

CONTACT INFORMATION			
OVERALL DEVELOPER	DEVELOPER	CIVIL ENGINEER	ARCHITECT
COLUMBIA DEVELOPMENT COMPANY, LLC MR. ALBERT JAMES 1645 ST. JULIAN PLACE COLUMBIA, SC 29204 (803) 590-3853 ALBERT@COLUMBIADEVELOPMENT.COM	PANDA EXPRESS INC. JOE CELENTO 1683 WALNUT GROVE AVENUE ROSEMEAD, CALIFORNIA 91770 (626) 799-9898 JOE.CELENTO@PANDARG.COM	INGENIUM ENTERPRISES, INC MR. JEREMY PETTIT, P.E. 14499 N. DALE MABRY HWY, SUITE 250 TAMPA, FLORIDA 33618 (813) 387-0084 JPETTIT@INGENIUMTEAM.COM	CUHACHI AND PETERSON MS. ADRIANA LOVERA 2600 MATTLAND CENTER PARKWAY, SUITE 200 MATTLAND, FLORIDA 32751 (407) 661-9100 ADRIANA-LOVERA@C-P.COM
MEP	STRUCTURAL	LAND SURVEYOR	SITE LIGHTING
CUHACHI AND PETERSON MS. ADRIANA LOVERA 2600 MATTLAND CENTER PARKWAY, SUITE 200 MATTLAND, FLORIDA 32751 (407) 661-9100 ADRIANA-LOVERA@C-P.COM	BRITT, PETERS & ASSOCIATES MS. KIM FAIST, P.E. 101 FALLS PARK DRIVE GREENVILLE, SOUTH CAROLINA 29601 (864) 271-8869 EXT. 212 KFAIST@BRITTPETERS.COM	BY OTHERS	VILLA LIGHTING SUPPLY MR. RYAN ZINSELMIEIER 2929 CHOUTEAU AVENUE ST. LOUIS, MISSOURI 63103 (314) 633-0423 RYAN.ZINSELMIEIER@VILLALIGHTING.COM
SIGNAGE	LANDSCAPE ARCHITECT	FIRE	TELEPHONE
ALLEN INDUSTRIES MR. GEORGE THOMSON 4100 SHERATON COURT GREENSBORO, NORTH CAROLINA 27410 (336) 615-8766 GEORGE.THOMSON@ALLENINDUSTRIES.COM	BY OTHERS	FAYETTEVILLE FIRE DEPARTMENT MR. JEFF OLUND 632 LANGDON STREET FAYETTEVILLE, NORTH CAROLINA 28301 (910) 443-1730 JOLUND@CI.FAY.NC.US	TO BE DETERMINED
GAS	MUNICIPAL WATER & SEWER AGENCY	ELECTRIC	
PIEDMONT NATURAL GAS MR. SEAN LOWMAN 4740 CORPORATION DRIVE FAYETTEVILLE, NORTH CAROLINA 28306 (828) 606-0800 SEAN.LOWMAN@DOMINIONENERGY.COM	FAYETTEVILLE PWC MS. TIFFANY FAULK P.O. BOX 1089 FAYETTEVILLE, NORTH CAROLINA 28302 (910) 223-4759 TIFFANY.FAULK@FAYPWC.COM	FAYETTEVILLE PWC MS. ELIZABETH TESTA-VASSER P.O. BOX 1089 FAYETTEVILLE, NORTH CAROLINA 28302 (910) 223-4730 ELIZABETH.VASSER@FAYPWC.COM	

