

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

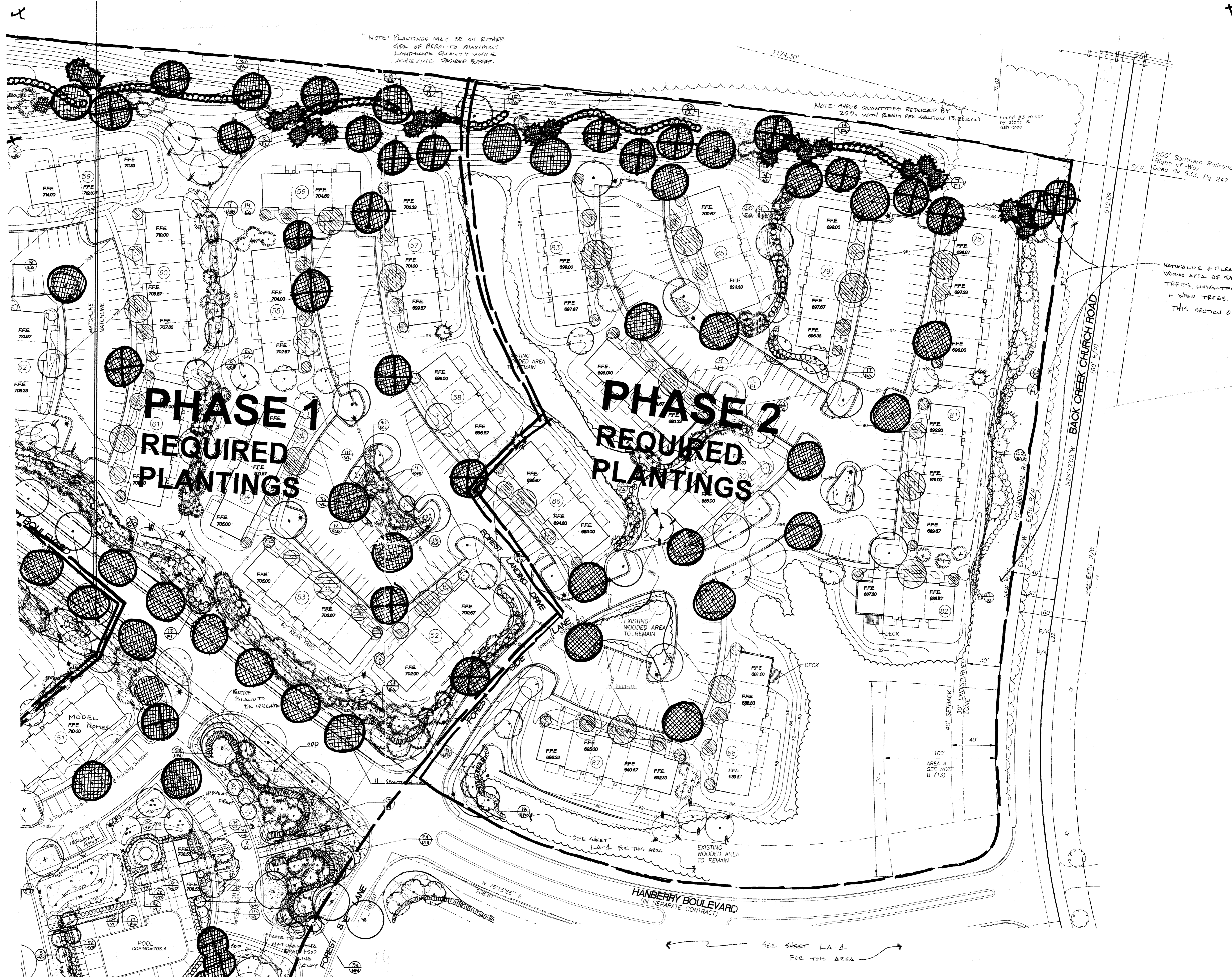
DATE: March 31, 1998

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr. *ARC*
Planning Director

SUBJECT: Administrative Approval for Petition No. 97-40(c) Portrait Homes Tax parcels
051-122-19 and 051-122-04.

Attached is a site plan showing the removal of an access point on the west side of the proposed public street running between parcel I and parcel II and adding a 25 foot undisturbed area. The plan also relocates an access point from parcel II to parcel I. Since these changes are minor and do not change the character of the overall development I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



NOTES: PLANTINGS MAY BE ON EITHER SIDE OF BUFFER TO MAINTAIN LANDSCAPE QUALITY UNLESS INDICATED OTHERWISE. REQUIRED BUFFER.

NOTE: ABOVE QUANTITIES REDUCED BY 25% WITH BUFFER PER SECTION 15.02(c)(1)

200' Southern Railroad Right-of-Way Deed Bk 933, Pg 247

MAINTAIN & CLEAN UP VISIBLE AREA OF DEAD TREES, UNWANTED & WEED TREES. ALL THIS SECTION OF 1

**PHASE 1
REQUIRED
PLANTINGS**

**PHASE 2
REQUIRED
PLANTINGS**

Phase I Requirements, Buffer and Interior Trees

Symbol	Key	Qty.	Plant Name, Description	Size
	DST 1	49	Shade Tree, Ash, Maple, Oak, W. Willow	2.5" cal.
	DST 2	39	Shade Tree, Ash, Maple, Oak, W. Willow	2" cal.
	LP	48	Loblolly Pine	2" cal.
	EE	195	Eleagnus, Forsythia	30" ht.

Phase II Requirements, Buffer and Interior Trees

Symbol	Key	Qty.	Plant Name, Description	Size
	DST 1	71	Shade Tree, Ash, Maple, Oak, W. Willow	2.5" cal.
	DST 2	39	Shade Tree, Ash, Maple, Oak, W. Willow	2" cal.
	LP	66	Loblolly Pine	2" cal.
	EE	312	Eleagnus, Forsythia	30" ht.

LANDSCAPE PLAN

**UNIVERSITY HEIGHTS
TOWNHOMES
CHARLOTTE, NORTH CAROLINA**

21 JUNE 1999
DEVELOPED BY PORTRAIT HOMES

ATTACHED TO ADMINISTRATIVE
DATED: March 2, 2000
BY: HARSH R. CRAMTON, JR.
97-40 (C)

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION**

DATE: March 2, 2000
FROM: Martin R. Cramton, Jr.
Planning Director
TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 97-40(c) Portrait Homes.

