

Permitted Development Within the Site:

Retail Permitted	60,000 S.F. MAX.
Retail Provided	58,735 S.F. MAX.

Required Landscaping:	
Total Parking Area	144,308.78 S.F.
Interior planting & landscaping	<u>53</u>
Total Landscaping Required	7,215.50 S.F.
Total Landscaping Shown	7,788.00 S.F.

Parking Requirements:
(Per Meck. Co. Zoning Ordinance Sec. 2002.30)

5 spaces/1000 SF Floor Area Used For Sales	221 Spaces
1 space per each 2 employees	30 Spaces
Total Spaces Required	251 Spaces
Total Spaces Provided	295 Spaces

GENERAL CONDITIONS

- ALL SITE YARDS, SET BACK AND REAR YARDS WILL BE MEASURED FROM EITHER PROPERTY LINES OR HIGHWAY RIGHT OF WAY LINES. NO STRUCTURE OR PARKING FACILITY WILL BE BUILT WITHIN ANY AREA DESIGNATED AS A BUFFER ZONE.
- THE BUFFER AREAS EXTENDING AROUND THE PERIMETER OF THE SITE ARE TO REMAIN AS OPEN SPACE AND, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN, BICYCLE AND GOLF CART PATHWAYS, WALLS, BERMS, FENCES, SIGNS, GRAPHICS OR UTILITY CONSTRUCTION AND, WILL BE RESTRICTED FROM FUTURE DEVELOPMENT.
- IN BUFFER ZONES WHERE EXISTING NATURAL VEGETATION HAS BEEN EXCESSIVELY REMOVED TO ACCOMMODATE BERMS, WALLS, FENCES, SIGNS AND GRAPHICS OR UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREA WILL BE LANDSCAPED WITH TREES AND/OR SHRUBS UNLESS APPLICABLE ORDINANCES OR CONSTRAINTS IMPOSED BY UTILITY COMPANIES WOULD PROHIBIT SUCH LANDSCAPING.
- IN ADDITION TO THE FOLLOWING ALL SIGNS AND GRAPHICS WILL BE DESIGNED AND ERECTED IN COMPLIANCE WITH THE APPLICABLE ORDINANCE:
- A) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
 - B) A PROJECT IDENTIFICATION SIGN WILL BE LOCATED AT THE INTERSECTION OF REA ROAD EXTENSION AND THE EAST-WEST COLLECTOR.
 - C) ALL SIGNS WILL BE FIXED AND WILL NOT FLASH OR ROTATE.
 - D) NO SIGNS WILL BE MOUNTED ON THE ROOF.
 - E) SIGNAGE SHALL BE COORDINATED WITH OTHER PIPER GLEN SIGNAGE.
- ALL ARCHITECTURAL CONTROLS WILL BE MET AS FOLLOWS:
- A) ROOFTOP MECHANICAL AND ELECTRICAL EQUIPMENT AND MOUNTED GROUND MOUNTED UTILITIES WILL BE SCREENED.
 - B) ALL LOADING AND SERVICE AREAS WILL BE SCREENED.
 - C) FIRE HYDRANT SPACING AND MANEUVERING ROOM FOR FIRE VEHICLES WILL BE PROVIDED IN ACCORDANCE WITH CITY-COUNTY STANDARD MINIMUM EFFECT AT THE TIME BUILDING PERMITS ARE REQUESTED.

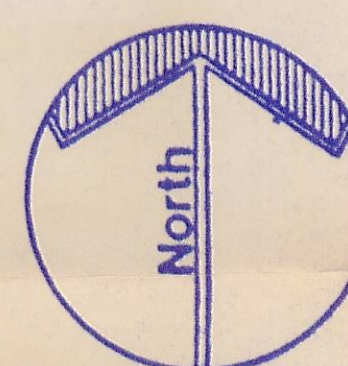
6. EXTERIOR LIGHTING

CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT.



LEGEND

INTERIOR LANDSCAPING



SCALE: 1" = 40'

ADMINISTRATIVELY APPROVED
7789 By MARTIN R. Cramton, Jefe

**GIFFORD
NIELSON
ASSOCIATES**

THE SHOPS AT
PIPER GLEN

ALTERNATE SITE PLAN

PROJECT	
26085	
DATE	4/24/89
DESIGN	TAL
DRAWN	MB
CHECK	TAL
REVISONS	
①	New Parting 6-26-88
②	Sub. per A.C. 3/2/89
③	DUMPSTER / ONLY 140
④	
⑤	
SHEET	
1	OF 1

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: July 7, 1989

TO: Robert Brandon
Zoning Administrator

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

SUBJECT: Administrative Change to Specific Plans for Parcel #4
of Petition No. 86-4(c)

Attached is a set of revised plans for Parcel #4 at Piper Glen. The plan has been revised to show additional square footage and additional parking spaces. Also attached is a revised landscape plan reflecting the changes to the parking areas. Since these changes are minor and do not effect adjoining property I am administratively approving these plans. Please use these plans when evaluating requests for building permits.

HRCjr:KM:cln

Attachments

once admin's hatine approved
dated 02/06/91

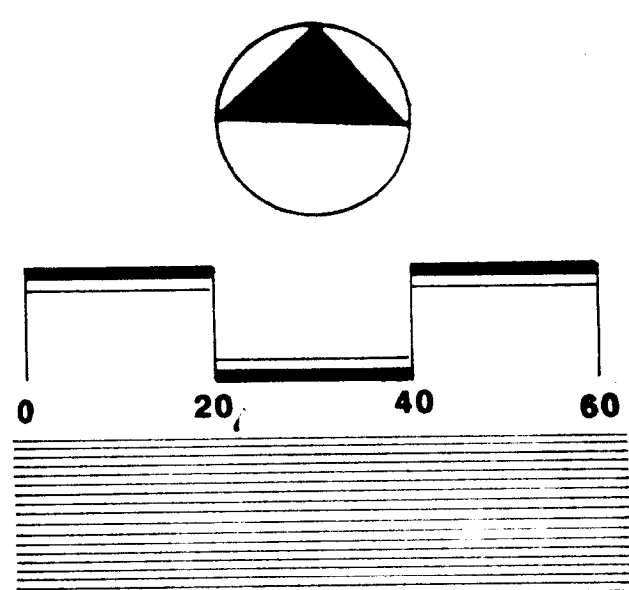
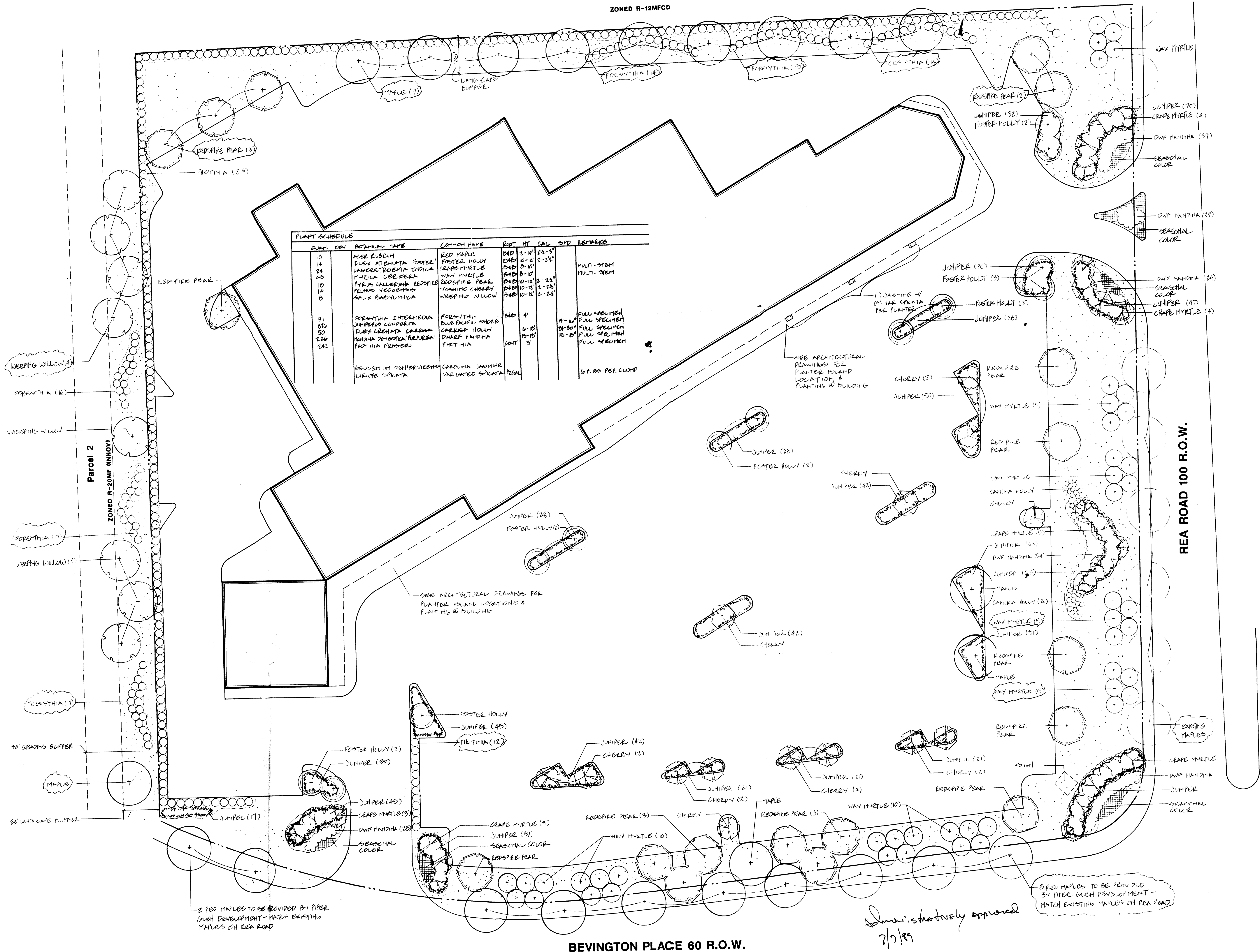
Parcel 3
ZONED R-12MFCDC

DEREK
CHURCH
WILLIAMS

Landscape Architecture

300 East Boulevard
Suite 3-B
Charlotte, North Carolina 28203
704/373-0069

THE SHOPS AT
PIPER GLEN



Project Coordinator:
Date: 31 MARCH 1989
Revision: 4 APRIL 1989 / 26 JUNE 1989
2 MAY 1989

Sheet:

VICINITY MAP NTS

DEVELOPMENT ANALYSIS PARCEL #4 PER PETITION 86-4(C)

Permitted Development Within the Site:
Retail Permitted 60,000 S.F. MAX.
Retail Provided 58,735 S.F. MAX.

Design Guidelines:
Height Restriction 2 STORIES MAX.

Required Landscaping:
Total Parking Area 144,308.78 S.F.
Interior Landscaping Required 51
Total Landscaping Required 7,215.50 S.F.
Total Landscaping Shown 7,788.00 S.F.

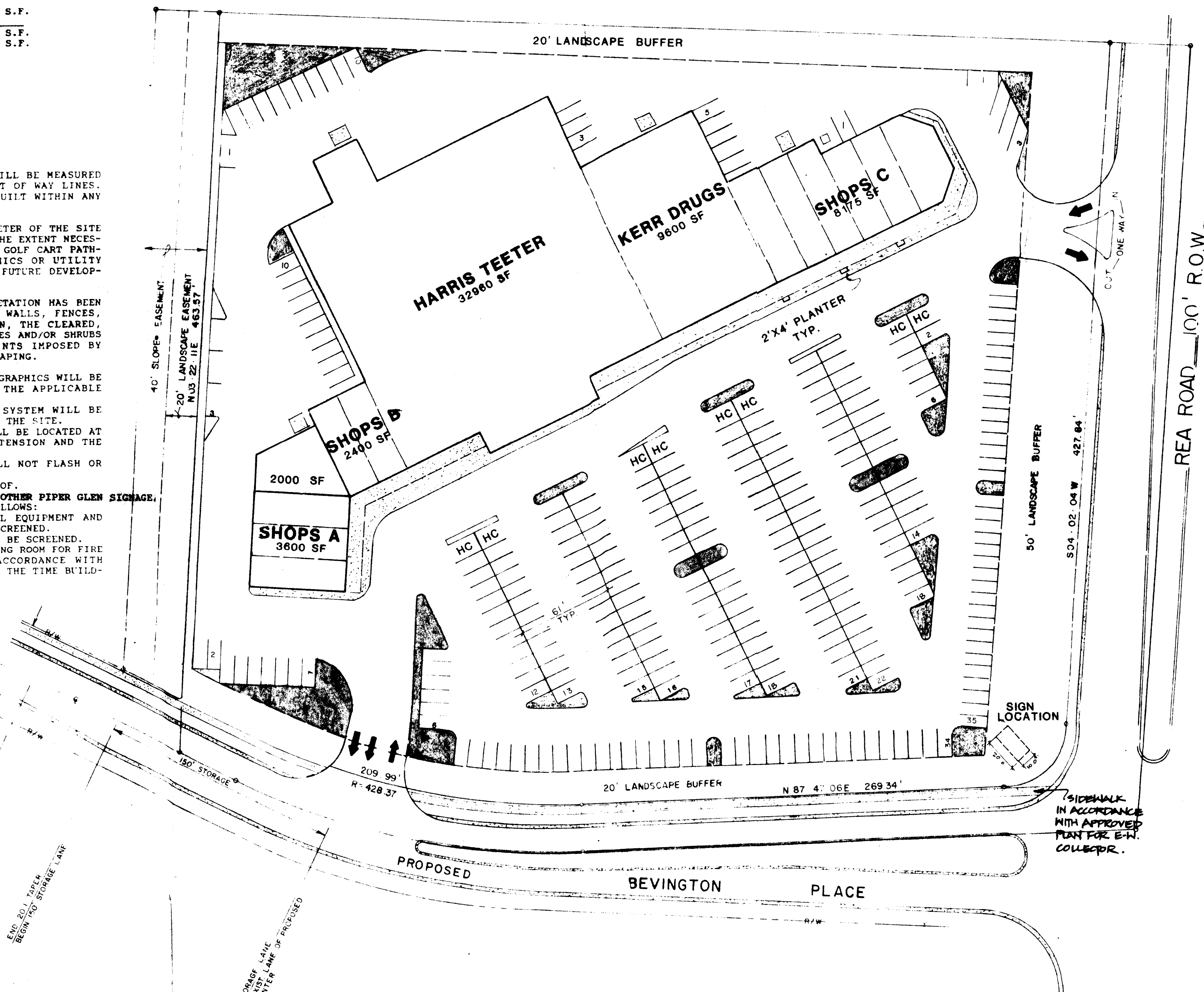
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(Per Meck. Co. Zoning Ordinance Sec. 2002.30)
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For Sales 221 Spaces
1 space per each 2 employees 30 Spaces
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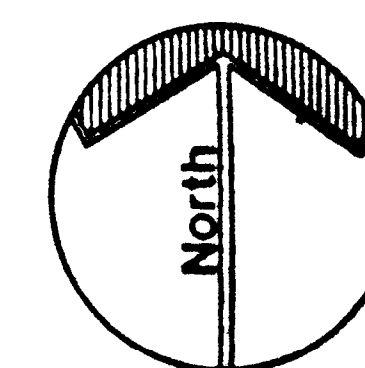
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LEGEND

INTERIOR LANDSCAPING



SCALE: 1" = 40'

ADMINISTRATIVELY APPROVED
9/9/89 By MARTIN R. CRAWFORD, JR.

GIFFORD
NIELSON
ASSOCIATES

THE SHOPS AT
PIPER GLEN

ALTERNATE SITE PLAN

PROJECT
26085

DATE 4/1/89
DESIGN TAL
DRAWN MS
CHECK TAL

REVISIONS
① Rev. Parking Layout
② Rev. Site Landscaping

SHEET

1 of 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: July 7, 1989

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Crawford, Jr.
Planning Director

SUBJECT: Administrative Change to Specific Plans for Parcel #4
of Petition No. 86-4(c)

Attached is a set of revised plans for Parcel #4 at Piper Glen. The plan has been revised to show additional square footage and additional parking spaces. Also attached is a revised landscape plan reflecting the changes to the parking areas. Since these changes are minor and do not effect adjoining property I am administratively approving these plans. Please use these plans when evaluating requests for building permits.

MRCjr:RM:cin
Attachments

see Administrative Approval
dated 02/20/91

ZONED R-12MFCD

PLANT SCHEDULE							
QUNT.	CON	BOTANICAL NAME	COMMON NAME	ROOT	HT	SPD	REMARKS
13		ACER RUBRUM	RED MAPLE	DBD	2'-4"		
14		ILEX ATREHATA 'FOSTER'	FOSTER HOLLY	DBD	10-12'	2-2 1/2"	
24		LAGERSTROEMIA INDICA	CRAP MYRTLE	DBD	0-10'		MULTI-STEM
5		MELICA CERIFERA	WAX MYRTLE	DBD	0-10'		MULTI-STEM
10		MYRUS CALLENDINA REDSPICE	REDSPICE PEARL	DBD	10-12'	2-2 1/2"	
14		PERNIX YEDODITHA	YOSHINO CLEMAY	DBD	10-12'	2-2 1/2"	
0		SAURIC RABULITHICA	WEBBER WILLOW	DBD	10-12'	2-2 1/2"	
91		FORSTHIA INTERMEDIA	FORSTHIA	DBD	4'		FULL SPECIMEN
8%		JUNIPERUS CONFERTA	BLUE PINES				FULL SPECIMEN
260		ILEX CRISTATA CAROLINA	CAROLINA HOLLY		4-15'	14-18"	FULL SPECIMEN
242		RAINDIA POMOTICA 'PEARLSEA'	PEARL RAINDIA		15-18'	15-18"	FULL SPECIMEN
		PHOTINIA FRANGENS	PHOTINIA	CONT	3'		FULL SPECIMEN
		GEUSEMIUM ZETTERVIRENS	CAROLINA JASMINE				
		LIRODIA SPICATA	VARIATED SPICATA	1/2CAL			6 DBS PER CLUMP

Landscape Architecture

300 East Boulevard
Suite 3-B
Charlotte, North Carolina 28203
704/373-0069

THE SHOPS AT PIPER GLEN

REA ROAD 100 R.O.W.

BEVINGTON PLACE 60 R.O.W.

Administratively approved
7/7/89

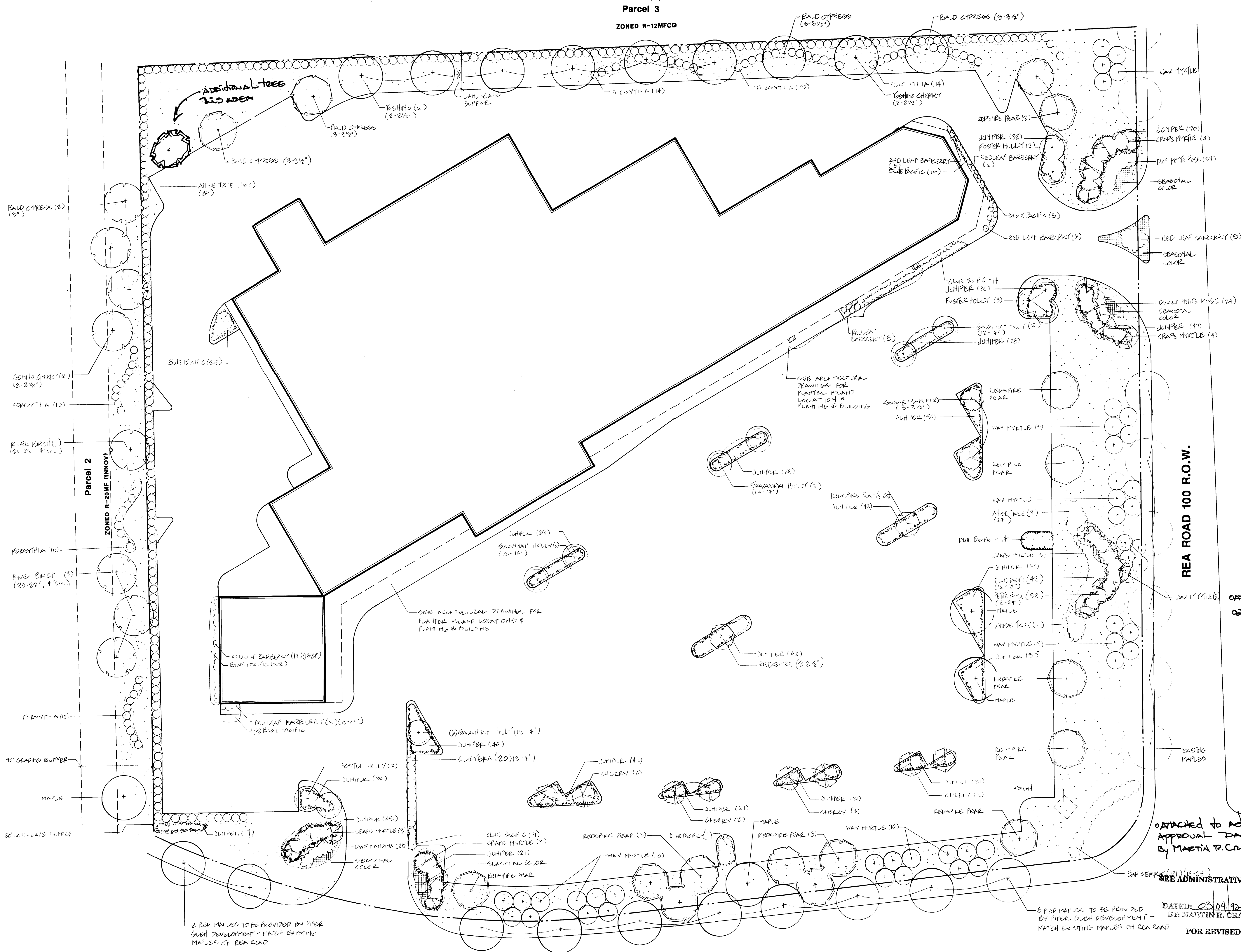
Project Coordinator:

Date: 31 MARCH 1989

Revision: 4 APRIL 1989 / 26 JUNE 1989

3 MAY 1981

Sheet:



Derek Church Williams
Landscape Architecture
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704.373.0069

THE SHOPS AT PIPER GLEN
Alan Collins
373-0204
312-0053

ATTACHED TO MEMO DATED 02/26/91 BY MARTIN R. CRAMTON, JR.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 02/26/91 BY MARTIN R. CRAMTON, JR.

Project Coordinator: **DATE: 21 MARCH 1989**
Revision: 1 MARCH 1989 / 20 JUNE 1989
SEE ADMINISTRATIVE APPROVAL
DATE: 03/09/92 BY MARTIN R. CRAMTON, JR.
FOR REVISED PLAN

BEVINGTON PLACE 60 R.O.W.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 26, 1991
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director
SUBJECT: Administrative Change to Specific Plans for Parcel #4 of Petition No. 86-4(c)
Attached is a revised landscape plan for parcel #4 of the Piper Glen development. The plan has been revised to allow the developer to substitute some existing trees at the corner of Bevington Place and Rea Road for the landscaping previously approved. However, if these existing trees are to die, landscaping as per the originally approved plan will be required. The new landscaping as per the plan involves changes to the type of plant material that is to be planted. Since these changes are minor and do not affect the exterior yards, I am administratively approving this plan. Please use it when evaluating requests for building permits and certificates of occupancy.

MRC:jc/04m13
Attachment

Parcel 3
ZONED R-12MFCD

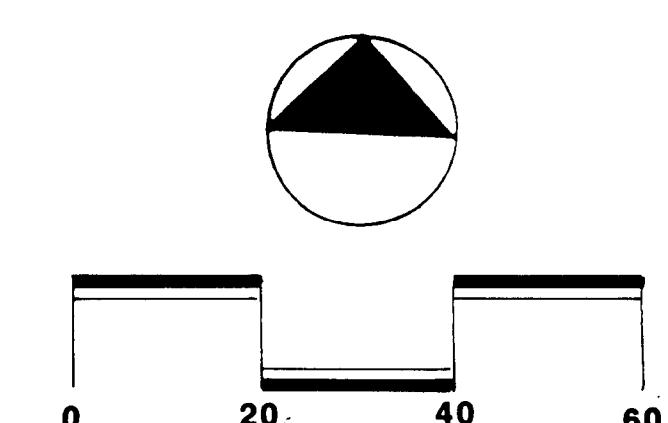
DEREK
CHURCH
WILLIAMS

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Charlotte, North Carolina 28203
704/373-0069

THE SHOPS AT PIPER GLEN

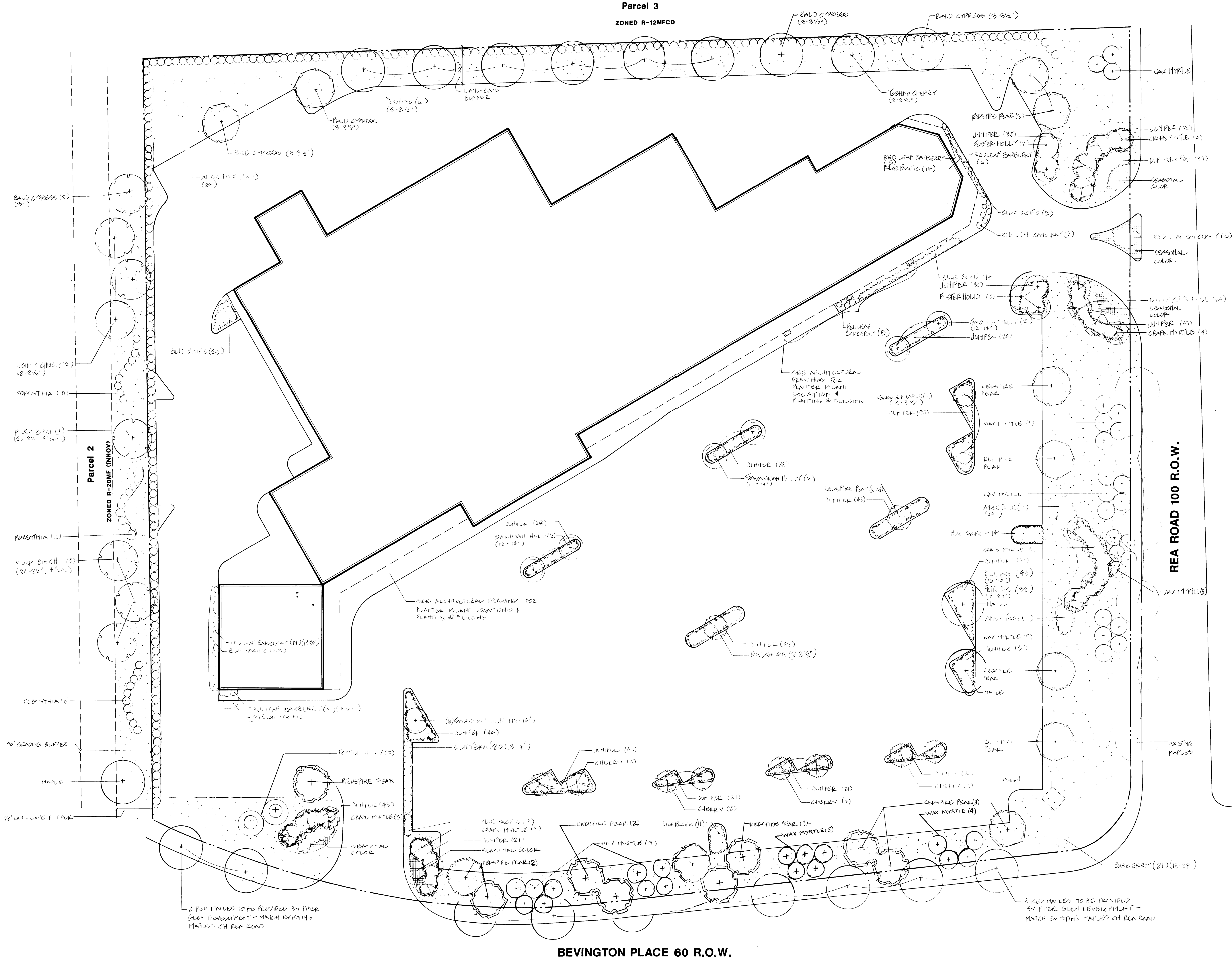
ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 03/01/92
BY: MARTIN R. CRAMTON, JR.



Project Coordinator:
Date: 11 MAR 1981
Revision: 4 APR 1981 / 26 JUN 81
3 MAY 1981 / 26 FEB, 1981

Sheet:



**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: March 4, 1992

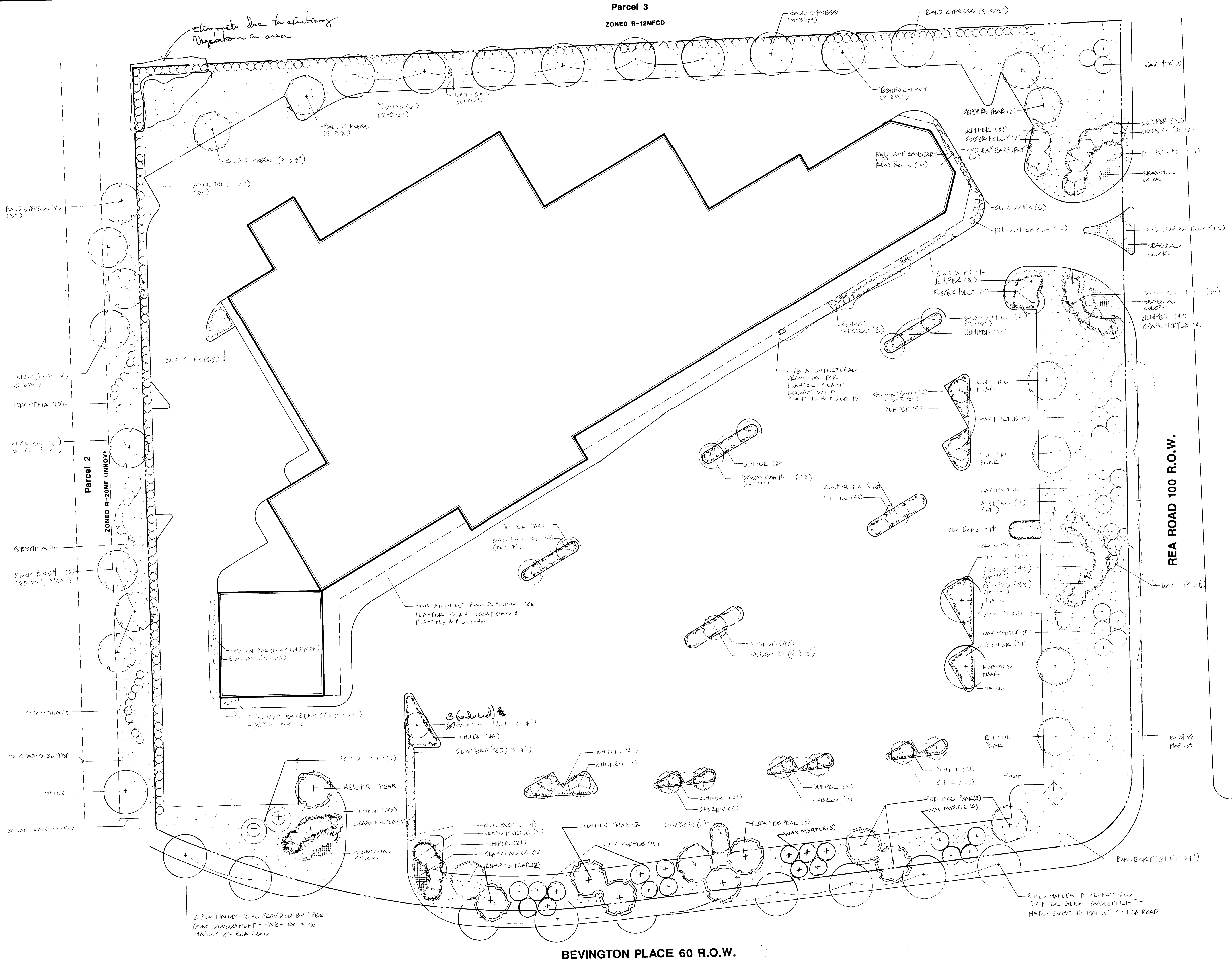
TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval to Specific Landscape Plan for Parcel #4 at
Piper Glen, Part of Petition No. 86-44(c), Tax Parcel No. 225-061-01,
225-011-03, 07, 225-021-01, 225-031-01, 225-041-01, 225-051-01.

Attached is a revised landscape plan for parcel #4 at Piper Glen. Minor changes have been made to the plan to recognize the existing field conditions. Since these changes are minor I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

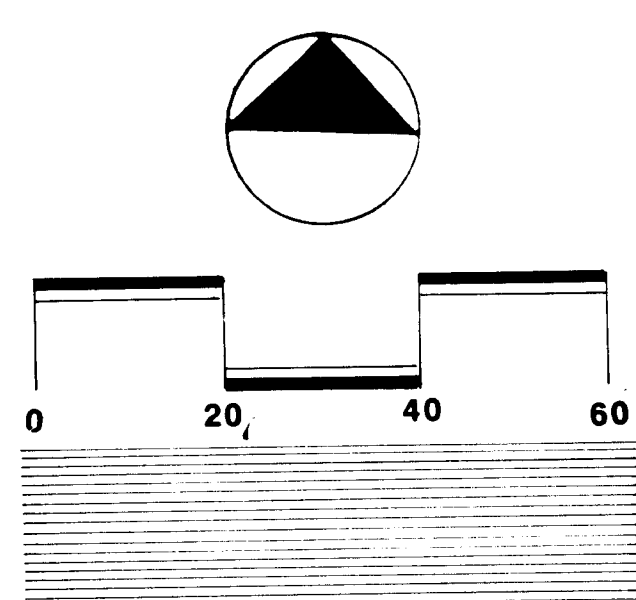
MRCjr/KHM/cln
Attachment



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704/373-0069

**THE SHOPS AT
PIPER GLEN**

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 03/04/92
BY: MARTIN R. CRAMTON, JR.



Project Coordinator:
Date: 11/17/91
Revision: 1. ALL 11/17/91
2. REV. 11/26/91
Sheet:

BEVINGTON PLACE 60 R.O.W.

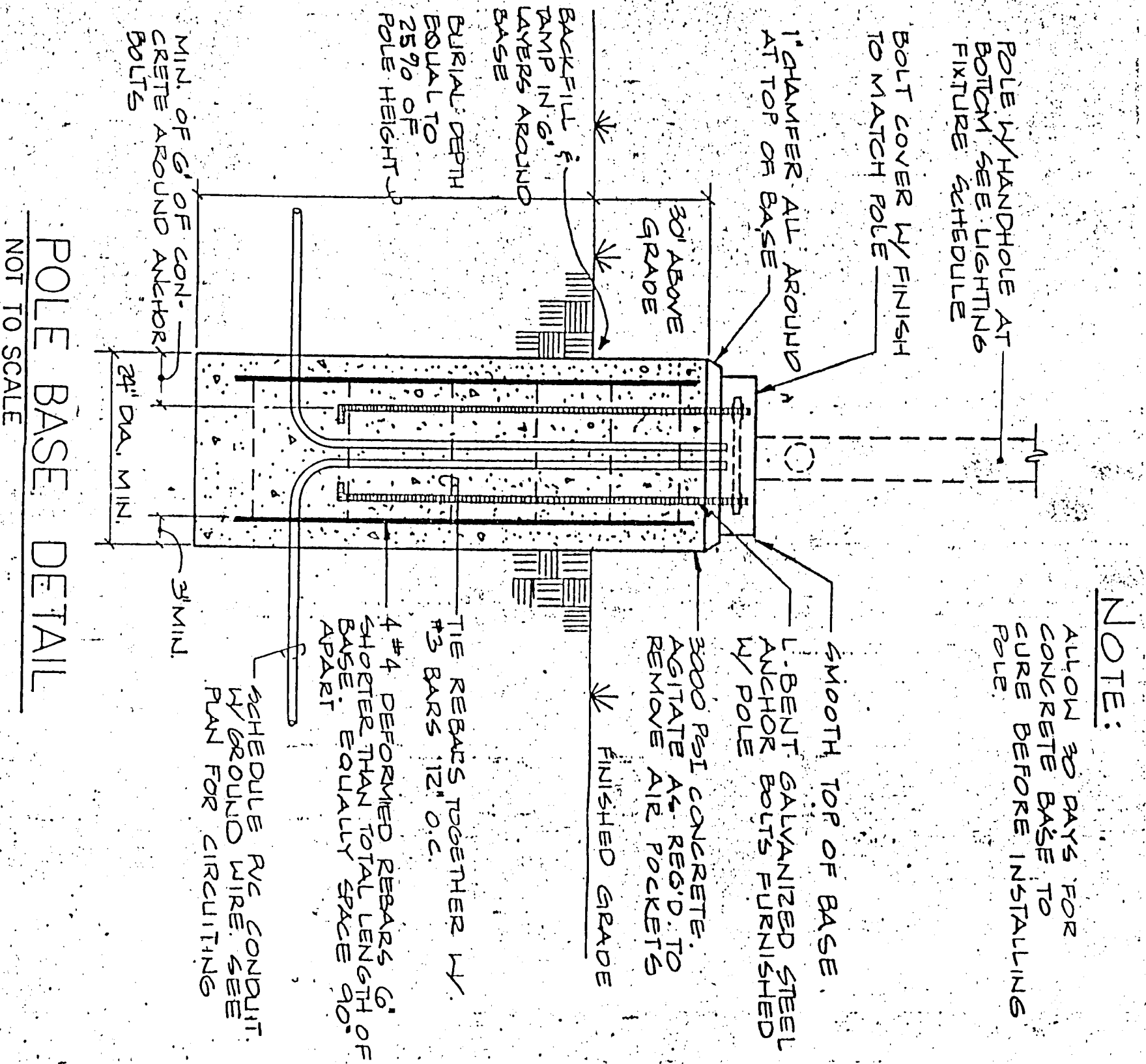
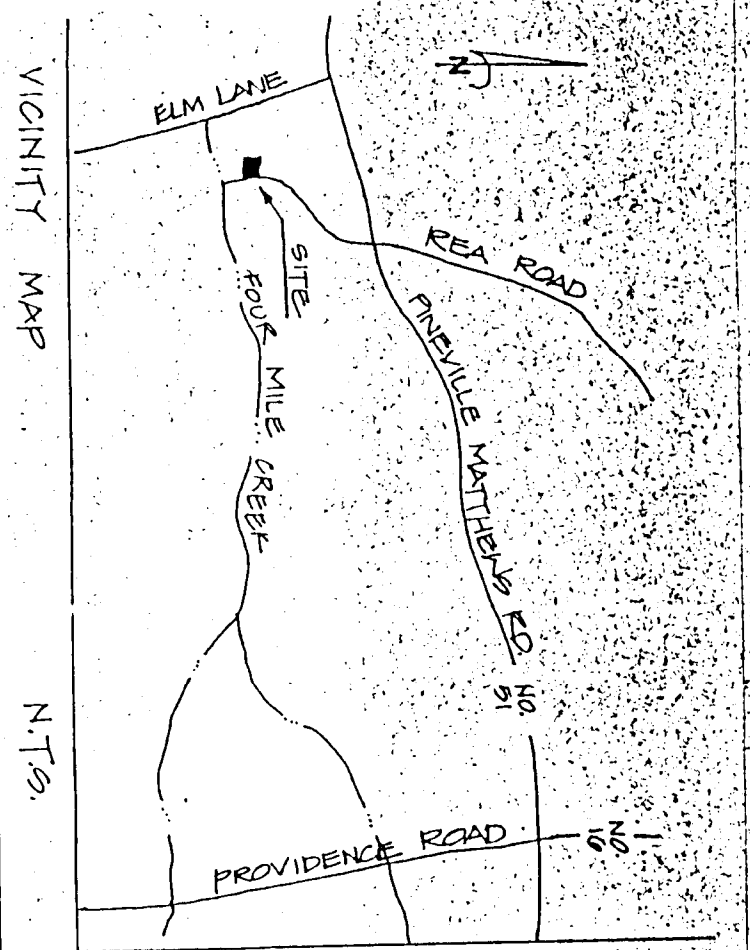
CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: March 4, 1992
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval to Specific Landscape Plan for Parcel #4 at
Piper Glen, Part of Petition No. 86-4(c), Tax Parcel No. 225-001-01,
225-011-03, 07, 225-021-01, 225-031-01, 225-041-01, 225-051-01.

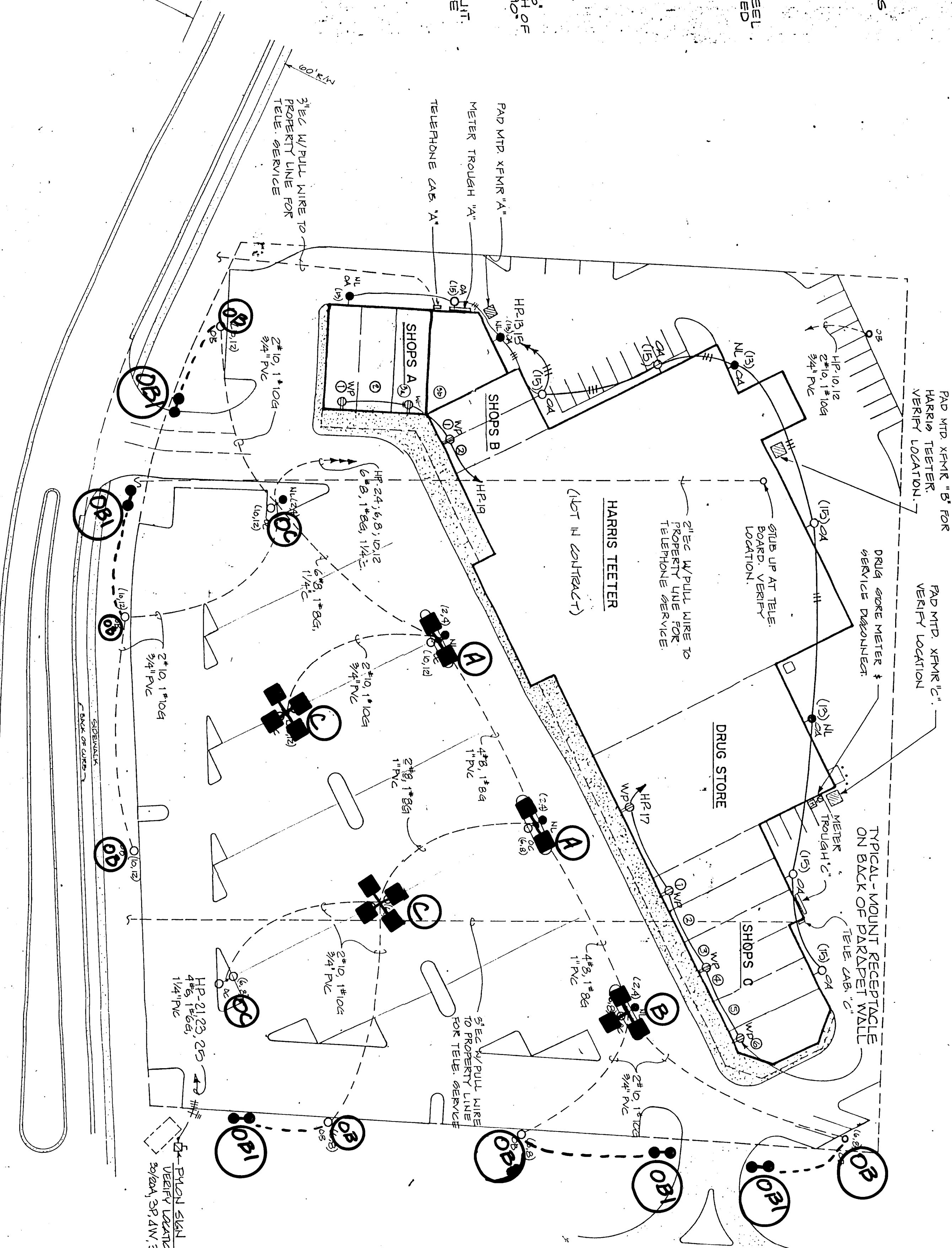
Attached is a revised landscape plan for parcel #4 at Piper Glen. Minor
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Since these changes are minor I am administratively approving this plan.
Please use this plan when evaluating requests for building permits and
certificates of occupancy.

MRCj/rkim/cln
Attachment



NOTE:
ALLOW 30 DAYS FOR CONCRETE BASE TO CURE BEFORE INSTALLING FIXTURE SCHEDULE

- Notes:**
- (A) (2) 400 Watt Metal Halide on 20 ft. Straight Star Pole. Fixture Mounting Height 23 ft.
 - (B) Same as (A) except (3) Fixtures 23 ft. Mounting Height
 - (C) Same as (A) except (4) Fixtures 23 ft Mounting Height
 - (OB) Existing 175 Watt Metal Halide Globes Mounting Height 14 ft.
 - (OB1) Relocation of Existing Fixtures. (2) 175 Watt Metal Halide Globes Mounting Height 14 ft.
 - (OC) Existing 175 Watt Metal Halide Globes Mounting Height 14 ft.



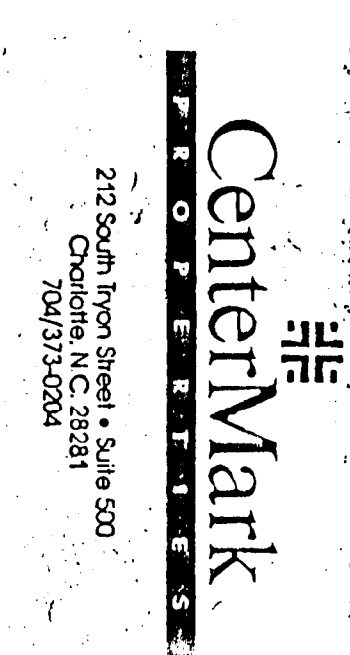
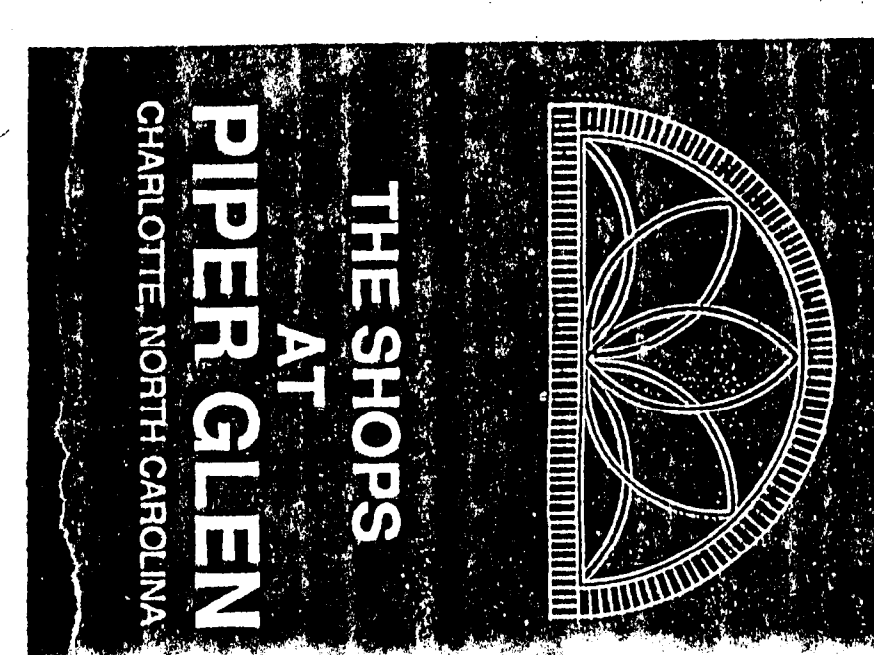
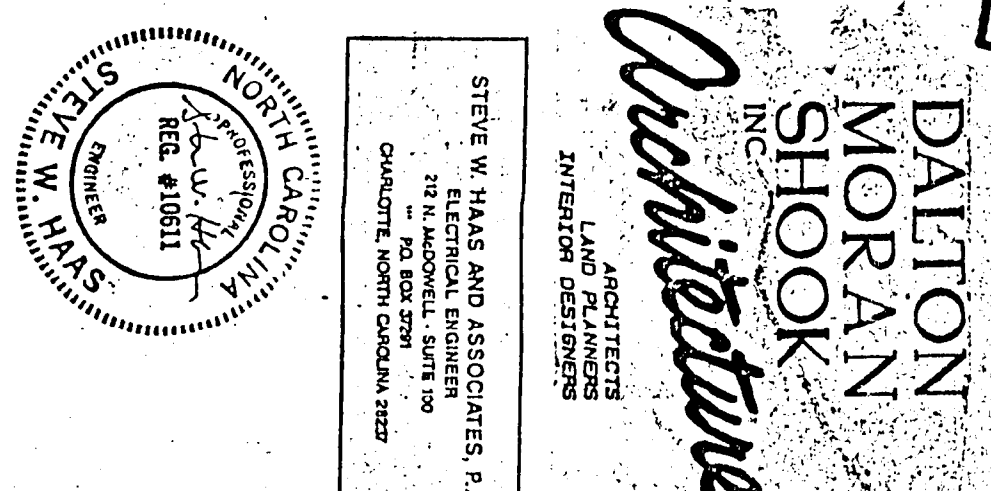
SITE PLAN
SCALE 1\"/>

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 01/22/18
BY: MARTIN E. CHANTON, JR.

- GENERAL NOTES:**
- ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 1997 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL AND STATE CODES.
 - ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
 - ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EXCEPTING THE WAY THE FINISH IS ACCEPTED BY THE OWNER.
 - ALL MATERIALS SHALL BE NEW AND U.L. LISTED.
 - CONNECT ALL HVAC AND PUMPING EQUIPMENT.
 - WIRING SHALL BE SINGLE CONDUCTOR CARRIER IN CONDUIT. WIRING VENE SIZE 12 THROUGH 14 SHALL BE USED. WIRING SHALL BE IN ACCORDANCE WITH THE STANDARDS 412 THRU 418 SHALL BE THIN SOLID. WIRING TO LIGHTING FIXTURES SHALL BE AS REQUIRED BY U.L. LABEL.
 - CONDUIT SHALL BE PER INCHES FOR SIZES 1/2\"/>
 - WHERE REQUIRED BY CODE OR WHERE SUBJECT TO PHYSICAL DAMAGE. USE TBC FOR CONDUIT INSTALLED IN HAZARDOUS AREAS.
 - SUPPORT ALL CONDUIT WITH STRAPS AND CLAMPS. RUN ALL CONDUIT PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
 - COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL SERVICE WITH POWER COMPANY.
 - COORDINATE LOCATION AND REQUIREMENTS FOR TELEPHONE SERVICE WITH TELEPHONE COMPANY.

- SYMBOL SCHEDULE:**
- WIRING SYSTEM CONCEALED IN WALL OR CEILING. CROSS LINES INDICATE NUMBER OF WIRING. NO CROSS LINES INDICATE TWO PHASES.
 - WIRING SYSTEM CONCEALED IN OR UNDER SLAB OR UNDERGROUND.
 - WIRING SYSTEM RUN EXPOSED. RUN PARALLEL OR PERPENDICULAR TO WALLS.
 - WIRING SYSTEM TURNED UP.
 - WIRING SYSTEM TURNED DOWN.
 - BRANCH CIRCUIT TERMINAL TO PANEL.
 - JUNCTION BOX WITH CONNECTION TO EQUIPMENT SERVED.
 - SINGLE POLE SWITCH, 20 AMP, 120/277 VOLT, 48\"/>
 - THREE WAY SWITCH, 20 AMP, 120/277 VOLT, 48\"/>
 - POLE W/ SWITCH, 20 AMP, 120/277 VOLT, 48\"/>
 - FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER.
 - DUPLEX RECEPTACLE, 20 AMP, 120 VOLT, 12\"/>
 - DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER BACKSPLASH, OR AT HEIGHT AS NOTED.
 - TELEPHONE OUTLET, 12\"/>
 - TELEPHONE OUTLET, 54\"/>
 - NON-FUSED SAFETY SWITCH. NUMERALS INDICATE SWITCH RATING/PRISE SIZE.
 - FUSED SAFETY SWITCH. NUMERALS INDICATE SWITCH RATING/PRISE SIZE.
 - PANBOARD SURFACE MOUNTED. TOP 6\"/>
 - PANBOARD SURFACE MOUNTED. TOP 6\"/>
 - FLUORESCENT LIGHTING FIXTURE. SEE SCHEDULE.
 - INCANDESCENT OR H.I.P. LIGHTING FIXTURE. SEE SCHEDULE.
 - FLUORESCENT STRIP FIXTURE. SEE SCHEDULE.
 - CONNECTION TO MOTOR. STARTER PROVIDED BY OTHERS UNLESS NOTED OTHERWISE.
 - 4\"/>
 - 1\"/>
 - CODE GROUND.
 - 3\"/>
 - W.P. WEATHERPROOF.
 - EXIT LIGHT WITH ARROWS AND NUMBER OF FACES AS INDICATED ON PLANS. SEE SCHEDULE.
 - POLE MOUNTED AREA LIGHT. SEE SCHEDULE.
 - NIGHT LIGHT.
 - FLUORESCENT FIXTURE ON NIGHT LIGHT CIRCUIT. UNSTITCHED.
 - OUTDOOR FIXTURE ON NIGHT LIGHT CIRCUIT. PROTECT ON APPROVED OPT.
 - ØWMC SINGLE RECEPTACLE FOR ELECTRIC WATER COOLER. CONCEAL RECEPTACLE BEHIND EXC. COORDINATE WITH PLUMBING CONTRACTOR.
 - Ø SPECIAL RECEPTACLE AS NOTED ON THE PLANS.
 - Ø PNEUMATIC MULTI-OUTLET ASSEMBLY. SINGLE RECEPTACLE AT 12\"/>
 - Ø GFI GROUND FAULT PROTECTED RECEPTACLE.

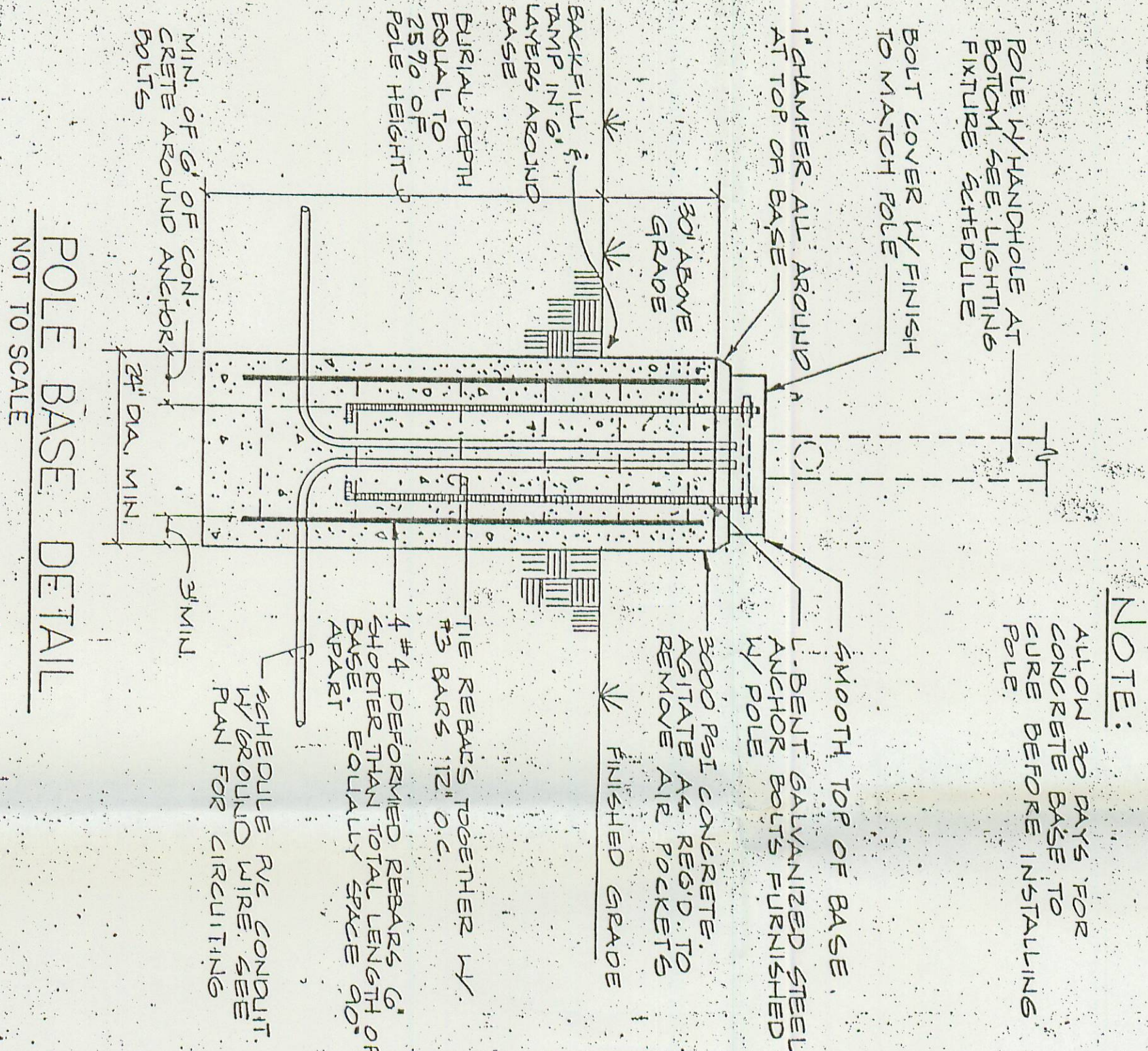
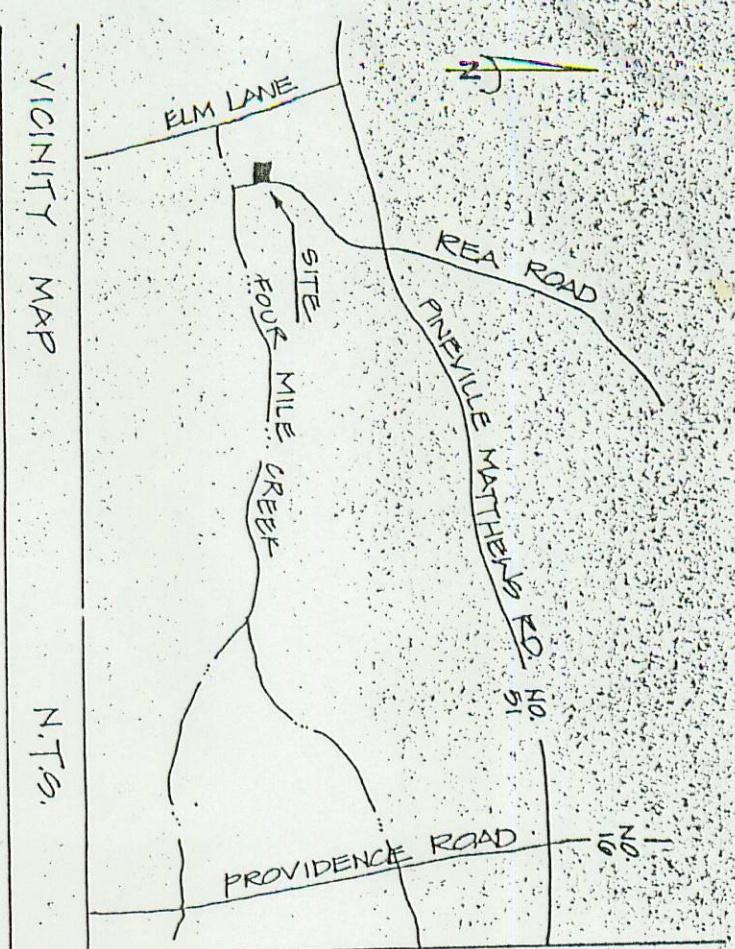
- WIRING DEVICE NOTES:**
- WIRING DEVICES SHALL BE GRAY SPECIFICATION GRADE EQUAL TO THE RUBBELT QUALITY INDICATED.
 - SWITCHES SHALL BE AS FOLLOWS:
SINGLE POLE 20 AMP: RUBBELT 1221-CRY
3 WAY 20 AMP: RUBBELT 1224-CRY
4 WAY 20 AMP 20 AMP: RUBBELT 1224-CRY
PUSH BUTTON SWITCH 20 AMP: RUBBELT 1221-PI (120V)
MOTOR STARTER SWITCH: SQUARE D TYPE "T" SERIES
 - DUPLEX RECEPTACLE SHALL BE AS FOLLOWS:
15 AMP DUPLEX: RUBBELT 5525-CRY
20 AMP DUPLEX: RUBBELT 5525-CRY
20 AMP DUPLEX-CRT: RUBBELT 05-250-CRY
- NOTE:** RECEPTACLES HAVE WIDEN FACE.
- COVERPLATES SHALL BE TYPE 304 STAINLESS STEEL EQUAL TO RUBBELT 9300 SERIES.
 - OUTLET BOXES SHALL NOT BE MOUNTED BACK-TO-BACK.
 - SINGLE RECEPTACLE ON A CIRCUIT SHALL BE 20 AMP. ALL OTHERS SHALL BE 15 AMP.
 - WEATHERPROOF COVERS SHALL HAVE DOUBLE LIFT LIDS EQUAL TO RUBBELT 5505-40.
 - ALL OUTLETS (INCLUDING TELEPHONE AND COMPUTER) SHALL HAVE COVER PLATES.
- LISTING FIXTURE NOTES:**
- CATALOG NUMBERS GIVEN DENOTE MINIMUM QUALITY AND PERFORMANCE REQUIRED. EQUAL REQUIREMENT BY OTHER MANUFACTURERS IS ACCEPTABLE.
 - FLUORESCENT BALLAST SHALL BE GENERAL ELECTRIC "WAT-MER" 2\"/>
 - FLUORESCENT LUMENS SHALL BE EXCEPT SAVING MAN WHITE BY GENERAL ELECTRIC, Sylvania, OR WESTINGHOUSE.
 - H.I.D. BALLASTS SHALL BE H.P.F. TYPE QUIETEST SOUND RATING.
 - LAY-IN FLUORESCENT FIXTURES SHALL HAVE T-BAR CLIPS.
 - ALL RECESSED LIGHTING FIXTURES SHALL BE THERMALLY PROTECTED.