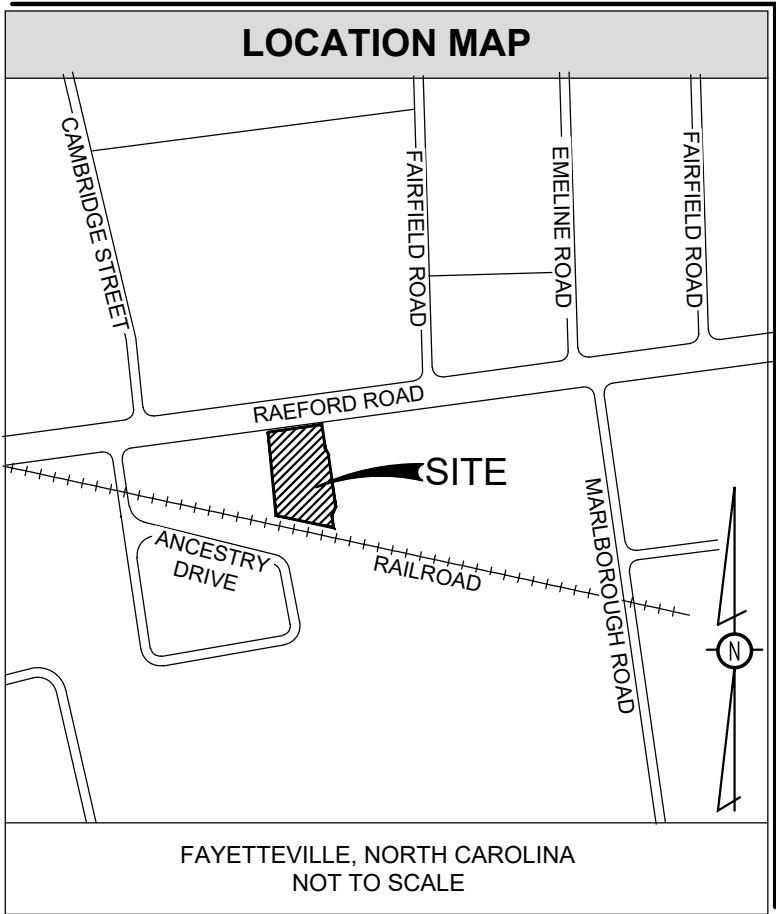
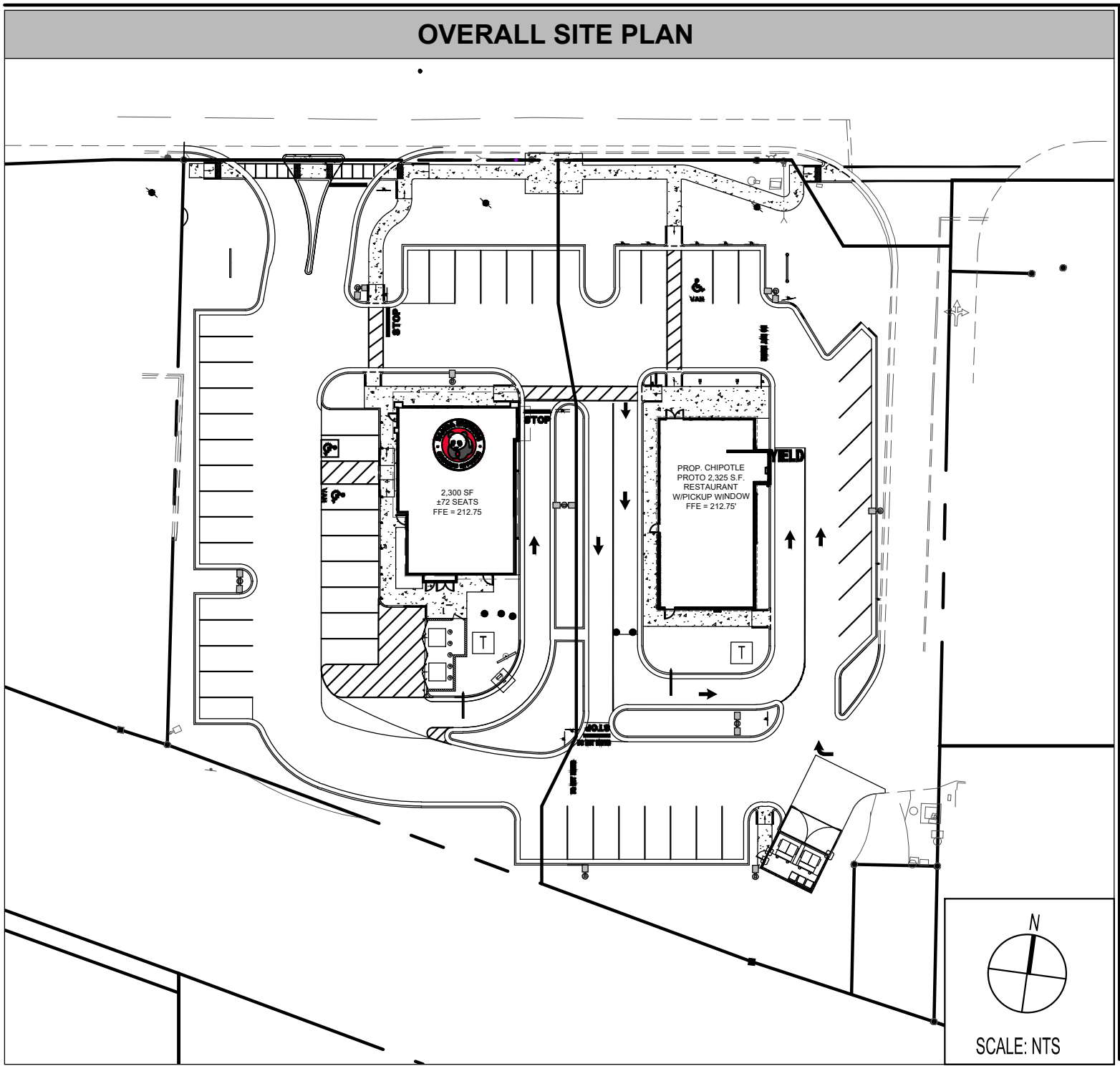


