

SITE DEVELOPMENT DATA:
-ACREAGE: 472 ACRES
-TAX PARCELS: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
-EXISTING ZONING: I-2
-PROPOSED ZONING: UMUD-O
-EXISTING USES: VACANT INDUSTRIAL, WAREHOUSE AND OFFICE
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.
-- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.
-- MAXIMUM BUILDING HEIGHT: 180 FEET IN HEIGHT AS TO PORTIONS OF THE SITE AS DESCRIBED IN THE OPTIONAL PROVISIONS OF SECTION 2, AND OTHERWISE UP TO (70) FEET IN HEIGHT ABOVE EXISTING GROUND FLOOR SLAB FOR EXISTING BUILDINGS; BUILDING HEIGHT FOR NEW BUILDINGS WILL BE MEASURED AS DEFINED IN THE ORDINANCE.
-- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDUE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,000 sf	1,160,000 sf	1,845,000 sf

- URBAN OPEN SPACE ±15,000 SF MAX. REQUIRED FOR OFFICE (PH)
- PROPOSED FUTURE PUBLIC ROW
- EXISTING SURFACE PARKING FIELD
- POTENTIAL PARALLEL ON-STREET PARKING
- PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

- POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)
- POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)
- PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)
- POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS
- POTENTIAL VEHICULAR ACCESS
- EXISTING VEHICULAR ACCESS (DRIVEWAYS)
- EXISTING SIGNAL

NOTES:
1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
2. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.
3. REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

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

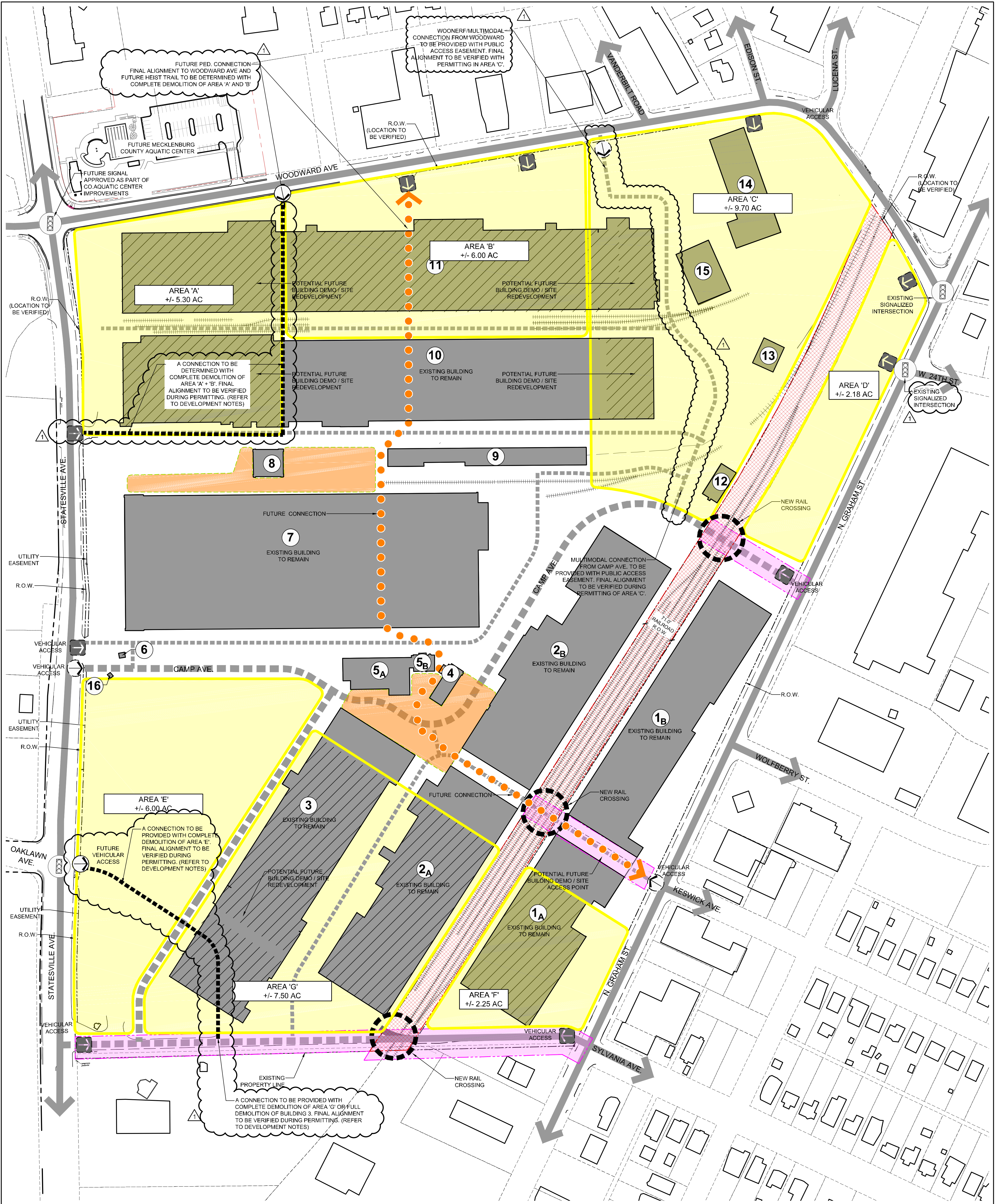
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
TECHNICAL DATA SHEET

PETITION NO. 2017-054



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FUTURE BUILDING ENVELOPES

URBAN OPEN SPACE ±15,000 SF MAX. REQUIRED FOR OFFICE (PH3)

PROPOSED FUTURE PUBLIC ROW

EXISTING SURFACE PARKING FIELD

POTENTIAL PARALLEL ON-STREET PARKING

PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)

POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)

PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)

POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS

POTENTIAL VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS (DRIVEWAYS)

EXISTING SIGNAL

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CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
TECHNICAL DATA SHEET - FUTURE BUILD OUT

