

VICINITY MAP

NOTES:

- THE FIRST FLOOR OF ALL BUILDINGS WILL BE DESIGNED WITH PEDESTRIAN INTEREST AND ACTIVE USES.
- BUILDINGS WILL BE DESIGNED TO INTEGRATE VARIATION THROUGH ARCHITECTURAL CONTROLS AND MATERIALS ON ALL FOUR SIDES. THE MATERIALS MAY POTENTIALLY INCLUDE BRICK, STONE, GLASS, AND OR COATED METAL, AND FABRIC AWNINGS. THE BUILDING TOP, SHAFT, AND BASE WILL BE CLEARLY DELINEATED AS INDIVIDUALLY IDENTIFIABLE COMPONENTS.
- THE ELEVATION OF THE 20 AND 12 STORY BUILDINGS ALONG I-77 AND THE INTERNAL ROADWAYS WILL BE DESIGNED TO STEP BACK 10 FEET MIN. TO DECREASE MASSING ABOVE THE FOURTH OR FIFTH FLOOR. THE ELEVATIONS FROM I-77 WILL BE DETAILED WITH ARCHITECTURAL INTEREST/WINDOWS. LARGE SINGLE/BLANK WALLS WILL BE AVOIDED.
- ALL BUILDINGS WILL INCLUDE ARCHITECTURAL ELEMENTS TO CREATE VISUAL SCALE AND INTEREST. THESE ELEMENTS COULD INCLUDE BUT NOT BE LIMITED TO VERANDAS AND/OR SECOND OR THIRD FLOOR TERRACES.
- A MINIMUM OF 50% OF THE GROUND FLOOR AREA ALONG THE ROADWAYS, EXCEPT ALONG I-77, WILL CONTAIN RETAIL, OFFICE, PERSONAL USES, OR RESIDENTIAL USES. ALL FIRST FLOOR USES WILL INCLUDE CLEAR GLASS AND DOORS ALONG THERE FACADES.
- ALL SURFACE AND DECK PARKING WILL BE SCREENED FROM PUBLIC R.O.W. USING METHODS INCLUDING BUT NOT LIMITED TO LANDSCAPING, LOW SCALED SCREEN WALLS, OR DECORATIVE GRILLS.
- BUILDING ENTRANCES WILL BE RECESSED AND DESIGNED TO BE CLEARLY IDENTIFIABLE.
- ALL PEDESTRIAN LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
- THE PROJECT WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS AND SWIM BUFFER ORDINANCES.
- THE PROJECT WILL COMPLY WITH SWIM BUFFER MITIGATION REQUIREMENTS DUE TO THE PROJECTS ENCRoACHMENT ON THE 100' SWIM BUFFER.
- THE PETITIONER RESERVES THE OPTION TO CONSTRUCT UP TO 20% WORK-FORCE HOUSING WITHIN THE RESIDENTIAL PRODUCT MIX.

TOTAL ACREAGE TO BE REZONED:

4.71 ACRES  
0.14 ACRES FROM PARCEL # 07B1310  
4.52 ACRES FROM PARCEL # 07B1305

CURRENT ZONING:

UR-2 & UR-3

PROPOSED ZONING:

UMUD

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 @ 275 FEET TALL  
THE BUILDING HEIGHT COMPLIES WITH SECTION 9.005 (4) BECAUSE THE PROJECT DOES NOT ABUT ANY RESIDENTIALLY ZONED PROPERTY WITH A RESIDENTIAL STRUCTURE LESS THAN 40 FEET IN HEIGHT.

REGULATORY FLOOD PLAIN:

- 2 AREAS LOCATED ON SITE -
- 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.
  - ZONE "X" OTHER AREAS  
Areas determined to be outside the 0.2% annual chance floodplain, areas outside future conditions 1% annual chance floodplain.

