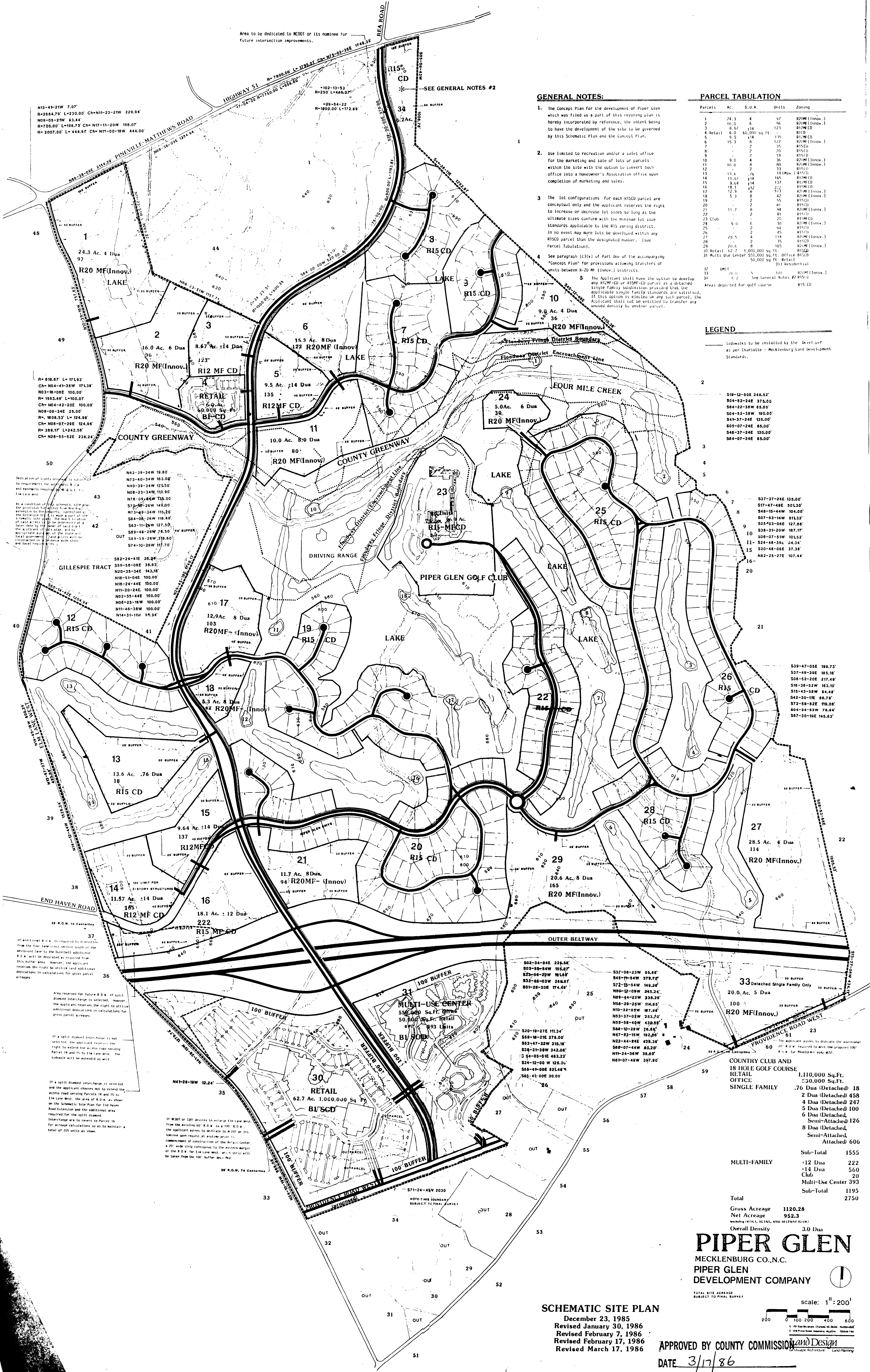


Area to be dedicated to MCOI or its nominee for future intersection improvements.



