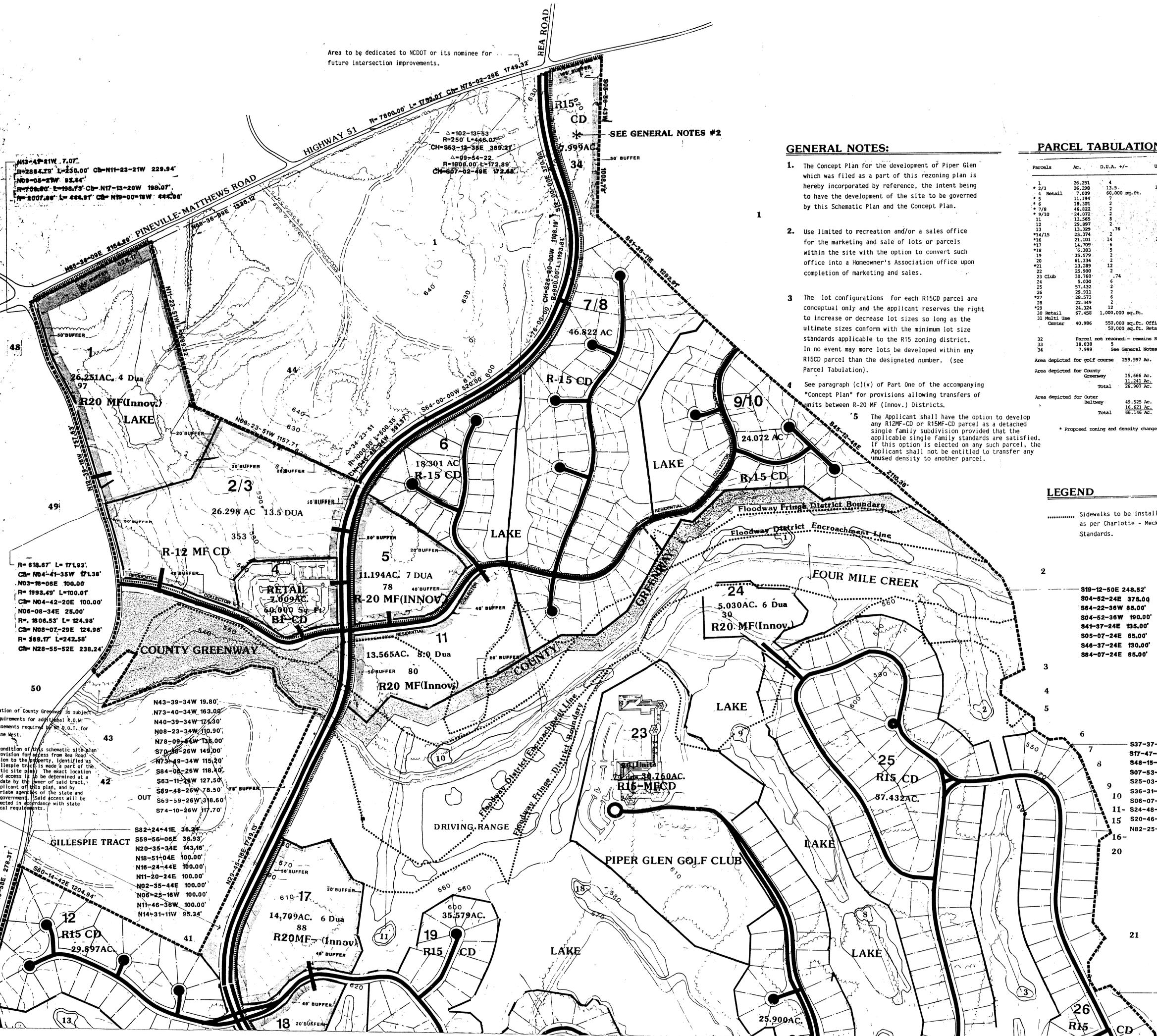


Area to be dedicated to NCDOT or its nominee for future intersection improvements.



SEE GENERAL NOTES #2

GENERAL NOTES:

1. 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.
2. 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.
3. 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).
4. See paragraph (c)(v) of Part One of the accompanying "Concept Plan" for provisions allowing transfers of units between R-20 MF (Innov.) Districts.
5. 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 any unused density to another parcel.

