

SITE DEVELOPMENT DATA

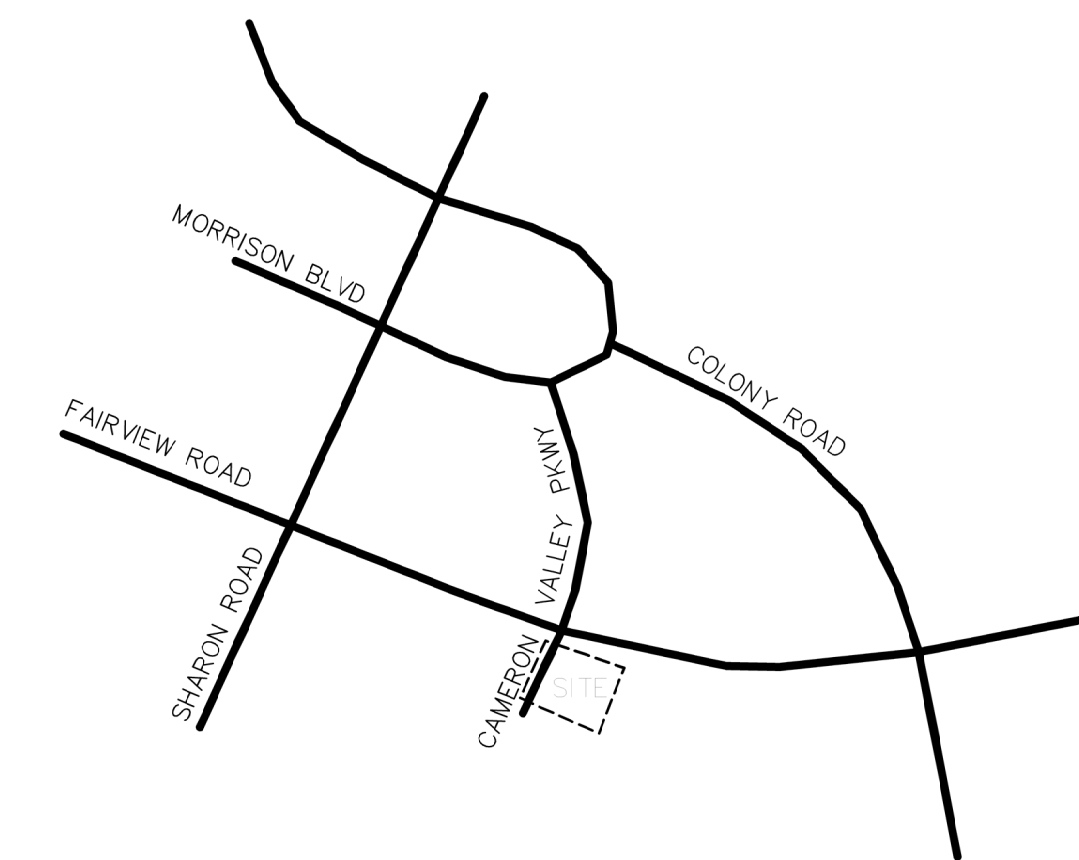
ACREAGE: ± 3.65 AC
 TAX PARCELS: 183-141-13
 183-141-17
 EXISTING ZONING: MUDD-O
 PROPOSED ZONING: MUDD-O SPA
 EXISTING USES: Commercial
 PROPOSED USES: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
 MAX. DEVELOPMENT: Up to 250,000 square feet of office uses; and
 Up to 20,000 square feet of retail, EDEE or personal service or other commercial uses.
 MAX. BLDG. HEIGHT: Up to 250 feet, per the Optional Provision in Section II
 PARKING: As required by the Ordinance for the MUDD zoning district.

LEGEND

- SETBACK
- EXISTING OPEN SPACE
- ADDITIONAL OPEN SPACE
- DEVELOPMENT AREA
- EXISTING ACCESS TO REMAIN
- REZONING BOUNDARY**
- PARCEL BOUNDARY
- EASEMENT

**REZONING BOUNDARIES TO FOLLOW PARCEL LINES U.N.O.

VICINITY MAP NTS



4725 PIEDMONT ROW DRIVE
 SUITE 800
 CHARLOTTE, NC 28210
 (704) 714-7600
 www.lincolnharris.com



227 WEST TRADE STREET SUITE 700
 CHARLOTTE, NORTH CAROLINA 28202
 TEL. 704.333.6886 FAX 704.333.2926
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PHILLIPS PLACE REZONING

