
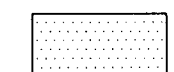
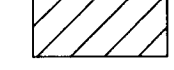



CURVE	LENGTH	RADIUS	CH BEARING	CH DIST
C3	809.07	5505.79	N34°10'54"W	808.30
C4	184.32	480.50	S50°20'31"W	183.17
C5	211.86	480.50	S52°12'36"E	210.16
C6	289.03	370.52	S81°29'22"E	283.18
C7	14.39	14.38	S27°00'15"E	14.85
C8	181.82	820.50	S41°19'33"W	181.22
C9	53.87	40.00	N86°45'42"W	57.18
C10	223.82	431.87	N85°32'10"W	221.11
C11	54.81	488.50	S45°18'38"E	54.77
C12	48.25	30.00	N80°10'25"E	43.21
C13	38.22	870.00	N80°02'25"E	38.22
C14	81.87	470.00	N33°06'48"E	81.83
C15	43.43	288.00	S33°39'23"W	43.38
C16	54.88	220.00	N31°31'15"E	54.52
C17	45.88	520.00	S26°32'21"W	45.87

LINE	LENGTH	BEARING
L10	104.10	N02°18'11"W
L11	87.12	N62°27'29"W
L12	56.75	N33°12'18"E
L13	87.32	N50°10'09"W
L14	38.00	N40°31'25"W
L15	87.44	N48°45'58"W
L16	48.23	N52°46'27"W
L17	82.64	N57°48'27"W
L18	30.00	N47°02'04"E
L19	17.22	S42°37'56"E
L20	30.00	N47°02'04"E
L21	30.99	N54°34'28"W
L22	18.24	N57°22'24"W
L23	128.38	N50°31'18"W
L24	185.82	N52°31'18"W
L25	54.51	N26°20'31"E
L26	53.43	S48°38'15"E
L27	72.04	S38°53'04"W
L28	101.81	S38°38'20"W
L29	43.92	S24°23'11"W
L30	57.12	S24°24'11"W
L31	128.43	N8°22'30"W
L32	378.10	N33°24'02"E

GRAPHIC LEGEND

-  Village Boundry
-  Areas not included in this Rezoning
-  Entertainment Mixed Use Signage District
-  Interstate/Office/Hotel/Retail Mixed Use Signage District

Total Proposed Area for this Rezoning 2006-021
I-485 Retail / Mixed Use Village
72.276 acres
Proposed & Existing Zoning: MUDD-O, *As Ammended*

Office / Mixed Use
10.126 acres
Proposed & Existing Zoning: MUDD-O, *As Ammended*

Residential / Mixed Use Village
5.003 acres
Proposed Zoning: MUDD-O, *As Ammended*

TOTAL : approx. 87.351 acres

Existing Overall Site Data for Villages from Prior Rezoning

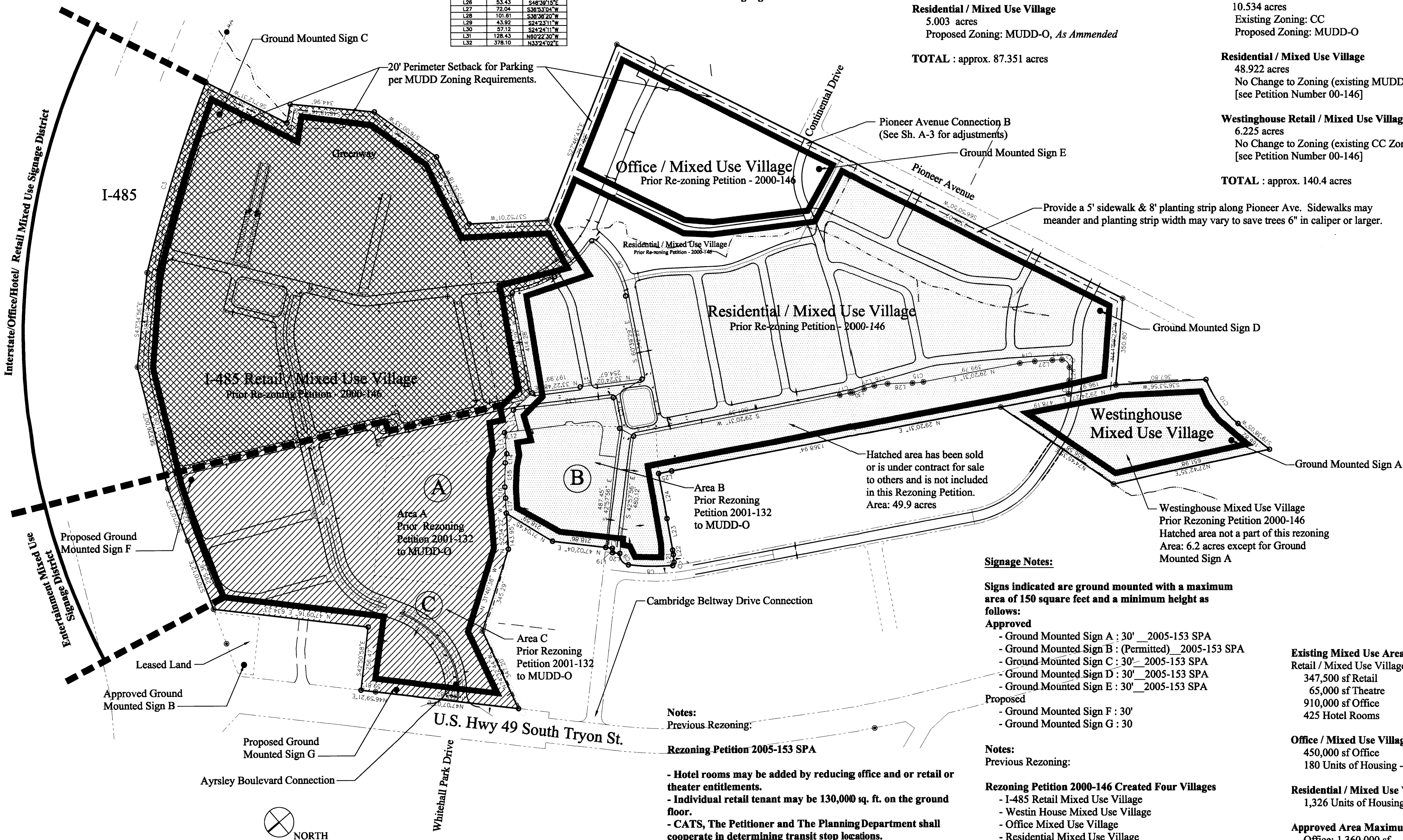
I-485 Retail / Mixed Use Village (Areas A, B, C, & D)
74.418 acres
Existing Zoning: CC & I-1
Proposed Zoning: MUDD-O

Office / Mixed Use (Parcel E)
10.534 acres
Existing Zoning: CC
Proposed Zoning: MUDD-O

Residential / Mixed Use Village
48.922 acres
No Change to Zoning (existing MUDD Zone)
[see Petition Number 00-146]

Westinghouse Retail / Mixed Use Village
6.225 acres
No Change to Zoning (existing CC Zone)
[see Petition Number 00-146]

TOTAL : approx. 140.4 acres



Signage Notes:

Signs indicated are ground mounted with a maximum area of 150 square feet and a minimum height as follows:

Approved

- Ground Mounted Sign A : 30' _2005-153 SPA
- Ground Mounted Sign B : (Permitted) _2005-153 SPA
- Ground Mounted Sign C : 30' _2005-153 SPA
- Ground Mounted Sign D : 30' _2005-153 SPA
- Ground Mounted Sign E : 30' _2005-153 SPA

Proposed

- Ground Mounted Sign F : 30'
- Ground Mounted Sign G : 30'

Notes:

Previous Rezoning:

Rezoning Petition 2000-146 Created Four Villages

- I-485 Retail Mixed Use Village
- Westin House Mixed Use Village
- Office Mixed Use Village
- Residential Mixed Use Village

