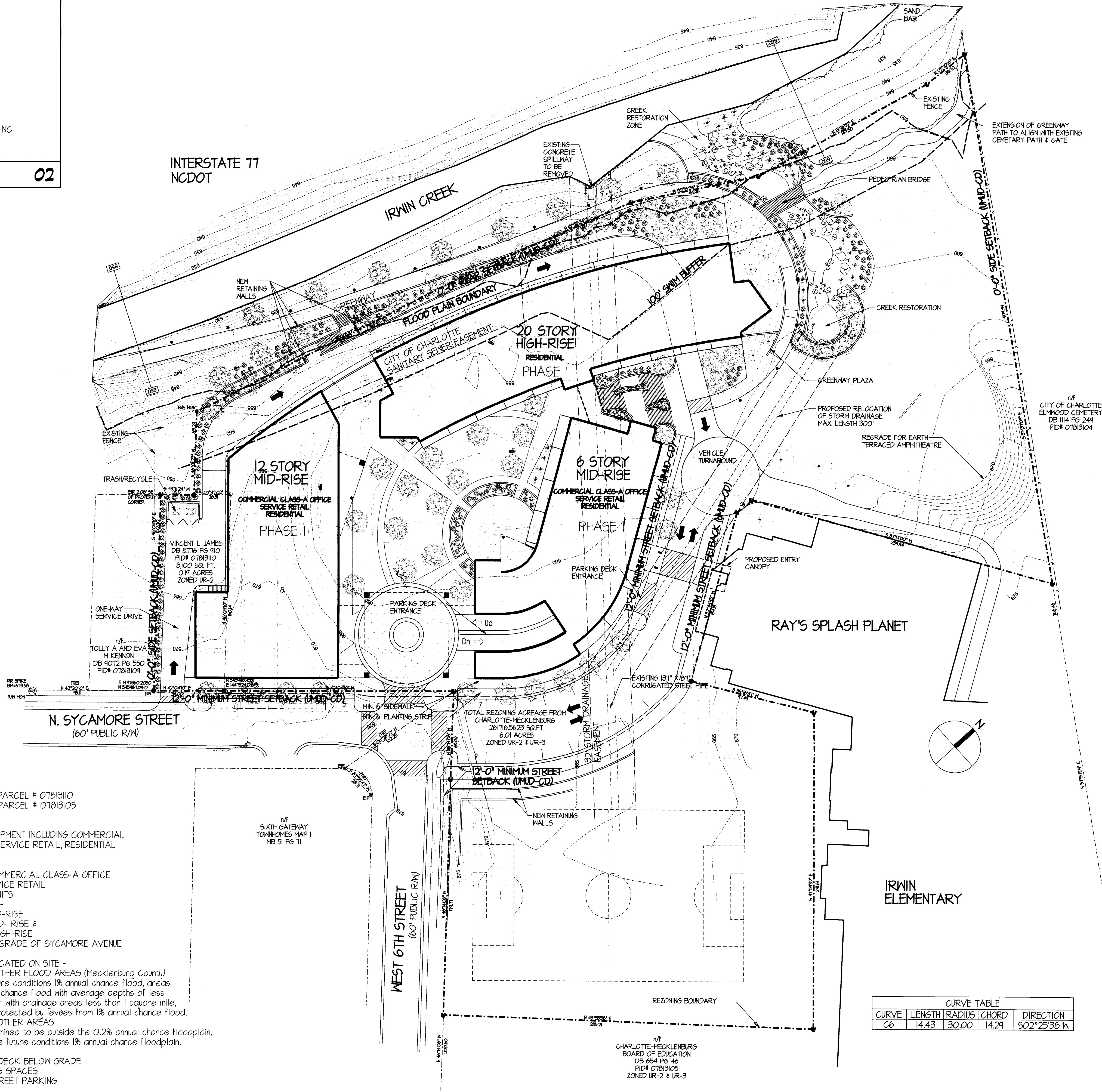


VICINITY MAP NOT TO SCALE 02



TOTAL ACREAGE TO BE REZONED: 6.20 ACRES
 0.19 ACRES FROM PARCEL # 07181310
 6.01 ACRES FROM PARCEL # 07181305

CURRENT ZONING: UR-2 & UR-3
 PROPOSED ZONING: UMUD-CD
 PROPOSED USE: MIXED-USE DEVELOPMENT INCLUDING COMMERCIAL CLASS-A OFFICE, SERVICE RETAIL, RESIDENTIAL & PARKING DECK

PROPOSED SQUARE FOOTAGE: 100,000 SF OF COMMERCIAL CLASS-A OFFICE
 12,000 SF OF SERVICE RETAIL
 416 RESIDENTIAL UNITS

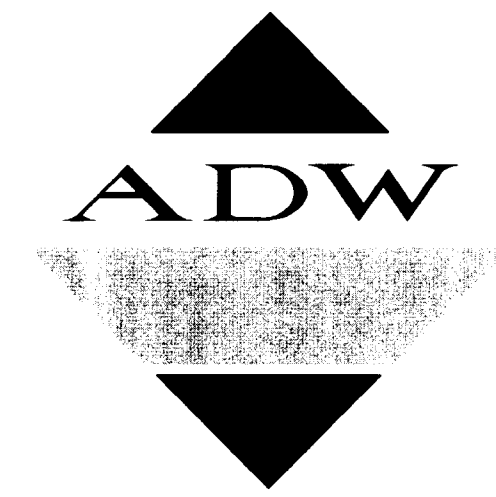
PROPOSED HEIGHT: PROJECT INCLUDES-
 6 STORY MID-RISE
 12 STORY MID-RISE &
 20 STORY HIGH-RISE
 ALL ABOVE GRADE OF SYCAMORE AVENUE

REGULATORY FLOOD PLAIN: 2 AREAS LOCATED ON SITE -
 1. ZONE "X" OTHER FLOOD AREAS (Mecklenburg County)
 Areas of future conditions 1% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
 2. ZONE "X" OTHER AREAS
 Areas determined to be outside the 0.2% annual chance floodplain, areas outside future conditions 1% annual chance floodplain.

PROPOSED PARKING: 3 LEVEL PARKING DECK BELOW GRADE
 UP TO 478 PARKING SPACES
 ADDITIONAL ON-STREET PARKING

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C6	14.43	30.00	14.24	S02°25'30"W

SCHMATIC SITE PLAN SCALE 1" = 40'-0" 01



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New Mixed-Use Development

SYCAMORE AT GATEWAY

CHARLOTTE, NC

2009-074

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SCHMATIC SITE PLAN

DATE: 07.27.09 JOB NO: 08073

REVISIONS:	
NO.	DESCRIPTION:

SHEET NUMBER
 SP-1
 of Total