

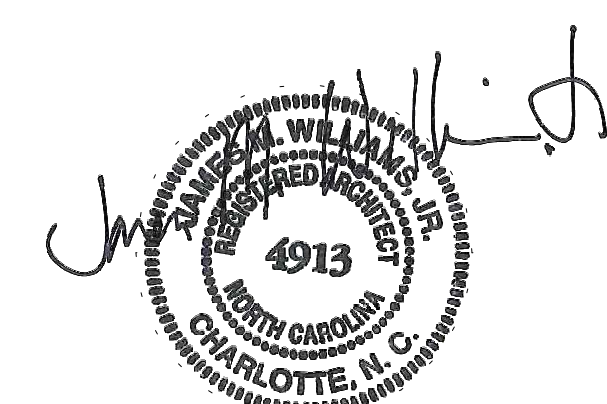


LINCOLN HARRIS

600 SOUTH TRYON



227 WEST TRADE STREET SUITE 700  
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03 JUNE 2022

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REVISIONS:

No.	Description	Date

PROJECT: 9101-214760

DATE: 19 JAN 2024

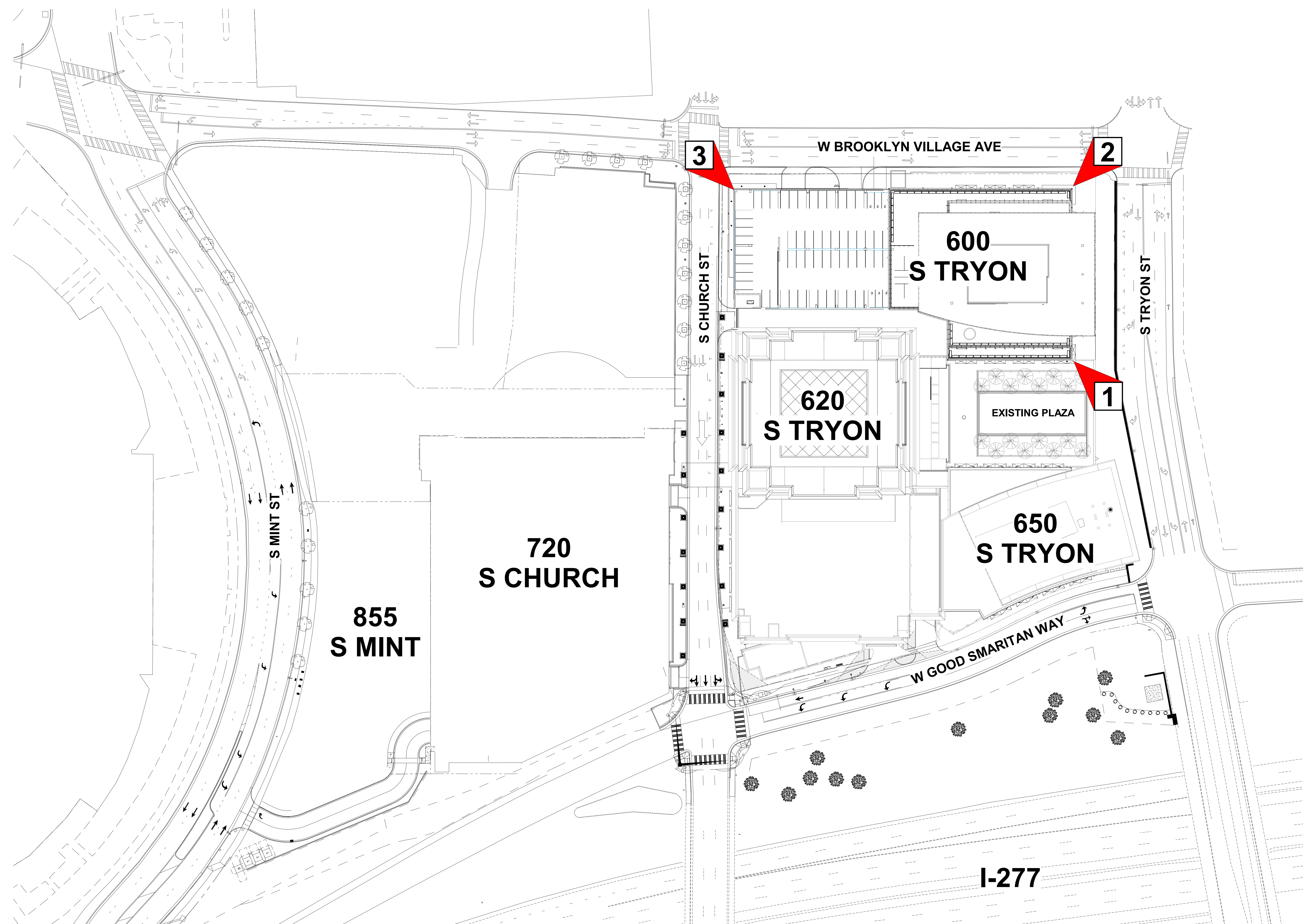
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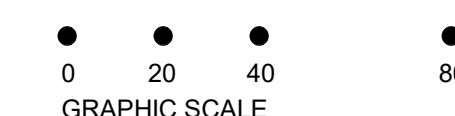
UMUD SITE PLAN