- GENERAL NOTES:**
- The Concept Plan for the development of Piper Glen which was filed as a part of this rezoning plan is hereby incorporated by reference, the intent being to have the development of the site to be governed by this Schematic Plan and the Concept Plan.
 - Use limited to recreation and/or a sales office for the marketing and sale of lots or parcels within the site with the option to convert such office into a homeowner's Association office upon completion of marketing and sales.
 - The lot configurations for each R15CD parcel are conceptual only and the applicant reserves the right to increase or decrease lot sizes so long as the ultimate sizes conform with the minimum lot size standards applicable to the R15 zoning district. In no event may more lots be developed within any R15CD parcel than the designated number. (See Parcel Tabulation).
 - See paragraph (c)(1) of Part One of the accompanying "Concept Plan" for provisions allowing transfers of units between R-20 MF (Innov.) districts.
 - The Applicant shall have the option to develop any R15MF-CD or R15MF-CD parcel as a detached single family subdivision provided that the applicable single family standards are satisfied. If this option is selected on any such parcel, the Applicant shall not be entitled to transfer any unused density to another parcel.

PARCEL TABULATION

| Parcels | Ac. | D.U.A. | Units | Zoning |
|---------|------------------|----------------------|-------------------|---------------|
| 1 | 24.3 | 4 | 47 | R20MF(Innov.) |
| 2 | 16.0 | 6 | 46 | R20MF(Innov.) |
| 3 | 8.67 | 114 | 123 | R15 CD |
| 4 | 8.0 | 40,000 Sq. Ft. | - | R15 CD |
| 5 | 9.5 | 114 | 135 | R15 CD |
| 6 | 15.3 | 8 | 122 | R20MF(Innov.) |
| 7 | - | - | 35 | R15 CD |
| 8 | - | - | 20 | R15 CD |
| 9 | - | - | 19 | R15 CD |
| 10 | 9.0 | 4 | 36 | R20MF(Innov.) |
| 11 | 10.0 | 8 | 44 | R15 CD |
| 12 | - | - | 33 | R15 CD |
| 13 | 11.6 | 176 | 18 (Max.) | R15 CD |
| 14 | 11.67 | 114 | 165 | R15 CD |
| 15 | 9.14 | 114 | 137 | R15 CD |
| 16 | 18.1 | 112 | 225 | R15 CD |
| 17 | 12.9 | 8 | 43 | R20MF(Innov.) |
| 18 | 5.3 | 5 | 42 | R15 CD |
| 19 | - | - | 2 | R15 CD |
| 20 | - | - | 41 | R15 CD |
| 21 | 11.7 | 8 | 44 | R20MF(Innov.) |
| 22 | - | - | 25 | R15 CD |
| 23 | Club | 5.0 | 30 | R20MF(Innov.) |
| 24 | - | - | 94 | R15 CD |
| 25 | - | - | 45 | R15 CD |
| 26 | 28.5 | 4 | 114 | R20MF(Innov.) |
| 27 | - | - | 35 | R15 CD |
| 28 | 20.6 | 8 | 165 | R20MF(Innov.) |
| 29 | 20.6 | 8 | 165 | R20MF(Innov.) |
| 30 | Retail | 527.4 | 1,000,000 Sq. Ft. | BI-SCD |
| 31 | Multi Use Center | 500,000 Sq. Ft. | Office | R15 CD |
| 32 | UMI | 10.0 | 4 | R20MF(Innov.) |
| 33 | 20.0 | 5 | 100 | R20MF(Innov.) |
| 34 | 6.2 | See General Notes #2 | R15 CD | |

LEGEND

Subdivisions to be installed by the Developer as per Charlotte - Mecklenburg Land Development Standards.

| |
|--------------------|
| 519-12-50E 248.52' |
| 504-52-24E 375.00' |
| 504-22-30W 85.00' |
| 504-52-38W 100.00' |
| 545-37-24E 135.00' |
| 505-07-24E 85.00' |
| 546-37-24E 130.00' |
| 504-07-24E 85.00' |

| |
|--------------------|
| 537-37-24E 135.00' |
| 517-47-48E 503.00' |
| 548-15-44W 104.00' |
| 507-53-14W 81.33' |
| 525-03-06E 127.68' |
| 538-39-20W 187.19' |
| 506-07-51W 103.52' |
| 524-48-39E 34.34' |
| 520-48-05E 37.38' |
| N82-25-27E 107.44' |

| |
|--------------------|
| 539-47-05E 189.73' |
| 537-49-30E 185.16' |
| 506-52-20E 217.49' |
| 518-36-50W 182.10' |
| 515-43-58W 84.48' |
| 542-30-11E 86.78' |
| 572-59-32E 116.08' |
| 504-34-83W 76.04' |
| 587-30-10E 145.83' |

