

FOR PUBLIC HEARING  
PETITION NO. 97-12(c)

# PIPER GLEN VILLAGE CHARLOTTE, NC

**LEGEND**

■ DENOTES LANDSCAPED AREA

↑ FULL ACCESS PERMITTED

⚠ RESTRICTED ACCESS PERMITTED

**SITE DATA**

EXISTING ZONING: COMMERCIAL CENTER DEVELOPMENT (CC) DISTRICT  
 REQUESTED ZONING: SITE PLAN AMENDMENT TO EXISTING (CC) ZONING  
 TOTAL SITE AREA: 60.81 AC  
 TOTAL PROPOSED BUILDING AREA: 487,000 SQ-FT

**STREET DIMENSIONS AND DETAILS**

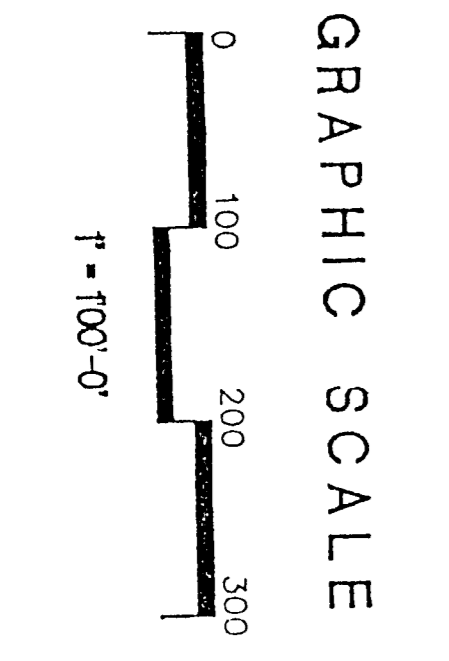
1. The roadway improvements of each driveway into the site shall be made by the Owner or Owners in accordance with the recommendations of the following traffic consultant and the engineering and design of each driveway shall be approved by the Wake County Engineering Department prior to the start of construction. The traffic consultant shall be selected by the Owner or Owners and shall be responsible for the design and construction of the driveway improvements. The traffic consultant shall also be responsible for the design and construction of the driveway improvements. The traffic consultant shall also be responsible for the design and construction of the driveway improvements.

**GENERAL PROVISIONS**

1. The lot area of all structures shall be 477,000 square feet.

2. The site may be divided into any use (including any accessory use) which is permitted by light or under permitted conditions in a Commercial Center Development (CC) District unless otherwise stated in the site plan.

3. The site plan shall be subject to the provisions of the Comprehensive Zoning Ordinance of the City of Charlotte, North Carolina, and any amendments thereto.