Rezoning Petition 2001-132 Changed CC Areas and added Area

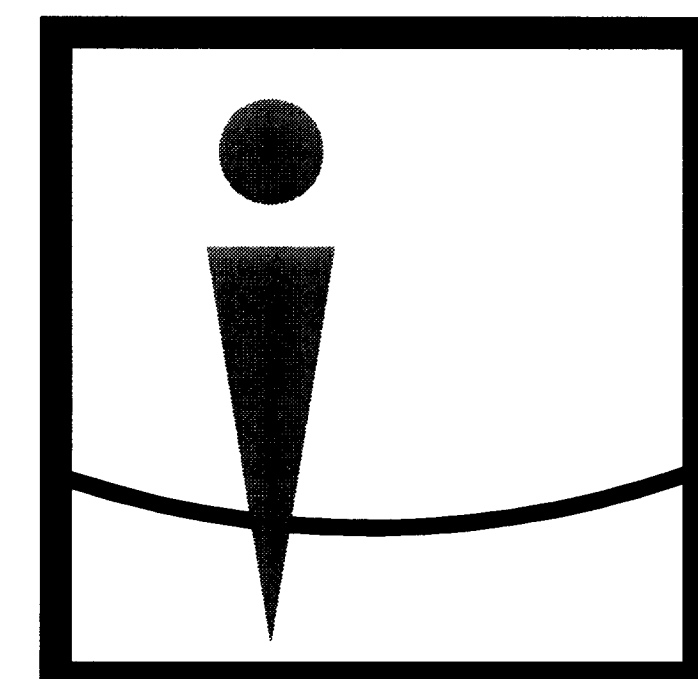
- Area A was added as MUDD-O to the I-485 Retail Mixed Use Village
- Area B was added as MUDD-O to the Residential Mixed Use Village
- Area C was changed from CC to MUDD-O
- Area A, B, & C are shown in outline form on this sheet for information purposes only.

Notes:

Previous Rezoning:

Rezoning Petition 2005-153 SPA

- Hotel rooms may be added by reducing office and or retail or theater entitlements.
- Individual retail tenant may be 130,000 sq. ft. on the ground floor.
- CATS, The Petitioner and The Planning Department shall cooperate in determining transit stop locations.
- Bicycle parking spaces will be incorporated throughout.
- Parking may be phased as surface parking initially if parking structures are planned to be installed at later date.
- The number of residential units required prior to allowing Phase II and Phase III entitlements was required to be 300 and 600 respectively.
- Directional and informational signage was permitted on the faces of buildings and ground mounted sign locations were adjusted.



Overcash Demmitt Architects

2010 south tryon street suite 1a
charlotte north carolina 28203
voice • 7 0 4 . 3 3 2 . 1 6 1 5
fax • 7 0 4 . 3 3 2 . 0 1 1 7
web • w w w . o d a r c h . c o m

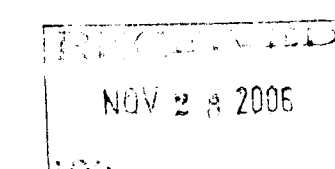
CAMBRIDGE PARTNERS

Ayrsley

New Urban Mixed Use Community

2007 - 021

CHARLOTTE, NORTH CAROLINA



REZONING SUBMITTAL	:	7/22/05
STAFF REVISIONS	:	8/26/05
REVISIONS	:	9/29/05
REVISIONS	:	10/05/05
REVISIONS	:	10/20/05
REVISIONS	:	10/25/05
REVISIONS	:	10/31/05
SIGNAGE REZONING	:	11/27/06
---	:	---
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Existing Mixed Use Area

Retail / Mixed Use Village**
347,500 sf Retail
65,000 sf Theatre
910,000 sf Office
425 Hotel Rooms

Office / Mixed Use Village**

450,000 sf Office
180 Units of Housing - part of 1,326 total

Residential / Mixed Use Village**

1,326 Units of Housing

Approved Area Maximums**

Office: 1,360,000 sf
Retail: 347,500 sf
Theatre: 65,000 sf
Hotels: 425 Rooms
Residential: 1,326 Units of Housing

- * 1,326 Units of Housing is Maximum for the entire site
- **See Development Standards for specific permitted uses

**FOR PUBLIC HEARING
PETITION NUMBER
2007 - 021**

A-1

OVERVIEW/BACKGROUND

Reference is made to that certain Rezoning Petition #2000-146 regarding the Ayrnsley Mixed Used Community located in the southeast quadrant of I-485 and N.C. Highway 49 (S. Tryon Street) in Charlotte, North Carolina. Petition #2000-146 provided for the creation of four (4) interconnected "villages" known as the I-485 Retail Mixed Use Village, the Westinghouse Retail Mixed Use Village, the Office Mixed Use Village and the Residential Mixed Use Village and set forth the permitted uses for and development standards governing such villages. Reference is also made to Rezoning Petition #2001-132 that provided for the reclassification of portions of the Ayrnsley property from the Commercial Center (CC) District to the Mixed Use Development District - Optional (MUDD-O) and the addition of certain parcels containing 5.733 acres (Rezoning Area A), 5.318 acres (Rezoning Area B) and 4.481 acres (Rezoning Area C) respectively as part of the I-485 Retail Mixed Use Village, all as set forth on the rezoning plan approved as part of Petition #2001-132. Petition #2001-132 superseded Petition #2000-146 only with respect to the I-485 Retail Mixed Use Village and the Office Mixed Use Village; Petition #2000-146 continued to govern the Residential Mixed Use Village and the Westinghouse Retail Mixed Use Village. It is noted that portions of the I-485 Retail Mixed Use Village as set forth on Petition #2001-132 and portions of the Residential Mixed Use Village as set forth on Petition #2000-146 are excluded from the I-485 Retail Mixed Use Village and the Residential Mixed Use Village for the purposes of this Petition #2005-153. Those portions of the I-485 Retail Mixed Use Village and those portions of the Residential Mixed Use Village not included on the Technical Data Sheet for this Petition #2005-153 shall remain governed by Petition #2001-132 and Petition #2000-146, respectively.

Pursuant to this Petition #2005-153, Petitioner desires to provide for certain modifications to the development standards and site element aspects of that portion of the I-485 Retail Mixed Use Village included within this Petition, the Office Mixed Use Village and that portion of the Residential Mixed Use Village included within this Petition.

Accordingly, these Technical Data Sheet Notes form a part of the Technical Data Sheet for this Petition #2005-153 in connection with development associated with that portion of the I-485 Retail Mixed Use Village included within this Petition (hereinafter referred to as the "I-485 Retail Mixed Use Village"), the Office Mixed Use Village and that portion of the Residential Mixed Use Village included within this Petition (hereinafter referred to as the "Residential Mixed Use Village"). IT IS UNDERSTOOD THAT AS TO THAT PORTION OF THE I-485 RETAIL MIXED USED VILLAGE INCLUDED IN THIS PETITION, THE OFFICE MIXED USE VILLAGE, AND THE RESIDENTIAL MIXED USE VILLAGE, THE PETITIONER HAS AGREED TO THE PETITION, THIS PETITION AND THESE TECHNICAL DATA SHEET NOTES SUPERSEDE ALL PRIOR REZONING PETITIONS, INCLUDING WITHOUT LIMITATION PETITION #2001-132 AND PETITION #2000-146.

Reference to the Technical Data Sheet herein shall include these Technical Data Sheet Notes. Development of the portion of the property identified on the Technical Data Sheet as the I-485 Retail Mixed Use Village, the Residential Mixed Use Village and the Office Mixed Use Village, and the individual components to be located thereon will be governed by the conditions of the Technical Data Sheet (including these Technical Data Sheet Notes) and those plans and drawings incorporated herein by reference and the applicable provisions of the City of Charlotte Zoning Ordinance in existence on the date of approval of this Petition (the "Ordinance"). As stated the Ayrnsley project consists of the following four (4) interconnected "villages": (i) the I-485 Retail Mixed Use Village as described in Section 1 below, (ii) the Westinghouse Retail Mixed Use Village as described in Section 1 below, (iii) the Office Mixed Use Village as described in Section 2 below, and (iv) the Residential Mixed Use Village as described in Section 3 below (each a "Village" and collectively the "Community" or the "Site"). PROVIDED, HOWEVER, AS STATED ABOVE DEVELOPMENT OF PORTIONS OF THE I-485 RETAIL MIXED USE VILLAGE NOT SHOWN ON THE TECHNICAL DATA SHEET SHALL REMAIN GOVERNED BY PETITION #2001-132, AND PORTIONS OF THE RESIDENTIAL MIXED USE VILLAGE NOT SHOWN ON THE TECHNICAL DATA SHEET AND THE WESTINGHOUSE RETAIL MIXED USE VILLAGE REMAIN GOVERNED BY REZONING PETITION #2000-146.

Section 1. I-485 Retail Mixed Use Village

For the purposes of this Petition, the Community includes, among other Villages, the I-485 Retail Mixed Use Village portion of the Community that encompasses an area of approximately 74.4 acres generally located between Interstate 485 on the northeast, Highway 49 (South Tryon Street) on the northwest, and the existing creek to the east and south as generally depicted on the Technical Data Sheet (the "I-485 Retail Mixed Use Village"). For the purposes of setting for certain MUDD-Optional variations for signage, the I-485 Retail Mixed Use Village includes the Entertainment Signage District and the Interstate Hotel/Office/Retail District, each as generally depicted on the Technical Data Sheet.

The I-485 Retail Mixed Use Village may be developed for any uses (including accessory uses) which are permitted by right or under prescribed conditions under the Ordinance for the Mixed Use Development District Optional (MUDD-O) in accordance with the standards of that district, the restrictions set forth in the Technical Data Sheet and the MUDD-Optional provisions set forth in Section 5 below. The development of the I-485 Retail Mixed Use Village shall be further governed by the General Standards set forth in Section 4 hereof. (b) The total Floor Area (as hereinafter defined) which may be developed within the I-485 Retail Mixed Use Village (excluding hotel uses) may not exceed 1,322,500 square feet of Floor Area, of which no more than 347,500 square feet of Floor Area shall be developed for retail uses excluding entertainment/theatre uses. In addition, the I-485 Retail Mixed Use Village shall include up to 425 hotel rooms (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

For the purposes of the development limitations set forth in these Development Standards, the term "Floor Area" or "floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of the principal building, and any accessory buildings or structures on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall not include any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses and structures accessory to residential uses on the Site. Provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of Floor Area.

Residential units and office square footage may be incorporated into the I-485 Retail Mixed Use Village so long as the maximum aggregate number of residential units for the entire Community does not exceed 1605 dwelling units or the maximum amount of office square footage for the entire Community does not exceed 1,360,000 square feet of Floor Area (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

(d) Hotels may be incorporated into the I-485 Retail Mixed Use Village so long as the total number of rooms for hotels on the entire Site does not exceed 425 (subject to adjustment up to a maximum of 550 rooms in accordance with the conversion rights set forth in Section 4(b) below).

(e) The public or private roads located within the I-485 Retail Mixed Use Village as depicted on the Technical Data Sheet shall be located in a modified grid system substantially in the manner generally depicted on the Technical Data Sheet, provided, however, Petitioner shall be entitled to modify the final location of the public or private roads on the Site in connection with final site and building design and development during the marketing, development and construction phases of the project, subject to the reasonable approval and consent of the Planning Department, and the Charlotte Department of Transportation with respect to material changes. The provisions of this Section 1(e) are not intended to limit the provisions of Part 8.5 of the Ordinance regarding development standards and review by the Planning Department in connection with development in a Mixed Use Development District-Optional (MUDD-O).

Section 2. Office Mixed Use Village

The Office Mixed Use Village portion of the Community encompasses an area of approximately 10.5 acres and is generally bounded on the north by the common boundary with property owned by Prologis, on the east by Pioneer Avenue and on the west and south by the existing creek and the Residential Village, as generally depicted on the Technical Data Sheet.

(a) The Office Mixed Use Village may be developed for any use (together with permitted accessory uses) which are permitted by right or under prescribed conditions under the Mixed Use Development District - Optional (MUDD-O) and may also be used for such support retail and restaurant uses as described in Section 2(d) below, in accordance with the standards of that district, the restrictions set forth in the Technical Data Sheet and the MUDD-Optional provisions set forth in Section 5 below. The development of the Office Mixed Use Village shall be further governed by the General Standards set forth in Section 4 hereof.

(b) The total Floor Area for buildings located in the Office Mixed Use Village may not exceed 450,000 square feet of office/retail uses and may include up to 180 residential units (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

(c) Residential units may be incorporated into the buildings on the Office Mixed Use Village as long as the maximum number of residential units for the entire Site does not exceed 1,605 dwelling units (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

(d) Support retail (including without limitation restaurants) may be incorporated as a mixed use component in the Office Mixed Use Village so long as such uses are limited to the ground floor only and so long as the maximum square footage of retail uses for the entire Site does not exceed 347,500 square feet of Floor Area (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

(e) The public or private roads located within the Office Mixed Use Village as depicted on the Technical Data Sheet shall be located in a modified grid system substantially in the manner generally depicted on the Technical Data Sheet, provided, however, Petitioner shall be entitled to modify the final location of the public or private roads on the Site in connection with final site and building design and development during the marketing, development and construction phases of the project, subject to the reasonable approval and consent of the Planning Department and the Charlotte Department of Transportation with respect to any material changes. The provisions of this Section 2(e) are not intended to limit the provisions of Part 8.5 of the Ordinance regarding development standards and review by the Planning Department in connection with development in a Mixed Use Development District-Optional (MUDD-O).

(f) Office Mixed Use Village land can be substituted for Residential Village land, and vice-versa, as long as the Residential Village acreage does not exceed 55 acres and the Office Mixed Use Village does not exceed 12 acres.

Section 3. Residential Mixed Use Village

The Residential Mixed Use Village is generally located south and west of the Office Mixed Use Village to Pioneer Avenue, as generally depicted on the Technical Data Sheet.

(a) The Residential Village may be developed for any use (including any accessory use) which is permitted by right or under prescribed conditions in the Mixed Use Development District (MUDD), in accordance with the standards of that district and the restrictions set forth in the technical Data Sheet. The development of the Residential Mixed Use Village shall be further governed by the General Standards set forth in Section 4 hereof.

(b) The total number of dwelling units which may be constructed within the Residential Mixed Use Village may not exceed 1,605 (subject to adjustment up to a maximum of 1,605 dwelling units (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below). Office and retail uses may be allowed on the ground floor of residential buildings within the Residential Mixed Use Village so long as the maximum mixed use square footage of office for the Site does not exceed 1,360,000 square feet of Floor Area and the maximum square footage of retail on the Site does not exceed 347,500 square feet of Floor Area (subject to adjustment in connection with the conversion rights set forth in Section 4(b) below).

(c) A variety of housing types and densities may be developed within the Residential Mixed Use Village.

(d) A Residential Mixed Use Village land may be substituted for land within the Office Mixed Use Village, and vice-versa, as long as the total area of the Residential Mixed Use Village does not exceed 55 acres and the total area of the Office Mixed Use Village does not exceed 12 acres.

(e) The public or private roads located within the Residential Mixed Use Village as depicted on the Technical Data Sheet shall be located in a modified grid system substantially in the manner generally depicted on the Technical Data Sheet, provided, however, Petitioner shall be entitled to modify the final location of the public or private roads on the Site in connection with final site and building design and development during the marketing, development and construction phases of the project, subject to the reasonable approval and consent of the Planning Department and the Charlotte Department of Transportation with respect to any material changes. The provisions of this Section 3(e) are not intended to limit the provisions of Part 8.5 of the Ordinance regarding development standards and review by the Planning Department in connection with development in Mixed Use Development Districts (MUDD).

