

LEGEND

- PROPERTY BOUNDARY
- BUILDING AND PARKING ENVELOPE (SETBACKS)
- DEVELOPMENT AREA
- SETBACKS (OUTSIDE BUILDING AND PARKING ENVELOPE)
- PROPOSED RW

Boundary Coordinates											
Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius
C1	233.411	S87°07'16.30"E	1120.100	L11	115.088	S50°02'00.82"E		L24	199.457	S54°38'27.35"W	
C2	8.235	S87°38'02.01"E	1120.100	L12	10.152	S29°57'07.18"W		L25	136.087	S54°59'22.81"W	
C3	1.374	S81°38'38.71"E	11.500	L13	28.418	S38°52'41.18"W		L26	121.947	N35°20'17.27"W	
C4	61.571	S33°08'41.58"W	82.500	L14	238.552	S40°19'13.82"W		L27	64.000	N35°20'17.27"W	
C5	113.517	S37°07'33.20"W	227.500	L15	55.000	S40°19'13.82"W		L28	387.464	N35°20'17.27"W	
C6	22.852	S40°09'57.49"W	2972.500	L16	228.057	S40°19'13.82"W		L29	218.480	N34°38'59.84"E	
C7	18.046	S87°08'38.83"E	11.500	L17	81.566	S11°42'52.57"W		L30	111.928	S85°00'58.91"E	
C8	18.308	S84°51'53.24"E	31.500	L18	289.343	S54°29'30.59"W		L31	204.616	S78°10'20.51"E	
C9	42.382	S87°53'58.87"E	881.496	L19	134.418	N35°20'17.27"W		L32	99.322	S71°48'48.53"E	
C10	190.403	S87°42'39.20"E	981.496	L20	335.794	N34°38'48.09"E		L33	68.478	S78°10'20.51"E	
L8	0.083	N88°48'43.18"E		L21	149.850	N35°21'33.95"W		L34	37.568	S87°11'28.85"E	
L9	48.481	S50°02'00.82"E		L22	150.218	N35°18'45.18"W		L35	24.573	S87°12'46.58"E	
L10	100.243	S43°41'01.12"E		L23	250.398	N35°24'10.18"W		L36	6.001	S87°59'52.79"E	



REZONING PETITION # TBD

- SITE DEVELOPMENT DATA:**
- ACREAGE: ± 17.43 ACRES
 - TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-229, 163-03-235, 163-03-234 AND 163-03-223
 - EXISTING ZONING: B-1(CD), B-2, O-1, O-2 AND R-4
 - PROPOSED ZONING: MUDD-O AND NS
 - EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL
 - 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 AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F, G & H AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "NS AREA") (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
 - TOTAL BUILDING AREA: 106,000 SF
 - MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
 - PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

BOHLER ENGINEERING NC, PLLC

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REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No: NCC152096
DRAWN BY: PMK
CHECKED BY: GPP
DATE: 10/24/2016
SCALE: 1" = 60'
CAD I.D.: RZ

COMMERCIAL REZONING PLAN

FOR
SELWYN PROPERTY GROUP
LOCATION OF SITE

BOHLER ENGINEERING NC, PLLC

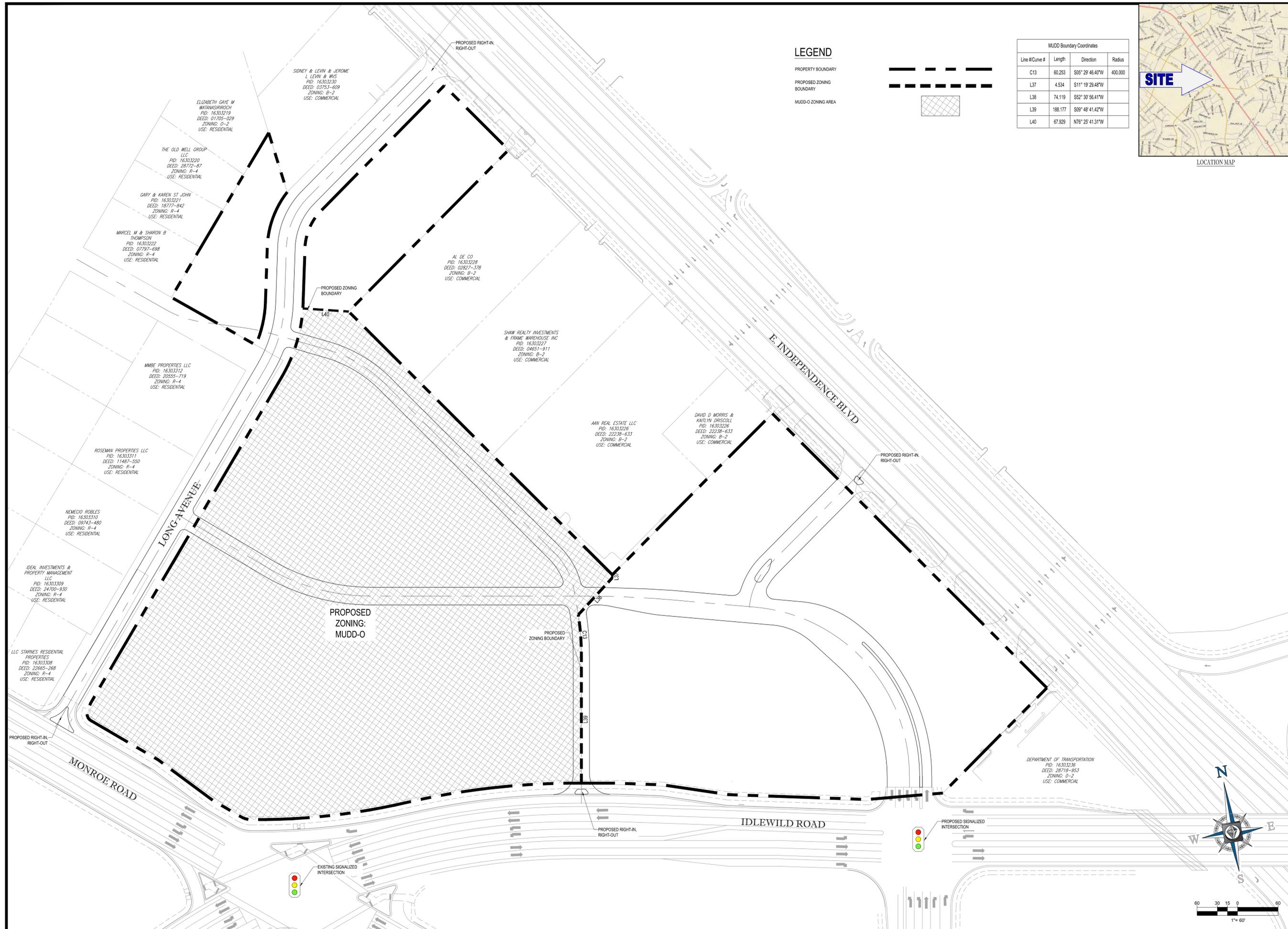
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SunCap PROPERTY GROUP

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

H:\2015\NCC152096\DRAWINGS\EXHIBITS\REZONING\NCC152096 - REZONING - TDS.DWG PRINTED BY: PMSCKA 10/24/16 @ 11:10 AM LAST SAVED BY: PMSCKA



LEGEND



MUDD Boundary Coordinates			
Line #/Curve #	Length	Direction	Radius
C13	60.253	S05° 29' 46.40"W	400.000
L37	4.534	S11° 19' 28.48"W	
L38	74.119	S52° 30' 56.41"W	
L39	188.177	S09° 48' 41.42"W	
L40	67.929	N76° 25' 41.31"W	



LOCATION MAP

BOHLER ENGINEERING NC, PLLC

SITE VISUALIZATION • LANDSCAPE ARCHITECTURE
 LAND SURVEYING • PROGRAM MANAGER • TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN • PERMITTING SERVICES

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 • ATLANTA, GA
 • TAMPA, FL
 • SOUTH FLORIDA
 • BALTIMORE, MD
 • NEW YORK, NY
 • PHILADELPHIA, PA
 • CENTRAL VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NOC152096
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CAD I.D.:	RZ

COMMERCIAL REZONING PLAN

FOR

SELWYN PROPERTY GROUP

LOCATION OF SITE

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SunCap PROPERTY GROUP

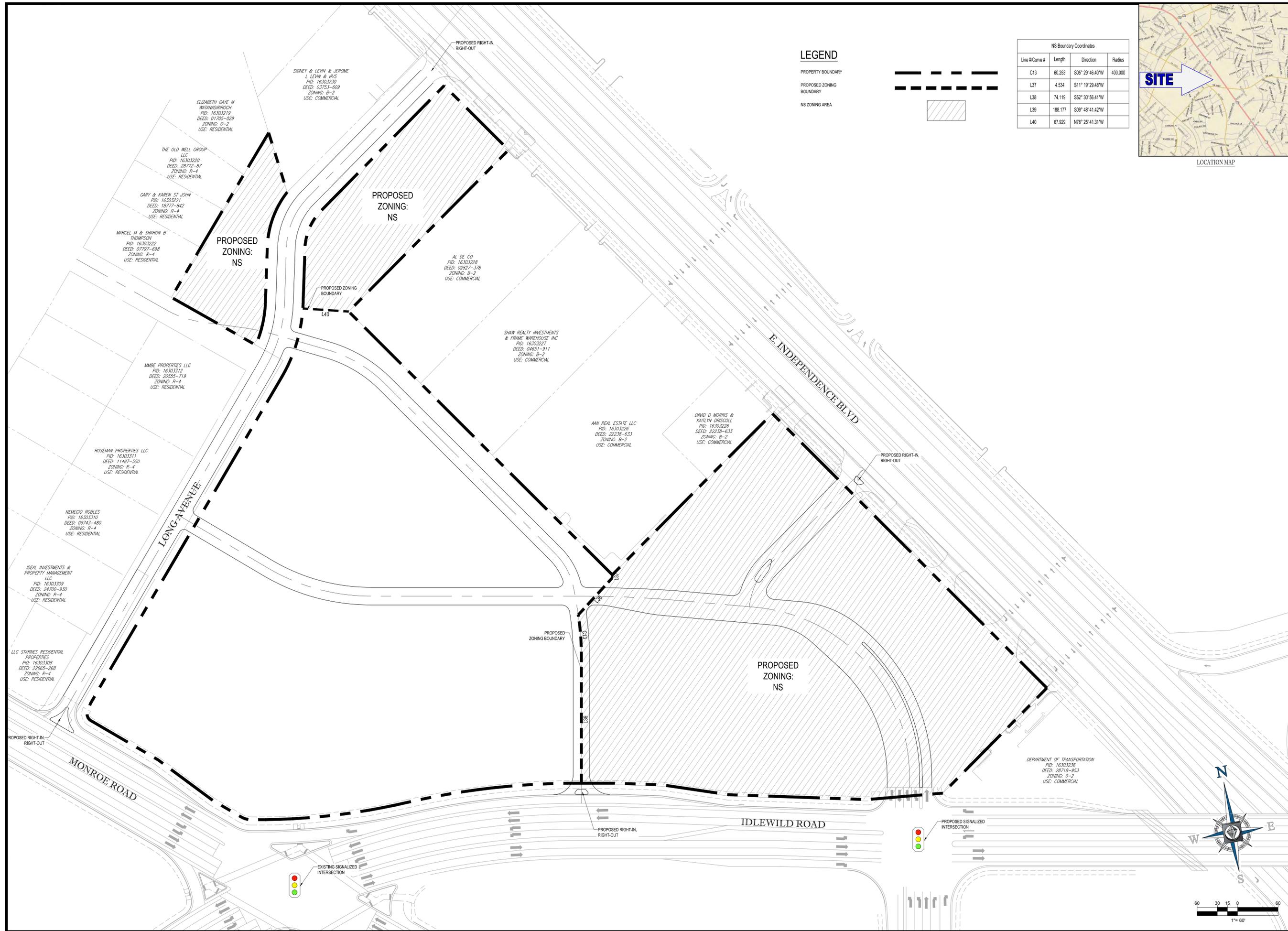
SHEET TITLE:

MUDD-O ZONING AREA

SHEET NUMBER:

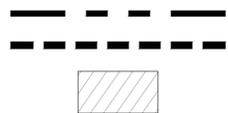
RZ-3





LEGEND

- PROPERTY BOUNDARY
- PROPOSED ZONING BOUNDARY
- NS ZONING AREA



NS Boundary Coordinates			
Line #/Curve #	Length	Direction	Radius
C13	60.253	S05° 29' 46.40"W	400.000
L37	4.534	S11° 19' 28.48"W	
L38	74.119	S52° 30' 56.41"W	
L39	188.177	S09° 48' 41.42"W	
L40	67.929	N76° 25' 41.31"W	



LOCATION MAP

BOHLER ENGINEERING NC, PLLC

LAND SURVEYING • SITE PLANNING • UTILITY DESIGN • LANDSCAPE ARCHITECTURE
 PROGRAM MANAGER • PERMITTING SERVICES • TRANSPORTATION SERVICES

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 • BIRMINGHAM, AL
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 • DENVER, CO
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 • LOS ANGELES, CA
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 • NASHVILLE, TN
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 • PHOENIX, AZ
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 • SAN ANTONIO, TX
 • TAMPA, FL
 • WASHINGTON, DC
 • WICHITA, KS
 • WISCONSIN, WI

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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 SCALE: 1" = 60'
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COMMERCIAL REZONING PLAN

FOR
SELWYN PROPERTY GROUP
 LOCATION OF SITE

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SunCap PROPERTY GROUP

SHEET TITLE:
NS ZONING AREA

SHEET NUMBER:
RZ-4



BOHLER
ENGINEERING NC, PLLC

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

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 ILLINOIS: *
 INDIANA: *
 IOWA: *
 KANSAS: *
 MICHIGAN: *
 MINNESOTA: *
 MISSISSIPPI: *
 MISSOURI: *
 NEBRASKA: *
 NEVADA: *
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 SOUTH FLORIDA: *
 TEXAS: *
 VIRGINIA: *
 WISCONSIN: *
 WYOMING: *

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC152096
 DRAWN BY: PAK
 CHECKED BY: GPP
 DATE: 10/24/2016
 SCALE: 1" = 60'
 CAD ID: RZ

COMMERCIAL REZONING PLAN
 FOR
 SELWYN PROPERTY GROUP
 LOCATION OF SITE

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PROPERTY GROUP

SHEET TITLE:
 SCHEMATIC SITE PLAN
 SHEET NUMBER:
 RZ-5

