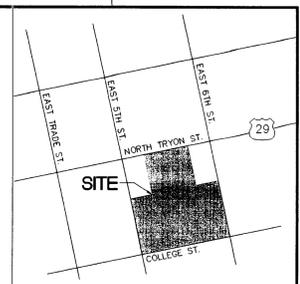


Approved Rezoning Petition 2001-076



VICINITY MAP N.T.S.
 BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRAMMELL CROW COMPANY, RE: 214 NORTH TRYON STREET, L.L.C. BY DSATLANTIC, THREE PARKWAY PLAZA, 4944 PARKWAY PLAZA BOULEVARD, SUITE 155, CHARLOTTE, NC 28217 (704) 329-0900, DATED 08/19/99, SCOTT ALAN TIERNEY, NORLS #3166, PROJECT NUMBER TCC014.020

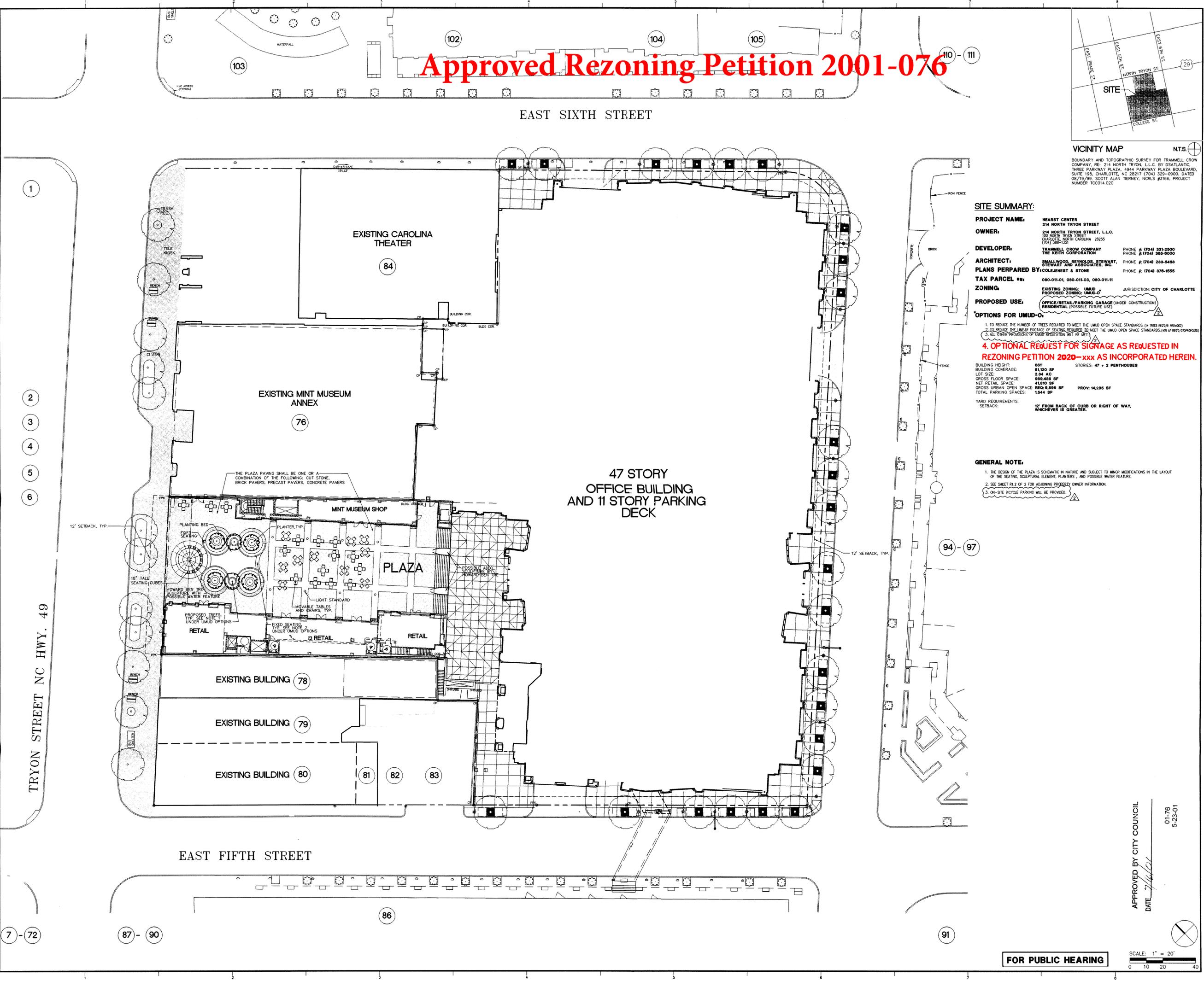
SITE SUMMARY:
PROJECT NAME: HEARST CENTER
 214 NORTH TRYON STREET
OWNER: 214 NORTH TRYON STREET, L.L.C.
 CHARLOTTE, NORTH CAROLINA 28255
 (704) 388-1555
DEVELOPER: TRAMMELL CROW COMPANY
 THE KEITH CORPORATION PHONE #: (704) 331-2500
 PHONE #: (704) 365-8000
ARCHITECT: SMALLWOOD, REYNOLDS, STEWART,
 STEWART AND ASSOCIATES, INC. PHONE #: (704) 235-5453
PLANS PREPARED BY: COLEJENEST & STONE PHONE #: (704) 376-1555
TAX PARCEL #S: 080-011-01, 080-011-03, 080-011-11
ZONING: EXISTING ZONING: UMUD JURISDICTION: CITY OF CHARLOTTE
 PROPOSED ZONING: UMUD-O
PROPOSED USE: OFFICE/RETAIL/PARKING GARAGE (UNDER CONSTRUCTION)
 RESIDENTIAL (POSSIBLE FUTURE USE)

OPTIONS FOR UMUD-O:
 1. TO REDUCE THE NUMBER OF TREES REQUIRED TO MEET THE UMUD OPEN SPACE STANDARDS (14 TREES PROVIDED)
 2. TO REDUCE THE LINEAR FOOTAGE OF SEATING REQUIRED TO MEET THE UMUD OPEN SPACE STANDARDS (140' PROVIDED)
 3. ALL OTHER PROVISIONS OF UMUD REGULATION WILL BE MET.
**4. OPTIONAL REQUEST FOR SIGNAGE AS REQUESTED IN
 REZONING PETITION 2020-xxx AS INCORPORATED HEREIN.**

BUILDING HEIGHT: 66' STORIES: 47 + 2 PENTHOUSES
BUILDING COVERAGE: 6120 SF
LOT SIZE: 2.54 AC
GROSS FLOOR SPACE: 989,486 SF
NET RETAIL SPACE: 41,810 SF
GROSS URBAN OPEN SPACE: REQ: 9,895 SF PROV: 14,285 SF
TOTAL PARKING SPACES: 1,544 SP

YARD REQUIREMENTS:
 SETBACK: 12' FROM BACK OF CURB OR RIGHT OF WAY, WHICHEVER IS GREATER.

GENERAL NOTE:
 1. THE DESIGN OF THE PLAZA IS SCHEMATIC IN NATURE AND SUBJECT TO MINOR MODIFICATIONS IN THE LAYOUT OF THE SEATING, SCULPTURAL ELEMENT, PLANTERS, AND POSSIBLE WATER FEATURE.
 2. SEE SHEET R1.2 OF 2 FOR ADJOINING PROPERTY OWNER INFORMATION.
 3. ON-SITE RECYCLE PARKING WILL BE PROVIDED.



REVISIONS	
NO.	REMARKS
1	REVISION FOR CITY COUNCIL COMMENTS
2	REVISION FOR CITY COUNCIL COMMENTS

PRINTED	
DATE	REMARKS

ColeJenest & Stone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

112 South Tryon Street
 Suite 300
 Charlotte, NC 28203
 Tel: 704.376.1555
 Fax: 704.376.7851

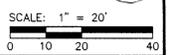
SHOOK DESIGN GROUP

The Shook Mill
 2000 South Blvd./Suite 50
 Charlotte, NC 28203
 704.377.0461
 Fax: 377.0953

DATE: 03.26.01	REZONING PLAN	PETITION NUMBER #: 01-076	HEARST CENTER 214 NORTH TRYON CHARLOTTE, NORTH CAROLINA
SHEET: R1.1	DRAWN: [initials]	CHECKED: [initials]	JOB NO. 1810.07
			OF 2

APPROVED BY CITY COUNCIL
 DATE: 5-23-01

FOR PUBLIC HEARING



REZONING PETITION 2020-xxx

TRUIST BANK

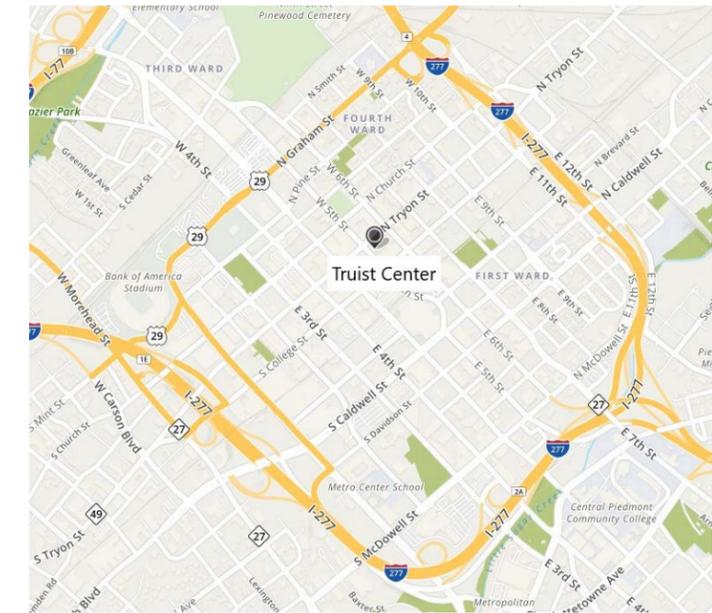
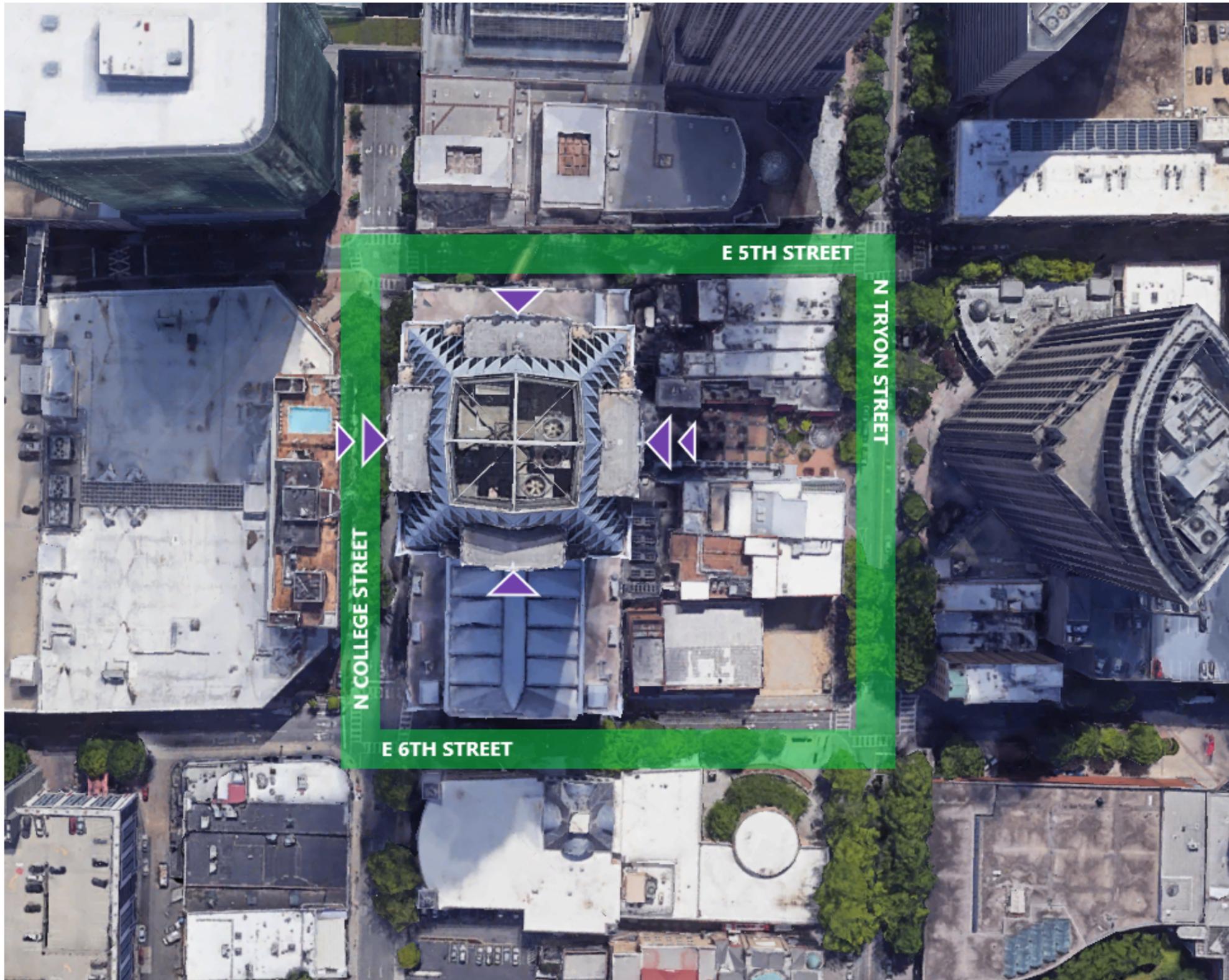
I. General Provisions:

- 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 North Tryon Street, Fifth Street, College Street, and Sixth Street in Uptown Charlotte, more particularly described as Mecklenburg County Tax Parcel 080-011-03 (the "Site").
- b. Except as provided herein, the standards established under approved Rezoning Petition 2001-076 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 2001-076, incorporated herein, the following optional provision is provided to accommodate deviation from the UMUD standards under the Ordinance:

- a. **Signage.** To allow four (4) skyline signs with a total maximum sign face area of 3,076 square feet to be allocated between all four sides of the existing office tower, as generally depicted on this Rezoning Plan. All other signage shall conform to UMUD zoning district standards under Chapter 16 of the Ordinance.



Revisions:	
X	X
X	X
X	X

Drawing # **C66730**
 OE -----

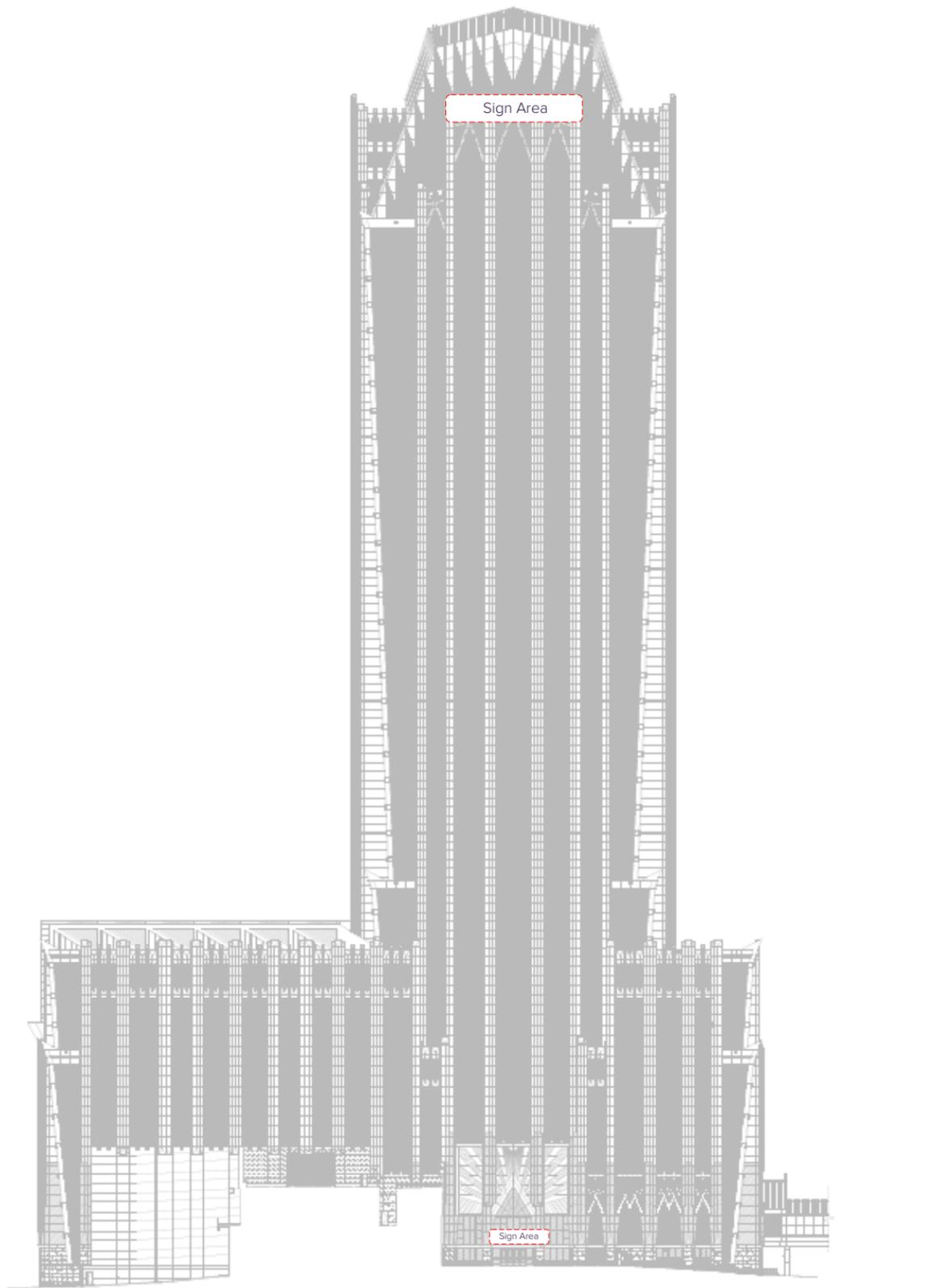
 Underwriters Laboratories, Inc.
 Sign components to be in strict compliance with UL standards.

All dimensions are in inches unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

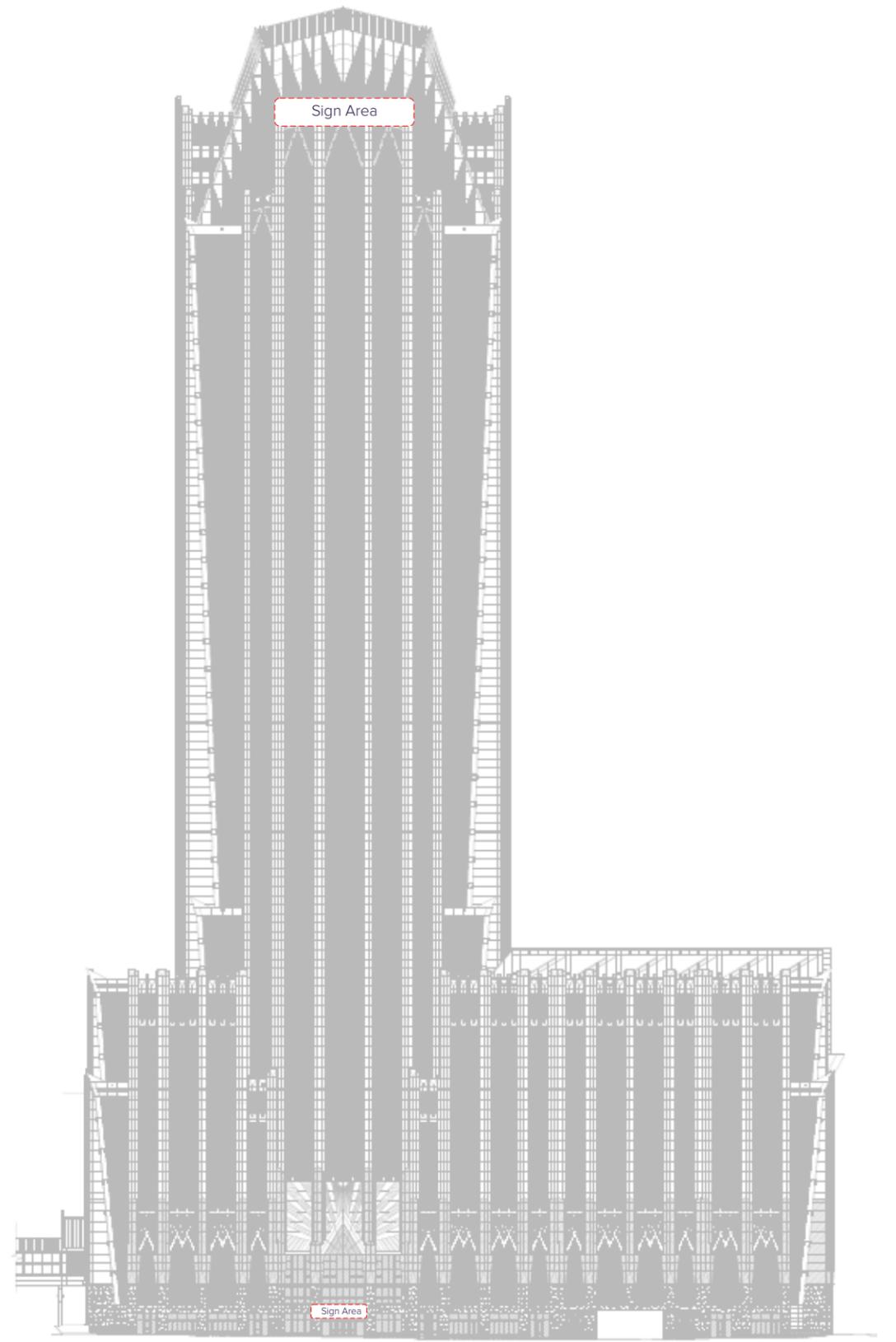
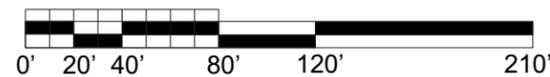
Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

