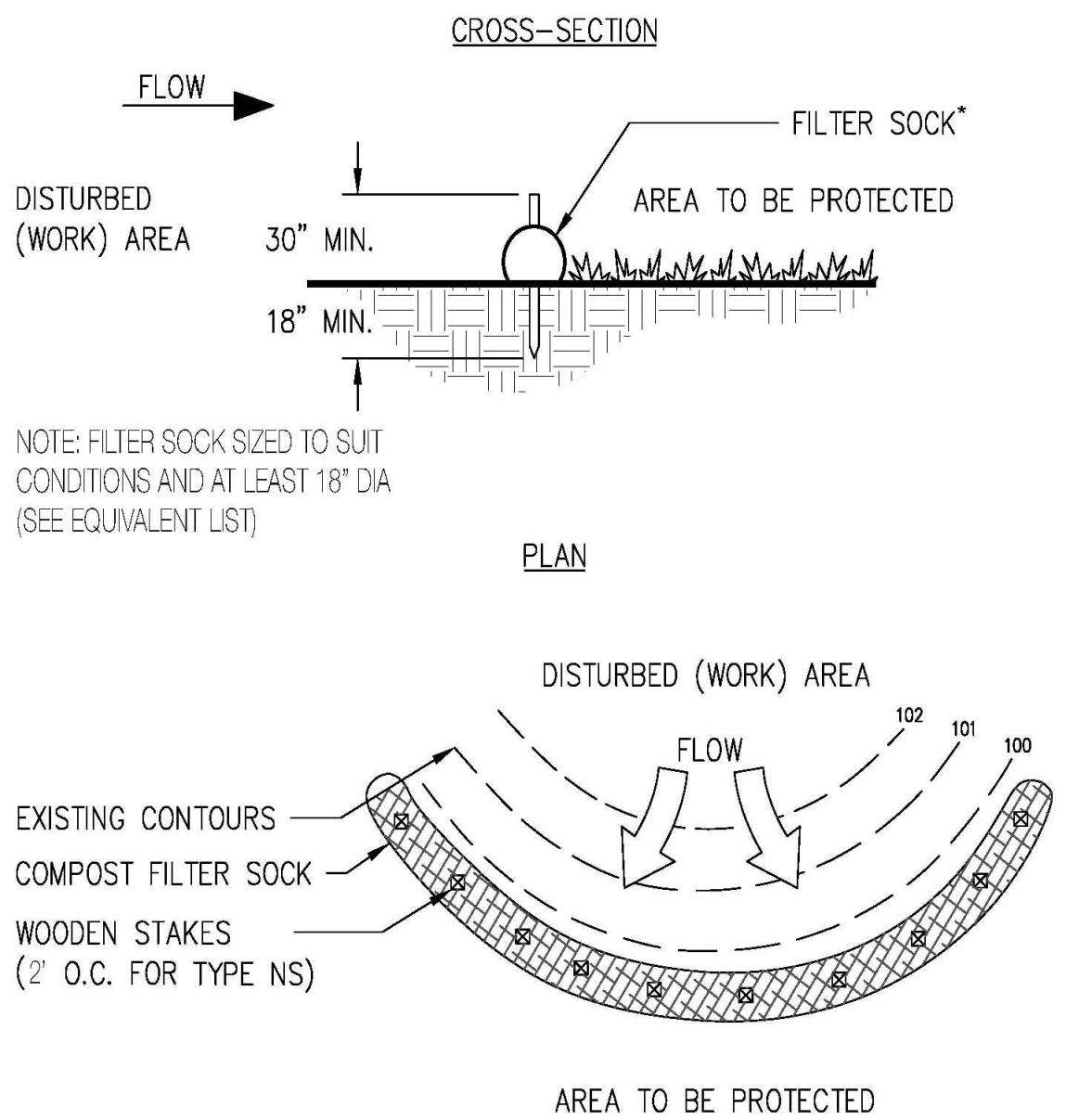


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

EROSION AND SEDIMENT CONTROL

TYPE B COMPOST FILTER SOCK



*HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

Figure 6-27.3

SEDIMENT BARRIERS

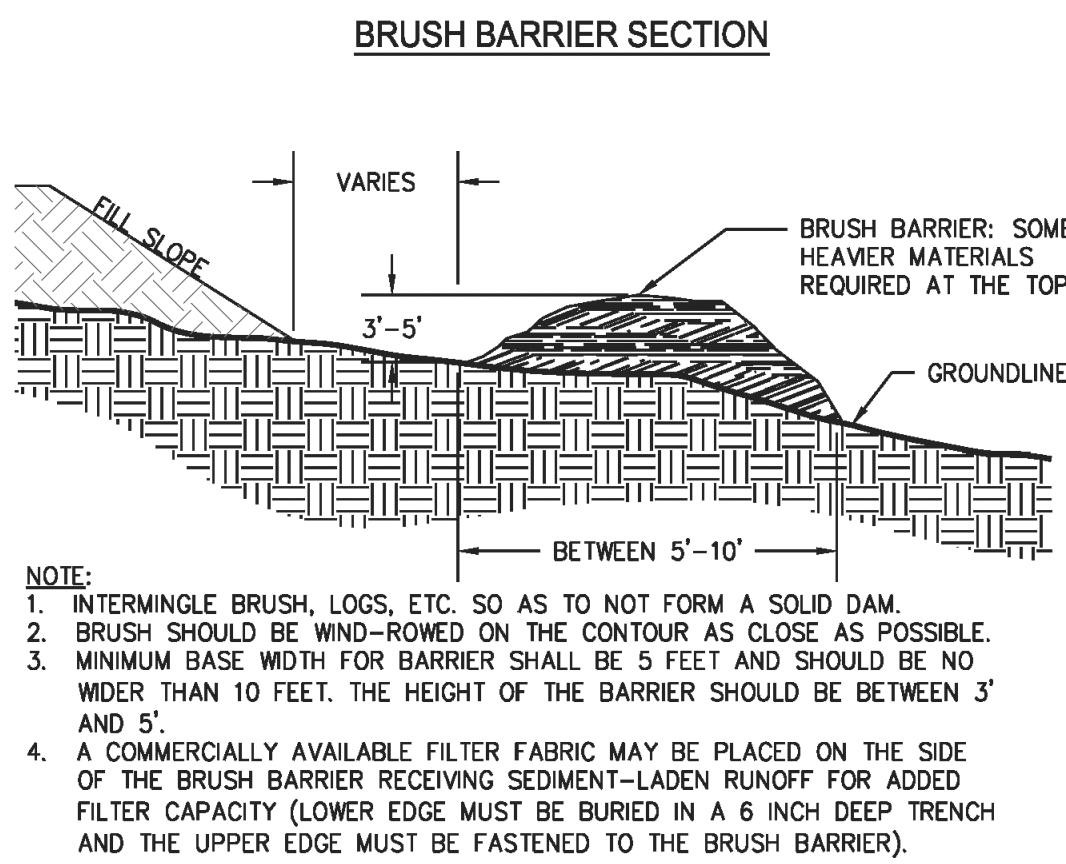


Figure 6-27.4

GSWCC 2016 Edition

6-141

GSWCC 2016 Edition

6-142

GSWCC 2016 Edition

6-143

GSWCC 2016 Edition

6-144



PANDA EXPRESS, INC.

1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770

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REVISIONS:

ISSUE DATE:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD
PANDA STORE #: TBD
ARCH PROJECT #: TBD



INGENIUM ENTERPRISES, INC.
5991 PARKWAY NORTH BLVD., SUITE A
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850



E&SC DETAIL II

C05.3

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DWF IS

Tree Protection



DEFINITION
To protect desirable trees from injury during construction activity.

PURPOSE
To ensure the survival of desirable trees where they will be effective for erosion and sediment control, watershed protection, landscape beautification, dust and pollution control, noise reduction, shade and other environmental benefits while the land is being converted from forest to urban-type uses.

CONSTRUCTION ACTIVITIES
Trees can be damaged or killed by a wide variety of construction activities. Obvious injuries such as broken branches or torn bark deplete the tree's resources and provide entry points for insects, or for diseases such as Oak Wilt.

The worst damage, however, often remains hidden underground. Roots are one of the most vital parts of a tree. They are responsible for nutrient and water uptake, energy storage and anchoring the plant. It is critical that you protect roots that lie in the path of construction.

Soil compaction is the leading killer of urban trees. Tree roots need loose soil to grow, obtain oxygen, and absorb water and nutrients. Stockpiled building materials, heavy machinery, and excessive foot traffic, all damage soil structure. Lacking good soil aeration, roots suffocate and tree health declines.

Requirement for Regulatory Compliance
Many cities and counties in Georgia have

tree protection specifications written in their local ordinances. In some areas a permit is needed to remove trees with a specified diameter. It is important for property owners and design professionals to contact the local government to obtain information regarding tree ordinances BEFORE E38-PC plans are designed. Failure to do so could result in heavy fines or delay in construction.

DESIGN CRITERIA

No formal design is required. However, in planning, a number of criteria must be considered.

Tree Protection Zones:

1. Measure the diameter of the tree trunk in inches at 4.5 feet from the ground. This is called the Diameter Breast Height or DBH.
2. Multiply this value by 1.5. This result is the radius of the root protection zone in feet. This is also considered the critical rooting distance.

Once the size of the area is determined, consider fencing materials. Orange tree save fencing or black silt fencing are commonly used.

These materials are easy to install but they often get knocked down or removed when it is inconvenient to go around the tree save area. In some cases more permanent materials, such as chain link fencing, may be required. Whatever fencing material is used, it must be maintained throughout the construction process.

Tree Protection Zone Fencing:

Tree protection zone fencing may be one of the following:

1. For areas of large remnant forest to be protected use 4 feet high orange plastic fabric fencing stapled in three locations to treated wood 2x4 stakes. Set stakes 6 feet on center. Rebar is not to be used for stakes. Figure 6-38.1
2. For single family homes use a treated wood fencing as shown on detail. It may have orange fabric attached to it.
3. For all other developments use 6 feet high

chain link fencing attached to galvanized metal post as shown on detail. Figure 6-38.2

For more information about standards for adequate tree protection, refer to guidance by the American National Standard (ANSI) or the International Society of Arboriculture.

Disturbed Area Stabilization (With Mulching Only)

Ds1



DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE

- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2-Disturbed Area Stabilization (With Temporary Seeding).

turbed Area Stabilization (With Temporary Seeding), Ds3-Disturbed Area Stabilization (With Permanent Seeding), and Ds4-Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

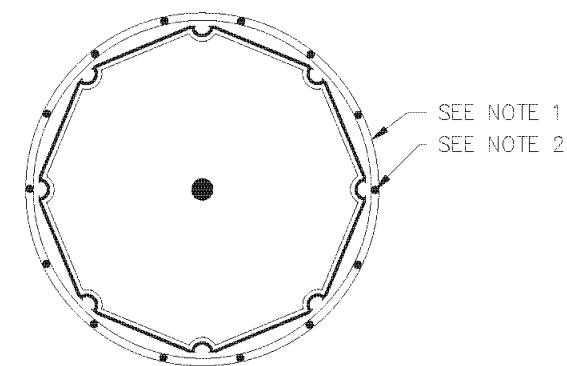
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

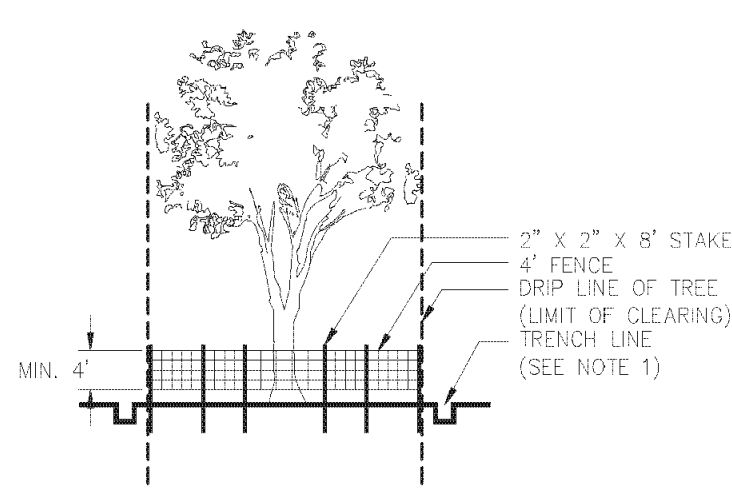
TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS-SECTION

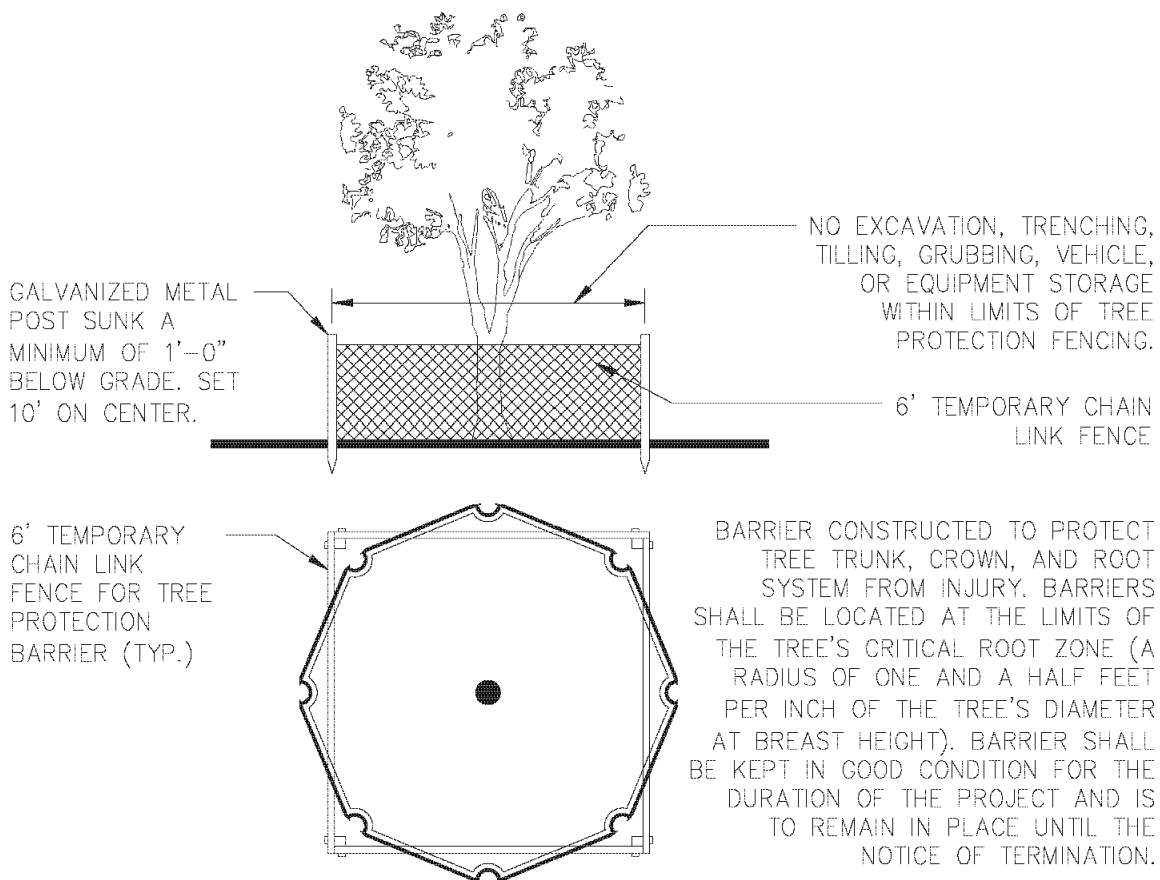


- NOTES:**
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE, OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4" HIGH MINIMUM.

Figure 6-38.1

TREE PROTECTION

CHAIN LINK FENCE DETAIL



FOR ADDED PROTECTION

- PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

Figure 6-38.2

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

CITY OF ALPHARETTA NOTES

1. IF THERE ARE ANY INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS, THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREE IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 3" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN WITHIN THE PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEEDS TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



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FACSIMILE: 626.372.8268

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

PLAN CHECK 07-22-2022

DRAWN BY: JD/EH

PANDA PROJECT #: TBD
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ARCH PROJECT #: TBD



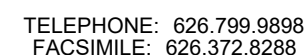
INGENIUM ENTERPRISES, INC.
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PHONE: (770) 437-8850



E&SC DETAIL III

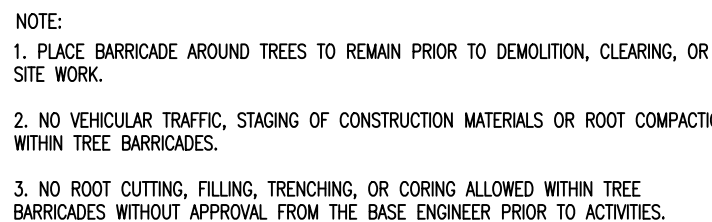
C05.4

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT D# IS



Authorized 11/10/22
These project documents have

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DD# IS


$$1'' = 1'$$

329343.06-01

Zone:	C3			
Total Site Area:	45,904 s.f.	or	1.05 ac	
Tree Desity Required:	16 units per	acre	16.9 units Required	
			45.75 units Remaining	

Tree ID	DBH	Units	Canopy
A	13	2.7 units	962
AA	5	1.05 units	962
B	13	2.7 units	962
BB	7	1.5 units	962
C	11	2.1 units	962
CC	4	.9 units	962
D	13	2.7 units	962
G	9	1.8 units	314
H	9	1.8 units	314
I	9	1.8 units	314
J	10	1.95 units	314
K	11	2.1 units	314
L	7	1.5 units	314
M	8	1.65 units	314
N	10	1.95 units	962
Q	14	3.3 units	962
R	11	2.1 units	962
S	10	1.95 units	962
T	11	2.1 units	962
U	7	1.5 units	962
V	9	1.8 units	962
X	5	1.05 units	962
Y	13	2.7 units	962
Z	5	1.05 units	962
Total:		45.75 units	and 18,552 sq ft

Tree ID	DBH	Units
E	13	2.7 units
F	11	2.1 units
Total:		4.8 units Removed

1. ALL PLANT MATERIAL NOT INDICATED "TO BE REMOVED" SHALL REMAIN. ANY EXISTING TREES OR SHRUBS THAT ARE DAMAGED DURING BUILDING RENOVATION SHALL BE REPLISHED WITH A TREE OF EQUAL SPECIES.
2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR TREE REMOVAL AND PLANTING RENOVATIONS PRIOR TO STARTING WORK.
3. ALL TREES THAT WILL BE COMPROMISED DURING CONSTRUCTION/RENOVATIONS SHALL BE PRE-REMOVED WITHIN 14 DAYS OF THE TREE REMOVAL COLLECTION PLAN.
4. DURING DEMOLITION ALL ROOTS AND STUMPS OF EXISTING TREES AND SHRUBS SHOWN TO BE REMOVED SHALL BE COMPLETELY REMOVED FROM EXISTING PLANTING BEDS.
5. CONTRACTOR SHALL REPLACE ANY PAVEMENT OR SIDEWALK DAMAGED AT NO COST TO THE OWNER.


