

SELWYN PROPERTY GROUP/SUNCAP DEVELOPMENT STANDARDS 4/7/17 REZONING PETITION NO. 2017-016

EXISTING PROPERTY/PROJECT BOUNDARY COORDINATES													
Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Radius
L1	243.559	S79°11'47.89"E		C4	52.964	N17°55'54.57"W	1527.500	L17	65.201	S40°37'45.88"W	10.000		
L2	8.000	N89°27'28.47"E		L8	4.354	N11°19'29.48"E		C7	57.362	S77°02'27.65"E	194.000		
L3	116.481	S80°32'28.80"E		L9	250.396	N37°24'10.18"W		L26	278.837	S91°08'28.93"E			
C1	0.065	N69°47'13.05"E	13.500	L10	152.276	N37°18'45.19"W		C8	31.511	S85°02'19.93"E	1075.000		
L4	20.102	N41°02'18.40"E		L11	149.950	N37°21'33.95"W		L21	618.231	S40°19'40.11"W			
C2	272.227	N17°05'50.05"W	297.500	L12	73.265	N37°22'53.93"W		C5	22.882	S50°57'17.99"E	15.000		
C3	65.408	N69°19'54.04"W	171.500	L13	0.682	S50°17'23.93"E		L22	38.300	S50°17'23.93"E			
L5	52.315	N75°11'16.38"W		L14	271.364	N07°38'23.17"W		L23	3.887	N37°51'02.22"E			
L6	37.713	N76°43'57.02"W		L15	71.684	S40°42'32.02"W		L24	35.524	S44°24'01.12"E			
L7	90.998	N75°11'16.38"W		L16	90.999	S40°28'04.03"W		L25	130.088	S50°17'23.93"E			

- SITE DEVELOPMENT DATA:**
- ▲ **ADDRESS:** 1-1147 ACRES
 - ▲ **APPLICANT:** SELWYN PROPERTY GROUP, INC.
 - ▲ **PROPOSED ZONING:** MUDO, I2, O, O-IND, A
 - ▲ **EXISTING USES:** VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL OFFICE
 - ▲ **ADJACENT ZONING:** MUDO, I2, O, O-IND, A

- ▲ **ADJACENT DEVELOPMENT STANDARDS:** SEE DEVELOPMENT STANDARDS FOR THE MUDO, I2, O, O-IND, A ZONING DISTRICTS.
- ▲ **ADJACENT DEVELOPMENT STANDARDS:** SEE DEVELOPMENT STANDARDS FOR THE MUDO, I2, O, O-IND, A ZONING DISTRICTS.
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REV	DATE	COMMENT	BY
1	12/18/2016	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP
4	3/27/17	PER STAFF COMMENTS	GPP
5	4/17/17	PER STAFF COMMENTS	GPP

- ▲ **ADJACENT DEVELOPMENT STANDARDS:** SEE DEVELOPMENT STANDARDS FOR THE MUDO, I2, O, O-IND, A ZONING DISTRICTS.
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BOHLER ENGINEERING, INC. P.L.L.C. 1000 W. WILSON ROAD, SUITE 100, CHARLOTTE, NC 28203

REVISIONS

NOT APPROVED FOR CONSTRUCTION

COMMERCIAL REZONING PLAN FOR SELWYN PROPERTY GROUP

BOHLER ENGINEERING, INC. P.L.L.C. 1000 W. WILSON ROAD, SUITE 100, CHARLOTTE, NC 28203

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

SUNCAP PROPERTY GROUP

DEVELOPMENT STANDARDS

RZ-2

APPROVED BY CITY COUNCIL April 17, 2017

PLANNING DEPARTMENT

APPROVED BY CITY COUNCIL April 17, 2017

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APPROVED BY CITY COUNCIL April 17, 2017

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BOHLER ENGINEERING, INC.
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION ARCHITECTURE
 LAMP SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 CIVIL AND CONSTRUCTION ENGINEERING


OFFICES: PHILADELPHIA, PA; BALTIMORE, MD; WASHINGTON, DC; RICHMOND, VA; CHARLOTTE, NC; RALEIGH, NC; TAMPA, FL; SOUTH FLORIDA; CENTRAL VIRGINIA; NEW YORK, NY; NEW YORK METRO; NORTHERN VIRGINIA; SCOTTSDALE, AZ; REHOBOTH BEACH, DE; SCOTTSDALE, AZ; LEHIGH VALLEY, PA; URBAN NEW YORK

REV#	DATE	COMMENT	BY
1	12/18/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP
4	3/27/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT No. NCC162009
 DRAWN BY: PMK
 CHECKED BY: GPP
 SCALE: 1/8" = 1' @ 11" x 17"
 CAD ID: RZ

PROJECT: COMMERCIAL REZONING PLAN FOR SELWYN PROPERTY GROUP



BOHLER ENGINEERING, P.C., PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (800) 272-3400
 Fax: (800) 272-3401
 NCBohlerEng.com



SunCap
 PROPERTY GROUP

SHEET TITLE: MUDD-O ZONING AREA
 SHEET NUMBER: RZ-3



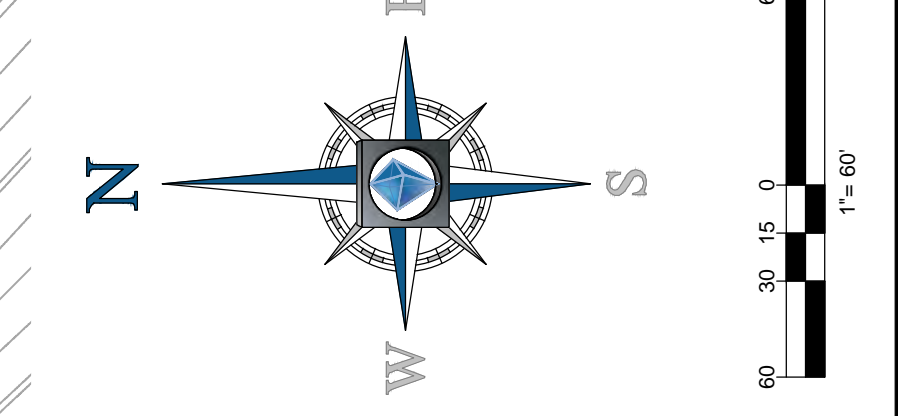
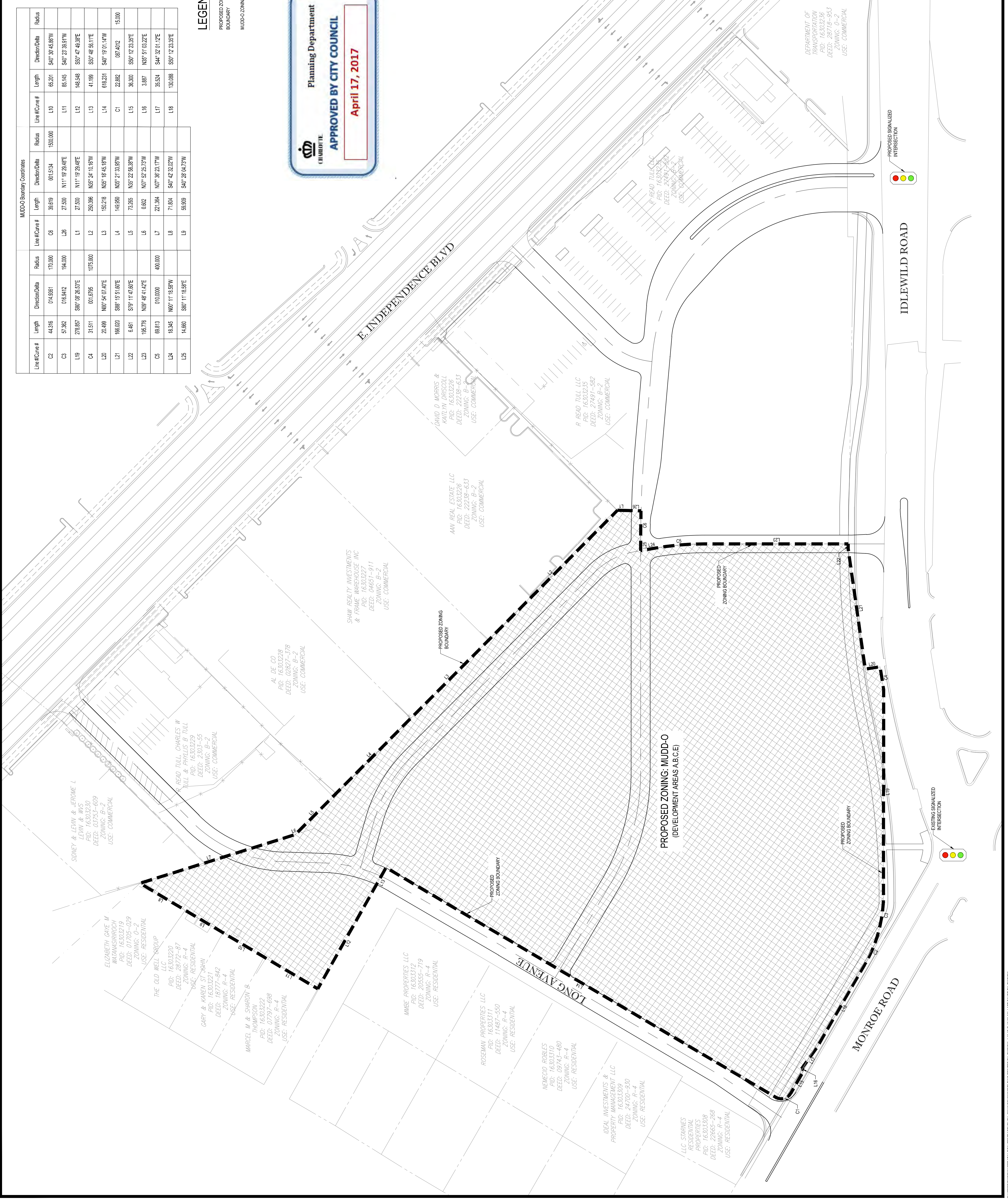
LEGEND

