

McADAMS

The John R. McAdams Company, Inc.
2100 South Tryon Street
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www.mcadamsco.com

CLIENT

AREG US OPP IV SHOPTON RD HOLDCO LLC
3060 PEACHTREE RD NORTHWEST
SUITE 800
ATLANTA, GA 30305

5508 SHOPTON ROAD
REZONING PETITION #2025-128
5508 SHOPTON RD
CHARLOTTE, NORTH CAROLINA, 28209

REVISIONS

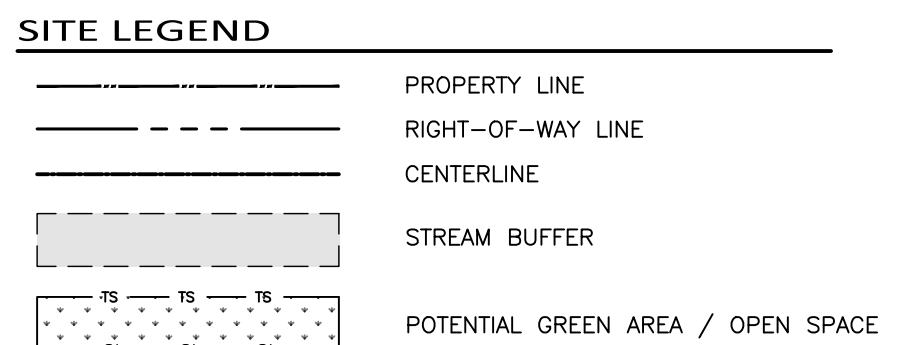
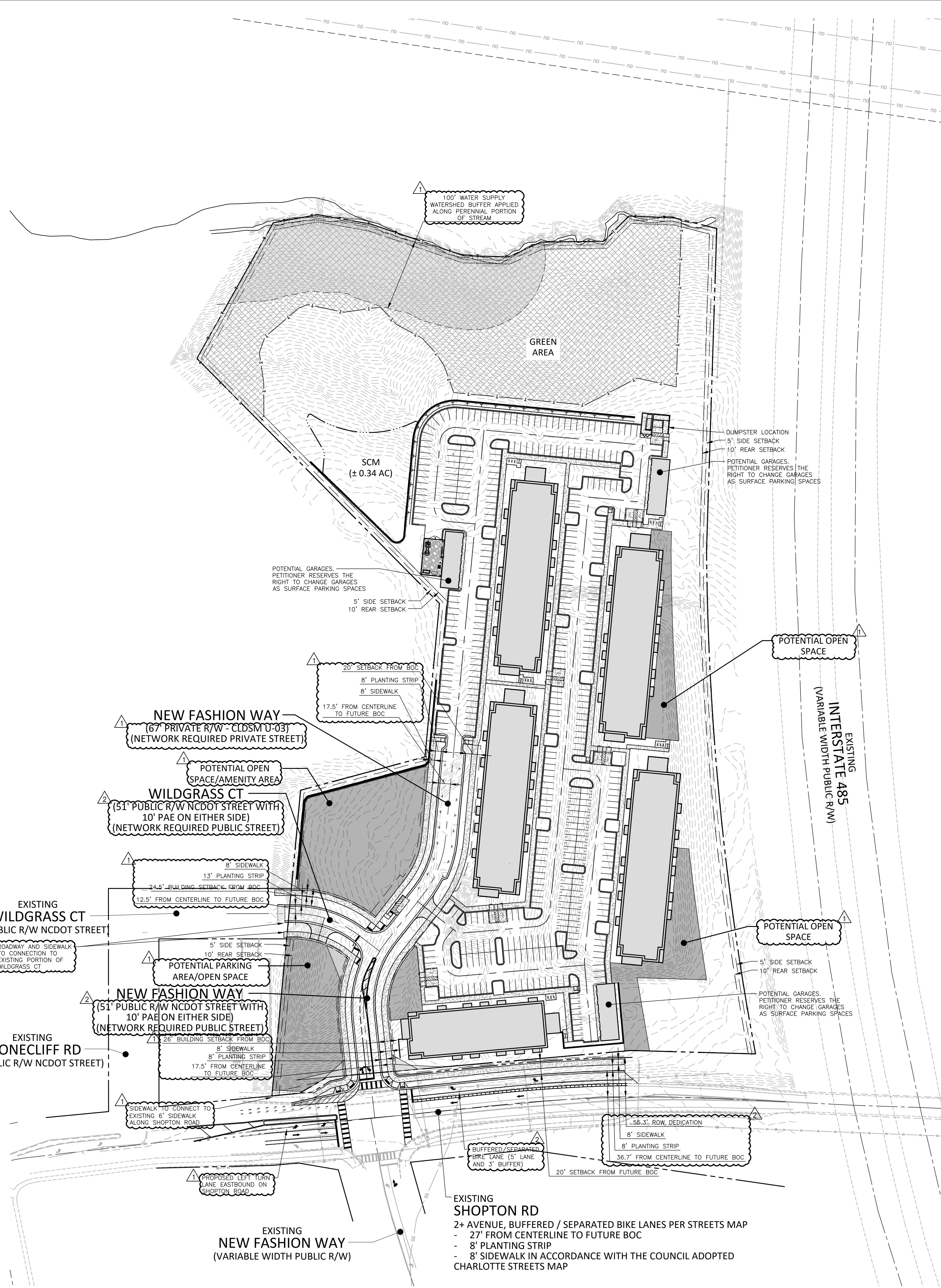
Table with 3 columns: NO., DATE, PER CITY COMMENTS. Contains two revision entries.

