

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 incorporated as a part of this rezoning plan is hereby filed for 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)(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 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 elected on any such parcel, the Applicant shall not be entitled to transfer any unused density to another parcel.

PARCEL TABULATION

Parcel	Ac.	D.O.A. +/-	Units	zoning
2/3	26.251	4	87	R15CD (Innov.)
6	26.298	13.5	351	R15CD
7	11.134	2	78	R15CD (Innov.)
8	11.134	2	78	R15CD
9	46.822	2	65	R15CD
10	13.565	8	80	R15CD (Innov.)
11	13.565	8	80	R15CD
12	13.565	8	80	R15CD
13	13.565	8	80	R15CD
14	13.565	8	80	R15CD
15	13.565	8	80	R15CD
16	13.565	8	80	R15CD
17	13.565	8	80	R15CD
18	13.565	8	80	R15CD
19	13.565	8	80	R15CD
20	13.565	8	80	R15CD
21	13.565	8	80	R15CD
22	13.565	8	80	R15CD
23	13.565	8	80	R15CD
24	13.565	8	80	R15CD
25	13.565	8	80	R15CD
26	13.565	8	80	R15CD
27	13.565	8	80	R15CD
28	13.565	8	80	R15CD
29	13.565	8	80	R15CD
30	13.565	8	80	R15CD
31	13.565	8	80	R15CD
32	13.565	8	80	R15CD
33	13.565	8	80	R15CD
34	13.565	8	80	R15CD
35	13.565	8	80	R15CD
36	13.565	8	80	R15CD
37	13.565	8	80	R15CD
38	13.565	8	80	R15CD
39	13.565	8	80	R15CD
40	13.565	8	80	R15CD
41	13.565	8	80	R15CD
42	13.565	8	80	R15CD
43	13.565	8	80	R15CD
44	13.565	8	80	R15CD
45	13.565	8	80	R15CD
46	13.565	8	80	R15CD
47	13.565	8	80	R15CD
48	13.565	8	80	R15CD
49	13.565	8	80	R15CD
50	13.565	8	80	R15CD
51	13.565	8	80	R15CD
52	13.565	8	80	R15CD
53	13.565	8	80	R15CD
54	13.565	8	80	R15CD
55	13.565	8	80	R15CD
56	13.565	8	80	R15CD
57	13.565	8	80	R15CD
58	13.565	8	80	R15CD
59	13.565	8	80	R15CD
60	13.565	8	80	R15CD
61	13.565	8	80	R15CD
62	13.565	8	80	R15CD
63	13.565	8	80	R15CD
64	13.565	8	80	R15CD
65	13.565	8	80	R15CD
66	13.565	8	80	R15CD
67	13.565	8	80	R15CD
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70	13.565	8	80	R15CD
71	13.565	8	80	R15CD
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73	13.565	8	80	R15CD
74	13.565	8	80	R15CD
75	13.565	8	80	R15CD
76	13.565	8	80	R15CD
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78	13.565	8	80	R15CD
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80	13.565	8	80	R15CD
81	13.565	8	80	R15CD
82	13.565	8	80	R15CD
83	13.565	8	80	R15CD
84	13.565	8	80	R15CD
85	13.565	8	80	R15CD
86	13.565	8	80	R15CD
87	13.565	8	80	R15CD
88	13.565	8	80	R15CD
89	13.565	8	80	R15CD
90	13.565	8	80	R15CD
91	13.565	8	80	R15CD
92	13.565	8	80	R15CD
93	13.565	8	80	R15CD
94	13.565	8	80	R15CD
95	13.565	8	80	R15CD
96	13.565	8	80	R15CD
97	13.565	8	80	R15CD
98	13.565	8	80	R15CD
99	13.565	8	80	R15CD
100	13.565	8	80	R15CD

LEGEND

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

819-12-50E 248.52'
804-52-24E 378.00'
884-22-58W 85.00'
805-02-58W 100.00'
845-07-24E 135.00'
805-07-24E 85.00'
846-07-24E 130.00'
884-07-24E 85.00'
837-07-24E 135.00'
877-47-48E 501.30'
848-15-44W 104.00'
807-53-14W 81.33'
825-03-08E 127.68'
836-31-20W 167.17'
806-07-51W 101.52'
824-48-38E 64.34'
820-46-06E 37.38'
882-25-27E 107.44'
839-47-05E 199.73'
837-49-39E 185.16'
808-62-00E 217.48'
818-38-52W 163.10'
815-43-58W 84.48'
842-30-11E 66.78'
872-59-82E 179.08'
804-34-53W 78.84'
867-30-19E 145.83'

N13-4P81W 7.07'
 R=288.27' L=450.00' Cb=N13-21W 229.84'
 N13-08-21W 82.44'
 N13-08-21W 82.44'
 N13-08-21W 82.44'
 N13-08-21W 82.44'

Dedication of County Greenway is subject to requirements for additional R.O.W. and easements required by the D.O.T. for the Elm Lane West.

As a condition of the schematic site plan the provision for access from Elm Lane West to the site is hereby reserved. The location of the site access is to be determined at a later date by the owner of said tract. The applicant of this site, and by appropriate action of the state and local government, shall cause to be constructed in accordance with state and local requirements.

N43-39-34W 19.80'
 N73-40-34W 163.00'
 N40-39-34W 174.30'
 N08-23-34W 170.90'
 N78-05-34W 143.00'
 N07-40-34W 115.20'
 N84-08-28W 118.40'
 N63-11-28W 127.50'
 N59-48-26W 78.50'
 N59-39-26W 319.60'
 N74-10-26W 117.70'

S82-24-41E 36.32'
 S59-30-08E 35.93'
 N20-35-34E 44.30'
 N18-51-04E 100.00'
 N18-24-44E 100.00'
 N11-30-34E 100.00'
 N02-35-44E 100.00'
 N08-25-16W 100.00'
 N14-31-11W 95.34'

N41-28-19W 12.24'
 R=1265.0' L=381.06'
 CH=N32-49-19W CHL=380.57'

N41-28-19W 12.24'
 R=1265.0' L=381.06'
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 R=1265.0' L=381.06'
 CH=N32-49-19W CHL=380.57'

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

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

TOTAL SITE ACREAGE SUBJECT TO FINAL SURVEY
 scale: 1" = 200'
 89-39(c)
 0 100 200 400 600
 Land Design
 Landscape Architecture
 Land Planning

APPROVED BY COUNTY COMMISSION
 DATE: 1/16/90

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

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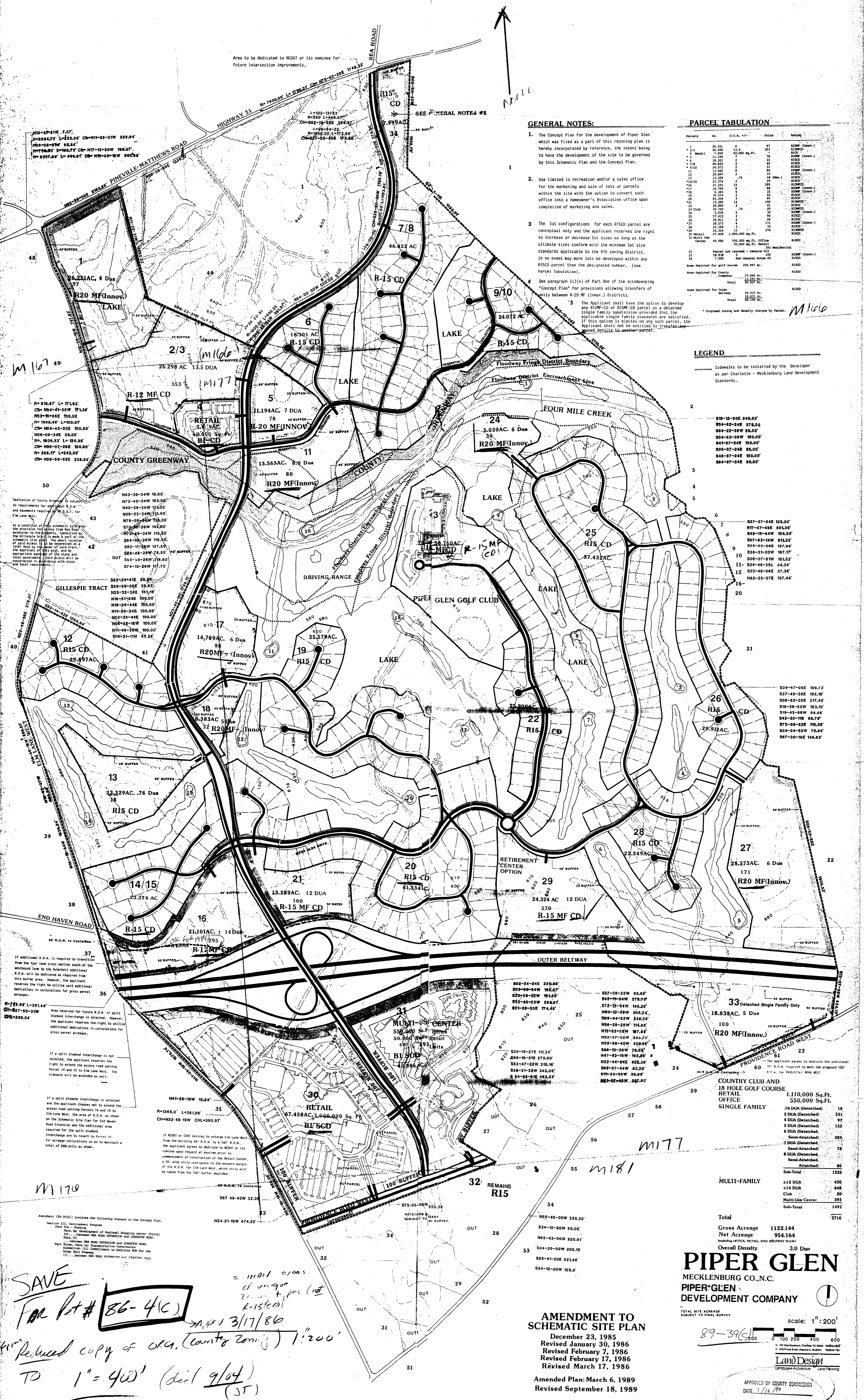
PARCEL TABULATION