PARCEL TABULATION

Parcels	Ac.	D.U.A. +/-	Units	Zoning
1	26.251	4	97	R20MF (Innov.)
* 2/3	26.298	13.5	353	R15MF CD
* 4	7.009	60,000 sq.ft.	78	B1CD
* 5	11.194	7	22	R20MF (Innov.)
* 6	18.301	2	65	R15CD
* 7/8	46.822	2	31	R15CD
* 9/10	24.072	2	18	R15CD (Innov.)
11	12.565	8	33	R15CD
12	29.897	2	18 (Max.)	R15CD
13	13.329	2	29	R15CD
*14/15	23.374	2	29	R15CD
*16	21.101	14	88	R15CD
*17	14.709	6	32	R20MF (Innov.)
*18	6.383	5	55	R20MF (Innov.)
19	35.579	2	81	R15CD
20	61.234	2	160	R15CD
*21	13.389	12	41	R15CD
22	25.900	2	30	R15CD
23	30.760	74	94	R15CD
24	5.030	6	45	R15CD
25	57.432	2	171	R15CD
26	29.511	2	35	R15CD
*27	28.573	6	270	R15CD
28	22.349	2	270	R15CD
*29	24.324	12	270	R15CD
*30	67.458	12	270	R15CD
31	40.986	550,000 sq.ft. Office 50,000 sq.ft. Retail	393 Residential	R15CD
32	Parcel not rezoned - remains R15			R15CD
33	18.838	5	100	R20MF (Innov.)
34	7.999	See General Notes #2		R15CD
Area depicted for golf course 259,997 Ac. R15CD				
Area depicted for County Greenway 15.666 Ac. R15CD				
Total 28,907 Ac. R15CD				
Area depicted for Outer Beltway 49,525 Ac. R15CD				
Total 16,621 Ac. R15CD				
Total 66,146 Ac. R15CD				

LEGEND

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

N13-49-21W 7.07'
R=2864.73' L=230.00' CB=N11-23-21W 229.94'
N03-02-27W 92.24'
R=708.00' L=198.73' CB=N17-13-20W 186.07'
R=2007.98' L=444.91' CB=N18-00-18W 444.98'

R= 618.67' L= 171.93'
CB= N04-41-35W 171.38'
N03-18-06E 100.00'
R= 1993.49' L=100.01'
CB= N04-42-20E 100.00'
N06-08-34E 25.00'
R= 1806.53' L= 124.98'
CB= N08-07-29E 124.98'
R= 369.17' L=242.58'
CB= N28-55-52E 238.24'

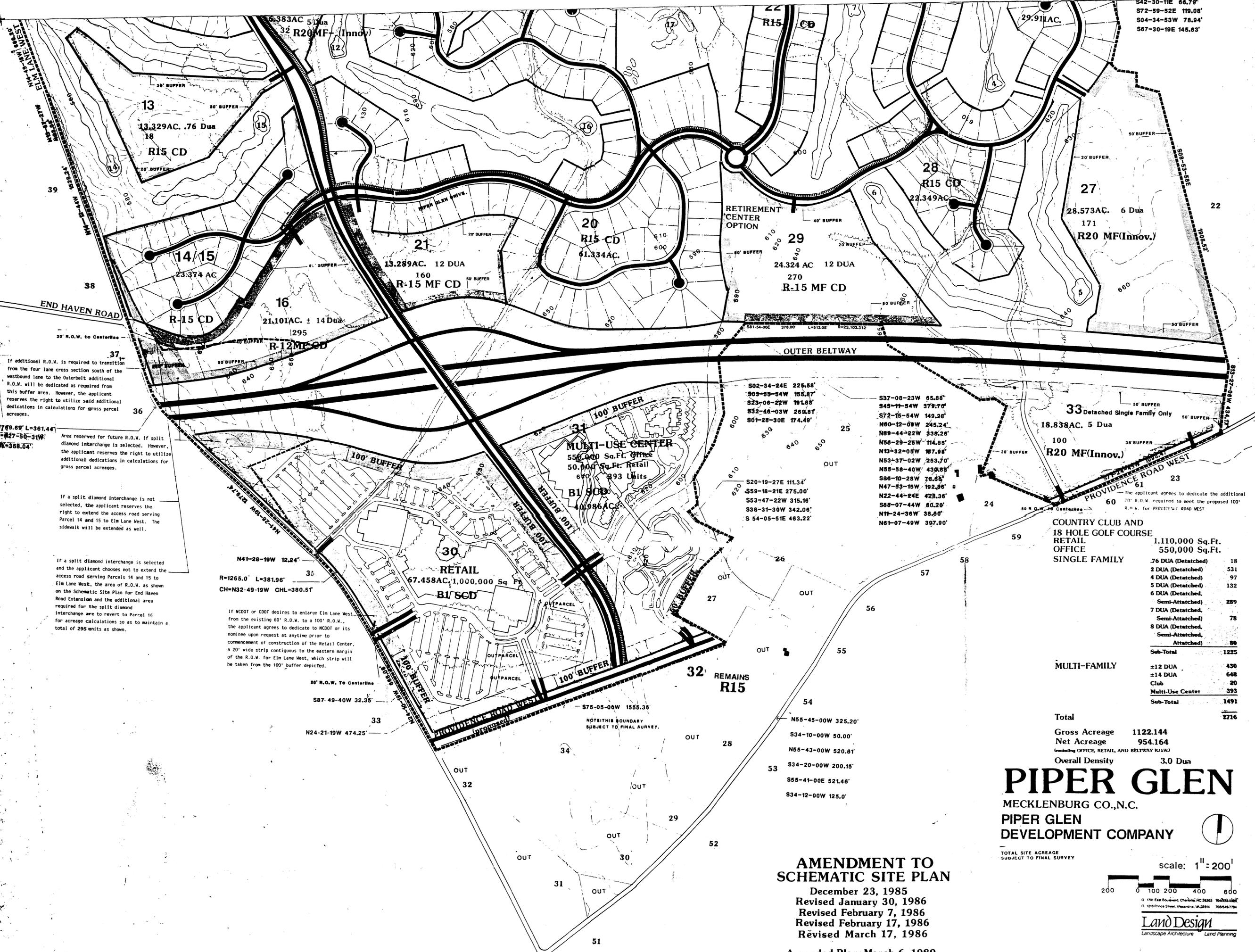
N43-39-34W 19.80'
N73-40-34W 183.09'
N40-39-34W 171.30'
N08-23-34W 110.90'
N78-09-54W 126.00'
S70-18-26W 149.00'
N73-49-34W 115.20'
S84-08-26W 118.40'
S63-11-23W 127.50'
S89-98-26W 78.50'
S69-59-26W 318.60'
S74-10-26W 117.70'

S82-24-41E 36.25'
S59-56-06E 36.93'
N20-35-34E 143.16'
N18-51-04E 100.00'
N16-24-44E 100.00'
N11-20-24E 100.00'
N02-35-44E 100.00'
N06-25-16W 100.00'
N11-46-36W 100.00'
N14-31-11W 95.24'

S37-37-24E 135.00'
S17-47-49E 501.30'
S48-15-44W 104.00'
S07-53-14W 511.33'
S25-03-06E 127.68'
S36-31-20W 167.17'
S06-07-51W 101.52'
S24-48-39E 64.34'
S20-46-06E 37.38'
N82-25-27E 107.44'

S39-47-05E 199.73'
S37-49-39E 185.16'
S06-52-20E 217.49'
S18-36-52W 183.10'
S15-43-58W 94.48'
S42-30-11E 66.70'

S42-30-11E 66.79'
 S72-59-52E 119.08'
 S04-34-53W 78.94'
 S67-30-19E 145.83'



If additional R.O.W. is required to transition from the four lane cross section south of the westbound lane to the Outerbelt additional R.O.W. will be dedicated as required from this buffer area. However, the applicant reserves the right to utilize said additional dedications in calculations for gross parcel acreages.

Area reserved for future R.O.W. If split diamond interchange is selected. However, the applicant reserves the right to utilize additional dedications in calculations for gross parcel acreages.

If a split diamond interchange is not selected, the applicant reserves the right to extend the access road serving Parcel 14 and 15 to Elm Lane West. The sidewalk will be extended as well.

If a split diamond interchange is selected and the applicant chooses not to extend the access road serving Parcels 14 and 15 to Elm Lane West, the area of R.O.W. as shown on the Schematic Site Plan for End Haven Road Extension and the additional area required for the split diamond interchange are to revert to Parcel 16 for acreage calculations so as to maintain a total of 295 units as shown.

If NCDOT or CDOT desires to enlarge Elm Lane West from the existing 60' R.O.W. to a 100' R.O.W., the applicant agrees to dedicate to NCDOT or its nominee upon request at anytime prior to commencement of construction of the Retail Center, a 20' wide strip contiguous to the eastern margin of the R.O.W. for Elm Lane West, which strip will be taken from the 100' buffer depicted.

S02-34-24E 225.58'
 S03-55-54W 155.87'
 S23-06-22W 78.188'
 S52-46-03W 289.81'
 S01-28-30E 174.49'

S37-08-23W 65.88'
 S45-11-54W 379.70'
 S72-15-54W 149.28'
 N60-12-09W 245.24'
 N89-44-22W 336.28'
 N56-29-25W 114.86'
 N13-32-05W 187.98'
 N53-37-02W 253.70'
 N55-58-40W 436.88'
 S86-10-28W 78.46'
 N47-53-15W 192.86'
 N22-44-24E 428.36'
 S88-07-44W 80.28'
 N11-24-36W 36.80'
 N61-07-49W 397.90'

The applicant agrees to dedicate the additional 20' R.O.W. required to meet the proposed 100' R.O.W. for PROVIDENCE ROAD WEST.

COUNTRY CLUB AND 18 HOLE GOLF COURSE	
RETAIL	1,110,000 Sq.Ft.
OFFICE	550,000 Sq.Ft.
SINGLE FAMILY	
.76 DUA (Detached)	18
2 DUA (Detached)	531
4 DUA (Detached)	97
5 DUA (Detached)	132
6 DUA (Detached)	
Semi-Attached	289
7 DUA (Detached)	
Semi-Attached	78
8 DUA (Detached)	
Semi-Attached	
Attached	88
Sub-Total	1225
MULTI-FAMILY	
±12 DUA	430
±14 DUA	648
Club	20
Multi-Use Center	393
Sub-Total	1491
Total	2716

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

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

TOTAL SITE ACREAGE SUBJECT TO FINAL SURVEY
 scale: 1" = 200'
 200 0 100 200 400 600
 © 1989 East Boulevard, Charlotte, NC 28203 703-355-0381
 © 1218 Prince Street, Alexandria, VA 22314 703-948-1784

Land Design
 Landscape Architecture Land Planning

APPROVED BY COUNTY COMMISSION
 DATE August 7, 1989
 89-17C