REZONING PETITION  
#2023-139  
**UM-100**

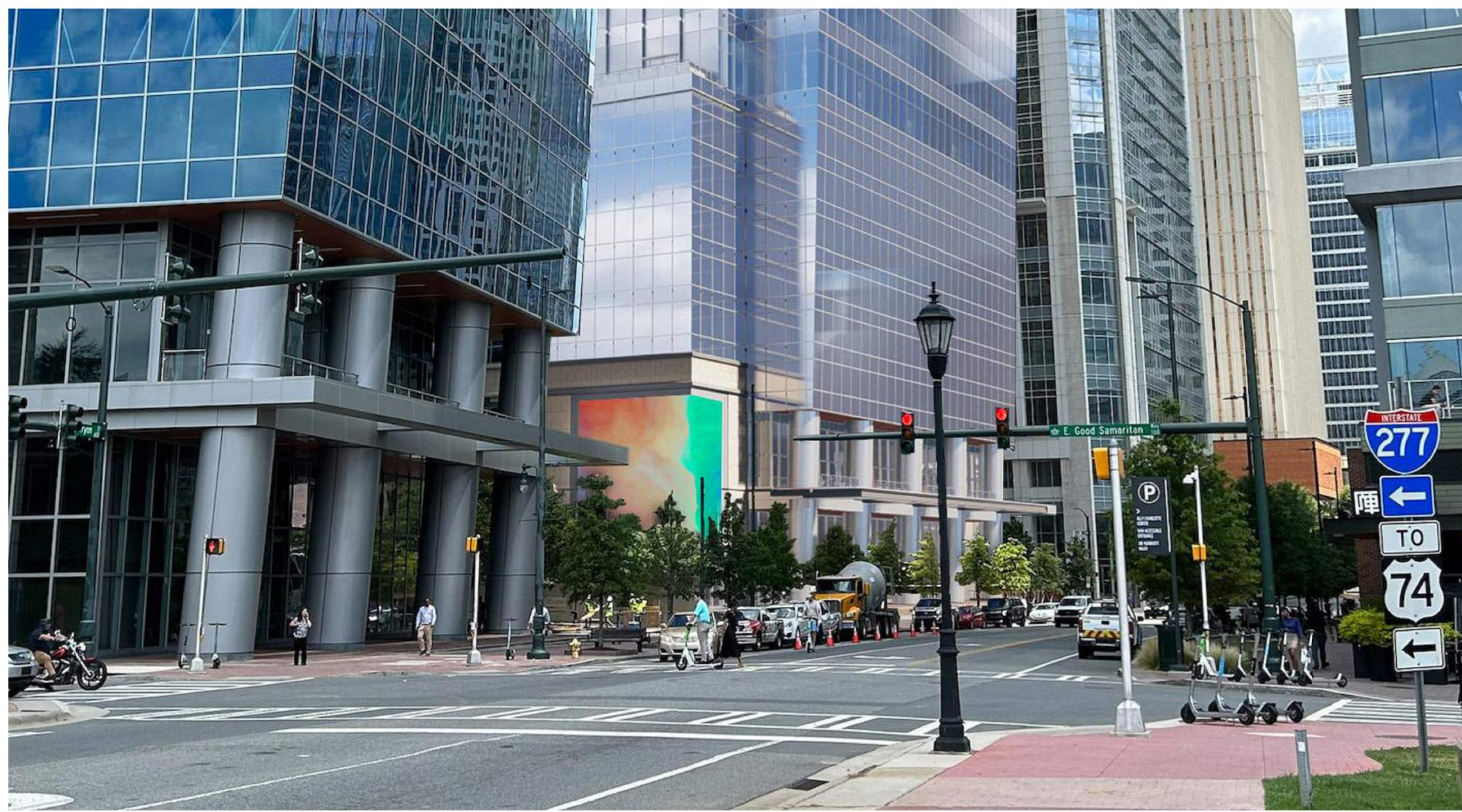
C&S FOR CONSTRUCTION 06 APRIL 2022



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 - V2E.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.

