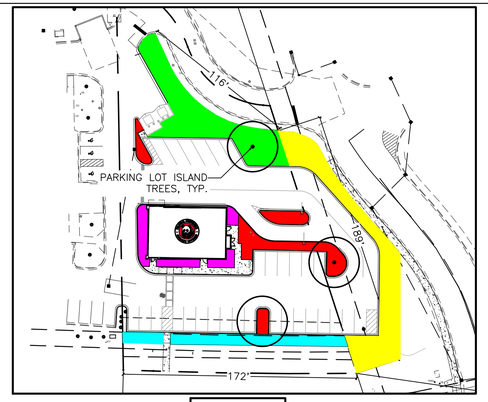


MAP KEY

City of Concord Development Ordinance

Site Area: 32,896 SF

Green Space Requirements

20% Total Site Area	5579.2	6,579 SF	Required
		9,028 SF	**Proposed**

Street Yard Requirements Level 3

1 Tree per 45 LF and 0.5 points per LF

Points for Plant Types

Type of Plant	Points
Shade Tree	12
Ornamental Tree	6
Large Shrub (8')	3
Medium Shrub (4-8')	2
Small Shrub (<4')	1

Derita Road 8' Street Yard Requirements Level 3

Total LF: 172 LF

1 Tree	per	45 LF	=	4 Trees	Required
				86 Points	Required
				2 Shade Trees **Proposed**	24 Points
				2 Ornamental Trees **Proposed**	12 Points
				52 Shrubs **Proposed**	52 Points
				Total Points:	**88 Points**

North Drive 8' Street Yard Requirements Level 3

Total LF: 189 LF

1 Tree	per	45 LF	=	4 Trees	Required
				95 Points	Required
				4 Shade Trees **Proposed**	48 Points
				53 Shrubs **Proposed**	53 Points
				Total Points:	**101 Points**

Rear Drive 8' Street Yard Requirements Level 3

Total LF: 116 LF

1 Tree	per	45 LF	=	3 Trees	Required
				58 Points	Required
				3 Shade Trees **Proposed**	36 Points
				59 Shrubs **Proposed**	59 Points
				Total Points:	**95 Points**

Parking Lot Landscape Requirements

Total VUA: 5,624 SF

Required Landscape Area

10%	of VUA		=	562 SF	Required
				1,548 SF	**Proposed**

Required Trees & Shrubs

1 Tree	per	10 spaces	=	3 Trees	Required
				3 Trees	**Proposed**
8 shrubs	per	10 spaces	=	23 shrubs	Required
				80 Shrubs	**Proposed**

Building Yard Landscape Requirements Category 1

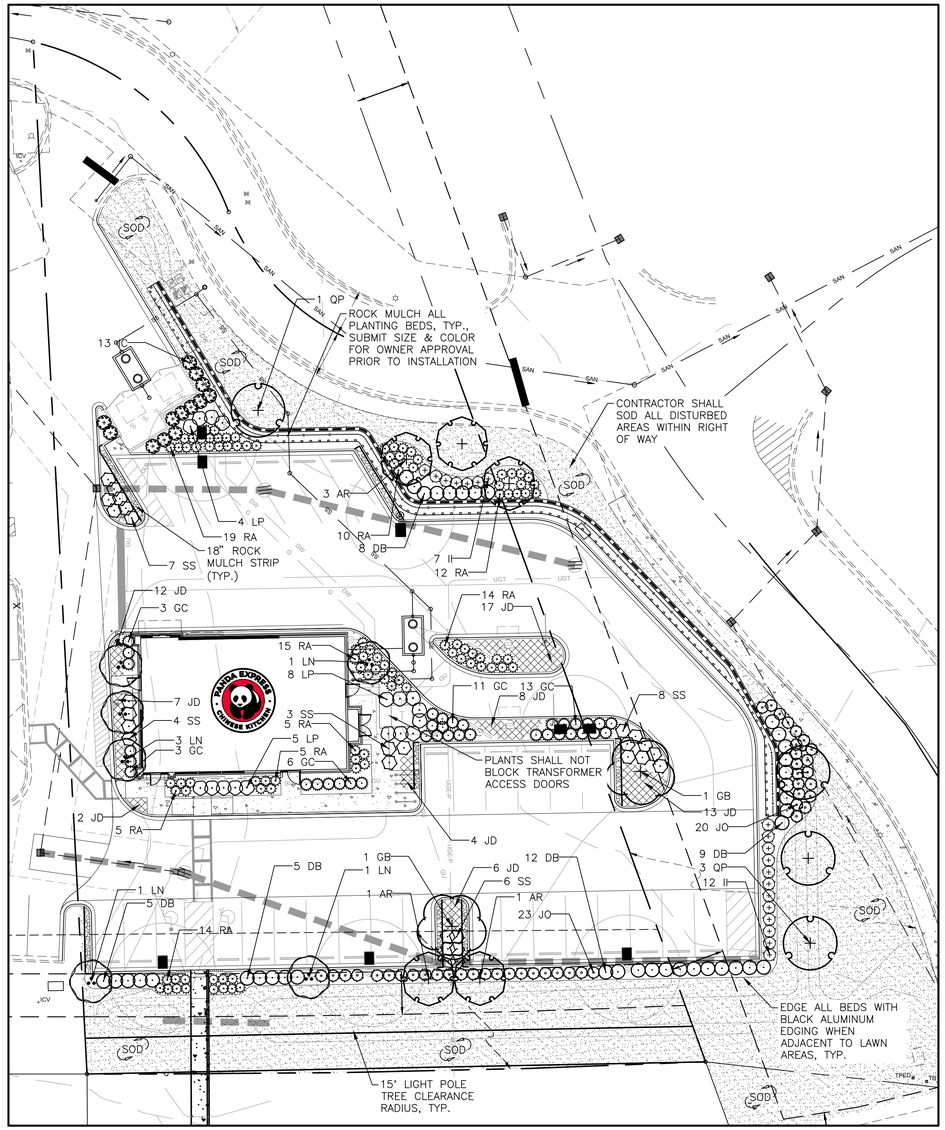
Total 109 LF

Required Shade Trees & Shrubs

1 Ornamental Tree	per	30 LF	=	4 Trees	Required
				4 Trees	**Proposed**
8 Shrubs	per	30 LF	=	29 Shrubs	Required
				44 Shrubs	**Proposed**

Required Points

0.4 Points	per	1 LF	=	40 Points	Required
				44 Points	**Proposed**



1 LANDSCAPE PLANTING PLAN

Scale: 1"= 20'

0 20' 40'

CONCORD, NC LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH THE CITY ARBORIST BEFORE INSTALLATION OF ANY PLANT MATERIAL.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT-STANDARD PRACTICES.
3. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
4. ONLY BIODEGRADABLE TREE SUPPORT MATERIALS SHALL BE USED.
5. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE CONCORD DEVELOPMENT ORDINANCE ARTICLE 11 AND TECHNICAL STANDARDS ARTICLE 7.
6. HEIGHT AND WIDTH OF PLANT MATERIAL SUPERSEDES CONTAINER SIZE.
7. UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG
8. PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. 5' CLEARANCE AROUND ALL SIDES OF FIRE HYDRANTS AND UTILITY APPURTENANCES. NO TREES SHALL BE PLANTED WITHIN 75' OF A STOP SIGN. NO PLANTS OR TREES LOCATED WITHIN SITE TRIANGLES. 15' CLEARANCE FROM ALL STREETS LIGHT POLES.
9. ANY PROPOSED REDESIGN OF THE APPROVED PLANTING OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ARBORIST BEFORE INSTALLATION.
10. ALL TREES AND THEIR PLANTED LOCATION SHALL BE INSPECTED BY CITY STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
11. ANY PROPOSED PRIVATE IRRIGATION MAY BISECT BUT SHALL NOT RUN PARALLEL WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS AND SHALL MEET THE REQUIREMENTS FOR THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, SECTION 62-164.

CONCORD, NC IRRIGATION NOTE:

1. THE PROPOSED PRIVATE IRRIGATION LINES AND ASSOCIATED APPURTENANCES ARE TO BE LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENTS. PER CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, SECTION 62-164: THE IRRIGATION SYSTEM IS TO INCLUDE A RAIN SENSOR SWITCH SET TO AUTOMATICALLY SHUT OFF THE IRRIGATION AT ONE-FORTH INCH OF RAINFALL OR MORE HAS OCCURRED. THE SENSOR SHUT OFF CAN NOT BE OVERRIDDEN OR TURNED-OFF.

