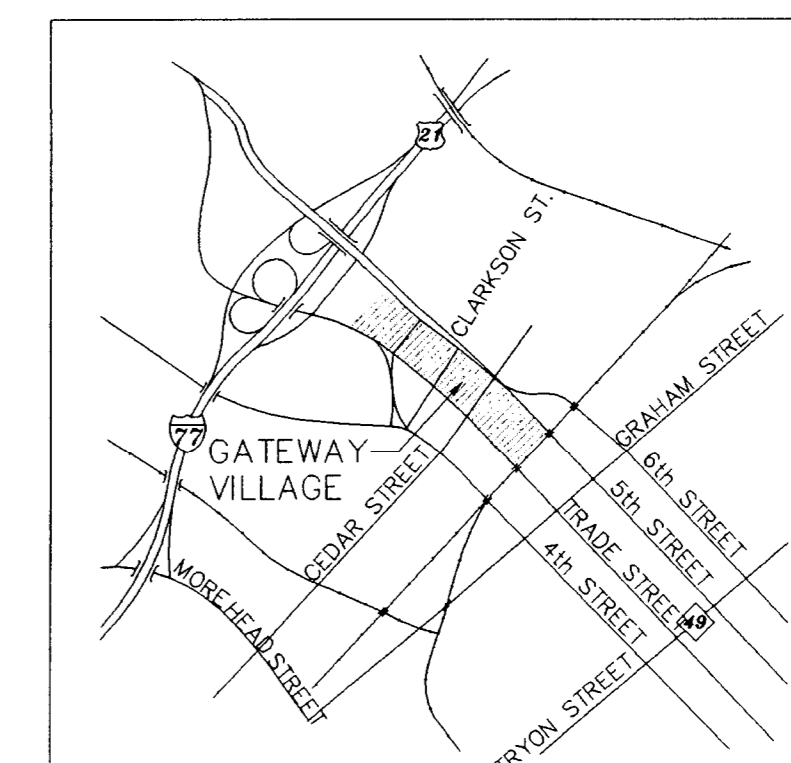


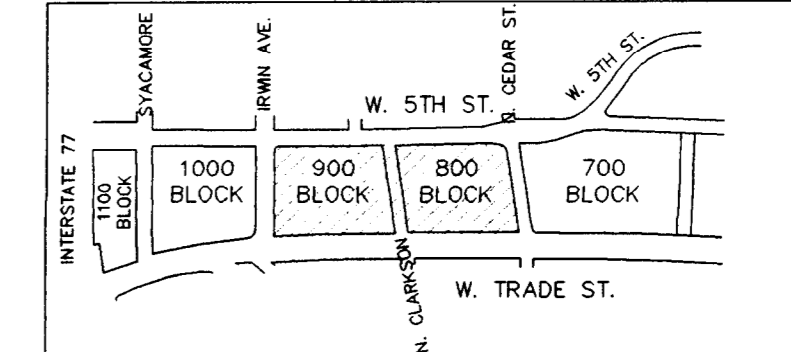
Project Name: GATEWAY VILLAGE - 800/900 BLOCK W. TRADE STREET
 Owner: BANK OF AMERICA/COUSINS REAL ESTATE CORP.
 Plans Prepared By: COLEJENEST & STONE
 Tax Parcel Number: 78-184-All, 78-123-All
 Site Area to be rezoned: .28 acres
 Existing Zoning: UMUD
 Proposed Zoning: UMUD-O
 Required Yard: 12' Building Setback (measured from back of curb or street R/W whichever is greater)
 Existing Use: Vacant Office
 Proposed Use: Office
 Building Area: Existing 800 Block 900 Block
 Total: 649,553 SF, 394,181 SF, 1,043,734 SF
 Building Height: 115'
 Stories: 7 + Basement

Notes:
 1. Development of the property identified on this Rezoning Site Plan, consisting of (.28 acres) (the "site") will be governed by the standards established under the Zoning Ordinance of the City of Charlotte (the "Ordinance") for the Upland Mixed Use District (UMUD) with the modification of the following conditions listed below and as illustrated on the plan.
 A. W. Trade Street
 1. Proposed vehicular drop-off shall allow the maneuvering of vehicles within the W. Trade Street Right-of-Way and setback for the purpose of loading and unloading of vehicles.
 B. N. Cedar Street
 1. No proposed variation from UMUD requirements.
 C. W. 5th Street
 1. No proposed variation from UMUD requirements.
 D. N. Irwin Avenue
 1. No proposed variation from UMUD requirements.
 2. Vehicular and pedestrian access points shall remain as indicated on the Site Plan.
 3. The building and plaza configurations shown are schematic in nature and may vary slightly during the Construction Document phase.
 4. The Owner of the site, in accordance with the ordinance, may apply for future amendments to this site plan pursuant to Section 6.206 of the ordinance.
 5. Modifications may be made to Vehicular drop-off accessing W. Trade Street per Charlotte Department of Transportation review.
 6. The purpose of this rezoning petition is to receive approval of vehicular drop-off which accesses W. Trade Street. All other site plan information is shown for reference purposes only.
 7. PURPOSE OF REZONING - As per Section 9.907 UMUD, (2) Loading Standards, "spaces must be designed and constructed so that all parking maneuvers can take place entirely within the property lines of the premises." As indicated on the plan maneuvering within the Trade Street required setback and R.O.W. is necessary for the drop-off. The purpose of this rezoning is to permit limited vehicle maneuvering within the Trade Street setback/R.O.W.