COUNTRY CLUB AND 18 HOLE GOLF COURSE

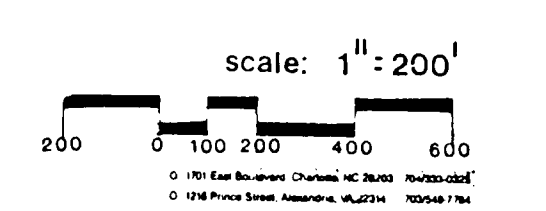
| | |
|----------------------|-----------------------|
| RETAIL | 1,110,000 Sq. Ft. |
| OFFICE | 500,000 Sq. Ft. |
| SINGLE FAMILY | .76 DUA (Detached) 18 |
| 2 DUA (Detached) 458 | |
| 4 DUA (Detached) 247 | |
| 5 DUA (Detached) 100 | |
| 6 DUA (Detached) | |
| Semi-Attached 126 | |
| 8 DUA (Detached) | |
| Semi-Attached | |
| Attached 606 | |
| Sub-Total | 1555 |
| MULTI-FAMILY | .12 DUA 222 |
| .14 DUA | 560 |
| Club | 20 |
| Multi-Use Center 393 | |
| Sub-Total | 1195 |
| Total | 2750 |

Gross Acreage 1120.28
Net Acreage 952.3
Overall Density 3.0 DUA

PIPER GLEN
MECKLENBURG CO., N.C.
PIPER GLEN DEVELOPMENT COMPANY

SCHEMATIC SITE PLAN
December 23, 1985
Revised January 30, 1986
Revised February 7, 1986
Revised February 17, 1986
Revised March 17, 1986

APPROVED BY COUNTY COMMISSION AND DESIGN
DATE 3/17/86



1986.4c

Area to be dedicated to NCDOT or its nominee for future intersection improvements.

GENERAL NOTES:

- The Concept Plan for the development of Piper Glen which was filed as a part of this rezoning plan is hereby incorporated by reference, the intent being to have the development of the site to be governed by this Schematic Plan and the Concept Plan.
- Use limited recreation and/or a sales office for the marketing and sale of lots or parcels within the site with the option to convert such office into a Homeowner's Association office upon completion of marketing and sales.
- The lot configurations for each R15CD parcel are conceptual only and the applicant reserves the right to increase or decrease lot sizes so long as the ultimate sizes conform with the minimum lot size standards applicable to the R15 zoning district. In no event may more lots be developed within any R15CD parcel than the designated number. (See Parcel Tabulation).
- See paragraph (c)(v) of Part One of the accompanying "Concept Plan" for provisions allowing transfers of units between R-20 MF (Innov.) Districts.
- The Applicant shall have the option to develop any R12MF CD or R15MF CD parcel as a detached single family subdivision provided that the applicable single family standards are satisfied. If this option is elected on any such parcel, the Applicant shall not be entitled to transfer or subdivide density to another parcel.