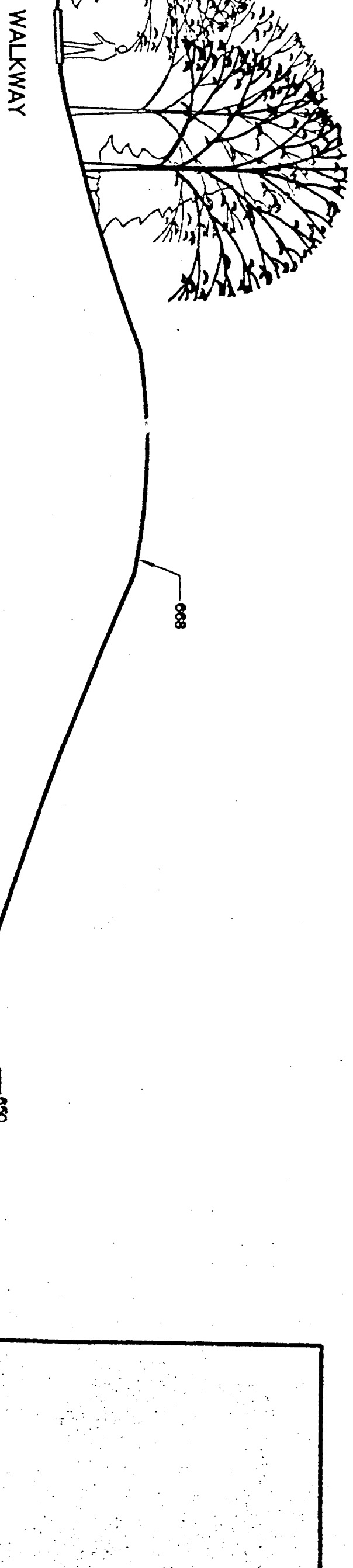


APPROVED BY COUNTY COMMISSION  
DATE 5/13/97

**Crosland Retail**  
77-12(c)

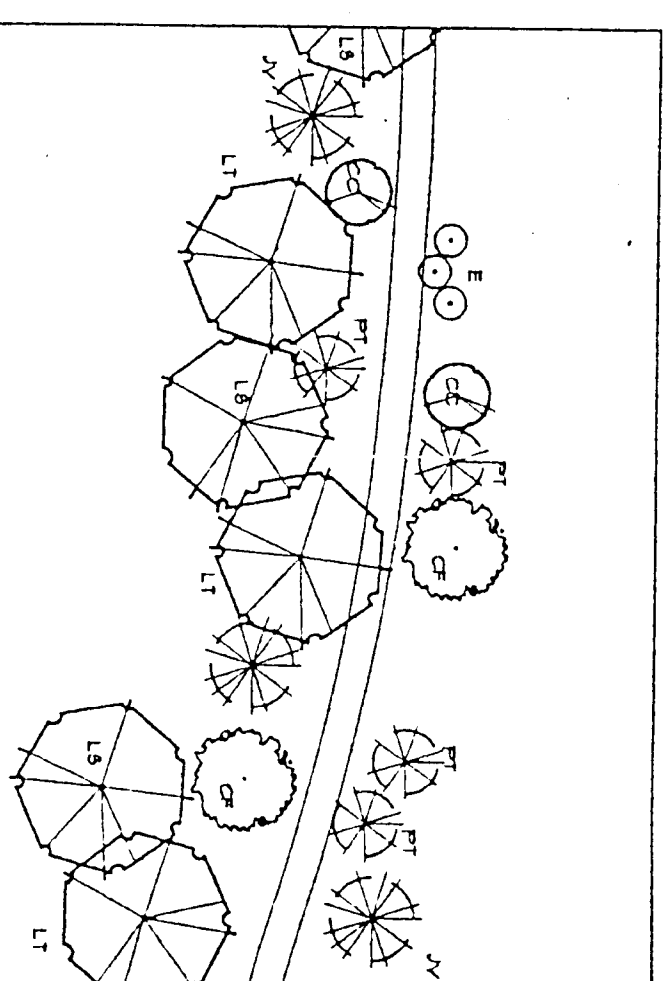
**THE CROSLAND GROUP, INC.**  
125 Scaleybark Road  
Charlotte, NC 28209  
(704) 523-0272

Project Number	03-4275-01
Sheet	RZ-1
Date	1-2-97
Drawn By	JML
Checked By	JML
Project	PIPER GLEN VILLAGE CHARLOTTE, NORTH CAROLINA
Sheet Title	EXHIBIT 'A' TECHNICAL DATA SHEET

