

A PROPOSED PUBLIC STREET A
N.T.S.



LEGEND

EXISTING PROPERTY/PROJECT BOUNDARY	
FUTURE PROPERTY LINE	
DEVELOPMENT AREA	
FUTURE PUBLIC RW	
RW TO BE DEDICATED	

REZONING PETITION NO. 2019-041

SITE DEVELOPMENT DATA:
 -ACREAGE: 13.18 ACRES
 -TAX PARCEL #: 163-032-48, 163-032-57, 163-032-56, 163-032-54, 163-032-53, 163-032-52
 -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 D AS DEPICTED ON THE TECHNICAL DATA SHEET RD-10 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREA D AS DEPICTED ON THE TECHNICAL DATA SHEET RD-10 (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.

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

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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

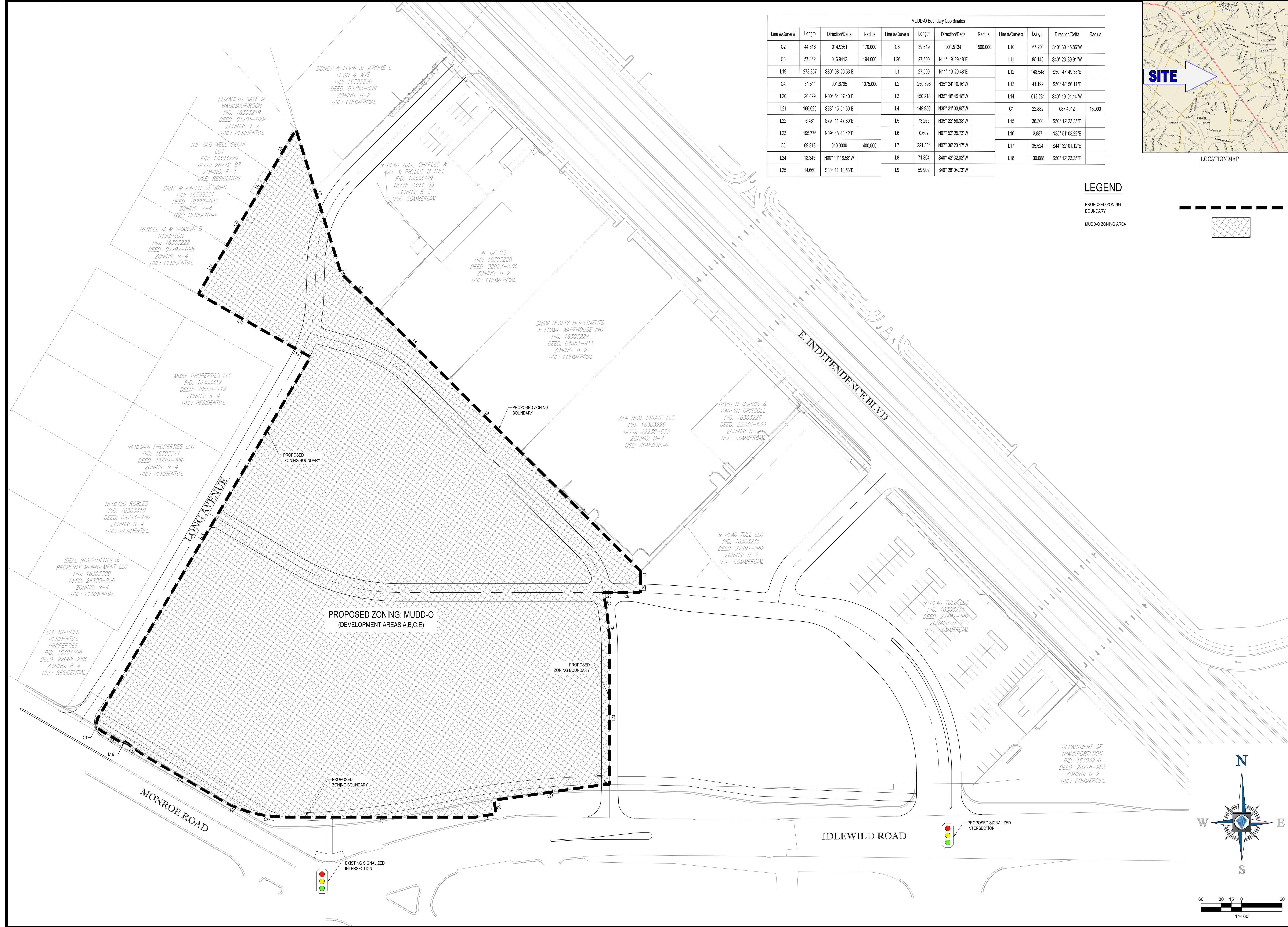
COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP

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:
DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-1



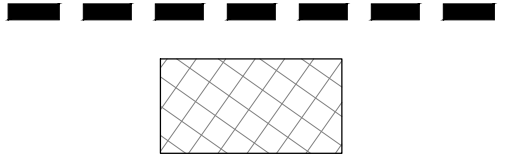
MUDD-O Boundary Coordinates											
Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius
C2	44.316	014.9361	170.000	C6	39.619	001.5134	1500.000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	016.9412	194.000	L26	27.500	N11° 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"E		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					



LOCATION MAP

LEGEND

PROPOSED ZONING BOUNDARY
 MUDD-O ZONING AREA



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

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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

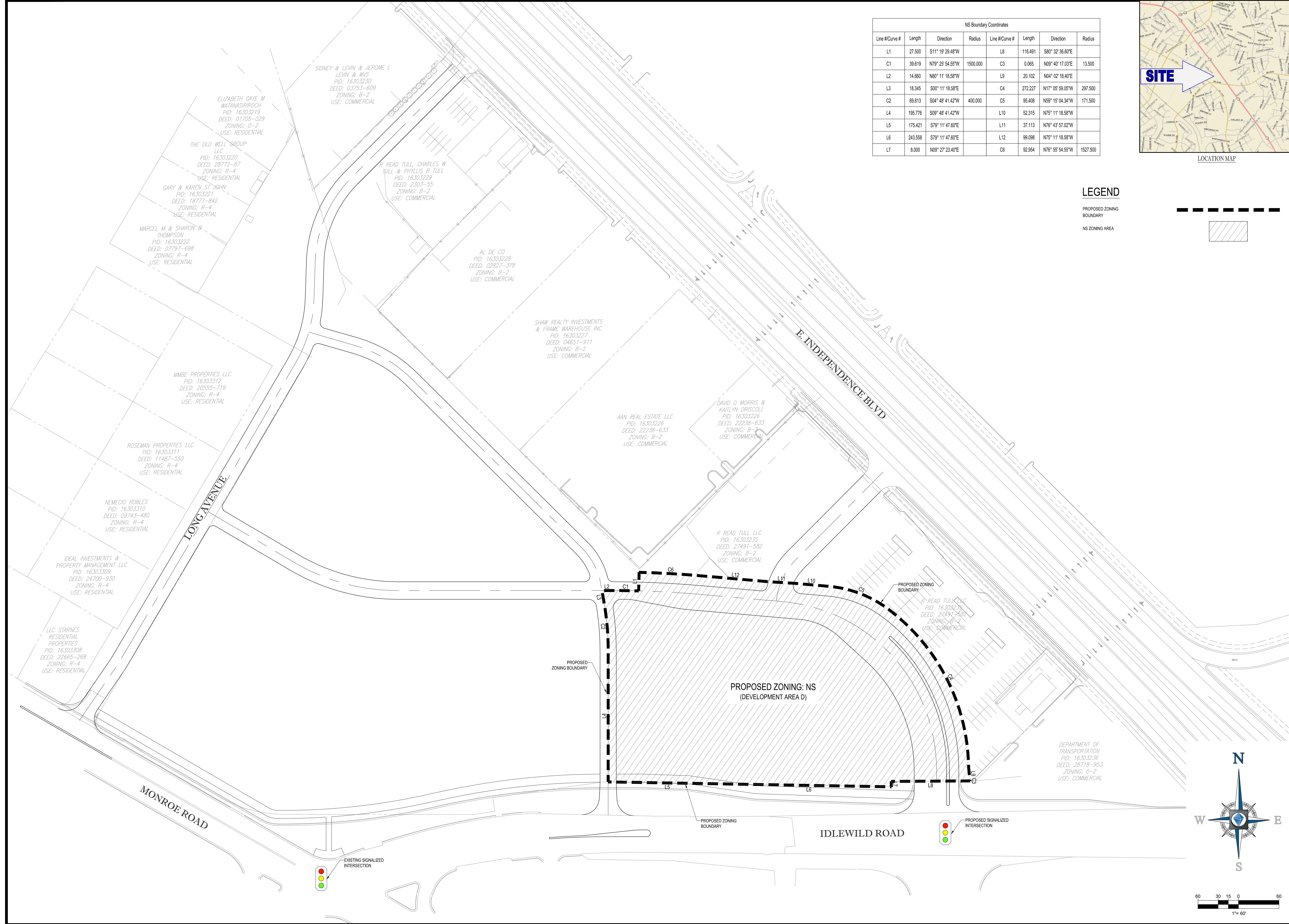
COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP

BOHLER ENGINEERING NC, PLLC
 NCBELLS 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:
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' 29.48"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' 58.05"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



LEGEND



BOHLER ENGINEERING NC, PLLC
 SITE ANALYSIS, SURVEYING, LANDSCAPE ARCHITECTURE, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES

OFFICES:
 • RALEIGH, NC
 • CHARLOTTE, NC
 • ATLANTA, GA
 • TAMPA, FL
 • SOUTH FLORIDA
 • BALTIMORE, MD
 • NEW JERSEY
 • PHILADELPHIA, PA

UPSTATE NEW YORK OFFICES:
 • LEHIGH VALLEY, PA
 • ALBANY, NY
 • RICHMOND BEACH, IL
 • NEW YORK METRO
 • NEW YORK, NY
 • CENTRAL VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY



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

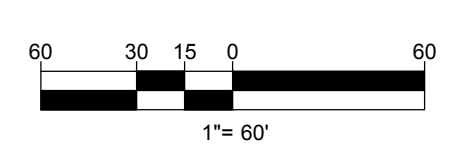
COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP

BOHLER ENGINEERING NC, PLLC
 NCBELS 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:
NS ZONING AREA

SHEET NUMBER:
RZ-4





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

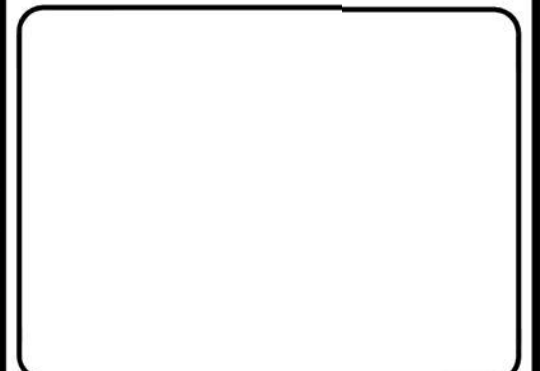
BOHLER ENGINEERING NC, PLLC

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

UPSTATE NEW YORK: LEHIGH VALLEY, PA: ALLENTOWN, NJ: BRIDGEWATER, NJ: NEW YORK METRO: BALTIMORE, MD: NEW JERSEY: PHILADELPHIA, PA: NORTH CAROLINA: RALEIGH, NC: TAMPA, FL: MIAMI, FL: BOCA RATON, FL: SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY



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
 NCC152096-1132
 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:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-5



\\P01\nc\c\drawings\dwg\2019\REZONING\02096 - REZONING - SCHEMATIC SITE PLAN.dwg PRINTED BY PUSDCM 10:21:16 @ 3/31/19 PM LAST SAVED BY PUSDCM



BOHLER
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

OFFICES:
 • CHARLOTTE, NC
 • RICHMOND, VA
 • FARMINGTON, CT
 • BOSTON, MA
 • NEW YORK, NY
 • NEW JERSEY, NJ
 • WASHINGTON, DC
 • NORTHERN VIRGINIA
 • CENTRAL VIRGINIA
 • SOUTH FLORIDA

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING NC, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

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

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.