Section 4. General Development Standards

The following general development standards shall apply to the development (the "Development") of the Community in addition to those restrictions set forth in Sections 1, 2 and 3 above:

(a) This Development is intended to be developed of a mixed use community composed of office, retail (including, without limitation, restaurant), single and multi-family residential, hotel, theatre, institutional and service uses. All Development will adhere to the restrictions and provisions contained in the Ordinance, including permitted uses, prescribed uses, accessory uses, setbacks, height and area restrictions, screening, parking, signage, landscaping, etc., and in Sections 1, 2, 3, 4 and 5 of the Technical Data Sheet. The exact details of configuration, placement and size of the individual site elements (including without limitation roads, buildings, parking areas, driveways, etc.) shall be determined during the design, development and construction phases and shall be governed by the requirements of the Ordinance and the Technical Data Sheet (including without limitation the maximums for floor area, rooms and units set forth herein).

(b) The Petitioner will not exceed the overall maximum square footage and unit/room calculations for each Proposed Use Type shown on the legend for the Technical Data Sheet but can adjust the percentages for any individual mixed use building, and for each Village in the manner described in the Technical Data Sheet Notes to accommodate development, design, leasing and market demand. The Petitioner may place retail and residential uses within buildings contemplated for office use in order to further the mixed use nature of the site. Retail floor area located within office buildings will not be counted toward the overall allowed retail floor area for the Community as long as the accessory/support retail in the office building does not exceed 20 % of the total building area. The maximum number of hotel rooms of 425 shown in the legend for the Technical Data Sheet may be increased to a total of 550 rooms provided that there is a reduction in either (i) the total square feet of office space in the Community at the rate of 300 square feet per room, (ii) the total square footage of theatre space in the Community at the rate of 100 square feet per room, or (iii) the office space or theatre space based on some combination of (i) and (ii). Office square footage on the Site may be substituted for (x) hotel square footage at the rate of one room for 300 square feet, and (y) for retail or theatre square footage at a one square foot to one square foot rate, and the maximum square footage of office space on the Site shown on the legend to the Technical Data Sheet may be increased accordingly.

(c) No more than one (1) individual tenant or owner shall occupy the ground floor of a single building or space for retail use of greater than 130,000 square feet of Floor Area. Other individual retail tenants shall not occupy greater than 60,000 square feet of Floor Area on the ground floor for their respective premises. For the purposes of these development limitations, retail use shall not be deemed to include entertainment and/or theatre uses.

(d) Notwithstanding any other provisions of the Technical Data Sheet to the contrary, except as set forth in the next sentence with respect to the Westinghouse Retail Mixed Use Village governed by Petition #2000-146, no fast food restaurants with drive-through windows or gas station/convenient stores will be allowed on the Site. As provided in Petition #2000-146, the Westinghouse Retail Mixed Use Village may include up to one (1) gas station/convenience store. Furthermore, any other drive through windows serving as an accessory use on the Site shall not be a public eating establishment.

(e) Height increases allowed in the MUDD District will be calculated from external boundary lines of the overall Community.

(f) The Community will have 2 transit stops in locations as may be subject to the reasonable approval of the Planning Department, the CATS Transit Director and the Petitioner. Such transit stops will be incorporated as the adjacent buildings are developed. The transit stops will incorporate a bus shelter (in keeping with the development design and image) and a loading area to accommodate the CATS buses. Specifics of the design of the transit stops will be determined by the Charlotte City Department of Transportation and CATS. The Petitioner shall construct, at its expense, the transit shelters associated with the two transit stops referred to on the Technical Data Sheet. The size of such transit shelters shall be appropriate for the level of bus service contemplated for the Community. Benches, bike racks, and sidewalks are planned to provide connectivity to the residential and commercial areas adjacent to these transit stops. The Petitioner, the Planning Department and the CATS Transit Director shall cooperate regarding timing of the installation of the transit stops to reflect when CATS and the Community are ready for transit service and when such service is appropriate for development within the Community. In this regard, subject to Petitioner's good faith efforts to cooperate with CATS, it is understood that development taking place on the Site will not be delayed due to delays in transit service or transit service not being available to the Site.

(g) Any public streets on the Site will be constructed in accordance with Charlotte Department of Transportation Standards and, except with respect to the primary entrance road across from Whitehall Park Drive as shown on the Technical Data Sheet, will be designed to accommodate on-street parking. Final right of way width for all public streets on the Site will be coordinated with the Charlotte Department of Transportation.

(h) The setbacks and yard requirements for the Site shall adhere to the requirements of the MUDD zoning district. No detached ponds will be located within setback or buffer areas. Petitioner agrees to ensure compliance with the SWIM buffer regulations and applicable state and Federal regulations regarding storm water.

(i) Internal sidewalks from buildings not fronting directly on public streets shall connect to the sidewalks system along public streets to provide connectivity.

(j) Parking shall be provided which will meet or exceed the standards of the Ordinance. Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences. Bicycle parking spaces will be incorporated throughout the development in accordance with the bicycle ordinance. (k) In mixed use areas, shared parking may be allowed at the discretion of the Zoning Administrator. Parking decks and underground parking will be allowed and Parking may be phased in such a manner to allow on grade parking in areas abutting the right-of-way and between buildings and the street when structured parking will be added at a later date. Portions of the decks will be designed with first floor commercial uses, where feasible subject to site and development constraints and the "deck edge" will be designed in a manner consistent with the Community design and image.

(l) Except as permitted by the MUDD - Optional provisions set forth in Section 5 below for the I-485 Retail Mixed Use Village, the Office Mixed Use Village and the Residential Mixed Use Village and except as set forth on the Technical Data Sheet, signage will meet or exceed the requirements as outlined in the Ordinance. Detached signs shall otherwise by subject to review by the Architectural Review Board described below with respect to uniformity of image, materials and character in keeping with the Architectural Standards.

(m) A Master Storm Water Management Concept Plan shall be developed and approved prior to the approval of any construction documents. Storm water runoff from the Site will be managed through a variety of proven techniques which at a minimum satisfy the standards imposed by the Charlotte/Mecklenburg Engineering Dept. No detention ponds will be located within setback or buffer areas. Petitioner agrees to ensure compliance with the SWIM buffer regulations and applicable state and Federal regulations regarding storm water.

(n) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All dumpsters on the Site will be screened with a solid enclosure with gates.

(o) All freestanding lighting fixtures (excluding public streetlights) installed will be uniform in design. Petitioner agrees to install pedestrian scale lighting along internal and external public and private streets shown on the Technical Data Sheet. The maximum height of any freestanding lighting fixture (excluding public street lights), including the base, shall not exceed 30' in the commercial mixed use areas, or exceed 20' in the non-mixed use residential areas and shall be capped for "full cutoff".

(p) The Petitioner agrees to establish an Architectural Review Board to review designs of all buildings proposed for the Community. The architectural standards developed for the Community will address allowed materials and construction systems, signage design requirements, image, masking guidelines, colors allowed, and approved landscaping materials.

(q) (i) Subject to applicable engineering approvals, Petitioner agrees to construct the following roads to provide access to the Site: (i) the access road at the intersection of Highway 49 across from Whitehall Park Drive as depicted on the Technical Data Sheet to be called Ayrnsley Town Boulevard (the "Whitehall Drive Connection") or in the alternative an access road at the intersection of Highway 49 across from Whitehall Park Drive in a location and design acceptable to the Planning Department and Charlotte Department of Transportation (the "Alternative Whitehall Drive Connection"); (ii) the access road connecting the intersection of Cambridge Beltway Drive and Highway 49 with the Site as depicted on the Technical Data Sheet (the "Cambridge Beltway Drive Connection"); (iii) the access road connecting the Site with Westinghouse Boulevard as depicted on the Technical Data Sheet (the "Westinghouse Boulevard Connection"); and (iv) a minimum of two (2) internal access roads connecting the Site to Pioneer Drive with one such access to be located within 500 feet of the Pioneer Drive/Westinghouse Boulevard intersection as depicted on the Technical Data Sheet (the "Pioneer Drive/Westinghouse Connection") and the other in a location acceptable to the Planning Department and Charlotte Department of Transportation (the "Pioneer Drive/Westinghouse Connection Alternative B") as depicted on the Technical Data Sheet (the "Pioneer Drive Alternative Connection"); together with the Pioneer Drive/Westinghouse Connection referred to as the "Pioneer Drive Connections"; it being understood that such roadway improvements relate to those specified as the Developer's responsibilities by the Traffic Information Study prepared by Kubilins Transportation Group, Inc. dated as February 28, 2000 (the "2/28/00 TIS"), as supplemented by Executive Summary dated as of March, 2000 (the "3/00 Executive Summary") and as further supplemented by phasing summary letter dated as of December 11, 2001 (the "12/11/01 Phasing Summary") and collectively with the 2/28/00 TIS and the 3/00 Executive Summary referred to as the "TIS"). It is understood that any other roads or streets, not described in item (i) through (iv) above, that provide access to and from the Site or adjoining properties from and to Highway 49, Pioneer Drive or Westinghouse Boulevard shown on any portion of the Site Plan are for illustrative purposes and are not required to be completed as part of this Rezoning Petition. (2) Reference is made to that certain Schematic Circuious Parking Scheme set forth as Detail A on the Technical Data Sheet regarding access to that certain parcel located at the intersection of proposed Ayrnsley Town Boulevard and Highway 49 (South Tryon Street) (the "South Tryon Corner Parcel"). Petitioner agrees that (i) the point of access from the South Tryon Corner Parcel to Ayrnsley Town Boulevard and to the driveway that intersects with Highway 49 (South Tryon Street) across from the existing Petro Express shall be located in substantially the same manner as depicted on Detail A and (ii) the driveway and parking design for the South Tryon Corner Parcel shall ensure a circuious connection from the access points described in item (i) above to avoid straight line access to and from such access points. It is understood that the driveway/parking areas and building locations shown on Detail A are an example of an acceptable circuious design and buildings on the South Tryon Corner Parcel shall be established during design, development and construction phases. Without limiting the foregoing, the South Tryon Corner Parcel may be developed for a single user or multiple users in a single building or multiple buildings provided that the access points and circuious driveway/parking areas requirements described above are satisfied in a manner reasonably acceptable to CDOT.

Except as set forth below in this paragraph, the Community shall be developed in certain phases tied to the completion of certain roadway improvements as described below such that no final certificates of occupancy will be issued with respect to improvements to be located within the I-485 Retail Mixed Use Village, the Office Mixed Use Village and the Residential Mixed Use Village unless and until the roadway improvements described below in items I.A., I.B., II, and IV have been completed in connection with the following described development in the specified amounts (together with associated parking and accessory uses):

I.A. Phase I.A. Improvements: completion of the on-site improvements to provide a connection from the Site to Whitehall Park Drive as shown in Figure C to the 12/11/01 Phasing Summary will permit the following development:

- 75,000 square feet of retail space, plus
- 50,000 square feet of office space, plus
- 350 residential dwelling units.

I.B. Phase I.B. Improvements: completion of (i) the improvements described in item I.A. above, (ii) an additional southbound left-turn lane on Highway 49 at Whitehall Park Drive into the Site, (iii) an additional northbound through-lane on Highway 49 across from Ayrnsley Town Boulevard to I-485, and (iv) remarking of the existing pavement on Whitehall Park Drive to provide an exclusive left-turn lane (to the extent feasible within existing pavement width), all as shown in Figure D to the 12/11/01 Phasing Summary, will permit the following development in addition to the development permitted in item I.A. above (which when combined with development permitted in item I.A. above will result in permitted development for all Phase I.A. and I.B. Improvements as shown in the [] below):

- 100,000 square feet of retail space [for total Phase I.A. and I.B. retail space of 175,000 square feet], plus
- 100,000 square feet of office space [for total Phase I.A. and I.B. office space of 150,000 square feet], plus
- 200 hotel rooms [for total Phase I.A. and I.B. hotel rooms of 200], plus
- 50 residential dwelling units [for total Phase I.A. and I.B. residential units of 400];

II. Phase II Improvements: completion of (i) the improvements described in items I.A. and I.B. above, (ii) a right-of-way/right-of-turn connection to Highway 49 at the Cambridge Beltway Drive Connection (i.e., south of the access location at Whitehall Park Drive) as shown as Access "B" on Figure E to the 12/11/01 Phasing Summary), and (iii) the improvements associated with either the Pioneer Drive Alternative A Connection or the Pioneer Drive Alternative B Connection as shown on Figure E to the 12/11/01 Phasing Summary will permit the following development in addition to the development permitted by items I.A. and I.B. above:

- An amount of additional retail, office and residential development, which when added to the development completed in connection with the Phase I.A., I.B. and II. Improvements described in items I.A., I.B. and II. above, would result in entering and exiting traffic to and from the Site in amounts not to exceed the Entering Traffic Threshold of 990 and the Exiting Traffic Threshold of 980 based on the following formula:

- Entering Traffic Threshold

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

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([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

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([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

([_____,000 square feet of Office] x .22) +

([_____,000 square feet of Retail] x 1.77) +

IV. Phase IV: The balance of the development permitted by this Technical Data Sheet shall be permitted after completion of the improvements described in Items I.A., I.B., II and III above without any further roadway improvements.

In connection with each request for a building permit and upon completion of construction of buildings associated with the permitted development described in items I.A., I.B., II and III above, the Petitioner shall submit to CDOT a summary setting forth the square footage amounts of the development by type completed on the Site, the square footage amounts of the development by type for which the Petitioner is requesting a building permit, and the calculations of the Entering Traffic Threshold and the Exiting Traffic Threshold resulting from the existing and the proposed development, in order to ensure compliance with the above-referenced phasing requirements. CDOT shall communicate to the Petitioner and applicable representatives of Mecklenburg County Building Standards Department, CDOT's acceptance or rejection of the accounting summary and the resulting compliance or lack of compliance with the Entering Traffic Threshold and the Exiting Traffic Threshold promptly upon receipt by CDOT of all such information reasonably necessary to verify such compliance.

For the purposes of the calculations of the permitted development described above, the amount of permitted development set forth for a specific use may be increased above the amounts shown to the extent that the amount of actual development for other uses is less than the amounts shown, in accordance with the following conversion ratios: office square footage may be substituted for unused hotel rooms at the rate of one room for 1,250 square feet of office space; office square footage may be substituted for unused retail or theatre square footage at the rate of 1 square foot to 1 square foot;

TECHINCAL DATA NOTES CONTINUED

2. Permitted signage types include all signs permitted under Chapter 13 including and/or in addition to the following:

- computer programmable L.E.D. systems with full-color, full-matrix display,
- full color outdoor video display,
- blade signs,
- decorative signs,
- fabricated letters, symbols and/or logos,
- message centers including ticker tape type moving messages,
- signs with moveable parts,
- marquee signs,
- movie posters, signs and/or banners,
- changeable copy signs,
- on premises signage,
- movie type projected images from either direct projection or rear screen projection,
- digitally printed vinyl wall signs wrapped around a supporting structure,
- murals/artwork, and
- advertising banners.