Attached is specific landscaping plans for the above petition. This administrative is only for the buffer areas indicated and not interior plantings. Since these changes do not alter the intent of the development and are minor, I am administratively approving these specific plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

NOTE: PLANTS MAY BE PLANTED ON EITHER SIDE OF BEEM TO MAXIMIZE LANDSCAPE QUALITY SEE DIMENSIONS FOR BUFFER DIMENSIONS BUFFER

25' CLASS C BUFFER (ALSO SEE DEVELOPMENT STANDARD 6.5)

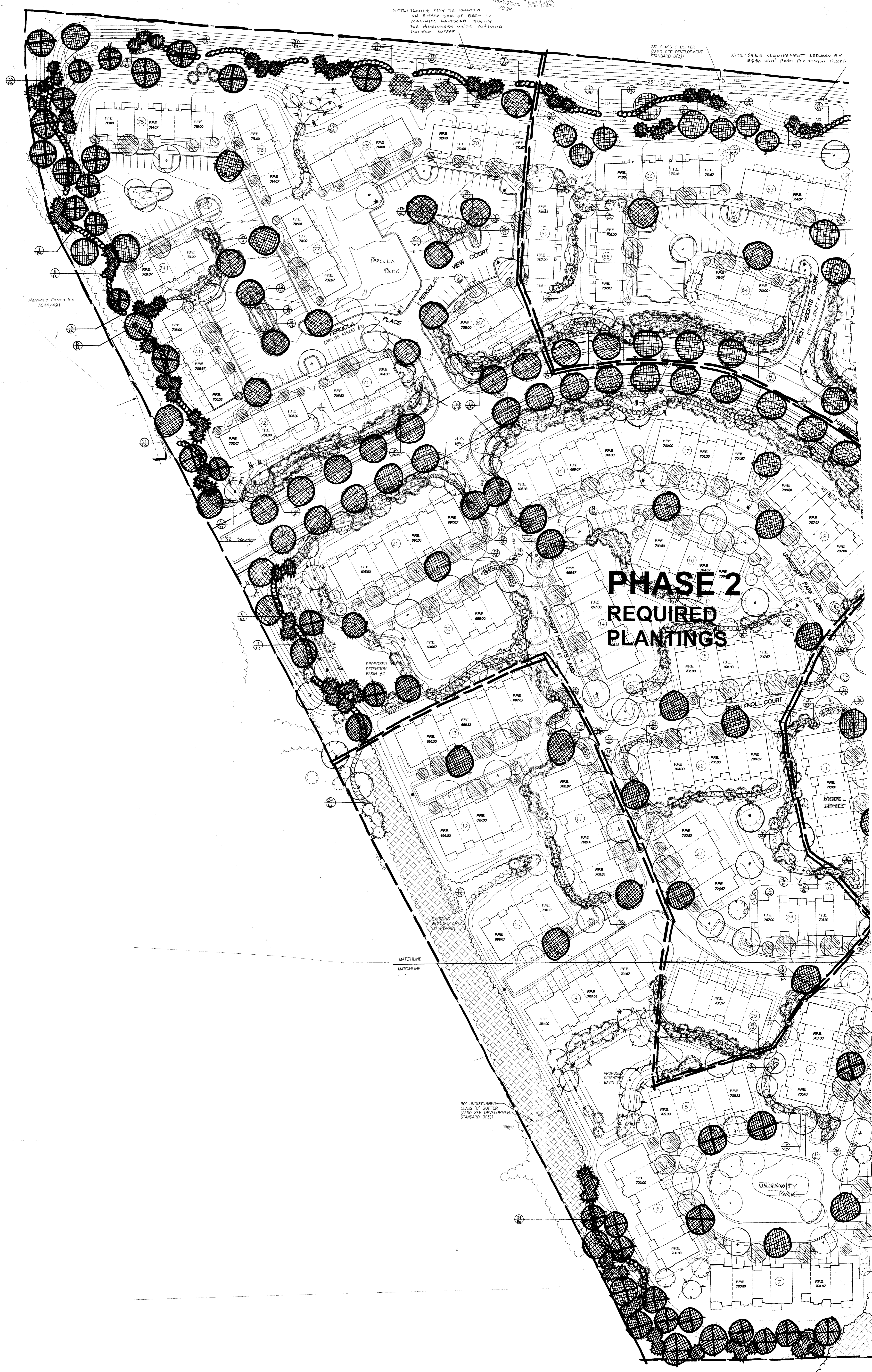
NOTE: 1:1.5% REQUIREMENT REDUCED BY 0.5% WITH BERM PER SECTION 12.5.2.4