PLAN INFORMATION

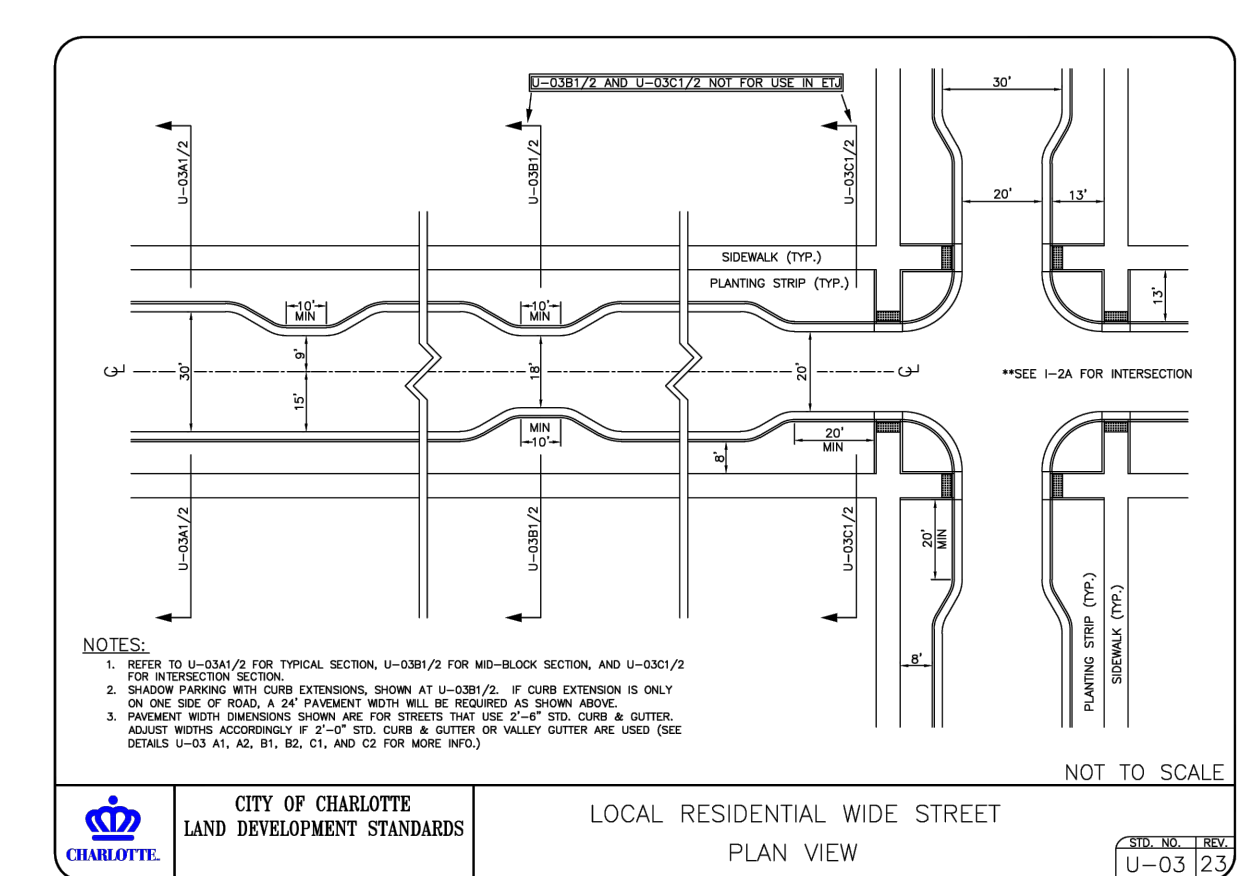
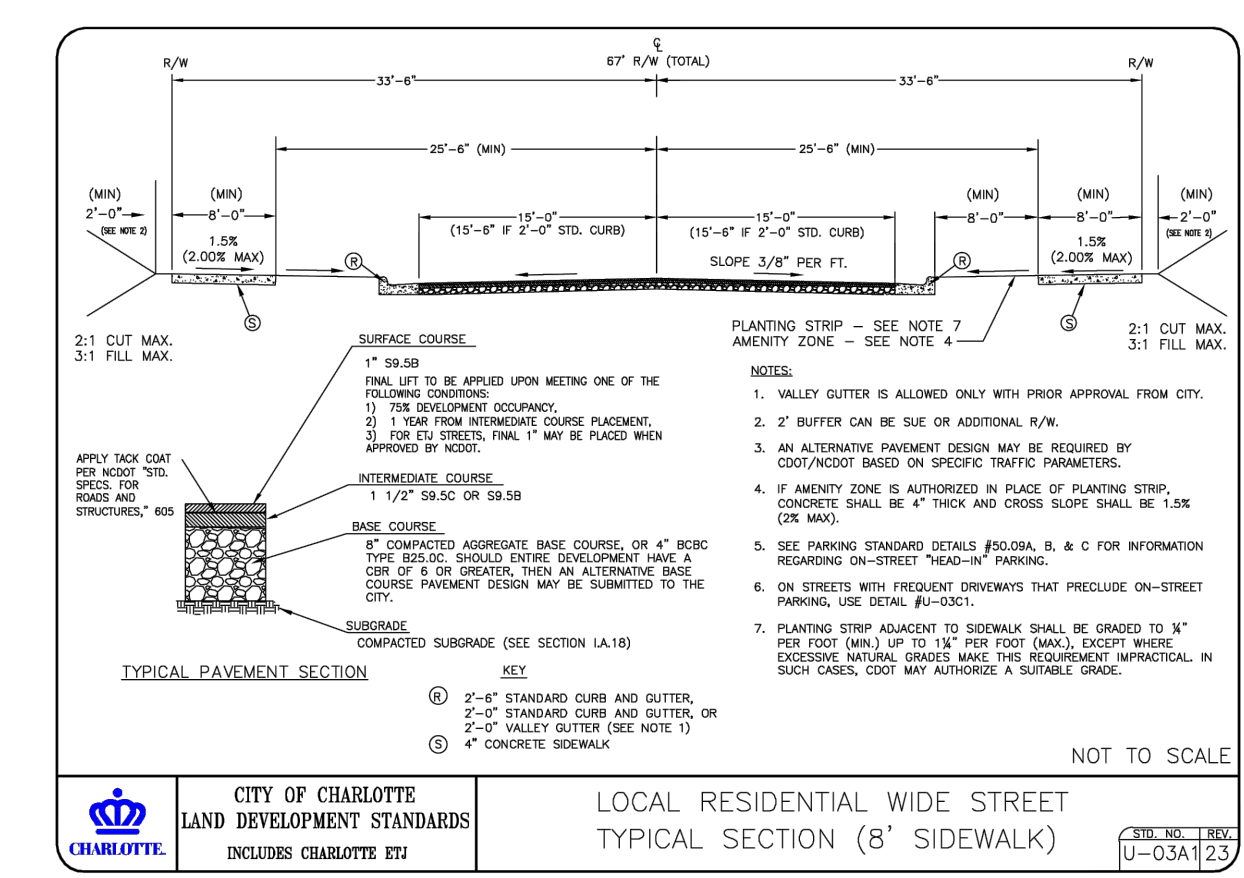
Table with 2 columns: FIELD, VALUE. Contains project details like PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE.

REZONING PLAN

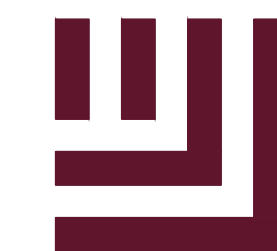
RZ.01



SITE DATA table containing developer information, parcel numbers, zoning details, setbacks, and other project specifications.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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5508 SHOPTON ROAD
REZONING PETITION #2025-128
TREE SURVEY
5508 SHOPTON RD
CHARLOTTE, NORTH CAROLINA, 28209

REVISIONS

| NO. | DATE | PER CITY COMMENTS |
|-----|------------|-------------------|
| 1 | 01.12.2026 | PER CITY COMMENTS |
| 2 | 02.09.2026 | PER CITY COMMENTS |

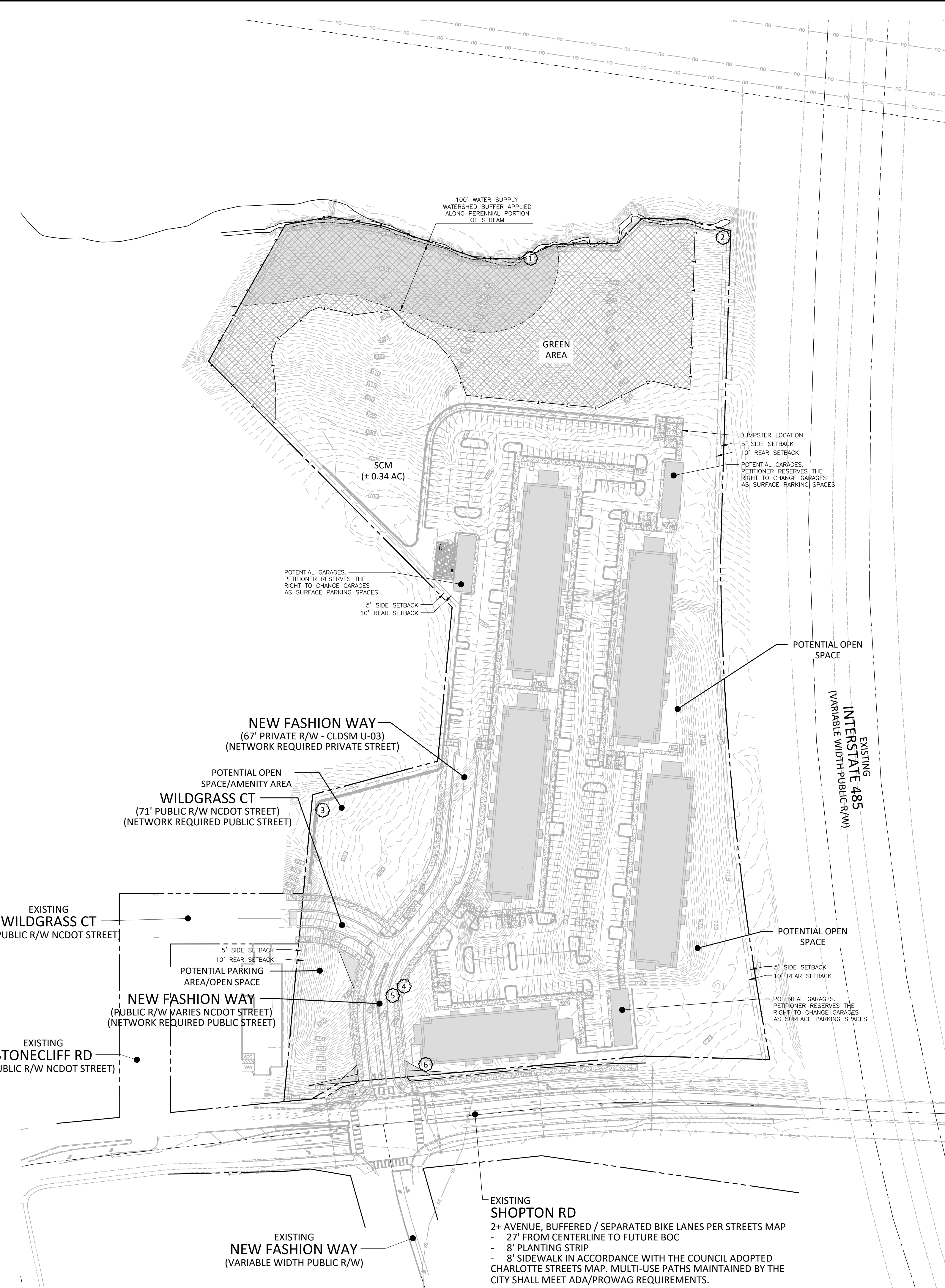
PLAN INFORMATION

PROJECT NO. SPEX25467
FILENAME SPEX25467-R21
CHECKED BY EM
DRAWN BY JH
SCALE 1"=80'
DATE 11.14.2025

SHEET

TREE SURVEY

RZ.03



SITE LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | CENTERLINE |
| | POST CONSTRUCTION BUFFER |
| | POTENTIAL GREEN AREA / OPEN SPACE |



SITE DATA

DEVELOPER: AREG US OPP IV SHOPTON RD HOLDCO LLC
3060 PEACHTREE ROAD, NORTHWEST SUITE 800
ATLANTA, GEORGIA 30350

PARCEL NUMBER: 14117110 & 14117122
TOTAL SITE ACREAGE: ± 15.16 AC

EXISTING ZONING: BP (CD)
PROPOSED ZONING: N2-B (CD)
PROPOSED USE: MULTI-FAMILY STACKED

BUILDING SETBACK REQUIREMENTS:
FRONT: 20' FROM BACK OF CURB AND FUTURE BACK OF CURB ALONG PUBLIC AND PRIVATE STREETS
SIDE: 5'
REAR: 10'

MAXIMUM BUILDING HEIGHT: PER ORDINANCE
PARKING: PER ORDINANCE

TOTAL DWELLING COUNT: UP TO 330

REQUIRED OPEN SPACE: 10% OF SITE AREA +/- 1.52 ACRES
PROVIDED OPEN SPACE: +/- 1.52 ACRES

REQUIRED GREEN AREA (15% OF SITE): ± 2.27 AC
PROVIDED GREEN AREA: ± 2.27 AC

STORMWATER MANAGEMENT: ± 1.13 AC

NOTE:
1. ONSITE GARBAGE AND RECYCLE REQUIREMENTS TO BE MET PER ARTICLE 21.

TREE CHART

| Tree # | Trunk Dia. | Species |
|--------|------------|---------|
| 1 | 32" | POPLAR |
| 2 | 31" | POPLAR |
| 3 | 34" | OAK |
| 4 | 31" | OAK |
| 5 | 32" | OAK |
| 6 | 32" | OAK |

V:\Projects\SPREC\2025\SPREC25467\5508 Shopton Road\04-Production\Planning - Design\Concept Design\0205.1.12 Bubble Reasoning\SPREC25467-R21_Bubble_05.dwg, 2/9/2026 2:23:16 PM, Drew Singleton

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION