

BOHLER
ENGINEERING NC, PLLC

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING PROGRAM MANAGER
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NORTHERN VIRGINIA
LEHIGH VALLEY, PA
PHILADELPHIA, PA
NEW YORK, NY
NEW YORK METRO
BALTIMORE, MD
SOUTHERN MARYLAND
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC162008
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 11/22/2016
SCALE: 1"=60'-0"
CAD I.D.: NCC162008RZ12

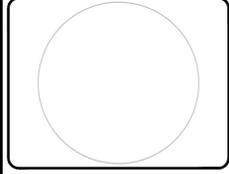
PROJECT:
STEELE CREEK CROSSING

FOR
LG ACQUISITIONS, LLC

LOCATION OF SITE
STEELE CREEK ROAD
CITY OF CHARLOTTE, NC

BOHLER
ENGINEERING NC, PLLC
NCEB# P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (860) 272-3400
Fax: (860) 272-3401
NC@BohlerEng.com



SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1



LEGEND

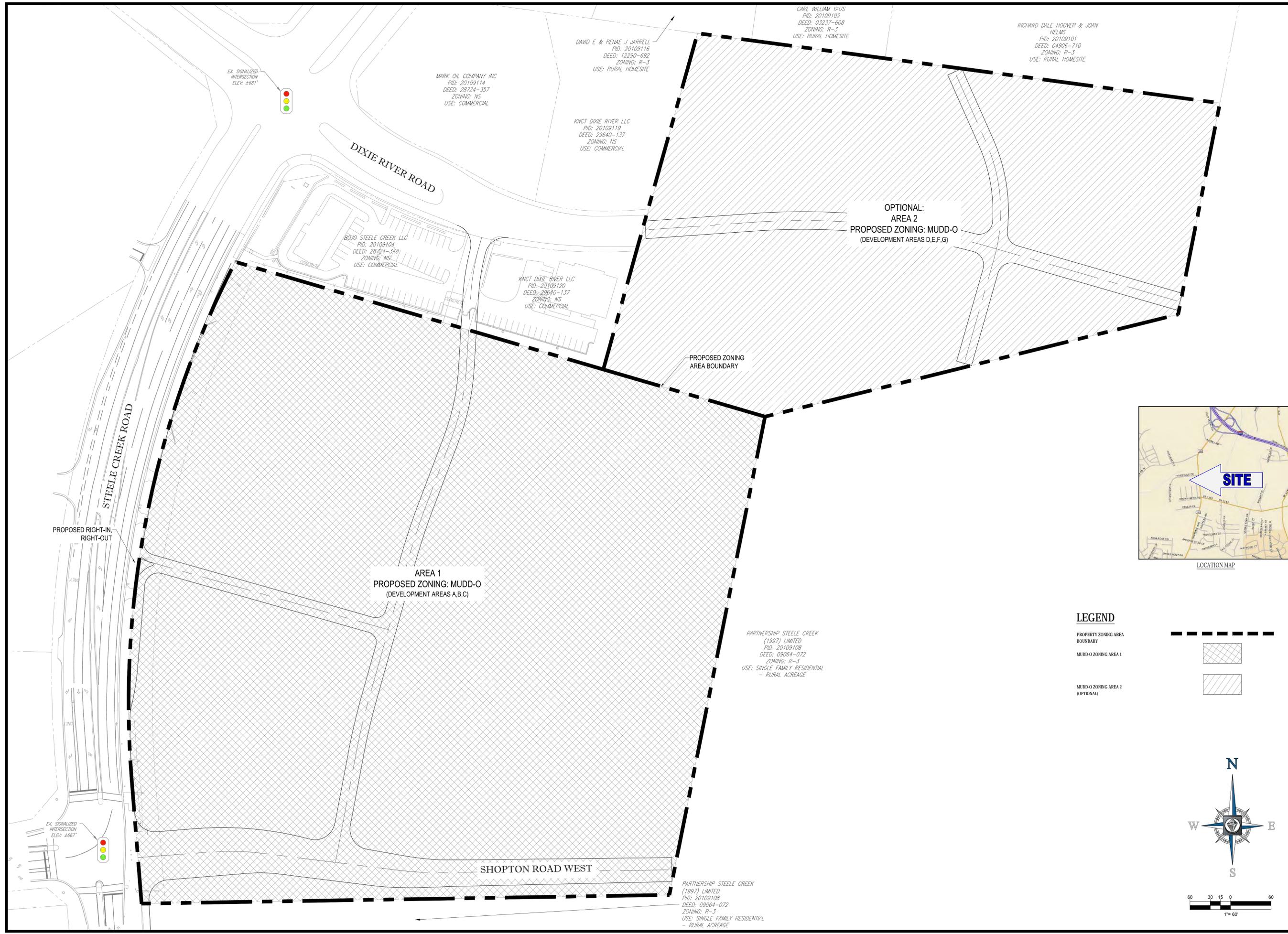
PROPERTY BOUNDARY
DEVELOPMENT AREA
PROPOSED R/W

1"= 60'

REZONING PETITION NO. 2017-0##

SITE DEVELOPMENT DATA:

- ACREAGE: ± 24.6 ACRES (ZONING AREA 1: ± 16.2 ACRES, ZONING AREA 2: ± 8.4 ACRES)
- TAX PARCEL: 201-091-07, 201-091-05, 201-091-17, 201-091-06, 201-091-15
- EXISTING ZONING: R-3
- PROPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: SINGLE FAMILY, VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT.
- MAXIMUM DEVELOPMENT:
 - UP TO 85,000 SQUARE FEET OF RETAIL (INCLUDING GROCERY), RESTAURANT, PERSONAL SERVICE, OFFICE AND OTHER COMMERCIAL USES, SUBJECT TO CONVERSION RIGHTS SET FORTH IN SECTION IV.
 - UP TO 105 HOTEL UNITS, AND
 - UP TO 200 RESIDENTIAL UNITS
- MAXIMUM BUILDING HEIGHT: UP TO 75 FEET AS ALLOWED BY THE ORDINANCE IN THE MUDD ZONING DISTRICT (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ARCHITECTURAL FEATURES, SUCH AS PARAPETS, SPIRES, MANSARDS, DOMES AND DORMERS), ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT WHEN LOCATED ON A MULTI-STORY OFFICE BUILDING).
