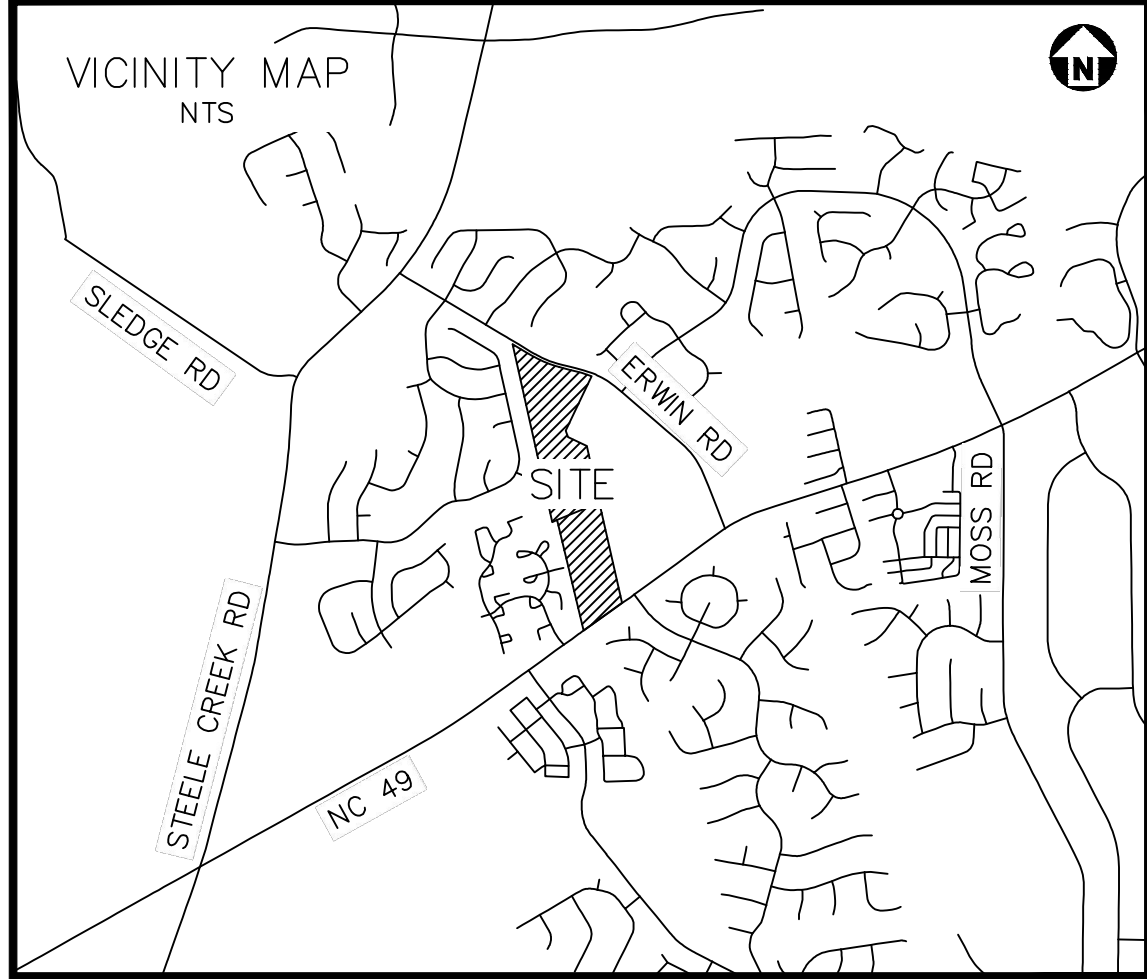


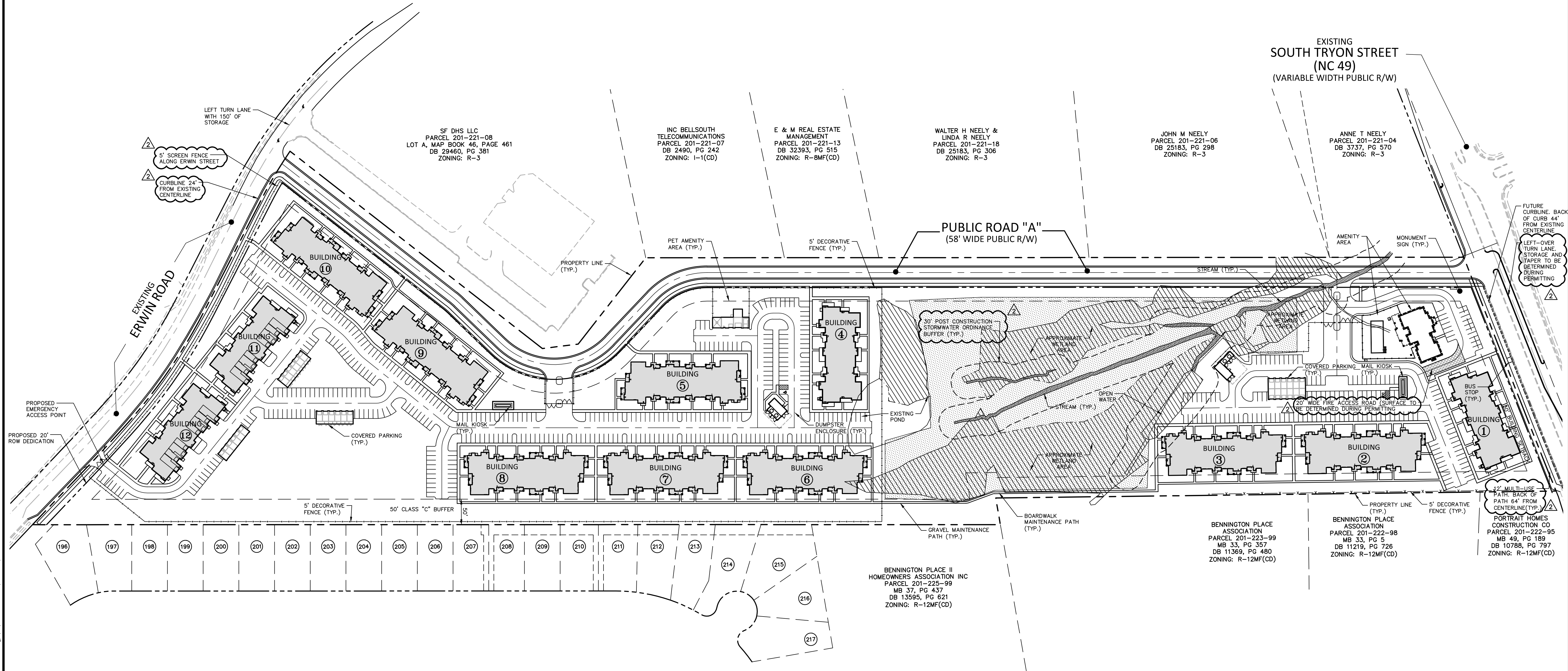


SITE DATA			
DEVELOPER	CONTINENTAL PROPERTIES COMPANY, INC. W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WISCONSIN 53051		
SITE AREA:	GROSS SITE ACREAGE:	±30.73 AC	
	RIGHT-OF-WAY DEDICATION:	±3.61 AC	
	NET SITE ACREAGE:	±27.12 AC	
PID:	201-221-03, 201-221-17		
EXISTING ZONING:	R-3		
PROPOSED ZONING:	R-12MF(CD) 		
EXISTING USE:	VACANT		
PROPOSED USE:	UP TO 312 MULTI-FAMILY DWELLING UNITS		
PROPOSED DENSITY:	± 10.15 DU/AC		
MAXIMUM BUILDING HEIGHT:	UP TO FORTY(40) FEET AND TWO(2) STORIES		
FRONT YARD SETBACK:	24' EXISTING ROADWAYS, 27' PROPOSED ROADWAY		
MIN. BUILDING SEPARATION:	10' PER ORDINANCE		
APPROXIMATE AUTOMOBILE PARKING REQUIRED:	0.6 PER SPACE/UNIT		
APPROXIMATE AUTOMOBILE PARKING PROVIDED:	576 / 2		
TREE SAVE AREA REQUIRED:	4.61 AC (30.73 AC x 15%)		
TREE SAVE AREA PROVIDED:	4.61 AC (15% OF SITE AREA)		
DENSITY CALCULATION:			
TOTAL AREA=30.73 AC			
NUMBER OF DWELLING UNITS: 312			
DWELLING UNITS/AC = 312/30.73 = 10.15 DU/AC			

REZONING CASE NUMBER: 2019-030

HUNTINGTON FOREST, PHASE 1, MAP 3 (MAP BOOK 41, PAGE 35) OWNER INFORMATION						
LOT NO.	PIN NO.	OWNER	DEED BOOK	DEED PAGE	ZONING	
196	201-233-45	ERICA A GORDON	32996	585	R-3(CD)	
197	201-233-46	CASEY PATRICK SPILLER	18820	914	R-3(CD)	
198	201-233-47	ALAN W BURRIS & SHIRELL H BURRIS	19175	119	R-3(CD)	
199	201-233-48	JOHN D LANZANO	32183	682	R-3(CD)	
200	201-233-49	ROBIN BURNEY & DIONTRE STANLEY	29417	809	R-3(CD)	
201	201-233-50	ROXIANNA JOHNSON	19036	764	R-3(CD)	
202	201-233-51	SHAWN SEALY & LEAH SEALY	24290	196	R-3(CD)	
203	201-233-52	FELICIA MARIE HENRY-PAYNE & HORACE PAYNE	32968	337	R-3(CD)	
204	201-233-53	TEMEKA R TRUESDALE & MAXWELL L TRUESDALE	18646	735	R-3(CD)	
205	201-233-54	PEDRO J POZOS & MARIA POZOS	19093	437	R-3(CD)	
206	201-233-55	HERBERT BROOKS & CHARON BROOKS	31120	515	R-3(CD)	
207	201-233-56	FREDERICK C HUSKEY	20036	948	R-3(CD)	
208	201-233-57	ARCHANA CHADHA	27124	26	R-3(CD)	
209	201-233-58	HEIDI MARITZA MINA	30301	762	R-3(CD)	
210	201-233-59	STUART W LAIL & JENNIFER A LAIL	18354	569	R-3(CD)	
211	201-233-60	CHARLES R JR MOULLIET & LAURA HILLARY MOULLIET	20315	765	R-3(CD)	
212	201-233-61	SHANTANU DAS	30495	579	R-3(CD)	
213	201-233-62	JANE ROBERTSON TOWNSEND	17959	883	R-3(CD)	
214	201-233-63	PROPERTY OWNER 6 LLC	32786	958	R-3(CD)	
215	201-233-64	DAMON M GLOVER	21571	822	R-3(CD)	
216	201-233-65	CAROLINA BAY INVESTMENT GROUP LLC	28845	979	R-3(CD)	
217	201-233-66	TAMARA G LANCASTER & HEATHER M HILTON	18050	772	R-3(CD)	

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE-SAVE AREA



EXISTING
SOUTH TRYON STREET
(NC 49)
(VARIABLE WIDTH PUBLIC R/W)

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

CLIENT
CONTINENTAL 475 FUND, LLC

SPRINGS AT STEELE CREEK
REZONING CONCEPT PLAN
12100 S TRYON ST. & 13295 ERWIN RD.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

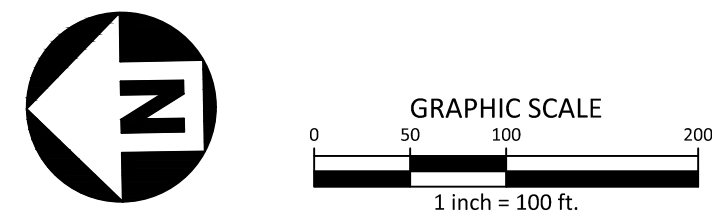
REVISIONS			
NO.	DATE	PER OWNER AND CITY COMMENTS	
1	04/15/19	PER OWNER AND CITY COMMENTS	
2	05/13/19	PER OWNER AND CITY COMMENTS	

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02.14.2019

SHEET

REZONING
CONCEPT PLAN
RZ-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

CLIENT

SPRINGS AT STEELE CREEK
REZONING CONCEPT PLAN
12100 S TRYON ST. & 13295 ERWIN RD.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

NO.	DATE	
1	04/15/19	PER OWNER AND CITY COMMENT
2	05/13/19	PER OWNER AND CITY COMMENT

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02. 14. 201

REZONING CONCEPT PLAN NOTES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

\\projects\ctp\18000\Land\Rezoning\Current Drawings\CTP18000-RZ1.dwg, 5/16/2019 4:00:16 PM, Bernard, Andrew