3. Wall signage may cover up to 75 % of a single wall but may not cover more than an average of 50 % of the total area of the building walls;

4. No additional area limitation shall apply to wall signage and there is no additional maximum area per wall or tenant;

5. Wall signage may be may be transferred to another wall;

6. Wall signage may be located on any exterior building wall and/or any interior atrium/ gallery wall;

7. Wall signage may extend up to 20 feet above and/or beyond the parapet or roofline of the building;

8. Signage may cover all or a part of an individual window but may not cover more than 30 % of the total window area of the building;

9. Window signage shall not be calculated as a part of the maximum allowable wall signage area noted above;

10. Signage may extend from the building face and/or up to 20 feet above and/or beyond the parapet or roof. Signage located in the area between grade level and up to 10 feet in height from grade level may extend up to four inches into the 14 foot required setback on internal public streets within the Entertainment Signage District portion of the I-485 Retail Mixed Use Village. There may be any number of projecting signs located over 9 feet in height that conform to the standard UMUD sign provisions outlined in Section 13.108a(2) and the area of those signs shall be included within and calculated as part of the area outlined above in Section 5.E.3. Up to 10 projecting signs per building wall may be placed on that portion of the building wall located between 10 feet in height and 20 feet in height from grade level. These projecting signs may extend up to 8 feet into the required setback on internal public streets within the Entertainment Signage District portion of the I-485 Retail Mixed Use Village and the area of those signs shall not be included in or calculated as part of the area outlined above in Section 5.E.3. Up to 10 projecting signs per building wall may be placed on that portion of the building wall over 20 feet in height from grade level. These projecting signs may extend up to 12 feet into the 14 foot required setback on internal public streets within the Entertainment Signage District portion of the I-485 Retail Mixed Use Village and the area of those signs shall not be included in or calculated as part of the area outlined above in Section 5.E.3;

11. There shall be no limit on the maximum sign area of individual projecting signs;

12. A projecting sign, wall sign, or combination of both may be located on any building wall;

13. Projecting signage shall not be calculated as a part of the maximum allowable wall signage area noted above except as otherwise provided in Section 5.E.10;

14. Canopies and/or awnings shall not be calculated as a part of the maximum allowable wall signage area noted above;

15. Signage placed on canopies and/or awnings shall not be calculated as a part of the maximum allowable wall signage area noted above;

16. All signs may be internally or externally lit by any means and at any times;

17. All signs may be temporary or permanent;

18. Signs may be in a fixed location or movable;

19. Artwork, such as but not limited to murals, may be painted directly onto the building facade(s) or digitally printed on an acrylic or vinyl type material and permanently applied to a facade;

20. In no event shall digitally printed vinyl projecting signs be allowed;

21. In no event shall internally illuminated flat panel acrylic face embossed signs with translucent vinyl graphics be allowed;

22. Any sign upon which the copy relates to upcoming or pending tenant sales events or building space leasing matters is subject to the standard UMUD sign provisions outlined in Section 13.108(a) rather than these "Optional" provisions;

23. Although building or site lighting is not considered signage under the Ordinance, these provisions recognize that lighting will be a key design element for the project. Any type of lighting, such as but not limited to accent lighting, tivoli type lighting, neon lights, flashing lights, colored lights, attached lighting, major or minor projecting lighting, light beams of any color and lamppost lighting may be utilized on the Site. Any lighting on the Site shall not be calculated as a part of the maximum allowable wall signage area noted above. In addition, year-round decorative lighting may be attached to trees on the site and/or within abutting rights-of-way subject to any necessary approval from the appropriate governmental entity;

(d) Attached Signage for I-485 Retail Mixed Use Village: Interstate Hotel/Office/Retail Signage District. (See Technical Data Sheet A-1): The MUDD signage provisions may be modified for the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village as follows to allow a vibrant, exciting signage system that identifies the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village and the tenants within the building located thereon as a signature mixed use venue and creates a sense of place. All signage associated with the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village shall conform to Section 13.108a. of the Ordinance with the exception of the following *Optional* variations:

1. Allowable signage types include all detached and attached signs permitted under Chapter 13 including and/or in addition to projecting signs and/or roof signs that may extend up to 20 feet above and/or beyond the roof or parapet;

2. Permitted signage types include all signs permitted under Chapter 13 including and/or in addition to the following:

- ? computer programmable L.E.D. systems with full-color, full-matrix display,
- ? blade signs,
- ? decorative signs,
- ? fabricated letters, symbols and/or logos,
- ? message centers including ticker tape type moving messages,
- ? signs with moveable parts,
- ? movie posters, signs and/or banners,
- ? changeable copy signs,
- ? on premises signage,
- ? digitally printed vinyl wall signs wrapped around a supporting structure,
- ? murals/artwork, and
- ? advertising banners.

3. No additional area limitation shall apply to wall signage and there is no additional maximum area per wall or tenant;

4. Wall signage may be may be transferred to another wall;

5. Wall signage may be located on any exterior building wall and/or any interior atrium/ gallery wall;

6. Wall signage may extend up to 20 feet above and/or beyond the parapet or roofline of the building;

7. Signage may cover all or a part of an individual window but may not cover more than 30 % of the total window area of the building;

8. Window signage shall not be calculated as a part of the maximum allowable wall signage area noted above;

9. Signage may extend from the building face and/or up to 20 feet above and/or beyond the parapet or roof. Signage located in the area between grade level and up to 10 feet in height from grade level may extend up to four inches into the 14 foot required setback on internal public streets within the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village. There may be any number of projecting signs located over 9 feet in height that conform to the standard UMUD sign provisions outlined in Section 13.108a(2) and the area of those signs shall be included within and calculated as part of the area outlined above in Section 5.E.3. Up to 10 projecting signs per building wall may be placed on that portion of the building wall located between 10 feet in height and 20 feet in height from grade level. These projecting signs may extend up to 8 feet into the required setback on internal public streets within the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village and the area of those signs shall not be included in or calculated as part of the area outlined above in Section 5.E.3. Up to 10 projecting signs per building wall may be placed on that portion of the building wall over 20 feet in height from grade level. These projecting signs may extend up to 12 feet into the 14 foot required setback on internal public streets within the Interstate Hotel/Office/Retail Signage District portion of the I-485 Retail Mixed Use Village and the area of those signs shall not be included in or calculated as part of the area outlined above in Section 5.E.3;

10. There shall be no limit on the maximum sign area of individual projecting signs;

11. A projecting sign, wall sign, or combination of both may be located on any building wall;

12. Projecting signage shall not be calculated as a part of the maximum allowable wall signage area noted above except as otherwise provided in Section 5.E.10;

13. Canopies and/or awnings shall not be calculated as a part of the maximum allowable wall signage area noted above;

14. Signage placed on canopies and/or awnings shall not be calculated as a part of the maximum allowable wall signage area noted above;

15. All signs may be internally or externally lit by any means and at any times;

16. All signs may be temporary or permanent;

17. Signs may be in a fixed location or movable;

18. Artwork, such as but not limited to murals, may be painted directly onto the building facade(s) or digitally printed on an acrylic or vinyl type material and permanently applied to a facade;

19. In no event shall digitally printed vinyl projecting signs be allowed;

20. In no event shall internally illuminated flat panel acrylic face embossed signs with translucent vinyl graphics be allowed;

21. Any sign upon which the copy relates to upcoming or pending tenant sales events or building space leasing matters is subject to the standard UMUD sign provisions outlined in Section 13.108(a) rather than these "Optional" provisions;

22. Although building or site lighting is not considered signage under the Ordinance, these provisions recognize that lighting will be a key design element for the project. Any type of lighting, such as but not limited to accent lighting, tivoli type lighting, neon lights, flashing lights, colored lights, attached lighting, major or minor projecting lighting, light beams of any color and lamppost lighting may be utilized on the Site. Any lighting on the Site shall not be calculated as a part of the maximum allowable wall signage area noted above. In addition, year-round decorative lighting may be attached to trees on the site and/or within abutting rights-of-way subject to any necessary approval from the appropriate governmental entity;

(e) Variation for Building Permitted Parcel. Reference is made to that certain parcel designated as the "MUDD Optional Building Previously Permitted" on the Technical Data Sheet. Since building permits for the improvements on such parcel have been issued, the existing building, parking and driveway improvements located thereon shall be exempt from the development standards applicable to MUDD but any expansion of such improvements shall conform to such requirements.

(c) Diagonal Parking Within I-485 Retail Mixed Use Village. Diagonal parking at 45° angles in lieu of or in addition to parallel parking may be permitted along the following streets within the I-485 Retail Mixed Use Village:

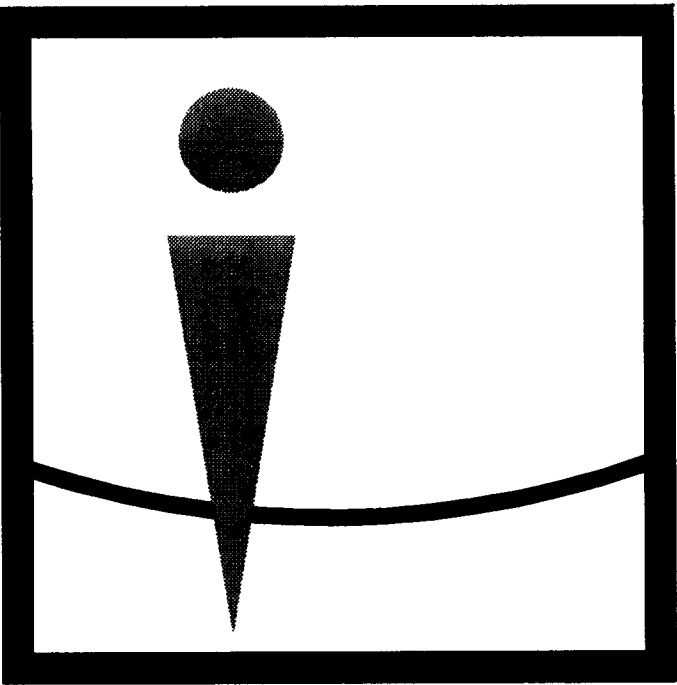
- Ayrsey Town Boulevard for a distance extending 1200 feet from South Tryon Street to its connection with Silver Crescent Street;

- Silver Crescent Street; and

- North Kings Parade Street.

(f) A Traffic claming table shall be permitted on Ayrsey Town Boulevard at the entrance to "Front Door Retail" and The Arcade/YMCA buildings (See Sheet A-3 for detail).

(h) Parking Deck Designs. Architectural treatment and design features associated with structured parking facilities located within the I-485 Retail Mixed Use Village and the Office Mixed Use Village may vary from the standards of the Ordinance for such facilities provided that such treatment and design substantially allows clear views into the deck from various on grade or above grade locations to promote safety for the deck users by making the users visible to others. This will entail lower height opaque horizontal structural panels and the possible use of decorative measures that create a pleasing but safety oriented façade.



Overcash Demmitt Architects

2010 south tryon street suite 1a
charlotte north carolina 28203
voice • 7 0 4 . 3 3 2 . 1 6 1 5
fax • 7 0 4 . 3 3 2 . 0 1 1 7
web • w w w . o d a r c h . c o m

CAMBRIDGE PARTNERS

Ayrsey

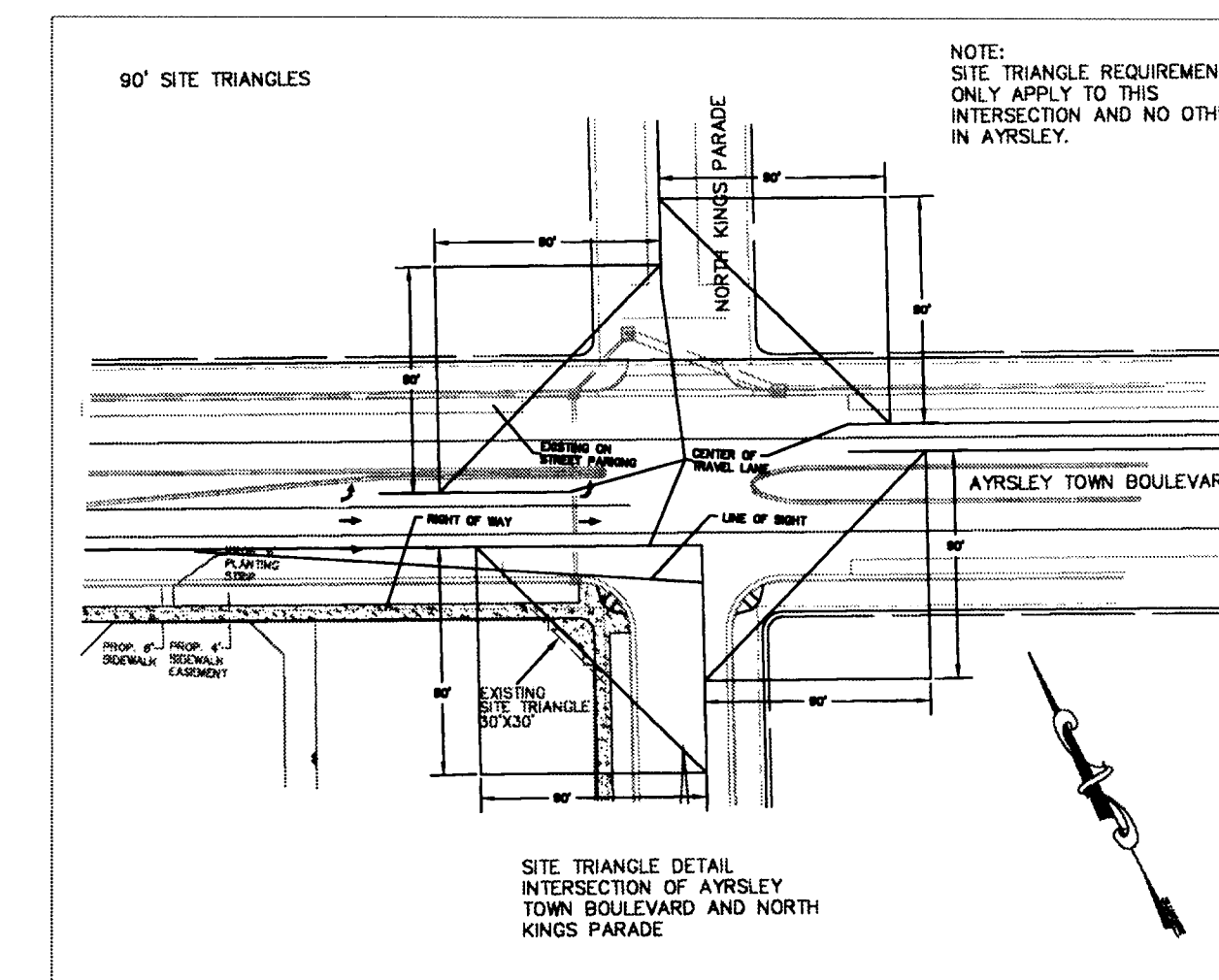
New Urban Mixed Use Community

2007 - 021
CHARLOTTE, NORTH CAROLINA

REZONING SUBMITTAL	:	7/22/05
STAFF REVISIONS	:	8/26/05
REVISIONS	:	9/29/05
REVISIONS	:	10/05/05
REVISIONS	:	10/20/05
REVISIONS	:	10/25/05
REVISIONS	:	10/31/05
SIGNAGE REZONING	:	11/27/06
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FOR PUBLIC HEARING
PETITION NUMBER
2007 - 021

A-2b



INSET "A" N.T.

A-E

PER REZONING PORTION: SPA 2003-103

 ROADS ELIMINATED

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

Project: TOWN OF AYRSLEY
CHARLOTTE, NORTH CAROLINA
Title: COVENANTS PLAN

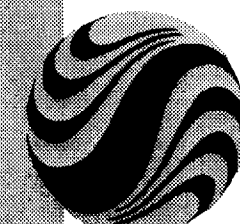
File #: 05183-rev-3.DWG Date: 7/25/05

THE ISAACS GROUP CIVIL ENGINEERING DESIGN AND CONSULTING	Project Egr:	ABC
	Design By:	ABC
	Drawn By:	ABC
	Scale:	1"=150'

720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
(704) 527-3440 FAX (704) 527-8335

A-3

NO.	BY	DATE	REVISION
5	BOB	6/29/2006	REVISE ROADS: 1400 FT PER CITY (60002)
6	BOB	6/29/2006	REVISE ROADS: 1400 FT TO 1500 FT
6	BOB	6/29/2006	REVISE ROADS: 1500 FT TO 1600 FT
8	BOB	9/27/06	REVISE ROADS: 1600 FT TO 1700 FT
7	BOB	6/29/2006	REVISE: 1700 FT TO 1800 FT
8	BOB	11/29/2006	REVISE: 1800 FT TO 1900 FT



Stantec Consulting Services Inc.
2127 Ayrsley Town Blvd, Suite 30
Charlotte, NC 28273
Tel. (704) 329-0900
Fax. (704) 329-0905
www.stantec.com

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Legend

N/F - NOW OR FORMERLY
R/W - RIGHT-OF-WAY
DB / PG - DEED BOOK AND PAGE
MB / PG - MAP BOOK AND PAGE

Notes

- THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.
- OWNER(S) OF RECORD AS SHOWN HEREON ARE TAKEN FROM PL REFERENCED IN NOTE 3. AND MECKLENBURG COUNTY GIS INFORMATION.
- BOUNDARY INFORMATION (DISTANCES, BEARINGS AND AREAS) IS FROM AN UNRECORDED PLAT ENTITLED BOUNDARY SURVEY OF AYR PREPARED BY THE ISAACS GROUP, INC. DATED 11/17/00 AND LATER REVISED 11/20/00 AND ALSO MB 36 PG 657, MB 42 PG 501, MB PG 309, MB 42 PG 903, MB 30 PG 67 AND MB 43 PG 329 AS WELL AS ELECTRONIC DRAWINGS PROVIDED BY THE ISAACS GROUP.
- THE SOLE PURPOSE OF THIS WORKSHEET IS TO SHOW AREAS THAT ARE SEPARATE AND EXCLUDED FROM THE REMAINING LANDS OF AYRSLEY TOWN CENTER.
- AREA ENCOMPASSED BY THIS PLAT IS COMPRISED OF LANDS OF B.K. HOLDINGS, LLC (DB 11002 PG 605), B.Y. HOLDINGS, LLC (DB 11247 PG 703, DB 11002 PG 605, & (DB 12558 PG268) BY HOLDINGS, LLC (DB 10343 PG 505) AYRSLEY RETAIL DEVELOPMENT, LLC (DB 14448 PG 913) AYRSLEY ARCADE DEVELOPMENT GROUP, LLC (DB 17200 PG 645) AYRSLEY LAND PARTNERS, LLC (DB 15539 PG 233) AYRSLEY RETAIL DEVELOPMENT GROUP, LLC (DB 15539 PG 237)

3. ADD AREAS NOT TO BE REZONED	RDB	WJW	11.31
2. REVISE CONFIGURATION OF PARCELS	RDB	WJW	09.21
1. REMOVE AREAS A-D	RDB	WJW	08.11

Revision Dwn. Chkd. M.M.D.

170303076-B RDB WJW N/A 07.21
File Name Dwn. Chkd. Desgn. M.M.D.

Permit-Seal

Client/Project

AYRSLEY DEVELOPMENT CORP.
6100 FAIRVIEW ROAD SUITE 650
CHARLOTTE, N.C. 28210

Title

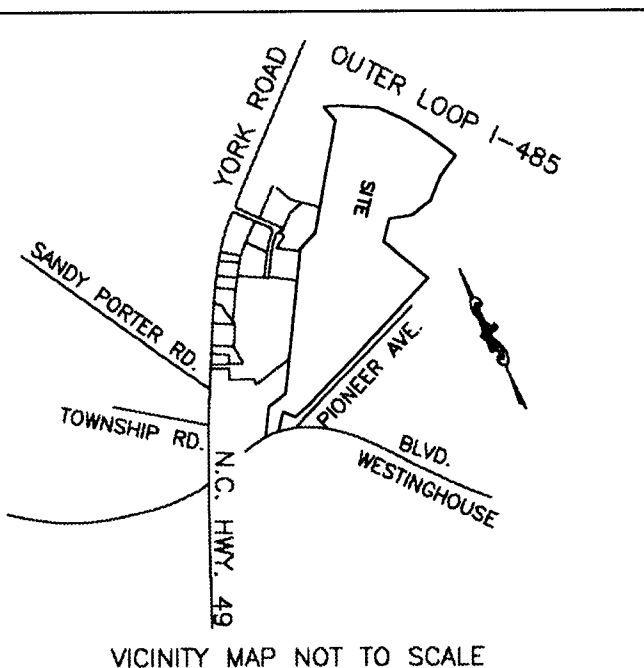
PLANNING WORKSHEET FOR
AYRSLEY TOWN CENTER
REZONING PLAN
PER REZONING PETITION 2007-021
MECKLENBURG COUNTY, NORTH CAROLINA

Project No. 170303076 Scale 1"=200' Date 07-27-05

Drawing No. Sheet Revision

A-4

2



VICINITY MAP NOT TO SCALE

L18	30.00	N47°02'04"E
L19	17.22	S42°57'56"E
L20	30.00	N47°02'04"E
L21	30.99	N54°04'28"W
L22	18.24	N57°22'24"W
L23	128.36	N59°51'16"W
L24	185.92	N59°51'16"W
L25	54.51	N29°20'31"E
L26	53.43	N48°39'15"W
L27	72.04	S36°53'04"W
L28	101.61	S38°38'20"W
L29	43.92	S24°23'11"W
L30	57.12	S24°24'11"W
L31	128.43	N60°22'30"W
L32	378.10	S33°24'02"W
L33	64.83	N69°17'15"E
L34	60.00	S56°35'58"E

CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C3	809.07'	5555.79'	S32°10'54"E	808.36'
C4	184.32'	480.50'	S20°20'41"W	183.19'
C5	211.88'	480.50'	S03°16'36"E	210.16'
C6	269.03'	370.52'	N81°29'22"W	263.16'
C7	14.39'	16.78'	N27°00'18"W	13.95'
C8	181.62'	820.30'	N41°19'33"E	181.25'
C9	63.67'	40.00'	S86°45'42"E	57.16'
C10	223.60'	431.97'	N85°32'10"W	221.11'
C11	54.81'	469.50'	N45°18'36"W	54.77'
C12	48.25'	30.00'	S85°16'25"W	43.21'
C13	39.22'	970.00'	S38°02'35"W	39.22'
C14	61.87'	470.00'	S33°06'48"W	61.83'
C15	45.43'	280.00'	S33°59'25"W	45.38'
C16	54.66'	220.00'	S31°31'16"W	54.52'
C17	45.68'	530.00'	S26°52'21"W	45.67'
C18	34.44'	719.50'	N32°01'45"E	34.44'

LAND OF
CENTRAL STEEL CREEK
PRESBYTERIAN CHURCH
DEED BK-5778 PG-993
PIN #203-081-10

WESTINGHOUSE
MIXED USE VILLAGE

6.22± ACRES
NOT TO BE REZONED

WESTINGHOUSE BOULEVARD
(PUBLIC R/W VARIES)
EXCEEDS 100' MINIMUM R/W REQUIRED

LAND OF
FIRST UNION NATIONAL BANK
DEED BK-5080 PG-187
PIN #203-081-01

LAND OF
PRILLAMAN CHEMICAL CORP.
DEED BK-4332 PG-435
PIN #203-081-22

29.96± ACRES
NOT TO BE REZONED

RESIDENTIAL/MIXED
USE VILLAGE

OFFICE/MIXED USE VILLAGE

RESIDENTIAL/MIXED
USE VILLAGE

4.94± ACRES
NOT TO BE REZONED

4.34± ACRES
NOT TO BE REZONED

4.34± ACRES
NOT TO BE REZONED

TOTAL AREA ENTIRE AYRSLEY DEVELOPMENT= 140.4± ACRES
NET AREA TO BE REZONED 87.4± ACRES

I-485 RETAIL/MIXED USE VILLAGE

OUTER BELT LOOP
(PUBLIC R/W VARIES)
EXCEEDS MINIMUM 350' R/W REQUIRED

LAND OF
GENERAL TIME INC.
DEED BK-5632 PG-96
PIN #203-083-01A

PARCEL 3
ARROWOOD SOUTHERN CO.
MAP BK-32 PG-488
DEED BK-2899 PG-130
PIN #203-081-13

LAND OF
SD NORTH CAROLINA
DEED BK-5899 PG-782
PIN #203-081-24

FOR PUBLIC HEARING
PETITION NUMBER
2007 - 021

A-4

1362_A-4.dwg

BAR SCALE 1"=200'
0 50 100 200 400