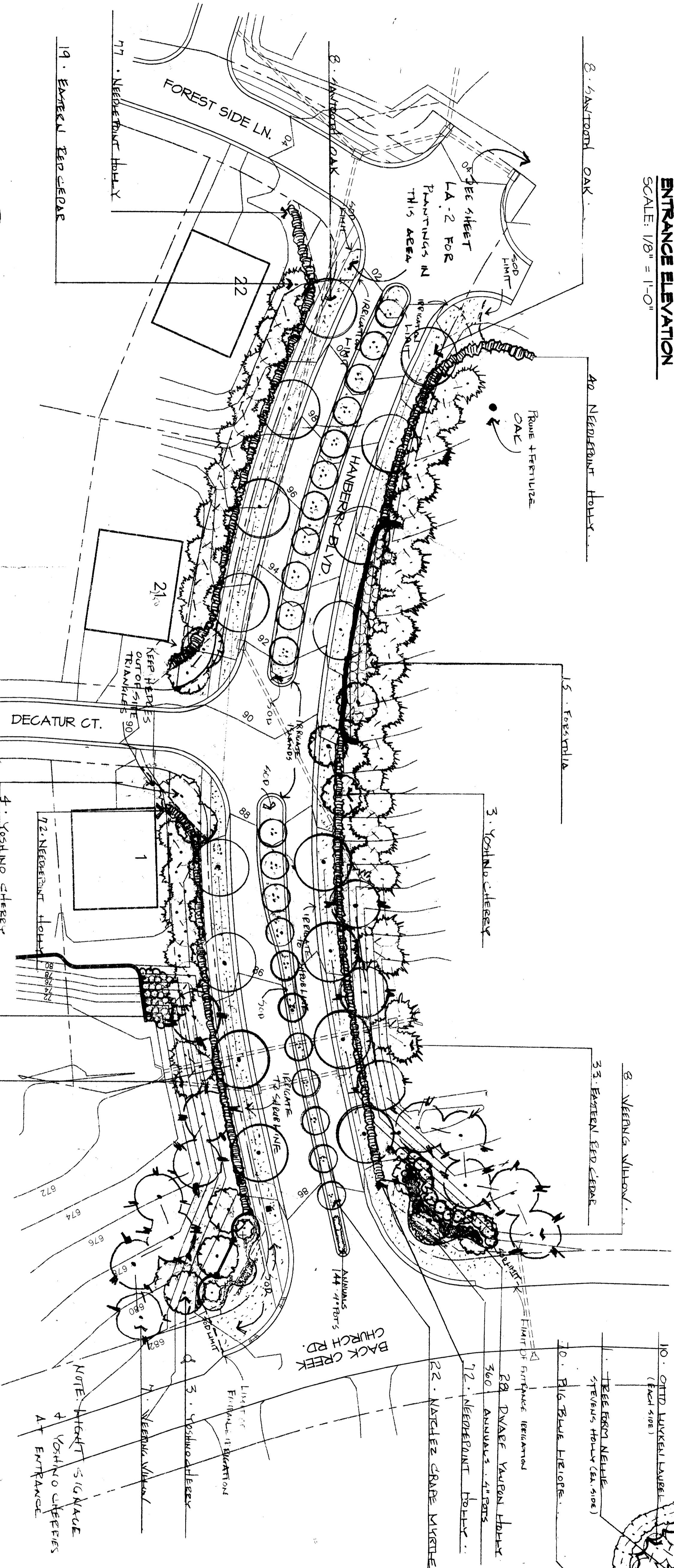
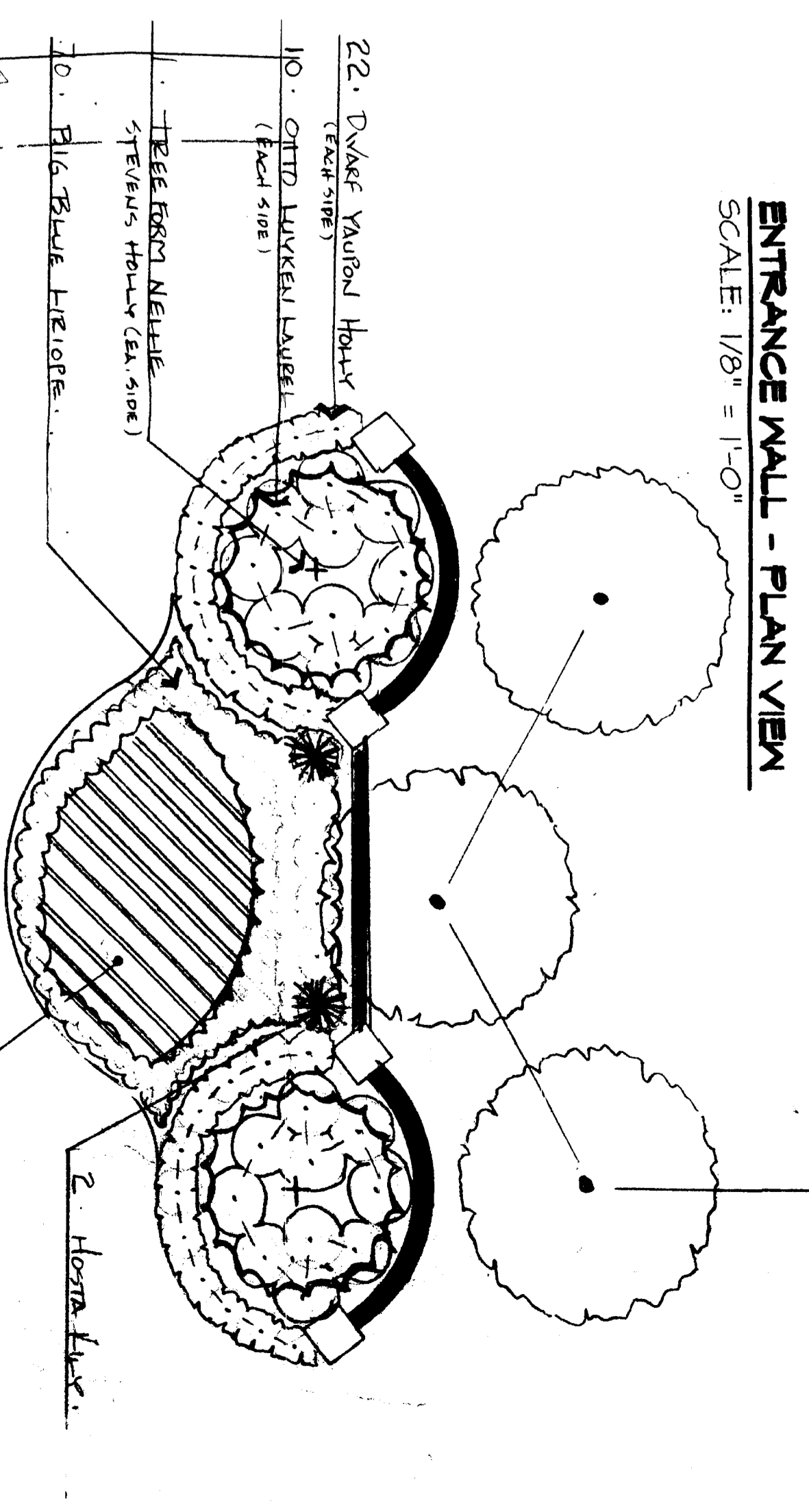
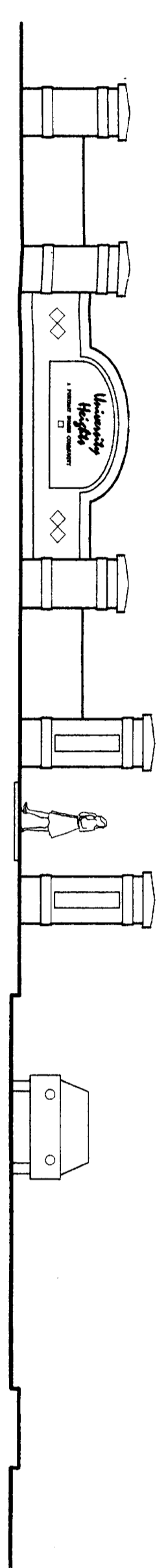