PETITION NO. 2017-054

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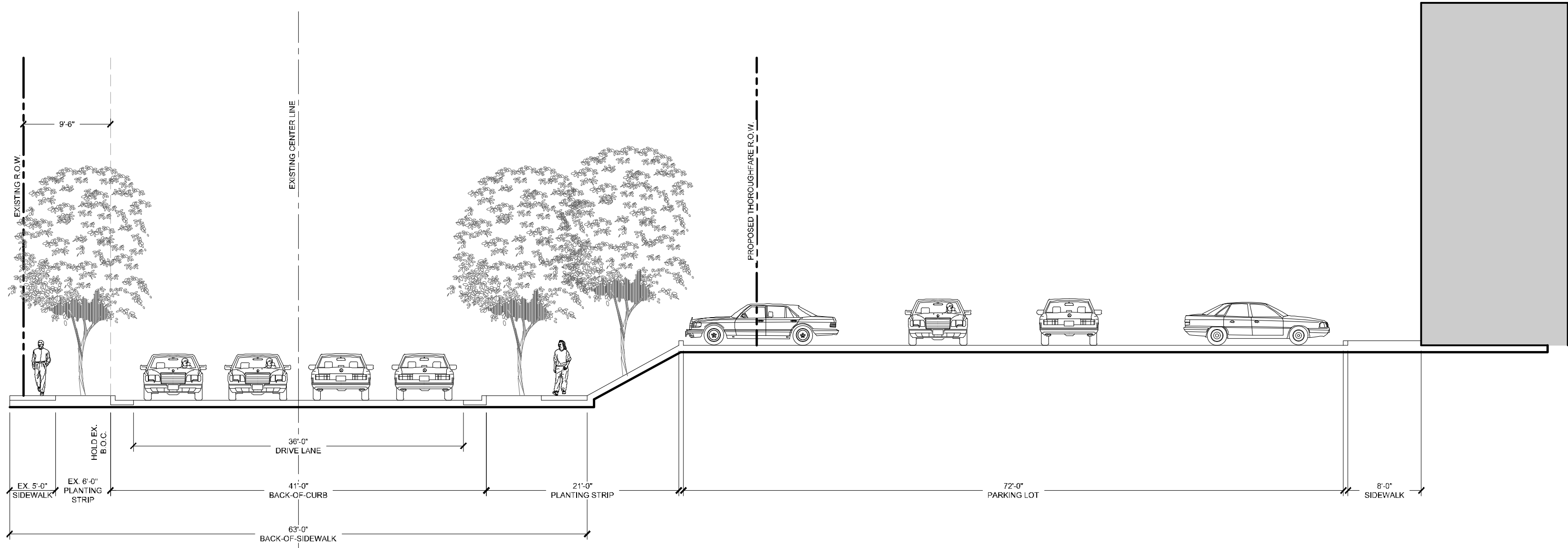
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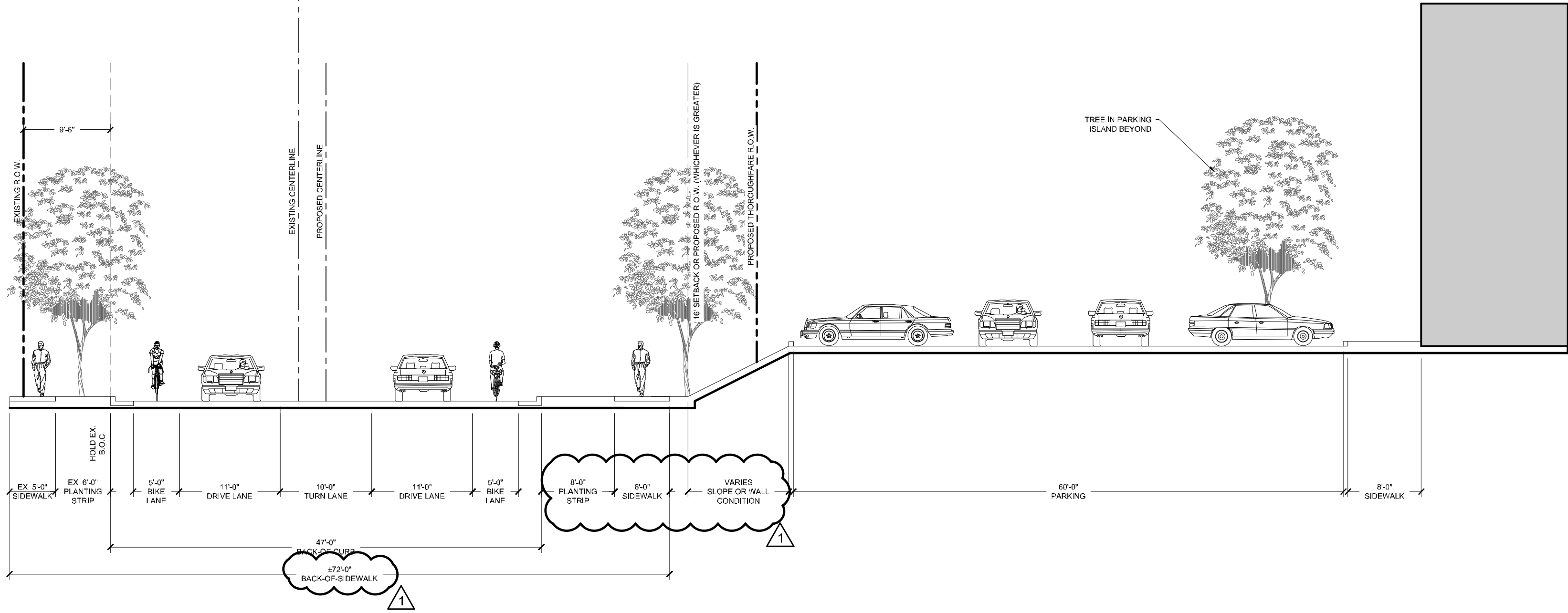
