

FOR PUBLIC HEARING  
Petition Number 00-146

# Ayrsley

## New Urban Mixed Use Community

CHARLOTTE, NORTH CAROLINA

ODA 991362/02

APPROVED BY CITY COUNCIL

DATE 01/16/01

OCTOBER 9, 2000

ISSUED:  
2000-146  
00-146  
1-10-01

REVISIONS:  
▲ Revised 11/20/00  
▲ REVISED 12/13/00

SITE DATA	
Total Site Area:	129.25 Acres
Total Area of Rezone:	59.628 Acres
Area 1 Rezone:	4.481 Acres Existing I-1 Proposed CC
Area 2 Rezone:	6.019 Acres Existing CC Proposed MUDD
Area 3 Rezone:	42.903 Acres Existing CC Proposed MUDD
Area 4 Rezone:	6.225 Acres Existing I-1 Proposed CC
Open Space:	Minimum of 1% of gross building area

**PROPOSED MIXED-USE AREAS**

<b>Retail/Mixed Use Village</b>	277,500 sf Retail 65,000 sf Theatre 810,000 sf Office 425 Hotel Rooms
<b>Office/Mixed Use Village</b>	450,000 sf Office
<b>Residential/Mixed-Use Village</b>	1,605 Units of Housing
<b>PROPOSED AREA TOTALS</b>	
Office:	1,260,000 sf
Retail:	277,500 sf
Theatre:	65,000 sf
Hotels:	425 Rooms
Residential:	1,605 Housing Units

**General Site Plan Requirements**

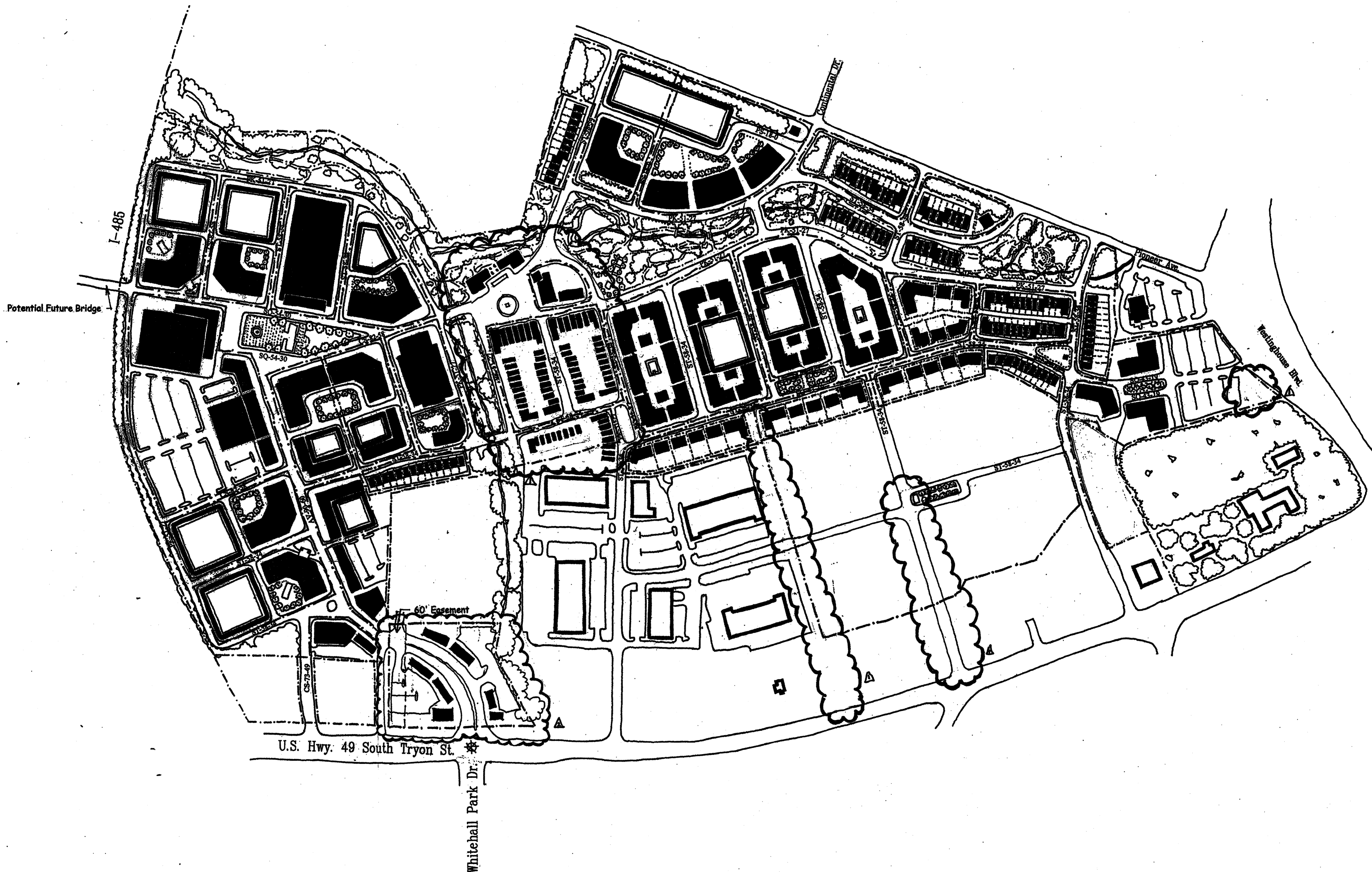
- The Engineering and Property Management Department has reviewed the site plan submitted in connection with the subject rezoning petition. Upon application for building permits, the following requirements will be made:
- Development must conform to the Charlotte Subdivision Regulations, Chapter 20 of 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.