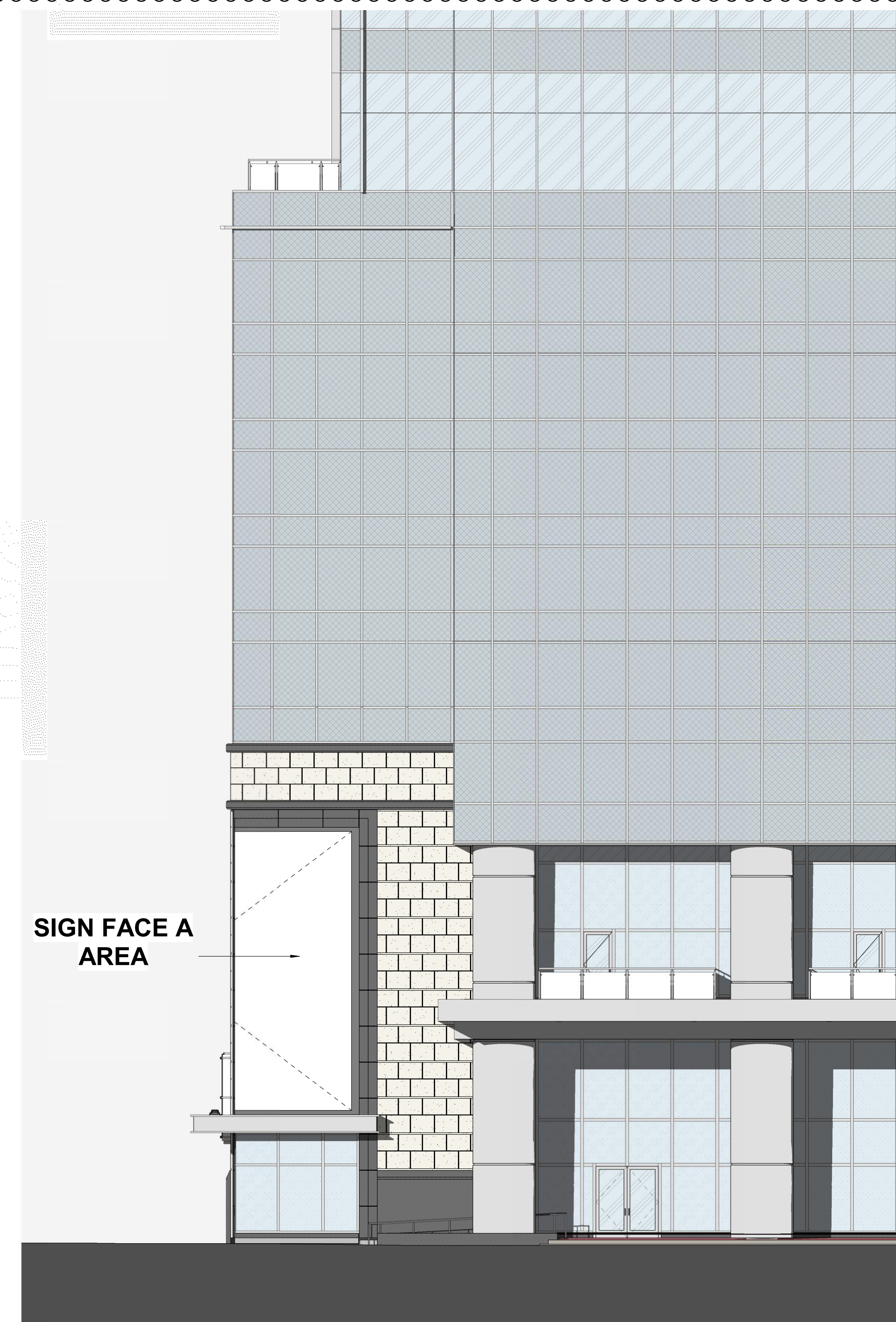
**II. Optional Provisions for UMUD-O:**

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:

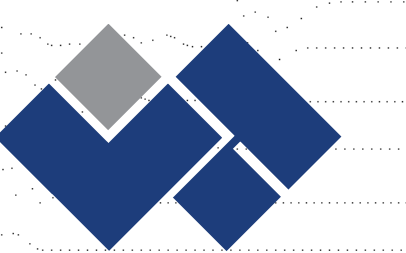
- a. **Signage.** To allow three (3) electronic digital changeable face specialty signs (including full motion video) with a total maximum sign face area of 4,800 square feet to be allocated between three sides of the existing office tower, as generally depicted on this Rezoning Plan. Signs located in 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.
  - i. Specialty signs shall be permitted to direct attention or promote a business, product, service, event, or activity that is not sold, produced, manufactured, furnished, or conducted at the site upon which the sign is located.
  - ii. Electronic signs shall meet Section 13.8.I of the Zoning 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.

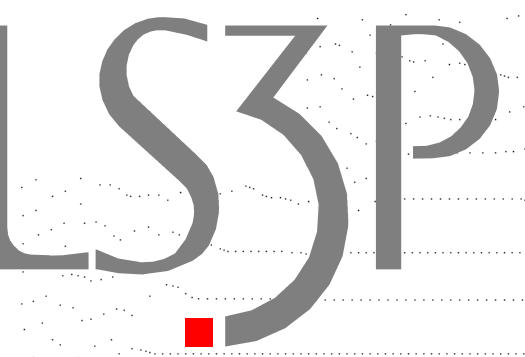


**SIGN LOCATION #1 - TRYON PLAZA CORNER = 1,400 SF**

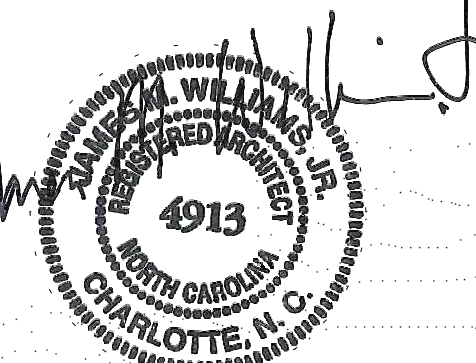


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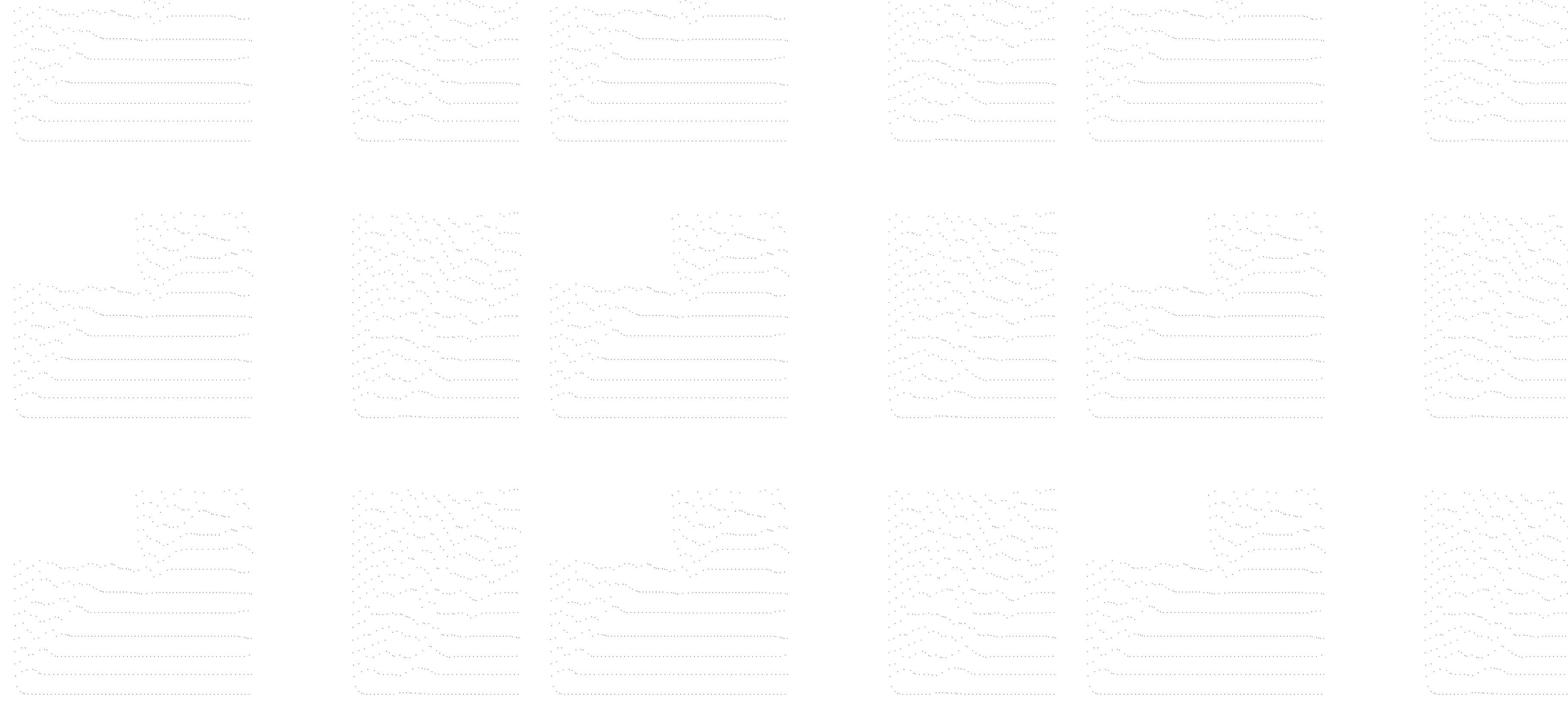
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**PLAZA ELEVATION**

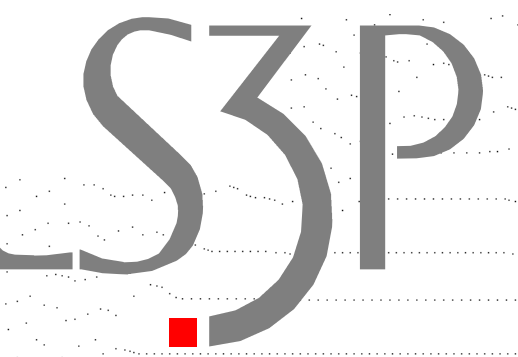
REZONING PETITION  
 #2023-139  
**UM-101**

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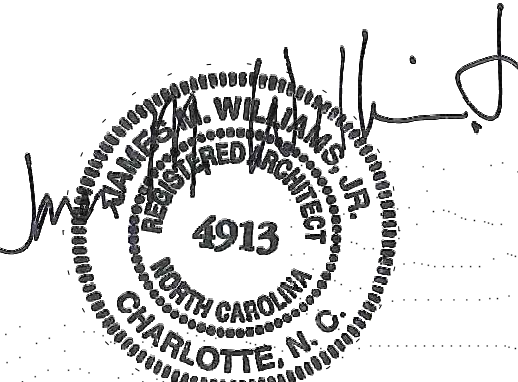


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TRYON  
STREET  
ELEVATION

REZONING PETITION  
#2023-139  
**UM-102**

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

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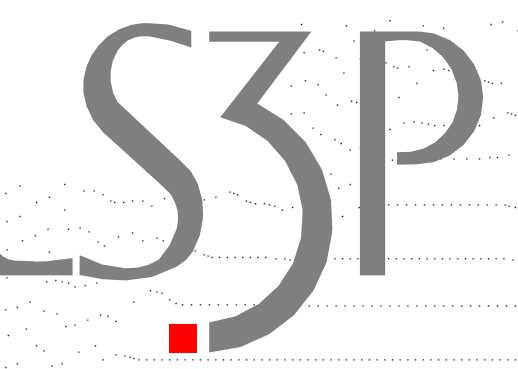


**SIGN LOCATION #3 - BROOKLYN VILLAGE AVE & CHURCH ST CORNER = 2,000 SF**

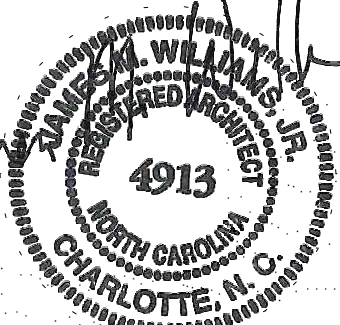


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**BROOKLYN VILLAGE AVE ELEVATION**

REZONING PETITION #2023-139  
**UM-103**

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