PROPOSED ZONING BOUNDARY
 MUDD-O ZONING AREA



Planning Department
APPROVED BY CITY COUNCIL
 April 17, 2017

Line #	Curve #	Length	Direction/Start	Radius	Line #	Curve #	Length	Direction/End	Radius
C2		44.316	0°44.938'E	170.000	C8		38.619	0°15.154	1500.000
C3		57.382	0°18.842'E	194.000	L8		27.500	N11°19'28.64"E	
L9		278.857	S89°08'28.53"E		L1		27.500	N11°19'28.64"E	
C4		31.511	0°15.895	1075.000	L2		250.396	N55°24'11.87"W	
L20		20.389	N00°54'07.40"E		L3		150.218	N55°18'45.88"W	
L21		166.020	S88°15'43.66"E		L4		149.850	N55°17'33.95"W	
L22		6.461	S79°11'17.85"E		L5		73.285	N55°12'48.38"W	
L23		195.176	N09°48'41.42"E		L6		0.662	N07°42'25.73"W	
C5		69.813	0°10.000	400.000	L7		21.384	N07°52'21.77"W	
L24		18.945	N00°11'16.55"W		L8		71.894	S40°42'32.07"W	
L25		14.660	S80°11'18.55"E		L9		59.939	S40°28'04.73"W	



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BOHLER ENGINEERING, P.C., PLLC

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

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

LEHIGH VALLEY, PA
SCOTTSDALE, PA
REHOBOTH BEACH, DE
NORTHEN MARYLAND
NEW YORK, NY
NEW YORK METRO
BALTIMORE, MD
CENTRAL VIRGINIA
PHILADELPHIA, PA

THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ENGINEER AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO APPARENT DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE INFORMATION OBTAINED BY VISUAL INSPECTION.