PARKING REQUIREMENT:

112,000 SQ. FT. COMMERCIAL & SERVICE RETAIL  
112,000/1,000 x 5 = 56 SPACES

416 RESIDENTIAL UNITS  
1 SPACE PER UNIT = 416 SPACES

54 RESERVED SPACES FOR RAY'S SPLASH PLANET TO BE PROVIDED THROUGH A LEASE AGREEMENT AS REQUIRED BY ZONING ORDINANCE = 54 SPACES

REQUIRED PARKING = 531 TOTAL SPACES

PROPOSED PARKING:

PARKING WILL MEET MINIMUM ORDINANCE STANDARDS WITH ON-SITE PARKING OR A COMBINATION OF ON-SITE AND OFF-SITE PARKING AS ALLOWED BY THE ORDINANCE

OPEN SPACE:

106,674 SQ. FT. (2.45 ACRES)

AREA OF SWIM BUFFER IMPACTED:

40,818.81 SQ. FT. (0.94 ACRES)

AREA OF POST CONSTRUCTION CONTROL MEASURES AND SWIM BUFFER IMPACT MITIGATION:

50,510 SQ. FT. (1.16 ACRES)

THE MODIFICATIONS TO THE GREENWAY, DEPICTED ON THIS PLAN, SHALL MEET ALL AASHTO STANDARDS.

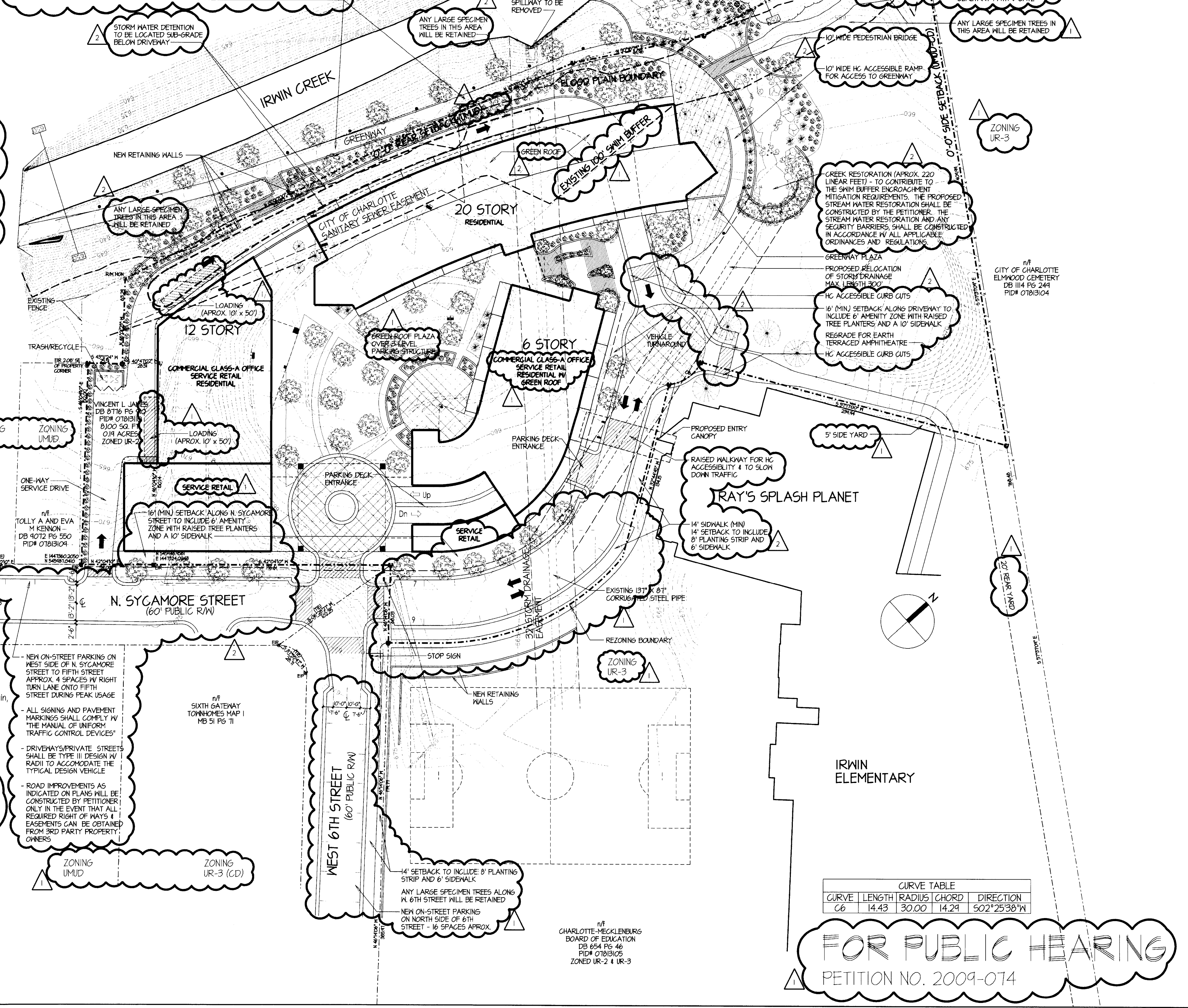
THE BUILDINGS WILL BE DESIGNED AND CONSTRUCTED TO PROMOTE "EYES ON THE GREENWAY" TO ENHANCE VISIBILITY AND SAFETY PER ATTACHED SCHEMATIC PERSPECTIVES.

APPROPRIATE GREENWAY SIGNAGE FROM MECKLENBURG COUNTY PARK & RECREATION'S (MCFR) NEW PROGRAM WILL BE INTERGRATED INTO THE SITE.

GREENWAY TRAIL SHALL BE MAINTAINED AT 10' UNABSTRUCTED WIDTH & 12' WIDTH AT RETAINING WALLS.

ALL MODIFICATIONS TO GREENWAY THAT ARE PROPOSED AND DEPICTED ON THIS PLAN, SHALL BE DESIGNED AND CONSTRUCTED AT THE EXPENSE OF THE PETITIONER.

THE PETITIONER SHALL SUBMIT CONSTRUCTION DRAWINGS FOR SUCH IMPROVEMENTS TO MCFR FOR ITS REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C6	14.43	30.00	14.24	S02°25'38"W

FOR PUBLIC HEARING

PETITION NO. 2009-074

SCHEMATIC SITE PLAN

SCALE 1" = 40'-0"

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

New Mixed-Use Development

SYCAMORE  
AT  
GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

SCHEMATIC SITE PLAN

DATE: 07.27.09 JOB NO: 08073

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/17/09	REVISION #1
2	11/12/09	REVISION #2

2009-074

SHEET NUMBER

SP-1

of Total

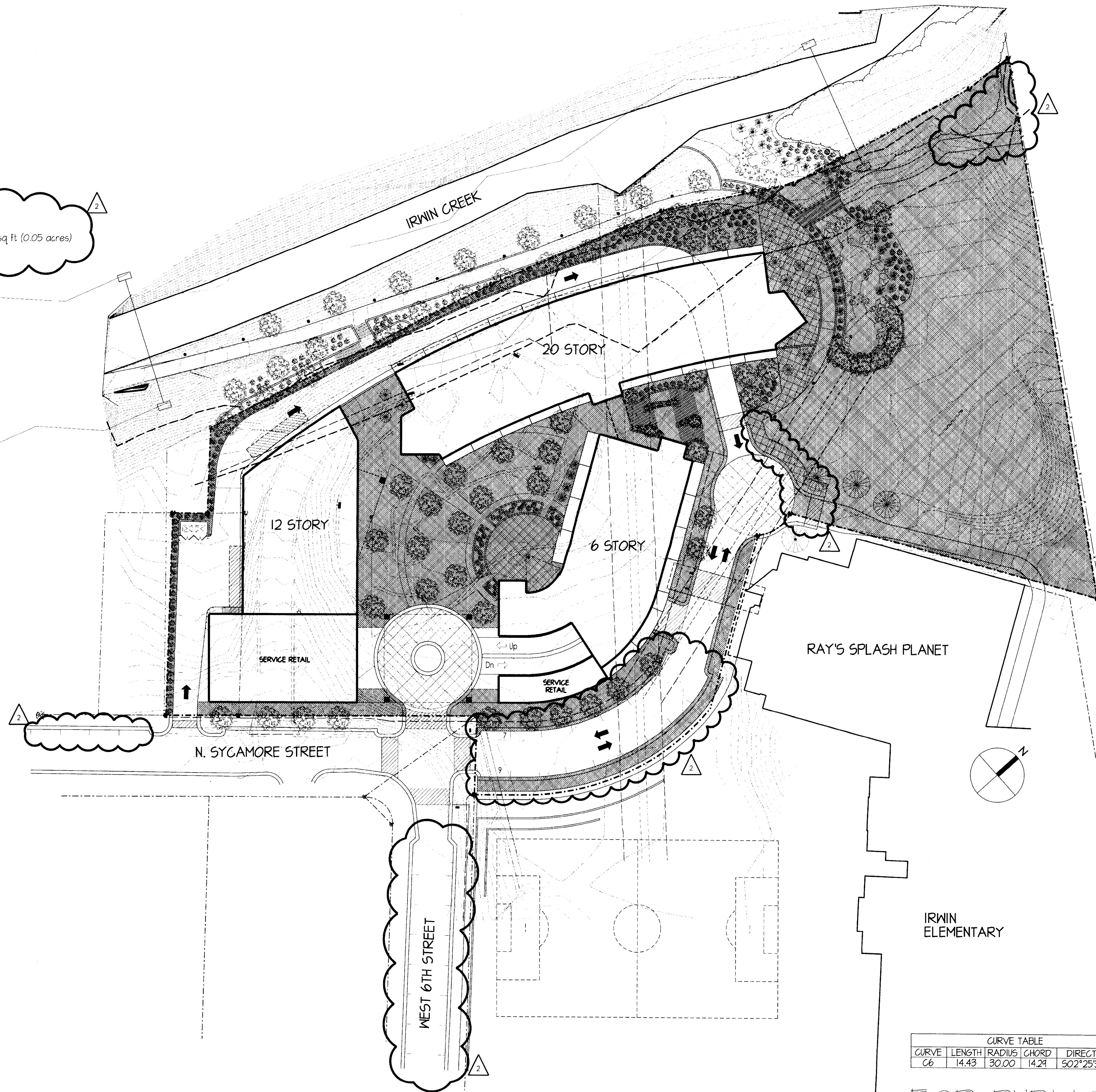


OPEN SPACE CALCULATIONS:

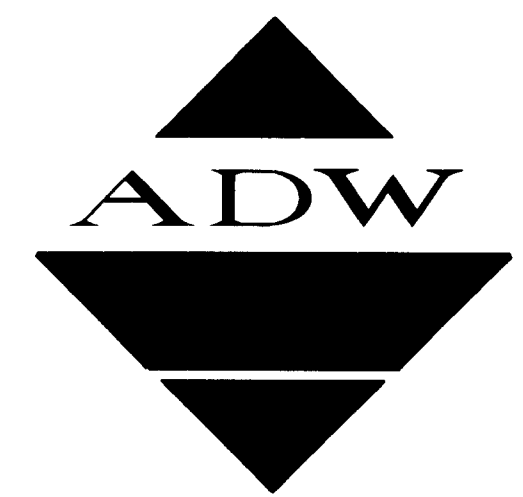
Total Site: 196,691 sq ft (4.52 acres)

Required Open Space @ 1 sq ft / 100 sq ft = 1,967 sq ft (0.05 acres)

Open Space Provided: 106,697 sq ft (2.45 acres)



FOR PUBLIC HEARING  
PETITION NO. 2009-074



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

New Mixed-Use  
Development

SYCAMORE  
AT  
GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF  
ADW ARCHITECTS, P.A. AND SHALL  
NOT BE REPRODUCED OR COPIED IN  
WHOLE OR IN PART. IT SHALL NOT BE  
USED ON ANY OTHER PROJECT OR  
GIVEN TO ANY OTHER COMPANY OR  
AGENCY WITHOUT THE CONSENT OF  
ADW ARCHITECTS, P.A.

