

**LEGEND**

EXISTING PROPERTY/PROJECT BOUNDARY	---
FUTURE PROPERTY LINE	---
DEVELOPMENT AREA	---
PROPOSED R/W	---
PROPOSED LONG AVENUE R/W TO BE DEDICATED	---

**REZONING PETITION NO. 2017-016**

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 13.18 ACRES
- TAX PARCEL #: 163-03-224, 163-03-238, 163-03-240, 163-03-245, 163-03-244, 163-03-223 AND A PORTION OF 163-03-235
- 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 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 IN DEVELOPMENT AREAS B AND D AND LIMITED TO 70' IN DEVELOPMENT AREAS A AND C.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**BOHLER ENGINEERING NC, PLLC**

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

**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
4	3/27/17	PER STAFF COMMENTS	GPP

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: NC0152096  
DRAWN BY: PMK  
CHECKED BY: GPP  
DATE: 10/24/2016  
SCALE: 1" = 60'  
CAD I.D.: RZ

**COMMERCIAL REZONING PLAN**

FOR  
**SELWYN PROPERTY GROUP**

**BOHLER ENGINEERING NC, PLLC**

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**SunCap PROPERTY GROUP**

**TECHNICAL DATA SHEET**

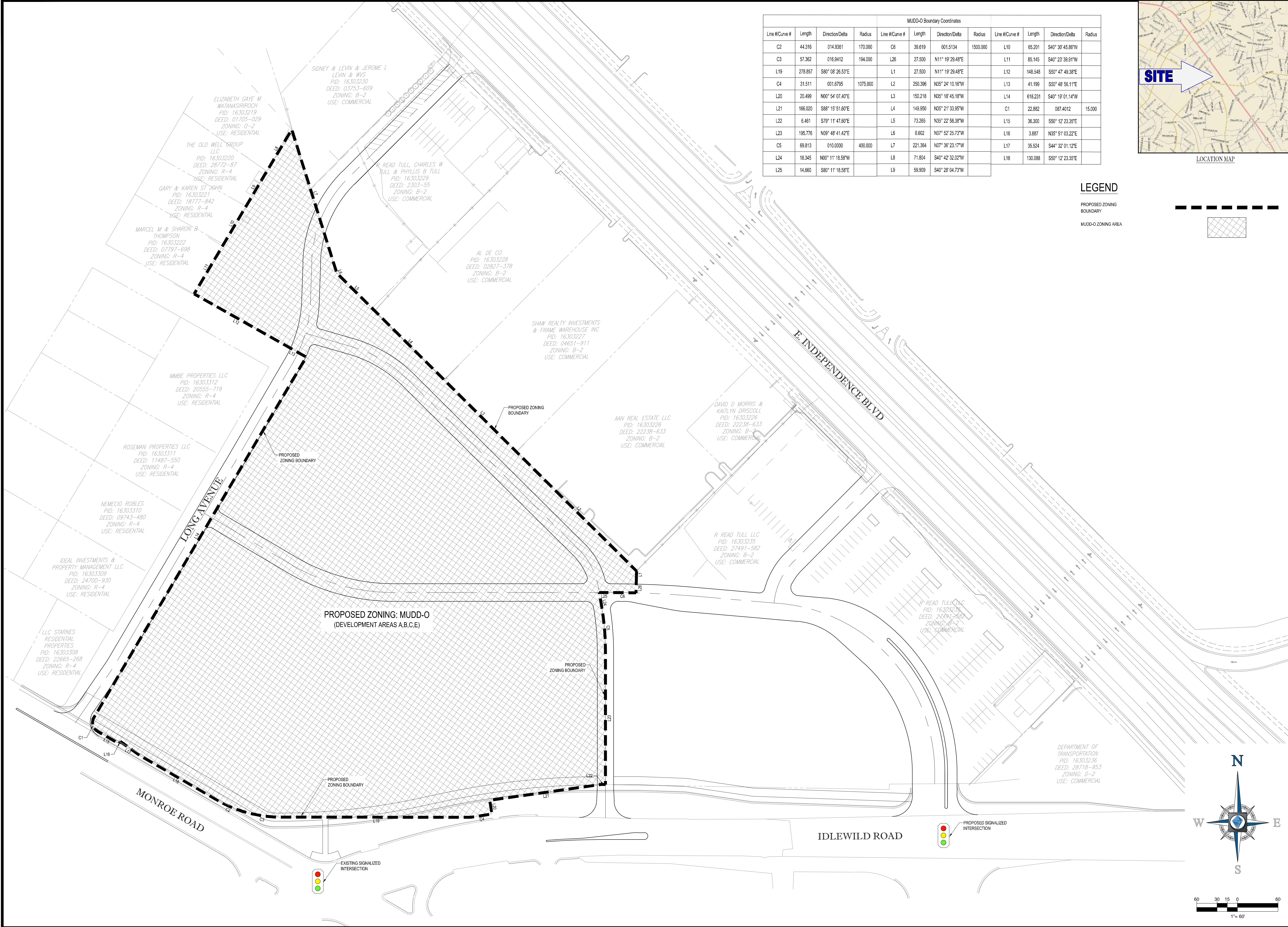
SHEET NUMBER:  
**RZ-1**

**RECEIVED**  
By Michael Russell at 4:28 pm, Mar 27, 2017





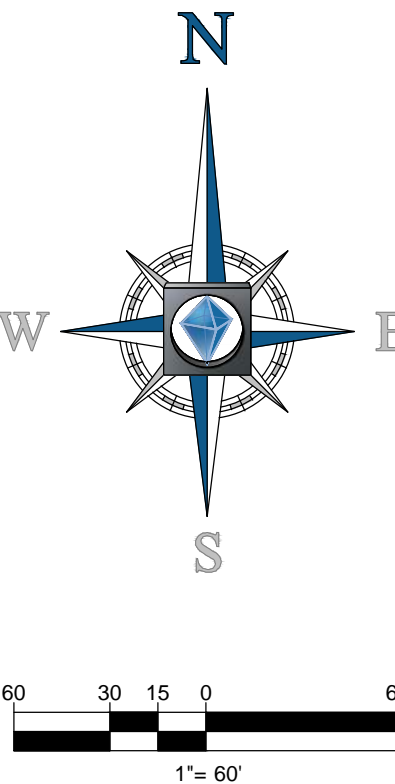
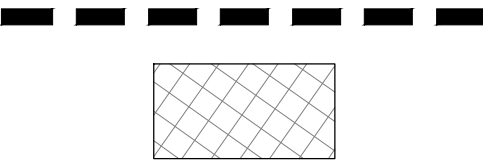




				MUDD-O Boundary Coordinates							
Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius
C2	44.316	0°14.9361	170.000	C6	39.619	001°51.34	1500.000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	0°16.9412	194.000	L26	27.500	N11° 19' 28.48"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	N19° 01' 01.14"W	
L21	166.020	S88° 15' 51.60"E		L4	149.950	N35° 21' 33.95"W		C1	22.882	080° 40' 02"	15.000
L22	6.461	S79° 11' 47.60"E		L5	73.285	N35° 22' 58.38"W		L15	36.300	S50° 12' 23.38"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	0°10.0000	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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LAND SURVEYING

LAND ACQUISITION

CONSTRUCTION

PERMITTING

DESIGN

PROGRAM

MANAGEMENT

TRANSPORTATION

ARCHITECTURE

SCAPE

RALEIGH, NC

ASHEBORO, NC

ATLANTA, GA

TAMPA, FL

REHOBOTH BEACH, DE

BALTIMORE, MD

NEW YORK, NY

PHILADELPHIA, PA

CENTRAL VIRGINIA

SITE VISIT

CONSTRUCTION

PERMITTING

DESIGN

PROGRAM

MANAGEMENT

TRANSPORTATION

ARCHITECTURE

SCAPE

UPSTATE NEW YORK

NEW YORK METRO

NEW JERSEY

PHILADELPHIA, PA

CENTRAL VIRGINIA

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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
4	3/27/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: NOC152096

DRAWN BY: PMK

CHECKED BY: GPP

DATE: 10/24/2016

CAD I.D.: 1"= 60' RZ

PROJECT:

COMMERCIAL  
REZONING PLAN

FOR

SELWYN  
PROPERTY  
GROUP

**BOHLER**  
ENGINEERING NC, PLLC

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SunCap  
PROPERTY GROUP

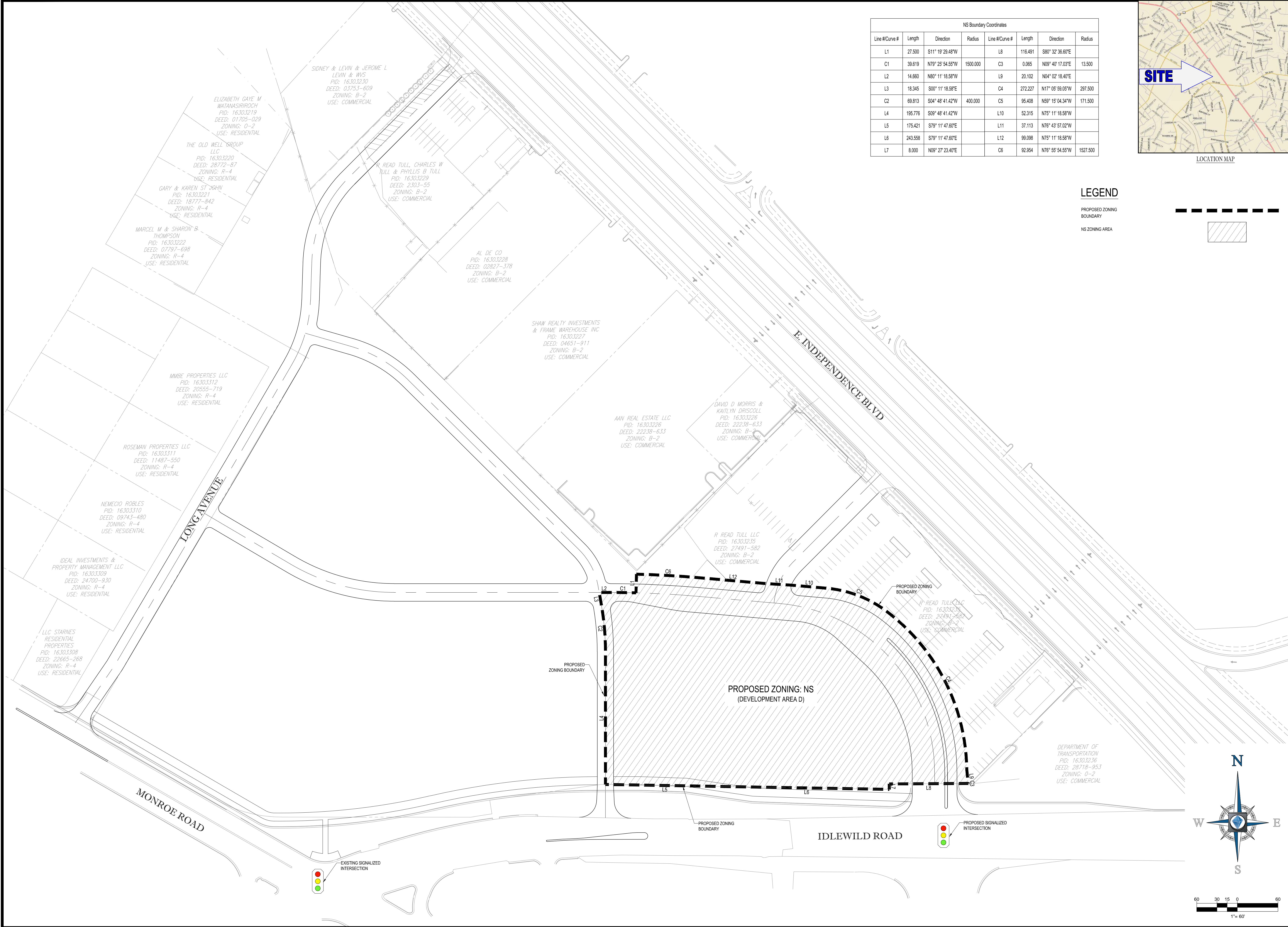
SHEET TITLE:

MUDD-O  
ZONING AREA

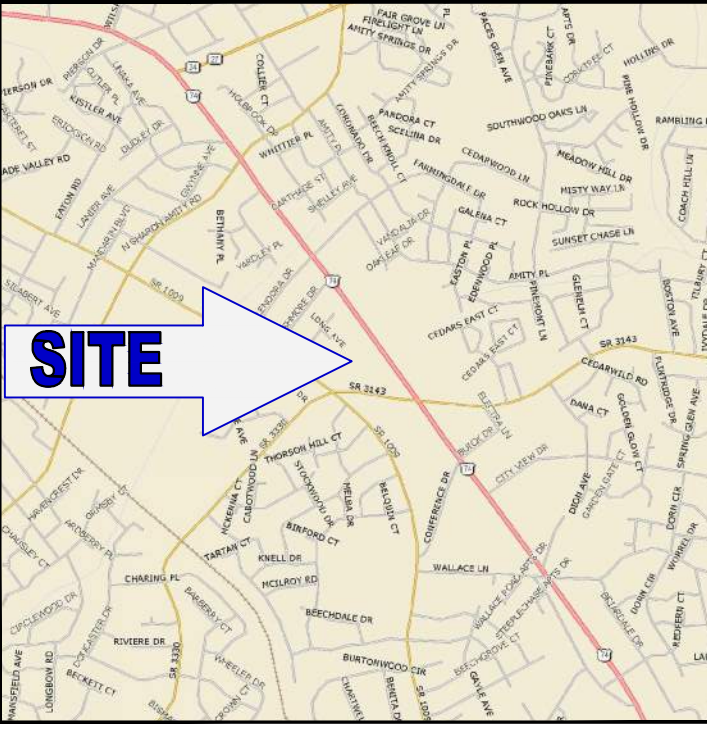
SHEET NUMBER:

RZ-3






NS Boundary Coordinates						
Line #Curve #	Length	Direction	Radius	Line #Curve #	Length	Direction
L1	27.500	S11° 19' 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' 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



LOCATION MAP

LEGEND

PROPOSED ZONING  
BOUNDARY  
NS ZONING AREA



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PHILADELPHIA, PA  
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SOUTH CAROLINA  
VIRGINIA  
FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY
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3	2/20/17	PER STAFF COMMENTS	GPP
4	3/27/17	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

NCELS P-1132

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[NC@BohlerEng.com](mailto: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 &amp; 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
5	3/27/17	PER STAFF COMMENTS	G

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	NCC15209
DRAWN BY:	PM
CHECKED BY:	GP
DATE:	10/24/1
SCALE:	1" = 6'
CAD ID:	

PROJECT:  
COMMERCIAL  
REZONING PLAN

— FOR —  
SELWYN  
PROPERTY  
GROUP



SHEET TITLE:

SCHEMATIC  
SITE PLAN

SHEET NUMBER:  
RZ-5





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.

**BOHLER**  
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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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• LOS ANGELES, CA  
• MIAMI, FL  
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• NEW YORK, NY  
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• RICHMOND, VA  
• SAN ANTONIO, TX  
• SOUTH BEACH, FL  
• SOUTH FLORIDA  
• TAMPA, FL  
• 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	
4	3/27/17	PER STAFF COMMENTS	GPP	

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: NCC1520986  
DRAWN BY: GPP  
DATE: 12/01/2016  
SCALE: NTS  
CAD I.D.: RZ

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

**BOHLER**  
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Fax: (980) 272-3401  
NC@BohlerEng.com

**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**CONCEPTUAL  
RENDERING**

SHEET NUMBER:  
**RZ-6**