REV#	DATE	COMMENT	BY
1	12/18/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP
3	2/20/17	PER STAFF COMMENTS	GPP
4	3/27/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: NCC160208
DRAWN BY: PMK
CHECKED BY: GPP
SCALE: 1/8" = 1'-0"
CAD ID: RZ

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

BOHLER ENGINEERING, P.C., PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (800) 272-3400
Fax: (800) 272-3401
NC@BohlerEng.com

SunCap PROPERTY GROUP

SHEET TITLE: **NS ZONING AREA**
SHEET NUMBER: **RZ-4**

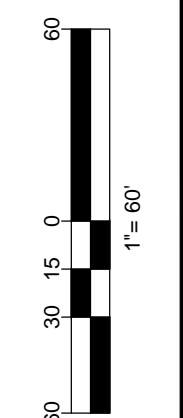
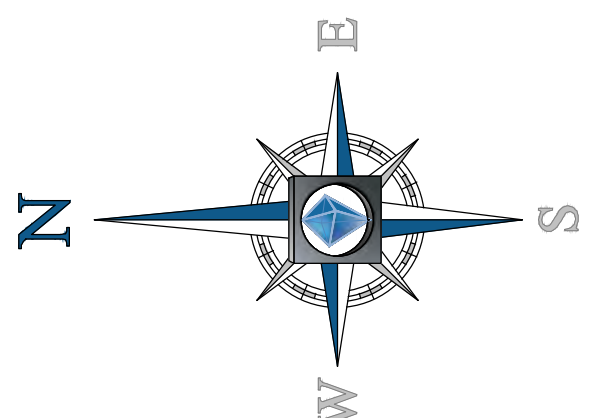
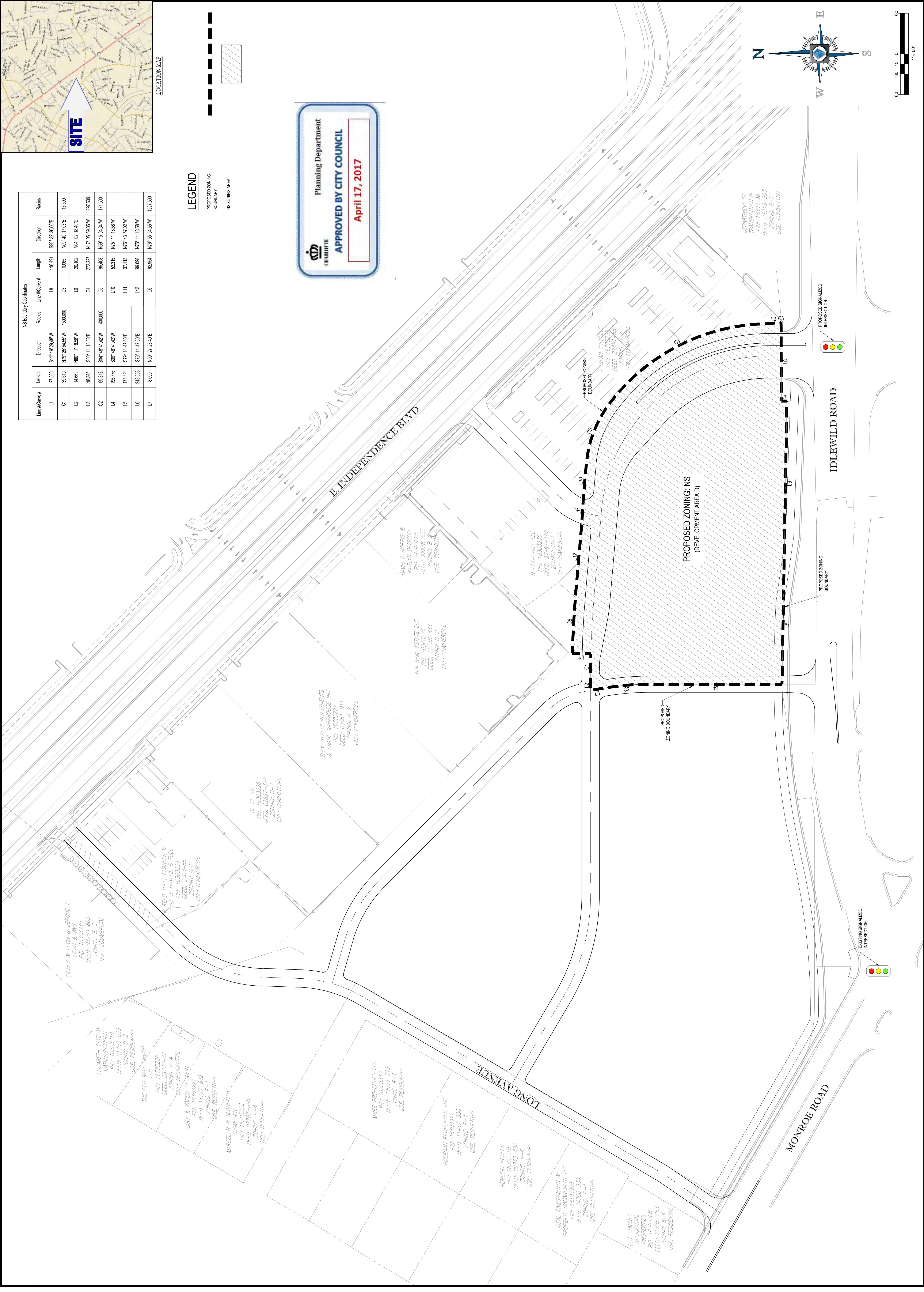