STORE NO.: 3502
3101 RAEFORD ROAD
FAYETTEVILLE, NORTH CAROLINA 28303
CUMBERLAND COUNTY



PREPARED BY:

PREPARED FOR:
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



SITE INFORMATION
JURISDICTION: FAYETTEVILLE, NORTH CAROLINA
ZONING: CG - COMMERCIAL GENERAL
REQUIRED BUILDING SETBACKS: FRONT: 25' SIDE: 3' SIDE: 3' REAR: 3'
REQUIRED PARKING: 19 SPACES
PROPOSED PARKING : 8' X 20' (REGULAR) = 29 8' X 20' (HANDICAP) = 2 TOTAL = 31
REQUIRED LANDSCAPE BUFFER: FRONT: 15' REAR: 0' SIDE: 0"
DRIVE AISLE: VARIES (SEE PLANS)
FLOOD HAZARD: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 3720042700J, DATED 01/05/2007.
EXISTING INFORMATION: PROVIDED BY OTHERS. REFER TO CIVIL PLANS BY BOHLER ENGINEERING NC, PLLC.
SITE LIGHTING: PROVIDED BY OTHERS. REFER TO CIVIL PLANS BY BOHLER ENGINEERING NC, PLLC.

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY ECS, DATED NOVEMBER 6, 2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS' RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS' 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.

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.

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

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

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811



SHEET INDEX					
NO.	TITLE	ISSUE 01 - SUBMITTAL TO CLIENT 04/13/2021			
C01.0	COVER SHEET	●			
C02.0	DELINEATION OF WORK PLAN	●			



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REVISIONS:

ISSUE DATE:

SUBMIT TO CLIENT 04/13/2021

DRAWN BY: INGENIUM

PANDA PROJECT #: D8101
PANDA STORE #: 3502
ARCH PROJECT #: CP-2210016



COVER SHEET
C01.0



TRUE WARM & WELCOME 2300



DELINEATION OF SITE NARRATIVE

THE INTENT OF THIS DELINEATION OF WORK PLAN AND NARRATIVE IS TO PROVIDE CLARIFICATION TO THE CONTRACTORS REGARDING THEIR RESPONSIBILITIES AS THERE WILL BE MULTIPLE SITE CONTRACTORS COMPLETING THE WORK ON THE SITE BASED ON THE ONE SET OF CIVIL DRAWINGS PREPARED BY BOHLER ENGINEERING NC, PLLC. IT IS THE INTENTION THAT THE SELLER'S CONTRACTOR WILL BE COMPLETING ANY AND ALL REQUIRED WORK WITHIN "WORK AREA A" INCLUDING SOME WORK WITHIN "WORK AREA B" AS DESCRIBED BELOW. IT IS ALSO THE INTENTION THAT THE BUYER'S CONTRACTOR WILL BE COMPLETING THE APPLICABLE WORK WITHIN "WORK AREA B" AS DESCRIBED BELOW, INCLUDING THE CONSTRUCTION OF THE PANDA EXPRESS BUILDING AND ALL ASSOCIATED APPURTENANCES.

RESPONSIBILITIES OF BOTH SELLER'S CONTRACTOR AND BUYER'S CONTRACTOR

- REVIEW ALL PLANS AND SPECIFICATIONS.
- REVIEW GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, DATED NOVEMBER 6, 2020.
- REVIEW OF EXHIBIT C (WORK LETTER) OF THE LETTER OF INTENT (LOI).
- PROVIDE QUESTIONS OR CLARIFICATIONS TO ENGINEERS/ARCHITECTS IN WRITING PRIOR TO CONSTRUCTION.

SELLER'S CONTRACTOR WORK RESPONSIBILITIES

1. GENERAL

- CONFORMANCE WITH EXHIBIT C (WORK LETTER) OF THE PURCHASE CONTRACT UNLESS OTHERWISE NOTED OR AGREED TO BY THE BUYER AND SELLER.
- UNDERCUTTING/OVER EXCAVATION OF PANDA BUILDING PAD AREA AS DIRECTED ON THE CIVIL PLANS AND THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020.
- PLACEMENT OF STRUCTURAL FILL FOR THE PANDA BUILDING PAD PER THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020.

2. EXISTING CONDITIONS/DEMOLITION PLAN (SHEET C-203)

- WHOLLY RESPONSIBLE FOR ALL DEMOLITION ITEMS AS SHOWN ON THE DEMOLITION PLAN OF THE CIVIL PLANS.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AND BOX NOTES AS SHOWN ON THE DEMOLITION PLAN.

3. SITE PLAN (SHEETS C-301 - C-304)

- INSTALL ALL IMPROVEMENTS SHOWN ON THE SITE PLANS (INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT PAVING, CURBING, SIGNAGE, STRIPING) IN "WORK AREA A."
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AND BOX NOTES AS SHOWN ON THE SITE PLANS.

4. UTILITY PLAN (SHEETS C-501 - C-504)

- ALL OFF-SITE UTILITY EXTENSIONS AND VERIFICATION THAT THE SELLER HAS PROCURED ALL REQUIRED OFF-SITE EASEMENTS PRIOR TO COMMENCING THE OFF-SITE UTILITY EXTENSION WORK.
- INSTALLATION OF ALL UTILITIES (WATER, IRRIGATION, SANITARY, GAS, ELECTRIC, AND TELEPHONE) TO WITHIN 5 FEET OF THE PANDA BUILDING SLAB AS SHOWN ON THE UTILITY PLANS.
- DOMESTIC WATER
 - INCLUDES, BUT NOT LIMITED TO: OFFSITE EXTENSION, TAPS, METERS, VALVES, PIPES, BENDS, TEES, ETC.
 - PIPE: 2" PVC FROM THE TAP TO METER AND FROM METER TO THE POINT OF TERMINATION SHOWN ON THE UTILITY PLANS.
- IRRIGATION
 - INCLUDES BUT NOT LIMITED TO: TAPS, METERS, VALVES, PIPES, BENDS, TEES, ETC.
 - PIPE: 1" PE PVC FROM THE TAP TO METER.
 - IRRIGATION SHALL BE INSTALLED PER THE IRRIGATION PLANS (IR-1 AND IR-2).
 - CONNECTION TO THE PANDA EXPRESS BUILDING SHALL BE MADE READILY AVAILABLE WITHIN 5' OF THE BUILDING PAD FOR BUYER'S CONTRACTOR TO THE INTO.
- SANITARY SEWER
 - INCLUDES BUT NOT LIMITED TO: OFFSITE EXTENSION, TAPS, PIPES, BENDS, TEES, CLEANOUTS, GREASE TRAPS, MANHOLES, ETC.
 - PIPE: 6" PVC FROM THE TAP TO WITHIN 5' OF THE BUILDING SLAB.
 - GREASE TRAP: GREASE TRAP SHALL BE SIZED PER JURISDICTION REQUIREMENTS AND INSTALLED AS SHOWN ON UTILITY PLANS. GREASE TRAP SHALL HAVE A VENT LINE RAN FROM THE GREASE TRAP TO WITHIN 5' OF THE BUILDING PAD AS SHOWN ON THE UTILITY PLANS.
- ELECTRIC
 - INCLUDES BUT NOT LIMITED TO: PRIMARY CONDUITS, PRIMARY ELECTRIC LINES, TRANSFORMER PAD, ETC.
 - RESPONSIBLE FOR COST OF UTILITY COMPANY'S INSTALLATION OF THE ELECTRIC SERVICES FROM THE MAIN POINT OF CONNECTION UP TO THE TRANSFORMER PAD AS SHOWN ON THE UTILITY PLANS.
 - INCLUDES BUT NOT LIMITED TO: SECONDARY CONDUIT, SECONDARY CABLE, ETC.
 - INSTALL THE TRANSFORMER PAD, SECONDARY CONDUIT, AND SECONDARY CABLE, TO WITHIN 5' OF THE BUILDING PAD AS SHOWN ON THE UTILITY PLANS.
- TELEPHONE
 - INCLUDES BUT NOT LIMITED TO: OFFSITE EXTENSION, CONDUITS, TELEPHONE LINE, ETC.
 - INSTALL TELEPHONE CONDUIT AND LINE FROM THE MAIN POINT OF CONNECTION UP TO WITHIN 5' OF THE PANDA BUILDING PAD AS SHOWN ON THE UTILITY PLANS.
- GAS
 - RESPONSIBLE FOR COST OF UTILITY COMPANY'S INSTALLATION OF THE GAS SERVICES FROM THE OFFSITE POINT OF CONNECTION UP TO WITHIN 5' OF THE PANDA BUILDING PAD AS SHOWN ON THE UTILITY PLANS.
 - REVIEW FULL SET OF CIVIL PLANS AND COORDINATE WITH ALL UTILITY INSTALLATIONS TO ENSURE THAT THE UTILITIES INSTALLED DO NOT CAUSE CONFLICTS WITH FUTURE UTILITIES AND STORM DRAINAGE TO BE INSTALLED BY PANDA'S CONTRACTOR. RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE UTILITY PLANS.
- STORM DRAINAGE
 - INSTALLATION OF ALL STORM DRAIN PIPES, STRUCTURES, ROOF DRAIN LEADERS, AND ASSOCIATED APPURTENANCES.