- Adjacent Property Owners
- 073-193-02 NationsBank NA (Carolinas) 100 N. Tryon Street Charlotte, NC 28255
 - 073-193-07 NationsBank NA (Carolinas) 100 N. Tryon Street Charlotte, NC 28255
 - 073-193-06 NationsBank NA (Carolinas) 100 N. Tryon Street Charlotte, NC 28255
 - 073-193-05 NationsBank NA (Carolinas) 100 N. Tryon Street Charlotte, NC 28255
 - 078-154-09 Gateway Village LLC 100 N. Tryon Street Charlotte, NC 28255
 - 078-154-15 Gateway Village LLC 100 N. Tryon Street Charlotte, NC 28255
 - 078-154-11 Gateway Village LLC 100 N. Tryon Street Charlotte, NC 28255
 - 078-123-03 Gateway Village LLC 100 N. Tryon Street Charlotte, NC 28255
 - 078-123-07 Gateway Village LLC 100 N. Tryon Street Charlotte, NC 28255

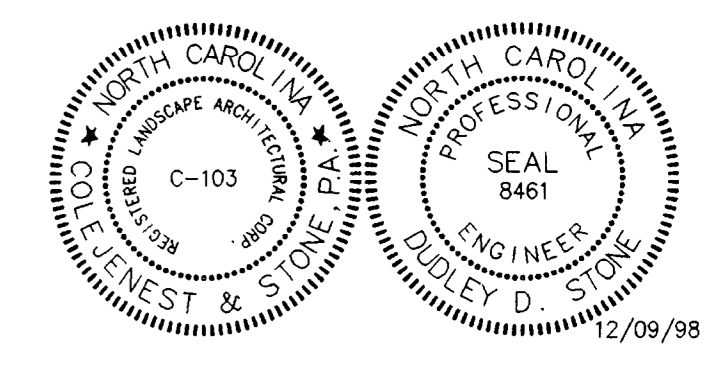


VICINITY MAP N.T.S.
 BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS/ NATIONS BANK, RE: GATEWAY VILLAGE, L.L.C. BY R.B. PHARR & ASSOC., 420 HAWTHORNE LN., CHARLOTTE, N.C. 28204 (704) 376-2189 DATED 03/08/98 & REVISED 06/29/98 C. CLARK NELSON RLS L-3212, FILE NO. W-2212



KEY PLAN N.T.S.
 LEGEND
 SYMBOL REFERENCE
 [Arrow pointing right] VEHICULAR ACCESS POINT
 [Arrow pointing left] PEDESTRIAN ACCESS POINT
 [Hatched area] AREA TO BE REZONED

ColeJenest & Stone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 112 South Tryon Street
 Suite 300
 Charlotte
 North Carolina
 28284
 Tele 704.376.1555
 Fax 704.376.7851



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Bank of America
 Real Estate Services

Cousins
 Real Estate Corporation

GATEWAY VILLAGE

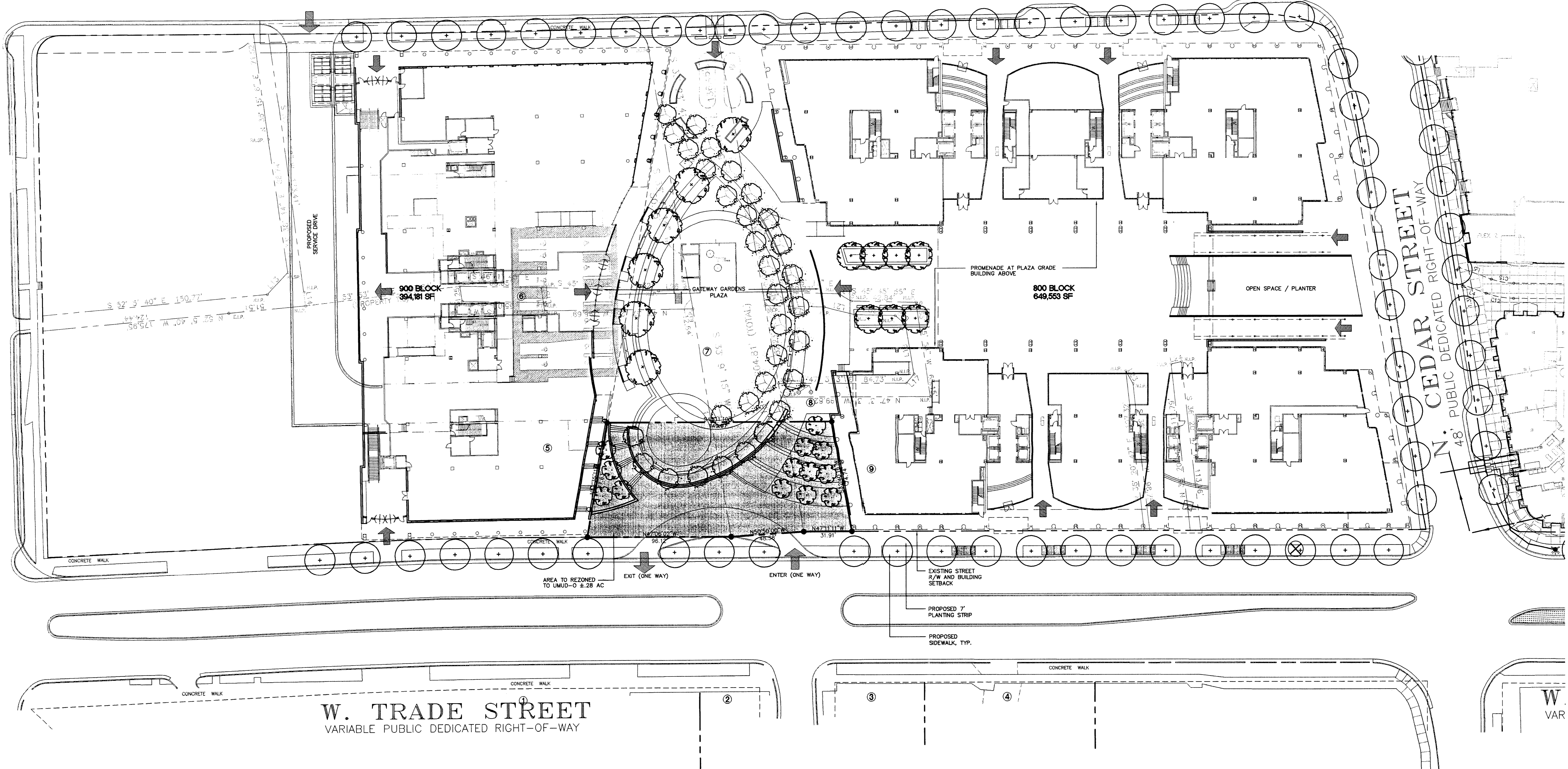
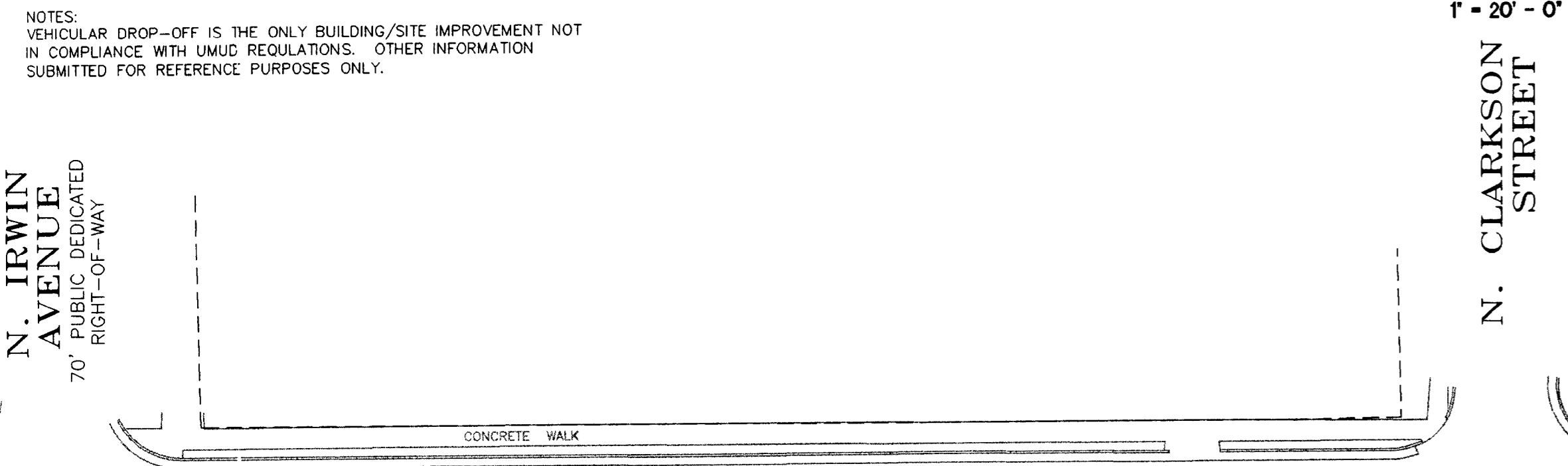
800/900 BLOCK W. TRADE STREET
 'FOR PUBLIC HEARING' PETITION NO. 99-115

TRADE ST. DROP-OFF REZONING PLAN

144019
 06/18/99

◆ Issued
 Δ 09/16/99 # 11-15-99
 APPROVED BY CITY COUNCIL
 DATE 11-15-99

◆ Revised
 SCALE: 1" = 30'
 0 15 30 60
RZ1 1
 ◆ Sheet of



W. 5TH STREET
 VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY

W. TRADE STREET
 VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY