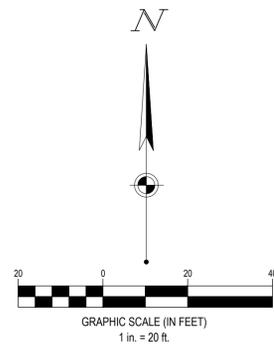
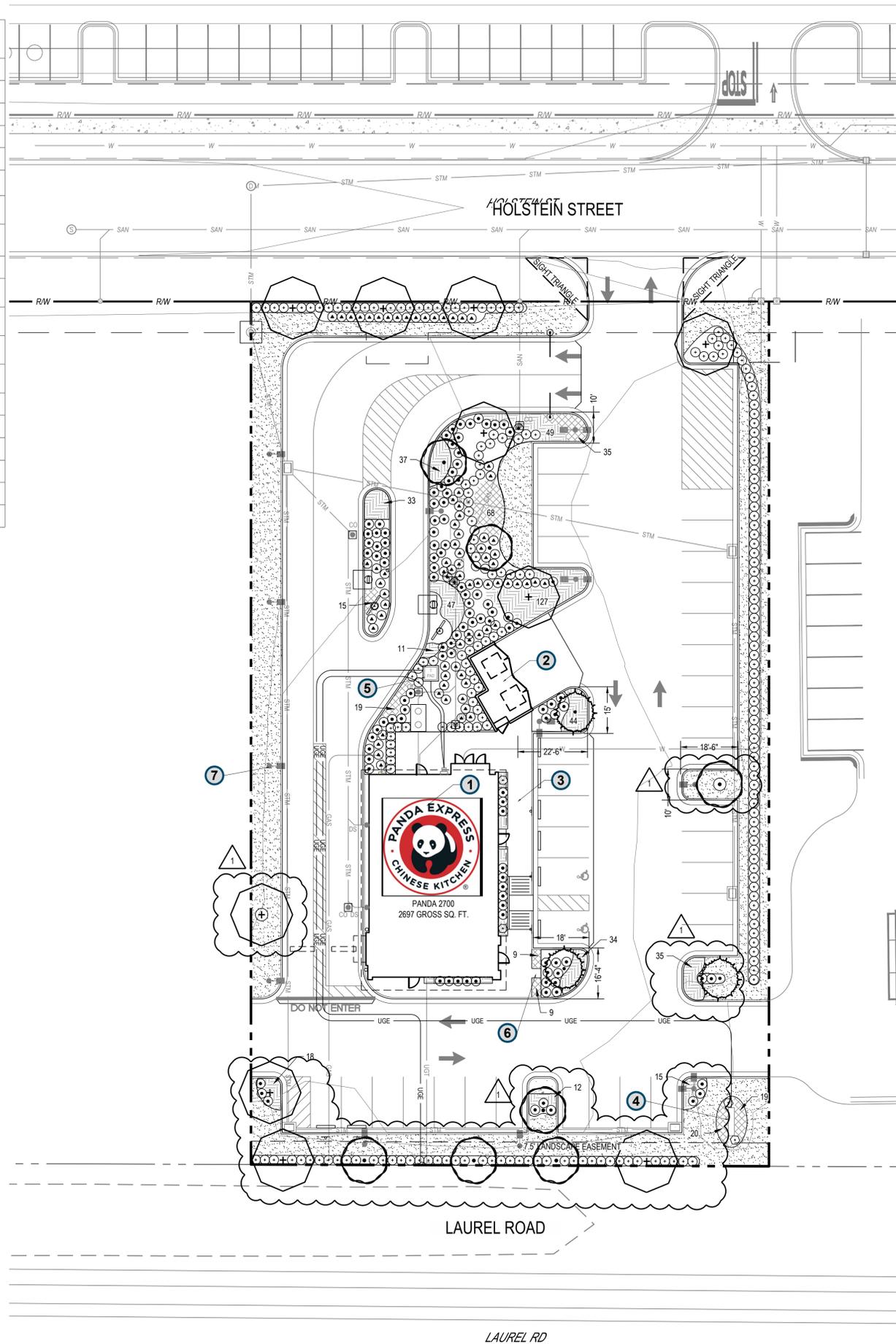