5. GRADING PLAN (SHEET C-401)

- RESPONSIBLE FOR MASS GRADING OF "WORK AREA A" AND "WORK AREA B."
- RESPONSIBLE FOR FINAL, FINE GRADING OF "WORK AREA A."
- RESPONSIBLE FOR GRADING UP TO THE SUBGRADE ELEVATION OF IMPROVEMENT AREAS SUCH AS PAVING, PATIOS, SIDEWALKS, DUMPSTER PADS, ETC. IN "WORK AREA A."
- RESPONSIBLE FOR GRADING TO WITHIN 0.10' OF THE FINAL GRADE OF LANDSCAPED AREAS IN "WORK AREA B."
- IN ACCORDANCE WITH THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020, THE CONTRACTOR IS RESPONSIBLE FOR STRIPPING VEGETATION, ROOTMAT, TOPSOIL, EXISTING FILL, AND ANY SOFT OR UNSUITABLE MATERIALS FROM THE 10-FOOT EXPANDED BUILDING, 5-FOOT EXPANDED PAVEMENT LIMITS, AND 5 FEET BEYOND THE TOE OF STRUCTURAL FILLS. ECS SHALL BE RETAINED TO VERIFY THAT TOPSOIL AND UNSUITABLE SURFICIAL MATERIALS HAVE BEEN REMOVED PRIOR TO THE PLACEMENT OF STRUCTURAL FILL OR CONSTRUCTION OF STRUCTURES.
- PLACEMENT OF STRUCTURAL FILL AS RECOMMENDED BY THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020, UNDER THE BUILDING ENVELOPE AREA UP TO THE SUBGRADE OF THE BUILDING PAD AND FOOTERS.
- ADHERENCE TO ALL RECOMMENDATION PER THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE GRADING PLAN.

6. SWPPP AND ESPC PLANS (SHEETS C-601 - C-603)

- RESPONSIBLE FOR THE INSTALLATION OF THE REQUIRED BMP'S SHOWN ON THESE PLANS FOR ALL APPLICABLE GRADING ACTIVITIES IN "WORK AREA A" AND "WORK AREA B."
- RESPONSIBLE FOR THE MAINTENANCE OF ALL INSTALLED BMP'S.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE SWPPP & ESPC PLANS.

7. LANDSCAPE PLANS (SHEETS C-701 - C-702)

- RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPING SHOWN ON THESE PLANS WITHIN "WORK AREA A."
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE LANDSCAPE PLANS.

8. LIGHTING PLAN (SHEET C-703)

- RESPONSIBLE FOR THE INSTALLATION OF ALL LIGHT POLES AND ALL ASSOCIATED APPURTENANCES WITHIN "WORK AREA A" (INCLUDING CONDUITS AND ELECTRICAL WIRING FOR ELECTRICAL CONNECTION TO PANDA EXPRESS BUILDING).
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE LIGHTING PLAN.