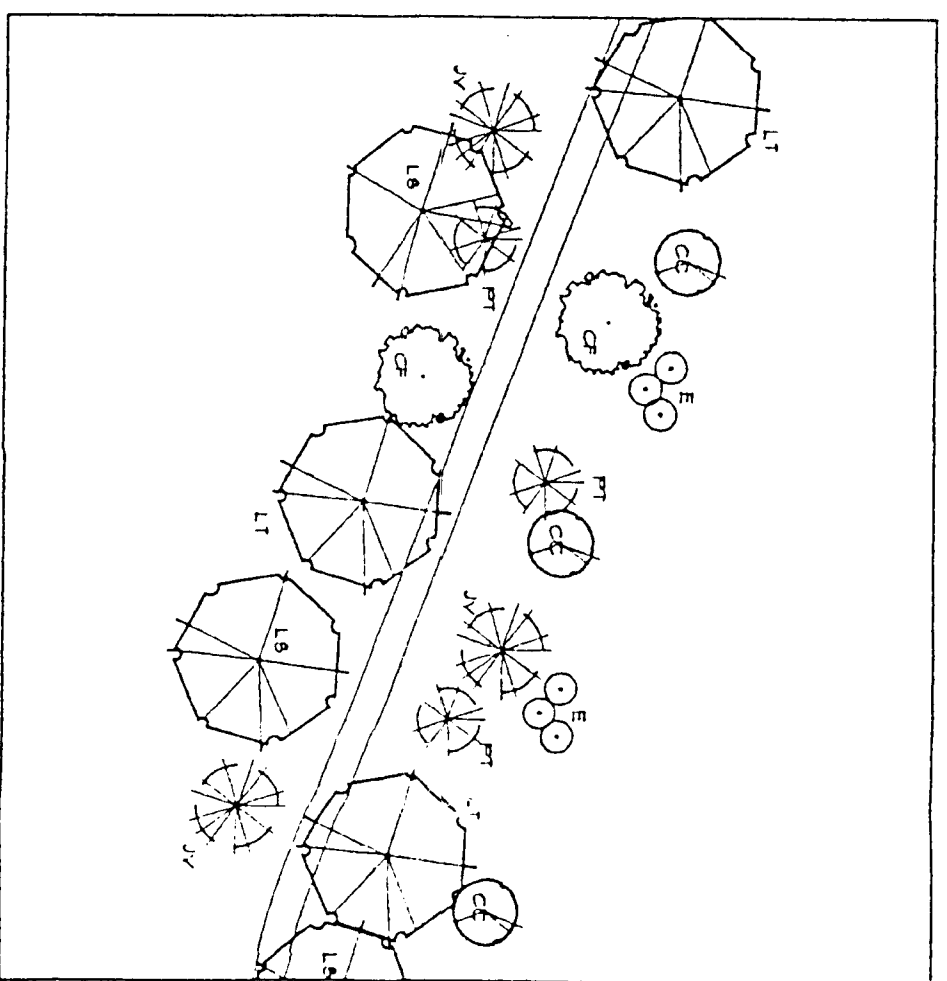


SECTION A

### PLANTING CONCEPTS:



PLAN DETAIL 1 1"-30"



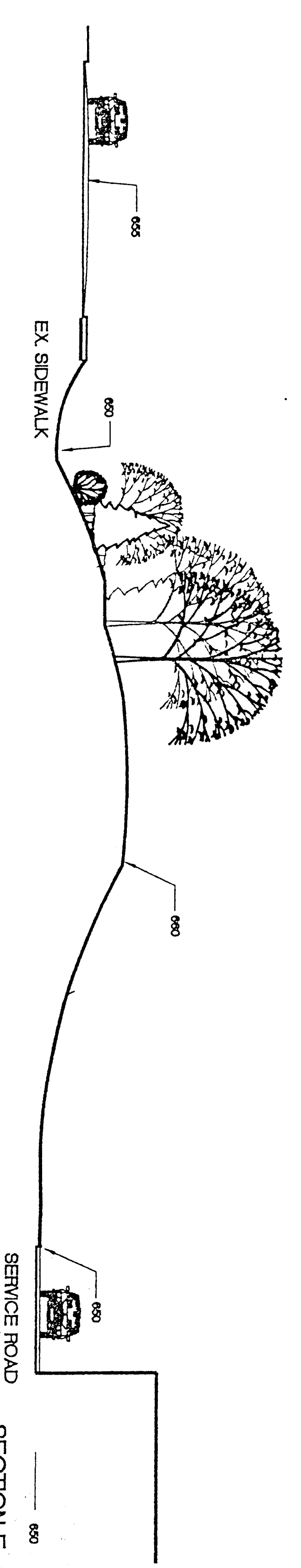
PLAN DETAIL 2 1"-30"

KEY	PLANT NAME	SIZE AT REGULATION
PT	LOBLOLLY PINE	8'-10'
JV	VIRGINIAN RED CEDAR	6'-8'
LT	TULIP POPLAR	2-2 1/2' GAL
LS	SWEET GUM	2-2 1/2' GAL
E	ELEAGNUS	5 GAL
CC	HEDBUD	6'-8'
CF	DOGWOOD	3 GAL

