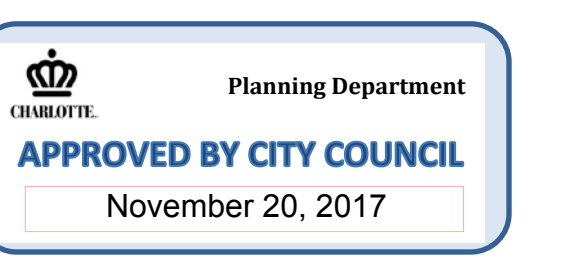
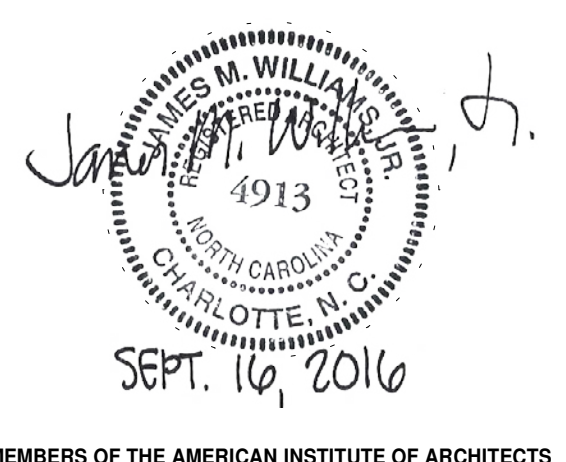


**620
SOUTH
TRYON**



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No.	Description	Date
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PROJECT: 9101-150520
DATE: SEPTEMBER 16, 2016
DRAWN BY: HS
CHECKED BY: JW

**PETITION #
2017-111**

**UMUD
ILLUSTRATIVE
SITE PLAN**

A-101

UMUD SUBMITTAL

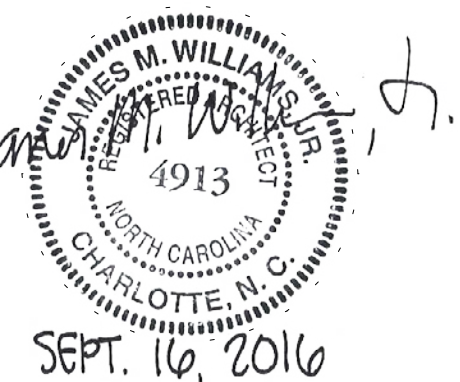


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UMUD
TOWER
ELEVATIONS

A-201

UMUD SUBMITTAL



TRYON STREET ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"



CHURCH STREET ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"

E
D
C
B
A

1

2

3

4

5

6

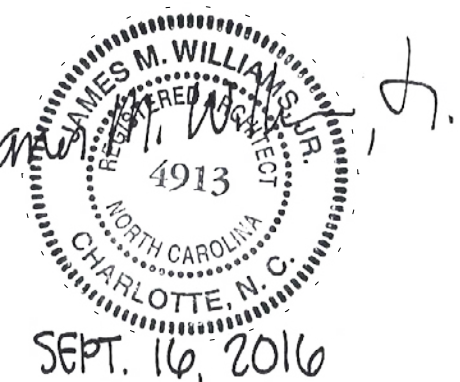


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UMUD
TOWER
ELEVATIONS

A-202

UMUD SUBMITTAL



HILL STREET ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"



STONEWALL STREET ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"

E

D

C

B

A

1

2

3

4

5

6

**Observer Tower Signage
Rezoning Petition No. 2017-111
Lincoln Harris, LLC - Petitioner
10/23/2017**

Site Development Data:

- Acreage: ± 2.13 acres
- Tax Parcels: 073-032-03
- Existing Zoning: UMUD
- Proposed Zoning: UMUD-O
- Existing Uses: Future Office Tower
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the UMUD zoning district.
- Building Height: as permitted in UMUD zoning district.
- Proposed Signage:
 - a. Up to 600 square feet of podium sign area along Hill Street frontage.
 - b. Total parapet wall sign area shall not exceed 1,080 square feet.
 - c. All other signage shall conform to UMUD zoning district standards.

I. General Provisions:

- a. **Site Description.** The sole purpose of this Rezoning Plan is to accommodate the signage plans for a proposed office tower development on an approximately 2.13 acre site on the east side of South Church Street and north side of West Hill Street (the "Site").
- b. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

