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

PROJECT No. 245.2005.2

ISSUE:

REVISION:

MAR 19 2010

- △ OPTIONS REQUESTED/GEN. NOTES 11/03/01
- △ DRIVES PER CDOT/TED MTG. 8/15/01
- △ NOTES PER PC/CDOT MTG. 11/8/01
- △ MODIFICATIONS PER CITY COUNCIL MTG. APPROVALS 1/22/02
- △ CHANGE GEN. NOTE I RESPONSE TO URBAN FORESTRY 6/19/04
- △ 07.13.06 SHELL-CORE PERMIT
- △ 01.25.10 AMEND PETITION
- △ 02.19.10 AMEND PETITION REVISIONS
- △ 03.16.10 AMEND PETITION PLANNING COMMENTS

UMUD SITE PLAN

EXISTING ZONING: UMUD-0  
REQUESTED ZONING: UMUD-0, SPA

PETITION No. 2010-029

The Options Requested Are:

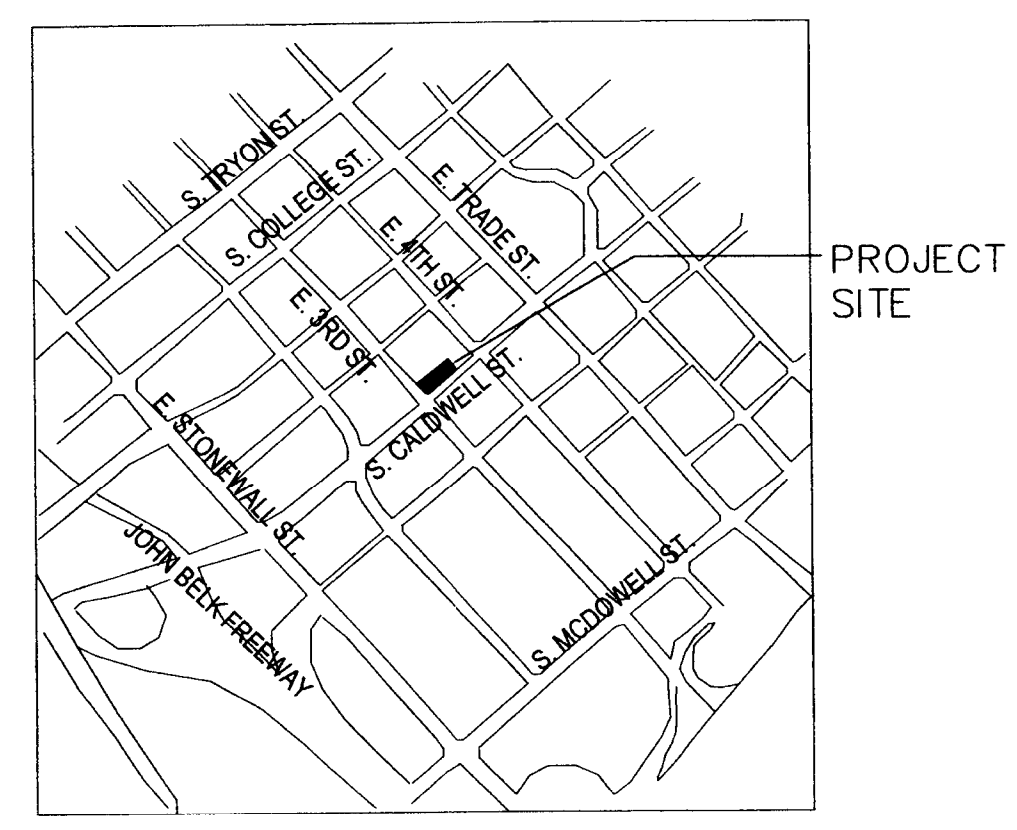
- Section 9.902 • ALLOW ALL USES AS PERMITTED UNDER UMUD.
- Section 9.905(2) • ALLOW ENCROACHMENT INTO 12 FT. SETBACK ALONG CALDWELL STREET AS INDICATED ON THIS SITE PLAN, NO LESS THAN 70 FEET ABOVE THE SIDEWALK.  
• ALLOW ENCROACHMENT INTO 12 FT. SETBACK ALONG EAST THIRD STREET AS INDICATED ON THIS 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