Address: 214 N Tryon Street
 City: Charlotte, NC

Date: March 20, 2020
 Designer: JAS



N. Tryon Street Elevation



N. College Street Elevation



Revisions:	
X	_____
X	_____
X	_____

Drawing #	C66730
OE	-----

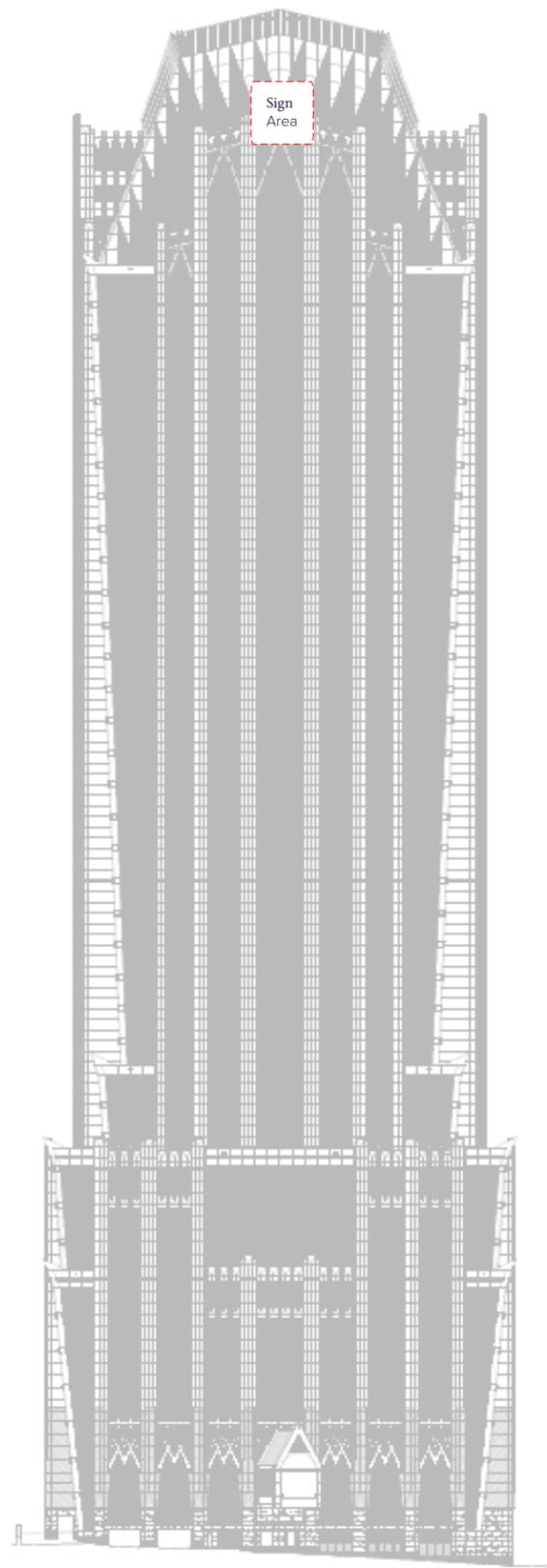
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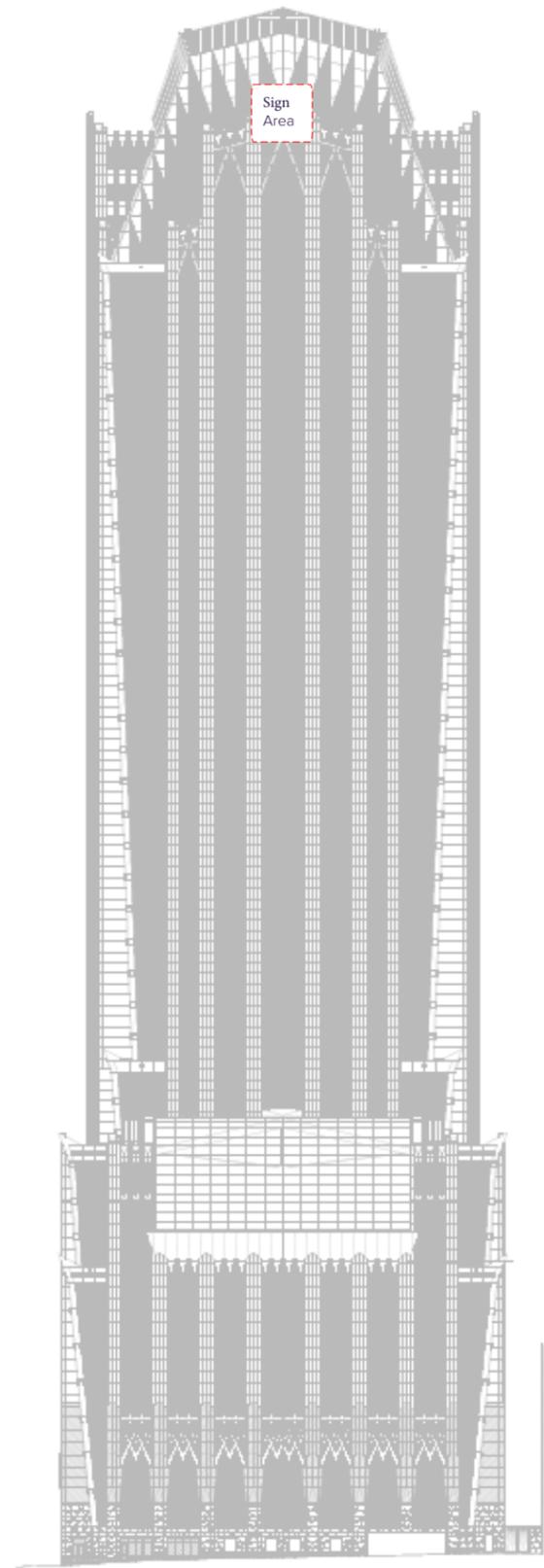
Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

Address: 214 N Tryon Street
City: Charlotte, NC

Date: March 20, 2020
Designer: JAS



E. 5th Street Elevation



E. 6th Street Elevation



Revisions:	
X	X
X	X
X	X

Drawing # **C66730**
 OE -----

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 Sign components to be in strict compliance with UL standards.

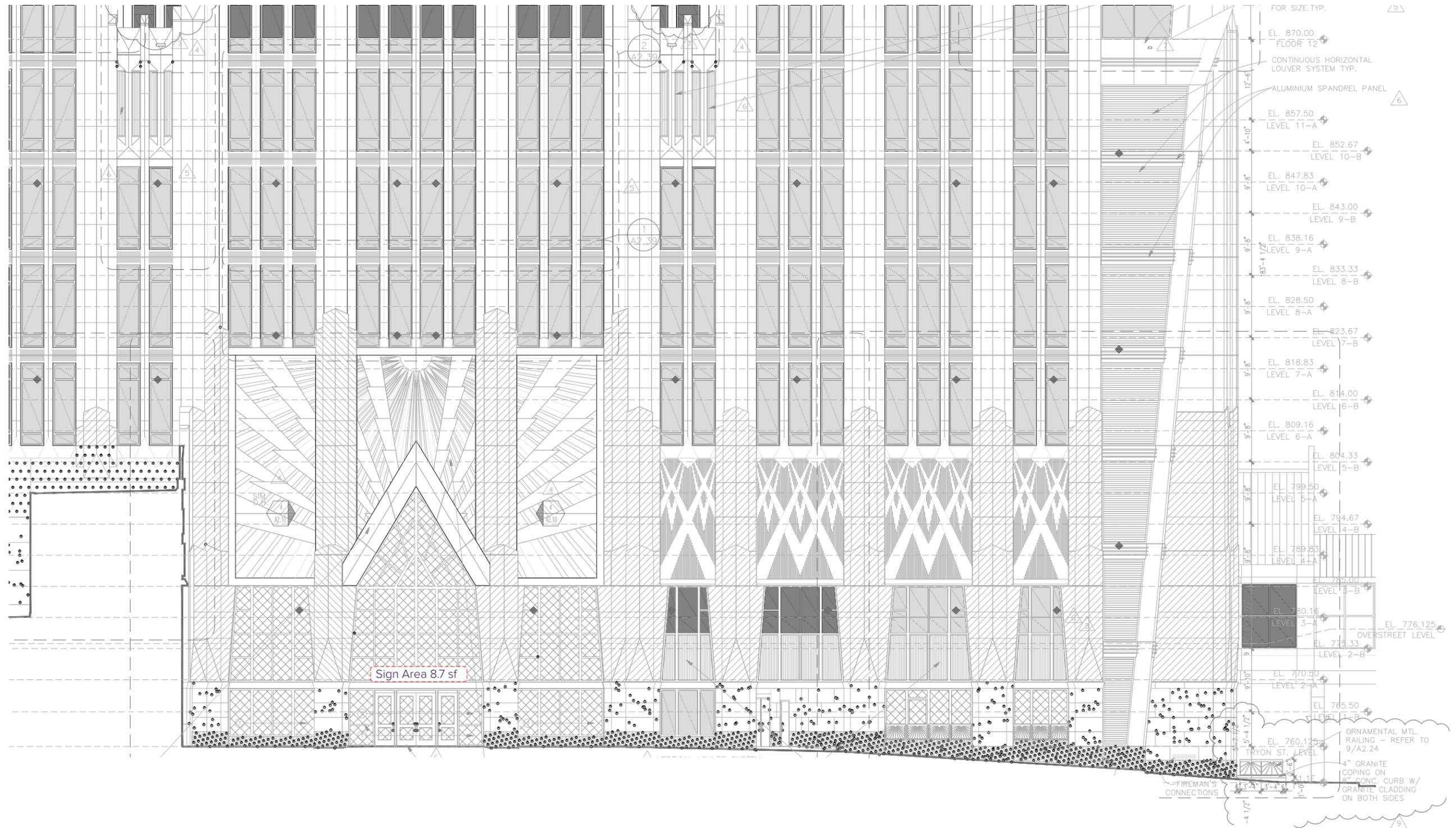
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Address: 214 N Tryon Street
 City: Charlotte, NC

Date: March 20, 2020
 Designer: JAS

Elevation Scale | 1/16" = 1'



FUTURE GROUND LEVEL AWNING SIGN ABOVE ENTRANCE

N Tryon Street

Revisions:	X
X	X
X	X
X	X

Drawing # **C66730**
 OE

UL Underwriters Laboratories, Inc.
 Sign components to be in strict compliance with UL standards.

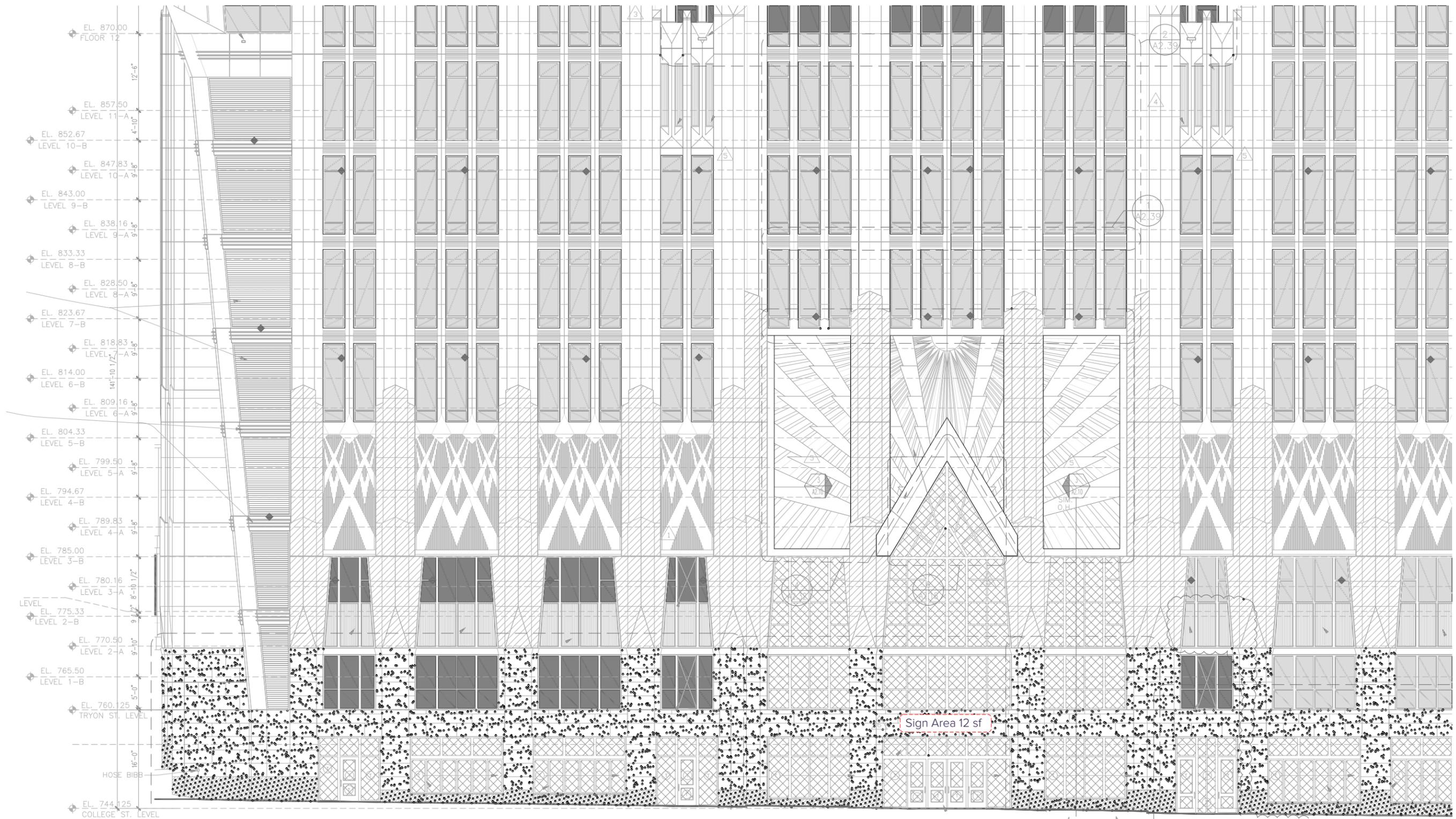
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Address: 214 N Tryon Street
 City: Charlotte, NC

Date: March 20, 2020
 Designer: JAS

Elevation Scale | 1/16" = 1'



FUTURE GROUND LEVEL SIGN ABOVE ENTRANCE

N College Street

Revisions:	
X	X
X	X
X	X
X	X

Drawing #	C66730
OE	-----

 Underwriters Laboratories, Inc.
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Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

Address: 214 N Tryon Street
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