

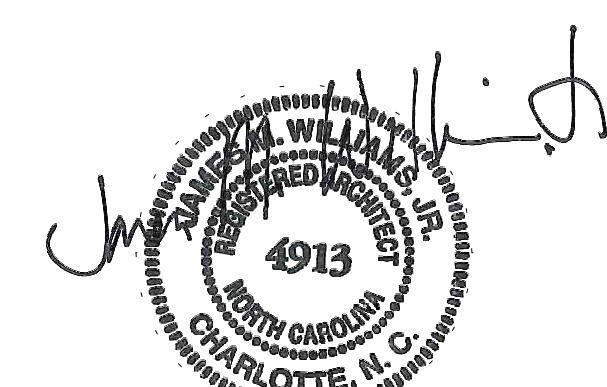


LINCOLN HARRIS

600 SOUTH TRYON



227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
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03 JUNE 2022

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REVISIONS:

No.	Description	Date

PROJECT: 9101-214760

DATE: 19 OCT 2023

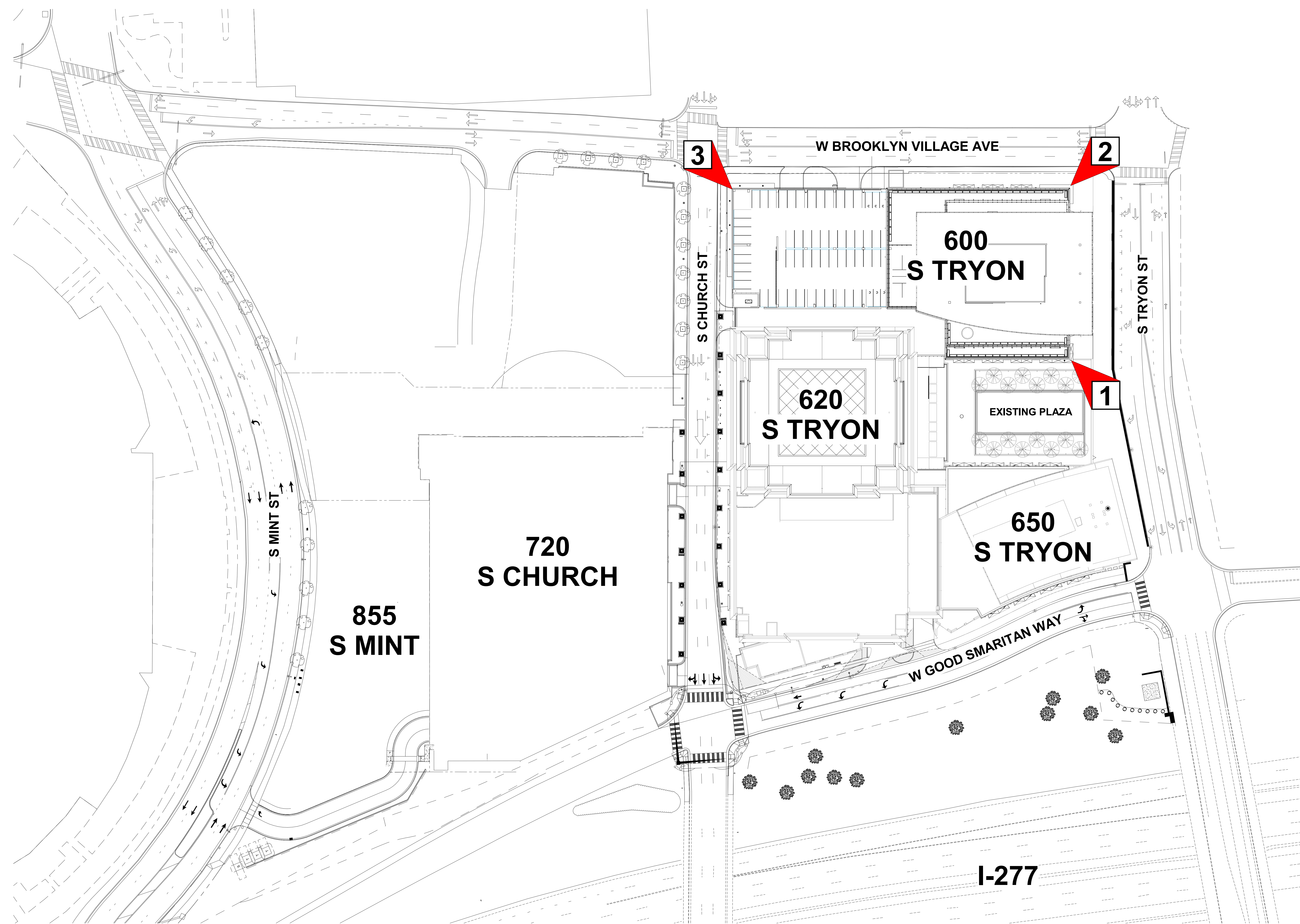
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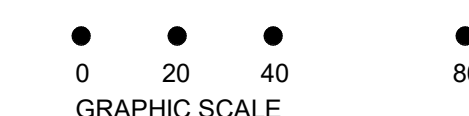
UMUD SITE PLAN