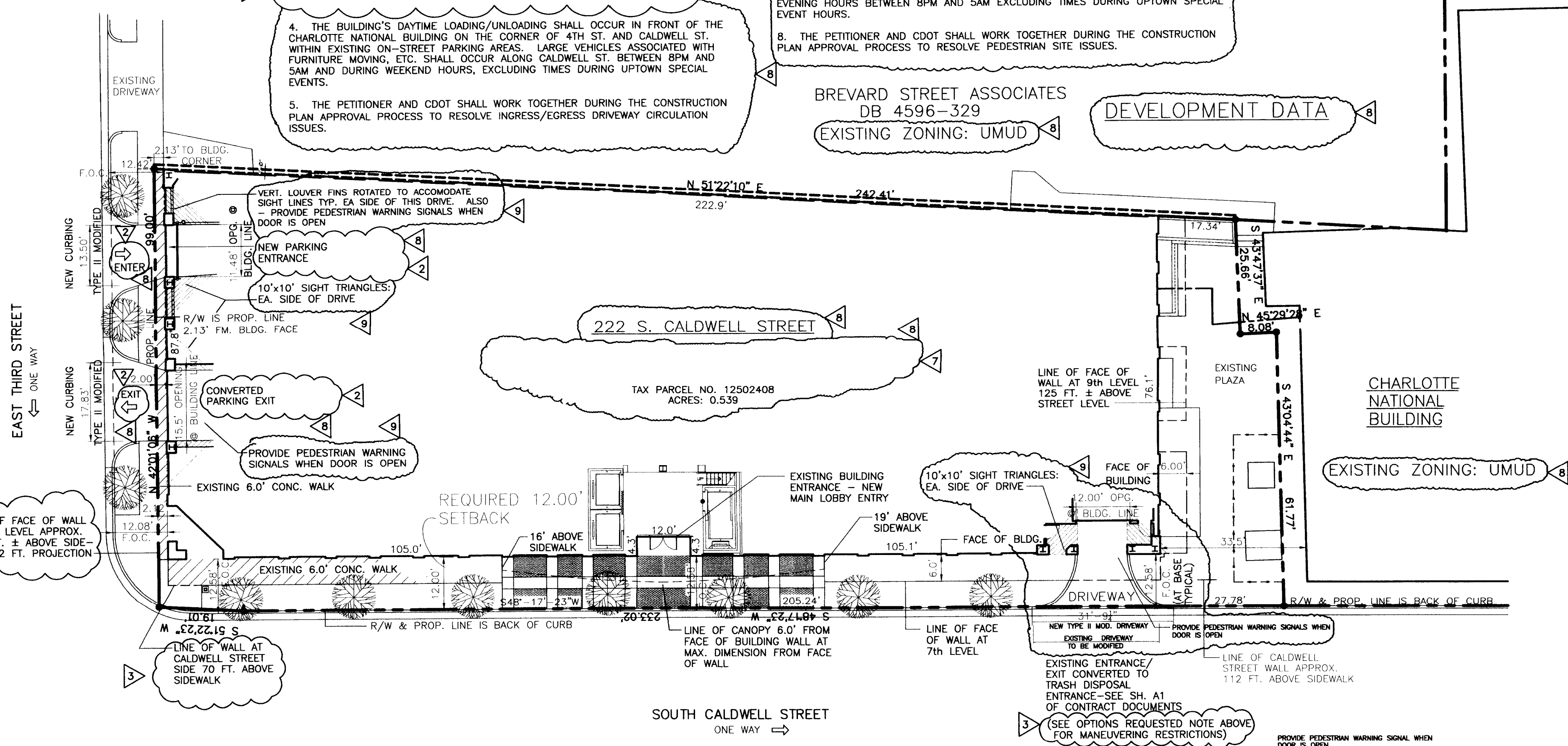
1. EXISTING STREET TREES WERE REMOVED BY THE FORMER DEVELOPER AND WILL BE REPLACED AS PART OF THIS DEVELOPER'S APPROVED CONSTRUCTION PLANS.
2. EXISTING DRIVEWAYS ARE TO REMAIN - EXCEPT TO BE REWORKED WITH MODIFIED TYPE II DRIVEWAY CURBS - STD. NO. 10.25C (UMUD).
3. ALL OTHER REQUIREMENTS OF THE UMUD 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



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

GOVERNMENT CENTER PARKING DECK  
EXISTING ZONING: UMUD

UNITED WAY  
EXISTING ZONING: UMUD

1st BAPTIST CHURCH  
EXISTING ZONING: UMUD

L1  
10-29