

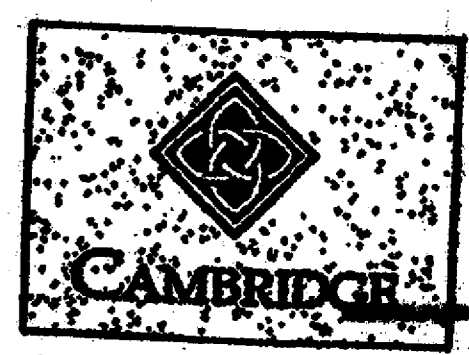
Proposed and Existing Overall Site Data for Villages

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 Village (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]



FOR PUBLIC HEARING
 Petition Number 2001 - 132

Ayrsley
 New Urban Mixed Use
 Community

CHARLOTTE, NORTH CAROLINA
 ODA 991362/02

SITE DATA

Total Area of Rezone:	84,952 Acres
Area A Rezone:	5,827 Acres Existing I-1 Proposed MUDD-O
Area B Rezone:	5,362 Acres Existing I-1 Proposed MUDD-O
Area C Rezone:	4,481 Acres Existing CC Proposed MUDD-O
Area D Rezone:	58,748 Acres Existing CC Proposed MUDD-O
Area E Rezone:	10,534 Acres Existing CC Proposed MUDD-O

Proposed 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
- Residential / Mixed Use Village**
 1,605 Units of Housing*

Proposed Area Maximums
 Office: 1,360,000 sf
 Retail: 347,500 sf
 Theatre: 65,000 sf
 Hotels: 425 rooms
 Residential: 1,605 Units of Housing

* 1,605 Units of Housing is the maximum for the entire site

SIGNAGE NOTE:
 Signs indicated are Ground Mounted with a maximum area of 150 sf and a maximum height as follows:
 Ground Mounted Sign A: 30'
 Ground Mounted Sign B: 40'
 Ground Mounted Sign C: 30'

General Site Plan Requirements

- The Engineering and Property Management Department has reviewed the site plan submitted in connection with the subject rezoning petition. Upon application for building permits, the following requirements will be made:
- Development must conform to the Charlotte Subdivision Regulations, Chapter 20 of the City Code.
 - Standard 2'-6" curb and gutter, associated storm drainage and 4-foot sidewalk along property frontage on Pioneer Avenue and 5-foot sidewalk on South Tryon Street.
 - Stormwater detention facilities in accordance with Drainage Detention Ordinance, a portion of Appendix A of the City Code.
 - Grading permit in accordance with Chapter 18 of the City Code.
 - Driveway permits in accordance with the Charlotte Driveway Regulations.
 - Development must conform to the Surface Water Improvement Management Plan (SWIM) and Stream Buffer Implementation Guidelines of November 1999.
 - Encroachment agreement for improvements within the South Tryon Street right of way, a North Carolina Department of Transportation maintained roadway.
 - Site will comply with Chapter 21 Section 45 of the Charlotte City Code. Trees 8 inches diameter breast height that are located in the setback will be shown on the grading and/or site plan with tree protection details and notes. These trees cannot be removed without a permit from the Urban Forestry Staff.
 - Site will comply with Chapter 21 of the Charlotte City Code. The plans should include a note "Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval."
 - The number and types of trees required for this site will be determined by the Urban Forestry Staff during landscape plan review.
 - Existing trees that are damaged or impacted by construction may require mitigation and/or monetary fines.

Technical Data Sheet 1"=200'

