

# The Crosland Group, Inc.

## Petitioner

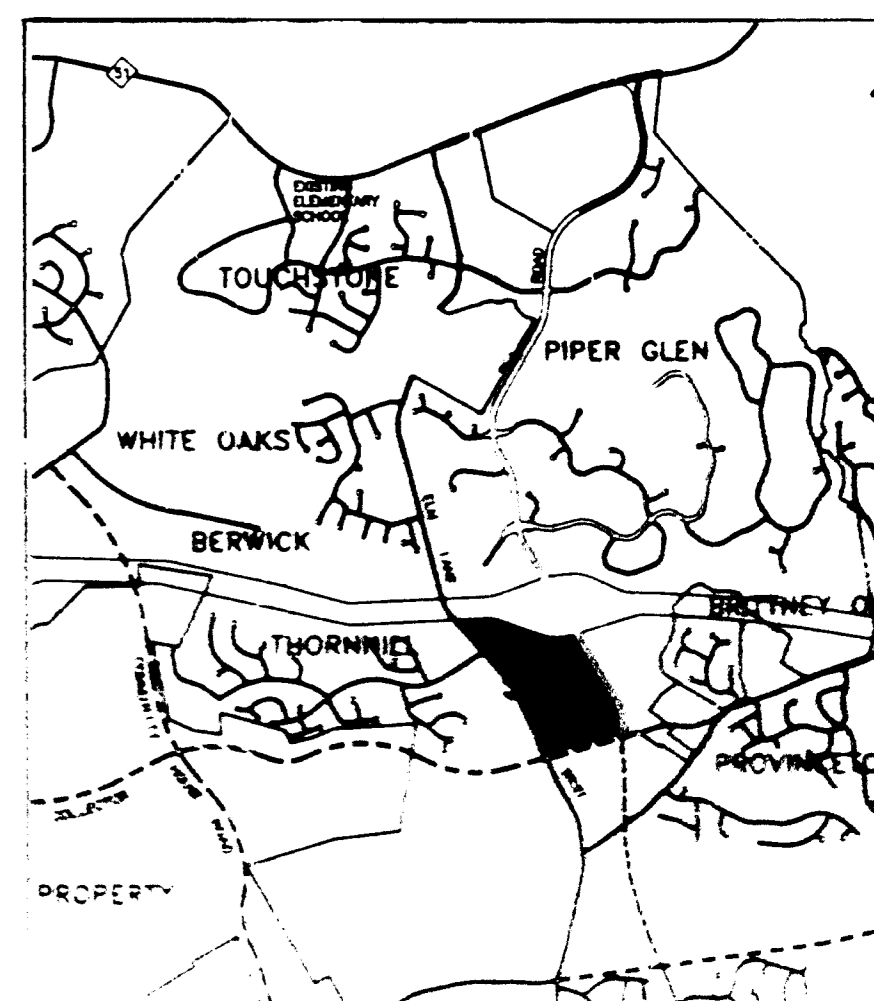
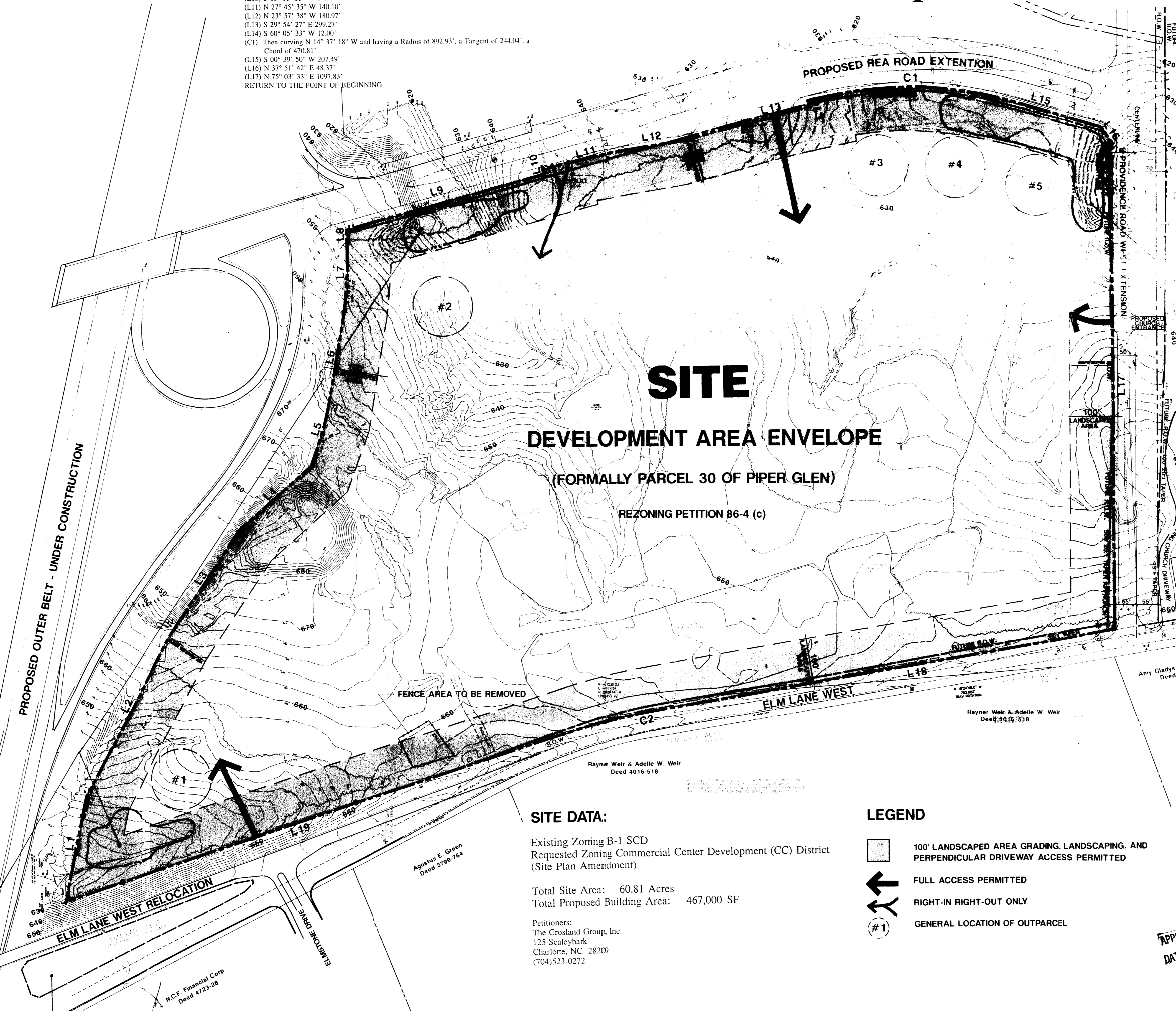
### Piper Glen Retail Center

#### PROPERTY DESCRIPTION

Beginning at the intersection of Elm Lane West and Providence Road West extension proceeding:  
 (L18) N 34° 21' 55" W 1070.78'  
 (C2) Then Curving N 28° 28' 14" W 177.87' and having a Radius of 1236.23', a Tangent of 89.09', a Chord of 177.72'  
 (L19) S 32° 35' 32" E 1242.56'  
 (L1) N 87° 24' 52" E 243.44'  
 (L2) N 76° 34' 44" W 409.43'  
 (L3) N 70° 34' 17" W 282.60'  
 (L4) N 56° 05' 09" W 220.61'  
 (L5) S 84° 33' 33" E 109.44'  
 (L6) S 84° 54' 38" W 244.67'  
 (L7) N 78° 40' 29" E 154.35'  
 (L8) S 73° 56' 13" W 35.00'  
 (L9) N 29° 54' 27" W 469.00'  
 (L10) S 60° 05' 33" W 10.00'  
 (L11) N 27° 45' 35" W 140.10'  
 (L12) N 23° 57' 38" W 180.97'  
 (L13) S 29° 54' 27" E 299.27'  
 (L14) S 60° 05' 33" W 12.00'  
 (C1) Then curving N 14° 37' 18" W and having a Radius of 892.93', a Tangent of 244.04', a Chord of 470.81'  
 (L15) S 00° 39' 50" W 207.49'  
 (L16) N 37° 51' 42" E 48.37'  
 (L17) N 75° 03' 33" E 1097.83'  
 RETURN TO THE POINT OF BEGINNING

#### DEVELOPMENT NOTES

1. The proposed development shall be in accordance with the provisions of the Subdivision Control Act, Chapter 160A, North Carolina General Statutes, and the provisions of the Subdivision Control Act, Chapter 160A, North Carolina General Statutes, and the provisions of the Subdivision Control Act, Chapter 160A, North Carolina General Statutes.
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VICINITY MAP

NOTE: LAKES AND STORM WATER MANAGEMENT AREAS. THESE LOCATIONS REPRESENT TENTATIVE PRELIMINARY LOCATIONS AND ARE FOR ILLUSTRATIVE PURPOSES. IF ENGINEERING STUDIES DETERMINE BETTER LOCATIONS ARE APPROPRIATE, THE LAKES MAY BE RELOCATED.

John F. Donoghue  
 Bishop of the Deed 4727-867

Amy Gladys Jackson Groom  
 Deed 2749-495

Rayner Weir & Adelle W. Weir  
 Deed 4016-518

Apustus E. Green  
 Deed 2795-764

N.C.F. Financial Corp.  
 Deed 4723-28

## SITE DEVELOPMENT AREA ENVELOPE

(FORMALLY PARCEL 30 OF PIPER GLEN)

REZONING PETITION B6-4 (c)

#### BOUNDARY TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	...	...	...
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50	...	...	...

#### SITE DATA:

Existing Zoning B-1 SCD  
 Requested Zoning Commercial Center Development (CC) District  
 (Site Plan Amendment)

Total Site Area: 60.81 Acres  
 Total Proposed Building Area: 467,000 SF

Petitioners:  
 The Crosland Group, Inc.  
 125 Scaleybark  
 Charlotte, NC 28209  
 (704)523-0272

#### LEGEND

- 100' LANDSCAPED AREA GRADING, LANDSCAPING, AND PERPENDICULAR DRIVEWAY ACCESS PERMITTED
- FULL ACCESS PERMITTED
- RIGHT-IN RIGHT-OUT ONLY
- GENERAL LOCATION OF OUTPARCEL

#### FOR PUBLIC HEAR EXHIBIT TECHNICAL DATA SHEET

DATE: 06/15/93  
 PROJECT NO: 13039  
 REVISIONS: 06/23/93  
 REA ROAD / PROVIDENCE ROAD WEST EXT. INTERSECTION

APPROVED BY COUNTY COMMISSION  
 DATE: October 18, 1993  
 93-266

Land Design  
 Landscape Architecture Land Planning  
 Urban Design

SCALE: 1" = 100'-0"  
 NORTH

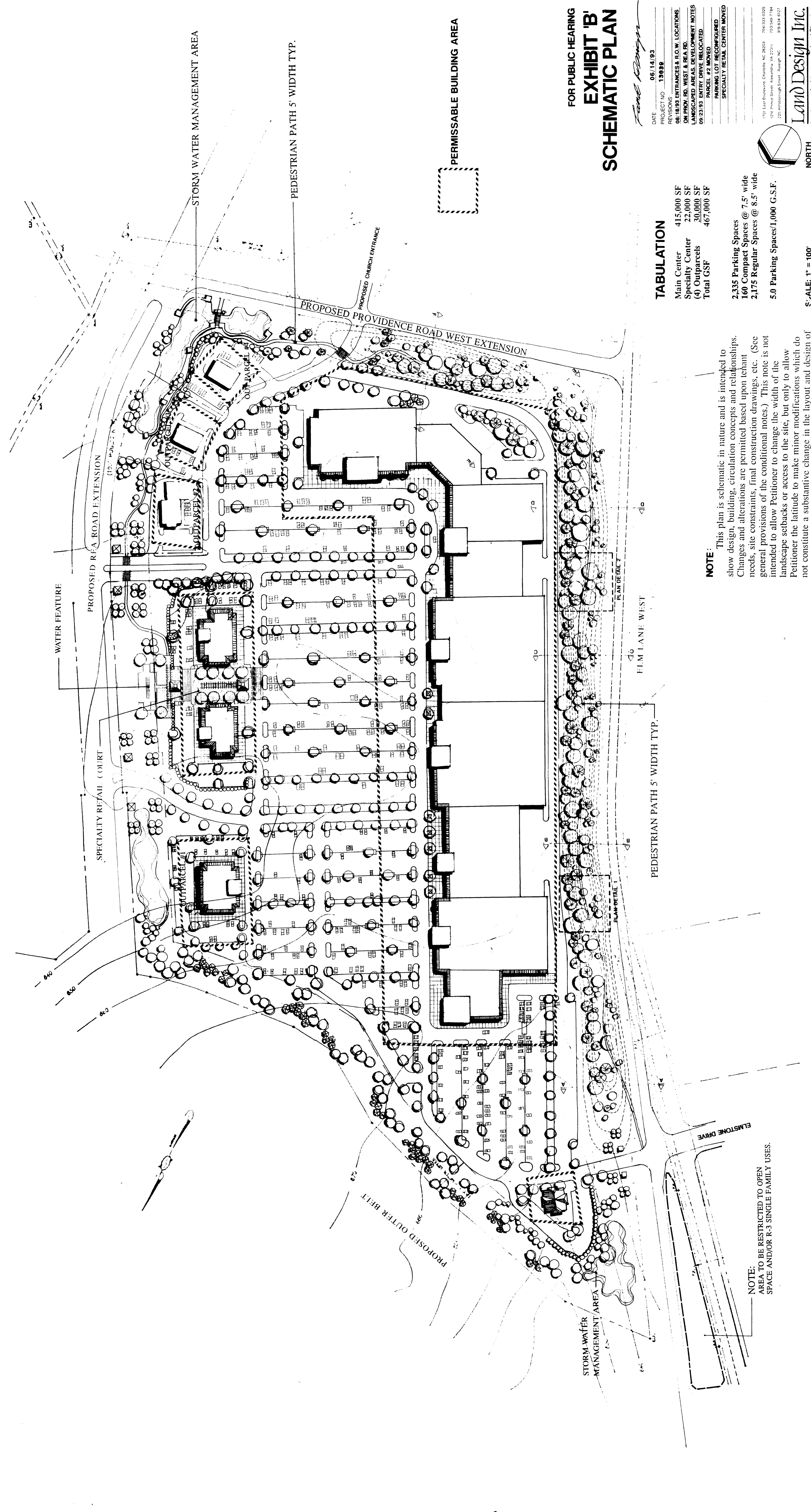
SHEET NO. 1 of 5

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# The Crosland Group, Inc.

## Petitioner

### Piper Glen Retail Center



FOR PUBLIC HEARING  
**EXHIBIT 'B'**  
**SCHEMATIC PLAN**

DATE: 06/14/93  
 PROJECT NO: 13989  
 PREPARED BY: LANDSCAPE ARCHITECTURE  
 ON PROV. RD. WEST & REA RD.  
 LANDSCAPED AREAS DEVELOPMENT NOTES  
 09/23/93 ENTRY DRIVE RELOCATED  
 PARCEL #2 MOVED  
 PARKING LOT RECONFIGURED  
 SPECIALTY RETAIL CENTER MOVED

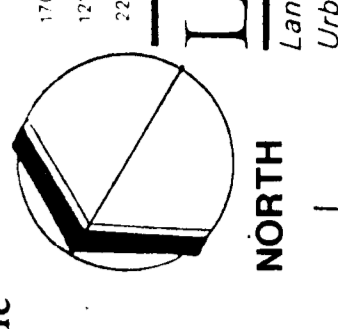
**TABULATION**

Main Center	415,000 SF
Specialty Center	22,000 SF
(4) Outparcels	30,000 SF
<b>Total GSF</b>	<b>467,000 SF</b>

2,335 Parking Spaces  
 160 Compact Spaces @ 7.5' wide  
 2,175 Regular Spaces @ 8.5' wide  
 5.0 Parking Spaces/1,000 G.S.F.

**NOTE:** This plan is schematic in nature and is intended to show design, building, circulation concepts and relationships. Changes and alterations are permitted based upon tobanant needs, site constraints, final construction drawings, etc. (See general provisions of the conditional notes.) This note is not intended to allow Petitioner to change the width of the landscape setbacks or access to the site, but only to allow Petitioner the latitude to make minor modifications which do not constitute a substantive change in the layout and design of the shopping center as depicted on the Schematic Site Plan.

**NOTE:**  
 AREA TO BE RESTRICTED TO OPEN SPACE AND/OR R-3 SINGLE FAMILY USES.



**Land Design Inc.**  
 Landscape Architecture and Planning  
 Urban Design