PETTITION No. 2010-029

EXISTING ZONING: UMUD-O
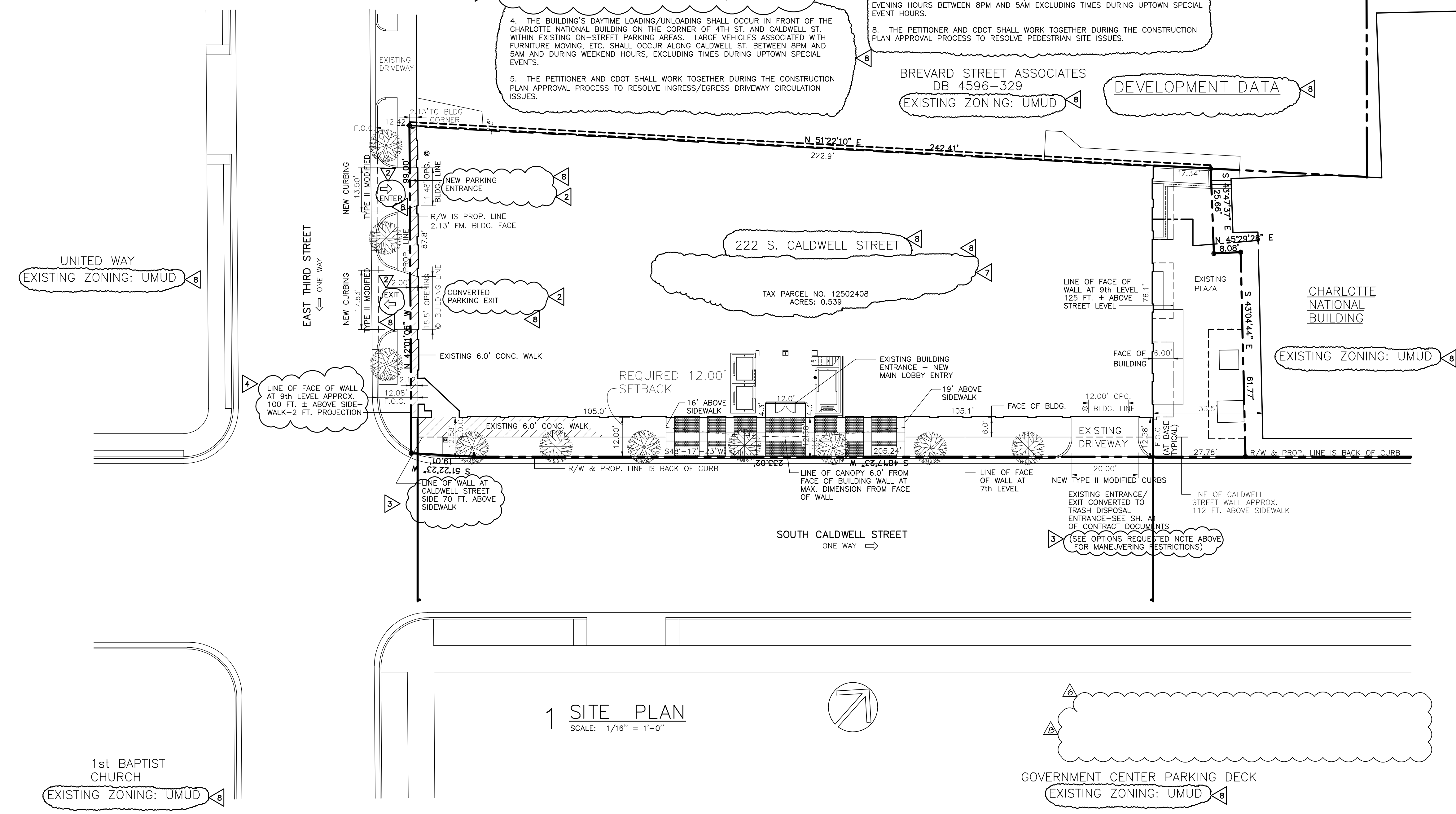REQUESTED ZONING: UMUD-O, SPA

The Options Requested Are:

Section 9.902 • ALLOW ALL USES AS PERMITTED UNDER UMUD.

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.

• ALLOW ENCROACHMENT INTO 12 FT. SETBACK ALONG EAST THIRD 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.

GENERAL NOTES

1. EXISTING STREET TREES WERE REMOVED BY THE FORMER DEVELOPER AND WILL BE REPLACED AS PART OF THIS DEVELOPER'S APPROVED CONSTRUCTION PLANS.

2. EXISTING DRIVEWAYS ARE TO REMAIN – EXCEPT TO BE REWORKED WITH 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.

4. THE BUILDING'S DAYTIME LOADING/UNLOADING SHALL OCCUR IN FRONT OF THE CHARLOTTE NATIONAL BUILDING ON THE CORNER OF 4TH ST. AND CALDWELL ST. WITHIN EXISTING ON-STREET PARKING AREAS. LARGE VEHICLES ASSOCIATED WITH FURNITURE MOVING, ETC. SHALL OCCUR ALONG CALDWELL ST. BETWEEN 8PM AND 5AM AND DURING WEEKEND HOURS, EXCLUDING TIMES DURING UPTOWN SPECIAL EVENTS.

5. THE PETITIONER AND CDOT SHALL WORK TOGETHER DURING THE CONSTRUCTION PLAN APPROVAL PROCESS TO RESOLVE INGRESS/EGRESS DRIVEWAY CIRCULATION ISSUES.

6. ANY USE REQUIRING CHECK-IN SHALL OCCUR ON THE 2ND FLOOR (FIRST PARKING LEVEL) OF THE PARKING DECK. APPROPRIATE SIGNAGE AT THE PARKING DECK ENTRANCE ON 3RD ST. AND ALONG CALDWELL ST. WILL INFORM GUESTS, TAXI-CAB DRIVERS, AND OTHERS THAT CHECK-IN IS LOCATED ON THE 2ND FLOOR.

7. PRIMARY SERVICE VEHICLES FOR THE BUILDING SHALL BE LIMITED TO SU-30 SIZE VEHICLES OR SMALLER AND SHALL PARK/LOAD/UNLOAD IN THE EXISTING TRASH COMPACTOR SPACE ACCESSED FROM THE CALDWELL ST. DRIVEWAY. WB-40 AND LARGER SERVICE VEHICLES SHALL LOAD/UNLOAD ALONG CALDWELL ST. ONLY DURING EVENING HOURS BETWEEN 8PM AND 5AM EXCLUDING TIMES DURING UPTOWN SPECIAL EVENT HOURS.

8. THE PETITIONER AND CDOT SHALL WORK TOGETHER DURING THE CONSTRUCTION PLAN APPROVAL PROCESS TO RESOLVE PEDESTRIAN SITE ISSUES.

BREVARD STREET ASSOCIATES
DB 4596-329
EXISTING ZONING: UMUD

DEVELOPMENT DATA

VICINITY MAP

S. TRYON ST.
S. COLLEGE ST.
E. TRADE ST.
E. 4TH ST.
E. 3RD ST.
S. CALDWELL ST.
E. STONEWALL ST.
JOHN BELK FREEWAY
S. MCDOWELL ST.
PROJECT SITE

SITE PLAN elements

222 S. CALDWELL STREET
TAX PARCEL NO. 12502408
ACRES: 0.539

UNITED WAY
EXISTING ZONING: UMUD

CHARLOTTE NATIONAL BUILDING
EXISTING ZONING: UMUD

1st BAPTIST CHURCH
EXISTING ZONING: UMUD

GOVERNMENT CENTER PARKING DECK
EXISTING ZONING: UMUD

EAST THIRD STREET
ONE WAY

SOUTH CALDWELL STREET
ONE WAY

NEW PARKING ENTRANCE
CONVERTED PARKING EXIT
ENTER
EXIT

EXISTING DRIVEWAY

REQUIRED 12.00' SETBACK

EXISTING BUILDING ENTRANCE – NEW MAIN LOBBY ENTRY

16' ABOVE SIDEWALK
19' ABOVE SIDEWALK
FACE OF BLDG.

EXISTING 6.0' CONC. WALK

LINE OF FACE OF WALL AT 9th LEVEL APPROX. 100 FT. ± ABOVE SIDEWALK-2 FT. PROJECTION

LINE OF FACE OF WALL AT 9th LEVEL 125 FT. ± ABOVE STREET LEVEL

EXISTING PLAZA

FACE OF BUILDING

LINE OF WALL AT CALDWELL STREET SIDE 70 FT. ABOVE SIDEWALK

LINE OF CANOPY 6.0' FROM FACE OF BUILDING WALL AT MAX. DIMENSION FROM FACE OF WALL

LINE OF FACE OF WALL AT 7th LEVEL

LINE OF CALDWELL STREET WALL APPROX. 112 FT. ABOVE SIDEWALK

NEW TYPE II MODIFIED CURBS

EXISTING ENTRANCE/ EXIT CONVERTED TO TRASH DISPOSAL ENTRANCE-SEE SH. A1 OF CONTRACT DOCUMENTS

(SEE OPTIONS REQUESTED NOTE ABOVE FOR MANEUVERING RESTRICTIONS)

R/W & PROP. LINE IS BACK OF CURB

NEW CURBING TYPE II MODIFIED

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

Title block

McCLURE NICHOLSON MONTGOMERY architects

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Consulting Architect

THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN, ARE INSTRUMENTS OF SERVICE FOR USE SOLEY WITH RESPECT TO THIS PROJECT...

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

PROJECT No. 245.2005.2
ISSUE:

REVISION:

1. OPTIONS REQUESTED/GEN. NOTES 11/03/01
2. DRIVES PER CDOT/TED MTG.8/15/01
3. NOTES PER PC/CDOT MTG.11/8/01
4. MODIFICATIONS PER CITY COUNCIL MTG.APPROVALS 1/22/02
5. CHANGE GEN NOTE 1 RESPONSE TO URBAN FORESTRY 6/18/04
6. 07.13.06 SHELL-CORE PERMIT
7. 01.25.10 AMEND PETITION
8. 02.14.10 AMEND PETITION REVISIONS

UMUD SITE PLAN

L1