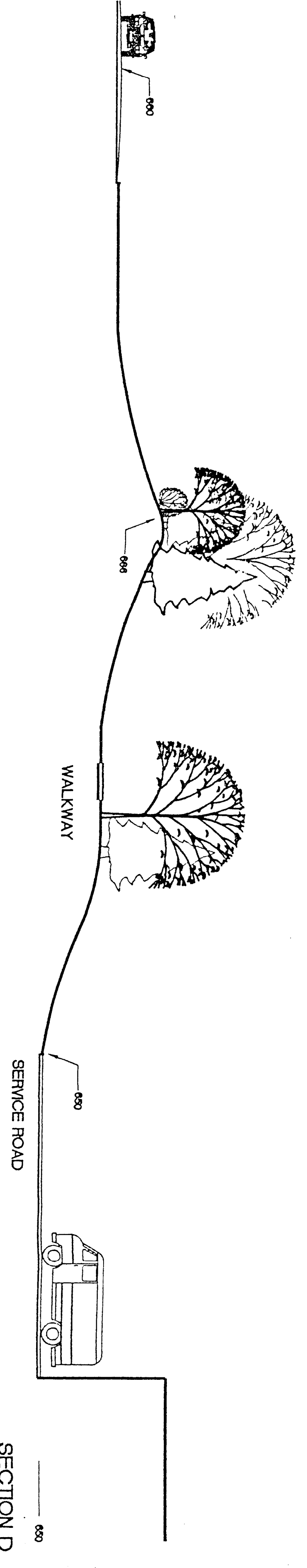
### PLANTING SCHEDULE

SCHEMATIC PLANT SELECTIONS ONLY

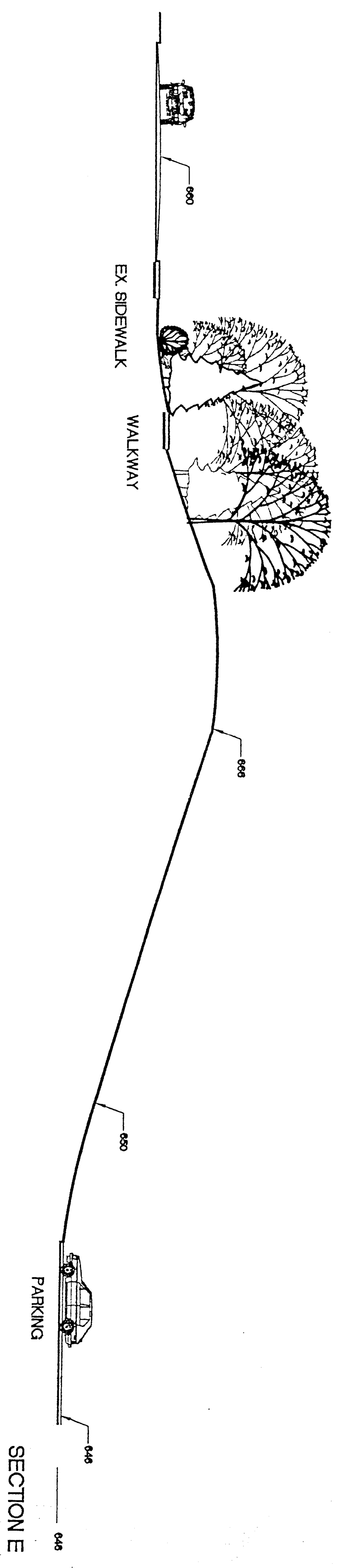
NOTES:  
THESE SECTIONS AND PLANTING DESIGNS ARE BASED ON PRELIMINARY GRADING PLANS AND ARE INTENDED TO DETERMINE THE GENERAL GRADE ELEVATIONS AND LANDSCAPE TREATMENT AND PLANTING SCHEDULE. THE DESIGNER RESERVES THE RIGHT TO MAKE VARIATIONS OR MODIFICATIONS BASED ON FINAL GRADING PLANS AND FINAL RESTRAINTS.



