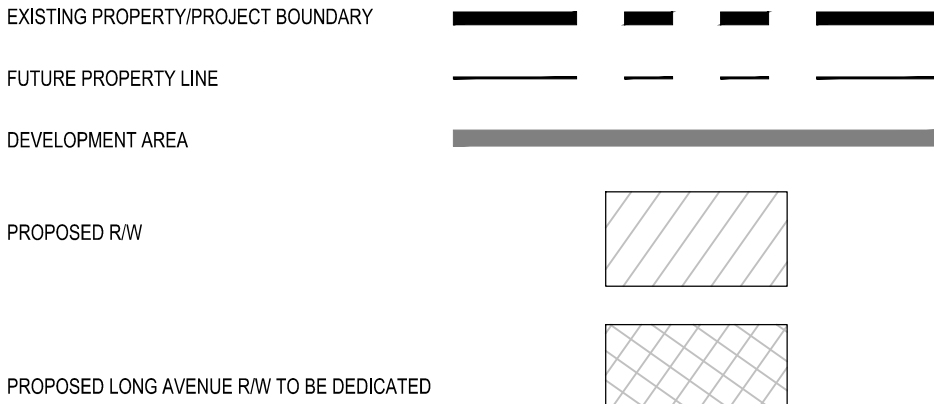


LEGEND



REZONING PETITION NO. 2017-016

SITE DEVELOPMENT DATA:

- ACREAGE: ± 13.18 ACRES
- TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223 AND A PORTION OF 163-03-235
- EXISTING ZONING: B-1(CD), O-1, O-2 AND R-4
- PROPOSED ZONING: MUDD-O AND NS
- EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL/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 RZ-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREA D AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (THE "NS AREA") (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

BOHLER ENGINEERING NC, PLLC

SITE DEVELOPMENT, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

RALEIGH, NC
LEHIGH VALLEY, PA
ROCKFORD, IL
BALTIMORE, MD
NEW YORK, NY
PHILADELPHIA, PA

ATLANTA, GA
TAMPA, FL
REHOBOTH BEACH, FL
BALTIMORE, MD
NEW YORK, NY
CENTRAL VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NOC152096
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 10/24/2016
SCALE: 1" = 60'
CAD I.D.: RZ

