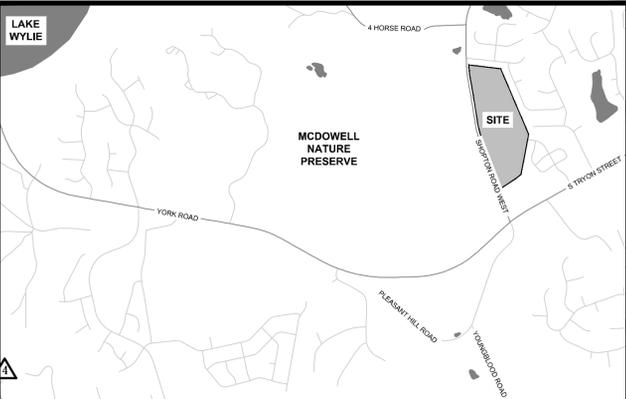


Shopton Road West Townhomes

Conditional District Rezoning - Petition # 2018-110

Located In:
Mecklenburg County, North Carolina

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 4	CONCEPTUAL SITE PLAN	8/23/2018	06/24/2019
2 of 4	TECHNICAL DATA SHEET	8/23/2018	06/24/2019
3 of 4	MASTER PLAN	8/23/2018	06/24/2019
4 of 4	ILLUSTRATIVE RENDERINGS	10/15/2018	06/24/2019



Vicinity Map
Not to Scale

Development Data:

Tax Parcels:	19901102
Total Acreage:	+/- 38.4 Acres (per GIS)
Existing Location:	Mecklenburg County, North Carolina
Proposed Location:	City of Charlotte, NC
Existing Zoning:	R-3 (Mecklenburg County)
Proposed Zoning:	R-8MF (CD) (City of Charlotte)
Existing Use:	Vacant
Permitted # of Units:	Up to 240 For-Sale Townhome Units
Proposed Density:	6.25 DU/AC
Maximum Building Height:	Forty (40) Feet
Parking:	Shall Satisfy R-8MF Minimum Requirements
Tree Save:	
Required:	+/- 5.53 Acres (15%)
Provided:	+/- 5.53 Acres (15%) Minimum

General Notes

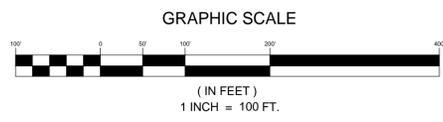
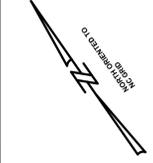
1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data & wetlands report titled "Flag Map" prepared by Carolina Wetland Services, dated 06/25/2018. For purposes of preparation of this Master Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Master Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

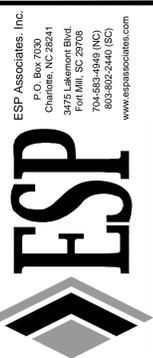
Legend

- Residential Development Area - Building & Parking Envelope
- 71' Public ROW
- 56' Public ROW
- Private Street
- 22' Alley
- Proposed Access Location
- Proposed Buffer
- Proposed Future ROW



PID:	Owner:	Zoning
19901102	PARTNERSHIP STEELE CREEK (1997) LIMITED	R-3

PID:	Owner:	Zoning	
1	19901567	AMH NC PROPERTIES LP	R-3
2	19901566	ANGELA R LATIMER	R-3
3	19901565	AMERICAN HOMES 4 RENT PROPERTIES LLC ATTN TAX DEPT NC	R-3
4	19901564	BRANDON & JANELLE NEAL	R-3
5	19901563	KEISHA & BRIAN LAVISCOUNT	R-3
6	19901562	RICHARD S & ERICA L UHLICH	R-3
7	19901561	MITCHELL & LAKESHA C LANDRUM	R-3
8	19901560	CHANH MINH LE & THU YEN THI & LAC T TAO	R-3
9	19901559	CLEMSON B & BRANDY WILLIAMS	R-3
10	19901558	BRIAN KENNETH SANFORD	R-3
11	19901557	ELSY ARRIOLA & HERBERT CHAVEZ	R-3
12	19901556	DENNIS M FLORES & CARMEN ISABEL RODAS FERRERA	R-3
13	19901555	JOHNATHAN & KIMBERLY J WILSON	R-3
14	19901554	MOURAD LAGDAS	R-3
15	19901553	STEPHEN A & LAURA A SCHERREP	R-3
16	19901552	JAMES D GATES	R-3
17	19901551	DANIELLE & TREMAINE MADDOX	R-3
18	19901550	CHRISTOPHER HUSKINS	R-3
19	19901549	JOANNE MITCHELL	R-3
20	19901548	CHRISTOPHER & STEPHANIE BOHANNON	R-3
21	19901547	FEDERAL NATIONAL MORTGAGE ASSOCIATION	R-3
22	19901546	JAMES & FRANCES MOSELEY	R-3
23	19901545	DANIEL J KNOBLAUCH	R-3
24	19901544	GARRETT & CYNTHIA GILROY	R-3
25	19901523	BRYAN T & JEANNE T OATES	R-3
26	19901522	LYNETTE VILJOEN	R-3
27	19901521	WILLIAM C & BERNADETT P VANDERVEER	R-3
28	19901649	ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS	R-8MF (CD)
29	19901284	ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS	R-8MF (CD)
30	19901105	S & S HOLDINGS OF CHARLOTTE LLC	B-1
31	19901122	MAHEK LLC	B-1
32	19901104	STEEL CREEK ONE LLC ATTN: BRANDON D PERRY	B-1
33	19901103	KASBYS LLC	B-1
34	19902102	MECKLENBURG COUNTY REAL ESTATE/FINANCE DEPT	R-3



BY	MW	MW	MW	SW

NO.	DATE	REVISION
1	10/15/2018	REVISED PER STAFF COMMENTS
2	11/08/2018	REVISED PER STAFF COMMENTS
3	02/12/2019	REVISED PER STAFF COMMENTS
4	06/24/2019	REVISED PER STAFF COMMENTS