IRRIGATION SYSTEM NOTES (DESIGN BUILD)

1. THE CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR ALL LANDSCAPING ON-SITE.
2. RAIN BIRD SYSTEM OR EQUIVALENT SHALL BE USED.
3. SEE KITCHEN ELEVATION FOR LOCATION OF THE IRRIGATION CONTROL BOX.
4. DRIP IRRIGATION IS REQUIRED IN BUILDING PLANTERS.
5. RAIN BIRD RSD SERIES RAIN SENSOR, OR EQUIVALENT, SHALL BE INCLUDED IN THE DESIGN AND INSTALLATION. CONSULT PANDA EXPRESS PROJECT MANAGER FOR PLACEMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. PLACE IRRIGATION LINES WITHIN PLANTING AND TURF AREAS UNLESS SLEEVING IS INDICATED. ROUTE PIPING TO AVOID TREE LOCATIONS. LOCATE MAINLINE AND VALVE BOXES WITHIN PROPERTY LINES.
8. PROCURE ALL NECESSARY PERMITS TO COMPLETE INSTALLATION OF IRRIGATION SYSTEM PER STATE AND LOCAL CODES.
9. PROVIDE SLEEVING UNDER PAVEMENT AND SIDEWALKS TO ACCOMMODATE LATERAL LINES, MAIN LINES, AND/OR CONTROL WIRE.
10. PROVIDE A MINIMUM 12" COVER OVER LATERAL LINES AND A MINIMUM OF 18" COVER OVER MAINLINES.
11. INSTALL ALL ELECTRICAL SERVICE TO MEET LOCAL CODES.
12. PROVIDE POP-UP SPRINKLERS ONLY. MOUNT SPRINKLERS ON POLY PIPE WITH BARBED FASTENERS UNLESS OTHERWISE SPECIFIED IN JURISDICTIONAL REGULATIONS.
13. MOUNT HEADS FLUSH WITH FINISHED GRADE. INSTALL HEADS 6" OFF ALL SIDEWALKS AND 1' FROM BUILDING WALLS.
14. INSTALL VALVES IN 15" BOXES WITH TAMPER RESISTANT LIDS.
15. ALL IRRIGATION CONTROL WIRE TO BE 14-GAUGE WIRE. PROVIDE WHITE FOR COMMON, RED FOR HOT, AND A SPARE BLUE WIRE PARALLEL TO COMMON THROUGHOUT THE ENTIRE SYSTEM.
16. MAKE ALL WIRE SPLICES WITH WATERPROOF SPLICE KITS RATED FOR DIRECT BURIAL. NEATLY COIL 30" OF SLACK WIRE IN VALVE BOX.
17. ADJUST HEADS TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY.
18. PROVIDE DRIP IRRIGATION ONLY AROUND MENUBOARD AND ORDER CANOPY.

NOTES

1. PROVIDE 18" ROCK MULCH STRIP ADJACENT TO ALL PARKING.
2. PROVIDE RIVER ROCK MULCH AROUND BASE OF ALL TREES.
3. RIVER-ROCK MULCH ALL LANDSCAPE BEDS UNLESS SPECIFICALLY PROHIBITED BY THE JURISDICTIONS.
4. SOD TYPE SHALL MATCH THAT OF THE SURROUNDING DEVELOPMENT. VERIFY TYPE OF SOD WITH OWNER PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL PROVIDE MULCH MATERIAL SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

CALL BEFORE YOU DIG

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:
JOE CELENTO
912-272-4811

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	04-12-22
	BID	XX-XX-XX
	CONSTRUCTION	XX-XX-XX

DRAWN BY: JCS

PANDA PROJECT #:D8689
PANDA STORE #:
ARCH PROJECT #:

ingenium ENTERPRISES
PLANNING & ENGINEERING

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2239 4/12/22 JARED LANE, ACV

LANDSCAPE PLANTING PLAN

L1.0

TRUE WARM & WELCOME 2200