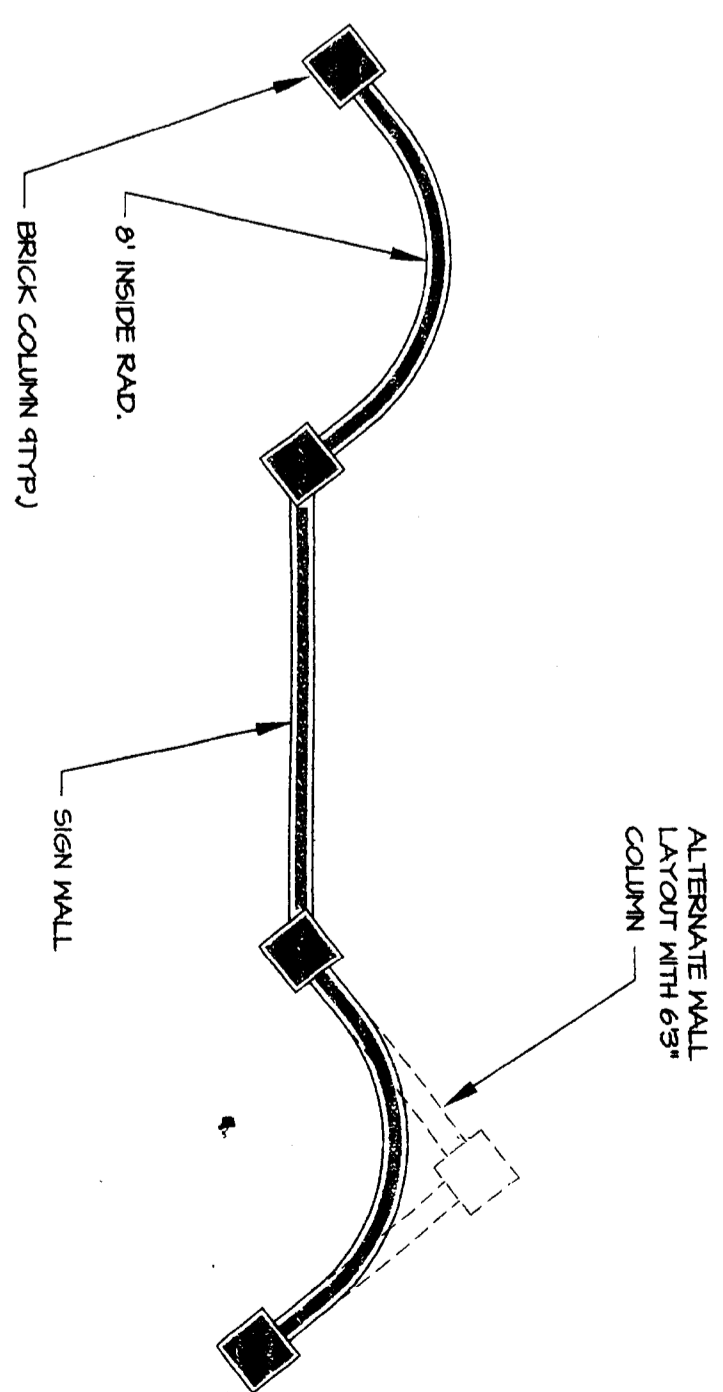
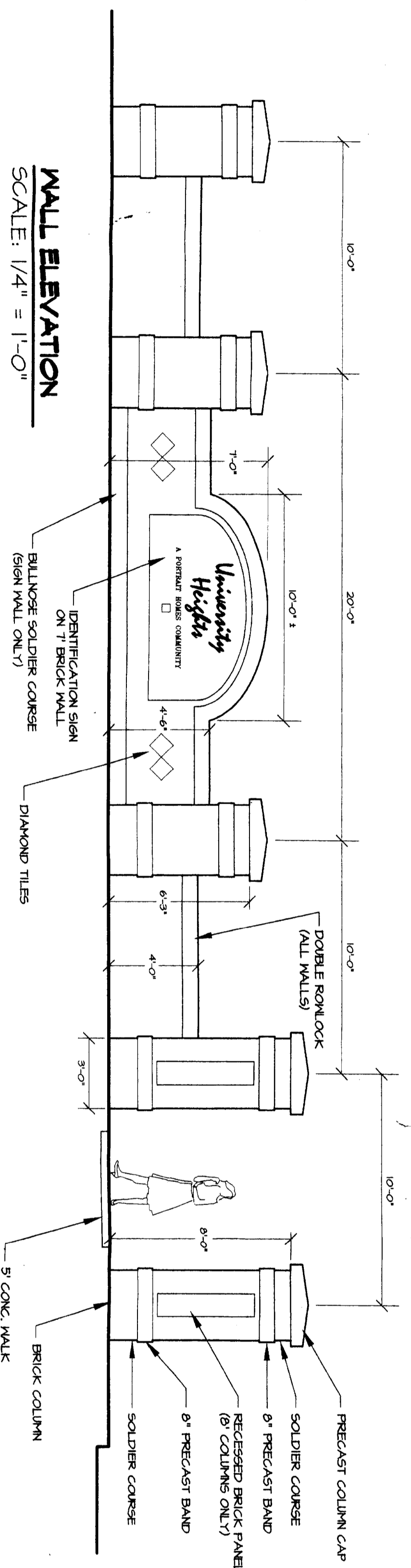
Merrillus Farms Inc. 3044/491