| LEGEND | |
|--------|----------------------------|
| --- | PROPERTY LINE |
| --- | EASEMENT |
| STM | STORM LINE |
| SAN | SANITARY LINE |
| W | WATER LINE |
| G | GAS LINE |
| UGT | UNDERGROUND TELEPHONE LINE |
| UGE | UNDERGROUND ELECTRIC LINE |
| CHL | OVERHEAD POWER LINE |
| 600 | MAJOR ENGINEERED CONTOUR |
| 602 | MINOR ENGINEERED CONTOUR |
| 607 | MAJOR EXISTING CONTOUR |
| 602 | MINOR EXISTING CONTOUR |
| + | SIGN |
| ⊙ | SANITARY MANHOLE |
| ■ | CURB INLET |
| CO | CLEANOUT |
| DS | DOWN SPOUT |
| ● | LIGHT POLE |



NOTES:

- SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED
- ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF FLORIDA GRADE NO. 1 QUALITY OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THIS IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEMED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUND COVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.
- PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED
- LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
- WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR WOOD MULCH. WHEN MULCH IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB



PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | MIN HT / SPR | SPACING |
|--------|-----|-------------------------|------|--------------|---------|
|--------|-----|-------------------------|------|--------------|---------|

NATIVE TREES

| | | | | | |
|--|----|--|----------|-----------|----------|
| | 3 | JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR | 2.5" CAL | 10-12' HT | AS SHOWN |
| | 10 | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | 2.5" CAL | 10' HT | AS SHOWN |

NON-NATIVE TREES

| | | | | | |
|--|---|--|--------|-------|----------|
| | 7 | LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE (MULTI-TRUNK) | 4" CAL | 8' HT | AS SHOWN |
|--|---|--|--------|-------|----------|

NATIVE SHRUBS

| | | | | | |
|--|-----|---|-----|--------|----------|
| | 76 | HAMELIA PATENS DWARF FIREBUSH | --- | 18" HT | 3'-0" OC |
| | 117 | MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS | --- | 12" HT | 3'-0" OC |
| | 4 | NANDINA DOMESTICA HEAVENLY BAMBOO | --- | 36" HT | AS SHOWN |
| | 210 | VIBURNUM OBOVATUM WALTER'S VIBURNUM | --- | 24" HT | 3'-0" OC |

GROUND COVERS

| | | | | | |
|--|-----|--|-------|-------|----------|
| | 194 | LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF | --- | 1 GAL | 1'-8" OC |
| | 13 | TRACHELOSPERMUM ASIATICUM 'MINIMA' MINIMA ASIATIC JASMINE | 1 GAL | 6" HT | 1'-6" OC |

SOD

| | | | | | |
|--|----------|--------------------------|-----|--|--|
| | 6,732 SF | ZOYSIA X ZOYSIA GRASS | SOD | | |
|--|----------|--------------------------|-----|--|--|

MULCH

ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF GROUND MELALEUCA WOOD MULCH, LOCALLY SOURCED AND INSTALLED OVER A WEED BARRIER. CONTRACTOR TO PLACE A 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN.

IRRIGATION

THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

LANDSCAPE REQUIREMENTS

PARKING ALONG ROADWAY (TYPE 2 BUFFER, 3 TREES & 40 SHRUBS PER 100 LF)
LAUREL ROAD (SOUTH)
SEE PARKING LOT PERIMETER DATA

HOLSTEIN ST. (NORTH) (106 LF NOT INCL. DRIVE)
REQUIRED: 3 TREES & 43 SHRUBS
PROVIDED: 3 TREES & 43 SHRUBS

PARKING LOT PERIMETER
1 CANOPY TREE PER 35 LF, 4" CONTINUOUS HEDGE ALONG PERIMETER

LAUREL ROAD (SOUTH) 167 LF
REQUIRED: 5 TREES
PROPOSED: 5 TREES

INTERIOR PARKING (27,833 SF)
REQUIRED: 2,783 SF (10%)
PROPOSED: 3,613 SF (13%)
1 TREE PER 20 SPACES
38 SPACES
REQUIRED: 2 TREES
PROPOSED: 2 TREES

1 TREE PER TERMINAL ISLAND
REQUIRED: 8 TREES
PROPOSED: 8 TREES (ONE RELOCATED DUE TO UTILITY CONSTRAINTS)

1 TREE PER INTERIOR ISLAND
REQUIRED: 2 TREES
PROPOSED: 2 TREES

TREE MITIGATION
45" PER ACRE, MINIMUM 2.5" CALIPER FOR LARGE AND MEDIUM TREES.
PROPERTY AREA: 1.07 AC
REQUIRED: 45" X 1.07 = 48.15'
PROVIDED: 48.5'

KEY NOTES

- PROPOSED 2,697 SF BUILDING
- PROPOSED TRASH ENCLOSURE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONUMENT SIGN TO BE LOCATED/PERMITTED AT A LATER DATE
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE PAD FOR PANDA STATUE
- PROPOSED LIGHT POLE, TYPICAL

24-HR CONTACT
GRANT BUMGARDNER
GRANT.BUMGARDNER@PANDARG.COM



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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|-----|--------------|------------|
| 1 | | 12/12/2025 |

ISSUE DATE:

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| 1 | CITY PLAN SUBMITTAL | 10/01/2025 |
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DRAWN BY: PEO
CHECKED BY: JMS

PANDA PROJECT #: S8-26-D34743
PANDA STORE #: D34743
ARCH PROJECT #: 764433



12/12/25



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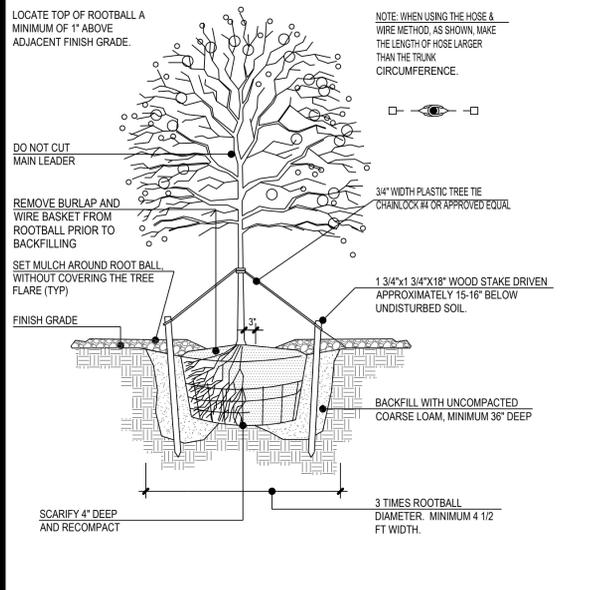
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PANDA HOME
2217 LAUREL RD
NOKOMIS, FL 34275