Parcel	Ac.	D.U.A.	Units	Density
1	26,251	13.5	353	R15MF (Innov.)
2/3	26,298	13.5	353	R15MF (Innov.)
4	11,124	60,000 sq.ft.	78	R20MF (Innov.)
5	18,202	7	65	R15CD
6	48,202	7	65	R15CD
7/8	21,565	8	32	R20MF (Innov.)
9	21,565	8	32	R20MF (Innov.)
10	21,565	8	32	R20MF (Innov.)
11	13,329	7.6	18 (Max.)	R15CD
12	21,565	8	32	R20MF (Innov.)
13	13,329	7.6	18 (Max.)	R15CD
14/15	21,565	8	32	R20MF (Innov.)
16	21,565	8	32	R20MF (Innov.)
17	21,565	8	32	R20MF (Innov.)
18	4,313	5	21	R15CD
19	11,124	60,000 sq.ft.	78	R20MF (Innov.)
20	61,234	7	65	R15CD
21	13,329	7.6	18	R15CD
22	25,900	7.4	41	R15CD
23	5,030	6	30	R20MF (Innov.)
24	5,030	6	30	R20MF (Innov.)
25	47,452	7	65	R15CD
26	29,911	7	65	R15CD
27	26,251	13.5	353	R15CD
28	22,349	7	65	R15CD
29	22,349	7	65	R15CD
30	22,349	7	65	R15CD
31	47,452	7	65	R15CD
32	47,452	7	65	R15CD
33	18,838	5	21	R15CD
34	7,999	See General Notes #2	100	R15CD
Area depicted for golf course				R15CD
Area depicted for County Greenway	15,446			R15CD
Total	353,937			R15CD
Area depicted for County Greenway	15,446			R15CD
Area depicted for County Greenway	49,325			R15CD
Total	49,325			R15CD
Area depicted for County Greenway	49,325			R15CD
Total	49,325			R15CD

LEGEND

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819-12-02E 248.82'
804-82-24E 378.00'
864-22-30W 85.00'
804-52-30W 100.00'
841-37-24E 85.00'
805-07-24E 85.00'
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837-45-30E 185.10'
818-36-52W 105.10'
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842-30-11E 86.79'
872-59-52E 119.08'
804-34-53W 76.04'
887-30-19E 146.83'



N13-4P-21W 7.07'
 N10-0-0-0W 22.84'
 N10-0-0-0W 22.84'
 N10-0-0-0W 22.84'
 N10-0-0-0W 22.84'

N15-61' L=171.93'
 C1-N14-4-35W 171.38'
 N10-15-06E 100.00'
 N1982.49' L=100.00'
 N104-42-20E 100.00'
 N108-08-34E 26.00'
 N108.65' L=124.90'
 N105-07-29E 124.90'
 N108.17' L=242.58'
 N128-58-52E 238.24'

N43-39-34W 19.80'
 N73-40-34W 183.00'
 N40-39-34W 124.50'
 N08-23-34W 210.00'
 N75-00-00W 78.00'
 S73-00-26W 143.00'
 N73-40-34W 115.20'
 S84-04-26W 118.40'
 S83-11-28W 127.50'
 S89-48-28W 78.50'
 S69-39-28W 318.60'
 S74-10-28W 117.70'

S82-24-41E 35.92'
 S59-39-06E 35.92'
 N20-35-54E 69.94'
 N18-51-04E 100.00'
 N16-24-44E 100.00'
 N11-20-24E 100.00'
 N02-35-44E 100.00'
 N08-25-18W 100.00'
 N11-48-39W 100.00'
 N14-31-11W 95.24'

N179.09' L=361.44'
 C1-827-80-31W
 S176-388.04'

N41-28-19W 12.24'
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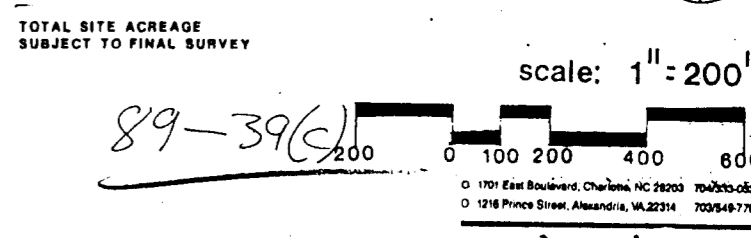
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SAVE FOR Plot # 86-4(C)
 = 11011 areas of unique 20' unique + per (not R-15) (not R-15) (not R-15)
 3/17/86
 Reduced copy of org. (County zoning) 1:200'
 TO 1"=400' (dist 9/04) (JT)

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

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