

BOHLER
ENGINEERING NC, PLLC
SUSTAINABLE DESIGN
LAND SURVEYING
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
NORTHERN VIRGINIA
LEHIGH VALLEY, PA
NEW YORK CITY
NEW YORK METRO
BALTIMORE, MD
SOUTHERN MARYLAND
PHILADELPHIA, PA
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL

| REVISIONS | | | |
|-----------|------|---------|----|
| REV | DATE | COMMENT | BY |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

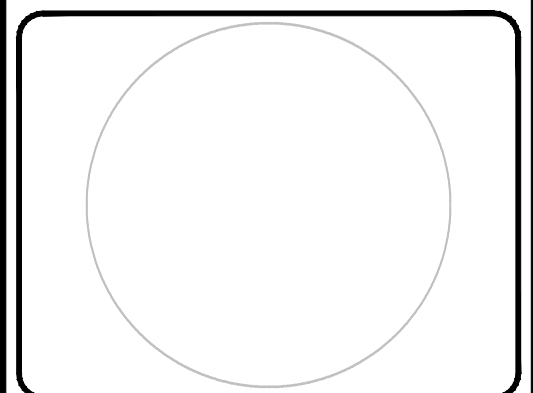
PROJECT No.: NCC162008
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 11/22/2016
SCALE: 1"=60'-0"
CAD I.D.: NCC162008RZ12

PROJECT: STEELE CREEK
CROSSING

FOR
LG
ACQUISITIONS,
LLC

LOCATION OF SITE
STEELE CREEK ROAD
CITY OF CHARLOTTE, NC

BOHLER
ENGINEERING NC, PLLC
NCC162008 RZ12
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

TECHNICAL
DATA
SHEET

SHEET NUMBER:
RZ-1



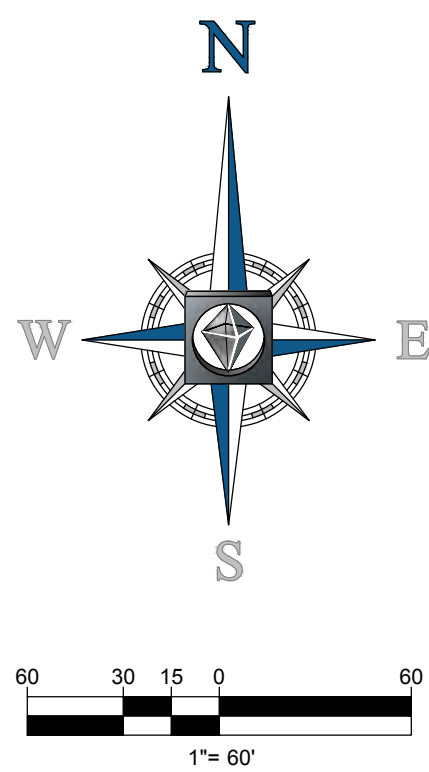
LEGEND

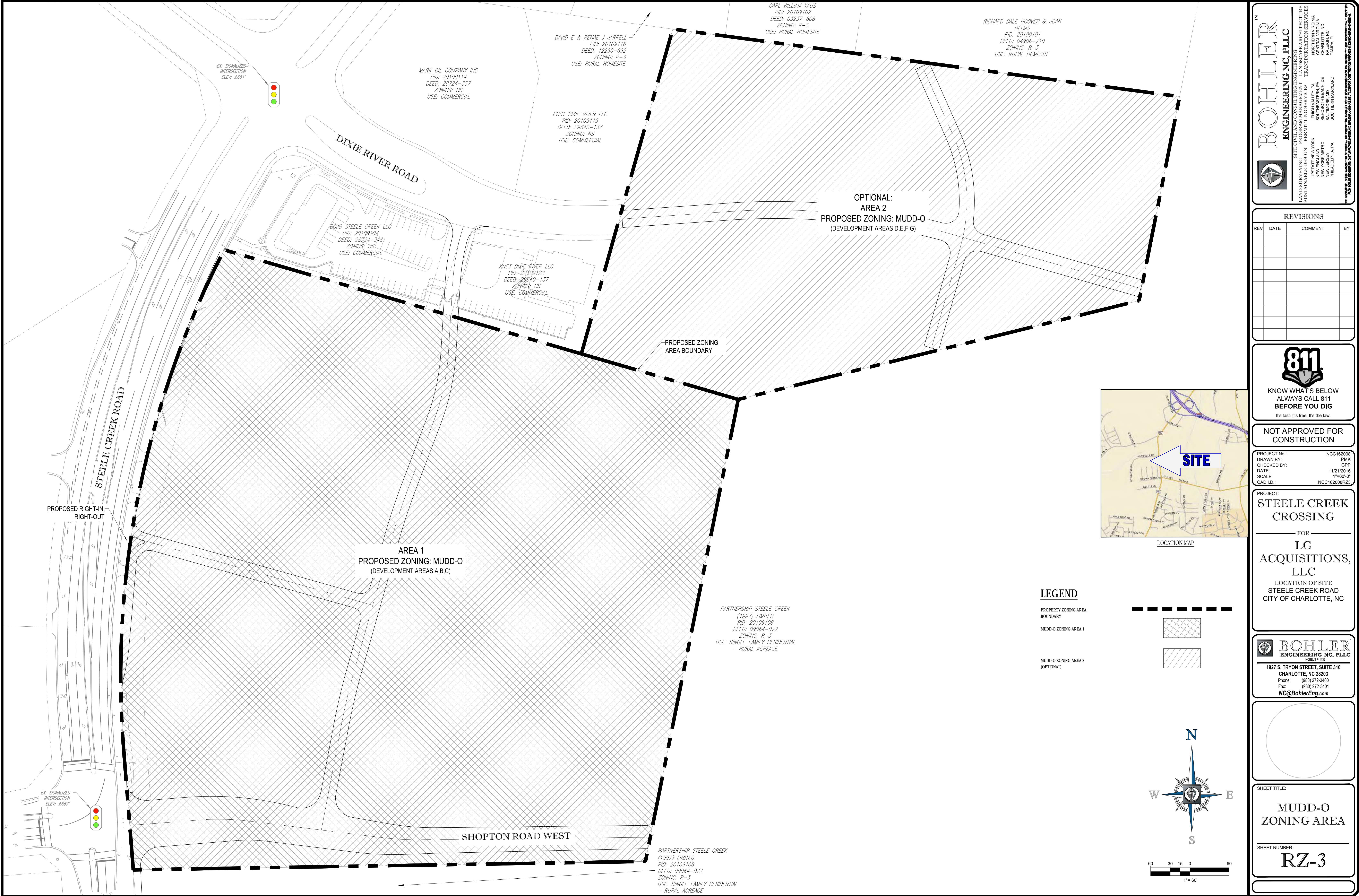
- PROPERTY BOUNDARY
- DEVELOPMENT AREA
- PROPOSED R/W

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:
 - a. 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;
 - b. UP TO 165 HOTEL UNITS; AND
 - c. 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.







BOHLER
ENGINEERING NC, PLLC
REGISTERED PROFESSIONAL ENGINEERS
LAND SURVEYING PROGRAM MANAGER SERVICES
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
UPSTATE NEW YORK
NEW YORK METRO
PHILADELPHIA, PA
LEHIGH VALLEY, PA
NORTH CAROLINA
REHOBOTH BEACH, DE
BALTIMORE, MD
SOUTHERN MARYLAND
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL
NORTHERN VIRGINIA

THIS DOCUMENT, DRAWING AND CONTENT THEREOF ARE THE SOLE PROPERTY OF BOHLER ENGINEERING NC, PLLC. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BOHLER ENGINEERING NC, PLLC.

| REVISIONS | | | |
|-----------|------|---------|----|
| REV | DATE | COMMENT | BY |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.


NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NC0162008
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 11/21/2016
SCALE: 1"=60'-0"
CAD I.D.: NC0162008R23

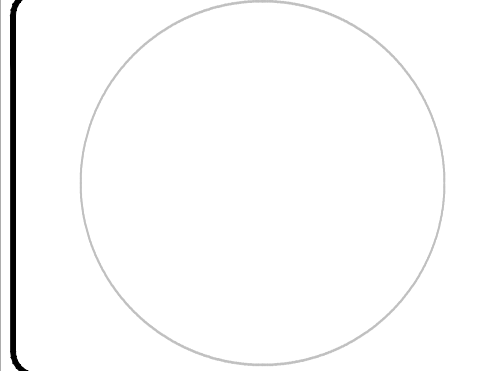
PROJECT:
**STEELE CREEK
CROSSING**

FOR
**LG
ACQUISITIONS,
LLC**

LOCATION OF SITE
STEELE CREEK ROAD
CITY OF CHARLOTTE, NC



BOHLER
ENGINEERING NC, PLLC
REGISTERED PROFESSIONAL ENGINEERS
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:
**MUDD-O
ZONING AREA**

SHEET NUMBER:
RZ-3



LOCATION MAP

LEGEND

- PROPERTY ZONING AREA
BOUNDARY
- MUDD-O ZONING AREA 1
- MUDD-O ZONING AREA 2
(OPTIONAL)