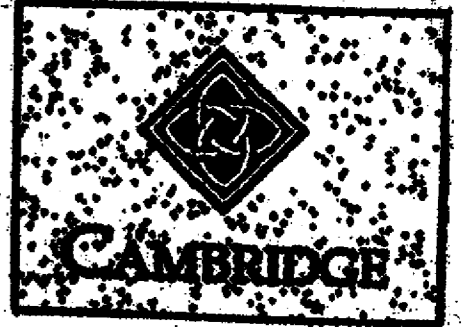
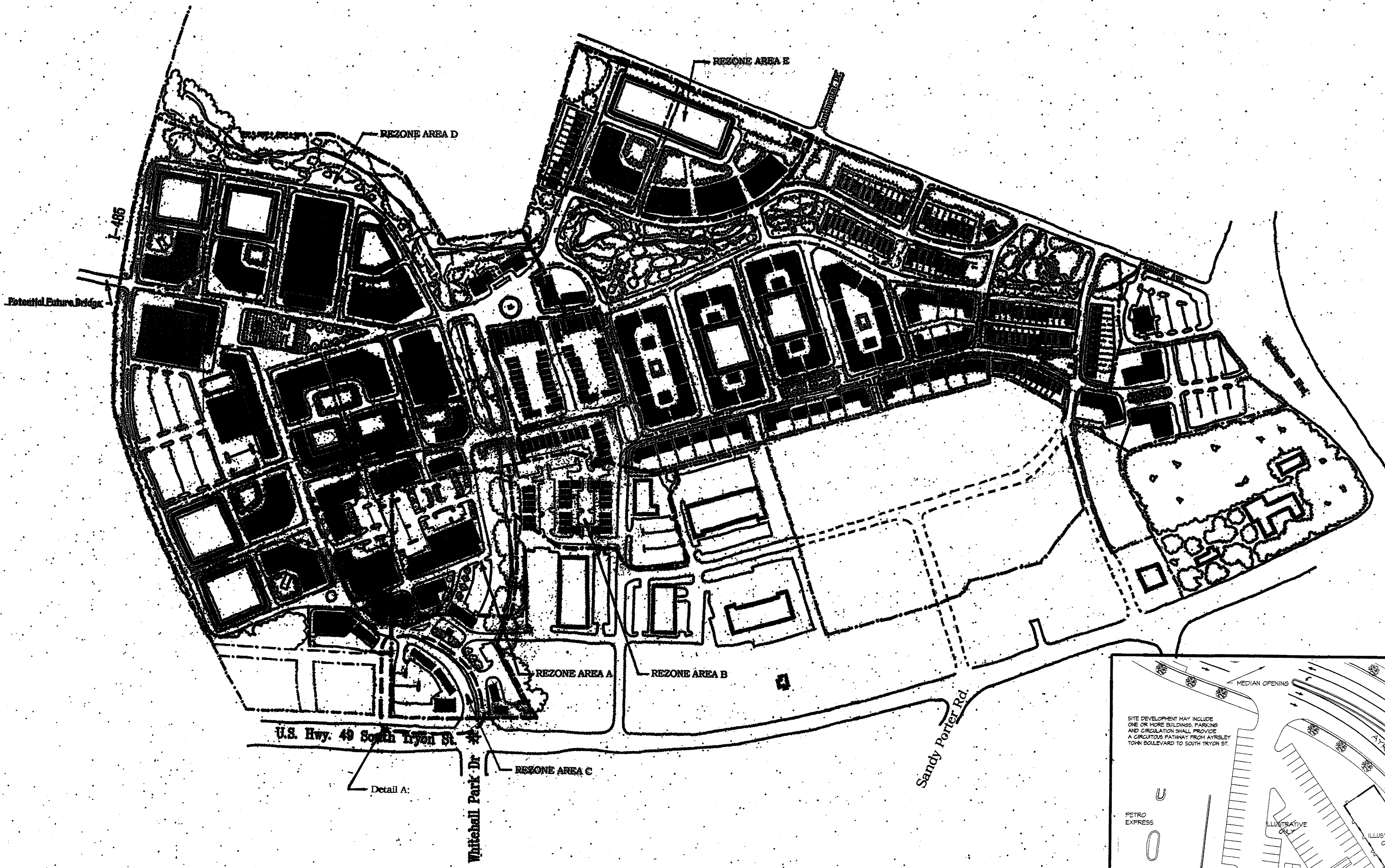
See Technical Data Sheet notes attached to and submitted herewith as part of the rezoning package.