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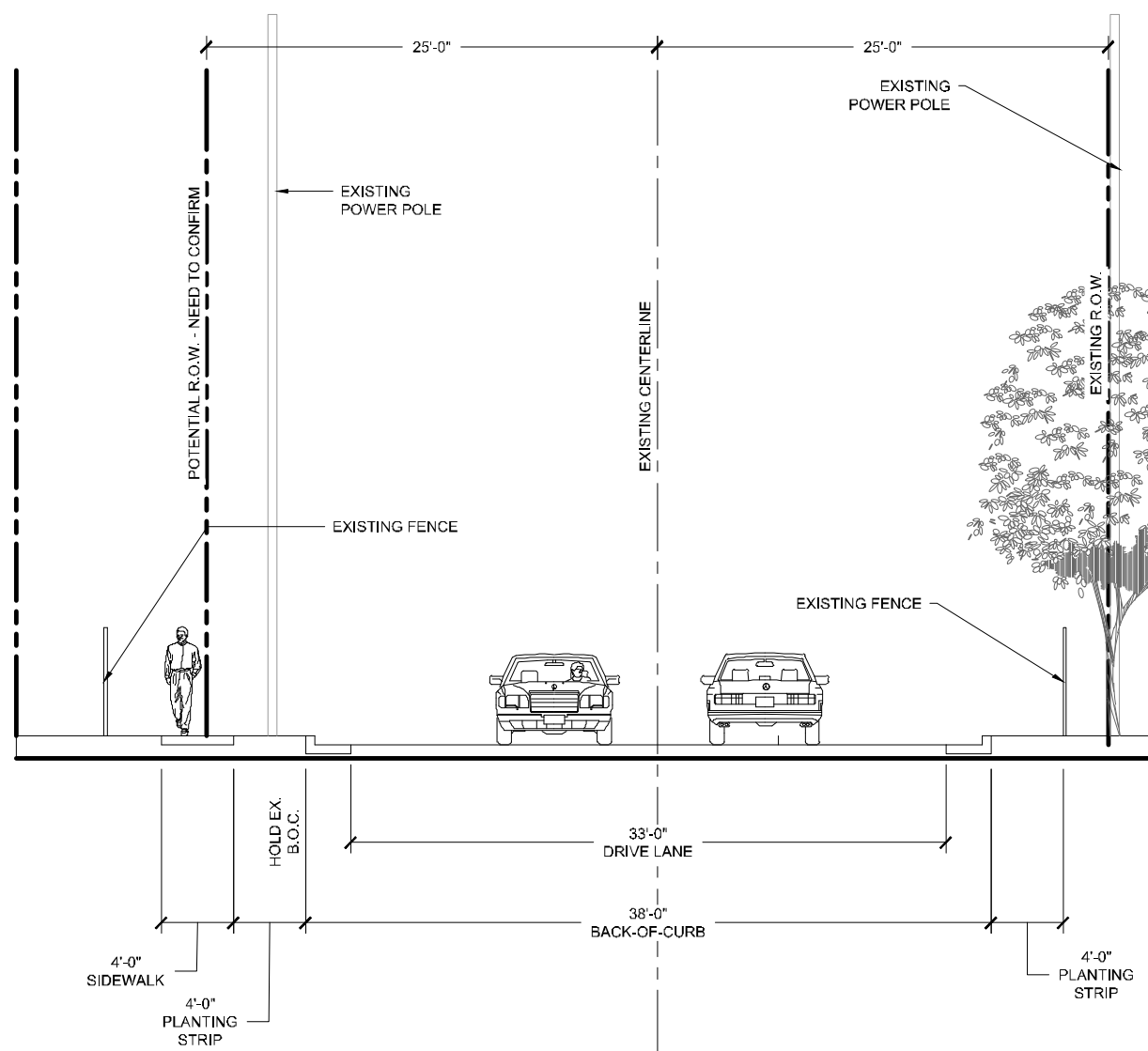
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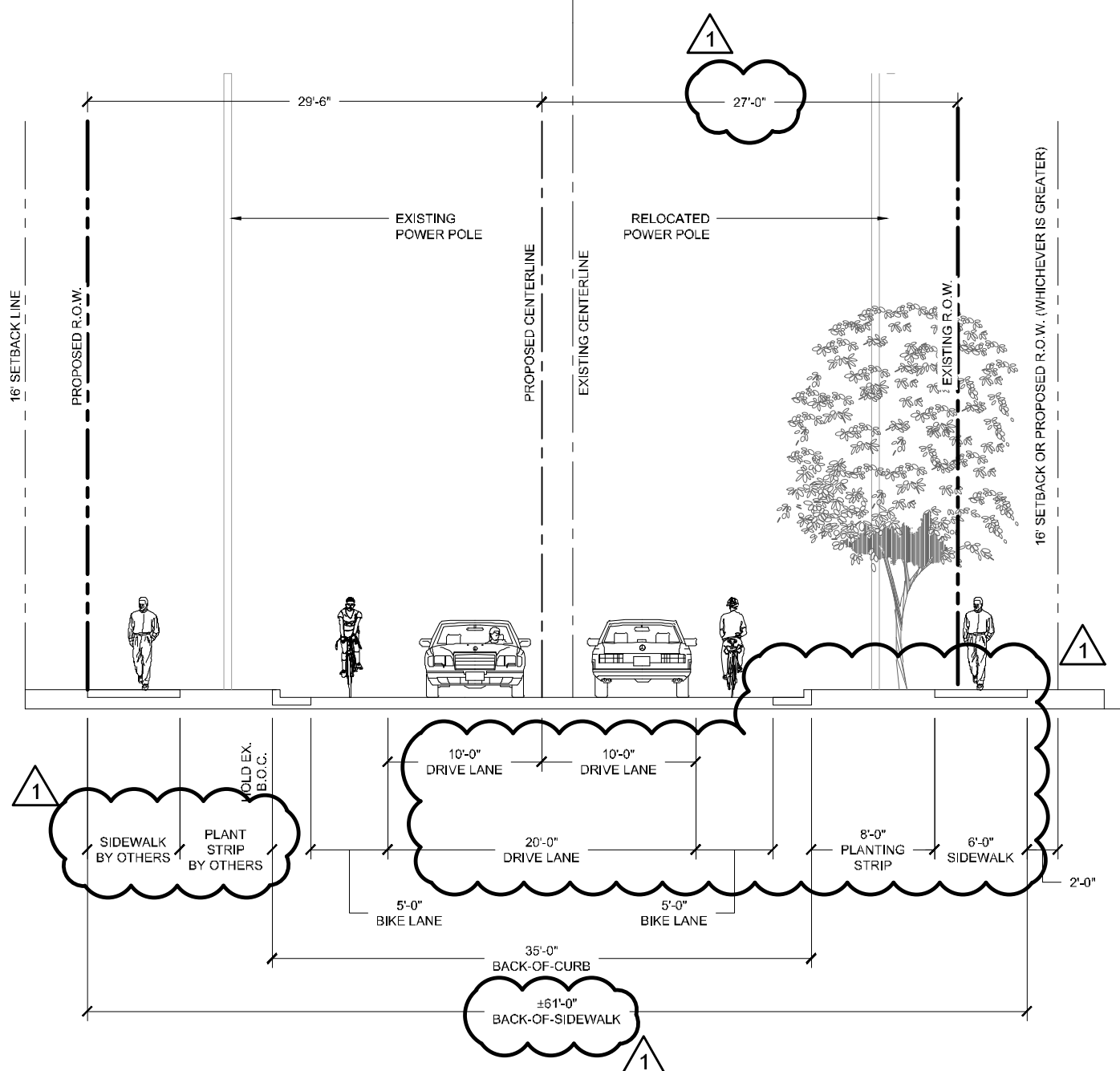
STATESVILLE AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



