

LEGEND

EXISTING PROPERTY	PROJECT BOUNDARY	---
FUTURE PROPERTY LINE		---
DEVELOPMENT AREA		---
FUTURE PUBLIC R/W		---
R/W TO BE DEDICATED		---

REZONING PETITION NO. 2019-041

SITE DEVELOPMENT DATA:  
-ACREAGE: 13.18 ACRES  
-TAX PARCEL #: 163-032-48, 163-032-57, 163-032-58, 163-032-59, 163-032-60, 163-032-61, 163-032-62  
-EXISTING ZONING: MUDD-O AND NS  
-PROPOSED ZONING: MUDD-O SPA AND NS SPA  
-EXISTING USES: RETAIL, COMMERCIAL AND OFFICE  
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AND E AS DEPICTED ON THE TECHNICAL DATA SHEET #2-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREA D AS DEPICTED ON THE TECHNICAL DATA SHEET #2-1 (THE "NS AREA") (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).  
-MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE IN DEVELOPMENT AREAS B AND D AND LIMITED TO 65' IN DEVELOPMENT AREAS A AND C.  
-PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

NOTES:  
- THE TRANSPORTATION IMPROVEMENTS CONCEPTUALLY DEPICTED HAVE BEEN SATISFIED AS PART OF PETITION #2017-016.

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CENTRAL VIRGINIA  
PHILADELPHIA, PA

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: N001520096  
DRAWN BY: PMK  
CHECKED BY: GPP  
DATE: 2/26/19  
SCALE: 1" = 60'  
CAD I.D.: RZ

PROJECT:  
**COMMERCIAL  
REZONING PLAN**

FOR  
**SELWYN  
PROPERTY  
GROUP**

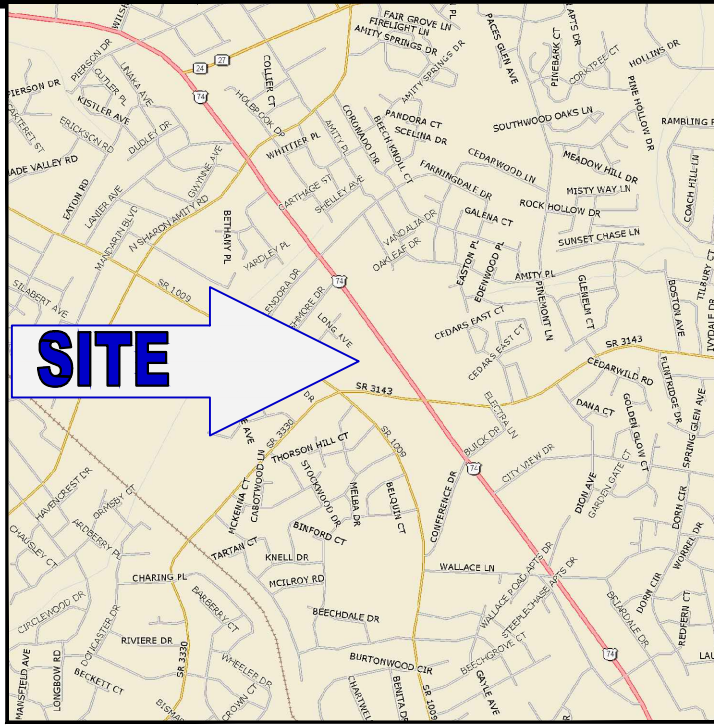
**BOHLER**  
ENGINEERING NC, PLLC  
N001520096  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**DEVELOPMENT  
STANDARDS**

SHEET NUMBER:  
**RZ-1**





## LOCATION MAP

## LEGEND

PROPOSED ZONING  
BOUNDARY

**MUDD-O ZONING AREA**

				MUDD-O Boundary Coordinates							
Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius
C2	44.316	014.9361°	170,000	C6	39.619	001.5134°	1500,000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	016.9412°	194,000	L26	27.500	N11° 19' 29.48"E		L11	85.145	S40° 23' 39.91"W	
L19	278.857	S80° 09' 26.53"E		L1	27.500	N11° 19' 29.48"E		L12	148.548	S50° 47' 49.38"E	
C4	31.511	001.6795°	1075,000	L2	250.396	N35° 24' 10.16"W		L13	41.199	S50° 48' 56.11"E	
L20	20.499	N00° 54' 07.40"E		L3	150.218	N35° 18' 45.18"W		L14	618.231	N19° 01' 01.14"W	
L21	166.020	S88° 15' 51.60"E		L4	149.950	N35° 21' 33.95"W		C1	22.882	087° 40' 12"	15,000
L22	6.461	S79° 11' 47.60"E		L5	73.265	N35° 22' 58.38"W		L15	36.300	S50° 12' 23.35"E	
L23	195.776	N09° 48' 41.42"E		L6	0.662	N07° 52' 25.73"W		L16	3.887	N35° 51' 03.22"E	
C5	69.813	010.0000°	400,000	L7	221.364	N07° 36' 23.17"W		L17	35.524	S44° 32' 01.12"E	
L24	18.345	N00° 11' 18.58"W		L8	71.894	S40° 42' 32.02"W		L18	130.088	S50° 12' 23.35"E	
L25	14.660	S80° 11' 18.58"E		L9	59.909	S40° 28' 04.73"W					

[illegible]

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	NCC152096
DRAWN BY:	PMK
CHECKED BY:	GPP
DATE:	2/26/19
SCALE:	1" = 60'
CAD I.D.:	RZ


PROJECT:

COMMERCIAL  
REZONING PLAN

---

FOR

SELWYN  
PROPERTY  
GROUP



**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

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**1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203**

Phone: (980) 272-3400  
Fax: (980) 272-3401

***NC@BohlerEng.com***



**SunCap**  
PROPERTY GROUP

SHEET TITLE:

MUDD-O  
ZONING AREA

---

SHEET NUMBER:

RZ-3







This perspective rendering is included to reflect the location of buildings, with the exception of the building and the street, and open space that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved. The use of colors (red hues) that are typically associated with brick materials on the attached elevations does not imply that the material is a brick material.

**BOHLER**  
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SITE CIVIL AND CONSULTING ENGINEERING  
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• RICHMOND, VA  
• SOUTH BEACH, FL  
• SOUTH CAROLINA  
• SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: NCC1520986  
DRAWN BY: GPP  
DATE: 2/26/19  
SCALE: NTS  
CAD I.D.: RZ

PROJECT:  
**COMMERCIAL  
REZONING PLAN**  
FOR  
**SELWYN  
PROPERTY  
GROUP**  
LOCATION OF SITE

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

**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**CONCEPTUAL  
RENDERING**

SHEET NUMBER:  
**RZ-6**