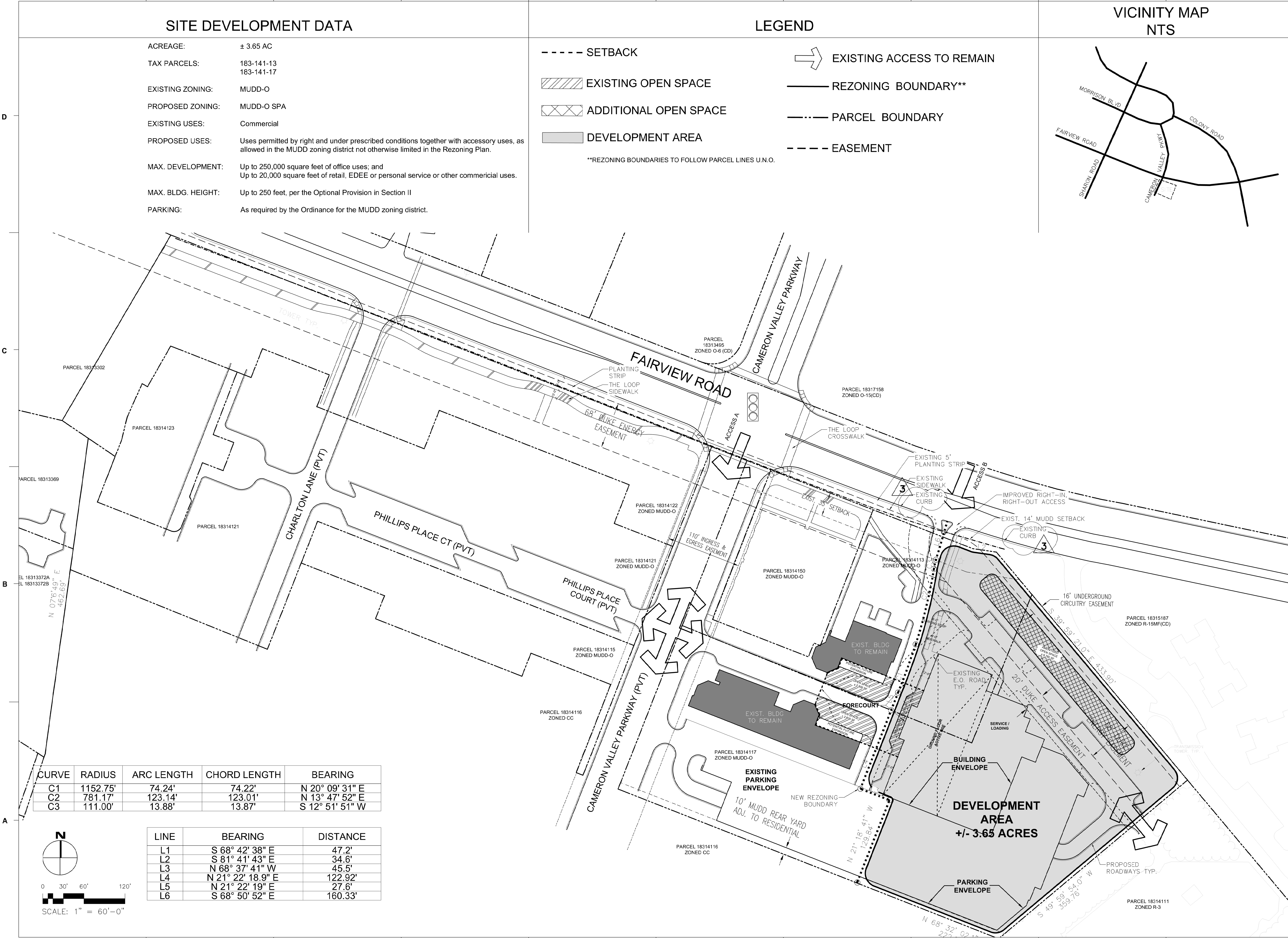
DATE: 17 JANUARY 2021
 PETITION NO: 2021-151

REVISIONS:

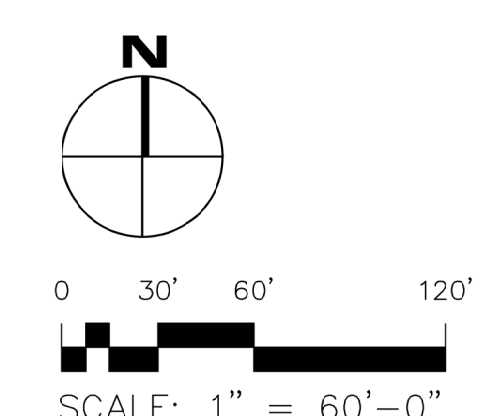
| No. | Description | Date |
|-----|-------------------------------------|----------|
| 1 | REVISIONS PER STAFF REVIEW COMMENTS | 11/15/21 |
| 2 | REVISIONS PER STAFF REVIEW COMMENTS | 12/13/21 |
| 3 | REVISIONS PER STAFF REVIEW COMMENTS | 01/17/21 |

TECHNICAL DATA SHEET

RZ-1



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | BEARING |
|-------|----------|------------|--------------|-----------------|
| C1 | 1152.75' | 74.24' | 74.22' | N 20° 09' 31" E |
| C2 | 781.17' | 123.14' | 123.01' | N 13° 47' 52" E |
| C3 | 111.00' | 13.88' | 13.87' | S 12° 51' 51" W |



| LINE | BEARING | DISTANCE |
|------|-------------------|----------|
| L1 | S 68° 42' 38" E | 47.2' |
| L2 | S 81° 41' 43" E | 34.6' |
| L3 | N 68° 37' 41" W | 45.5' |
| L4 | N 21° 22' 18.9" E | 122.92' |
| L5 | N 21° 22' 19" E | 27.6' |
| L6 | S 68° 50' 52" E | 160.33' |

