

**McCLURE
NICHOLSON
MONTGOMERY**
ARCHITECTS
2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704.332.6763
Fax: 704.334.0262

**GARY
WILLIAMS**
ARCHITECT
428 East Fourth Street, Suite 410
Charlotte, N.C. 28202
Tel: 704.421.6178

Consulting Architect
THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

**THE PARK
CONDOMINIUMS**
HIGH RISE RESIDENTIAL
222 SOUTH CALDWELL ST.
CHARLOTTE, NC

PROJECT No. 245.2005.2
ISSUE:

REVISION:

PETITION No. 2001-135

EXISTING ZONING: UMUD
REQUESTED ZONING: UMUD-0

The Options Requested Are:

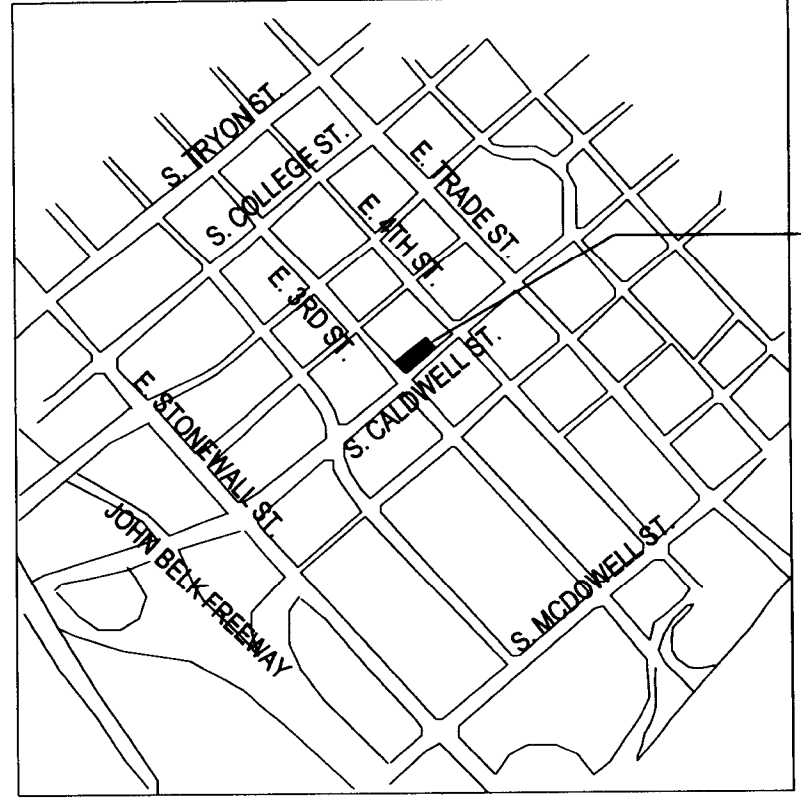
- Section 9.905(2) • ALLOW ENCROACHMENT INTO 12 FT. SETBACK ALONG CALDWELL STREET AS INDICATED ON THIS SITE PLAN, NO LESS THAN 70 FEET ABOVE THE SIDEWALK.
- Section 9.907(2) • TO ALLOW FOR THE MANEUVERING INTO THE RIGHT-OF-WAY AT THE SERVICE AREA AT CALDWELL STREET BETWEEN THE HOURS OF 10 p.m. TO 6 a.m. ONLY.
- Section 9.907(2) • ALLOW THE REMOVAL OF PARKING SPACES AT CALDWELL STREET TO PROVIDE LOADING/UNLOADING AREA AT THE MAIN LOBBY ENTRANCE.
- Section 9.907(2) • NO BACKING OF ANY VEHICLES WILL BE ALLOWED AT THE THIRD STREET DRIVEWAYS.

GENERAL NOTES

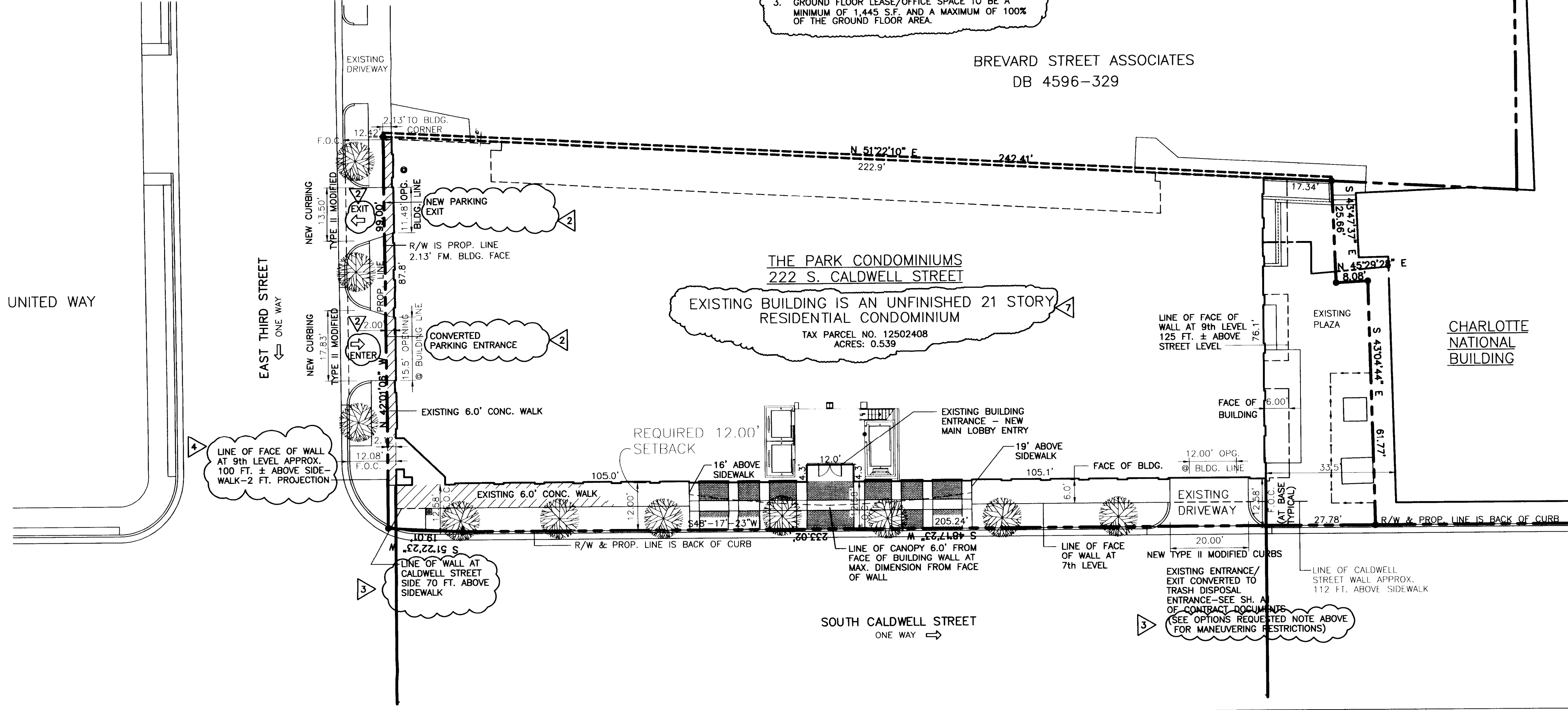
1. EXISTING STREET TREES HAVE BEEN REMOVED BY THE CITY AND WILL BE REPLACED AT THE END OF CONSTRUCTION.
2. EXISTING DRIVEWAYS ARE TO REMAIN - EXCEPT TO BE REWORKED WITH MODIFIED TYPE II DRIVEWAY CURBS - STD. NO. 10.25C (UMUD).
3. ALL OTHER REQUIREMENTS OF THE UMUD ORDINANCE (CHAPTER 9, PART 9 OF THE CITY OF CHARLOTTE ZONING ORDINANCE) WILL BE MET.

DEVELOPMENT DATA

1. PARKING DECK FOR HOTEL, CONDOMINIUMS, & RESTAURANT - PARKING WILL MEET UMUD REQUIREMENTS FOR EACH OCCUPANCY.
2. PROPOSED:
 - * RESIDENTIAL CONDOMINIUMS - POSSIBLY 74 UNITS.
 - * HOTEL W/POSSIBLY 148 GUEST RMS. & HOTEL AMENITIES.
 - * A ROOF TOP RESTAURANT & GARDEN.
3. GROUND FLOOR LEASE/OFFICE SPACE TO BE A MINIMUM OF 1,445 S.F. AND A MAXIMUM OF 100% OF THE GROUND FLOOR AREA.



VICINITY MAP



1 SITE PLAN
SCALE: 1/16" = 1'-0"

GOVERNMENT CENTER PARKING DECK
"THIS SHEET IS PART OF THE UMUD APPROVED SET - PROVIDED FOR REFERENCE ONLY"

RECEIVED
JAN 25 2010

- △ OPTIONS REQUESTED/GEN. NOTES 11/03/01
- △ DRIVES PER CDOT/ITD MTG. 8/15/01
- △ NOTES PER PC/CDOT MTG. 11/8/01
- △ MODIFICATIONS PER CITY COUNCIL MTG. APPROVALS 1/22/02
- △ CHANGE GEN. NOTE 1 RESPONSE TO URBAN FORESTRY 6/18/04
- △ 07.13.06 SHELL-CORE PERMIT
- △ 01.25.10 AMEND PETITION

UMUD SITE PLAN