PHASE 2 REQUIRED PLANTINGS

MATCHLINE

50' UNDISTURBED CLASS B BUFFER (ALSO SEE DEVELOPMENT STANDARD 6.5)





- MALL NOTES**
1. Designs shown are schematic only. Contractor to submit shop drawings for Owner's approval prior to construction.
 2. Column caps to be precast concrete. Selection by Owner.
 3. Sign contractor shall obtain all required permits for sign, wall and fence construction. Construction shall adhere to all sight distance requirements.
 4. Brick selection by Owner.
 5. Irrigation, lighting, and planting design by others.
 6. NCDOT Right-of-Way Encroachment Agreement needed for brick column construction within right-of-way.

PRELIMINARY - NOT FOR CONSTRUCTION

Schematic Entrance Wall Design
University Heights
 Mecklenburg County, North Carolina
 For Portraill Homes

SITE
 4898 Central Drive
 Charlotte, NC 28212
DESIGN
 Phone: 704-586-0706
 Fax: 704-587-0880

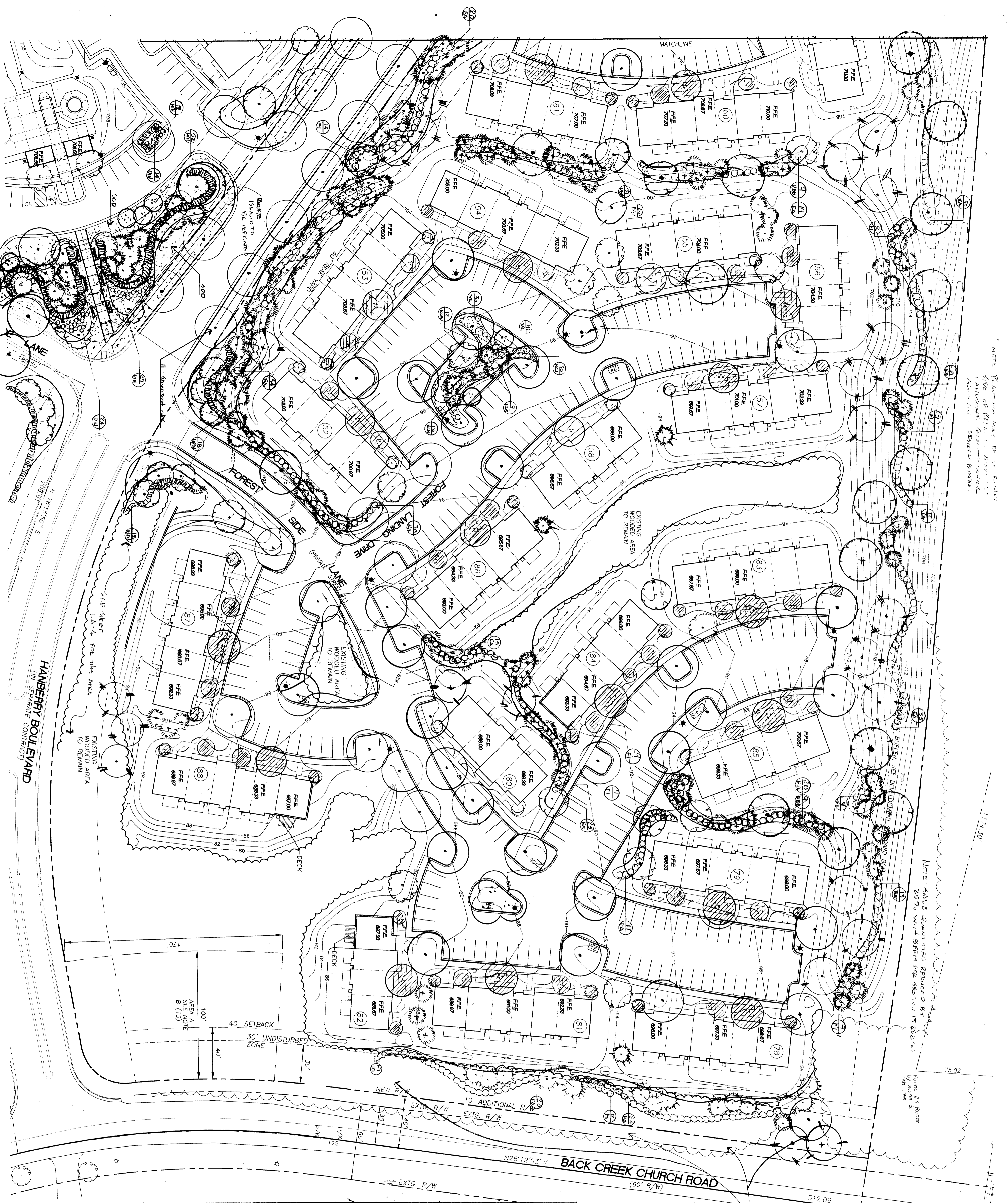
Sheet LA-1
8-25-98



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	8/25/98
2	GENERAL	
3		

NOTE: PLANTING MAY BE IN EXISTING
SIDE OF LOT OR IN EXISTING
LANDSCAPE. CHECKED BY SITE
MANAGER.

NOTE: ASB QUANTITIES REDUCED BY
25% WITH BIRCH USE AS PER 2021
FOURTH ASB REPORT
&
CASH TREE

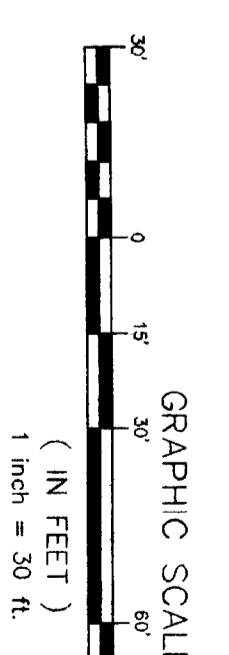
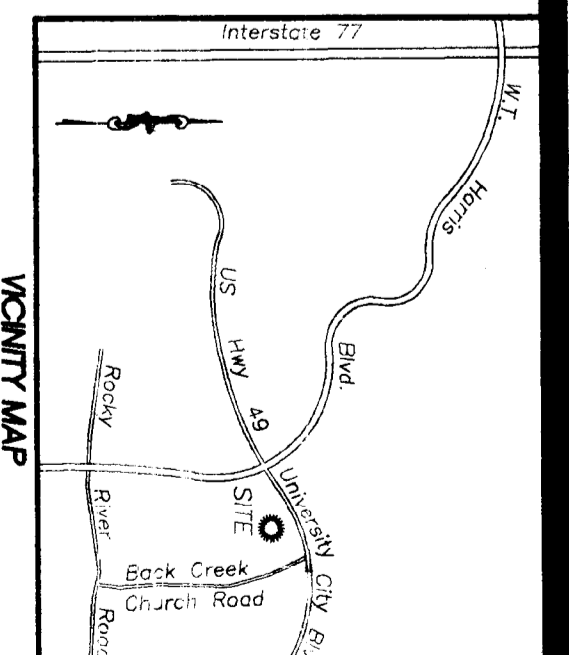


Maintain & clean the
wooded area of dead
trees, unwanted vines
& weed trees. Allow
this section of land.

PLANT LIST

KEY	PLANT NAME	SIZE
(Circle with diagonal lines)	DECIDUOUS SHADE TREE	2 1/2" - 3"
(Circle with horizontal lines)	DECIDUOUS SHADE TREE	2 1/2" - 3"
(Circle with vertical lines)	AMERICAN PEACH	2-2 1/2"
(Circle with dots)	YOSHINO CHERRY	2-2 1/2"
(Circle with cross-hatch)	SLEEPING WILLOW	2 1/2" - 3"
(Circle with wavy lines)	SLEEPING WILLOW	2 1/2" - 3"
(Circle with diagonal lines)	RIVER BIRCH	10-12' HEIGHT STEM
(Circle with horizontal lines)	REDBUD	8'-11"
(Circle with vertical lines)	CRANE MYRTLE	6'-8" HT
(Circle with dots)	LOBLOLLY PINE	1 1/2" CAL
(Circle with cross-hatch)	LOBLOLLY PINE	7 GAL
(Circle with wavy lines)	EASTERN RED CEDAR	1 1/2" CAL
(Circle with diagonal lines)	NEEDLEBRUSH HOLLER	3 GAL
(Circle with horizontal lines)	DIABLO HONEY HAYSTACK	3 GAL
(Circle with vertical lines)	CRANFORD PLANT BARRIAGE	3 GAL
(Circle with dots)	SLICK CORNUS JAILERS	3 GAL
(Circle with cross-hatch)	ROSE HONEY BARRIAGE	3 GAL
(Circle with wavy lines)	FORSTYRIA	3 GAL
(Circle with diagonal lines)	ELFAKUNUS DANCE BEING B&H	3 GAL
(Circle with horizontal lines)	STYRA P&O DAVILY	3 GAL
(Circle with vertical lines)	VALERIANUS LINDLEY	3 GAL
(Circle with dots)	VALERIANUS	3 GAL

200' Southern Railroad
Right-of-Way
Deed BK 933, Pg 247



Sheet No. **LA-2**

Landscape Plan East

University Heights Townhomes

Charlotte North Carolina

Developed by Portrait Homes 9305-L Monroe Road Charlotte, NC 28270

SITE SOLUTIONS

Landscape Architecture
Park Planning
Civil Engineering

3311 Seventy-Seven Center Drive
Ft. Mill, SC 29504
Ph: 704.571.8880 • Fax: 704.571.8855
E-Mail: SSI@sitesolutions.com



SITE SOLUTIONS

Landscape Architecture
Park Planning
Civil Engineering

5311 Seventy-Seven Center Drive
Suite 82 • Charlotte, NC 28217
Ph. 704.521.9980 • Fax 704.521.9955
E-Mail: SITSolutions@aol.com

Seals:

**University Heights
Townhomes**
Charlotte North Carolina
Developed by Portrait Homes 9305-L Monroe Road Charlotte, NC 28270

Project No: 1869

Drawn by: M&M

Designed By:

Checked By:

Date: August 25, 1998

Revisions:

Sheet Title: 'KNOWSLEY SITE'

**Landscape
Plan North**

Sheet No: LA-3

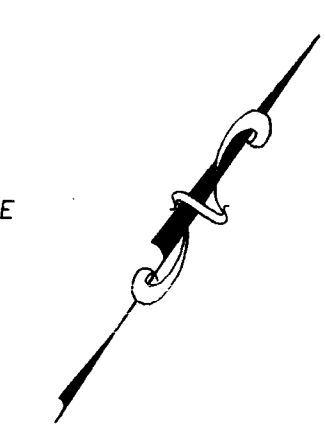
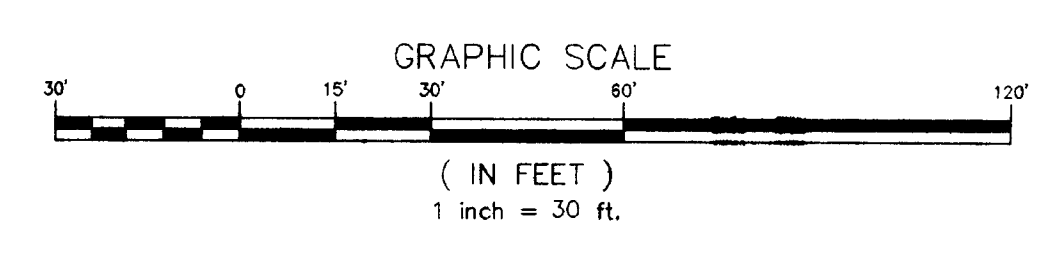
PLANT LIST