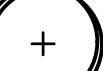




X = **LEGEND.**
TREES TO BE REMOVED



REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
32-01	ALUMINUM BED EDGING	22 LF

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	
	AR	2	ACER RUBRUM FULL HEAD, SPECIMEN QUALITY	RED MAPLE	B&B OR CONT	2" CAL	8'-10'	
	QP	1	QUERCUS PHELLOS FULL HEAD, SINGLE STRAIGHT TRUNK AND SPECIMEN QUALITY.	WILLOW OAK	B&B OR CONT	2" CAL	8'-10'	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING
	RA	14	ABELIA X GRANDIFLORA 'RADIANCE' FULL FORM	RADIANCE GLOSSY ABELIA	3 GAL			36" o.c.
	CW	15	CAMELLIA SASANQUA 'GREEN 02-004' TM FULL FORM	OCTOBER MAGIC WHITE SHI-SHI CAMELLIA	7 GAL			36" o.c.
	DM	10	DISTYLUM X 'PIIDIST-V' TM	CINNAMON GIRL DISTYLUM	3 GAL			42" o.c.
	PP	6	PODOCARPUS MACROPHYLLUS MAKI FULL FORM	SHRUBBY YEW PODOCARPUS	3 GAL			42" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING
	JD	43	JUNIPERUS CHINENSIS 'PARSONII' FULL FORM	PARSON'S JUNIPER	3 GAL			30" o.c.

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A
CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES
ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND
REPORT ANY DISCREPANCIES TO THE LANDSCAPE
ARCHITECT.

GWINNETT COUNTY REQUIREMENTS - Sec. 630-20

Zone:	C3
Total Site Area:	45,904 s.f. or 1.05 ac
Tree Density Required:	16 units per acre
	16.9 units Required 45.75 units Remaining

Existing Trees To Remain:

Tree ID	DBH	Units	Canopy
A	13	2.7 units	962 sf
AA	5	1.05 units	962 sf
B	13	2.7 units	962 sf
BB	7	1.5 units	962 sf
C	11	2.1 units	962 sf
CC	4	.9 units	962 sf
D	13	2.7 units	962 sf
G	9	1.8 units	314 sf
H	9	1.8 units	314 sf
I	9	1.8 units	314 sf
J	10	1.95 units	314 sf
K	11	2.1 units	314 sf
L	7	1.5 units	314 sf
M	8	1.65 units	314 sf
N	10	1.95 units	962 sf
Q	14	3.3 units	962 sf
R	11	2.1 units	962 sf
S	10	1.95 units	962 sf
T	11	2.1 units	962 sf
U	7	1.5 units	962 sf
V	9	1.8 units	962 sf
X	5	1.05 units	962 sf
Y	13	2.7 units	962 sf
Z	5	1.05 units	962 sf
Total:	45.75 units	and	18,552 sf

Existing Trees To Be Removed:

Tree ID	DBH	Units
E	13	2.7 units
F	11	2.1 units
Total:	4.8 units	Removed

Proposed Trees:

Species	Qty.	Canopy
Red Maple	2	1924 sf
Willow Oak	1	962 sf
Total Proposed Canopy:		2,886 sf
Proposed + Remaining Canopy:		21,438 sf

NOTES

- PROVIDE 18" CONCRETE OR ROCK MULCH STRIP ADJACENT TO ALL PARKING, VERIFY WITH OWNER PRIOR TO INSTALLATION.
- PROVIDE RIVER ROCK MULCH AROUND BASE OF TREES PLACED IN LAWN AREAS AND ALL LANDSCAPE BEDS UNLESS SPECIFICALLY PROHIBITED BY THE JURISDICTION. IF PROHIBITED, UNACCEPTABLE MULCHES LISTED UNDER THE GUYING, STAKING AND MULCHING SECTION OF THE GENERAL NOTES ON SHEET L01.2 SHALL NOT BE USED. CONTRACTOR SHALL PROVIDE LARGER MULCH STONE AROUND ALL DRAIN INLETS WITHIN LANDSCAPE BEDS TO PREVENT ANY MULCH FROM FALLING INTO DRAIN INLET.
- CONTRACTOR SHALL PROVIDE MULCH MATERIAL SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- MULCH IS THE MATERIAL OF THE OWNERS CHOICE COVERING THE GROUND TO SUPPRESS WEEDS AND ANY UNDESIRABLE PLANTS FROM GROWING.
- CONTRACTOR SHALL EDGE ALL LANDSCAPE BEDS AND TREE MULCH RINGS WITH ALUMINUM BED EDGING PER PLANT BED EDGING DETAILS. IF ORGANIC MULCH IS REQUIRED, CONTRACTOR SHALL PLACE ALUMINUM BED EDGING WHERE ANY CHANGE IN MULCH TYPES OCCUR. EDGING SHALL BE ALUMINUM AND BLACK IN COLOR, PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR EQUIVALENT.
- SOD TYPE SHALL MATCH THAT OF THE SURROUNDING DEVELOPMENT. VERIFY TYPE OF SOD WITH OWNER PRIOR TO INSTALLATION.
- IRRIGATION PLAN AND SPECIFICATIONS TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS PER CODE REQUIREMENTS.
- SHOULD ANY OF THE PROPOSED LANDSCAPE CONFLICT WITH EXISTING OR PROPOSED SIGNAGE OR UTILITIES, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO PLANT INSTALLATION.
- ALL EXISTING TURF GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW SOD OF SAME SPECIES OF EXISTING TURF.
- CONTRACTOR TO OBTAIN ALL RELEVANT PERMITS FOR TREE REMOVAL AND PLANTING RENOVATIONS PRIOR TO STARTING WORK.
- INSTALL AUTOMATIC IRRIGATION SYSTEM AS REQUIRED TO ACHIEVE 100% HEAD TO HEAD COVERAGE.
- 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.

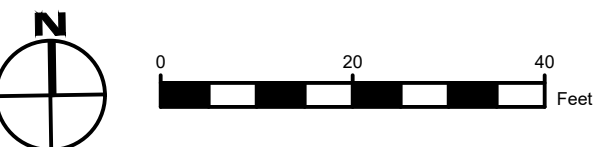


CONTRACTOR RESPONSIBLE FOR
MAINTENANCE OF LANDSCAPE FOR 90
DAYS FOLLOWING INSTALLATION.

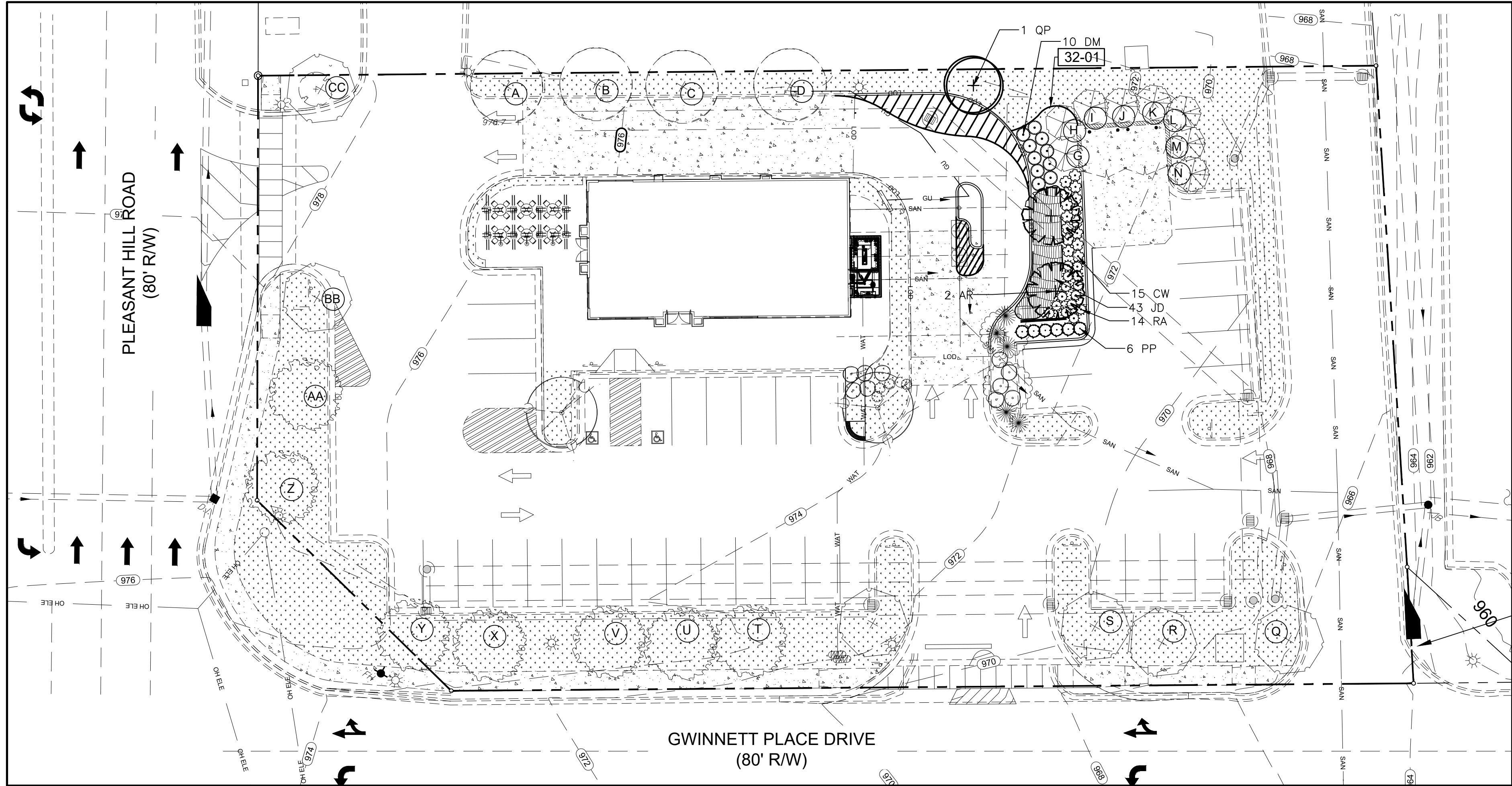
CONTRACTOR SHALL PROTECT ALL ITEMS
OUTSIDE LIMITS OF CONSTRUCTION
UNLESS OTHERWISE NOTED IN THE
CONSTRUCTION PLANS OR
SPECIFICATIONS.

