

Development Data

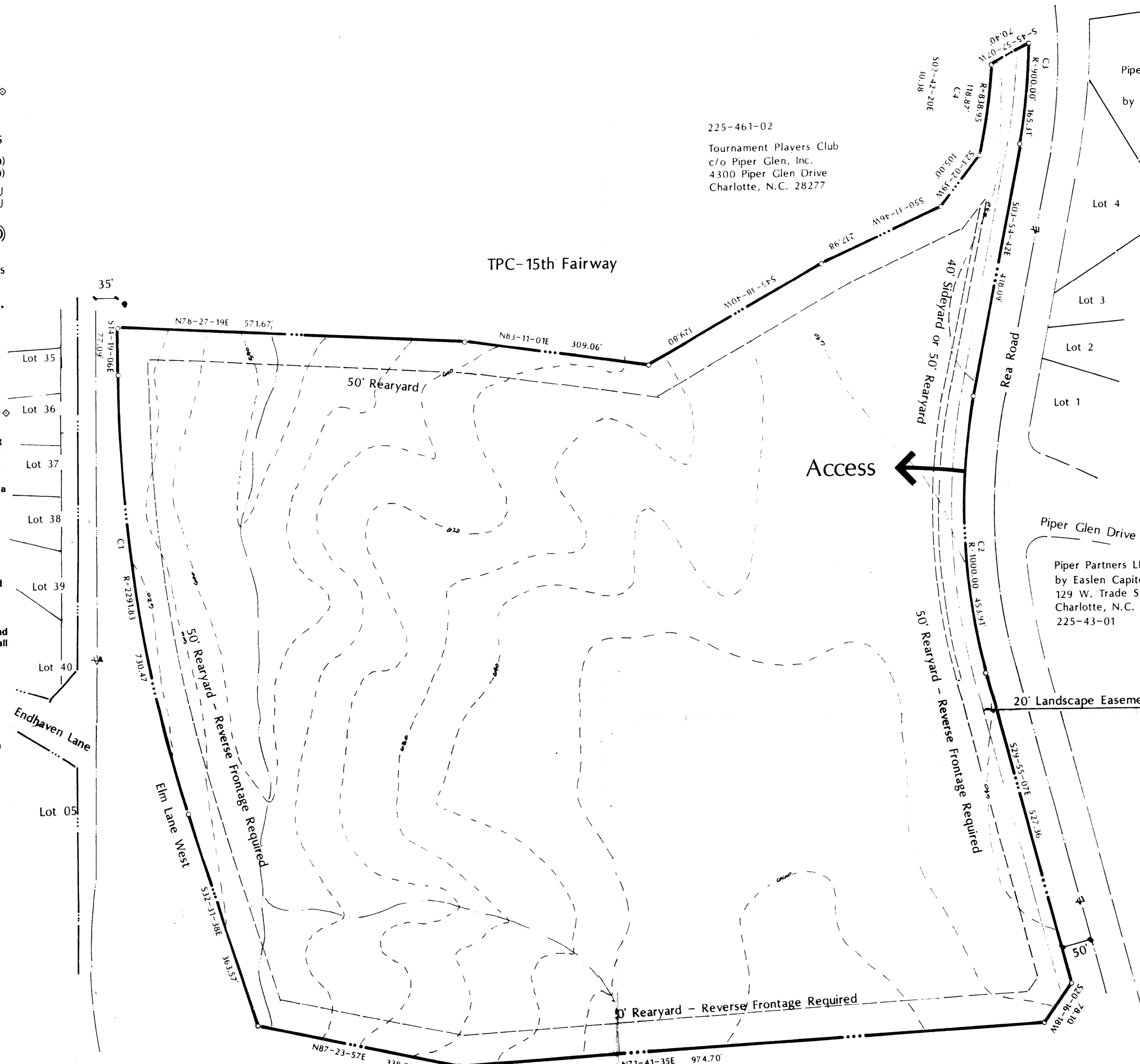
Area: 38.33 Acres
 Existing Zoning: Parcels 14 & 15 = R-15(CD)
 Parcel 16 = R-12MF(CD)
 Dwellings Allowed By Existing Zoning: 29 SFU
 295 MFU
 Proposed Zoning: R-3 (CD)
 Proposed Dwellings: 75 Single Family Detached Units
 Density: 1.95 D.U.A.