9. IRRIGATION PLAN (SHEETS IR-1 - IR-2)

- RESPONSIBLE FOR INSTALLING ALL IRRIGATION AS SHOWN ON THE IRRIGATION PLANS WITHIN "WORK AREA A" AND FOR PROVIDING A POINT OF CONNECTION FOR BUYER WITHIN "WORK AREA B."
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE IRRIGATION PLAN.

BUYER'S CONTRACTOR WORK RESPONSIBILITIES

1. EXISTING CONDITIONS/DEMOLITION PLAN (SHEET C-203)

- NOT APPLICABLE

2. SITE PLAN (SHEETS C-301 - C-304)

- INSTALL ALL IMPROVEMENTS SHOWN ON THESE PLANS (INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT PAVING, CURBING, SIGNAGE, STRIPING, DRIVE THRU ELEMENTS, LIGHTING, FURNITURE, BUILDING FOOTERS, BUILDING SLAB, BUILDING, BOLLARDS, DUMPSTER ENCLOSURE) IN "WORK AREA B."
- IN LIEU OF INSTALLING BOLLARDS IN FRONT OF THE PARKING SPACES ADJACENT TO THE PANDA EXPRESS BUILDING AS SHOWN ON THE CIVIL PLANS, BUYER'S CONTRACTOR SHALL INSTEAD INSTALL THE PANDA STANDARD RUBBER WHEELSTOPS.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE SITE PLANS.

3. UTILITY PLAN (SHEETS C-501 - C-504)

- INSTALLATION OF ALL UTILITIES (WATER, IRRIGATION, SANITARY, GAS, ELECTRIC, TELEPHONE, AND STORM DRAINAGE) FROM POINT OF TERMINATION BY SELLER'S CONTRACTOR TO THE PANDA BUILDING AS SHOWN ON THE UTILITY PLANS.
- DOMESTIC WATER
 - INCLUDES, BUT NOT LIMITED TO: VALVES, PIPES, BENDS, TEES, ETC.
 - PIPE: 2" PVC FROM THE SELLER'S POINT OF TERMINATION TO THE PANDA BUILDING SHOWN ON THE UTILITY PLANS.
- IRRIGATION
 - INCLUDES BUT NOT LIMITED TO: VALVES, PIPES, BENDS, TEES, ETC.
 - BUYER'S CONTRACTOR SHALL CONNECT THE IRRIGATION SYSTEM TO THE PANDA EXPRESS BUILDING.
- SANITARY SEWER
 - INSTALL ALL SANITARY SEWER PIPE AND CLEANOUTS FROM SELLER'S POINT OF TERMINATION TO THE PANDA BUILDING SHOWN ON THE UTILITY PLANS.
- ELECTRIC
 - INCLUDES BUT NOT LIMITED TO: CONDUITS, SECONDARY ELECTRIC LINES, ETC.
 - COORDINATE WITH ELECTRIC COMPANY THROUGHOUT ENTIRE PROCESS.
 - COMPLETE FINAL CONNECTION TO PANDA EXPRESS BUILDING FROM SELLER'S POINT OF TERMINATION.
- TELEPHONE
 - INCLUDES BUT NOT LIMITED TO: CONDUITS, TELEPHONE LINE, BACKBOARD, ETC.
 - INSTALL TELEPHONE CONDUIT AND LINE FROM THE POINT OF TERMINATION TO THE PANDA BUILDING.
 - COORDINATE WITH TELEPHONE COMPANY THROUGHOUT ENTIRE PROCESS.
- GAS
 - COORDINATE WITH GAS COMPANY THROUGHOUT ENTIRE PROCESS, ESPECIALLY DURING FINAL CONNECTION TO PANDA EXPRESS BUILDING.
- CABLE
 - INSTALL CABLE/TELECOMMUNICATIONS HAND HOLE MIN 3" FROM SIDEWALK FOR FUTURE USE. PROVIDE MIN (1) 3" PVC TO BUILDING.
- STORM DRAINAGE
 - INSTALL CONNECTION TO SELLER PROVIDED ROOF DRAIN LEADER PIPES.

4. GRADING AND DRAINAGE PLAN (SHEET C-401)

- RESPONSIBLE FOR FINAL, FINE GRADING OF "WORK AREA B."
- ADHERENCE TO ALL RECOMMENDATIONS PER THE ECS SOUTHEAST GEOTECHNICAL REPORT DATED NOVEMBER 6, 2020.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE GRADING PLAN.

5. SWPPP AND ESPC PLANS (SHEETS C-601 - C-603)

- RESPONSIBLE FOR THE INSTALLATION OF THE REQUIRED BMP'S SHOWN ON THESE PLANS FOR ALL FINE GRADING IN "WORK AREA B."
- RESPONSIBLE FOR THE MAINTENANCE OF ALL INSTALLED BMP'S WITHIN "WORK AREA B."
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE SWPPP & ESPC PLANS.

6. LANDSCAPE PLANS (SHEETS C-701 - C-702)

- RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPING SHOWN WITHIN "WORK AREA B."
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE LANDSCAPE PLANS.

7. LIGHTING PLAN (C-703)

- RESPONSIBLE FOR INSTALLATION OF ALL SITE LIGHTING CONDUITS, BASES, AND POLES IN "WORK AREA B". RESPONSIBLE FOR CONNECTION OF SITE LIGHTING TO PANDA'S ELECTRICAL PANEL.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE LIGHTING PLAN.

8. IRRIGATION PLAN (SHEETS IR-1 - IR-2)

- RESPONSIBLE FOR INSTALLING ALL IRRIGATION AS SHOWN ON THE IRRIGATION PLANS WITHIN "WORK AREA B" FROM THE POINT OF CONNECTION PROVIDED BY SELLER.
- RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NOTES AS SHOWN ON THE IRRIGATION PLANS.

DELINEATION OF WORK NOTES

DELINEATION OF WORK:

IT IS THE RESPONSIBILITY OF ALL BIDDERS TO REVIEW ALL BID DOCUMENTS AS DEFINED BELOW AND PRICE THE SCOPE OF ASSIGNED TO EACH RESPECTIVE DEVELOPER. ANY GAPS OR OVERLAP IN SCOPE IDENTIFIED BY THE BIDDERS SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPMENT TEAM IMMEDIATELY. IF ANY SCOPE ITEM IDENTIFIED ON THESE DOCUMENTS IS EXCLUDED FROM THE BIDDERS PROPOSAL, IT SHALL BE CLEARLY DENOTED AND BROUGHT TO THE ATTENTION OF BOTH RESPECTIVE DEVELOPERS AND INGENIUM ENTERPRISES.

BID DOCUMENTS ARE DEFINED AS:

- THE LATEST SET OF CIVIL DRAWINGS BY BOHLER ENGINEERING NC, PLLC
- THE LATEST SET OF ARCHITECTURAL DRAWINGS BY CUHACI & PETERSON
- GEOTECHNICAL INVESTIGATION BY ECS SOUTHEAST, LLP DATED NOVEMBER 6, 2020
- EXHIBIT _ OF THE PSA BETWEEN _ AND CFT NV DEVELOPMENTS, LLC EXECUTED _/ _/2021.
- THE LATEST SIGN PACKAGE BY ALLEN INDUSTRIES

THE DEVELOPMENT TEAM SHALL BE DEFINED AS:

- COLUMBIA DEVELOPMENT COMPANY, LLC
- PANDA EXPRESS, INC.
- INGENIUM ENTERPRISES, INC.

ALL POTENTIAL EXCLUSIONS SHALL BE SUBMITTED TO THE BID COORDINATOR AND APPROVED BY BOTH SELLER AND BUYER PRIOR TO EXECUTING FINAL AGREEMENTS.

FOR THE PURPOSES OF THIS DELINEATION OF WORK PLAN,

SELLER SHALL MEAN COLUMBIA DEVELOPMENT COMPANY, LLC

BUYER SHALL MEAN PANDA EXPRESS, INC.

LEGEND

WORK AREA 'A'
SELLER'S WORK AREA

WORK AREA 'B'
BUYER'S WORK AREA

0

20

40

Feet

SCALE 1" = 20'

PANDA EXPRESS, INC.

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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DRAWN BY: INGENIUM

PANDA PROJECT #: D8101

PANDA STORE #: 3502

ARCH PROJECT #: CP-2210016

DELINEATION OF WORK PLAN

C02.0

TRUE WORK & WELCOME 2020