PARCEL TABULATION

| Parcel | Ac. | D.U.A. | Units | Zoning |
|--------|--------|--------|-------|--------|
| 1 | 26,251 | 4 | 97 | R15 CD |
| 2 | 26,298 | 13.5 | 353 | R15 CD |
| 3 | 11,194 | 1 | 22 | R15 CD |
| 4 | 46,822 | 2 | 65 | R15 CD |
| 5 | 13,565 | 1 | 31 | R15 CD |
| 6 | 13,565 | 1 | 31 | R15 CD |
| 7 | 13,565 | 1 | 31 | R15 CD |
| 8 | 13,565 | 1 | 31 | R15 CD |
| 9 | 13,565 | 1 | 31 | R15 CD |
| 10 | 13,565 | 1 | 31 | R15 CD |
| 11 | 13,565 | 1 | 31 | R15 CD |
| 12 | 13,565 | 1 | 31 | R15 CD |
| 13 | 13,565 | 1 | 31 | R15 CD |
| 14 | 13,565 | 1 | 31 | R15 CD |
| 15 | 13,565 | 1 | 31 | R15 CD |
| 16 | 13,565 | 1 | 31 | R15 CD |
| 17 | 13,565 | 1 | 31 | R15 CD |
| 18 | 13,565 | 1 | 31 | R15 CD |
| 19 | 13,565 | 1 | 31 | R15 CD |
| 20 | 13,565 | 1 | 31 | R15 CD |
| 21 | 13,565 | 1 | 31 | R15 CD |
| 22 | 13,565 | 1 | 31 | R15 CD |
| 23 | 13,565 | 1 | 31 | R15 CD |
| 24 | 13,565 | 1 | 31 | R15 CD |
| 25 | 13,565 | 1 | 31 | R15 CD |
| 26 | 13,565 | 1 | 31 | R15 CD |
| 27 | 13,565 | 1 | 31 | R15 CD |
| 28 | 13,565 | 1 | 31 | R15 CD |
| 29 | 13,565 | 1 | 31 | R15 CD |
| 30 | 13,565 | 1 | 31 | R15 CD |
| 31 | 13,565 | 1 | 31 | R15 CD |
| 32 | 13,565 | 1 | 31 | R15 CD |
| 33 | 13,565 | 1 | 31 | R15 CD |
| 34 | 13,565 | 1 | 31 | R15 CD |
| 35 | 13,565 | 1 | 31 | R15 CD |
| 36 | 13,565 | 1 | 31 | R15 CD |
| 37 | 13,565 | 1 | 31 | R15 CD |
| 38 | 13,565 | 1 | 31 | R15 CD |
| 39 | 13,565 | 1 | 31 | R15 CD |
| 40 | 13,565 | 1 | 31 | R15 CD |
| 41 | 13,565 | 1 | 31 | R15 CD |
| 42 | 13,565 | 1 | 31 | R15 CD |
| 43 | 13,565 | 1 | 31 | R15 CD |
| 44 | 13,565 | 1 | 31 | R15 CD |
| 45 | 13,565 | 1 | 31 | R15 CD |
| 46 | 13,565 | 1 | 31 | R15 CD |
| 47 | 13,565 | 1 | 31 | R15 CD |
| 48 | 13,565 | 1 | 31 | R15 CD |
| 49 | 13,565 | 1 | 31 | R15 CD |
| 50 | 13,565 | 1 | 31 | R15 CD |
| 51 | 13,565 | 1 | 31 | R15 CD |
| 52 | 13,565 | 1 | 31 | R15 CD |
| 53 | 13,565 | 1 | 31 | R15 CD |
| 54 | 13,565 | 1 | 31 | R15 CD |
| 55 | 13,565 | 1 | 31 | R15 CD |
| 56 | 13,565 | 1 | 31 | R15 CD |
| 57 | 13,565 | 1 | 31 | R15 CD |
| 58 | 13,565 | 1 | 31 | R15 CD |
| 59 | 13,565 | 1 | 31 | R15 CD |
| 60 | 13,565 | 1 | 31 | R15 CD |
| 61 | 13,565 | 1 | 31 | R15 CD |
| 62 | 13,565 | 1 | 31 | R15 CD |
| 63 | 13,565 | 1 | 31 | R15 CD |
| 64 | 13,565 | 1 | 31 | R15 CD |
| 65 | 13,565 | 1 | 31 | R15 CD |
| 66 | 13,565 | 1 | 31 | R15 CD |
| 67 | 13,565 | 1 | 31 | R15 CD |
| 68 | 13,565 | 1 | 31 | R15 CD |
| 69 | 13,565 | 1 | 31 | R15 CD |
| 70 | 13,565 | 1 | 31 | R15 CD |
| 71 | 13,565 | 1 | 31 | R15 CD |
| 72 | 13,565 | 1 | 31 | R15 CD |
| 73 | 13,565 | 1 | 31 | R15 CD |
| 74 | 13,565 | 1 | 31 | R15 CD |
| 75 | 13,565 | 1 | 31 | R15 CD |
| 76 | 13,565 | 1 | 31 | R15 CD |
| 77 | 13,565 | 1 | 31 | R15 CD |
| 78 | 13,565 | 1 | 31 | R15 CD |
| 79 | 13,565 | 1 | 31 | R15 CD |
| 80 | 13,565 | 1 | 31 | R15 CD |
| 81 | 13,565 | 1 | 31 | R15 CD |
| 82 | 13,565 | 1 | 31 | R15 CD |
| 83 | 13,565 | 1 | 31 | R15 CD |
| 84 | 13,565 | 1 | 31 | R15 CD |
| 85 | 13,565 | 1 | 31 | R15 CD |
| 86 | 13,565 | 1 | 31 | R15 CD |
| 87 | 13,565 | 1 | 31 | R15 CD |
| 88 | 13,565 | 1 | 31 | R15 CD |
| 89 | 13,565 | 1 | 31 | R15 CD |
| 90 | 13,565 | 1 | 31 | R15 CD |
| 91 | 13,565 | 1 | 31 | R15 CD |
| 92 | 13,565 | 1 | 31 | R15 CD |
| 93 | 13,565 | 1 | 31 | R15 CD |
| 94 | 13,565 | 1 | 31 | R15 CD |
| 95 | 13,565 | 1 | 31 | R15 CD |
| 96 | 13,565 | 1 | 31 | R15 CD |
| 97 | 13,565 | 1 | 31 | R15 CD |
| 98 | 13,565 | 1 | 31 | R15 CD |
| 99 | 13,565 | 1 | 31 | R15 CD |
| 100 | 13,565 | 1 | 31 | R15 CD |

LEGEND

..... Sidewalks to be installed by the Developer as per Charlotte - Mecklenburg Land Development Standards.

| Parcel | Ac. | D.U.A. | Units | Zoning |
|--------------------|-----|--------|-------|--------|
| 319-12-00E 248.62' | | | | |
| 804-82-24E 376.00' | | | | |
| 804-22-38W 85.00' | | | | |
| 804-82-38W 190.00' | | | | |
| 804-37-24E 136.00' | | | | |
| 806-07-24E 85.00' | | | | |
| 804-37-24E 136.00' | | | | |
| 804-07-24E 85.00' | | | | |
| 837-37-24E 136.00' | | | | |
| 837-47-24E 85.16' | | | | |
| 846-15-44W 104.00' | | | | |
| 807-53-14W 813.33' | | | | |
| 828-03-08E 127.68' | | | | |
| 838-31-20W 167.17' | | | | |
| 808-07-51W 105.52' | | | | |
| 834-48-39E 64.34' | | | | |
| 820-48-08E 37.38' | | | | |
| 882-25-27E 107.44' | | | | |
| 839-47-08E 199.73' | | | | |
| 837-46-31E 85.16' | | | | |
| 806-52-20E 217.49' | | | | |
| 818-38-52W 163.10' | | | | |
| 816-43-58W 84.48' | | | | |
| 842-30-11E 68.78' | | | | |
| 872-58-52E 119.08' | | | | |
| 804-24-53W 76.84' | | | | |
| 887-30-19E 145.63' | | | | |

COUNTRY CLUB AND 18 HOLE GOLF COURSE RETAIL OFFICE SINGLE FAMILY

| | |
|-------------------|-------------------|
| 1,110,000 Sq. Ft. | 18 |
| 550,000 Sq. Ft. | 76 DUA (Detached) |
| | 4 DUA (Detached) |
| | 5 DUA (Detached) |
| | 6 DUA (Detached) |
| | 7 DUA (Detached) |
| | 8 DUA (Detached) |
| | Semi-Attached |
| | Attached |
| | Sub-Total |
| | 1225 |

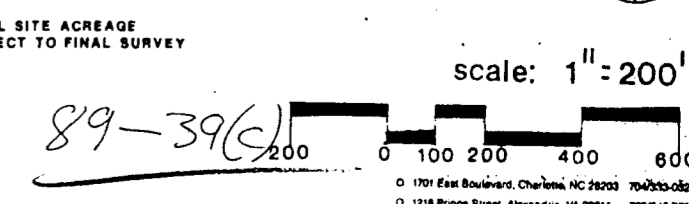
MULTI-FAMILY

| | |
|------------------|-------------|
| ±12 DUA | 430 |
| ±14 DUA | 648 |
| Club | 20 |
| Multi-Use Center | 393 |
| Sub-Total | 1491 |
| Total | 2716 |