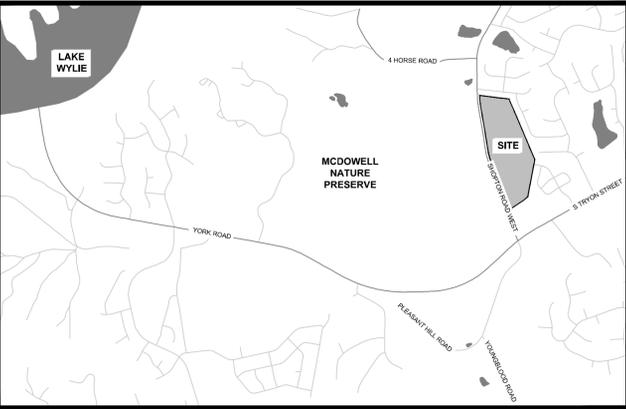
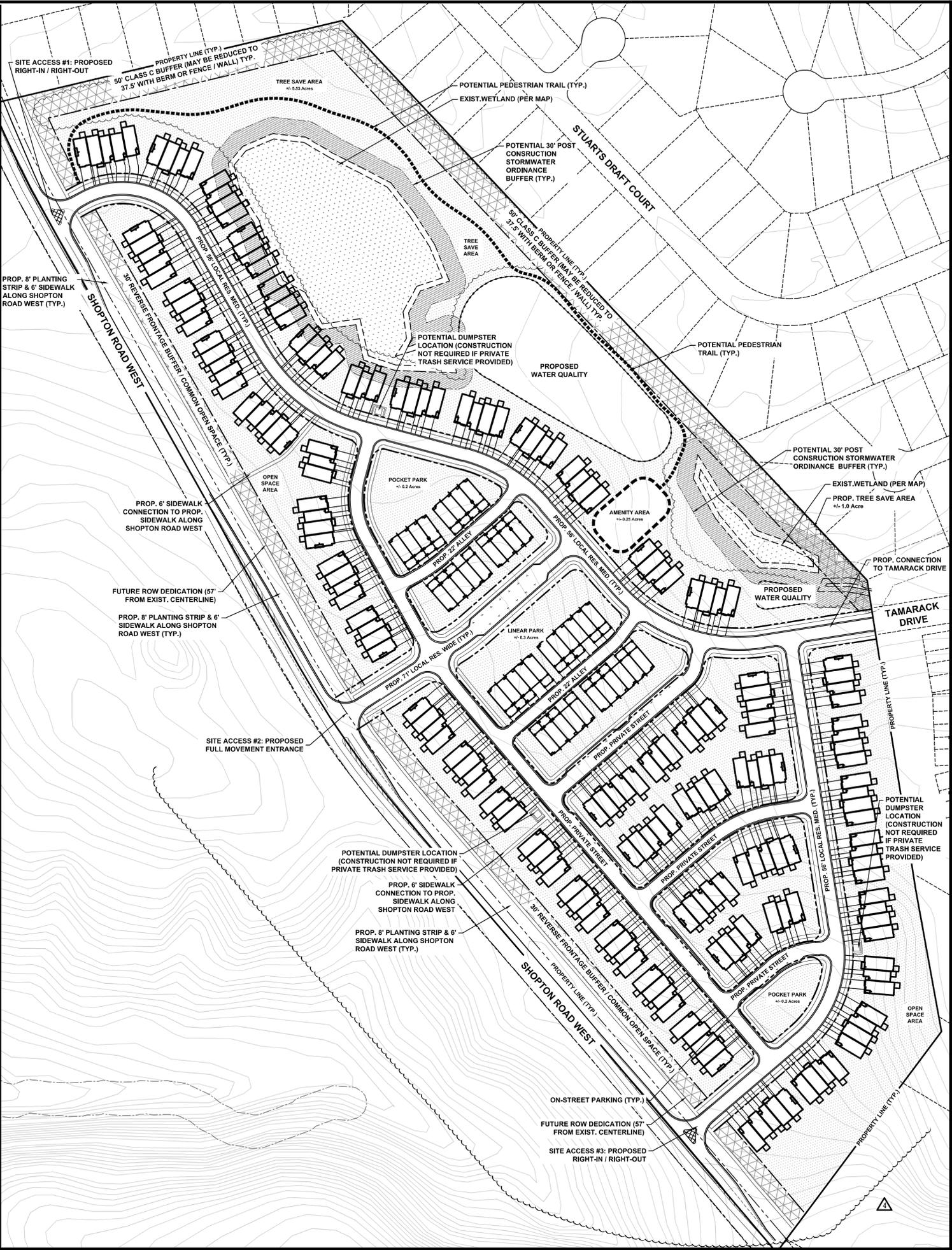
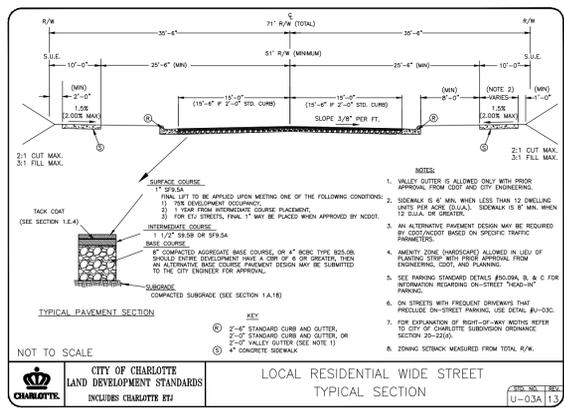
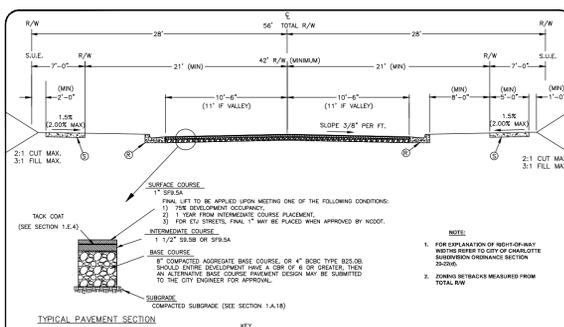
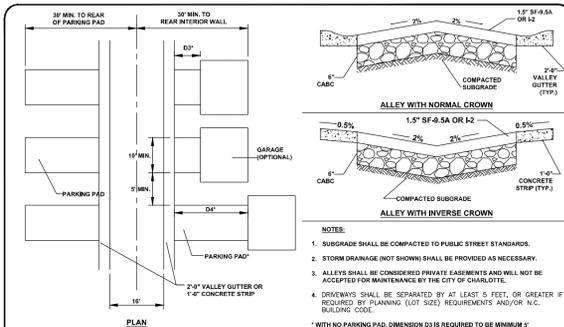
Conditional District Rezoning - R-8MF (CD)
Conceptual Site Plan - Petition # 2018-110

SHOPTON ROAD WEST TOWNHOMES
Mattamy Homes
Mecklenburg County, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	08/23/2018
SHEET:	1 of 4

Typical Street Sections & Land Development Standards

Not to Scale



Vicinity Map
Not to Scale

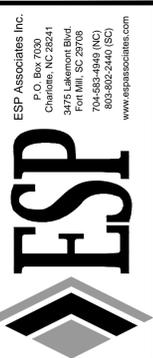
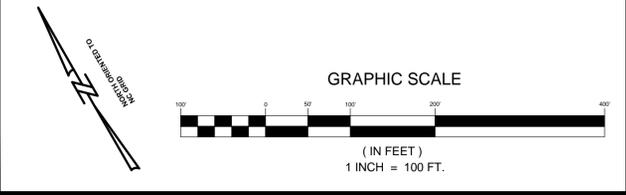
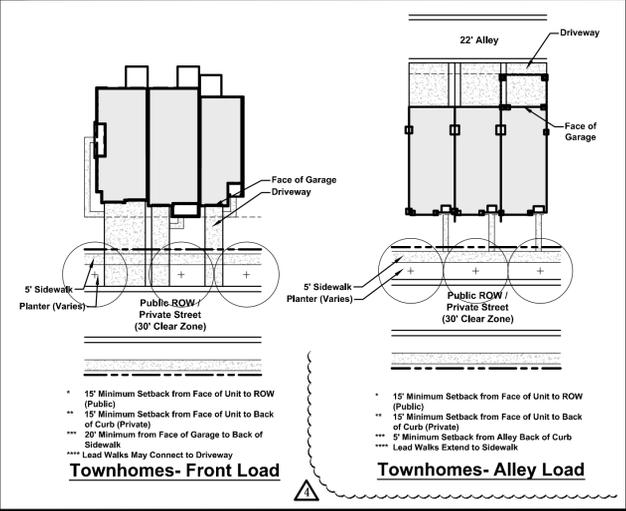
Development Data:

Tax Parcels:	19901102
Total Acreage:	+/- 38.4 Acres (per GIS)
Existing Location:	Mecklenburg County, North Carolina
Proposed Location:	City of Charlotte, NC
Existing Zoning:	R-3 (Mecklenburg County)
Proposed Zoning:	R-8MF (CD) (City of Charlotte)
Existing Use:	Vacant
Permitted # of Units:	Up to 240 For-Sale Townhome Units
Proposed Density:	6.25 DU/AC
Maximum Building Height:	Forty (40) Feet
Parking:	Shall Satisfy R-8MF Minimum Requirements
Tree Save:	
Required:	+/- 5.53 Acres (15%)
Provided:	+/- 5.53 Acres (15%) Minimum

General Notes
1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data & wetlands report titled "Flag Map" prepared by Carolina Wetland Services, dated 06/25/2018. For purposes of preparation of this Master Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Master Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

Typical Unit Details
Not to Scale



NO.	DATE	REVISION
1	10/15/2018	REVISED PER STAFF COMMENTS
2	11/08/2018	REVISED PER STAFF COMMENTS
3	02/12/2019	REVISED PER STAFF COMMENTS
4	06/24/2019	REVISED PER STAFF COMMENTS

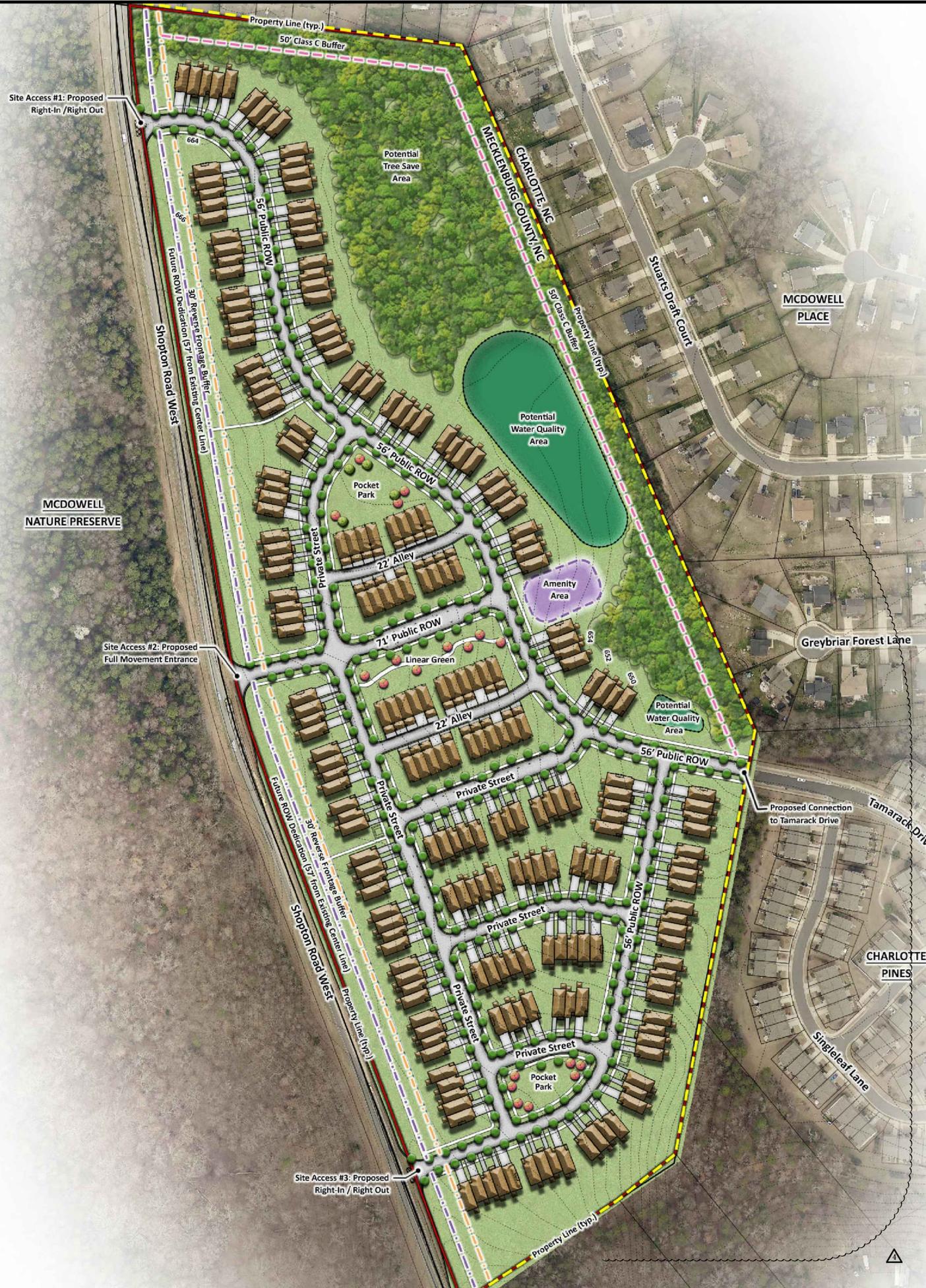
BY	MW	MW	MW	SW

Conditional District Rezoning - R-8MF (CD)
Master Plan - Petition # 2018-110
SHOPTON ROAD WEST TOWNHOMES
Mecklenburg County, NC
Mattamy Homes

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	08/23/2018
SHEET:	3 of 4

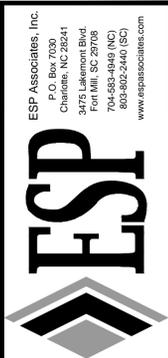
U:\2017 Projects (FY17) - Shopton Road West Towns (Matamy)\Submittal\Working Drawings\2018-06-24_3in_Reasoning\Submittal\Sheet\F31 - Shopton Road West Towns (Matamy) - Illustrative Renderings Sheet.dwg, 4 of 4, section



Pocket Park Concept
N.T.S.



Linear Green Concept
N.T.S.



NO.	DATE	REVISION
1	11/02/2018	REVISED PER STAFF COMMENTS
2	11/02/2018	REVISED PER STAFF COMMENTS
3	02/12/2019	REVISED PER STAFF COMMENTS
4	06/24/2019	REVISED PER STAFF COMMENTS

Conditional District Rezoning - R-8MF (CD)
Illustrative Renderings - Petition # 2018-110

SHOPTON ROAD WEST TOWNHOMES
Matamy Homes
Mecklenburg County, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	10/15/2018