KEY	PLANT NAME	SIZE
+	RED MAPLE	2 1/2 - 3" CAL
○	DECIDUOUS SHADE TREE	2 1/2 - 3" CAL + 2 - 2 1/2" CAL
○	RIVER BIRCH	10-12' MULTI
○	CRAPE MYRTLE	6-8' MULTI
○	WEeping WILLOW	2 1/2" CAL + 8' HT
○	ARISTOCRAT PEAR	2" CAL
○	YOSHINO CHERRY	2" CAL
○	LOBLOLLY PINE	1 1/2" CAL
○	LOBLOLLY PINE	7 GAL

KEY	PLANT NAME	SIZE
○	EASTERN RED CEDAR	1 1/2" CAL
○	SAXFLOTH OAK	3" CAL
○	FORSYTHIA	3 CAL
○	E-BACANUS	3 CAL
AB	ABELIA	3 CAL
CH	CARPANSA HOLLY	3 CAL
NCL	NICKS COMPACT JUNIPER	3 CAL
CPB	CRIMSON PICURNY BARBEREY	3 CAL
NPH	NEEDLE POINT HOLLY	3 CAL
DII	DWARF INDIAN Hawthorne	3 CAL
WM	WAX MYRTLE	7 GAL 6-8' 8+8
RGB	ROSE GLOW BARBEREY	3 CAL
HYD	TRADING HYDRANGEA	5 GAL
DYH	DWARF YANPON HOLLY	3 CAL
CL	CLEYEDIA	5 GAL 8+8
SP	ANTHONY WATER SPIREA	3 GAL

LEGEND

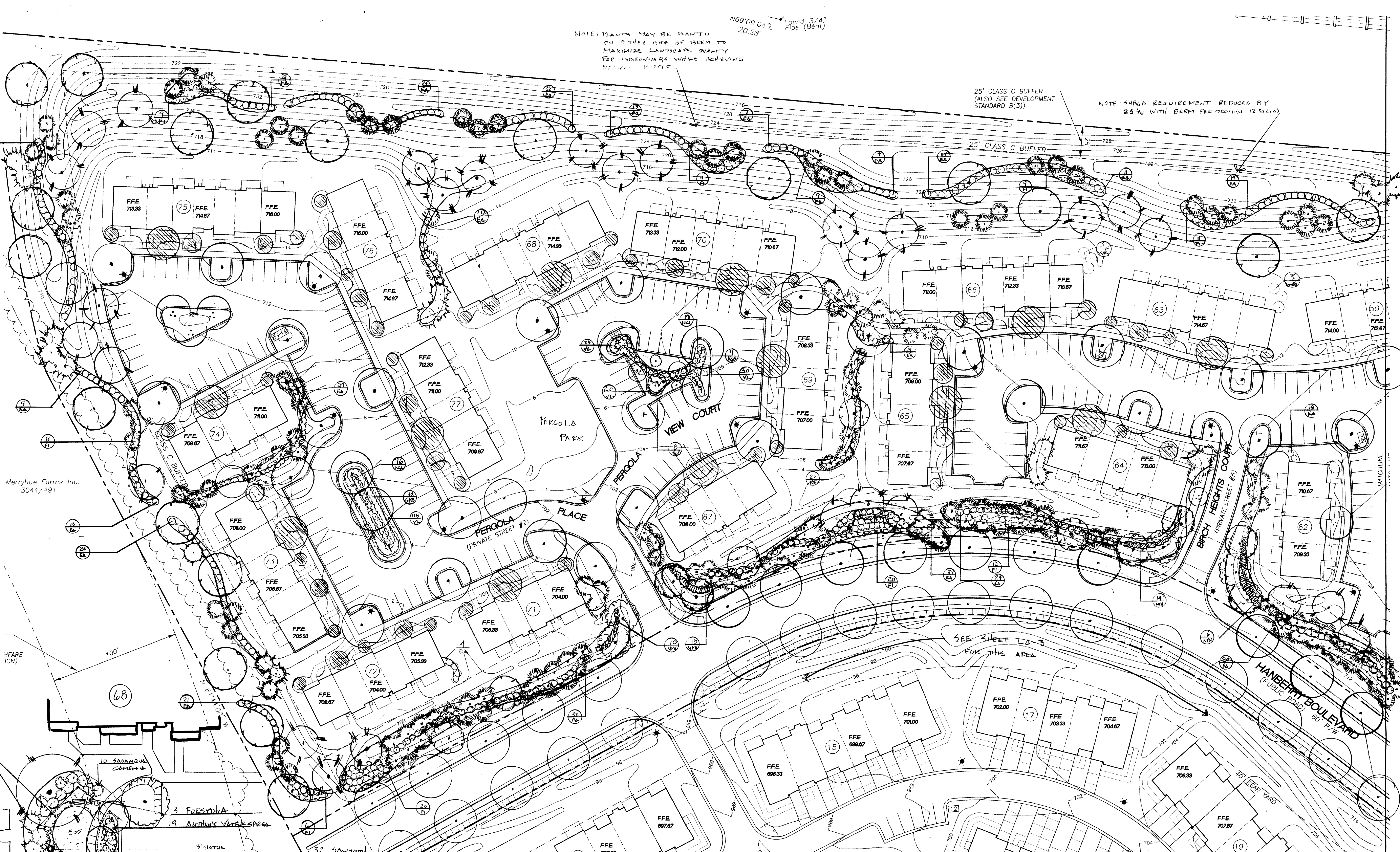
- [T6] MAILBOX WITH # OF BINS
- +
- +
- +
- I.P.S.
- P/K
- *
-
- R/W
- HC



NOTE: PLANTS MAY BE PLANTED ON EITHER SIDE OF BERM TO MAXIMIZE LANDSCAPE QUALITY FOR HOMEOWNERS WHILE ACHIEVING DESIGNER'S INTENT.