**Fire Department Requirements**

- All public roadways shall be at least 20 feet in width, the minimum required turning radii shall be at least 38 feet inside and 52 feet outside.

Technical Data Sheet 1"=200'

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

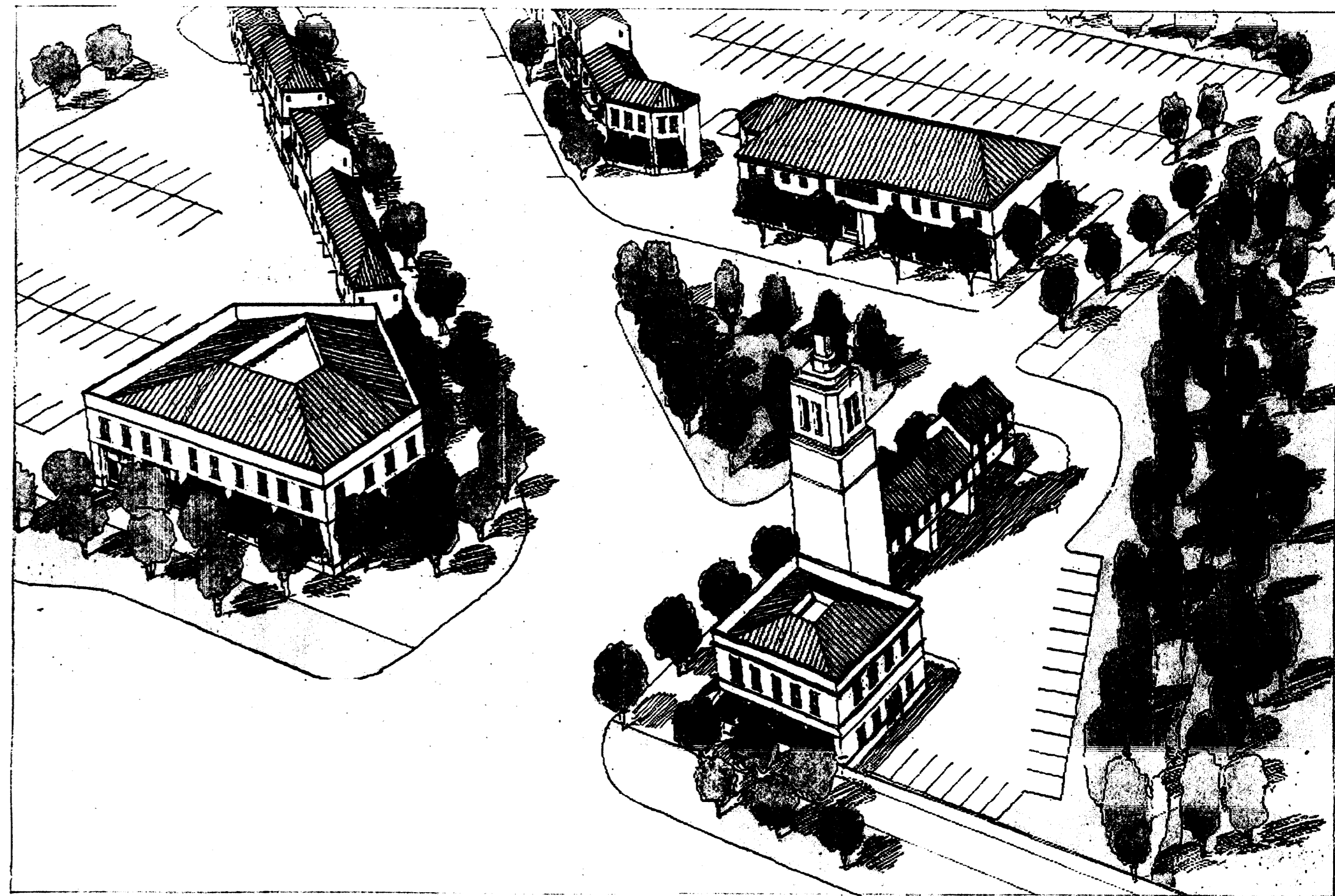


Schematic Site Plan 1"=200'





Typical Hotel / Office Development



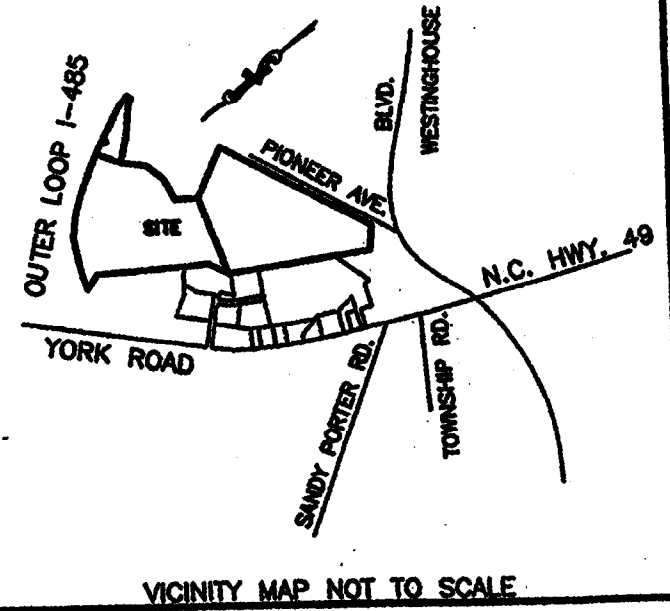
View of entry from South Tryon



Typical Mixed Use Development

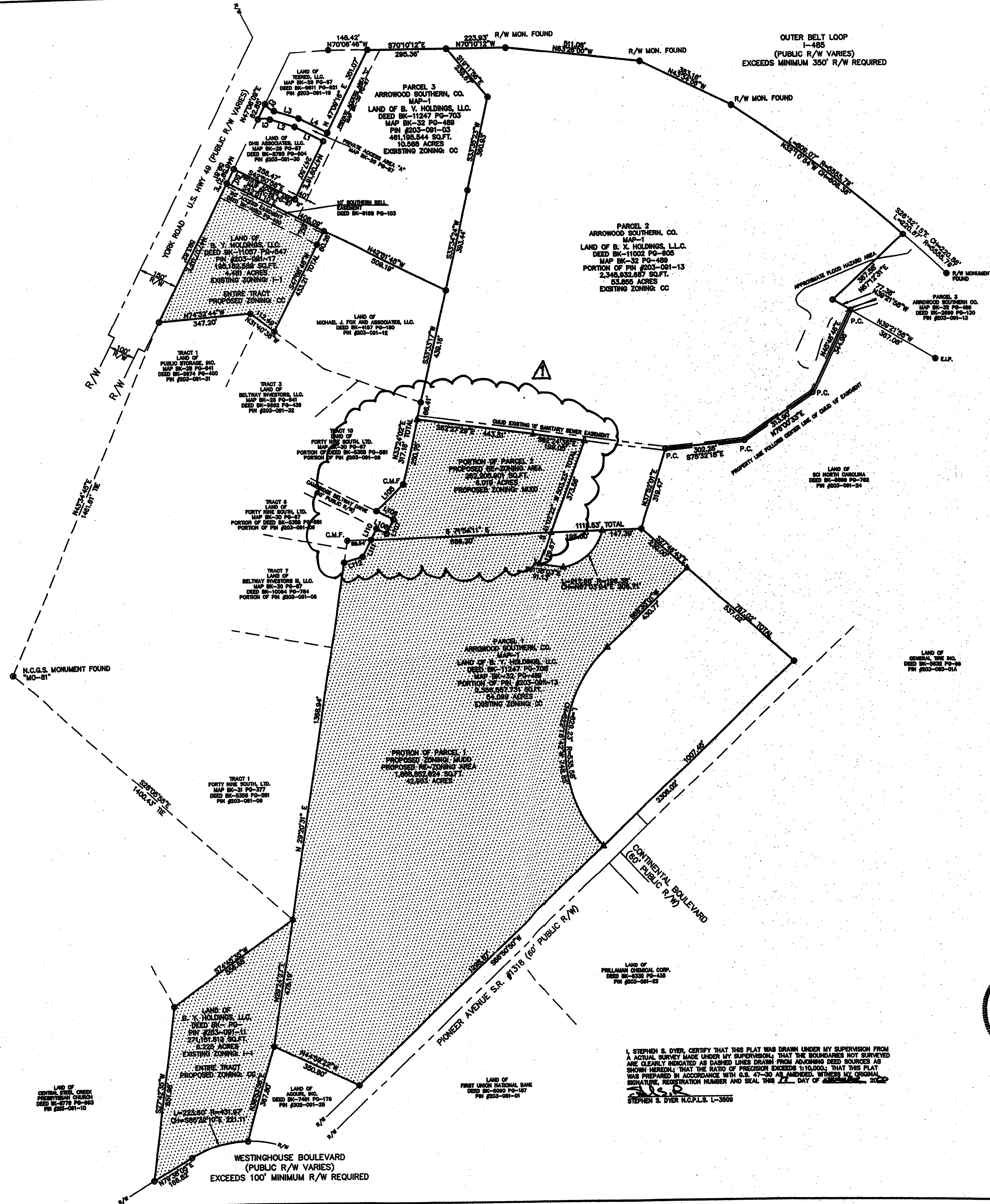


View of Town Square



- NOTES**
- TOTAL AREA IN PROPOSED RE-ZONING 89,828 ACRES. ARROWOOD SOUTHERN PARCELS 1 & 2 48,822 AC. B.V. HOLDINGS 10,706 AC.
  - THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 370188-0145-B DATED FEBRUARY 3, 1983 AS APPROXIMATELY SHOWN ON MAP.
  - THIS MAP IS NOT FOR RECORDATION.
  - REFER TO SITE PLAN PREPARED BY OVERCASH-DEAMITT FOR ZONING SETBACKS.

- LEGEND:**
- - EXISTING IRON PIN
  - - NEW IRON PIN
  - ▲ - POINT COMPUTED
  - C.M.F. - CONCRETE MONUMENT FOUND
  - R/W MON. FOUND - RIGHT OF WAY MONUMENT FOUND
  - R/W - RIGHT OF WAY

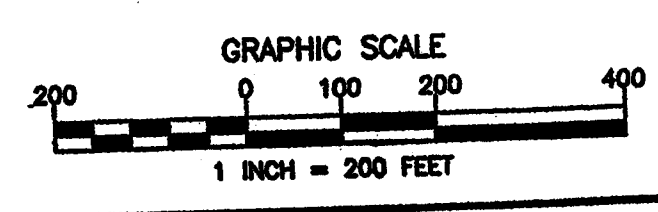


**LINE TABLE**

LINE	LENGTH	BEARING
L1	120.34'	N42°54'28"W
L2	97.37'	N52°34'57"E
L3	97.37'	S52°34'57"E
L4	120.34'	S42°54'28"E
L105	144.28'	N64°59'26"E
L106	71.21'	N42°37'55"E
L107	68.00'	N47°02'04"E
L108	41.75'	S42°37'56"E
L110	48.42'	N47°02'05"E
L111	73.91'	N47°02'05"E
L112	73.92'	S87°14'06"E

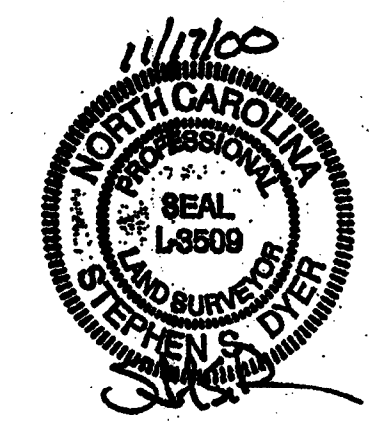
**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	45.66'	80.00'	N88°55'54"W 48.04'	
C2	42.05'	60.00'	S32°30'55"E 41.17'	



I, STEPHEN S. DYER, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM A ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM ADJOINING DEED SOURCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22 DAY OF FEBRUARY, 2002.

STEPHEN S. DYER N.C.P.L.S. L-3566



REVISED 11-20-00

**BOUNDARY SURVEY**  
**AYRSLEY**  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA  
FOR: BELTWAY LAND INVESTORS, LLC.

File #: 99129B	Date: 11/17/00	Project P.L.S.: SSD
<b>ISAACS</b> GROUP		Surveyed By: DCT
CIVIL ENGINEERING DESIGN AND CONSULTING		Drawn By: SSD
Scale: 1"=200'		
8720 RED OAK BLVD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335		