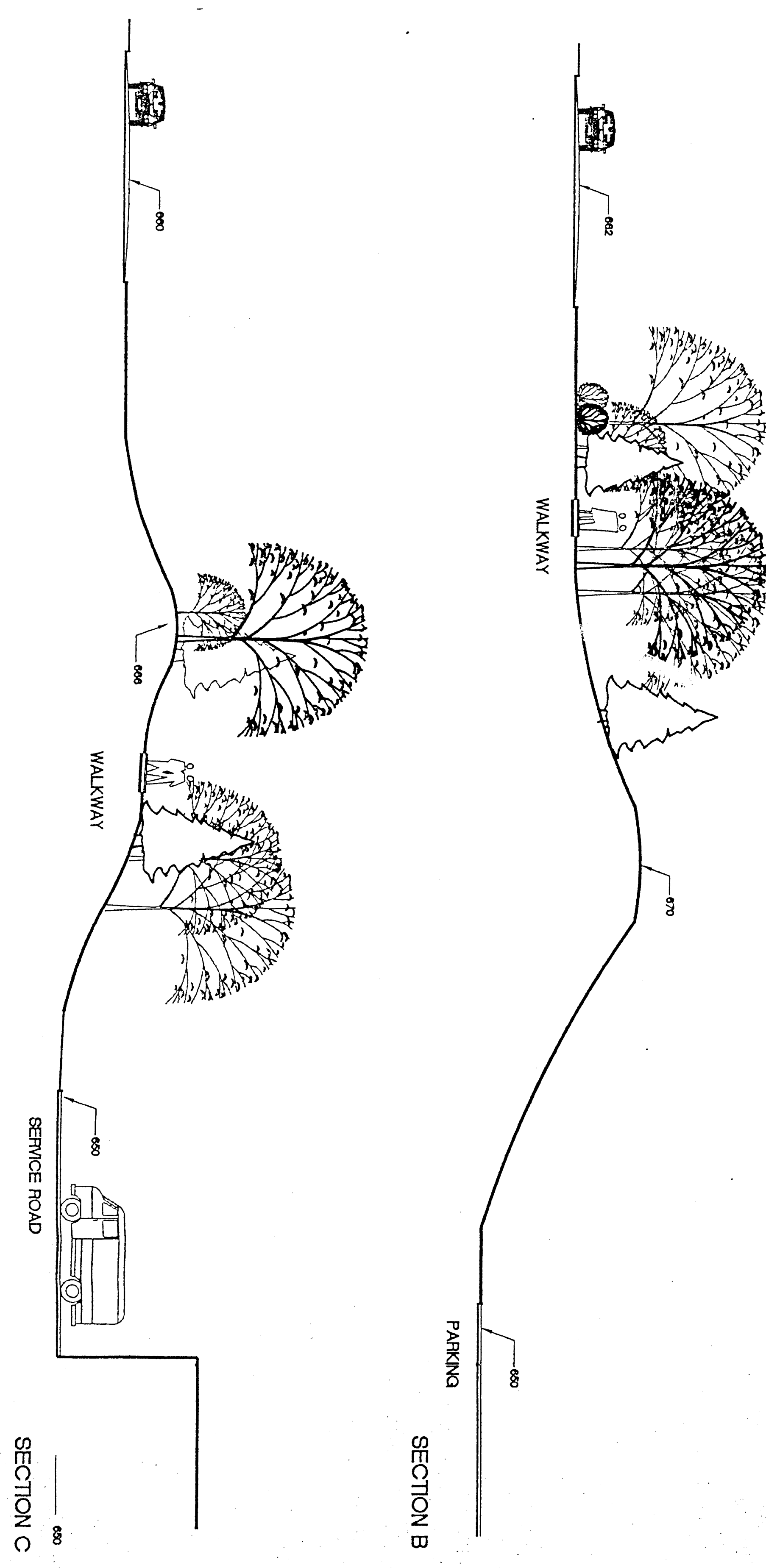
SECTION F



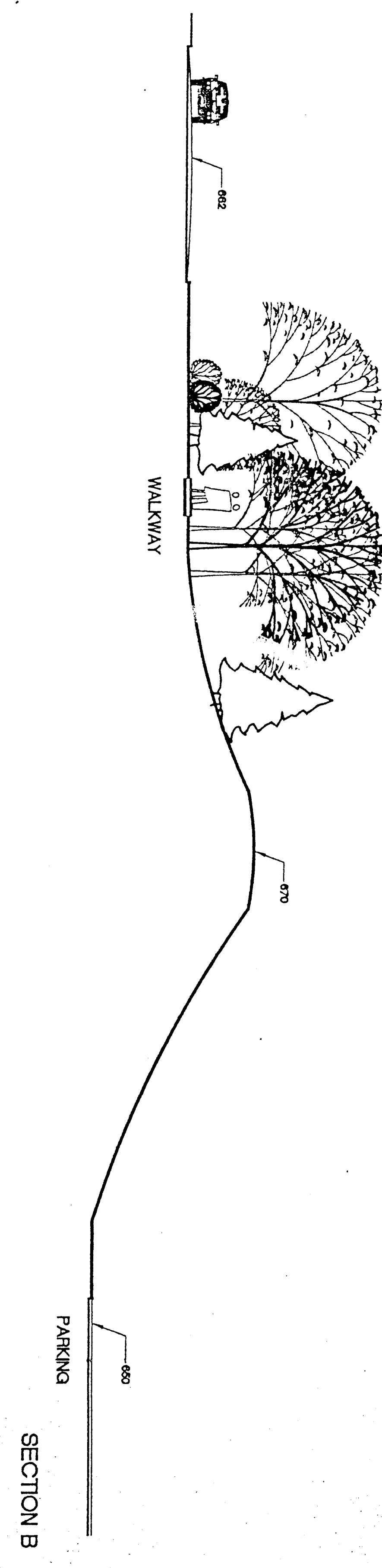
SECTION D



SECTION E



SECTION C



SECTION B

Croftland Retail

THE CHRISTIAN AND FAMILIAR INC.  
122 Sealeyville Road  
P.O. Box 28289  
Ft. Mill, SC 29504