LEGEND

PROPOSED ZONING BOUNDARY
NS ZONING AREA

Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius
L1	27.500	S11°19'28.87"W		L8	116.691	S89°32'36.80"E	13,500
C1	39.619	N79°25'54.57"W	190.000	C3	0.065	N89°40'17.03"E	13,500
L2	14.660	N68°11'16.97"W		L9	21.102	N04°02'16.40"E	207.500
L3	18.345	S00°11'16.97"E		C4	272.227	N17°05'59.05"W	207.500
C2	89.813	S04°48'14.27"W	400.000	C5	95.408	N59°04'34.71"W	171,500
L4	165.776	S89°48'14.27"W		L10	52.315	N75°11'16.97"W	
L5	175.421	S79°11'47.80"E		L11	37.113	N76°49'57.02"W	
L6	243.599	S79°11'47.80"E		L12	90.088	N75°11'16.97"W	
L7	8.000	N89°27'24.40"E		C6	92.954	N76°55'54.57"W	157.500

Planning Department
APPROVED BY CITY COUNCIL
April 17, 2017



BOHLER ENGINEERING NC, PLLC

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

1300 WALTERS RD
NEWCASTLE, NC 28560
TEL: (919) 650-1000
WWW.BE-NC.COM

● RALEIGH, NC
 ● CHARLOTTE, NC
 ● TAMPA, FL
 ● ATLANTA, GA
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 ● BOSTON, MA
 ● BIRMINGHAM, AL
 ● CHICAGO, IL
 ● COLUMBIA, SC
 ● DENVER, CO
 ● DALLAS, TX
 ● DAYTON, OH
 ● HOUSTON, TX
 ● INDIANAPOLIS, IN
 ● JACKSONVILLE, FL
 ● KANSAS CITY, MO
 ● LOS ANGELES, CA
 ● MEMPHIS, TN
 ● MIAMI, FL
 ● MILWAUKEE, WI
 ● MINNEAPOLIS, MN
 ● NEW YORK, NY
 ● PHOENIX, AZ
 ● RICHMOND, VA
 ● SAN ANTONIO, TX
 ● SEATTLE, WA
 ● SOUTH BEND, IN
 ● WASHINGTON, DC
 ● WICHITA, KS

REV	DATE	BY	COMMENT
1	12/18/16	GPP	PER STAFF COMMENTS
2	1/23/17	GPP	PER STAFF COMMENTS
3	2/28/17	GPP	PER STAFF COMMENTS
4	3/27/17	GPP	PER STAFF COMMENTS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: NC150206
DRAWN BY: GPP
CHECKED BY: 12/01/16 NTS
SCALE: RZ
CAD ID: RZ

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

BOHLER ENGINEERING NC, PLLC
1977 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**



Planning Department
APPROVED BY CITY COUNCIL
April 17, 2017

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.