PROJECT: COMMERCIAL REZONING PLAN

FOR SELWYN PROPERTY GROUP

BOHLER ENGINEERING NC, PLLC

NCEBLS P-1132

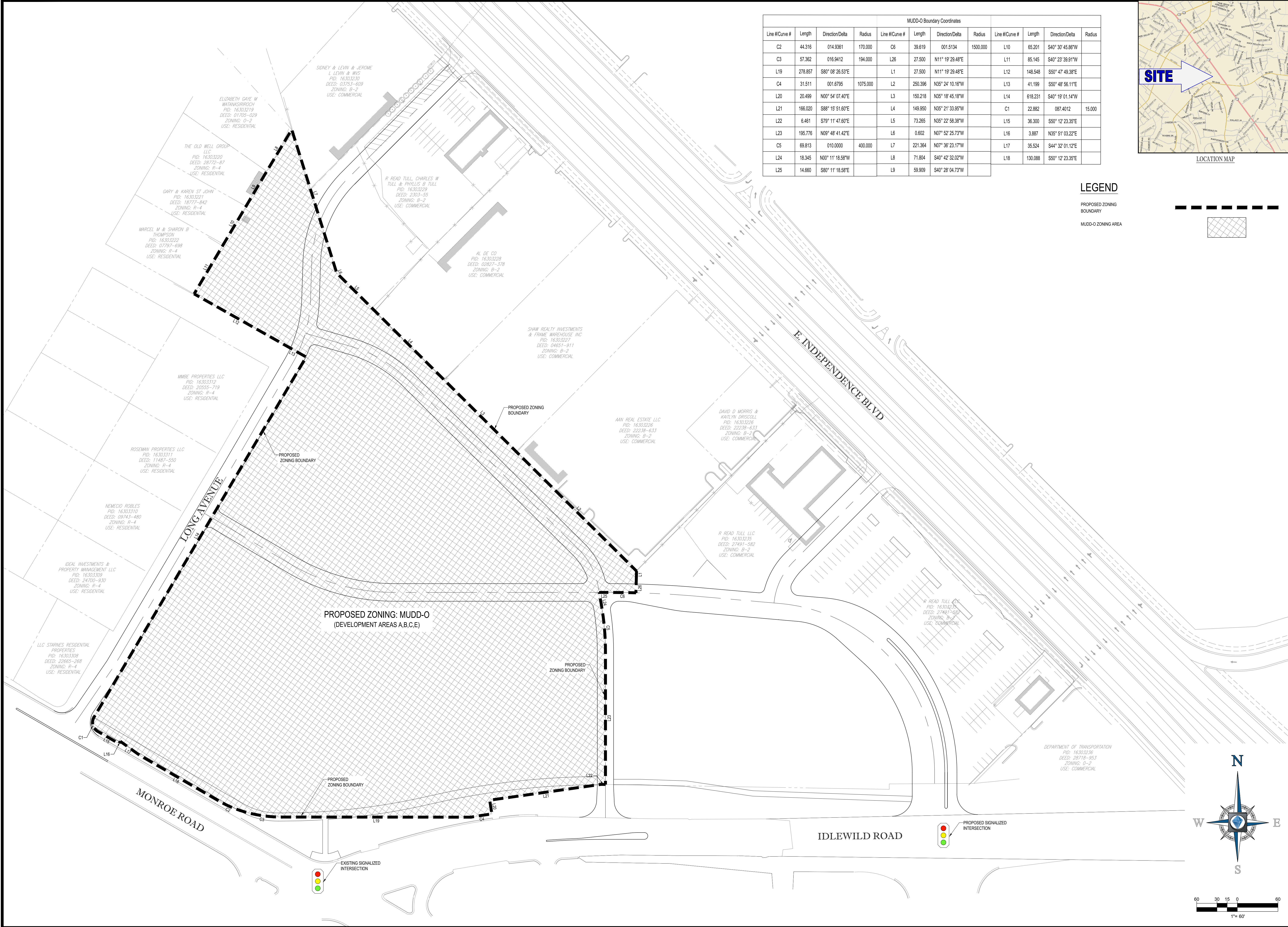
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SunCap

PROPERTY GROUP

SHEET TITLE: TECHNICAL DATA SHEET

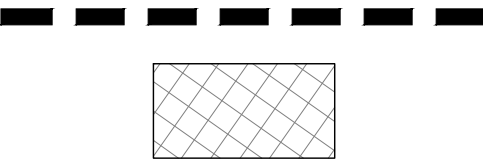
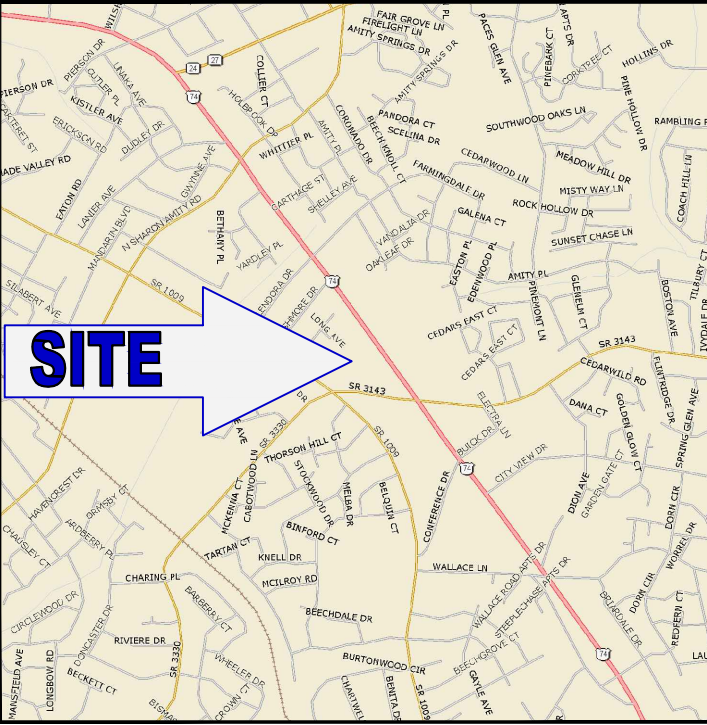
SHEET NUMBER: RZ-1



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° 08' 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	S40° 19' 01.14"W	
L21	166.020	S88° 15' 51.60"E		L4	149.950	N35° 21' 33.95"W		C1	22.882	087.4012	15.000
L22	6.461	S79° 11' 47.60"E		L5	73.285	N35° 22' 58.38"W		L15	36.300	S50° 12' 23.35"E	
L23	195.776	N09° 48' 41.42"E		L6	0.602	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	71.804	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					

LEGEND

PROPOSED ZONING
BOUNDARY
MUDD-O ZONING AREA



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SITE VISUALIZATION, SITE ANALYSIS, LAND SURVEYING, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN, PERMITTING SERVICES, LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES

UPSTATE NEW YORK
● ALBANY, NY
● BOSTON, MA
● NEW YORK, NY
● PHILADELPHIA, PA

MIDDLE ATLANTIC
● BALTIMORE, MD
● NEW JERSEY
● PHILADELPHIA, PA

SOUTHEAST
● FORT LAUDERDALE, FL
● MIAMI, FL
● ORLANDO, FL
● TAMPA, FL

SOUTHWEST
● ALBUQUERQUE, NM
● DENVER, CO
● KANSAS CITY, MO
● MINNEAPOLIS, MN
● OMAHA, NE
● PORTLAND, ME
● RICHMOND, VA
● WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NOC152096
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 10/24/2016
SCALE: 1" = 60'
CAD I.D.: RZ

PROJECT:

**COMMERCIAL
REZONING PLAN**

FOR

**SELWYN
PROPERTY
GROUP**

BOHLER
ENGINEERING NC, PLLC
NOBELS P-1132

1927 S. TRYON STREET, SUITE 310
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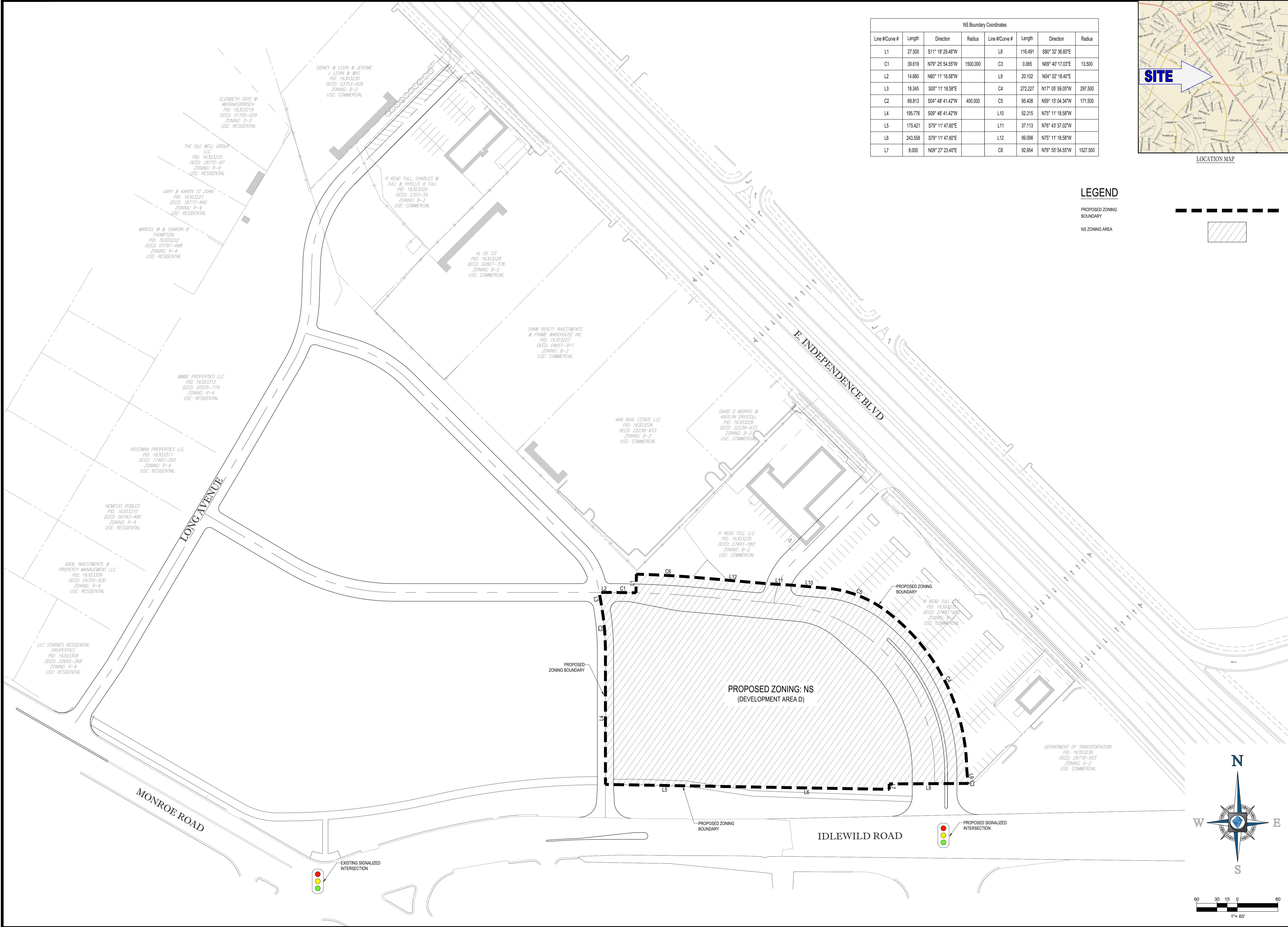
SunCap
PROPERTY GROUP

SHEET TITLE:

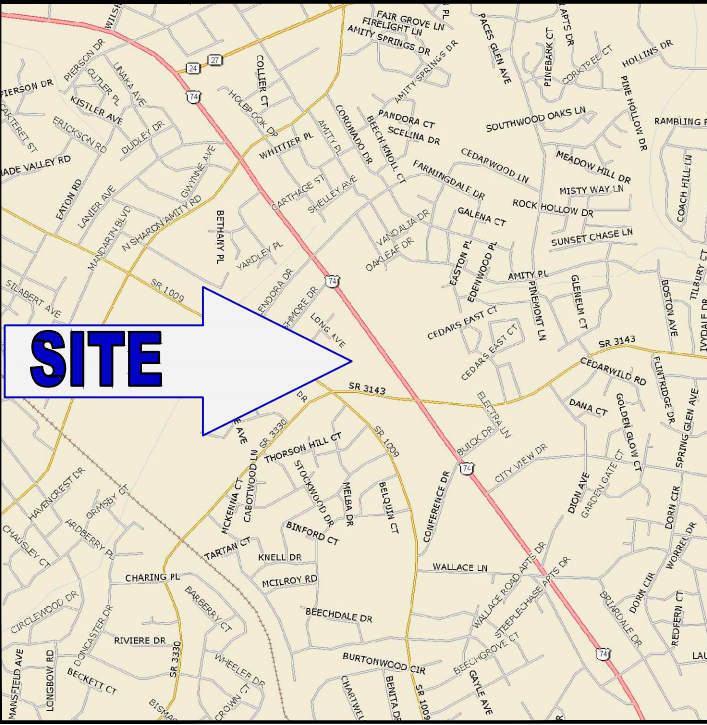
**MUDD-O
ZONING AREA**

SHEET NUMBER:

RZ-3



NS Boundary Coordinates						
Line #Curve #	Length	Direction	Radius	Line #Curve #	Length	Direction
L1	27.500	S11° 19' 28.48"W		L8	116.491	S80° 32' 36.60"E
C1	39.619	N79° 25' 54.55"W	1500.000	C3	0.065	N09° 40' 17.03"E
L2	14.860	N80° 11' 18.58"W		L9	20.102	N04° 02' 18.40"E
L3	18.345	S00° 11' 18.58"E		C4	272.227	N17° 05' 59.05"W
C2	69.813	S04° 48' 41.42"W	400.000	C5	95.408	N59° 15' 04.34"W
L4	195.776	S09° 48' 41.42"W		L10	52.315	N75° 11' 18.58"W
L5	175.421	S79° 11' 47.60"E		L11	37.113	N76° 43' 57.02"W
L6	243.558	S79° 11' 47.60"E		L12	99.098	N75° 11' 18.58"W
L7	8.000	N09° 27' 23.40"E		C6	92.954	N76° 55' 54.55"W
						1527.500



LEGEND

PROPOSED ZONING
BOUNDARY
NS ZONING AREA

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LAND SURVEYING • SITE PLANNING • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PROGRAM MANAGEMENT • TRANSPORTATION SERVICES

• UPTATE NEW YORK
• ALABAMA
• NEW YORK METRO
• BALTIMORE, MD
• PHILADELPHIA, PA

• RALEIGH, NC
• CHARLOTTE, NC
• ATLANTA, GA
• TAMPA, FL
• SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NOC152096
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 10/24/2016
SCALE: 1"= 60'
CAD I.D.: RZ

PROJECT:
**COMMERCIAL
REZONING PLAN**
FOR
**SELWYN
PROPERTY
GROUP**

BOHLER
ENGINEERING NC, PLLC
NCEBS P-1132

1927 S. TRYON STREET, SUITE 310
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Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SunCap
PROPERTY GROUP

SHEET TITLE:
**NS ZONING
AREA**

SHEET NUMBER:
RZ-4



LOCATION MAP

NOTE: THIS IS SCHEMATIC IN NATURE AND SUBJECT TO FUTURE DESIGN MODIFICATION AND REFINEMENTS AS DESCRIBED WITHIN SECTION 1 OF THE DEVELOPMENT STANDARDS.

LEGEND

FUTURE R/W, SETBACK,
PROPERTY BOUNDARY AS NOTED
ON RZ-1

PUBLIC STREET A R/W & SETBACK

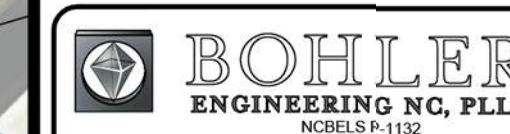
REVISONS			
REV	DATE	COMMENT	B
1	12/19/16	PER STAFF COMMENTS	G
2	1/23/17	PER STAFF COMMENTS	G
3	2/2/17	PER CLIENT COMMENTS	G
4	2/20/17	PER STAFF COMMENTS	G

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NCC1520
DRAWN BY: PM
CHECKED BY: GR
DATE: 10/24/15
SCALE: 1" = 6'-0"
CADD:

COMMERCIAL REZONING PLAN

FOR
SELWYN
PROPERTY
GROUP



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CHARLOTTE, NC 28203
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Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

SCHEMATIC
SITE PLAN

SHEET NUMBER

RZ-5

