

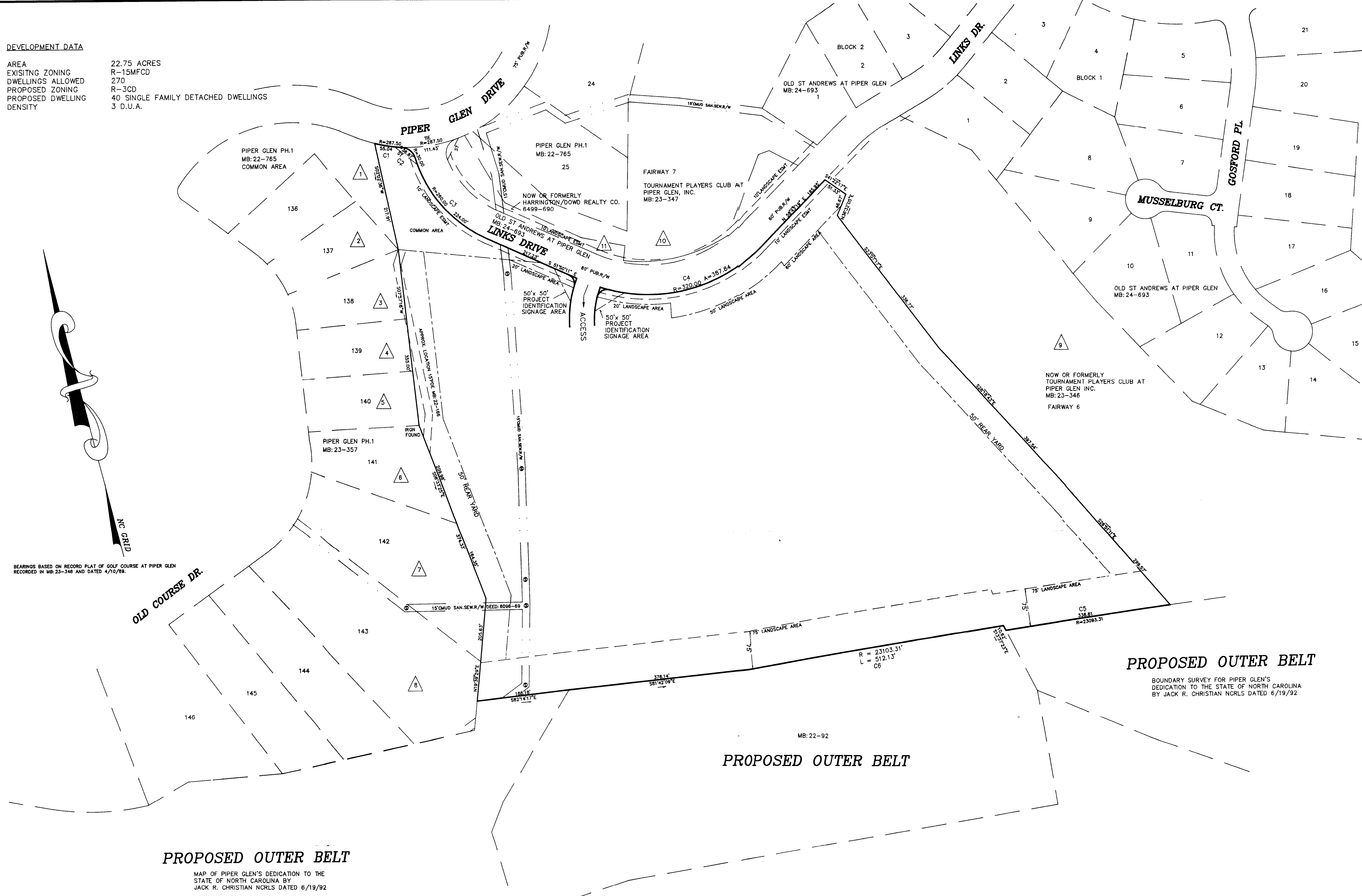
DEVELOPMENT DATA

AREA 22.75 ACRES
 EXISTING ZONING R-15MFCO
 DWELLINGS ALLOWED 270
 PROPOSED ZONING R-3CD
 PROPOSED DWELLING 40 SINGLE FAMILY DETACHED DWELLINGS
 DENSITY 3 D.U.A.

