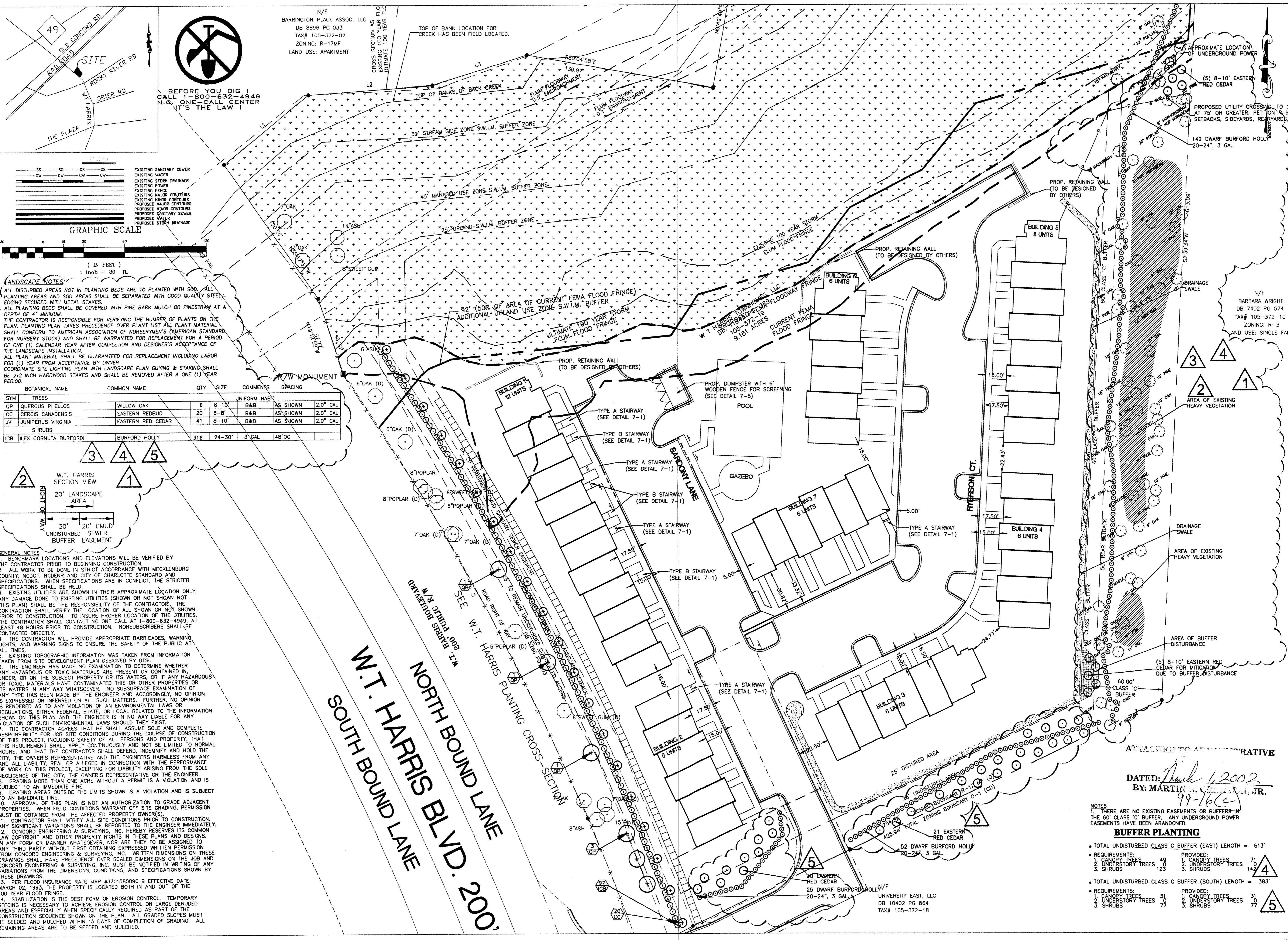


**MORRISON PLACE**  
 CHARLOTTE, NORTH CAROLINA  
**PROPOSED SITE**

PREPARED FOR:  
 DAVID CRAMTON COMPANY  
 100 W. HARRIS BLVD., SUITE 200  
 CHARLOTTE, NC 28202

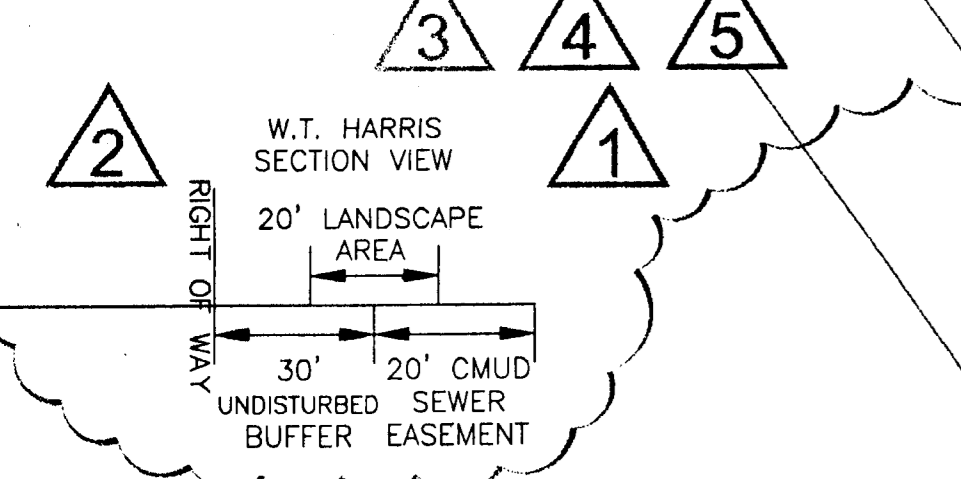


**GRAPHIC SCALE**  
 1 inch = 30 ft

---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAINAGE

**LANDSCAPE NOTES:**  
 1. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO BE PLANTED WITH SOO...  
 2. ALL PLANTING AREAS AND SOO AREAS SHALL BE SEPARATED WITH GOOD QUALITY STEEL...  
 3. ALL PLANTING BEDS SHALL BE COVERED WITH PINE BARK MULCH OR PINESTRAW AT A...  
 4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NUMBER OF PLANTS ON THE...  
 5. ALL PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST. ALL PLANT MATERIAL...  
 6. SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERMEN'S (AMERICAN STANDARD...  
 7. FOR NURSERY STOCK) AND SHALL BE WARRANTED FOR REPLACEMENT FOR A PERIOD...  
 8. OF ONE (1) CALENDAR YEAR AFTER COMPLETION AND DESIGNER'S ACCEPTANCE OF...  
 9. THE LANDSCAPE INSTALLATION.  
 10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR REPLACEMENT INCLUDING LABOR...  
 11. FOR (1) YEAR FROM ACCEPTANCE BY OWNER.  
 12. COORDINATE SITE LIGHTING PLAN WITH LANDSCAPE PLAN GUYING & STAKING SHALL...  
 13. BE 2x2 INCH HARDWOOD STAKES AND SHALL BE REMOVED AFTER A ONE (1) YEAR...  
 14. PERIOD.

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS	SPACING
SYM TREES					
QP	QUERCUS PHAELOS	6	8-10"	B&B	AS SHOWN 2.0' CAL
CC	CERCIS CANADENSIS	20	6-8"	B&B	AS SHOWN 2.0' CAL
JV	JUNIPERUS VIRGINIA	41	8-10"	B&B	AS SHOWN 2.0' CAL
<b>SHRUBS</b>					
ICB	ILEX CORNUTA BURFORDII	316	24-30"	3 GAL	48" OC



**GENERAL NOTES:**  
 1. BENCHMARK LOCATIONS AND ELEVATIONS WILL BE VERIFIED BY...  
 2. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH MECKLENBURG...  
 3. COUNTY, NC DOT, INCORPORATED AND CITY OF CHARLOTTE STANDARD AND...  
 4. SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER...  
 5. SPECIFICATIONS SHALL BE HELD.  
 6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ONLY...  
 7. ANY DAMAGE DONE TO EXISTING UTILITIES (SHOWN OR NOT SHOWN NOT...  
 8. THIS PLAN) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE...  
 9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SHOWN OR NOT SHOWN...  
 10. PRIOR TO CONSTRUCTION. TO INSURE PROPER LOCATION OF THE UTILITIES...  
 11. THE CONTRACTOR SHALL CONTACT NO ONE CALL AT 1-800-332-4268, AT...  
 12. LEAST 48 HOURS PRIOR TO CONSTRUCTION. NONSUBSCRIBERS SHALL BE...  
 13. CONTACTED DIRECTLY.  
 14. THE CONTRACTOR WILL PROVIDE APPROPRIATE BARRICADES, WARNING...  
 15. LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT...  
 16. ALL TIMES.  
 17. EXISTING TOPOGRAPHIC INFORMATION WAS TAKEN FROM INFORMATION...  
 18. TAKEN FROM SITE DEVELOPMENT PLAN DESIGNED BY GTSI.  
 19. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER...  
 20. ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN...  
 21. UNDER OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS...  
 22. OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR...  
 23. ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF...  
 24. ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY NO OPINION...  
 25. IS EXPRESSED OR IMPLIED ON ALL SUCH MATTERS. FURTHER, NO OPINION...  
 26. IS RENDERED AS TO ANY VIOLATION OF AN ENVIRONMENTAL LAW OR...  
 27. REGULATIONS, EITHER FEDERAL, STATE, OR LOCAL RELATED TO THE INFORMATION...  
 28. SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY...  
 29. VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.  
 30. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE...  
 31. RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION...  
 32. OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT...  
 33. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL...  
 34. HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE...  
 35. CITY, THE OWNER'S REPRESENTATIVE AND THE ENGINEERS HARMLESS FROM ANY...  
 36. AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE...  
 37. OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE...  
 38. NEGLIGENCE OF THE CITY, THE OWNER'S REPRESENTATIVE OR THE ENGINEER.  
 39. GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION AND IS...  
 40. SUBJECT TO AN IMMEDIATE FINE.  
 41. GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION AND IS SUBJECT...  
 42. TO AN IMMEDIATE FINE.  
 43. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT...  
 44. PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION...  
 45. MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).  
 46. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION...  
 47. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY...  
 48. IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO...  
 49. ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESSED WRITTEN PERMISSION...  
 50. FROM CONCORD ENGINEERING & SURVEYING, INC. WRITTEN DIMENSIONS ON THESE...  
 51. DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THE JOB AND...  
 52. CONCORD ENGINEERING & SURVEYING, INC. MUST BE NOTIFIED IN WRITING OF ANY...  
 53. VARIATIONS FROM THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS SHOWN BY...  
 54. THESE DRAWINGS.  
 55. PER FLOOD INSURANCE RATE MAP #3701580090 B EFFECTIVE DATE:  
 56. MARCH 02, 1993, THE PROPERTY IS LOCATED BOTH IN AND OUT OF THE...  
 57. 100 YEAR FLOOD FRINGE.  
 58. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY...  
 59. SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENuded...  
 60. AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE...  
 61. CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST...  
 62. BE SEEDED AND MULCHED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL...  
 63. REMAINING AREAS ARE TO BE SEEDED AND MULCHED.

ATTACHED TO ADMINISTRATIVE  
 DATED: March 1, 2002  
 BY: MARTIN R. CRAMTON, JR.  
 99-16(c)

**NOTES**  
 1. THERE ARE NO EXISTING EASEMENTS OR BUFFERS IN...  
 2. THE 60' CLASS 'C' BUFFER. ANY UNDERGROUND POWER...  
 3. EASEMENTS HAVE BEEN ABANDONED.

**BUFFER PLANTING**

TOTAL UNDISTURBED CLASS C BUFFER (EAST) LENGTH = 613'	
REQUIREMENTS:	PROVIDED:
1. CANOPY TREES 48	1. CANOPY TREES 71
2. UNDERSTORY TREES 123	2. UNDERSTORY TREES 142
3. SHRUBS 123	3. SHRUBS 142
TOTAL UNDISTURBED CLASS C BUFFER (SOUTH) LENGTH = 383'	
REQUIREMENTS:	PROVIDED:
1. CANOPY TREES 31	1. CANOPY TREES 31
2. UNDERSTORY TREES 77	2. UNDERSTORY TREES 77
3. SHRUBS 77	3. SHRUBS 77

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

DATE: March 1, 2002

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 99-16(c) by The Crosland Group, Inc.

Attached is a specific landscape plan for a portion of the above petition. The plan indicates specific planting in the buffers and setback along W.T. Harris Boulevard. The conditional site plan for this parcel noted that portions of these areas would remain undisturbed which did not occur. Since this plan addresses how these areas will be re-vegetated I am administratively approving this landscape plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.