STATESVILLE AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

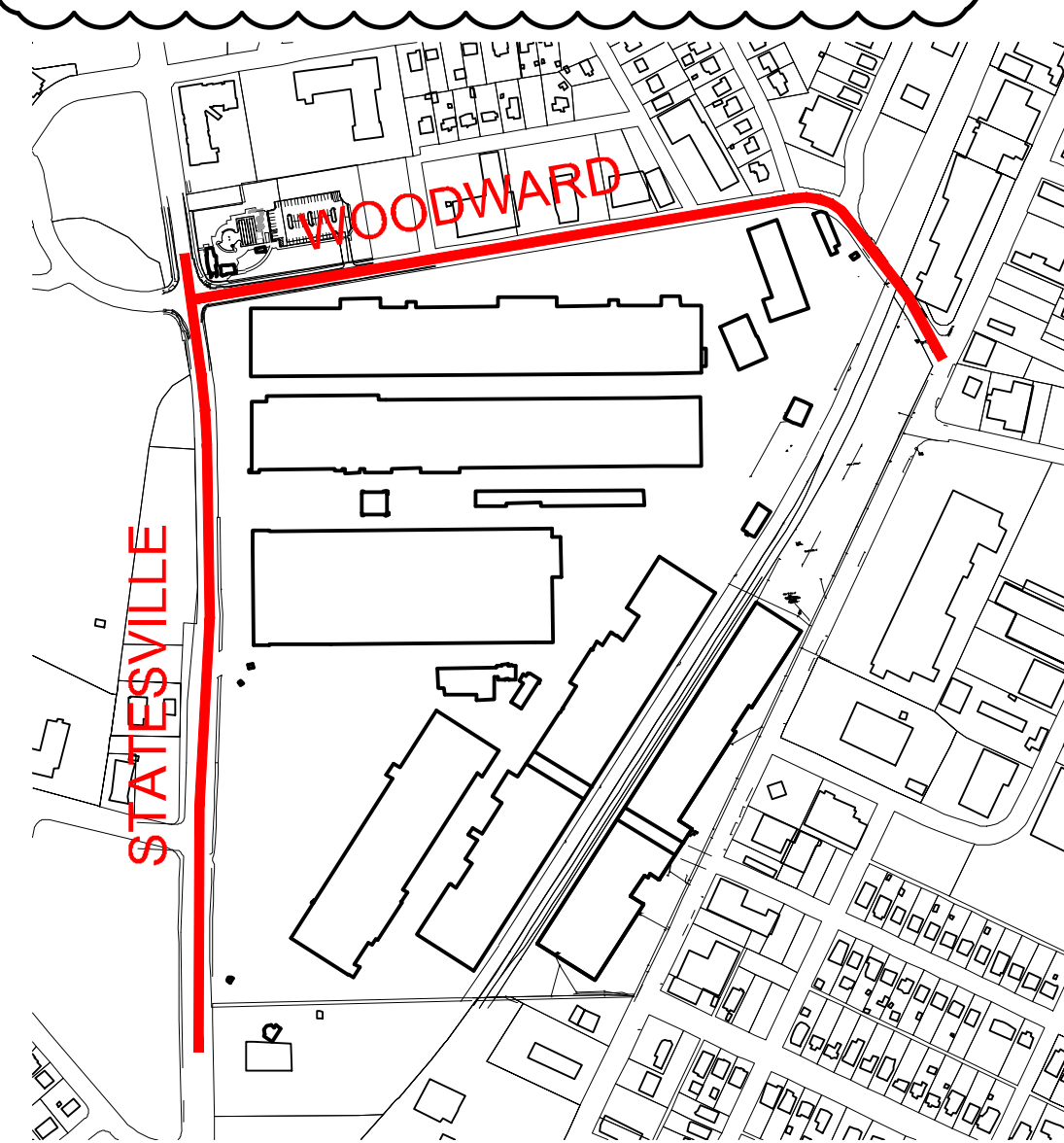


WOODWARD AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



WOODWARD AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

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RZ-03

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

CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

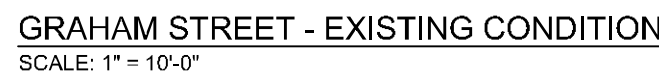
ATCO PROPERTIES & MANAGEMENT

STREET SECTIONS

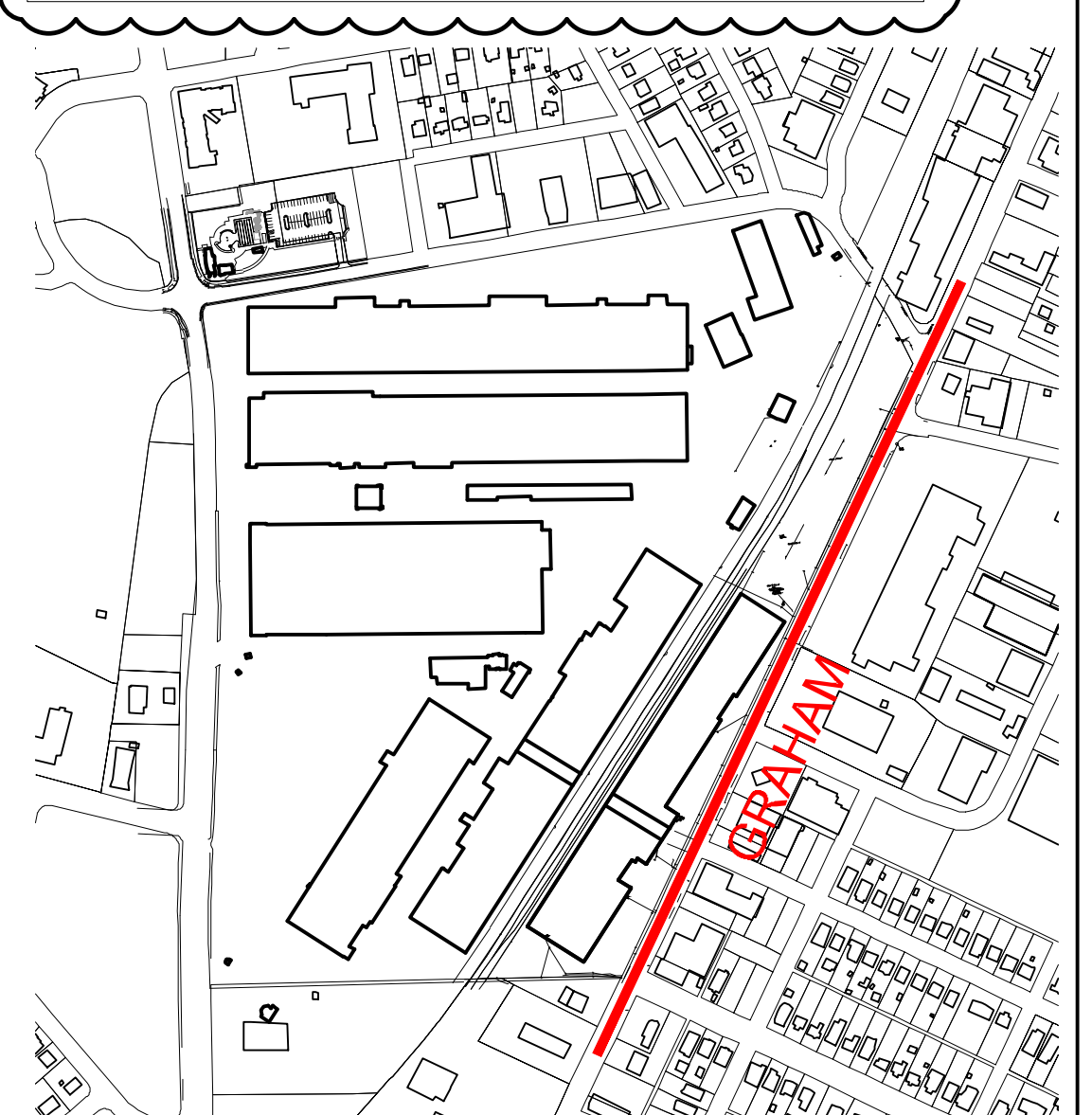
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STREET SECTIONS