PLANTING PLAN

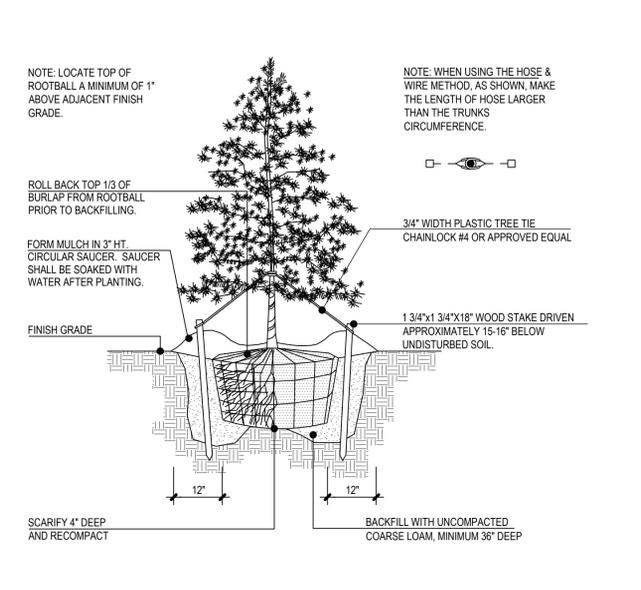
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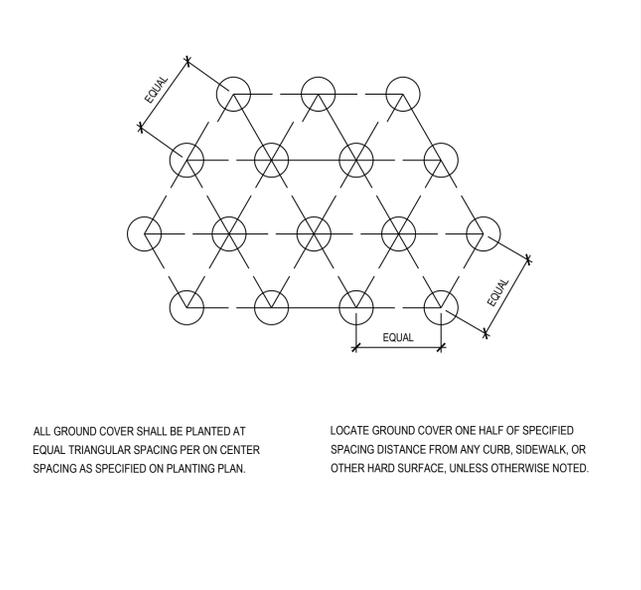
1 DECIDUOUS TREE STAKING

N.T.S.



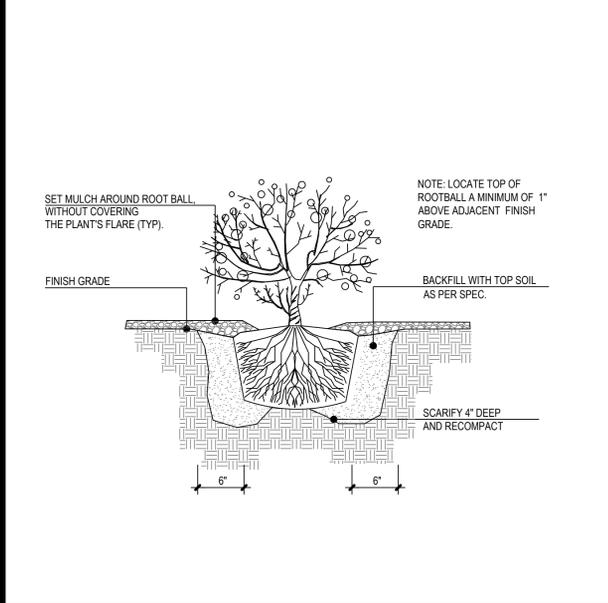
2 EVERGREEN TREE STAKING

N.T.S.



3 GROUND COVER SPACING

N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB

N.T.S.

GENERAL NOTES: LANDSCAPE PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- INITIAL LANDSCAPE MAINTENANCE IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. EXTENDED LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS, IN ADDITION TO OWNER REQUIREMENTS.
- ALL PLANTS SHALL COME WITH A 1 YEAR WARRANTY. WARRANTY BEGINS AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER. WARRANTY ASSUMES PLANTINGS ARE MAINTAINED AND IRRIGATED (VIA SYSTEM OR HAND) EITHER BY INSTALLING CONTRACTOR OR MAINTENANCE CONTRACTOR.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



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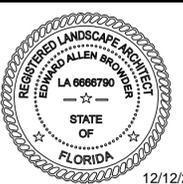
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PLANTING DETAILS AND NOTES

L2.0