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

24-HOUR CONTACT:
GREG FOX
(404) 754-8842



1 TREE REPLACEMENT PLAN



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FACSIMILE: 626.372.8288

REVISIONS:

ISSUE DATE:

PLAN CHECK	07-22-2022

DRAWN BY: JCS

PANDA PROJECT #: TBD
PANDA STORE #: TBD
ARCH PROJECT #: TBD



INGENIUM ENTERPRISES, INC.
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PLANTING
PLAN

L01.1

TRUE WARM & WELCOME 2300
ALWAYS INCLUDE WHAT DW# IS



Pro 5 Weed Barrier

DeWitt Pro 5 Weed Barrier is a woven, needle-punched polypropylene fabric for commercial grade weed control. Specified by leading architects, the fabric is designed to allow air, water, and nutrients through. The fabric will not rot or mildew, and is formulated to resist uv degradation.

Property	Test Method	Unit	Minimum Average Roll Value
Woven Material			Polypropylene
Fiber Backing			Polyester
Color			Black with Gold Stripe every 12"
Construction Weave			15 x 10 or 10 x 15
Weight	ASTM D 5261	OZ/SY	5.0
Grab Tensile Strength	ASTM D 4632	LBS	Scrim 2.8
Grab Elongation	ASTM D 4632	%	Warp 80
Trapezoid Tear	ASTM D 4533	LBS	Weft 65
Puncture	ASTM D 6241	LBS	Warp 15
Water Permeability	ASTM D 4491	GAL/MIN/SF	Weft 15
Ultraviolet Exposure	ASTM D 4355	% Strength Retained	Weft 30
			>70% after 2500 Hrs Carbon Arc Exposure

Date: 12/13/16. This data sheet supersedes all previously issued data. The above properties are typical averages.

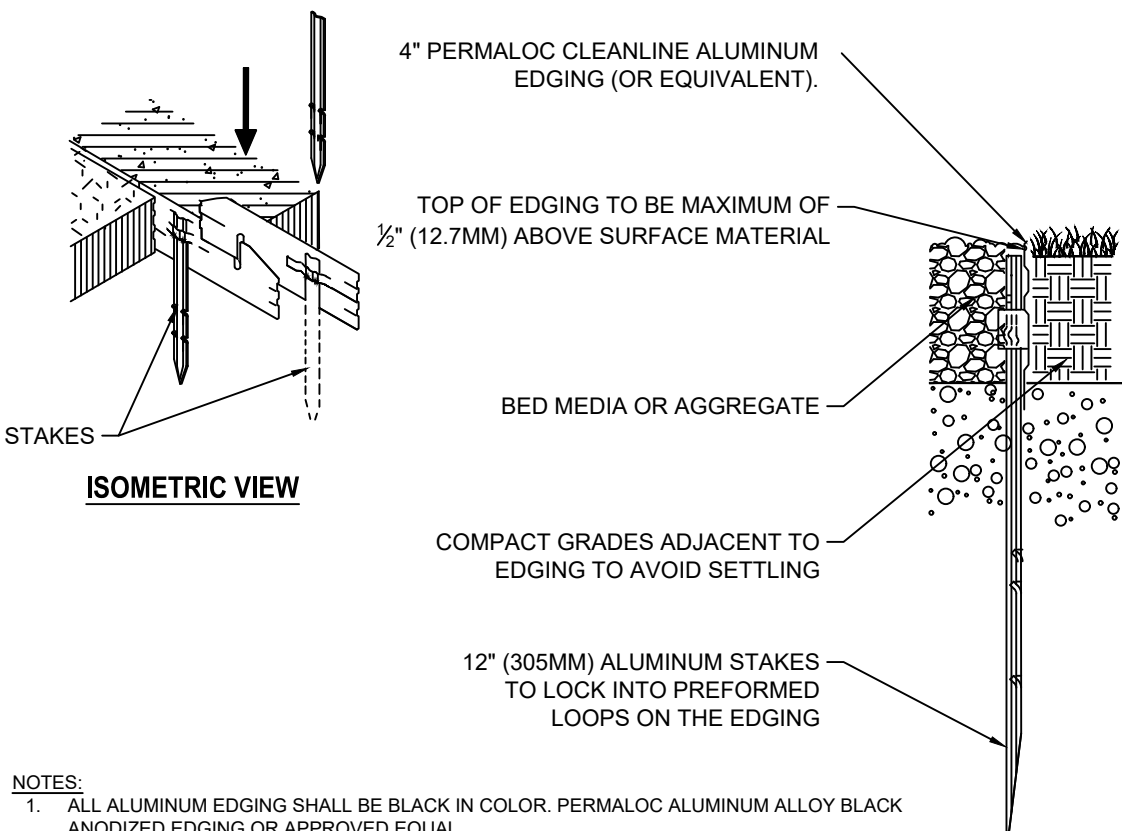
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THE ABOVE IS THE MINIMUM STANDARD. OTHER BRANDS MAY BE SUBSTITUTED AS LONG AS THE SPECIFICATIONS ARE MET OR EXCEEDED. HOWEVER, ANY SUBSTITUTION MUST BE SUBMITTED BY THE CONTRACTOR FOR PANDA PM APPROVAL, PRIOR TO INSTALLATION.



NOTES:
1. ALL ALUMINUM EDGING SHALL BE BLACK IN COLOR, PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR APPROVED EQUAL.
2. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
3. TOP OF MULCH MATERIAL SHALL BE 2" LOWER THAN TOP OF EDGING.

GENERAL NOTES

DELIVERY, STORAGE AND HANDLING:

- DELIVER MATERIALS IN SUCH A MANNER AS TO NOT DAMAGE OR DECREASE THE HEALTH AND VIGOR OF THE PLANT MATERIALS.
- STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.
- HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.
- MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.

GUARANTEE:

GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE PLANTS AND LAWNS, THAT FAIL TO GROW PROPERLY WITH PLANTS AS ORIGINALLY SPECIFIED AT THE EARLIEST PRACTICAL DATE FOLLOWING PLANT FAILURE, WITHOUT ADDITIONAL CHARGES TO THE OWNER. REPLACEMENT MATERIALS WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF REPLACEMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS WHICH ARE DAMAGED BY ABUSE OR IMPROPER MAINTENANCE BY OWNER, OR BY ACTS OF GOD OCCURRING AFTER ACCEPTANCE.

MATERIAL FOR STAKING:

- STAKES FOR SUPPORTING TREES SHALL BE SOUND TIMBER, STRAIGHT, SIZED AS SHOWN IN PLANTING DETAILS AND OF SUFFICIENT LENGTH TO ADEQUATELY SUPPORT THE PLANT.

- DEADMEN OR STAKES FOR ANCHORING STRAPS IN THE GROUND SHALL BE OF SIZE MATERIAL, AND STRENGTH ADEQUATE TO HOLD STRAPS TIGHT AND MAINTAIN TREE FIRMLY IN AN UPRIGHT POSITION.

GUYING, STAKING AND MULCHING:

- USE ARBORTIE OR EQUIVALENT FOR ANY NEEDED STAKING TO ELIMINATE USE OF WIRE AND HOSE. STRAPS SHALL BE WIDE, SOFT, FLEXIBLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOVEN POLYPROPYLENE WEBBING. ANY STAKING MATERIAL IS TO BE REMOVED AFTER THE FIRST GROWING SEASON.

- STAKE TREES TWO-INCH CALIPER AND OVER. SPACE THREE STRAPS EQUALLY ABOUT EACH TREE, ATTACHED AT APPROXIMATELY TWO-FIFTHS UP THE TRUNK. STRAPS SHOULD BE AT A 45-DEGREE ANGLE AND ANCHORED IN THE GROUND WITH STAKES. THESE STRAPS SHALL BE EQUALLY TIGHT.

- STAKE TREES LESS THAN TWO INCHES CALIPER WITH TWO OR THREE WOOD STAKES DRIVEN TWO FEET INTO THE GROUND WITH THE PORTION EXTENDING ABOVE THE GROUND APPROXIMATELY ONE-HALF OF THE TRUNK HEIGHT. STAKE ONE FOOT FROM TRUNK, FASTENED AT APPROXIMATELY TWO-FIFTHS OF TRUNK HEIGHT.