ADJACENT OWNERS

1. PIPER GLEN MASTER ASSOCIATION INC.
230 S. TRYON ST # 1100
CHARLOTTE, N.C. 28202
TAX # 225-412-01
2. PETER W. ARNETTE
4617 MEADOWRIDGE DR.
CHARLOTTE, N.C. 28226
TAX # 225-412-31
3. KENNETH W. DRERUP
1316 ALFRED ST.
CHARLOTTE, N.C. 28211
TAX # 225-412-04
4. PIPER GLEN LTD PARTNERSHIP
% INDEPENDENT AMERICAN SAVINGS ASSOC.
300 E CARPENTER FREEWAY
IRVING, TEXAS 75062
TAX # 225-412-05
5. PIPER GLEN LTD PARTNERSHIP
% INDEPENDENT AMERICAN SAVINGS ASSOC.
300 E CARPENTER FREEWAY
IRVING, TEXAS 75062
TAX # 225-412-06
6. ROBERT F. CALDWELL
3400 CAMBRIA DR.
CHARLOTTE, N.C. 28210
TAX # 225-412-07
7. J.D. WILLIAMS
4316 OLD COURSE DR.
CHARLOTTE, N.C. 28226
TAX # 225-412-08
8. STEPHEN K. BORST
7123 STRUP CT.
MATTHEWS, N.C. 28105
TAX # 225-412-09
9. TOURNAMENT PLAYERS CLUB AT PIPER GLEN INC.
4300 PIPER GLENN DR.
CHARLOTTE, N.C. 28277
TAX # 225-051-03
10. TOURNAMENT PLAYERS CLUB AT PIPER GLEN INC.
4300 PIPER GLENN DR.
CHARLOTTE, N.C. 28277
TAX # 225-052-97
11. HARRINGTON DOWD REALTY CO.
6719-C FAIRVIEW RD.
CHARLOTTE, N.C. 28210
TAX # 225-052-98

- NOTES:**
1. ALL LOTS SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS OF THE R-3 DISTRICT AND THE CITY OF CHARLOTTE 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 FEET AND 8 FEET AND A MINIMUM OF 20 FEET ON A CORNER LOT.
 2. SINCE THIS PARCEL MAY BE USED SOLELY FOR SINGLE FAMILY DETACHED DWELLINGS, NONE OF THE PROVISIONS CONTAINED IN SUBSECTION (D) AND PARAGRAPH (4) OF SUBSECTION (I) OF PART FOUR (DESIGN GUIDELINES) OF THE AMENDED AND RESTATED CONCEPT PLAN FOR PIPER GLEN SHALL APPLY TO THIS PARCEL.
 3. ALL SETBACKS, SIDE YARDS, AND REAR YARDS WILL BE MEASURED FROM PROPERTY LINES OR, IN THE CASE OF A LOT ADJOINING A STREET OR HIGHWAY, FROM THE RIGHT OF WAY LINE. HOWEVER, EXCEPT AS OTHERWISE PROVIDED UNDER NOTE 4 BELOW, NO STRUCTURE OR PARKING FACILITY MAY BE BUILT WITHIN THE 75 FOOT LANDSCAPE AREA ESTABLISHED ALONG THE OUTER BELT.
 4. THE LANDSCAPE AREA ADJACENT TO THE OUTER BELT IS TO REMAIN AS OPEN SPACE, AND EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE FENCES, WALLS, BERMS, GRADING, LANDSCAPING, STORM DRAINAGE OR UTILITY CONSTRUCTION, WILL BE RESTRICTED FROM FUTURE DEVELOPMENT. IN LANDSCAPE AREAS WHERE EXISTING NATURAL VEGETATION HAS BEEN EXCESSIVELY CLEARED TO ACCOMMODATE FENCES, WALLS, BERMS, GRADING, STORM DRAINAGE OR UTILITY CONSTRUCTION, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND/OR SHRUBS.
 5. THE LANDSCAPE AREA ADJACENT TO LINKS DRIVE IS TO REMAIN AS OPEN SPACE, AND EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE FENCES, WALLS, BERMS, SIGNS, GRAPHICS, GRADING, LANDSCAPING, OR UTILITY CONSTRUCTION, WILL BE RESTRICTED FROM FUTURE DEVELOPMENT. IN LANDSCAPE AREAS WHERE EXISTING NATURAL VEGETATION HAS BEEN EXCESSIVELY CLEARED TO ACCOMMODATE FENCES, WALLS, BERMS, SIGNS, GRAPHICS, GRADING OR UTILITY CONSTRUCTION THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND/OR SHRUBS.
 6. 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 THIS PARCEL.
 7. THIS EXHIBIT MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION, CONVEYANCES, OR RECORDATION.
- R-3 CD ZONING
 MIN. LOT AREA 10000 SF
 MIN. LOT WIDTH 70'
 MIN. LOT SIDEYARD 6'/8'
 MIN. LOT REARYARD 50'
 MIN. LOT SETBACK 40'