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.



CARL WILLIAM YAUZ
PID: 20109102
DEED: 03237-608
ZONING: R-3
USE: RURAL HOMESITE

RICHARD DALE HOOVER & JOAN HELMS
PID: 20109101
DEED: 04906-710
ZONING: R-3
USE: RURAL HOMESITE

DAVID E & RENAE J JARRELL
PID: 20109116
DEED: 12290-692
ZONING: R-3
USE: RURAL HOMESITE

MARK OIL COMPANY INC
PID: 20109114
DEED: 28724-357
ZONING: NS
USE: COMMERCIAL

KNCT DIXIE RIVER LLC
PID: 20109119
DEED: 29640-137
ZONING: NS
USE: COMMERCIAL

BOVO STEELE CREEK LLC
PID: 20109104
DEED: 28724-348
ZONING: NS
USE: COMMERCIAL

KNCT DIXIE RIVER LLC
PID: 20109120
DEED: 29640-137
ZONING: NS
USE: COMMERCIAL

PARTNERSHIP STEELE CREEK (1997) LIMITED
PID: 20109108
DEED: 09064-072
ZONING: R-3
USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

PARTNERSHIP STEELE CREEK (1997) LIMITED
PID: 20109108
DEED: 09064-072
ZONING: R-3
USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

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PROGRAM MANAGER PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN UPRSTATE NEW YORK LEHIGH VALLEY, PA
NEW YORK METRO PHILADELPHIA, PA NORTHERN VIRGINIA
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NCC162008 R-112

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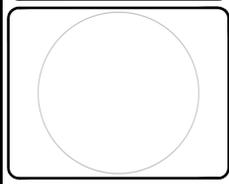
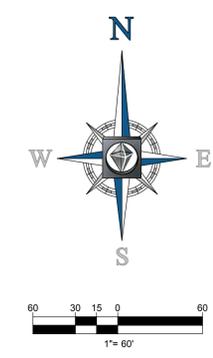


LEGEND

PROPERTY ZONING AREA BOUNDARY

MUDD-O ZONING AREA 1
[Cross-hatched pattern]

MUDD-O ZONING AREA 2 (OPTIONAL)
[Diagonally hatched pattern]



SHEET TITLE:
MUDD-O ZONING AREA

SHEET NUMBER:
RZ-3