### SECTIONS

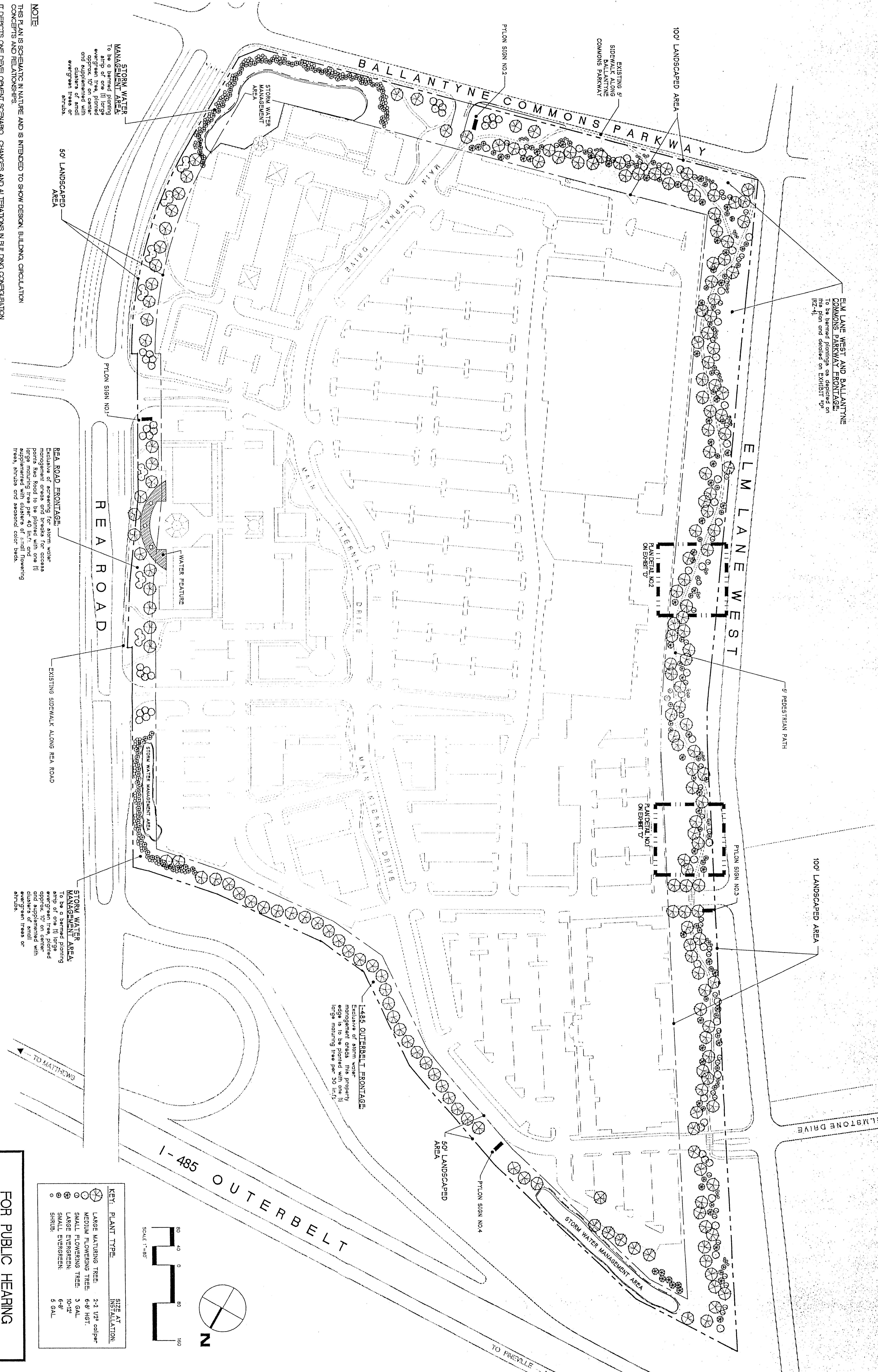
Division President	WYETTS
Job Captain	HOLLIFIELD
Drawn By	JTM
Date Drawn	3-8-97
Drawing File Name	
Revisions	
Issue Date	4-22-97
Project Number	03-4275-01
Sheet	RZ-4

Project: PIPER GLEN VILLAGE  
CHARLOTTE, NORTH CAROLINA  
SECTION EXHIBIT "D"  
SECTIONS AND PLAN DETAILS

Little & Associates Architects  
1000 North Tryon Street  
Charlotte, NC 28202  
704.333.7800 Fax  
704.333.8000

# PIPER GLEN VILLAGE CHARLOTTE, NC

**NOTE:**  
THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING, CIRCULATION CONCEPTS AND RELATIONSHIPS.  
IT DEPICTS ONE DEVELOPMENT SCENARIO. CHANGES AND ALTERATIONS IN BUILDING CONFIGURATION, SIZE AND LAYOUT ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE TECHNICAL DATA SHEET).  
THE ARRANGEMENT AND LOCATIONS OF BUILDINGS ALONG REA ROAD, BALLANTYNE COMMONS PARKWAY AND ELM LANE WEST DEPICTED ON THIS PLAN (P. 9) ARE SCHEMATIC IN NATURE. ACCORDINGLY, THE PERMITS PRESERVE THE RIGHT TO MAKE OTHER PERMITTED MODIFICATIONS TO THIS PLAN BASED ON FINAL BUILDING ARRANGEMENTS AND LOCATIONS AND SUBJECT TO THE APPROVAL OF TOWN ADMINISTRATION AND PLANNING STAFF.



KEY: PLANT TYPE	SIZE AT INSTALLATION
⊗	LARGE MATURING TREE: 2-2 1/2' caliper
⊙	LARGE FLOWERING TREE: 6-8' HGT.
⊚	SMALL FLOWERING TREE: 3 GAL.
⊛	LARGE EVERGREEN: 10-12' 6-8'
⊜	SMALL EVERGREEN: 5 GAL.
⊝	SHRUB

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PETITION NO. 97 - 12(c)

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125 Sateybank Road  
Charlotte, NC 28209  
(704)523-0272