PROPOSED OUTER BELT

MAP OF PIPER GLEN'S DEDICATION TO THE STATE OF NORTH CAROLINA BY JACK R. CHRISTIAN NCRLS DATED 6/19/92

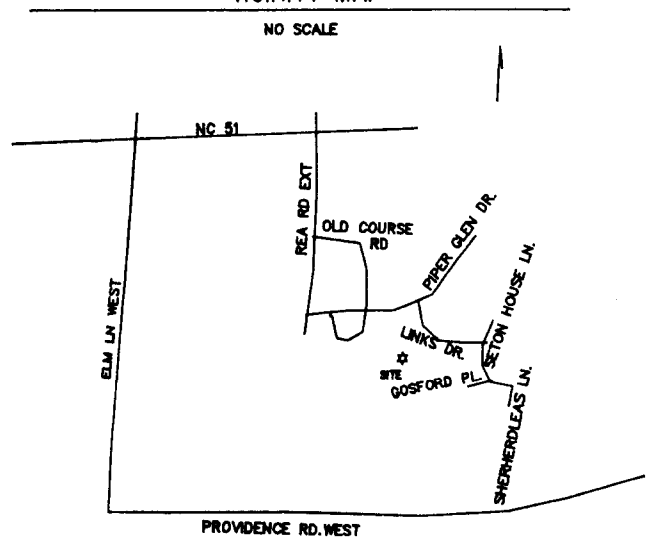
PROPOSED OUTER BELT

BOUNDARY SURVEY FOR PIPER GLEN'S DEDICATION TO THE STATE OF NORTH CAROLINA BY JACK R. CHRISTIAN NCRLS DATED 6/19/92

PROPOSED OUTER BELT

BRITANNY WOODS
MB: 22-92

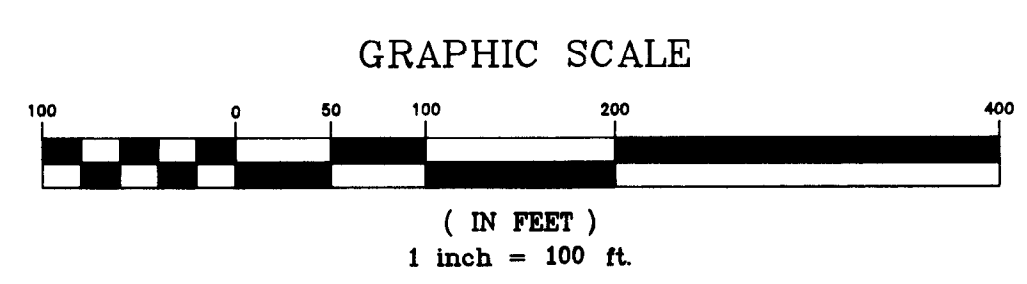
VICINITY MAP
NO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	287.50'	55.04'	54.95'	S87°24'33"E
C2	30.00'	38.87'	34.80'	S77°41'13"W
C3	280.00'	224.00'	212.13'	S22°09'40"E
C4	320.00'	367.84'	344.13'	S86°23'46"W
C5	23293.31'	336.81'	336.81'	N64°04'20"W
C6	23103.31'	512.13'	512.11'	N85°03'38"W

REZONING PROPOSAL FOR PIPER GLEN PARCEL 29



93-115

DATE January 18, 1994

NO.	DATE	TO SHOW LANDSCAPE AREA AND REVISE NOTES	REVISION	JEW	BY
1	11/19/93				

SHEET TITLE
PUBLIC HEARING MAP

PROJECT
HIGHLANDS AT PIPER GLEN
CITY OF CHARLOTTE, MECK. CO., NC
SURVEY FOR CROSLAND LAND CO.

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
PLANNING - SURVEYING - ENGINEERING
801 CLANTON RD., SUITE 110 CHARLOTTE, NC 28217
(704)525-6024

DRAWING NO.
65-82

SHT 1 OF 1 SHTS