

## High Performance Living



### Landscape Plan Pre-Submittal

#### General comments:

General landscape and buffer requirements reside under [Article 11](#) of the Concord Development Ordinance and [Article 7](#) of the Technical Standards Manual. However, there are also additional landscape space requirements throughout the ordinance that may be applicable depending on proposed use.

For Major Residential Subdivisions also see [5.5.6](#), [7.7.4.B](#), [9.1.5](#) and [10.1.8.B](#)

For Multi-Family also see table [7.8.17](#)

For Outdoor Storage also see [8.3.6.B.3](#)

For Mini Warehousing/Self Service Storage also see [8.3.6.E.4](#)

For Loading Docks also see [10.3.3.A.5 & 6](#)

#### Preliminary Plat:

Required Buffer Yards, vegetative buffers, and all utilities shall be shown on the plat per [5.2.2.C.5](#)

Any conditions of annexation or rezoning that require additional landscape space or the preservation of existing vegetation shall be shown on the plat and the landscape plan.

#### Landscape Plan:

Meet Requirements of [Article 11](#)

Show Acceptable Plant Species and planting methods that meet the requirements of Technical Standards Manual [Article 7](#)

If existing vegetation is going to be retained to meet a landscape requirement. A limit of disturbance line for that buffer must be shown on the grading plan that sufficiently protects the existing vegetation.

Show existing and proposed easements. Public utility easements may bisect but not run lengthwise within required landscape buffers.

Show utility services, their appurtenances and proposed routes. Landscaping shall not restrict access to, or maintenance of appurtenances.

Show drains, light poles, traffic control signs or any structure or device that would be in conflict with required landscaping.

Plant point calculations and species lists will be accurate and legible and clearly identify which plants belong to which areas. **Use a unique group of plant species for each respective planting yard.** This will help you meet diversity requirements and, if you propose to place plants outside of the dimensions of their respective planting yards, will help identify what plants belong to which area.

#### Please add the following Landscape Notes:

"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".

"All plant stock shall comply with the current edition of [ANSI Z60.1](#) American Standard for Nursery Stock".

"Utilities shall be located before planting. [www.nc811.org](http://www.nc811.org)"

"Any proposed private irrigation shall not lie within utility easements or street right of ways, and shall meet the requirements of the [City of Concord Code of Ordinance Chapter 62, section 62-164](#)".

"Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. On a public street, no trees within 75' of approaching a stop sign. No plants over 2' tall within sight triangles.

"Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the city arborist before installation."

"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."