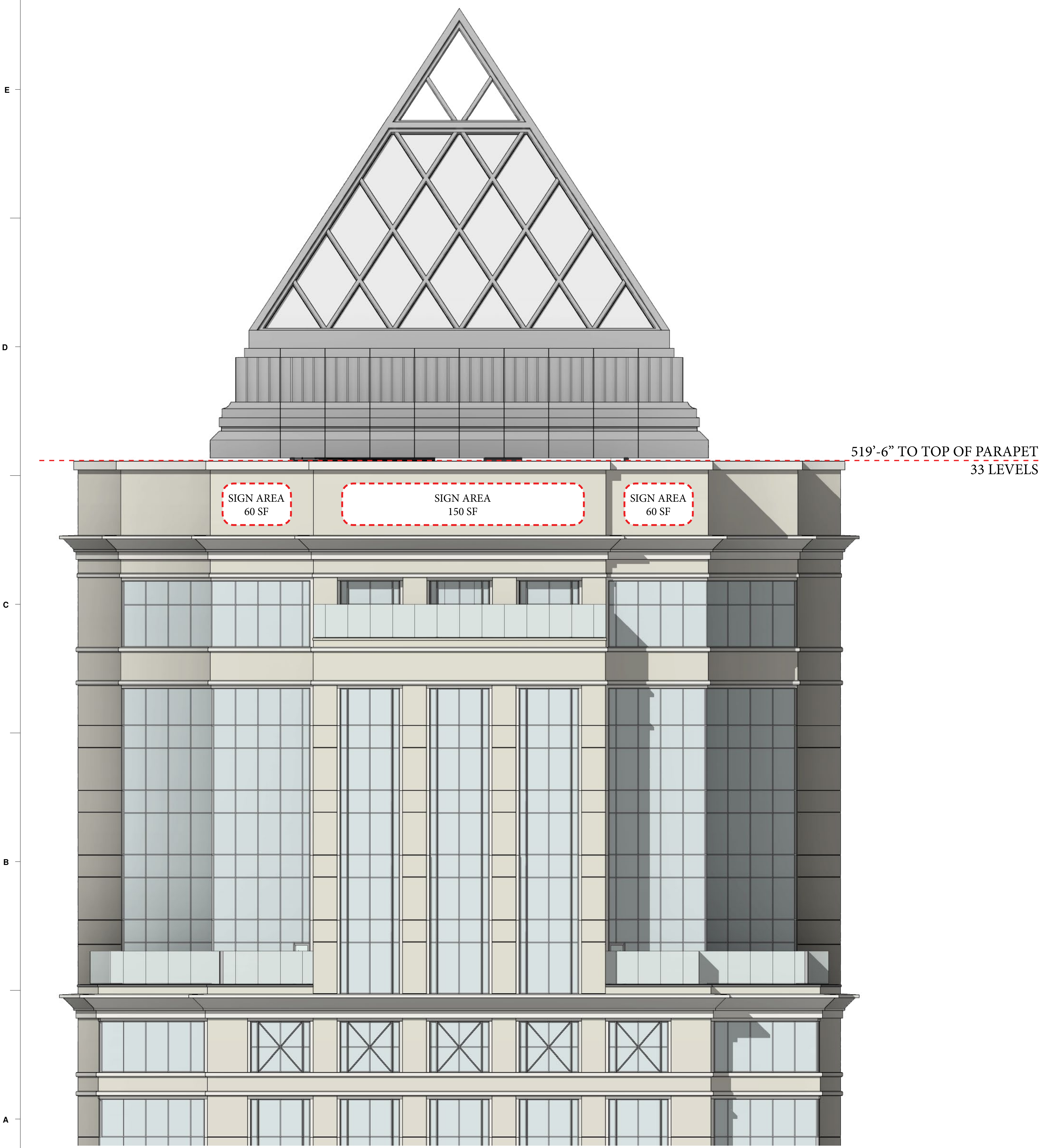
II. Optional Provisions for UMUD-O:

The following optional provisions are provided to accommodate deviations from the UMUD standards:

- a. To allow the following sign building areas:
 1. Up to 600 square feet of podium wall sign area along Hill Street frontage. With the exception of this podium wall sign area along the Hill Street frontage, no single sign shall be larger than 250 square feet in area.
 2. Total parapet wall sign area shall not exceed 1,080 square feet.
 - i. The requested 1,080 square feet shall not be permitted to be combined into one sign but rather must encompass as several signs as generally depicted in the Rezoning Plan.
 3. All other signage shall conform to UMUD zoning district standards.

III. Signage:

- a. Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided.
- b. Digital signage shall not be permitted as part of the square footage optional request in Section II above.



FUTURE TOWER PARAPET SIGNS
TRYON STREET / CHRUCH STREET / STONEWALL ST / HILL ST

0 5 10 20
SCALE: 1" = 10'-0"

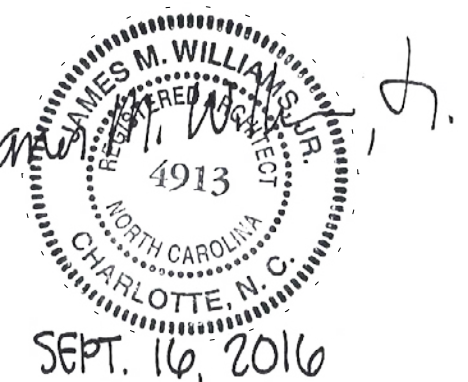


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2017-111

UMUD
ENLARGED
TOWER
ELEVATIONS

A-204

UMUD SUBMITTAL



HILL STREET ELEVATION ENLARGED - FUTURE SIGNAGE AT TOP OF PODIUM

©LS3P
0 5 10 20
SCALE: 1" = 10'-0"