OPEN SPACE PLAN

DATE: 07.27.09 JOB NO: 08073

REVISIONS:

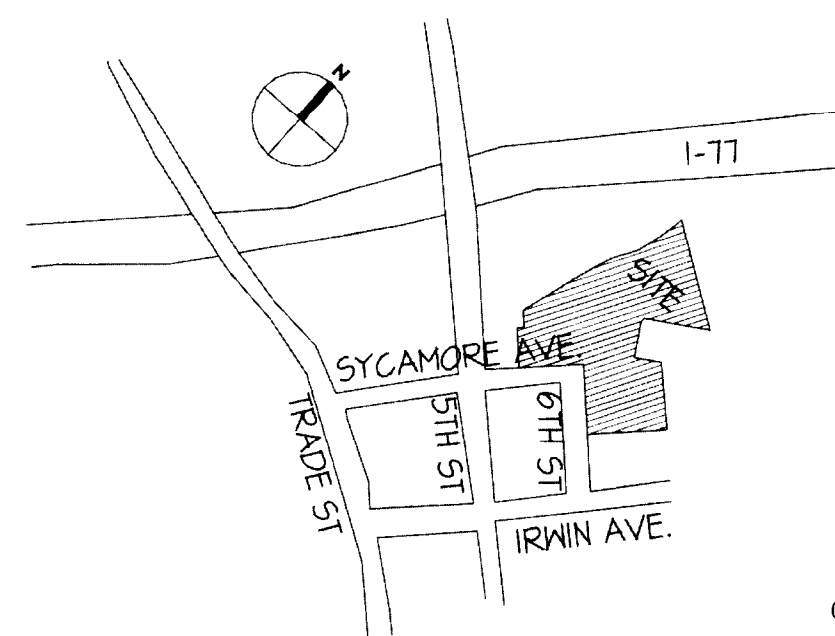
NO.	DATE	DESCRIPTION
1	9/17/09	REVISION #1
2	11/12/09	REVISION #2

SHEET NUMBER  
SP-2  
of Total







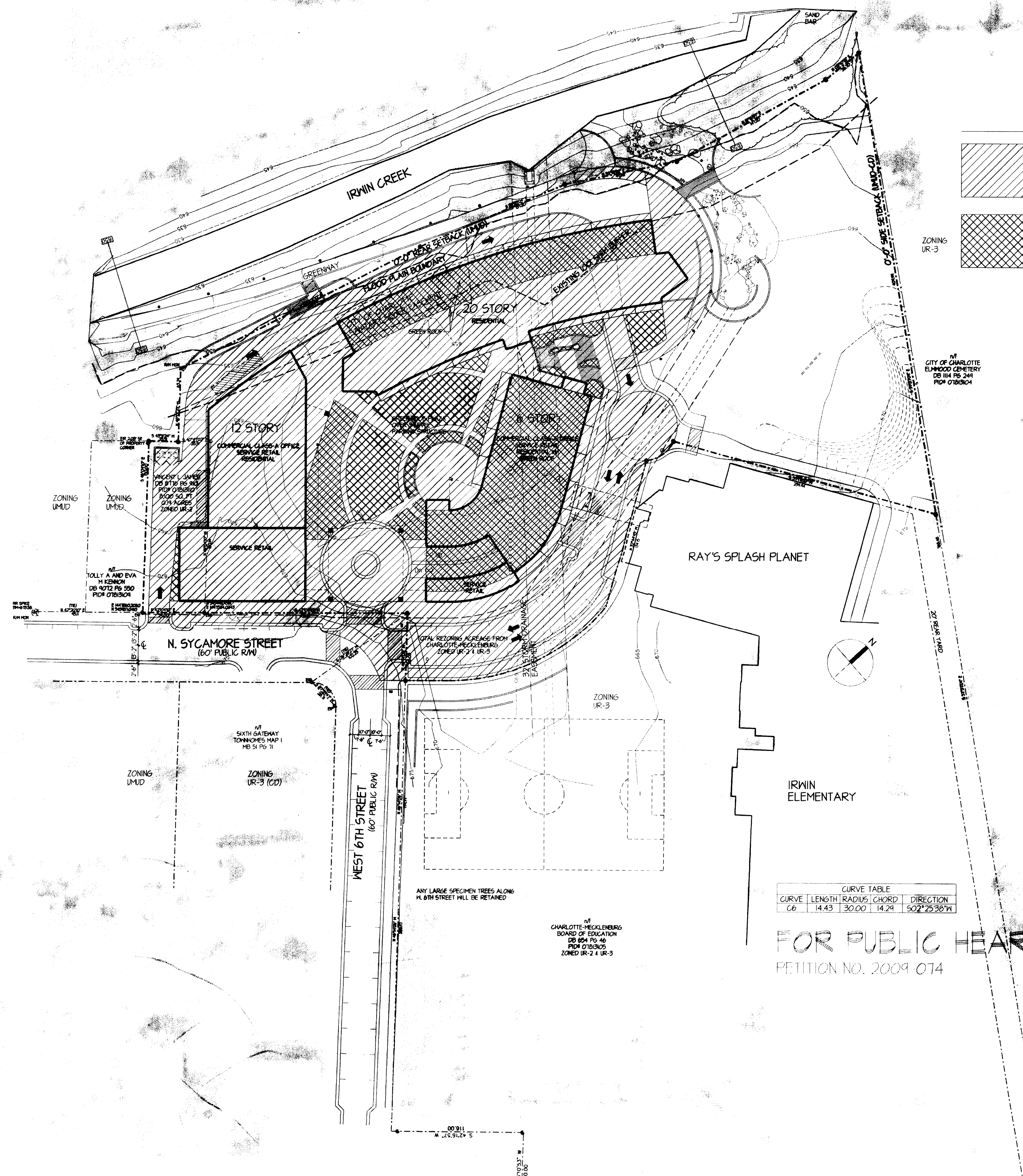


CHARLOTTE, NC

VICINITY MAP

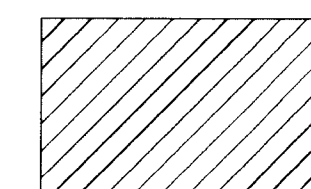
NOT TO SCALE

02

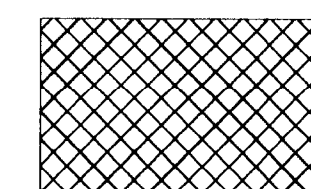


INTERSTATE 77

AREA OF GREEN ROOF  
INSIDE OF SWIM BUFFER  
= 6,811.01 SQ FT (0.16 ACRES)



BUILT UPON AREA (IMPERVIOUS)  
= 142,643.16 SQ FT (3.27 ACRES)



MINUS GREEN ROOFS  
& PERVIOUS AREAS  
= 37,995.5 SQ FT (0.87 ACRES)

TOTAL  
IMPERVIOUS = 104,647.66 SQ FT  
(2.40 ACRES)

ZONING  
UR-3

CITY OF CHARLOTTE  
ELMHURST CEMETERY  
DB 104 PG 244  
PDA 0708304

RAY'S SPLASH PLANET

IRWIN  
ELEMENTARY

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C6	14.43	30.00	14.29	S02°25'36"W

FOR PUBLIC HEARING  
PETITION NO. 2009-074

OF  
CHARLOTTE-MECKLENBURG  
BOARD OF EDUCATION  
DB 104 PG 46  
PDA 0708305  
ZONED UR-2 & UR-3

ANY LARGE SPECIMEN TREES ALONG  
N. 6TH STREET WILL BE RETAINED

SCHEMATIC SITE PLAN

SCALE 1" = 50'-0"

01

ADW



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

New Mixed-Use  
Development

SYCAMORE  
GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF  
ADW ARCHITECTS, P.A. AND SHALL  
NOT BE REPRODUCED OR COPIED IN  
WHOLE OR IN PART. IT SHALL NOT BE  
USED ON ANY OTHER PROJECT OR  
GIVEN TO ANY OTHER COMPANY OR  
AGENCY WITHOUT THE CONSENT OF  
ADW ARCHITECTS, P.A.

SCHEMATIC  
SITE PLAN

DATE: 07.27.09 JOB NO: 08073

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/17/09	REVISION #1
2	11/12/09	REVISION #2

SHEET NUMBER

SP-4  
of Total



The attached building perspectives are intended only to depict the general conceptual architectural style and character of the buildings proposed to be constructed on the site with respect to exterior building materials, design elements (such as balconies and fenestration), the massing and proportions of the buildings and the manner in which the buildings will address the greenway. Changes and alterations that do not materially change the overall conceptual architectural style and character shall be permitted

Ornamental cap to terminate tower

Curtain wall glazing with cantilevered balconies

North facade to be similar to north facade

Continous glazing with corner balconies for upper level residential units

Curtain wall or storefront with precast (stepped back at 7th floor)

Building steps back 10'-0" at 5th floor

Differentiation of 3rd and 4th floor with modest step-back and change of material

Continuous glazing with cantilevered balconies

Building steps back 10'-0" at 5th floor

1st through 8th floors will have combination of brick/precast or cast stone and recessed balconies. Building will step at 5th floor

Combination of brick, precast, or cast stone with punched openings with windows recessed

Cast stone or simulated stone base with storefront, clear glass openings, and awnings at base of building

New covered canopy connecting to Ray's Splash Planet

Retail at street level of building fronting Sycamore Street

Arched opening providing access to courtyard and vehicular access to parking deck below grade

Glass connections

Base of building will be clad in cast or simulated stone with clear glass storefront and awnings

Retail at street level on Sycamore Street



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

## New Mixed-Use Development

SYCAMORE

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE GIVEN TO ANY OTHER PROJECT OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

## PERSPECTIVE

DATE: 9/18/09 JOB NO: 08073

### REVISIONS:

NO.	DATE	DESCRIPTION
1	9/17/09	REVISION

SHEET NUMBER

of Total

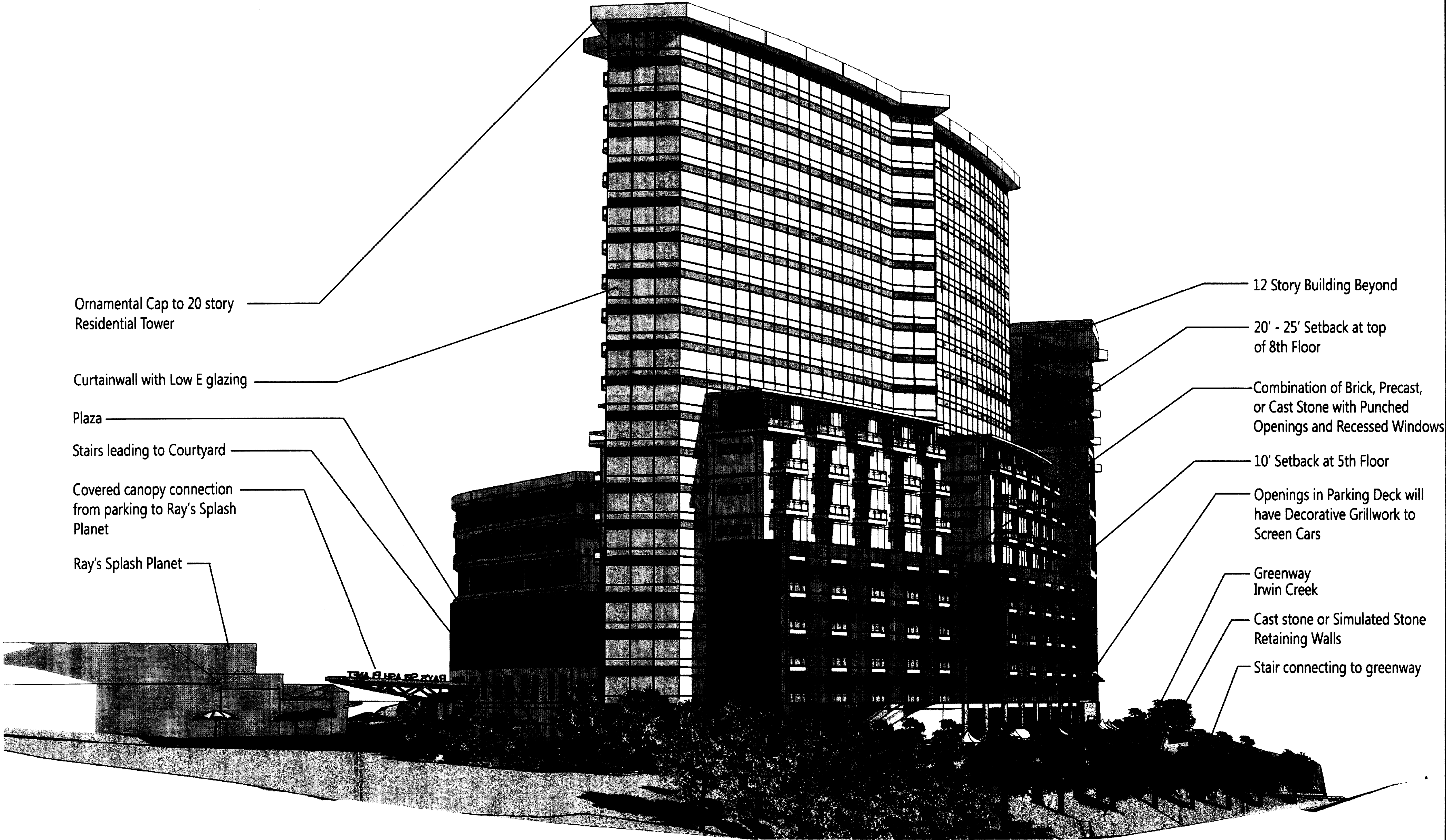
PERSPECTIVE VIEW

SCALE = NTS

01



The attached building perspectives are intended only to depict the general conceptual architectural style and character of the buildings proposed to be constructed on the site with respect to exterior building materials, design elements (such as balconies and fenestration), the massing and proportions of the buildings and the manner in which the buildings will address the greenway. Changes and alterations that do not materially change the overall conceptual architectural style and character shall be permitted



PERSPECTIVE VIEW

SCALE = NTS

01



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

New Mixed-Use  
Development

SYCAMORE

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF  
ADW ARCHITECTS, P.A. AND SHALL  
NOT BE REPRODUCED OR COPIED IN  
WHOLE OR IN PART. IT SHALL NOT BE  
USED ON ANY OTHER PROJECT OR  
GIVEN TO ANY OTHER COMPANY OR  
AGENCY WITHOUT THE CONSENT OF  
ADW ARCHITECTS, P.A.

PERSPECTIVE

DATE: 9/18/09 JOB NO: 08073

REVISIONS:		
NO.	DATE	DESCRIPTION:
1	9/17/09	REVISION

SHEET NUMBER

-----  
of Total



The attached building perspectives are intended only to depict the general conceptual architectural style and character of the buildings proposed to be constructed on the site with respect to exterior building materials, design elements (such as balconies and fenestration), the massing and proportions of the buildings and the manner in which the buildings will address the greenway. Changes and alterations that do not materially change the overall conceptual architectural style and character shall be permitted.



PERSPECTIVE VIEW

SCALE = NTS

01



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

## New Mixed-Use Development

SYCAMORE  
GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

## PERSPECTIVE

DATE: 9/18/09 JOB NO: 08073

### REVISIONS:

NO.	DATE	DESCRIPTION
1	9/13/09	REVISION
-	-	-
-	-	-
-	-	-
-	-	-

SHEET NUMBER:

-----  
of Total





**Architects, p.a.**  
 1401 WEST MOREHEAD STREET SUITE 100  
 CHARLOTTE, NORTH CAROLINA  
 704.370.1010 FAX 704.370.1020  
[www.adwarchitects.com](http://www.adwarchitects.com)

## New Mixed-Use Development

SYCAMORE  
 GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

## ILLUSTRATIVE MASTER PLAN

DATE: 9/18/09 JOB NO.: 08073

### REVISIONS:

NO.	DATE	DESCRIPTION
1	9/17/09	REVISION

SHEET NUMBER

of Total



The attached building perspectives are intended only to depict the general conceptual architectural style and character of the buildings proposed to be constructed on the site with respect to exterior building materials, design elements (such as balconies and fenestration), the massing and proportions of the buildings and the manner in which the buildings will address the greenway. Changes and alterations that do not materially change the overall conceptual architectural style and character shall be permitted



PERSPECTIVE VIEW

SCALE = NTS

01



Architects, p.a.

ADW Architects, p.a.  
1401 West Morehead Street, Suite 100  
Charlotte, NC 28208  
704.379.1919 Fax 704.379.1920  
www.adwarchitects.com

## New Mixed-Use Development

SYCAMORE  
AT  
GATEWAY

CHARLOTTE, NC

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

## PERSPECTIVE

DATE: 9/18/09 JOB NO: 08073

### REVISIONS:

NO.	DATE	DESCRIPTION
1	9/13/09	REVISION

SHEET NUMBER

-----  
of ----- Total