Project No.: 5003
Drawn By: JLL/SLY/SLY
Date: 01/22/18
Issued For: PERMIT

Site Plan

E-1



NOTE:
ALLOW 30 DAYS FOR
CONCRETE BASE TO
CURE BEFORE INSTALLING
POLE.

POLE BASE DETAIL
NOT TO SCALE

Notes:
(A) (2) 400 watt Metal Halide on 20 ft. straight
steel pole. Fixture mounting height 23 ft.

(B) Same as (A) except (3) fixtures
23 ft. mounting height

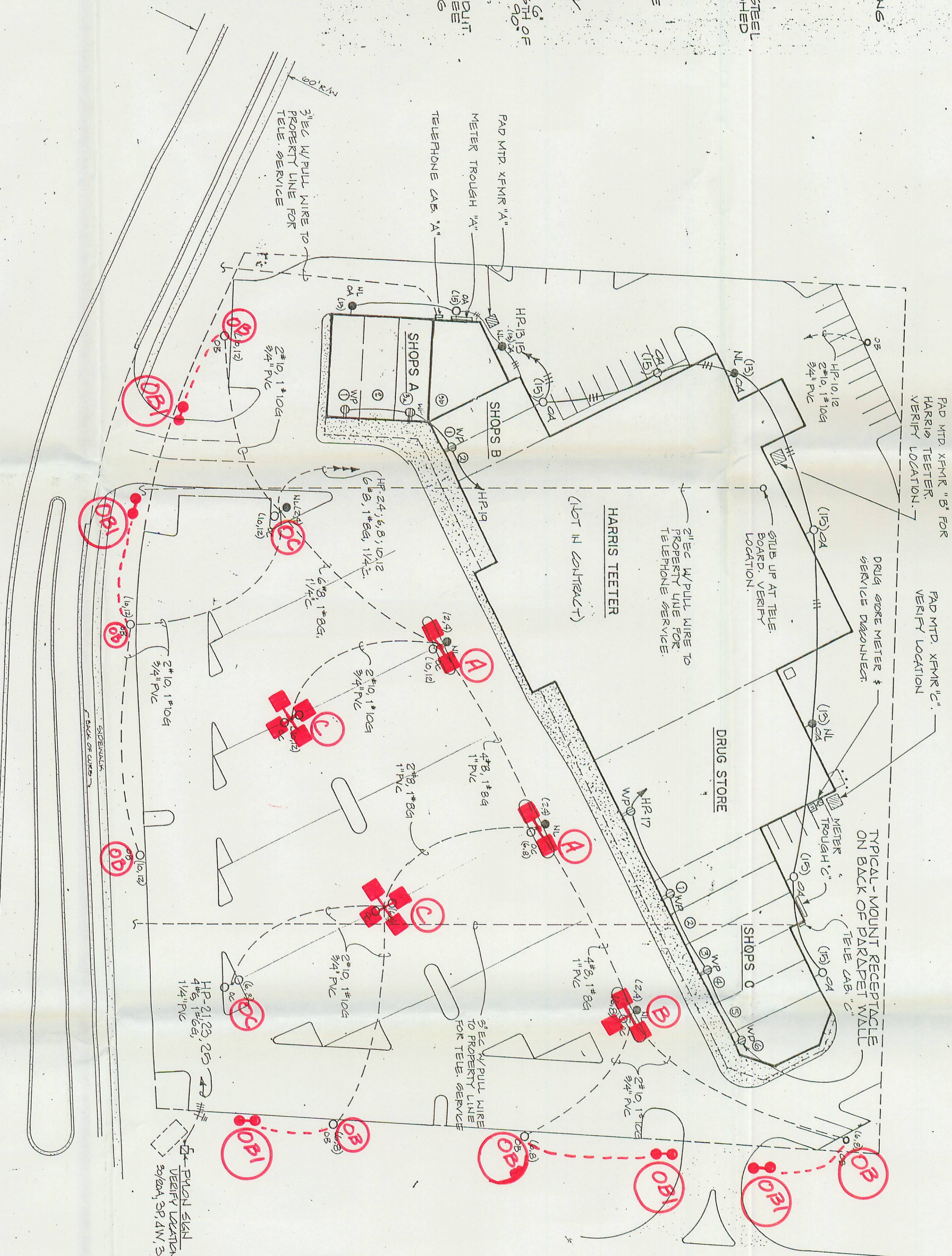
(C) Same as (A) except (4) fixtures
23 ft mounting height

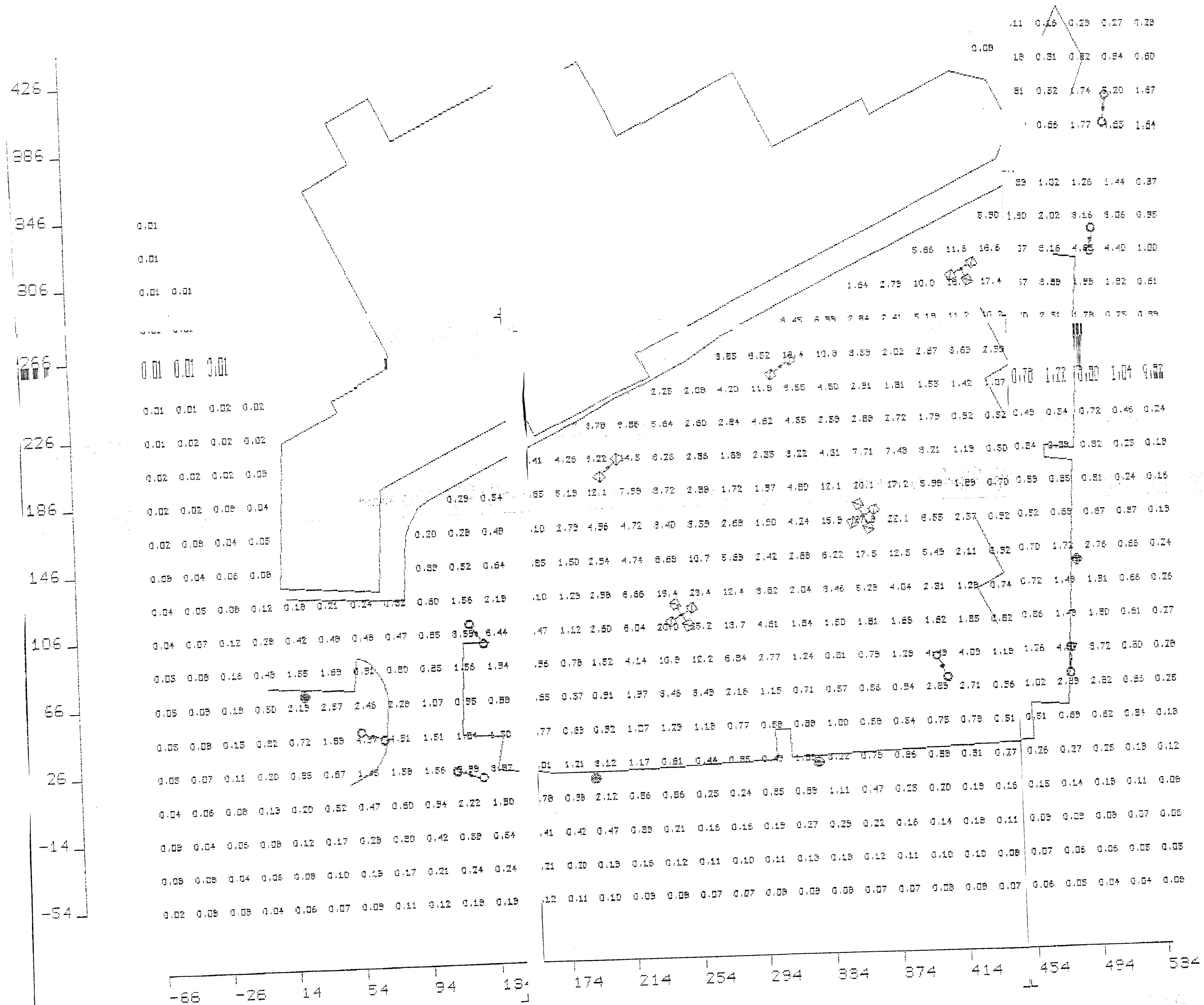
(OB) Existing 175 watt Metal Halide Globe
mounting height 14 ft.

(OB1) Relocation of Existing fixture.
(2) 175 watt Metal Halide Globes
mounting height 14 ft.

(OC) Existing 175 watt Metal Halide Globes
Dark Unit
Mounting Height 14 ft.

SITE PLAN
SCALE 1"=40'-0"





1"=40'



Metal shield

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: April 22, 1994

FROM: Martin R. Cramton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for petition No. 86-4(c) parcel #4 revised Lighting Plan Tax Parcel # 225-061-01, 225-011-03, 07, 225-021-01, 225-031-01, 225-041-01, 225-051-01.

Attached is a revised site plan for the above mentioned rezoning petition this revised site plan demonstrates how the lighting for the shopping center is been revised to add five new lighting fixtures. These new fixtures will replace five existing fixtures. The existing fixtures will be placed at the perimeter of the site. We have looked at the effect these new lights will have on the adjoining properties and are satisfied that the effect will be negligible. Therefore we are administratively approving the addition of these light fixtures. Please use this plan when evaluating requests for building permits and certificates of occupancy.

If the new light poles displace any existing vegetation it must be replaced.

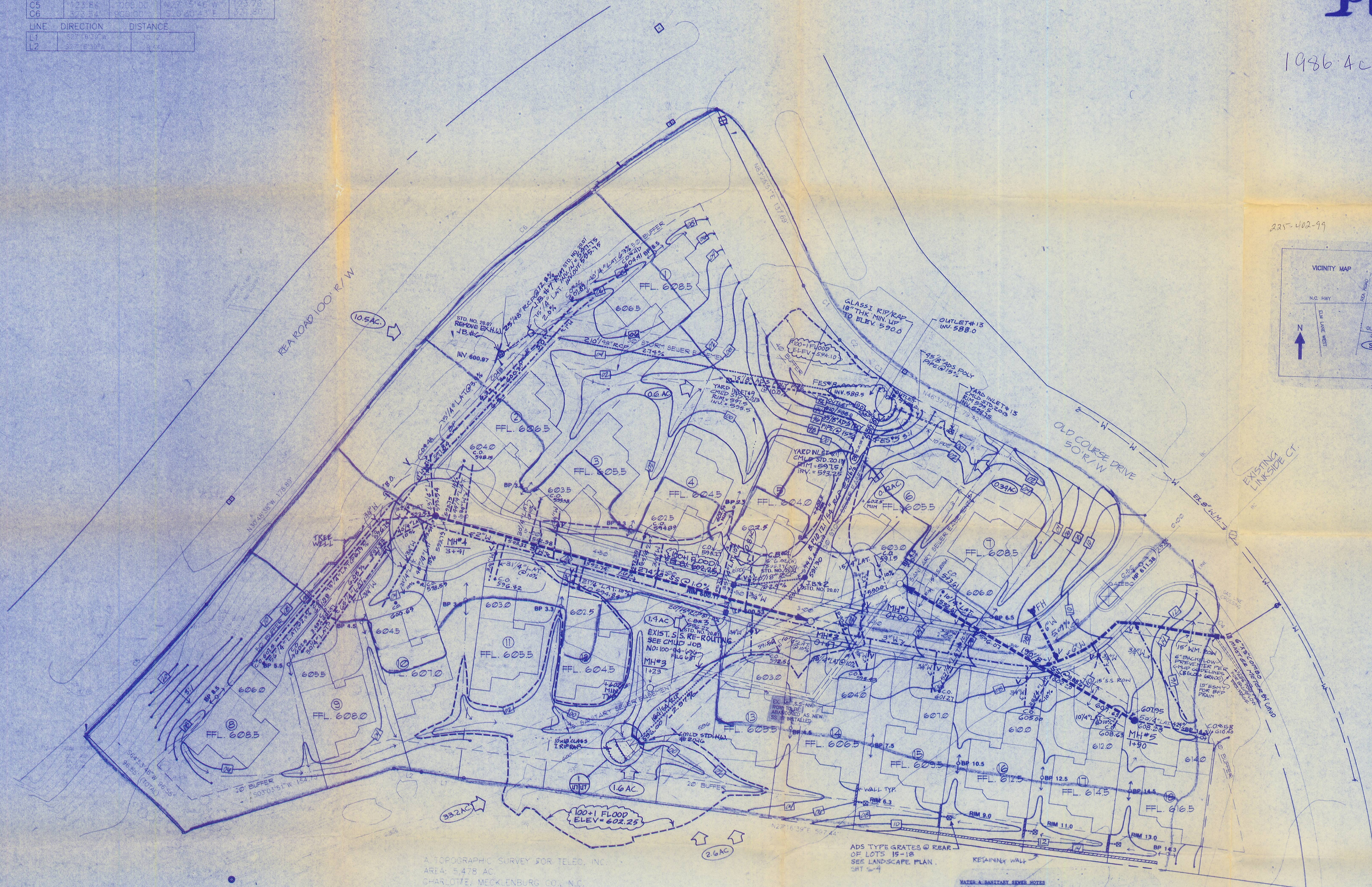
The Greens at Piper Glen

1986-4c

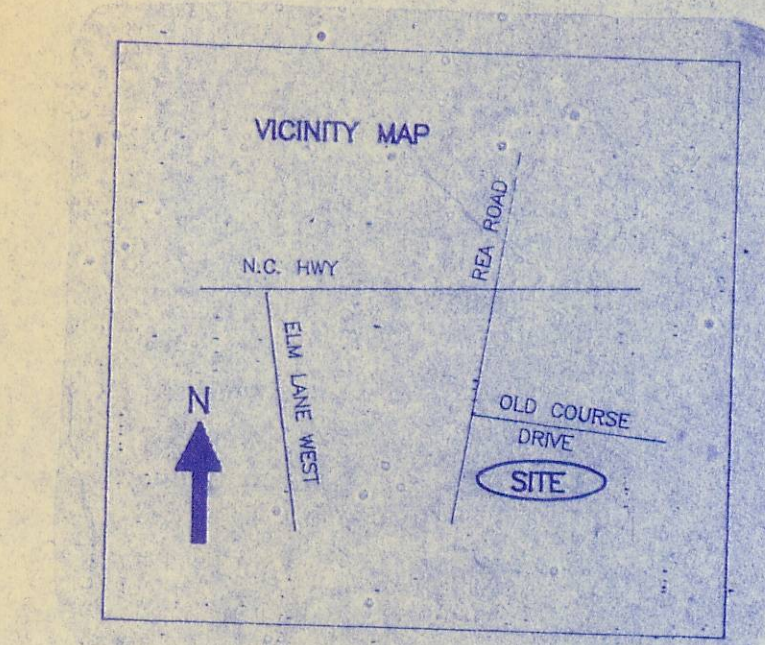
ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 8/17/95
BY: MARTIN R. CRAMTON, JR.

PROPERTY CALLS				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	41.74	75.00	N65°48'28"E	45.6
C2	12.95	175.00	N65°48'28"E	13.2
C3	50.30	175.00	S54°51'35"E	55.5
C4	158.23	375.00	S54°51'35"E	163.9
C5	123.84	170.00	N42°13'45"E	128.9
C6	373.84	800.00	S30°00'43"E	374.80

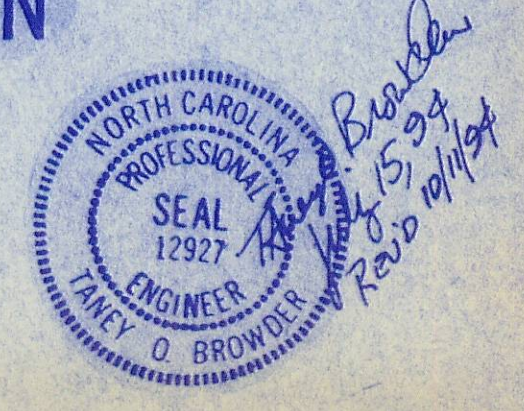
LINE	DIRECTION	DISTANCE
L1	S27°16'28"W	30.2
L2	S77°16'10"W	18.44



225-402-99



SANITARY SEWER WATER AND STORM DRAINAGE PLAN



DATE: JULY 18, 1994
PROJECT NO. 14205
REVISIONS:
1. AUG. 29, 1994 - PER N.C. ENGINEER & CITY ENG.
2. SEPT. 13, 1994 - PER CITY ENG. REVIEW
3. SEPT. 21, 1994 - PER CITY ENG. REVIEW
4. OCT. 11, 1994 - PER CITY ENG. REVIEW

Signature: Kenneth B. Cramton
SIGNATURE PRESIDENT, SOUTHERN DEVELOPMENT GROUP, INC.

BURNELL ASSOCIATES
CIVIL & STRUCTURAL ENGINEERS
STE. 302, 1300 E. FOURTH ST.
CHARLOTTE, N.C. 28204-2231
TELEPHONE: (704) 375-6838

SCALE: 1"=30'-0"



LandDesign Inc.
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. U-7