Notes

- All lots shall conform to the dimensional requirements of the R-3 district and the Mecklenburg County Subdivision Ordinance. Additionally, the yard requirements of the R-3 district shall be modified in excess of the minimum R-3 dimensions as follows. The front setback shall be a minimum of 40 feet. The rear yard shall be a minimum of 50 feet. The sideyards shall be a minimum of 6 and 8 feet and a minimum of 20 feet on a corner lot.
- A landscape easement of twenty feet shall be established adjacent to Rea Road.
- Since all parcels are used solely for single family detached dwellings, none of the provisions relating to buffers depicted on the Schematic Site Plan and established under the Amended And Restated Concept Plan dated February 17, 1986 shall apply to any of the three parcels.
- Since all parcels are used solely for single family detached dwellings, none of the provisions contained in Paragraph (i) & (ii) of Subsection (E) and (xii) of Subsection (I) of Part Four (Design Guidelines) of the above plan shall apply to any of the parcels.
- All other provisions of the Amended And Restated Concept Plan dated February 17, 1986 applicable to single family detached dwellings shall continue to apply to these parcels.
- Rights of way dedications for Elm Lane West and Rea Road shall be made prior to the issuance of any building permits. Rights of way to be dedicated shall be 35' from the centerline of Elm Lane West and 50' from the centerline of Rea Road.
- No individual driveway connections shall be permitted to any thoroughfares.
- A left turn lane shall be provided of Rea Road into the site.

Adjacent Property Owners

Lot 35 William Trotter Co. 1515 Mockingbird Lane #500 Charlotte, N.C. 28209 Tax No. 223-382-35	Lot 40 John M. Corely & Wf. Sandra E. 10236 Creek Dale Ln. Charlotte, N.C. 28227 Tax No. 223-382-40
Lot 36 Francis V. Soltis & Wf. Stella A. 20 West 3rd St. Bayoune, N.J. 07002 Tax No. 223-382-36	Lot 05 Edward C. Niven & Wf. Sarah C. 6121 Endhaven Ln. Charlotte, N.C. 28227 Tax No. 223-221-05
Lot 37 William M. Booe & Wf. April R. 10222 Creek Dale Ln. Charlotte, N.C. 28227 Tax No. 223-382-37	Lots 1,2,3,4&5 Piper Partners LP By Easlen Capitol of Charlotte Managing General Partners 127 West Trade St Suite 1127 Charlotte, N.C. 28202 Tax No. 225-42-01,02,03,04,&05
Lot 38 William J. Herzner & Wf. Lisa M. McCall 10230 Creek Dale Ln. Charlotte, N.C. 28227 Tax No. 223-382-38	Lot 01 The Crosland Group, Inc. H. Allen Tate, Moore/Piper Glen Limited Partnership a North Carolina Limited Partnership Tax Mailing Address: 141 Scallybark Rd. Charlotte, N.C. 28209 Tax No. 225-41-01
Lot 39 William Trotter Co. 1515 Mockingbird Lane #500 Charlotte, N.C. 28209 Tax No. 223-382-39	



Site Plan

Vicinity & Existing Zoning

Rezoning Proposal 93-14(c)
 For Piper Glen Tracts 14,15&16

For Public Hearing
 Crosland Land Company

Brian Sigmon
 Brian Sigmon
 Landscape Architecture PA

APPROVED BY COUNTY COMMISSION
 DATE August 9, 1993

1212 South Boulevard
 Suite 201
 Charlotte, NC 28203-4208
 704/375 0725

DATE	April 5, 1993
REVISIONS	21 May, 1993
JOB NO.	9306
SHEET	1
OF	1