

McADAMS

The John R. McAdams Company, Inc.
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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

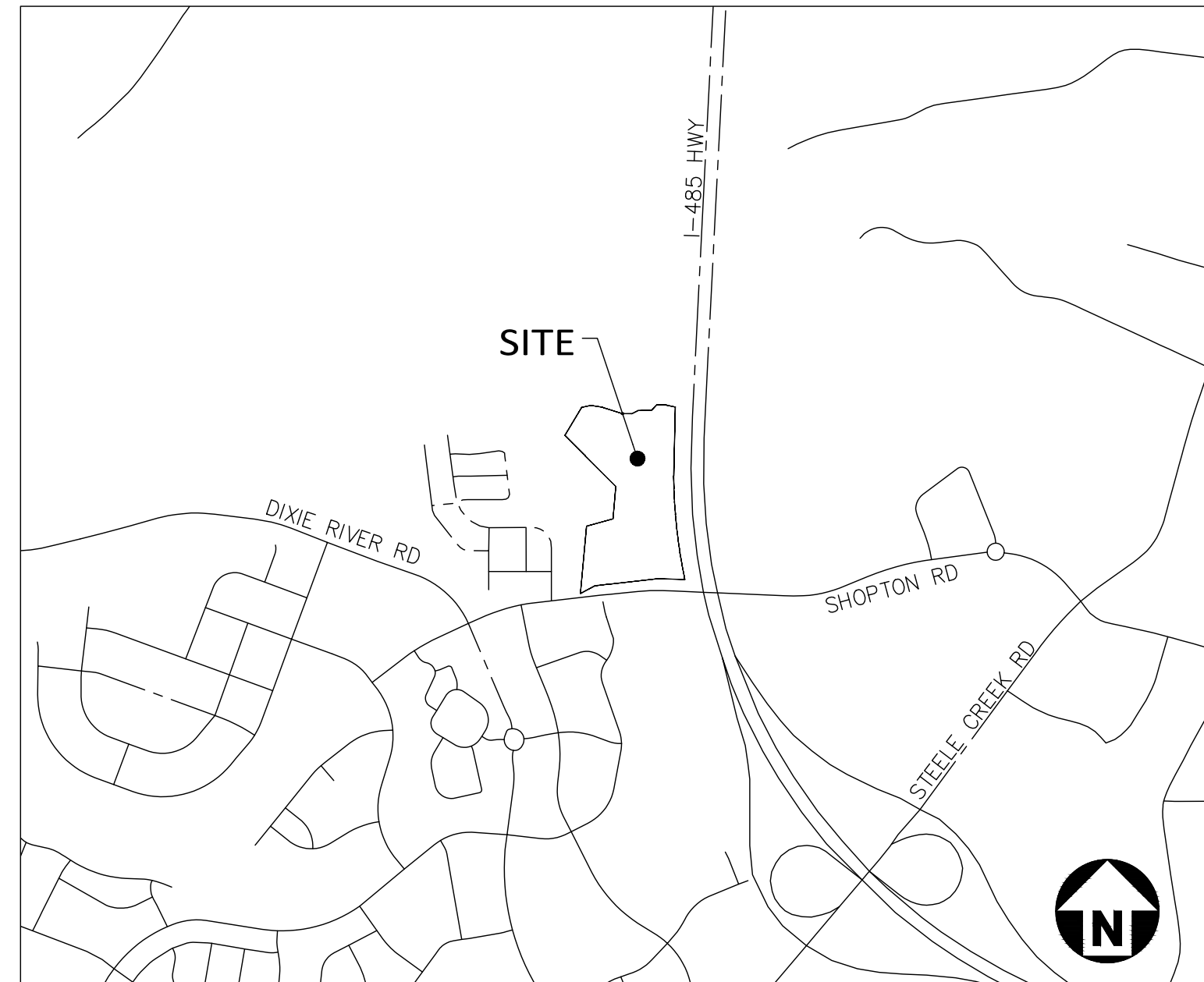
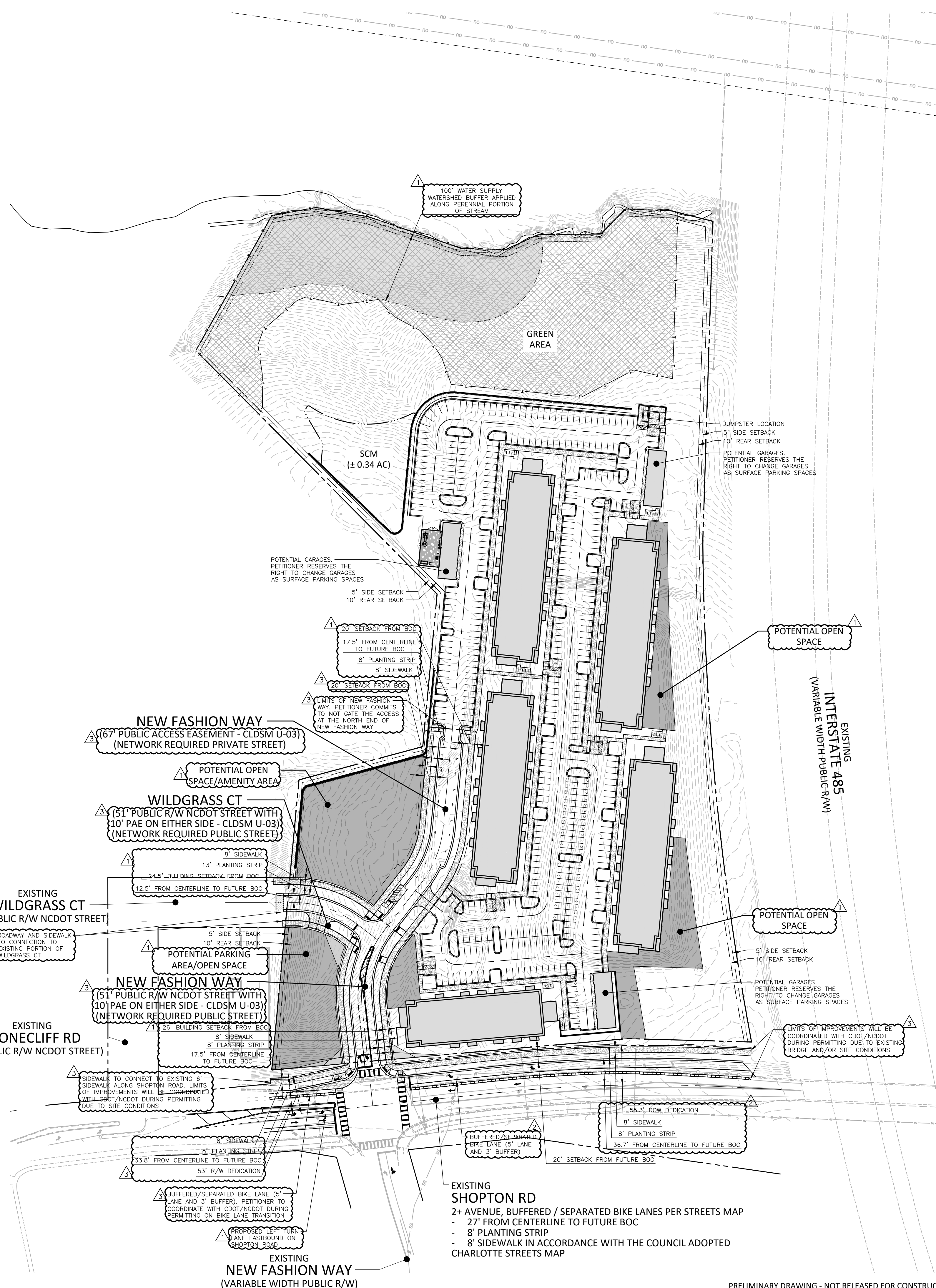
PLAN INFORMATION