Gross Acreage 1122.144
Net Acreage 954.164
Overall Density 3.0 DUA

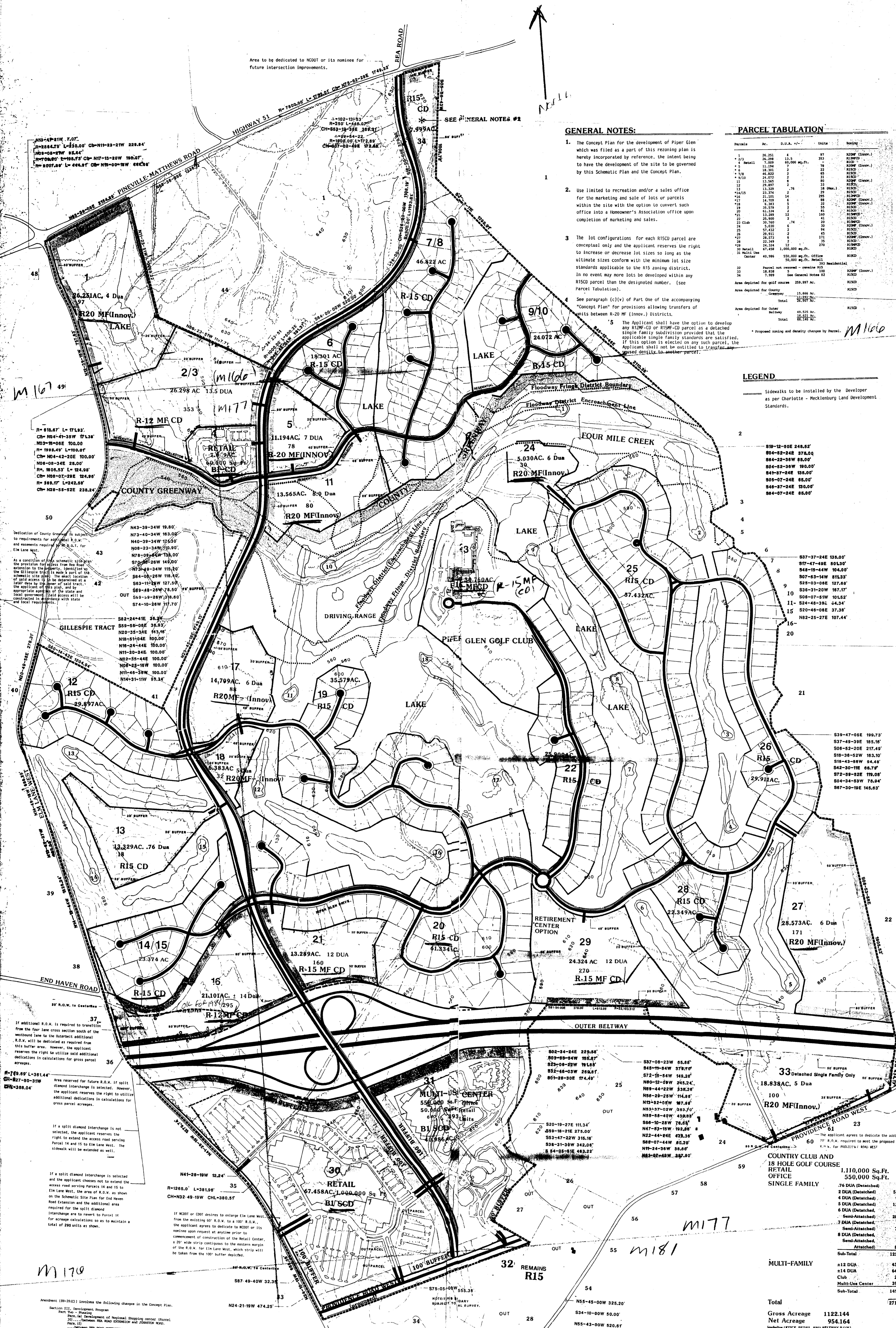
PIPER GLEN
MECKLENBURG CO., N.C.
PIPER GLEN DEVELOPMENT COMPANY

AMENDMENT TO SCHEMATIC SITE PLAN
December 23, 1985
Revised January 30, 1986
Revised February 7, 1986
Revised February 17, 1986
Revised March 17, 1986
Amended Plan: March 6, 1989
Revised September 18, 1989



APPROVED BY COUNTY COMMISSION
DATE 1/16/90

SAVE FOR Plot # 86-4(C)
= 11011 areas of unique zoning types (not R-15 etc.)
3/17/86
4th reduced copy of org. (county zoning) 1"=200'
TO 1"=400' (date 9/04) (JT)



(1) **ARCHITECTURAL CONTROLS.**

- (vi) All direct accesses to residential units will be from internal roadways and streets.
- (viii) A mixture of housing types and styles will be employed throughout the various residential components of the Site so as to eliminate any excessive repetition of building design and style.
- (v) Throughout the Site all streets and highways will be constructed in accordance with the standards established by the governmental authorities having jurisdiction over their maintenance and operation.