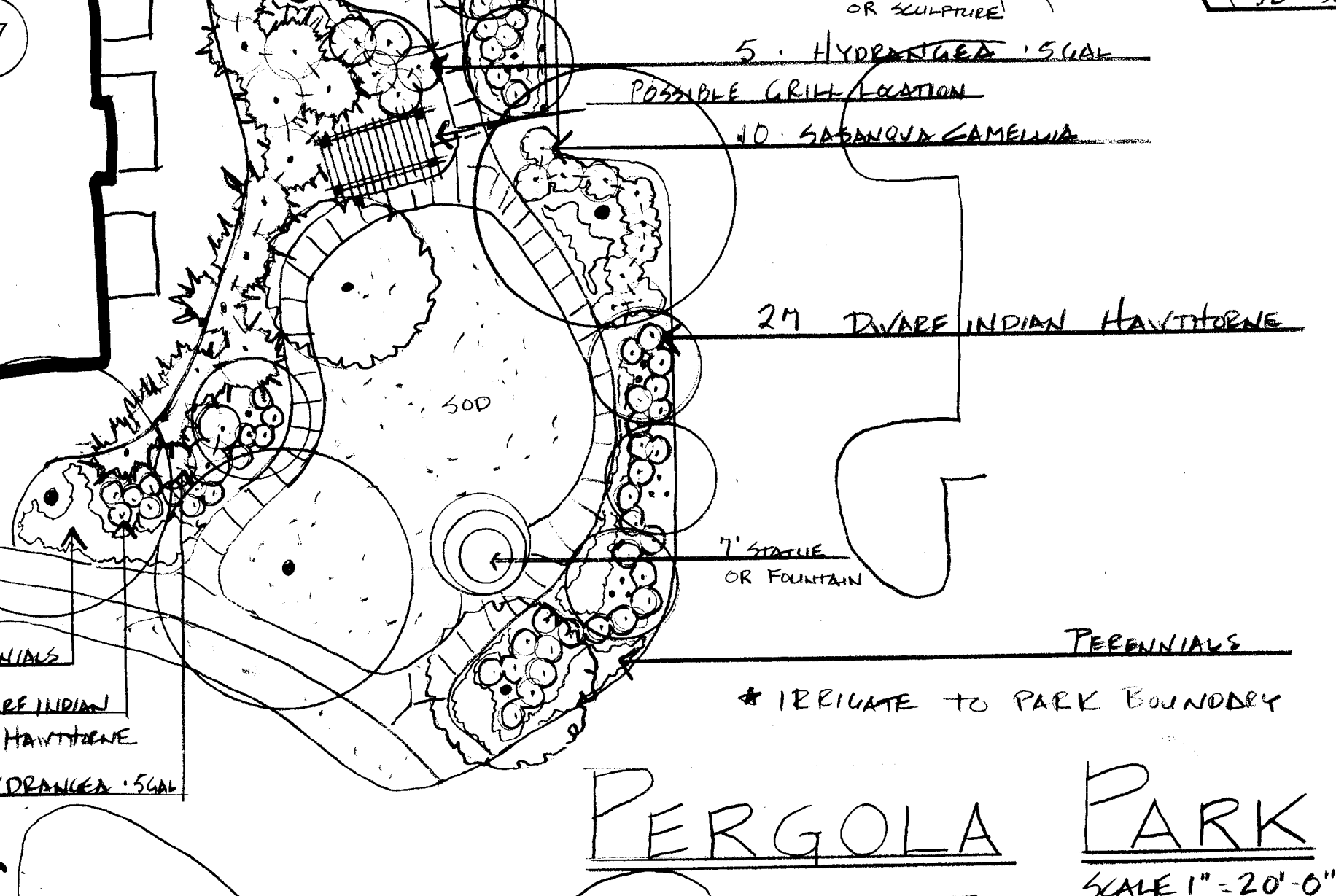
25' CLASS C BUFFER (ALSO SEE DEVELOPMENT STANDARD B(3))

NOTE: SHRUB REQUIREMENT REDUCED BY 25% WITH BERM PER SECTION 12.302(4)



Merryhue Farms Inc. 3044/491

HEARE (ON)



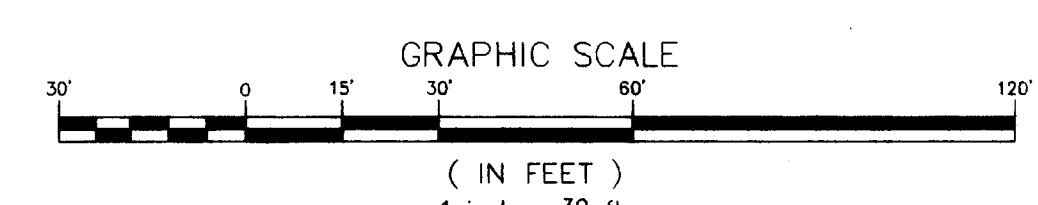
PLANT LIST

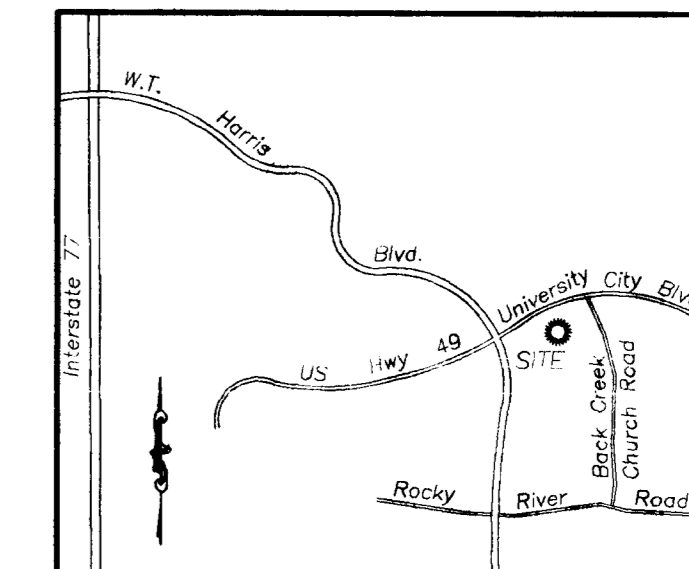
KEY	PLANT NAME	SIZE
+	RED MAPE	2 1/2" CAL.
○	DECIDUOUS SHADE TREE	2 1/2 - 3" CAL + 2 - 2 1/2" CAL.
○	DECIDUOUS SHADE TREE (OAK - A+)	2 1/2 - 3" CAL.
○	RIVER BIRCH	10 - 12' MULTI
○	CRAPE MYRTLE	6 - 8'
○	WEeping WILLOW	2 1/2" CAL + 8' HT +
○	ARISTOCRAT PEAR	2" CAL.
○	YOSHINO CHERRY	2" CAL.

