CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATC0 PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
SECTIONS - GRAHAM AND SYLVANIA

NOTES:

1. TREES TO BE COORDINATED WITH URBAN FORESTRY/ARBORIST DURING LAND USE REVIEW AND/OR THROUGH C.I.P. ENGINEERING AND PLANNING EFFORTS.
2. FINAL CROSS SECTION DESIGN AND ANY SPECIAL CONDITIONS WILL BE COORDINATED WITH MULTIPLE ENTITIES (CDOT, NCDOT, PLANNING, ETC.) DURING PERMITTING FOR PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON FIELD CONDITIONS.
3. DEVELOPMENT PER TREE MOU.

THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, WITH MULTIPLE ENTITIES (CDOT, NCDOT, PLANNING, ETC.) DURING PERMITTING FOR THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.

THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
STATESVILLE AVE.

WOODWARD AVE

VANDERBILT ROAD

EDISON ST.

LUCENA ST.

N. GRAHAM ST.

W. 24TH ST.

WOLFBERRY ST.

SYLVANIA AVE.

OAKLAWN AVE.

KESWICK AVE.

CAMP ROAD

CAMP ROAD

CAMP ROAD

CAMP ROAD

CAMP ROAD

CAMP ROAD

CAMP ROAD

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

PETITION NO. 2017-054

1. 04-12-2017 - 2ND REZONING SUBMITTAL

2. 05-18-2017 - 3RD REZONING SUBMITTAL

3. 06-19-2017 - 4TH REZONING SUBMITTAL

SECTIONS - CAMP ROAD

AS SHOWN

RZ-05

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
SECTIONS - CAMP ROAD

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4. TREES TO BE COORDINATE WITH URBAN FORESTRY/ARBORIST DURING LAND DEVELOPMENT PER TREE MOU.

*NOTE ALL RAILROAD (R/R) CROSSINGS AND SECTION DESIGN ARE SUBJECT TO NORFOLK SOUTHERN DESIGN APPROVAL AND POSSIBLY OTHER APPLICABLE AGENCIES.

DIAMOND-PLATE OR SIMILAR MATERIAL

POTENTIAL NEW TREE (NOT A REQUIRED STREET TREE)

14'-0" PEDESTRIAN AMENITY ZONE (6' CLEAR MIN)
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
SECTIONS - CAMP ROAD

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4. TREES TO BE COORDINATE WITH URBAN FORESTRY/ARBORIST DURING LAND DEVELOPMENT PER TREE MOU.

POTENTIAL NEW TREE
(NOT A REQUIRED STREET TREE)

14'-0" PEDESTRIAN AMENITY ZONE
(6' CLEAR MIN)
MINIMUM CONNECTION A, D, E, AND #6 STANDARDS
ILLUSTRATIVE SECTION FOR NEW DEVELOPMENT (AS SHOWN ON RZ-02)
3. Personnel and Development Costs:

- Proposed Site Capacity: The site may be developed for any purpose to which the parcel is zoned, provided that the use and density are consistent with the requirements of the zoning districts and other applicable codes and regulations.

- Cost of Personnel: The personnel costs associated with the development of the site include salaries, benefits, and other expenses for personnel engaged in the planning, design, and construction phases of the project.

- Design and Engineering Costs: The design and engineering costs are incurred to prepare the necessary plans and specifications for the project, including site plans, structural engineering, and civil engineering.

- Construction Costs: The construction costs include all expenses associated with the construction of the project, including labor, materials, and equipment.

4. Conclusion:

- The Petitioner proposes the development of the site for mixed-use, industrial, and retail purposes, consistent with the requirements of the zoning districts and other applicable codes and regulations.

- The development will contribute to the economic vitality of the area and provide a positive impact on the community through increased employment, revenue, and property values.

- The proposed development will be reviewed and approved by the appropriate governmental authorities before any construction or development activities can take place.