- PRIOR TO INSTALLING MULCH MATERIAL, ALL PLANTING BEDS SHALL BE COVERED WITH LANDSCAPE FABRIC IN AN EFFORT TO REDUCE WEEDS. LANDSCAPE FABRIC SHALL BE DEWITT 5 OZ GEOTEXTILE OR APPROVED EQUAL. TWO TO THREE INCHES OF MULCH MATERIAL SHALL BE PLACED ON TOP OF THE LANDSCAPE FABRIC.

- MULCH ALL PLANTING BEDS AND OTHER AREAS DESIGNATED TO BE MULCHED (WITH THE EXCEPTION OF ANY ANNUAL, SEASONAL COLOR OR PERENNIAL BEDS) WITH TWO TO THREE INCHES OF RIVER ROCKS. ROCKS SHALL BE BETWEEN 1" AND 3" IN SIZE. OWNER TO APPROVE MULCH TYPE FOR SEASONAL COLOR OR PERENNIAL BEDS PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE A MULCH MATERIAL SAMPLE TO OWNER PRIOR TO INSTALLATION FOR COLOR, TYPE AND SIZE APPROVAL. ALL RIVER ROCKS SHALL BE RINSED CLEAN ON SITE PRIOR TO INSTALLATION IN PLANTING BEDS. IF JURISDICTION DOES NOT ALLOW ROCK-MULCH, CONTRACTOR SHALL NOT USE UNACCEPTABLE MULCHES. CONTRACTOR TO ENSURE MULCH IS PROPERLY INSTALLED AND NO MULCH WASHES ONTO ANY PAVED SURFACES POST CONSTRUCTION. THIS MAY REQUIRE THE INSTALLATION OF ADDITIONAL EDGING NOT SHOWN ON THE LANDSCAPE PLAN.

UNACCEPTABLE MULCHES:

- PINE STRAW MULCH
- PINE BARK MULCH

EXCAVATION FOR PLANTING TREES AND SHRUBS:

- CIRCULAR PLANT PITS WITH VERTICAL SIDES SHALL BE DUG BY HAND OR MACHINE METHODS FOR PLANTING OF TREES AND SHRUBS.

- TREE PIT DIAMETERS SHALL BE A MINIMUM OF TWO FEET GREATER THAN THE SPREAD OF THE ROOT MASS.

- SHRUB PIT DIAMETER SHALL BE A MINIMUM OF ONE FOOT GREATER THAN THE SPREAD OF THE ROOT MASS.

- CONTRACTOR SHALL TEST EXCAVATED PLANT PITS TO SATISFY THAT SUFFICIENT DRAINAGE IS PRESENT FOR PROPER PLANT SURVIVAL.

- IF THE INDIVIDUAL PITS ARE ARRANGED IN A GROUP, THE AREA BETWEEN PITS SHALL BE FILLED TO THE REQUIRED GRADE WITH EXISTING SOIL AND MULCHED WITH MULCH MATERIAL THREE INCHES DEEP. PLANT BEDS SHALL BE NEATLY EDGED AND KEPT FREE OF WEEDS UNTIL THE WORK IS ACCEPTED.

TOPSOIL:

TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE NATURAL SURFACE SOIL OBTAINED FROM WELL DRAINED AREAS. TOPSOIL SHALL BE CHARACTERISTIC OF REPRESENTATIVE SOILS IN THE PROJECT VICINITY THAT PRODUCE HEAVY GROWTHS OF CROPS, GRASS OR OTHER VEGETATION. TOPSOIL SHALL BE FREE OF SUBSOIL, BRUSH, ORGANIC LITTER, OBJECTIONABLE WEEDS, CLAY, CLOTS, STUMPS, ROOTS OR OTHER MATERIAL HARMFUL TO PLANT GROWTH OR HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS. SHOULD REGENERATIVE MATERIALS BE PRESENT IN THE SOIL, CONTRACTOR SHALL ERADICATE AND REMOVE SUCH GROWTH, BOTH SURFACE AND ROOT, WHICH MAY APPEAR IN THE IMPORTED MATERIAL WITHIN ONE YEAR FOLLOWING ACCEPTANCE OF THE WORK. TOPSOIL SHALL NOT BE HANDLED IN A FROZEN OR MUDDY CONDITION. THE ACIDITY RANGE SHALL BE BETWEEN 5.0 AND 7.0 INCLUSIVE.

FERTILIZER:

- FERTILIZER FOR ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE STA GREEN NURSERY SPECIAL OR EQUIVALENT AND DELIVERED TO THE SITE IN UNOPENED CONTAINERS.

- FERTILIZER FOR GRASS SHALL BE STA-GREEN FERTILIZER OR EQUIVALENT CONTAINING THE FOLLOWING PERCENTAGES BY WEIGHT:

10% NITROGEN
24% PHOSPHOROUS
10% POTASH

- FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, AND SHALL LIST THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER SHALL NOT HAVE BEEN EXPOSED TO WEATHER PRIOR TO DELIVERY TO THE SITE. AFTER DELIVERY UNTIL USED, IT SHALL BE COMPLETELY PROTECTED AT ALL TIMES. IT SHALL NOT BE STORED IN CONTACT WITH THE GROUND.

LANDSCAPE BED EDGING:

CONTRACTOR SHALL EDGE ALL LANDSCAPE BEDS AND TREE MULCH RINGS WITH ALUMINUM BED EDGING PER PLANT BED EDGING DETAILS. IF ORGANIC MULCH IS REQUIRED, CONTRACTOR SHALL PLACE ALUMINUM BED EDGING WHERE ANY CHANGE IN MULCH TYPES OCCUR. EDGING SHALL BE ALUMINUM AND BLACK IN COLOR, PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR EQUIVALENT.

DRAINAGE TEST

- REPRESENTATIVE TREE AND SHRUB PITS FROM EACH PLANTING AREA SHALL BE FILLED WITH WATER. IF PERCOLATION IS LESS THAN 100 TWELVE-INCH AUGER TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE TREE PIT, RETEST THE PIT. IN CASE DRAINAGE IS STILL UNSATISFACTORY NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR THE WARRANTY OF PLANTINGS.
- GROUNDCOVER BEDS SHALL ALSO BE SPOT TESTED FOR DRAINAGE.
- DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH THE PLANTING SOIL. DO NOT USE AS BACKFILL OR USE TO CONSTRUCT SAUCERS AROUND PITS.

SETTING TREES, SHRUBS AND GROUNDCOVERS:

- BALLED AND CONTAINER PLANTS SHALL BE PLACED FIRMLY UPON SCARIFIED SUB-GRADE AND BACKFILLED WITH PLANTING SOIL MIXTURE. REMOVE ALL WIRE, CARDS AND BURLAP FROM TOP OF ROOT BALL. HAND TAMP CAREFULLY AROUND AND UNDER BALL TO FILL ALL VOIDS. WATER DURING BACKFILLING. FORM SAUCER FROM PLANTING SOIL MIXTURE IN ORDER TO RETAIN WATER.

- GENTLY LOOSEN OUTER ROOTS OF CONTAINER GROWN PLANTS TO ENCOURAGE OUTWARD GROWTH.

- FERTILIZER SHALL BE THOROUGHLY MIXED AND SOAKED INTO THE TOP TWO INCHES OF SOIL FOR ALL PLANT PITS.

TREE TRANSPORTATION:

THE CONTRACTOR SHALL BE RESPONSIBLE NOT ONLY FOR THE SAFE TRANSPORTATION OF THE PLANTS TO THE SITE BUT ALSO THEIR CONDITION UPON ARRIVAL. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, FRESH CUTS OR BREAKS OF LIMBS WHICH HAVE NOT COMPLETELY CALLOUSED WILL BE REJECTED. TREES WHICH HAVE BEEN DAMAGED DURING TRANSIT WILL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

PRUNING:

- DECIDUOUS TREES AND SHRUBS SHALL HAVE DEAD, BROKEN AND CROWDED WOOD PRUNED TO COMPENSATE FOR THE LOSS OF ROOTS IN TRANSPORTING. REQUESTED AND REQUIRED ADDITIONAL PRUNING MAY BE NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

- EVERGREEN TREES AND SHRUBS SHALL BE PRUNED ONLY TO THINK OUT HEAVY GROWTH.

- CUTS OVER 3/4 INCH IN DIAMETER SHALL BE PAINTED WITH TREE DRESSING PAINT. NO PAINT CONTAINING LEAD SHALL BE PERMITTED.

PREPARATION OF GRASS AREAS:

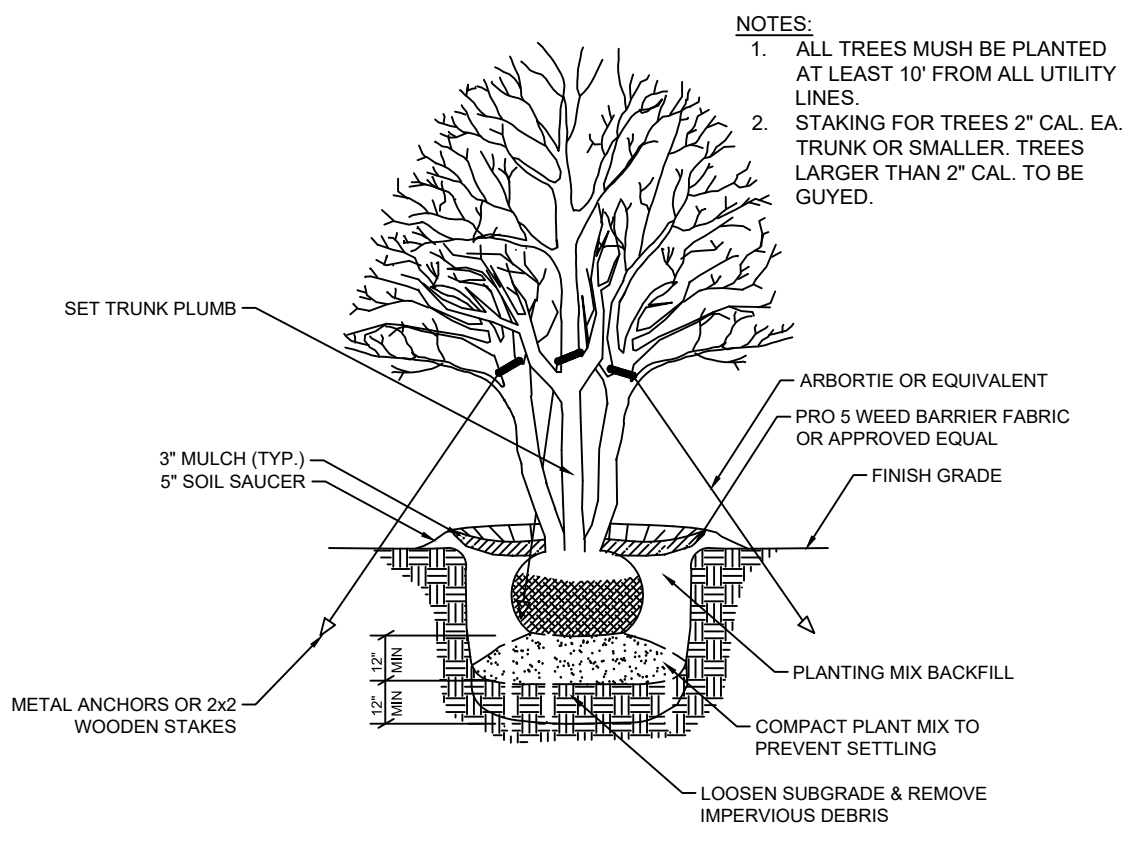
- FINE GRADE ALL GRASS AREAS TO FINISH GRADE. ALL AREAS SHALL HAVE SMOOTH AND CONTINUAL GRADE BETWEEN THE EXISTING AND FIXED CONTROLS SUCH AS WALKS AND CURBS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN AND FIRM LAWN SURFACES. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE GRASSING OPERATIONS BEGIN.

AREAS TO RECEIVE GRASS

- TYPE OF TURF TO BE APPROVED BY OWNER.
- CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFICATION OF SOD AREAS TO CONFIRM SQUARE FOOTAGES.
- GRADE WILL BE BROUGHT TO THE LEVEL OF +/- 1" OF THE FINISHED GRADE BY THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE TOP +/- 1" OF SOIL WORK. THIS IS TO INCLUDE ALL TOPSOIL HAULING AND PLACEMENT; SPREADING; DEBRIS REMOVAL AND ANY GRADING REQUIRED TO BRING THE FINISHED TOPSOIL GRADE TO THE PROPER LEVEL FOR GRASS.
- THOROUGHLY TILL EXISTING SOIL TO A MINIMUM DEPTH OF FOUR INCHES BY RUNNING TILLING DEVICE TWO DIRECTIONS AT RIGHT ANGLES OVER THE ENTIRE SURFACE TO BE GRASSED. FINE GRADE TO ACHIEVE UNIFORMITY AND DRAINAGE.
- SPREAD SPECIFIED FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS.
- WORK SOIL TO A UNIFORM GRADE SO THAT ALL AREAS HAVE POSITIVE DRAINAGE AWAY FROM DRIVES, BUILDINGS AND LANDSCAPED AREAS.
- CONTRACTOR TO COORDINATE WITH OWNER FOR TURF SELECTION PRIOR TO INSTALLATION.

CLEANUP & PROTECTION:

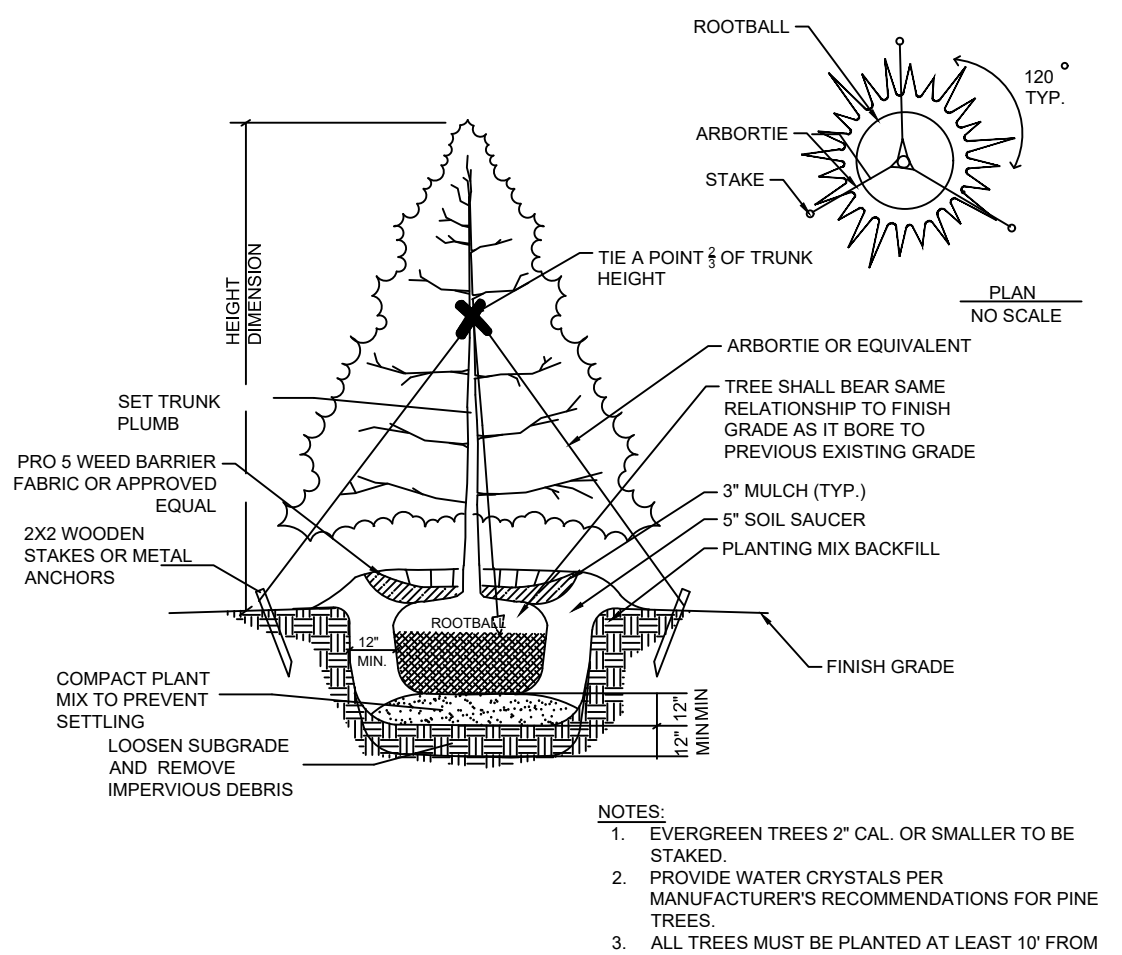
- DURING PLANTING OPERATIONS KEEP PROJECT SITE CLEAN AND ORDERLY.
- UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS, SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- PROTECT ALL WORK AND MATERIALS FROM DAMAGE DUE TO IRRIGATION OPERATIONS AND OPERATIONS BY OTHER CONTRACTORS, TRADES, AND TRESPASSERS. MAINTAIN PROTECTION UNTIL DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR THEFT OF EQUIPMENT AND MATERIAL AT THE JOB SITE BEFORE, DURING AND AFTER INSTALLATION, UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK IN TOTAL.



1 MULTI-TRUNK TREE PLANTING

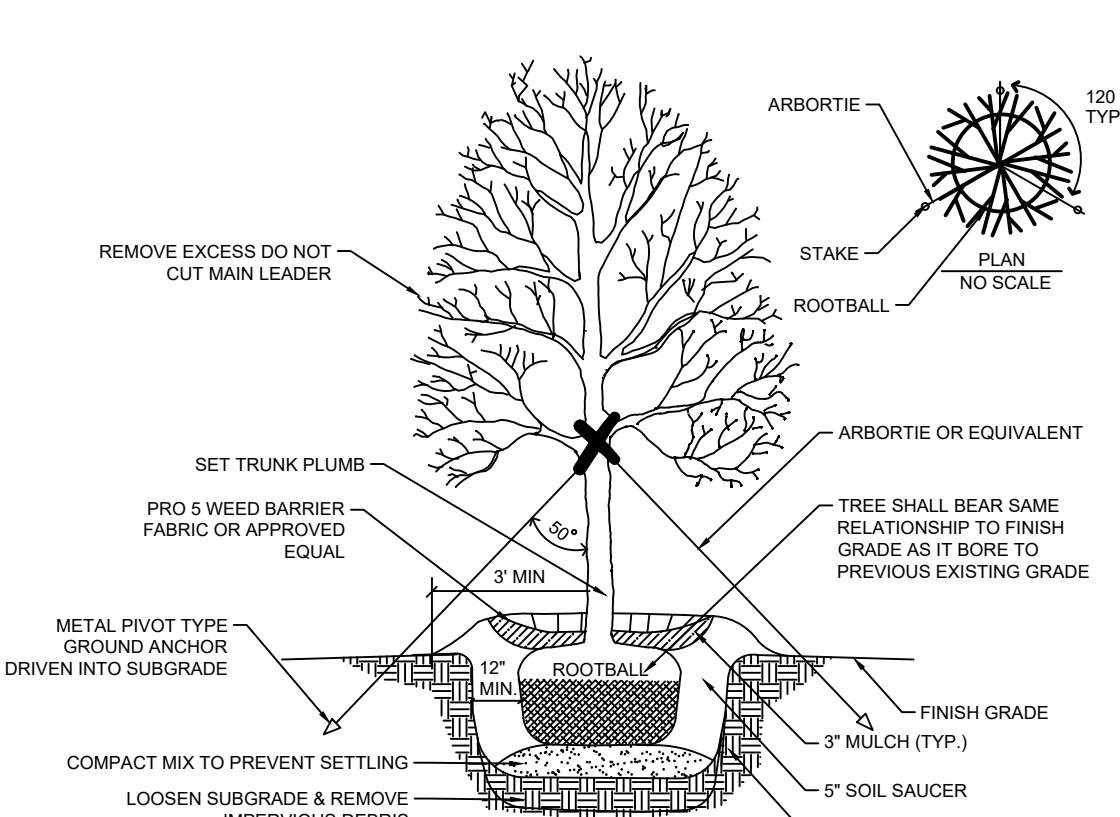
1/4" = 1'-0"

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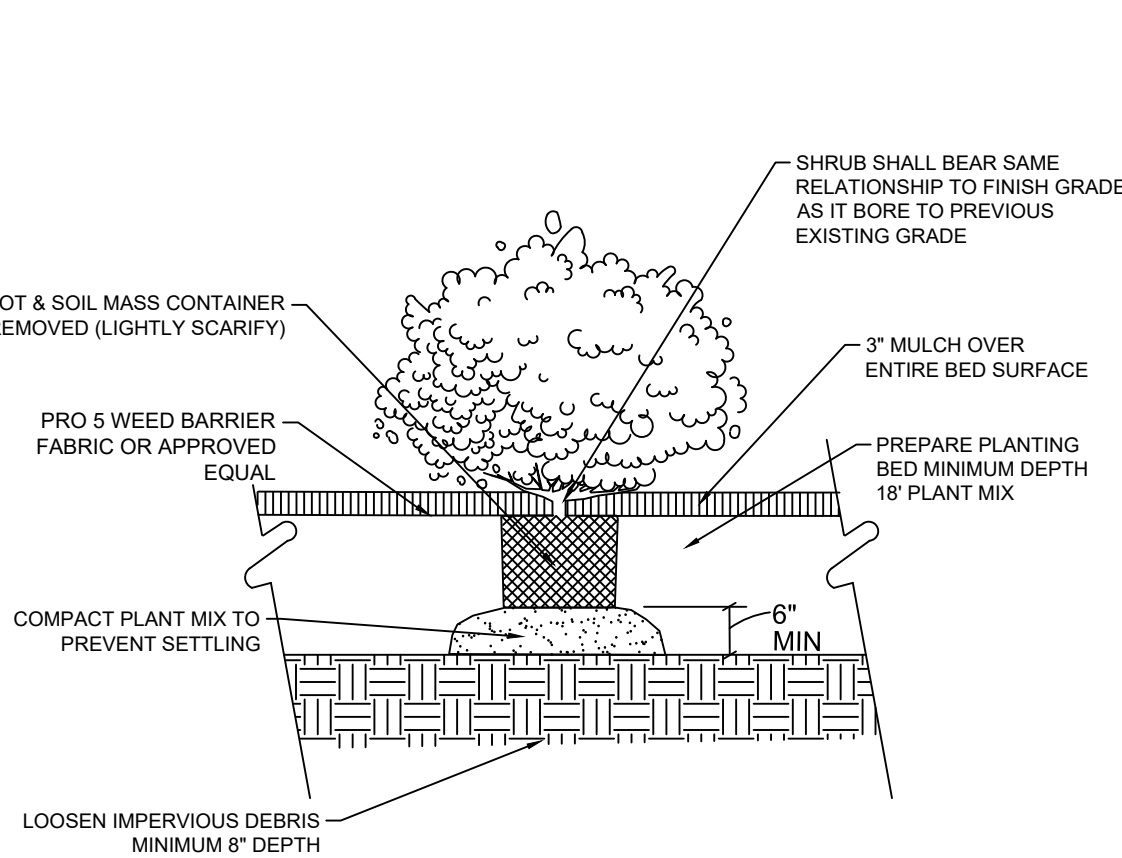
2 MULTI-TRUNK TREE STAKING

1/4" = 1'-0"



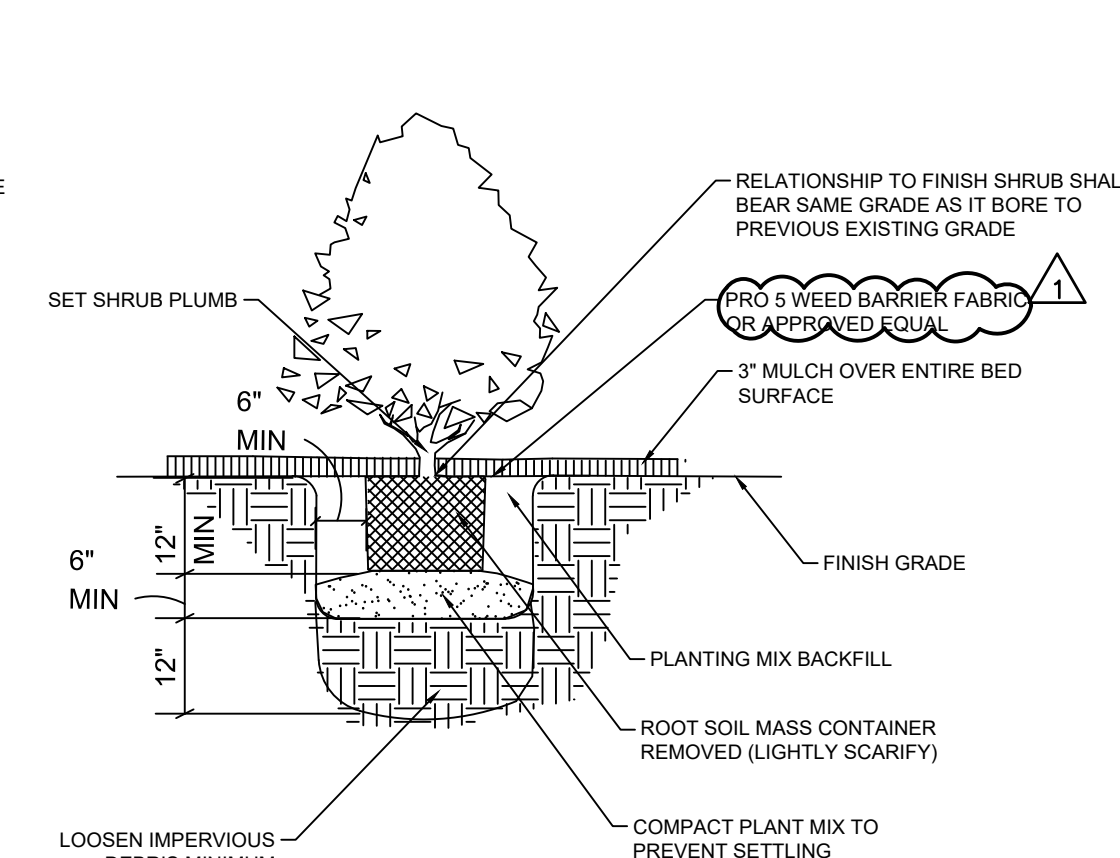
3 EVERGREEN TREE PLANTING

1/4" = 1'-0"



4 TYPICAL TREE PLANTING AND GUYING

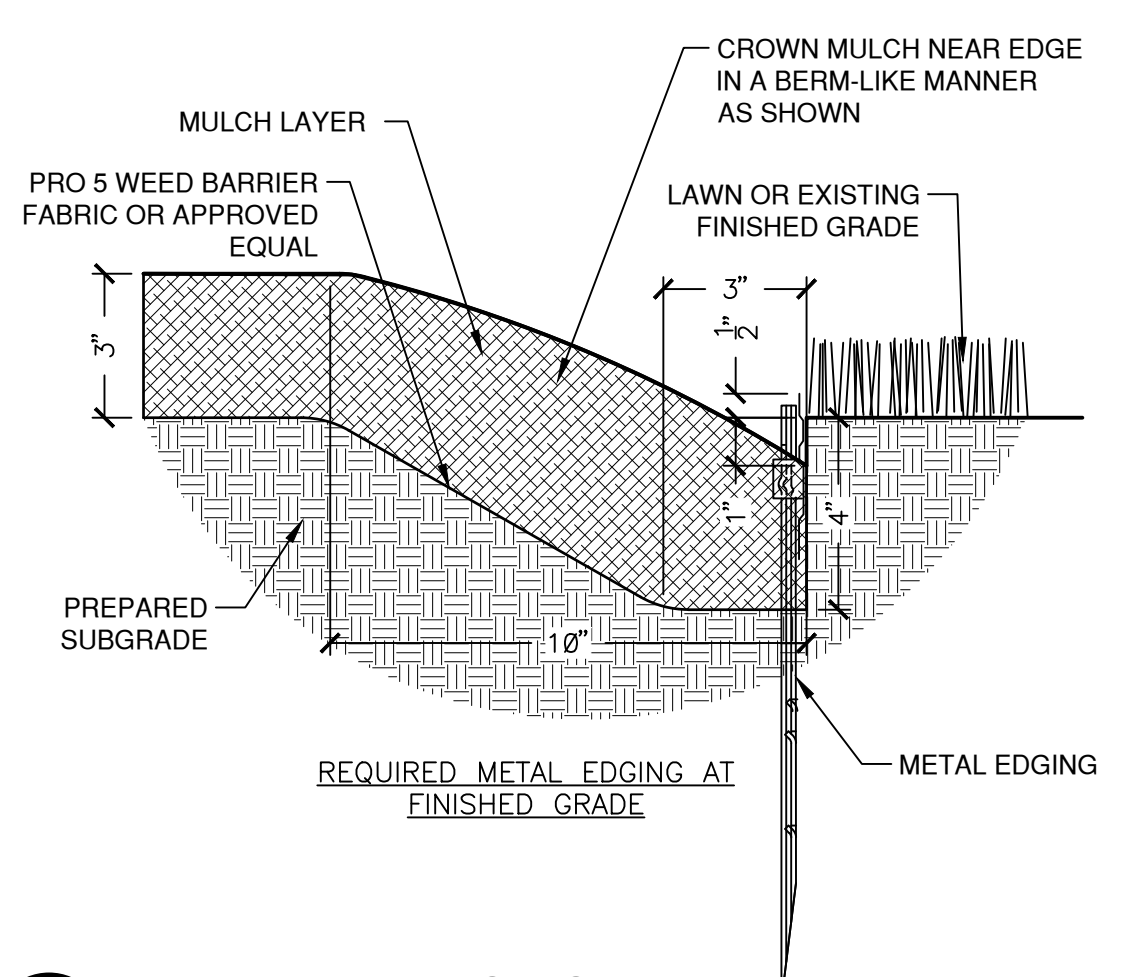
1/4" = 1'-0"



5 PLANTS SPACED LESS THAN 36" O.C.

1/2" = 1'-0"

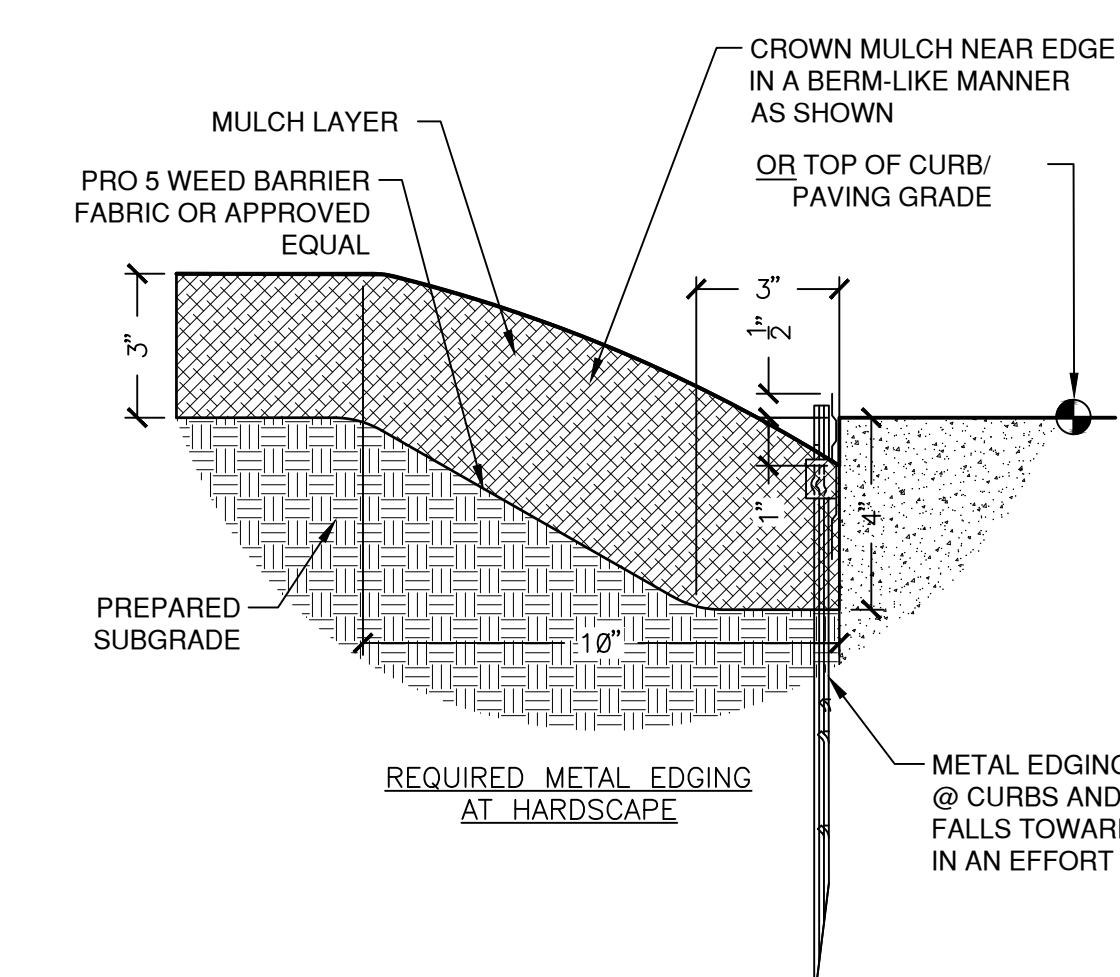
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6 CONTAINERIZED SHRUB PLANTING

1/2" = 1'-0"

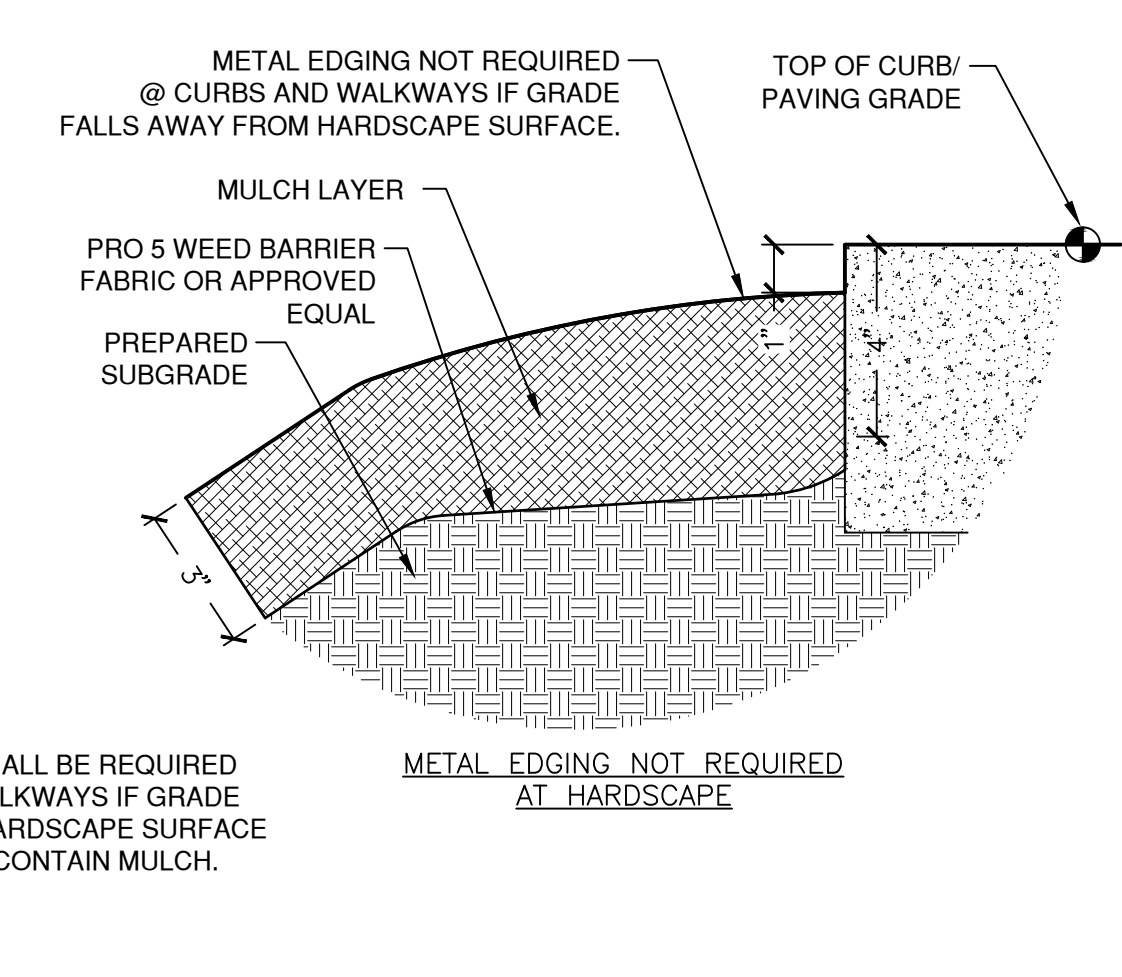
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7 METAL EDGING STAKING

3" = 1'-0"

P-CO-PXP-08



8 PLANT BED EDGING

1/4" = 1'-0"

P-CO-PXP-10



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ISSUE DATE:

PLAN CHECK 07-22-2022

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PANDA PROJECT #: TBD

PANDA STORE #: TBD

ARCH PROJECT #: TBD



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PLANTING
SPECIFICATIONS

L01.2

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