KEY	PLANT NAME	SIZE
○	LOBLOLLY PINE	1 1/2" CAL.
○	LOBLOLLY PINE	7 GAL.
○	EASTERN RED CEDAR	1 1/2" CAL.
○	FORSYTHIA	3 GAL.
○	ELEGANUS	3 GAL.
○	NICK'S COMPACT JUNIPER	3 GAL.
○	NEEDLEPOINT HOLLY	3 GAL.
○	ROSE OLEA BARBERI	3 GAL.
○	CRIMSON PYRAMID BARBERI	3 GAL.
○	VARIATED HEDERA	2 GAL.
○	BIRCH, CRAPE MYRTLE, TREE FORM EVERGREENS ON BUILDING CORNERS NOT A PART OF (SITE) THIS CONTRACT, BUT ARE INCLUDED IN THE BUILDING LANDSCAPE CONTRACT	VARIOUS SIZES

LEGEND

- MB MAILBOX WITH # OF BINS
- STREET SIGN
- STOP SIGN
- U.P.S. #4 REBAR SET
- P/K P/K NAIL SET
- * DUKE POWER 12' TRADITIONAL LIGHT POLE
- PROPOSED VALLEY GUTTER
- R/W RIGHT-OF-WAY
- HC HANDICAP SPACE





VICINITY MAP



SITE SOLUTIONS

Landscape Architecture
Park Planning
Civil Engineering

5311 Severly-Seven Center Drive
Suite 82 • Charlotte, NC 28217
Ph. 704.521.9880 • Fax 704.521.8955
E-Mail: SiteSolutions@aol.com

Seals:

**University Heights
Townhomes**
Charlotte North Carolina

Developed by Portrait Homes 9305-L Monroe Road Charlotte, NC 28270

Project No: 1869

Drawn By: MAM

Designed By:

Checked By:

Date: August 25, 1998

Revisions:

Sheet Title: 'KNOWSLEY SITE'

**Landscape
Plan South**

Sheet No: LA-5



50' CLASS C BUFFER
(ALSO SEE DEVELOPMENT
STANDARD B(3)) - MAY BE
REDUCED PER B(3)(b).

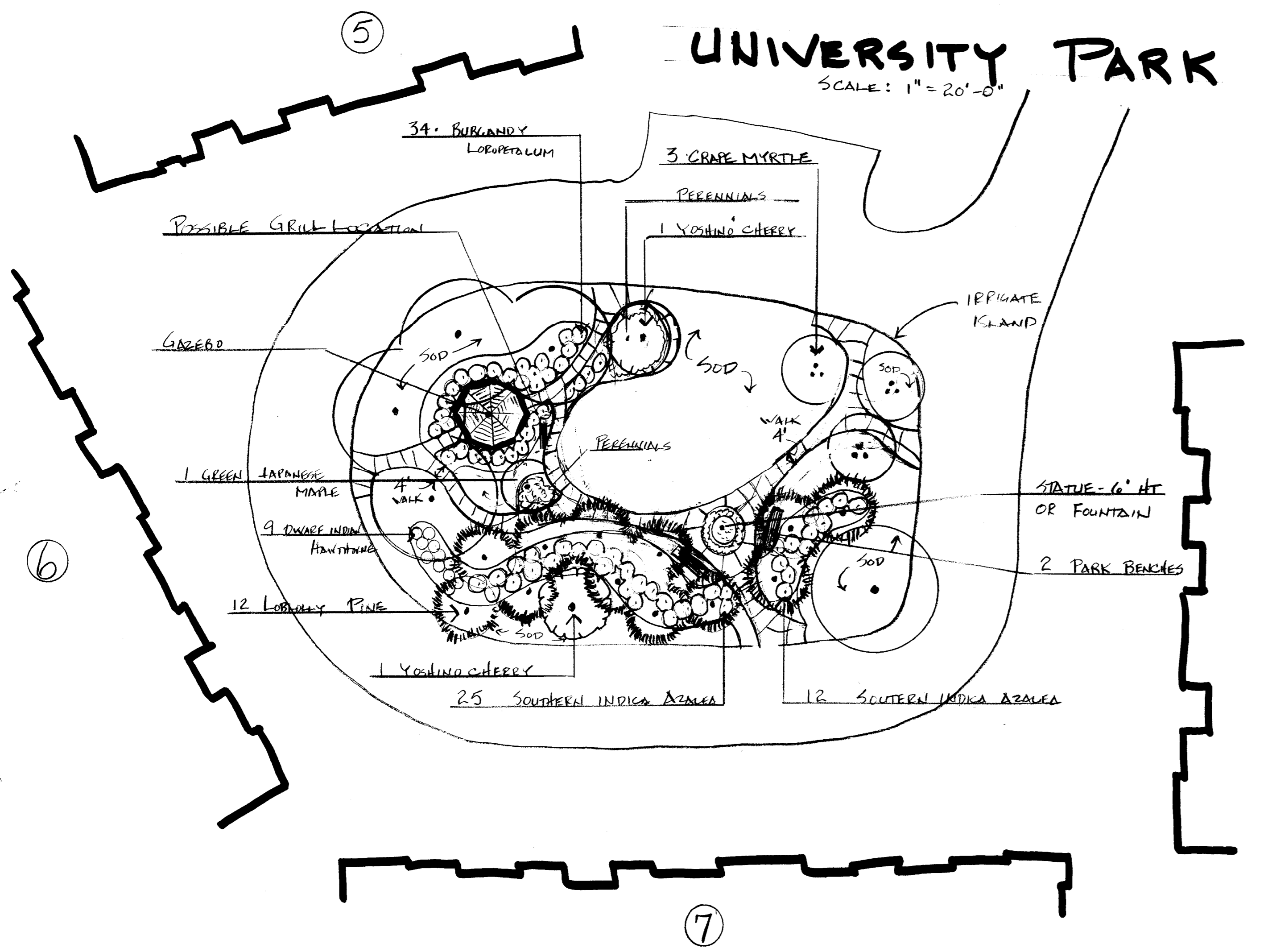
ZONING BOUNDARY

50' UNDISTURBED
CLASS 'C' BUFFER
(ALSO SEE DEVELOPMENT
STANDARD B(3))

Found
#6 Rebar

50' UNDISTURBED
CLASS 'C' BUFFER
(ALSO SEE DEVELOPMENT
STANDARD B(3))

UNIVERSITY PARK
SCALE: 1" = 20'-0"



PLANT LIST

KEY	PLANT NAME	SIZE
(+)	RED MAPLE	2 1/2" - 3" CAL
(○)	DECIDUOUS SHADE TREE	2 1/2" CAL
(●)	DECIDUOUS SHADE TREE	2 1/2" CAL + 2" CAL
(⊖)	WEeping WILLOW	2 1/2" CAL
(⊕)	WEeping WILLOW	8' HT.
(⊙)	LOBLOLLY PINE	1 1/2" CAL
(⊚)	LOBLOLLY PINE	7 GAL
(⊛)	EASTERN RED CEDAR	1 1/2" CAL
(⊜)	RIVER BIRCH	10-12' MULTI
(⊝)	CRANE MYRTLE	6-8' MULTI
(⊞)	YOSHINO CHERRY	8'
(⊟)	ARISTOCRAT PEAR	2" CAL
EA	ELAEAGNUS	3 GAL
AB	ABELIA	3 GAL
CH	CAROLINA HOLLY	3 GAL
VL	VARIEGATED LIRIOPE	QUART.

BLDG'S - CRANE MYRTLES, RIVER BIRCH, MAPLES ARE INCLUDED IN BLDG. LANDSCAPE CONTRACT

LEGEND

- (TB) MAILBOX WITH # OF BINS
- (+/-) STREET SIGN
- (⊖) STOP SIGN
- (I.P.S.) #4 REBAR SET
- (P/K) P/K NAIL SET
- (*) DUKE POWER 12" TRADITIONAL LIGHT POLE
- (---) PROPOSED VALLEY GUTTER
- (R/W) RIGHT-OF-WAY
- (H2) HANDICAP SPACE