REZONING PETITION
#2023-139
UM-100

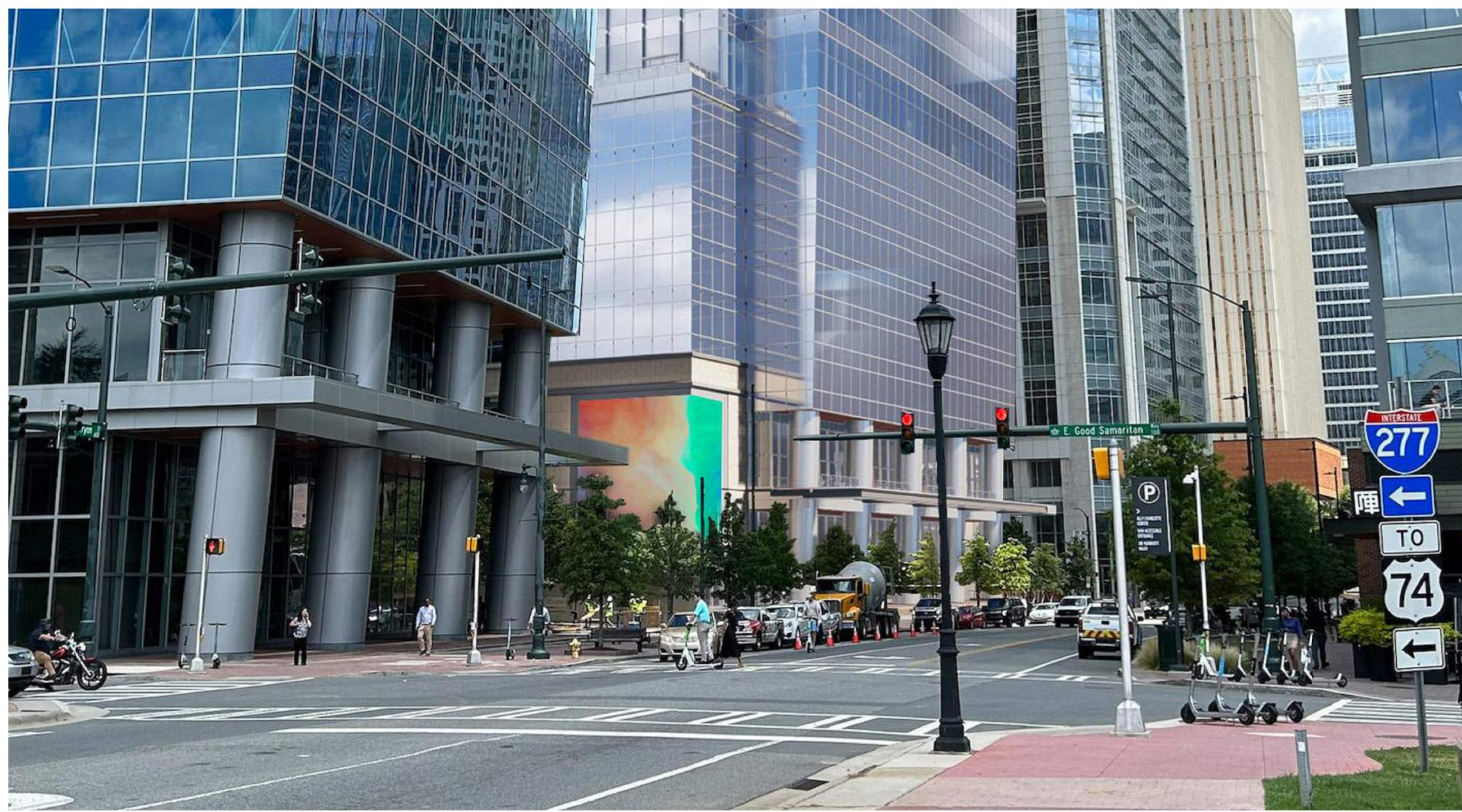
C&S FOR CONSTRUCTION 06 APRIL 2022



1 SITE PLAN - SIGNAGE LOCATOR MAP
1" = 40'-0"



B:\360\9101-214760 600 South Tryon\ARCH_600-S_Tryon-v2023-09-29-21 - Developer's Study - VAE.rvt
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I. General Provisions:

- a. **Site Description.** The sole purpose of this Site Plan Amendment is to accommodate the signage plans for an existing office building development bound by West Brooklyn Village Avenue, South Tryon Street, West Good Samaritan Way, and South Church Street in Uptown Charlotte, more particularly described as Mecklenburg County Tax Parcel # 073-032-07 (the "Site").
- b. Except as provided herein, the standards established under approved Rezoning Petition 2018-119 or as otherwise applicable under the Ordinance for the UMUD zoning classification shall govern all development on the Site.

II. Optional Provisions for UMUD-O:

In addition to those optional provisions established in approved Rezoning Petition 2018-119, incorporated herein, the following optional provision is provided to accommodate deviation from the UMUD standards under the Ordinance:

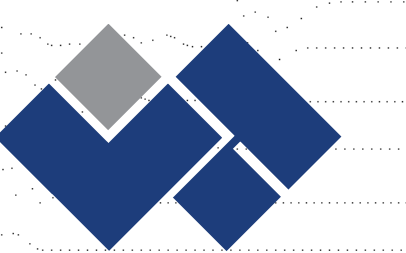
- a. **Signage.** To allow three (3) electronic outdoor changeable face advertising signs (including full motion video or LED) with a total maximum sign face area of 5,900 square feet to be allocated between three sides of the existing office tower, as generally depicted on this Rezoning Plan. Signs located in Sign Location #3 as depicted on this Rezoning Plan shall be permitted to encroach up to six (6) feet into the required setback along West Brooklyn Village Avenue and South Church Street and project up to seven (7) feet from the face of the building. All other signage shall conform to UMUD zoning district standards under Chapter 16 of the Ordinance.

III. Transportation

- a. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (signage, irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

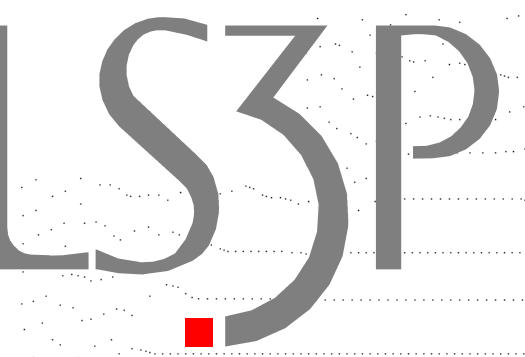


SIGN LOCATION #1 - TRYON PLAZA CORNER = 1,400 SF

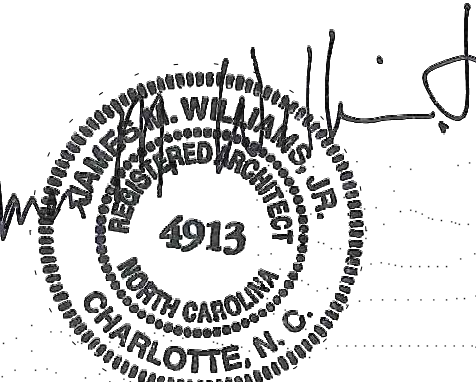


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REVISIONS:

No.	Description	Date
1	UMUD Rezoning 2nd Submittal - Signage	12/11/2023

PROJECT: 9101-214760
 DATE: 19 OCT 2023
 DRAWN BY: Author
 CHECKED BY: Checker

PLAZA ELEVATION

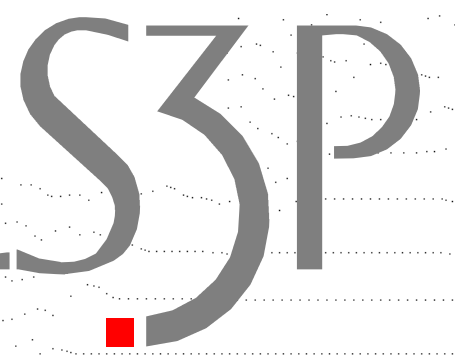
REZONING PETITION #2023-139
UM-101

C&S FOR CONSTRUCTION 06 APRIL 2022

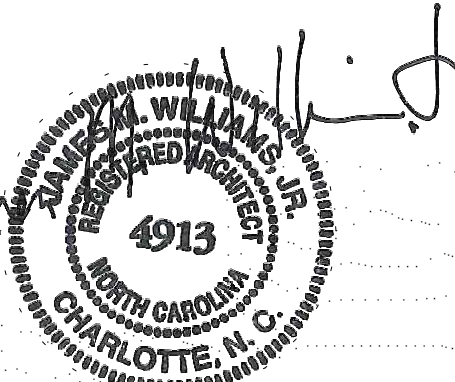


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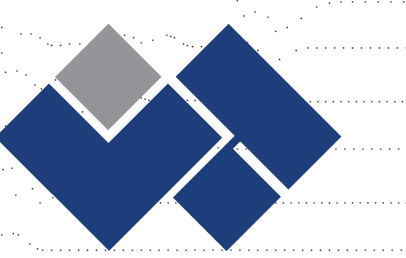
TRYON
STREET
ELEVATION

REZONING PETITION
#2023-139
UM-102

CAS FOR CONSTRUCTION 06 APRIL 2022

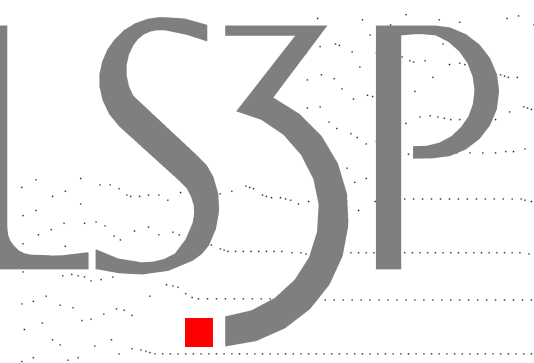


SIGN LOCATION #2 - TRYON STREET AND BROOKLYN VILLAGE AVE CORNER = 1,400 SF

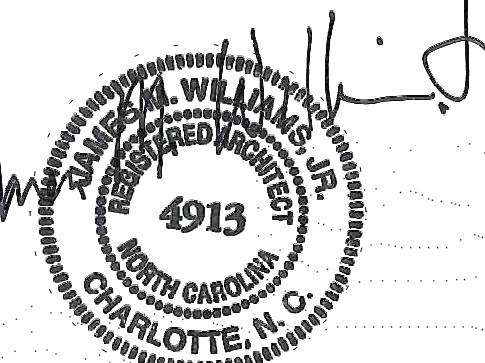


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DRAWN BY: Author
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BROOKLYN
VILLAGE AVE
ELEVATION

REZONING PETITION
#2023-139
UM-103

C&S FOR CONSTRUCTION 06 APRIL 2022



SIGN LOCATION #3 - BROOKLYN VILLAGE AVE & CHURCH ST CORNER = 3,100 SF

BIM 360/9101-214760 600 South Tryon ARCH_800-S_Tryon-v2023-09-09-21 - Developer's Study - 2/E-1.rvt
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