(d) **OPEN SPACES AND BUFFER ZONES.**

- (i) All development within the Site will be subject to the buffer zones imposed by and depicted on the Schematic Site Plan.
- (ii) Open spaces and buffer zones will be designed to incorporate natural drainage ways, heavily wooded areas and steep slopes. 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, signs, graphics or utility construction and, where indicated on the Schematic Site Plan, additional highway right of way, will be restricted from future development. No buildings or parking lots may be placed within any buffer zone.
- (iii) Except as otherwise provided in the next succeeding paragraph, existing tree cover and natural features within open spaces and buffer zones will be preserved, subject to the right of the Applicant to use such areas for pedestrian, bicycle or golf cart pathways, berms, walls, fences, signs and graphics, lighting fixtures, drainage, sanitary sewers, water lines, telephone lines, power lines, cable television lines, gas lines and other utility purposes.
- (iv) Except as otherwise provided under subparagraph (d)(vi) of this PART FOUR, all side yards, setbacks and rear yards will be measured from either property lines or highway right of way lines (in the case of lots adjoining a street or highway), subject, however, to the requirement that no structure or parking facility may be built within any area designated on the Schematic Site Plan as a buffer zone.

(b) **SET-BACK AND HEIGHT RESTRICTIONS.**

- (i) In every instance the minimum side yard, setback and rear yard requirements of the applicable ordinances will be satisfied unless waivers are obtained in accordance with procedures established for development within a R-20MF (Innovative) District.

(c) **RESIDENTIAL USES:**

- (iv) The total number of dwelling units (including the condominiums within Parcel 23) which may be constructed within the Site cannot exceed 2,853.

(d) **RECREATIONAL USES:**

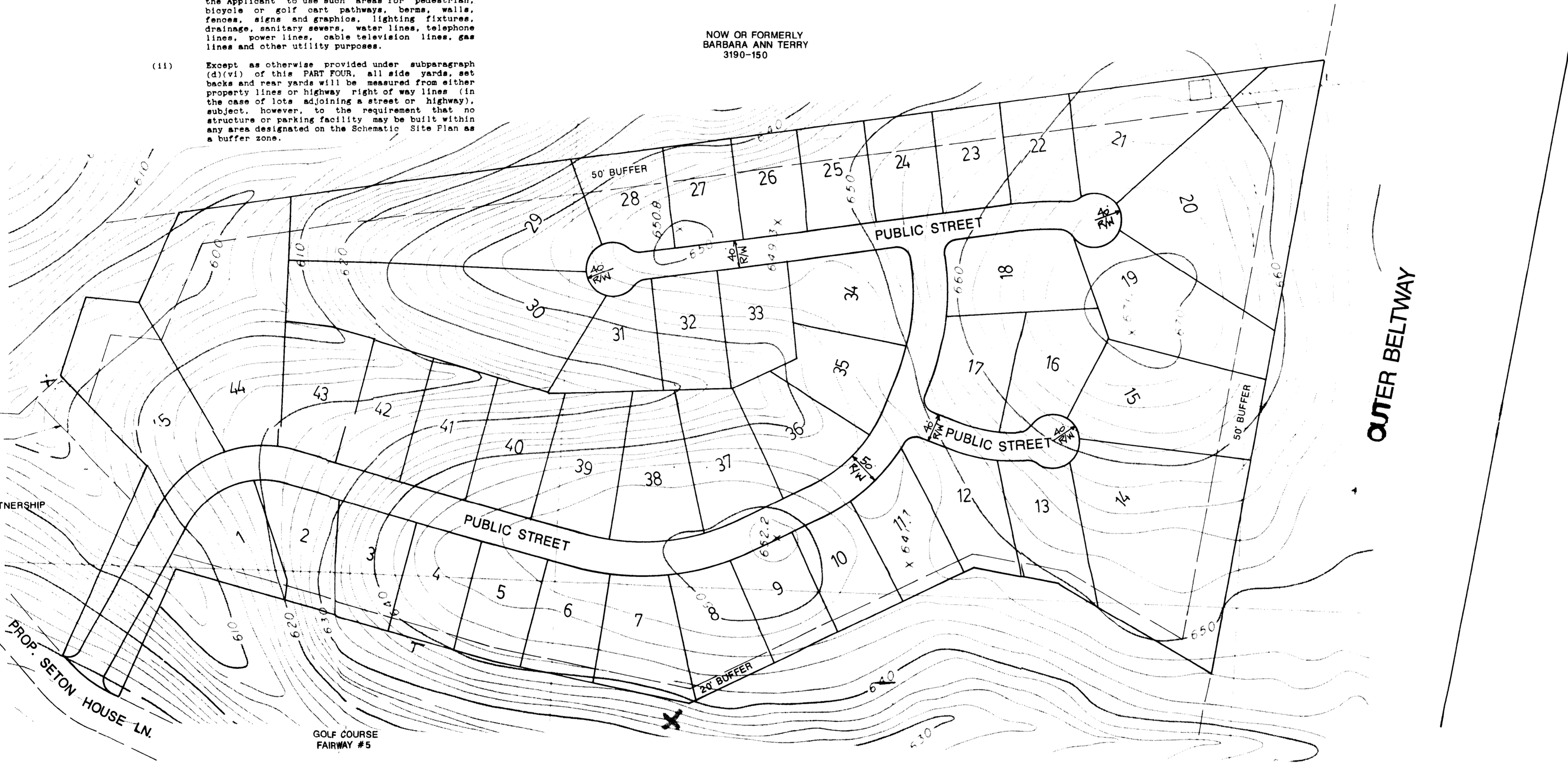
- (iv) In buffer zones where existing natural vegetation has been excessively cleared to accommodate berms, walls, fences, signs and graphics or utility construction the cleared, unimproved areas will be landscaped with trees and/or shrubs unless applicable ordinances or constraints imposed by utility companies would prohibit such landscaping.
- (vii) Except as otherwise provided under subparagraph (d)(vi) of this PART FOUR, the widths of buffer zones established by and depicted on the Schematic Site Plan are intended to be minimum dimensions to any structure or parking area. If any provision contained in the applicable ordinances should require a greater dimension to a primary structure, this more restrictive requirement must be satisfied.

NOW OR FORMERLY
 BARBARA ANN TERRY
 3190-150

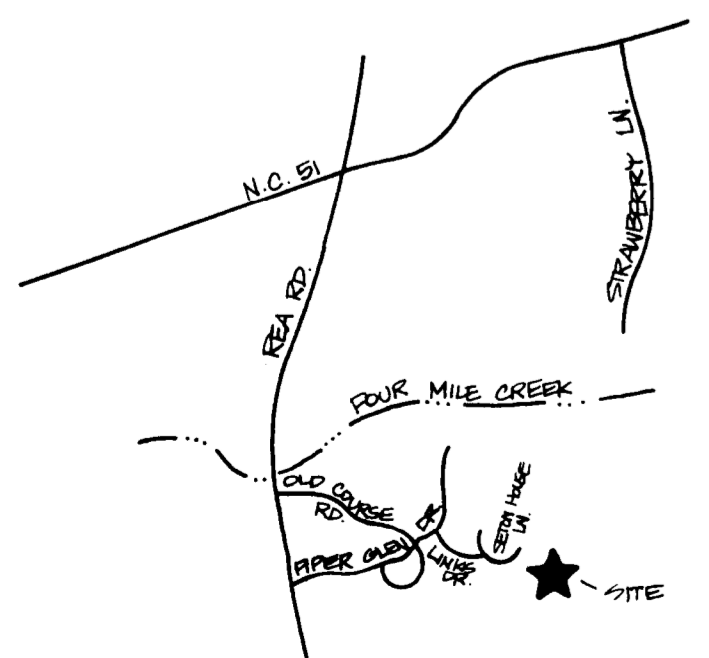
NOW OR FORMERLY
 BARBARA ANN TERRY
 5462-082

NOW OR FORMERLY
 PIPER GLEN LIMITED PARTNERSHIP
 5862-589

NOW OR FORMERLY
 PIPER GLEN LIMITED PARTNERSHIP
 5862-589



VICINITY MAP



PACE / HARRINGTON / DOWD

PIPER GLEN
 PARCEL NO. 27

SKETCH PLAN

19 MARCH 1992
 6 NOVEMBER 1991
 TAX PARCEL NO. 225-051-01
 TYPICAL LOT SIZE: 100' X 150' - 160'
 MIN. LOT WIDTH - 80'
 FRONT SETBACK - 35'
 SIDEYARD SETBACK - 10'
 REAR SETBACK - 50'
 MIN. LOT SIZE 12,000 SQ. FT.

*Approved by Planning Commission
 3/23/92*

SKETCH PLAN

SCALE 1" = 100'