SEPTEMBER 19, 2001

ISSUED:

REVISIONS: 10.11.2001
 12.5.2001

APPROVED BY CITY COUNCIL
 DATE 12/17/01



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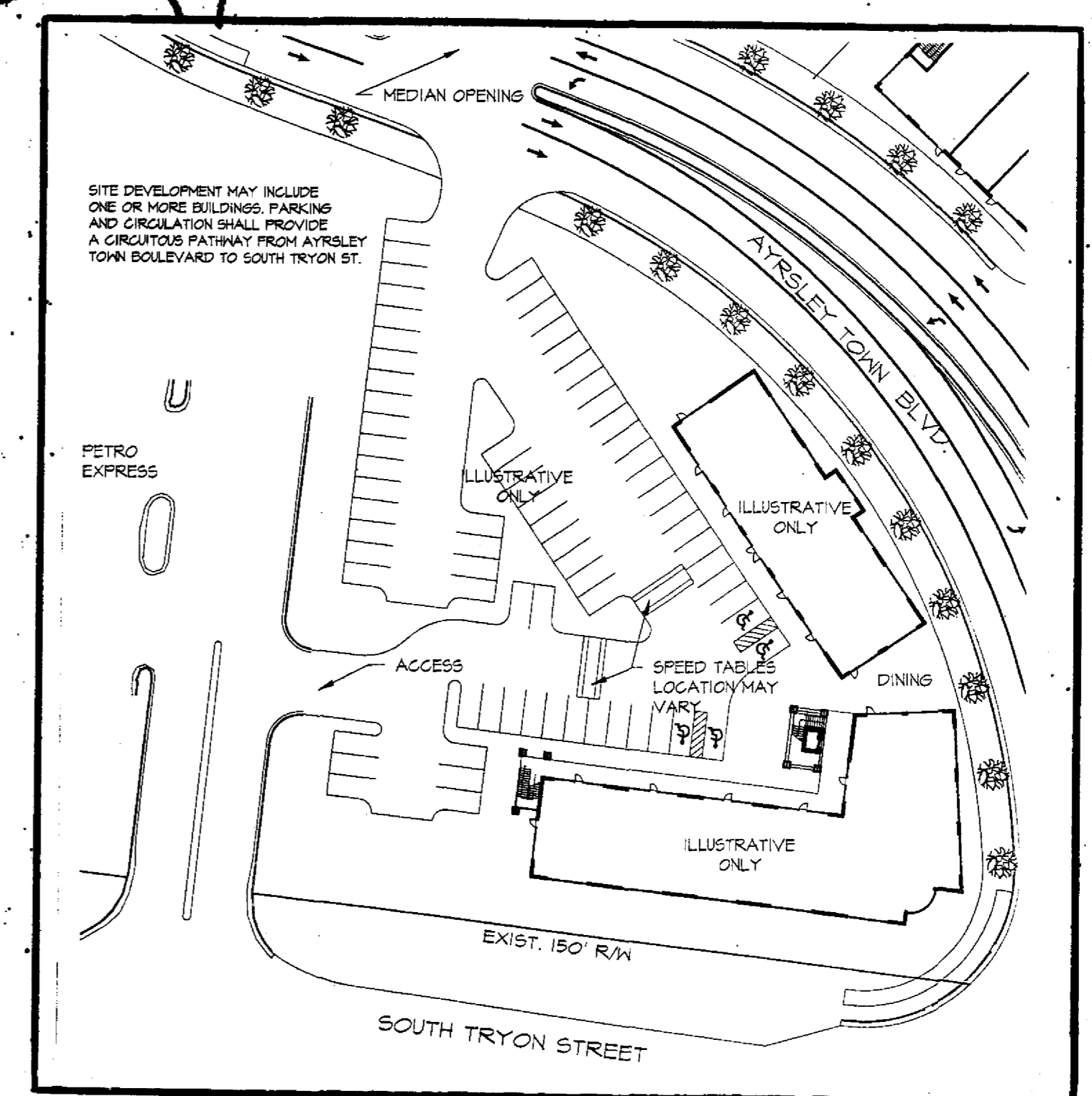
ISSUED:

REVISIONS: 10.11.2001
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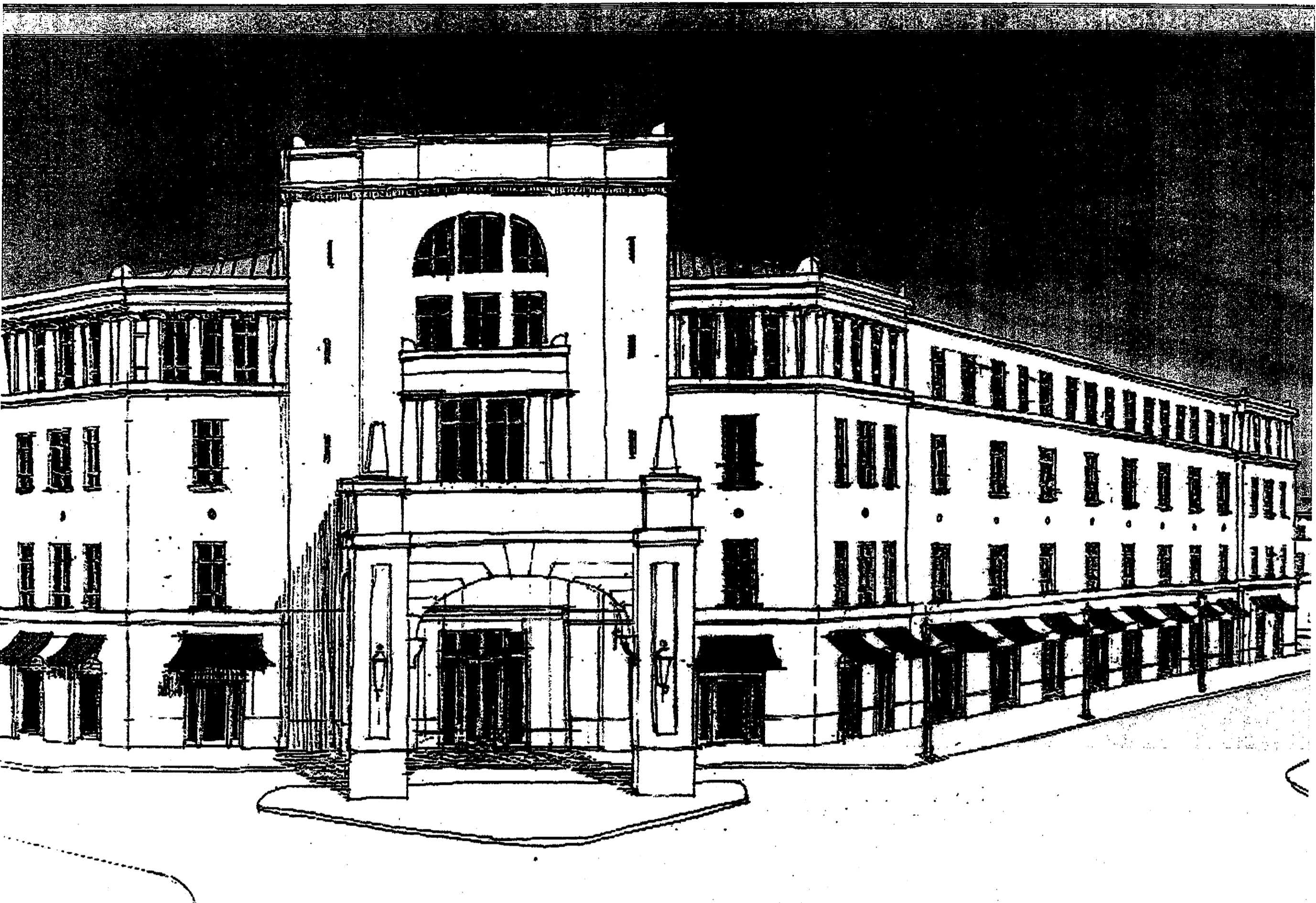
Schematic Site Plan &
Road Layout



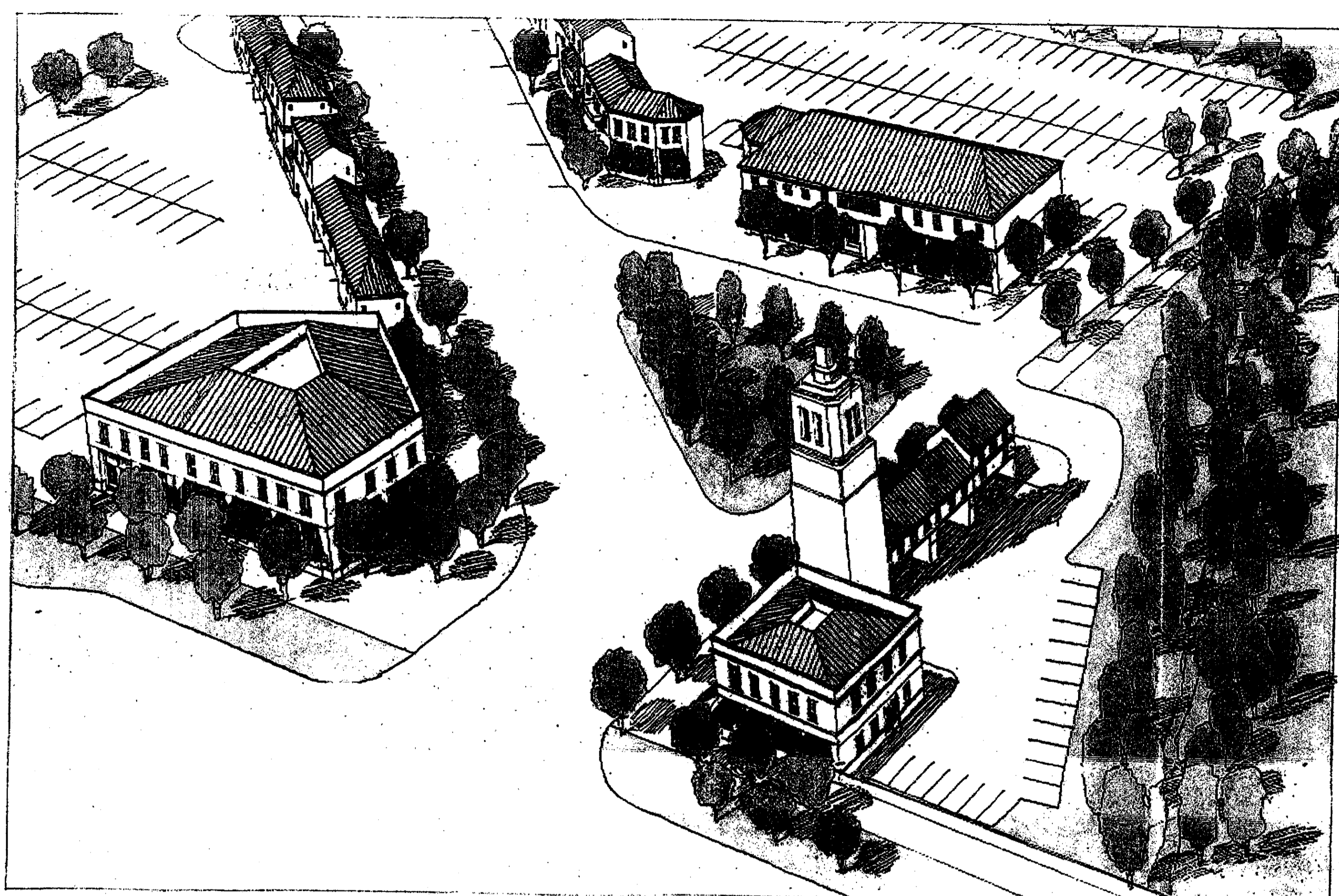
DETAIL A: ILLUSTRATIVE CIRCUITOUS PARKING & BUILDING SCHEME

Schematic Site Plan 1"=200'

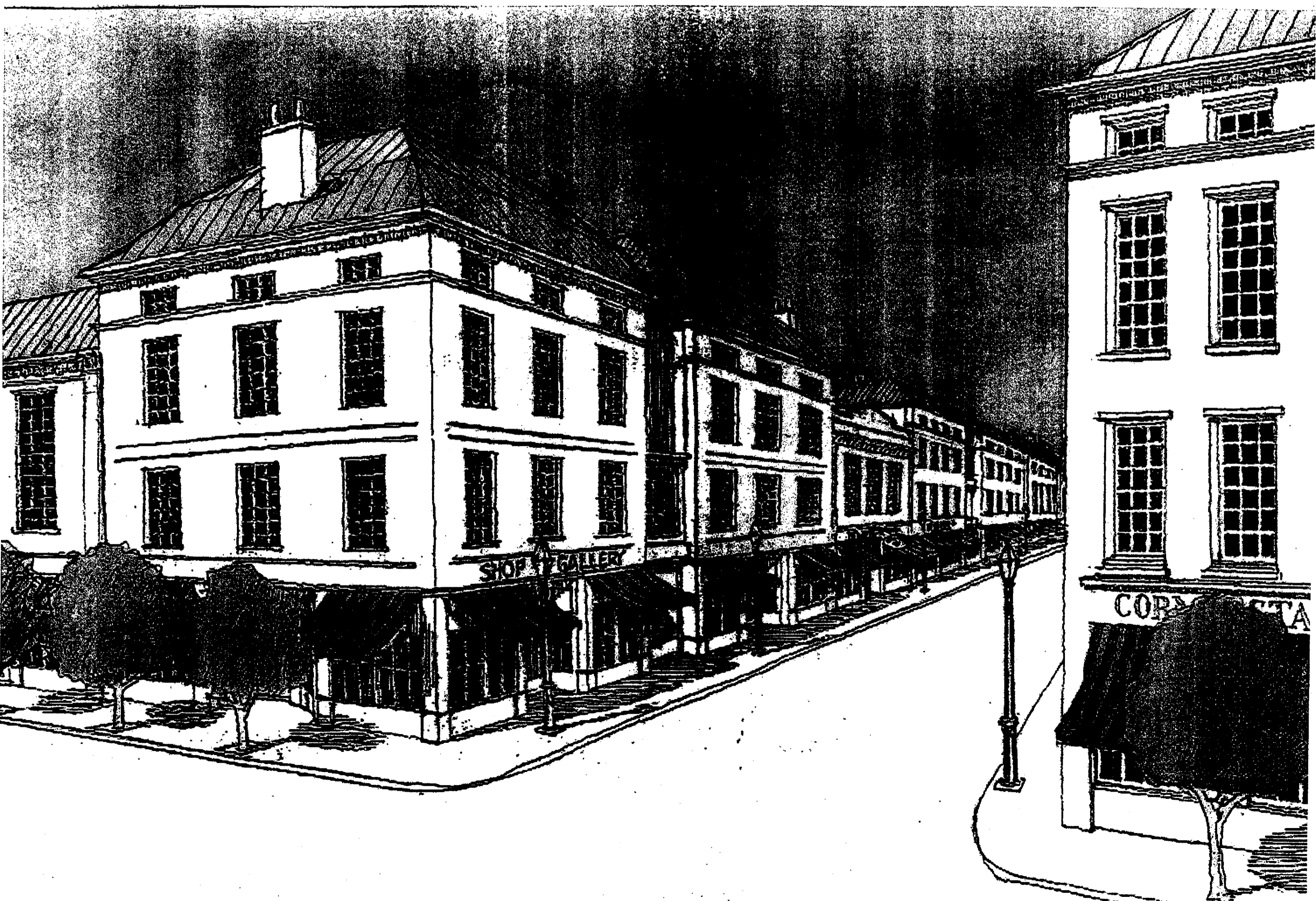




Typical Hotel / Office Development



View of entry from South Tryon



Typical Mixed Use Development



View of Town Square



FOR PUBLIC HEARING
Petition Number 00-146

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CHARLOTTE, NORTH CAROLINA
ODA 991362/02

OCTOBER 9, 2000

ISSUED:

REVISIONS:

Revised 11/20/00

APPROVED BY CITY COUNCIL

DATE 12/17/01

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