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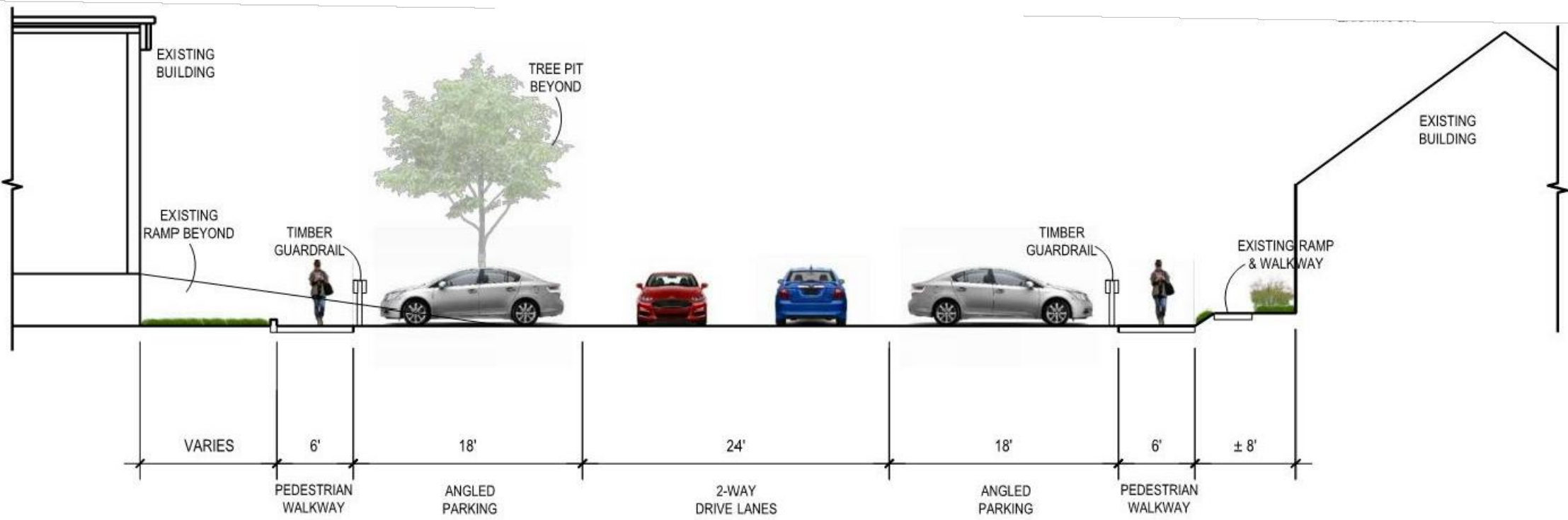


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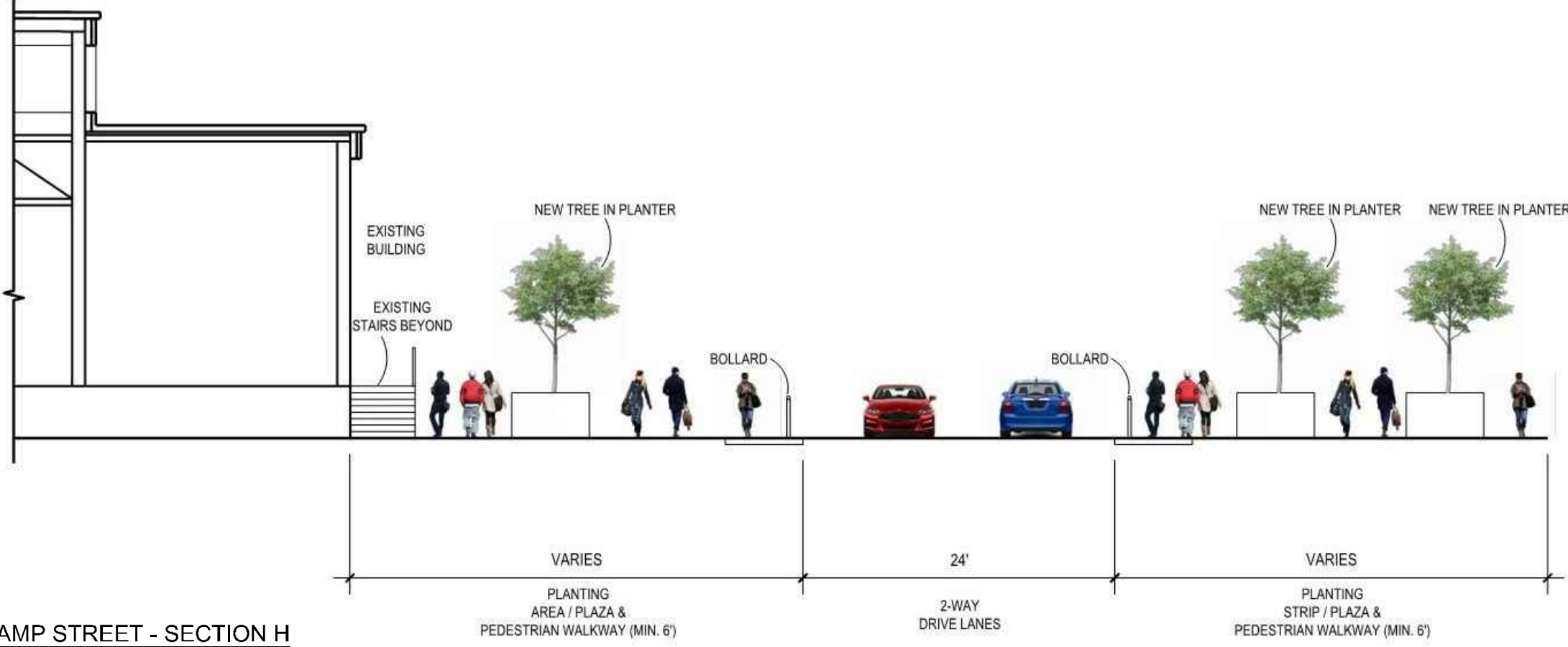
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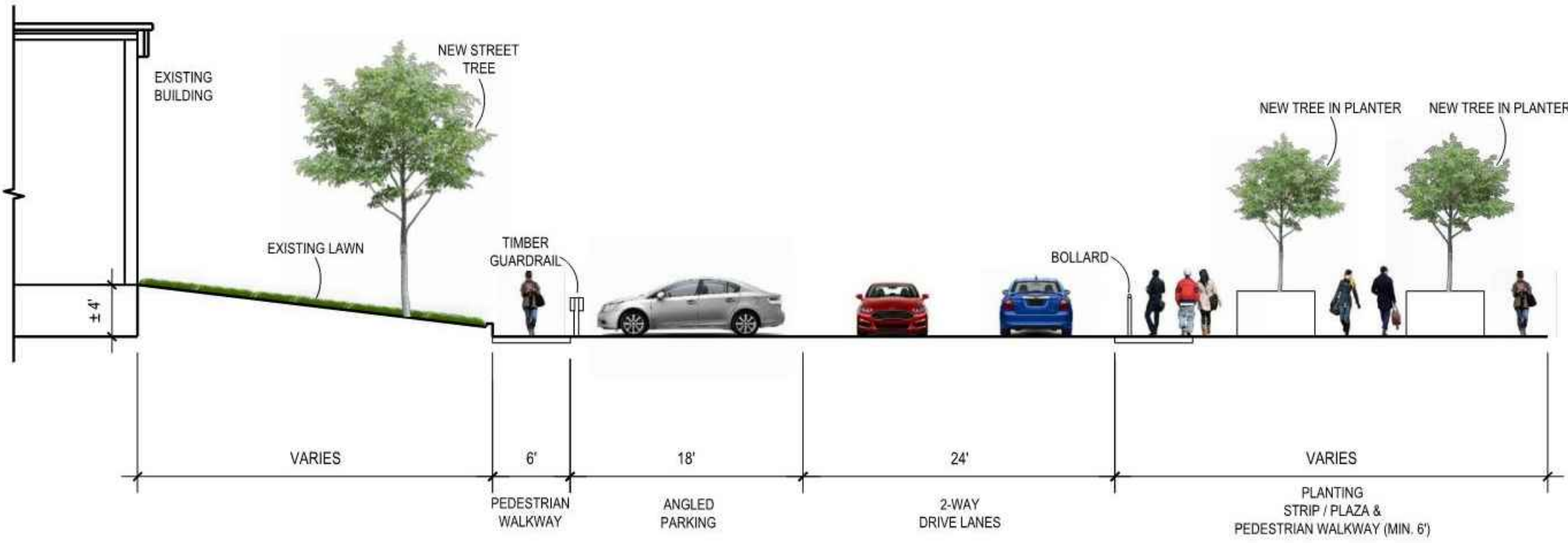
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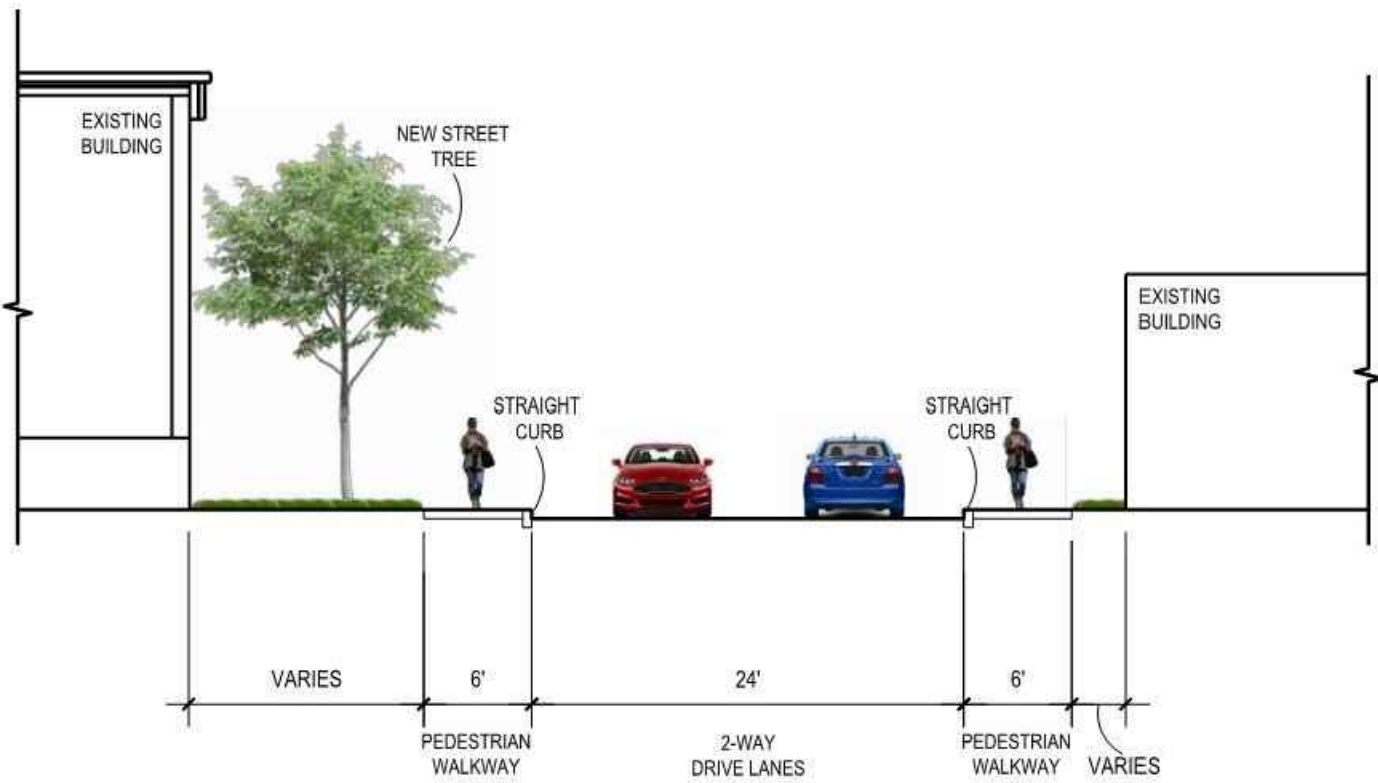
CAMP STREET - SECTION G



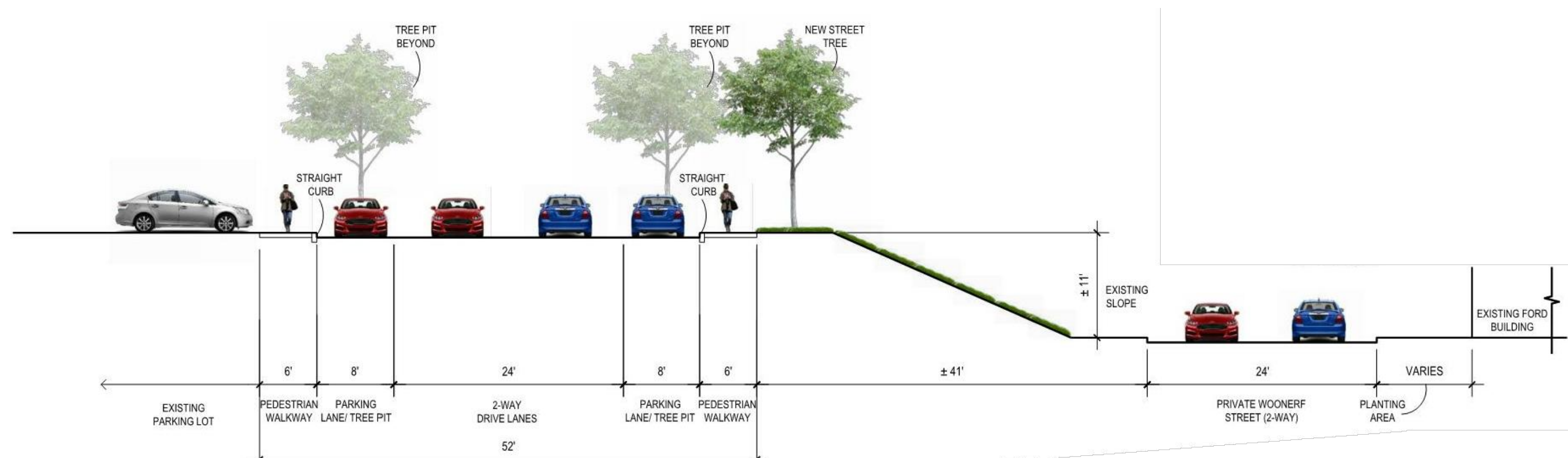
CAMP STREET - SECTION H



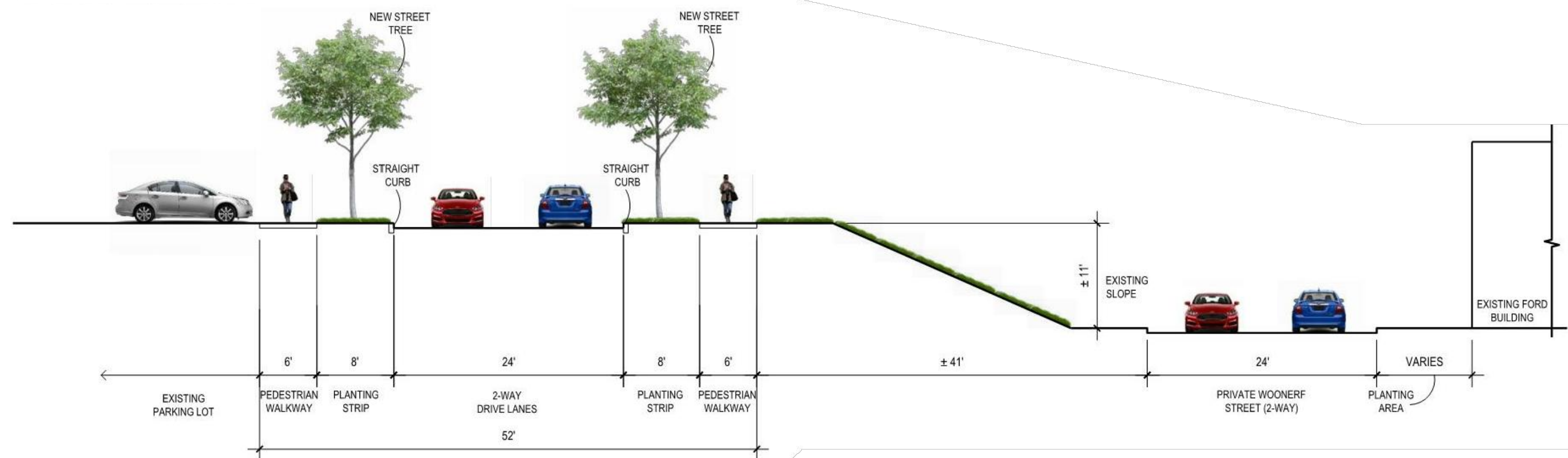
CAMP STREET - SECTION I



CAMP STREET - SECTION J

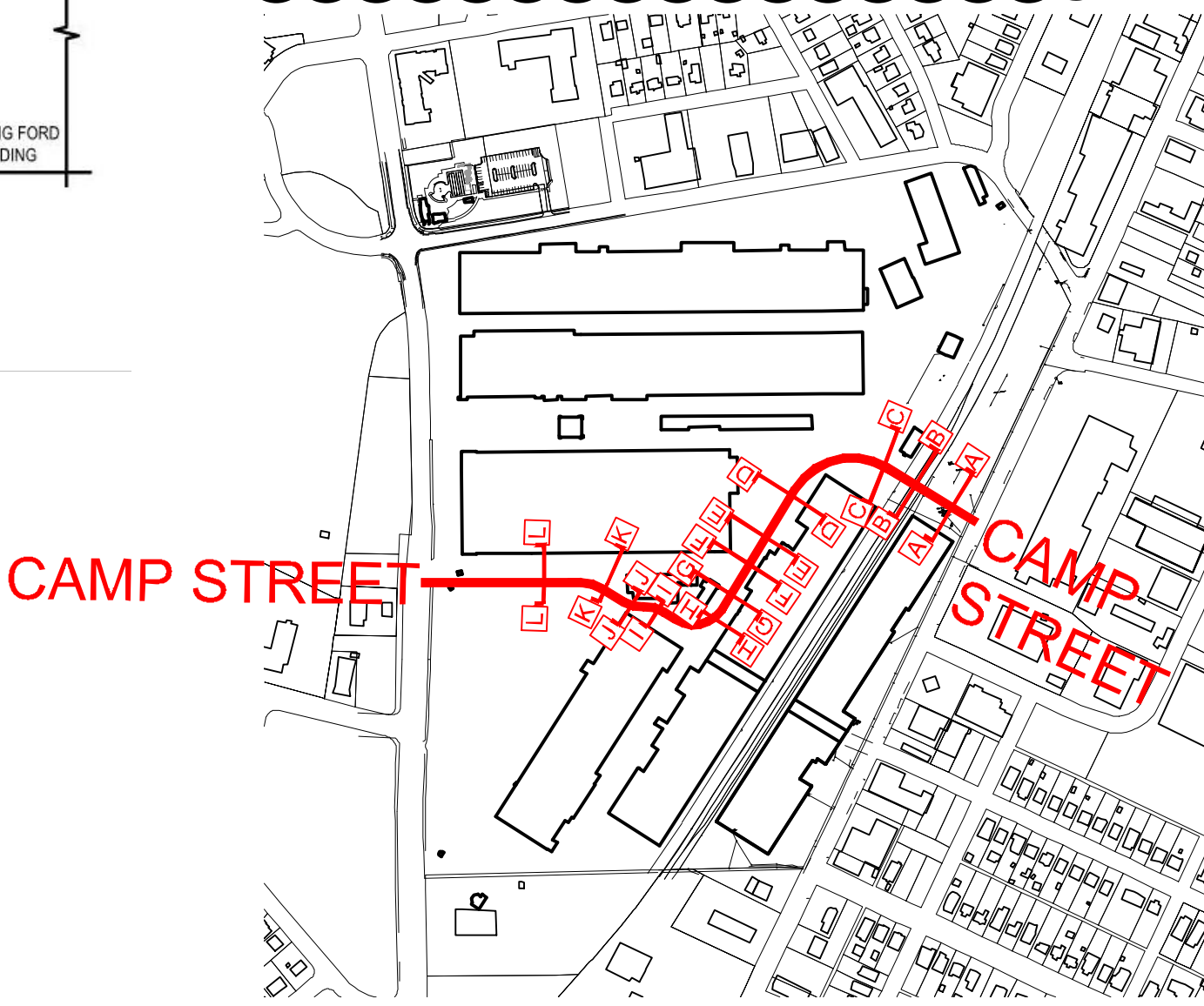


CAMP STREET - SECTION K



CAMP STREET - SECTION L

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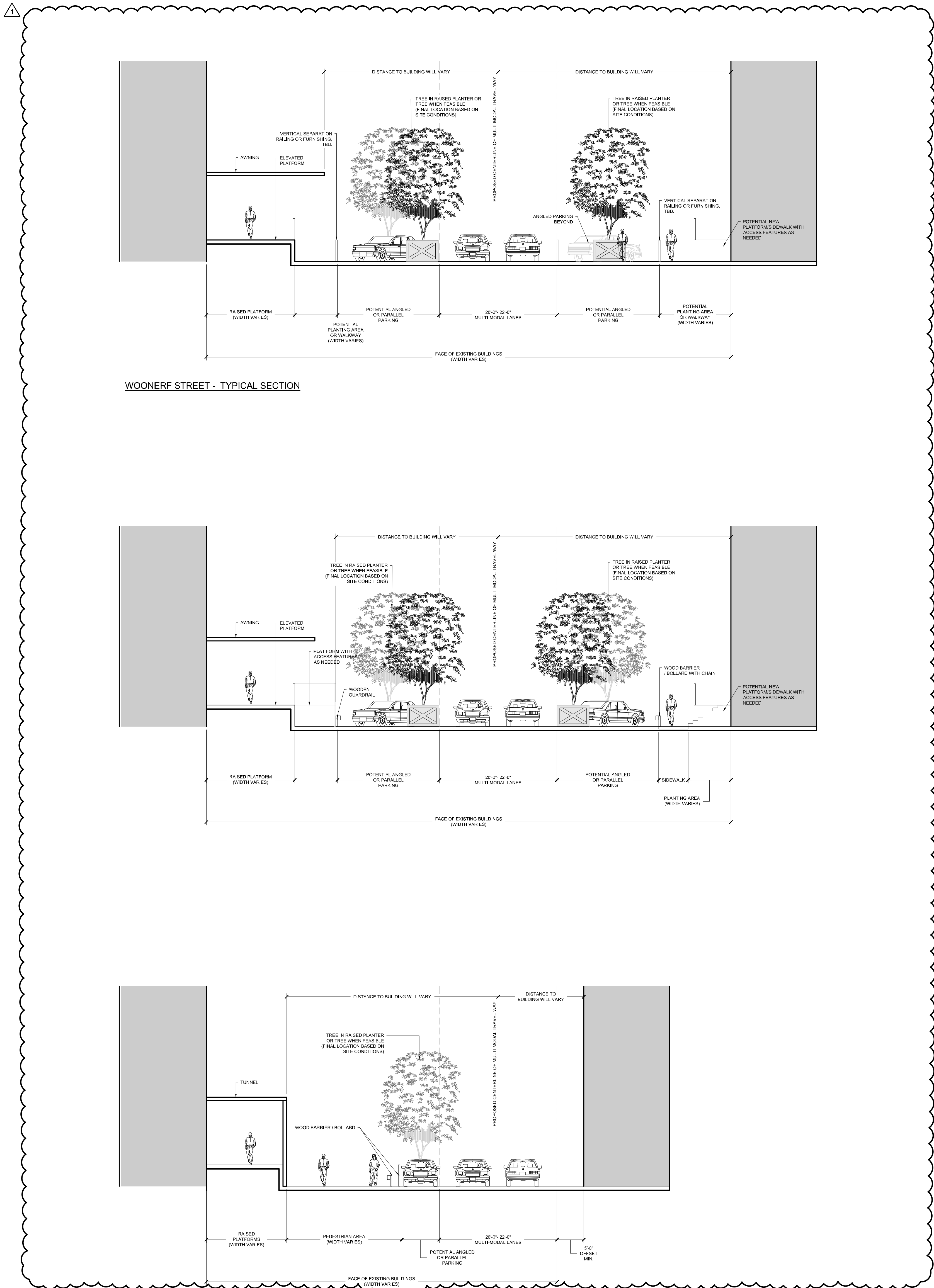
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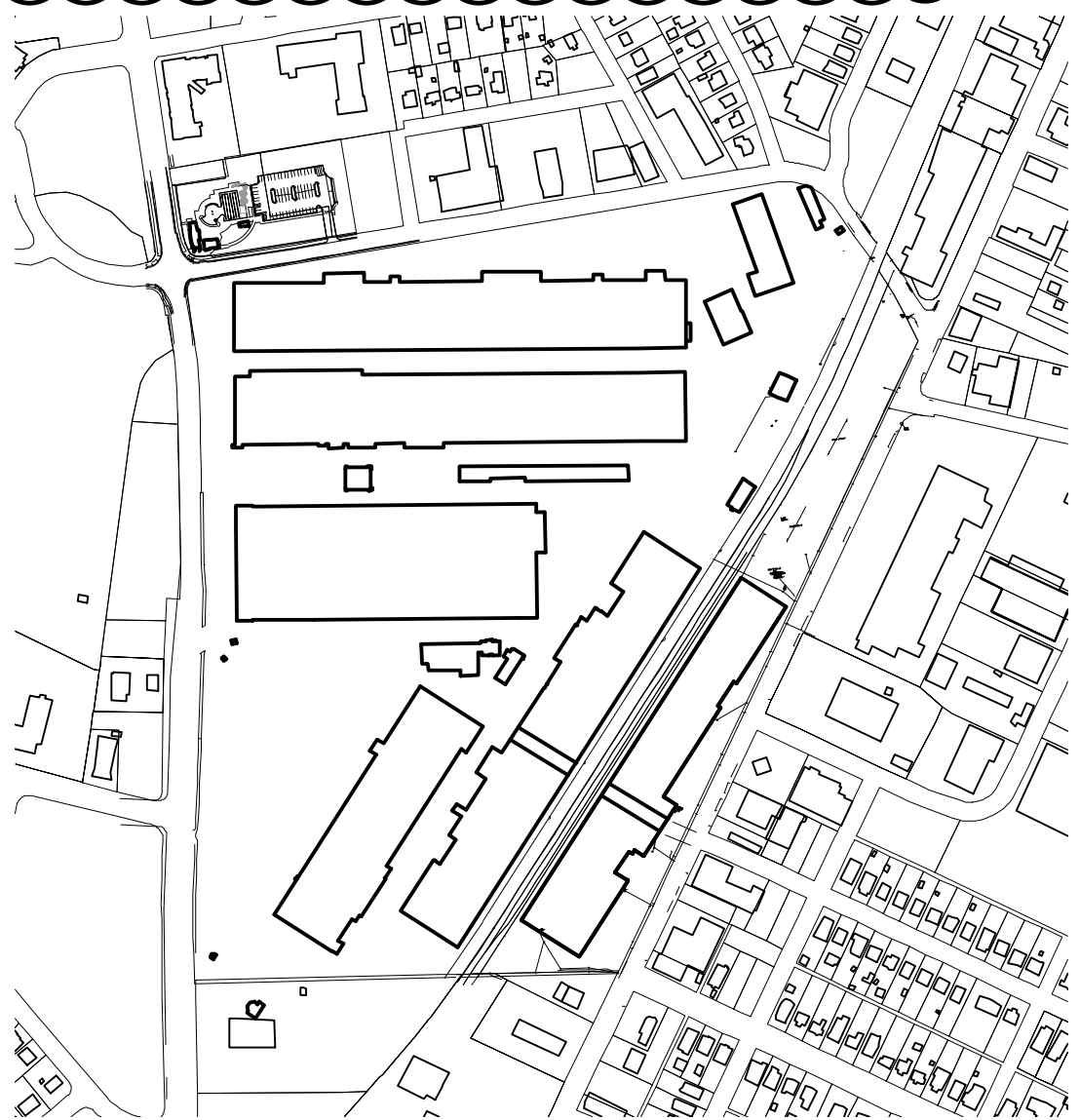


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WOONERF STREET - TYPICAL SECTION

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CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT ATCO PROPERTIES & MANAGEMENT WOONERF SECTIONS

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