PROJECT NO. SPEC25467
FILENAME SPEX25467-R21
CHECKED BY EM
DRAWN BY JH
SCALE 1"=80'
DATE 11. 14. 2025

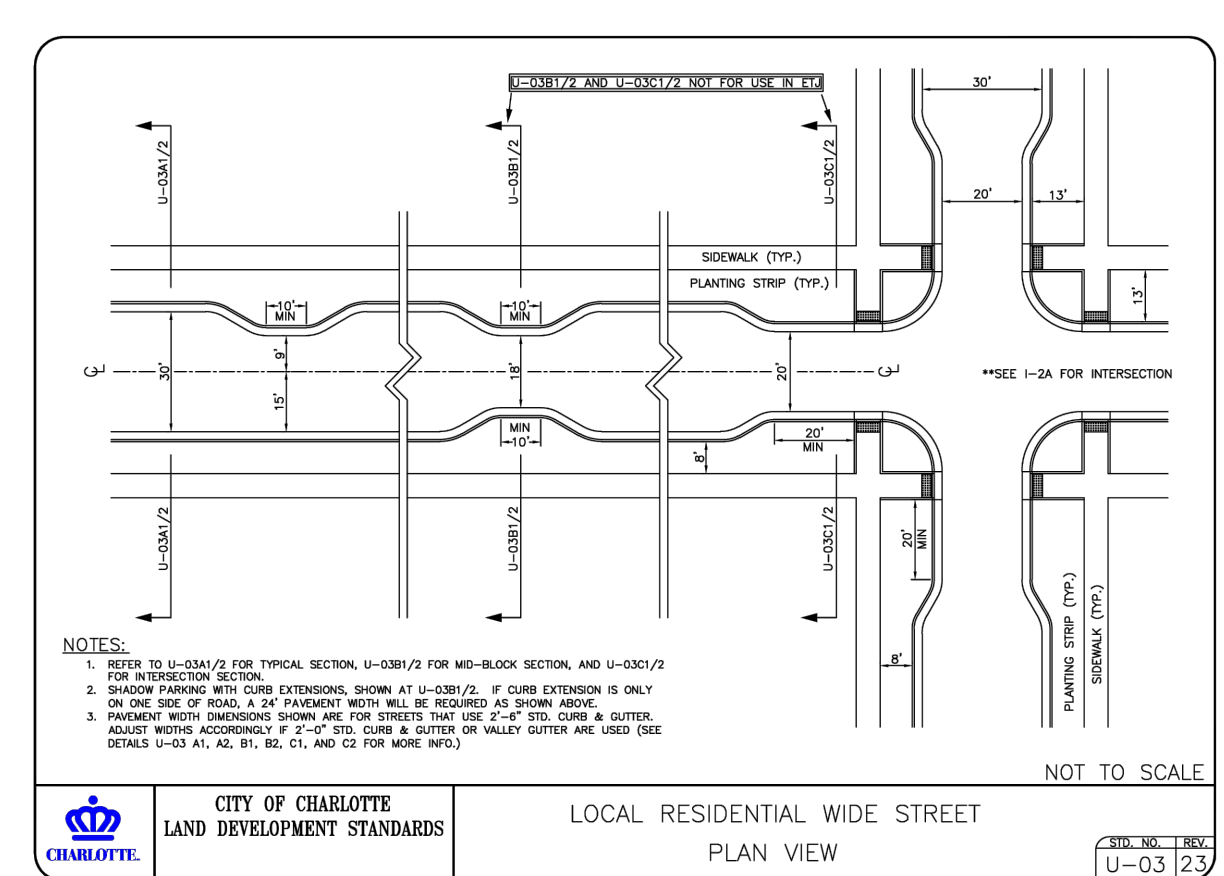
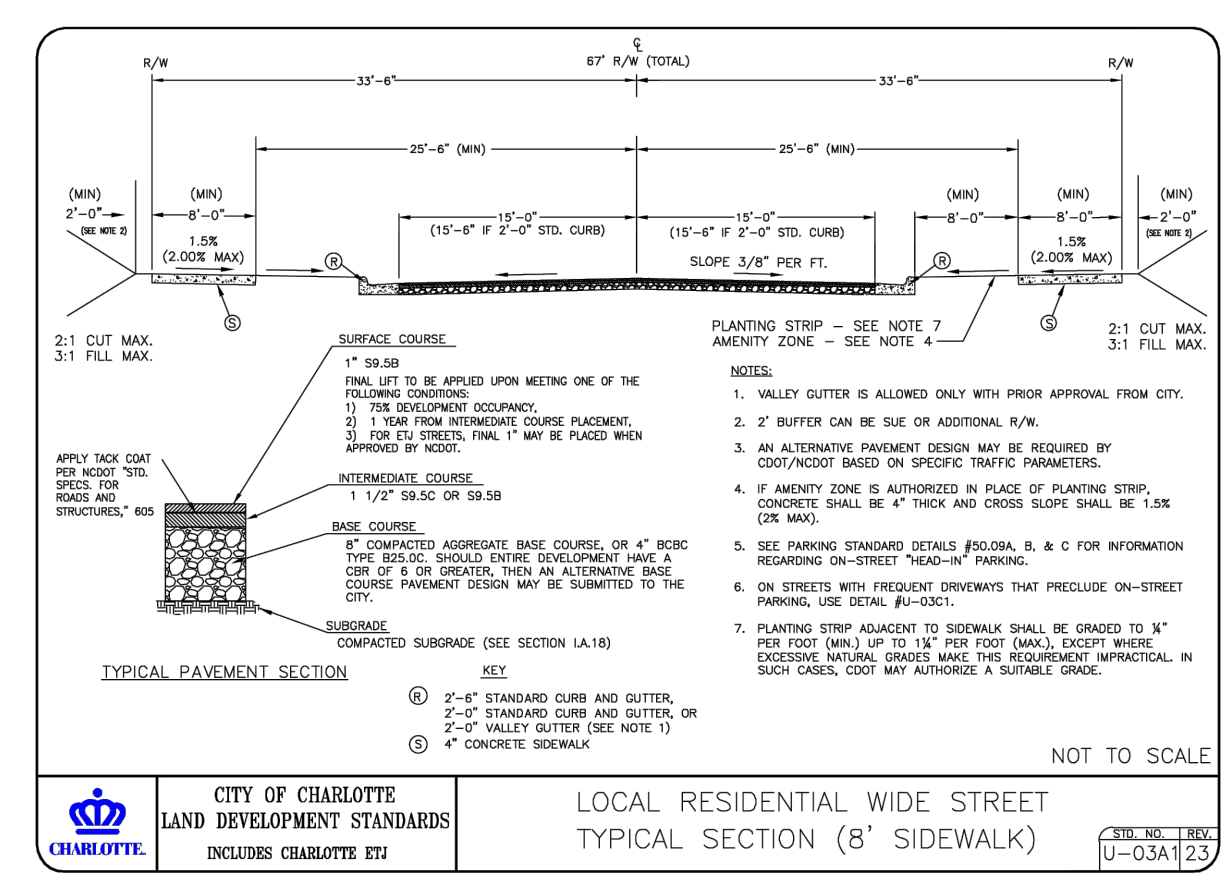
REZONING PLAN

RZ.01

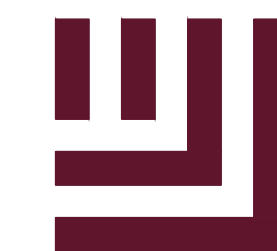
SITE LEGEND table with symbols for PROPERTY LINE, RIGHT-OF-WAY LINE, CENTERLINE, STREAM BUFFER, and POTENTIAL GREEN AREA / OPEN SPACE.



SITE DATA table containing developer information, parcel numbers, zoning details, setbacks, and green area requirements.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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ATLANTA, GA 30305

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
3	03.16.2026	PER CITY COMMENTS

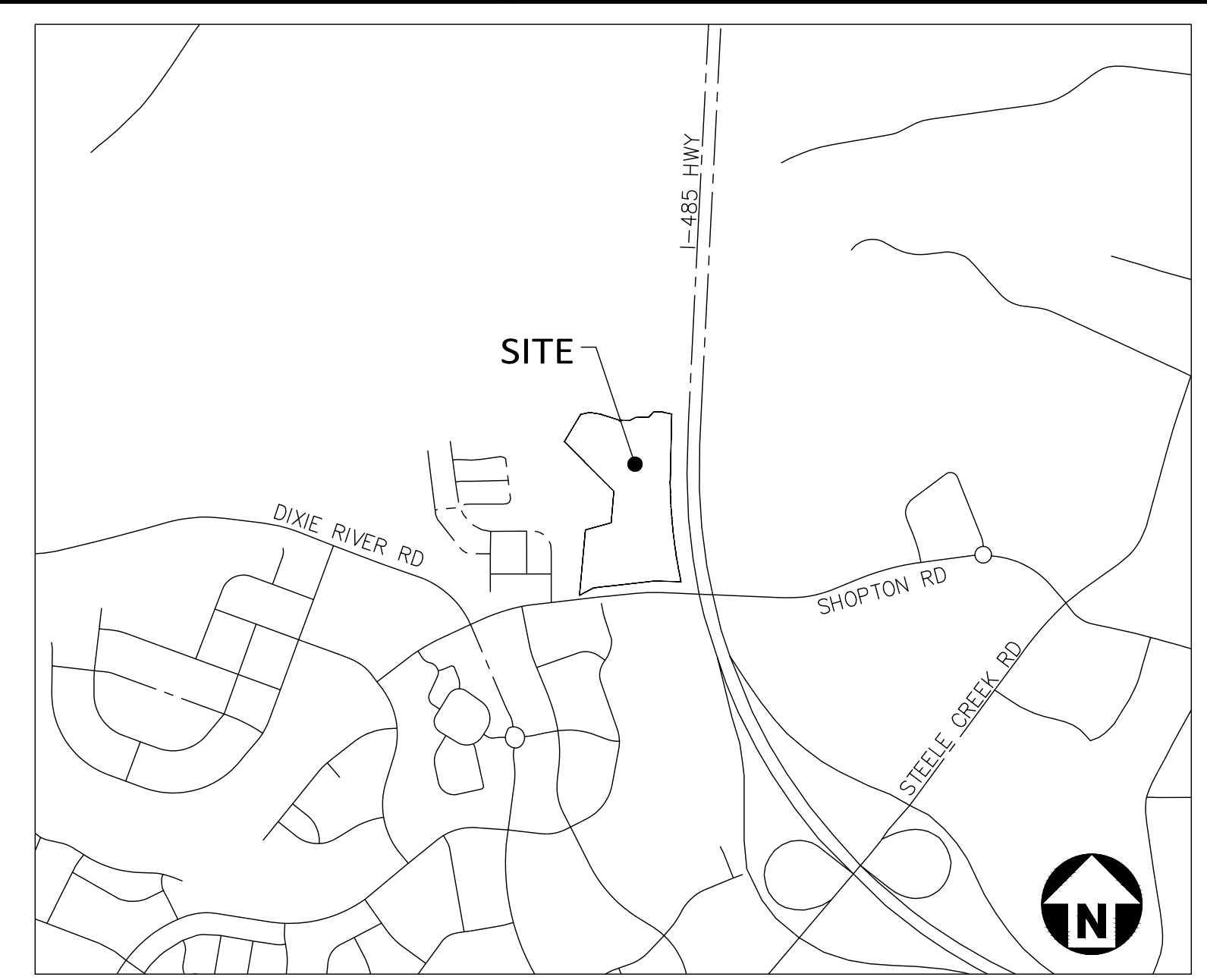
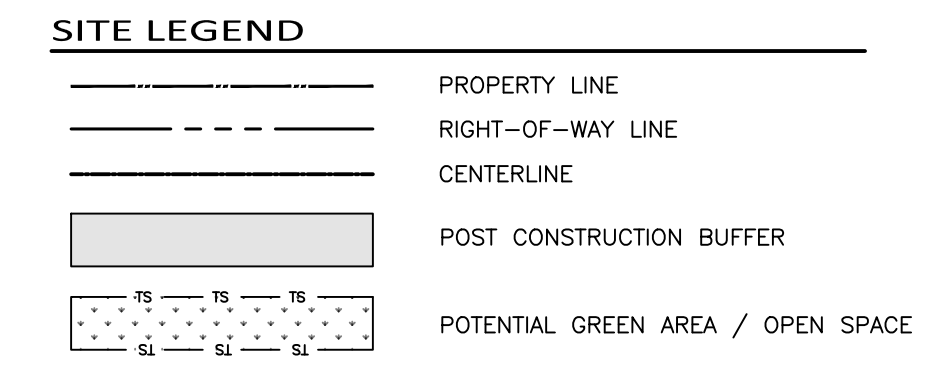
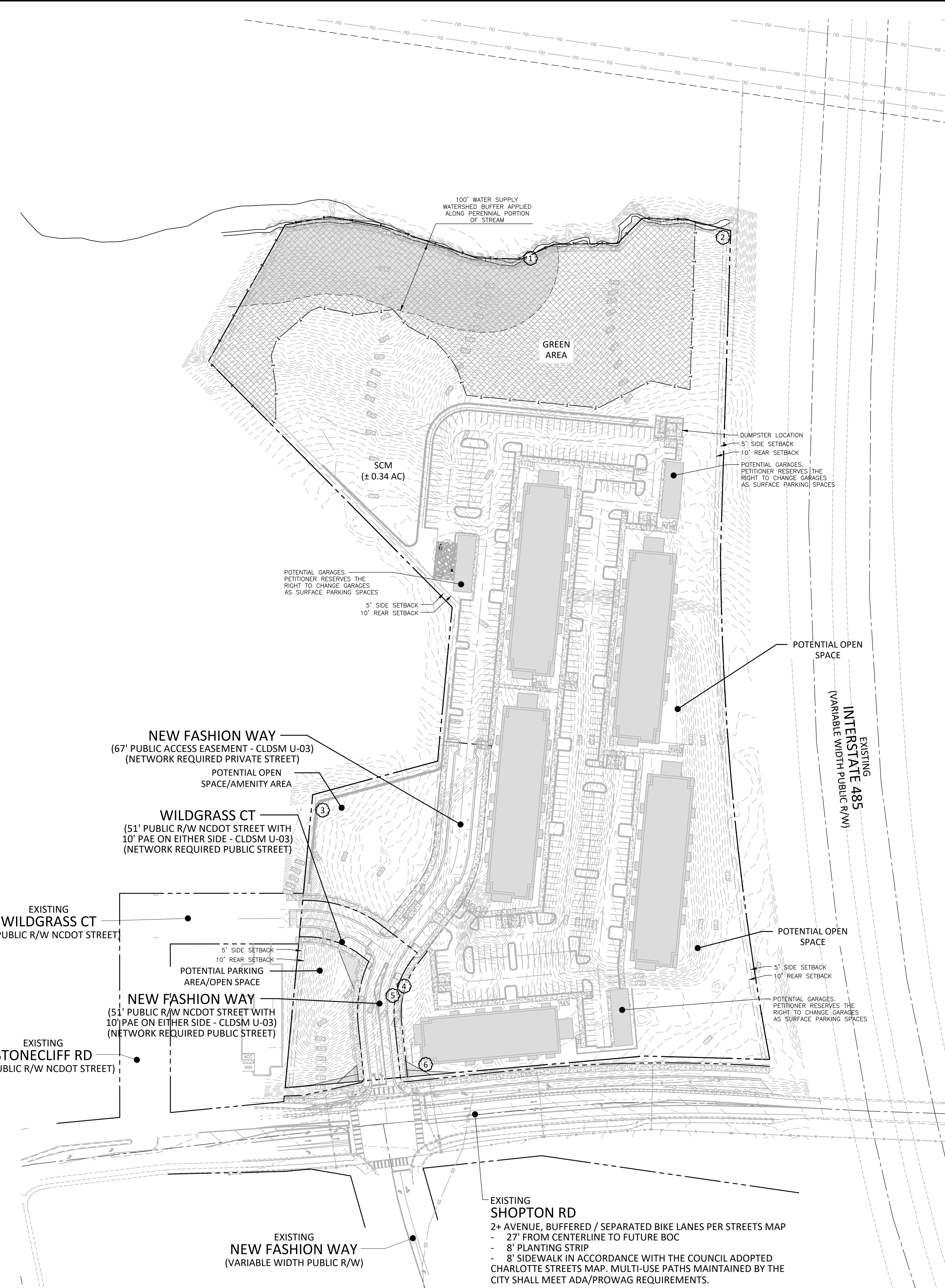
PLAN INFORMATION

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

SHEET

TREE SURVEY

RZ.03



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\SPFC\SPFC 2025\SPFC25467-5508 Shopton Road\04-Production\Planning - Design\Concept Design\0205.5.1.12 Bubble Rezoning\SPFC25467-R21 Bubble 05.dwg, 3/16/2026 11:17:16 AM, Drew Singleton

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION