

CURVE	LENGTH	RADIUS	CH BEARING	CH DIST
C3	809.07	5655.79'	N32°10'44"W	808.36'
C4	184.32	480.50'	S20°20'41"W	183.19'
C5	211.88	480.50'	S03°18'36"E	210.16'
C6	209.03	370.52'	S81°28'22"E	203.15'
C7	14.35	18.78'	S27°00'18"E	13.95'
C8	181.62	820.30'	S41°18'33"W	181.25'
C9	53.87	40.00'	N88°45'52"E	52.18'
C10	233.60	431.87'	N85°32'37"E	231.11'
C11	54.81	488.50'	S45°18'36"E	54.77'
C12	48.23	30.00'	N85°18'25"E	43.21'
C13	39.22	970.00'	N30°02'30"E	39.22'
C14	81.87	470.00'	N33°08'48"E	81.83'
C15	45.43	380.00'	S33°29'25"E	45.39'
C16	54.86	220.00'	N31°31'18"E	54.52'
C17	45.68	530.00'	S28°52'21"W	45.67'

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°39'09"W
L14	38.00	N40°31'25"W
L15	97.44	N48°45'56"W
L16	48.23	N52°46'27"W
L17	62.64	N52°46'27"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°04'28"W
L22	18.24	N57°22'24"W
L23	128.36	N59°51'16"W
L24	188.92	N59°51'16"W
L25	54.51	N28°20'31"E
L26	53.43	S48°38'15"E
L27	72.04	S38°33'04"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	N33°24'02"E

GRAPHIC LEGEND

- Village Boundry
- Areas not included in this Rezoning

Total Proposed Area for this Rezoning 2005-153

I-485 Retail / Mixed Use Village
74.418 acres
Proposed & Existing Zoning: MUDD-O,
As Ammended

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

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

TOTAL : approx. 114 acres

Existing Overall Site Data for Villages from Prior Rezoning

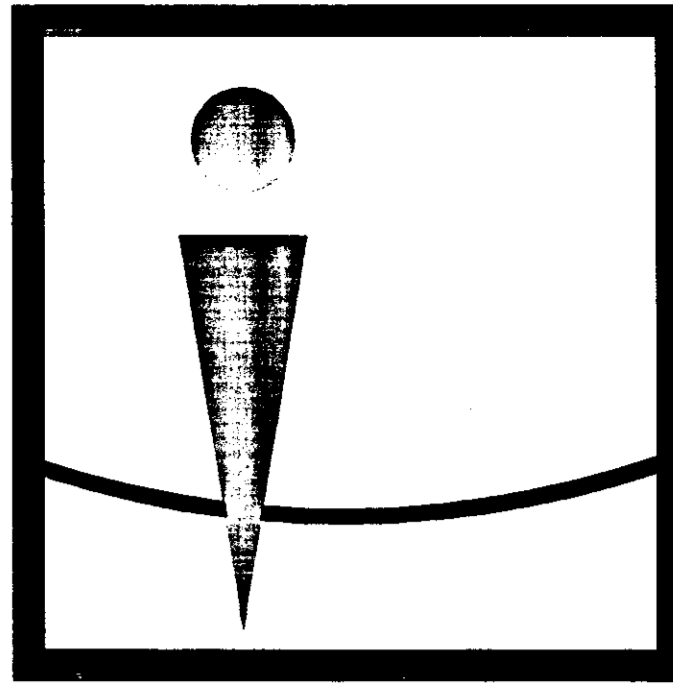
I-485 Retail / Mixed Use Village (Areas A, B, C, & D)
74.418 acres
Existing Zoning: CC & I-1
Proposed Zoning: MUDD-O

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]

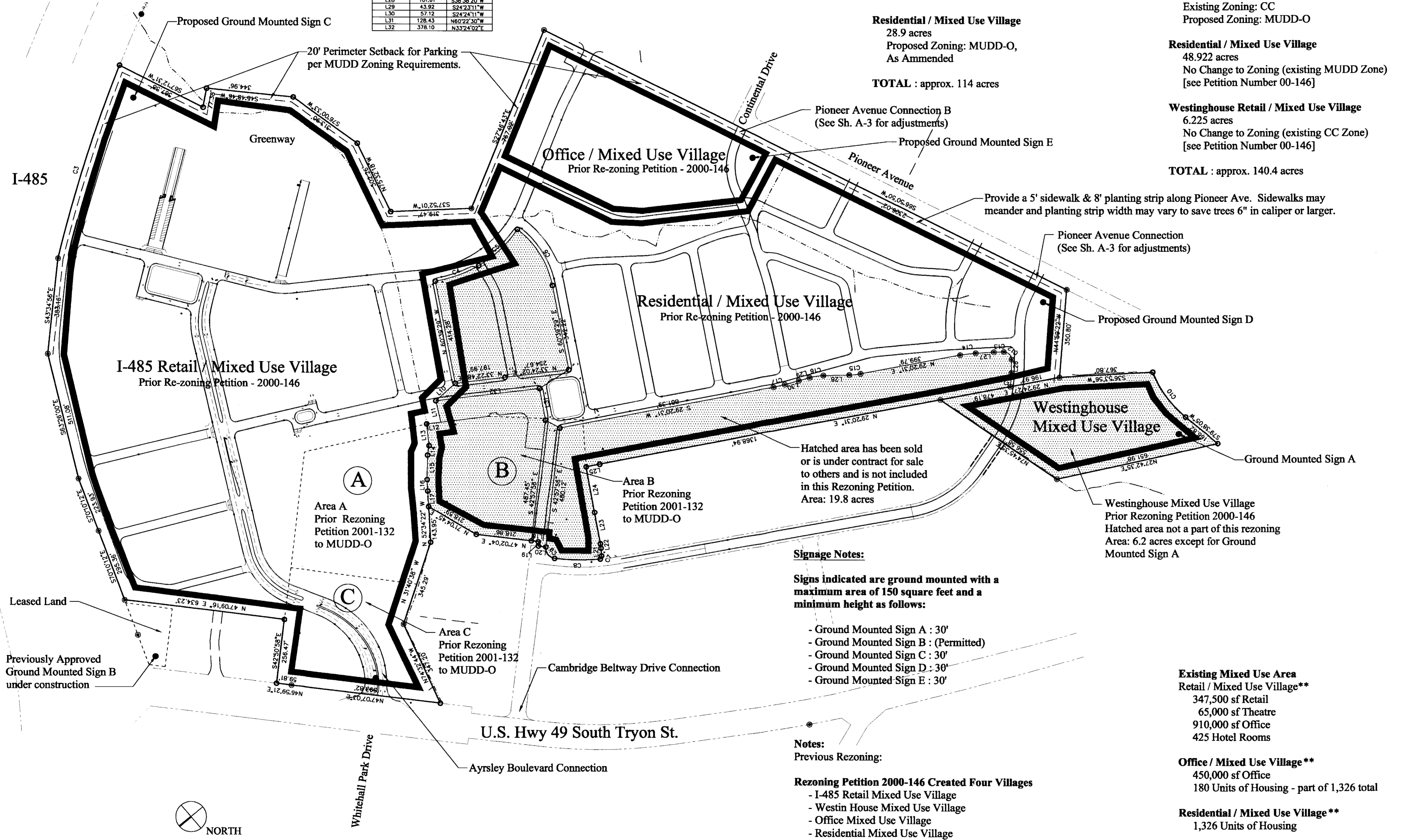
Westinghouse Retail / Mixed Use Village
6.225 acres
No Change to Zoning (existing CC Zone)
[see Petition Number 00-146]

TOTAL : approx. 140.4 acres



Overcash Demmitt Architects

1520 south boulevard suite 200
charlotte north carolina 28203
voice • 704.332.1615
fax • 704.332.0117
web • www.odarch.com



Hatched area has been sold or is under contract for sale to others and is not included in this Rezoning Petition. Area: 19.8 acres

Signage Notes:

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

- Ground Mounted Sign A : 30'
- Ground Mounted Sign B : (Permitted)
- Ground Mounted Sign C : 30'
- Ground Mounted Sign D : 30'
- Ground Mounted Sign E : 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.

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

Proposed 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

CAMBRIDGE PARTNERS

Ayrsley

New Urban Mixed Use Community

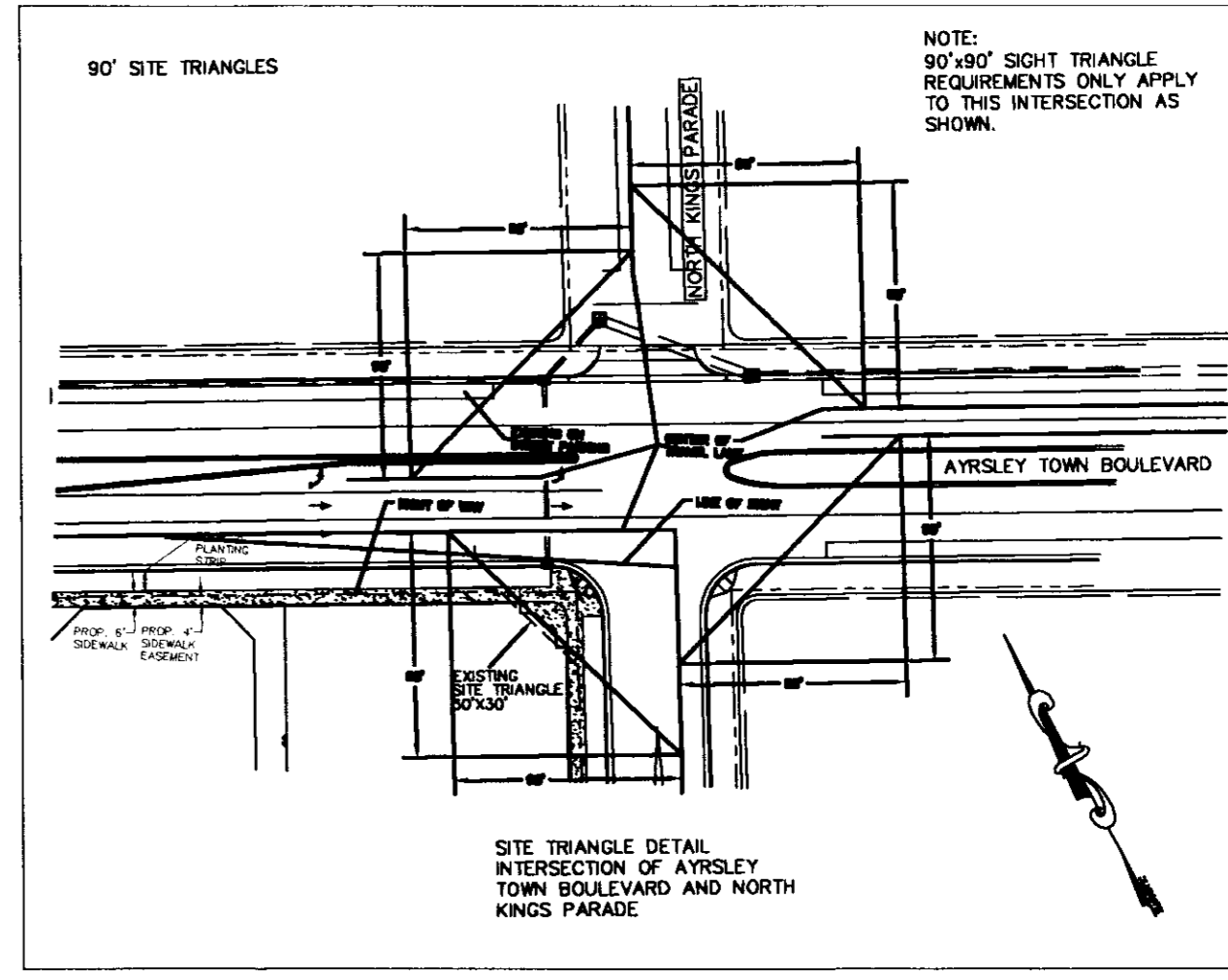
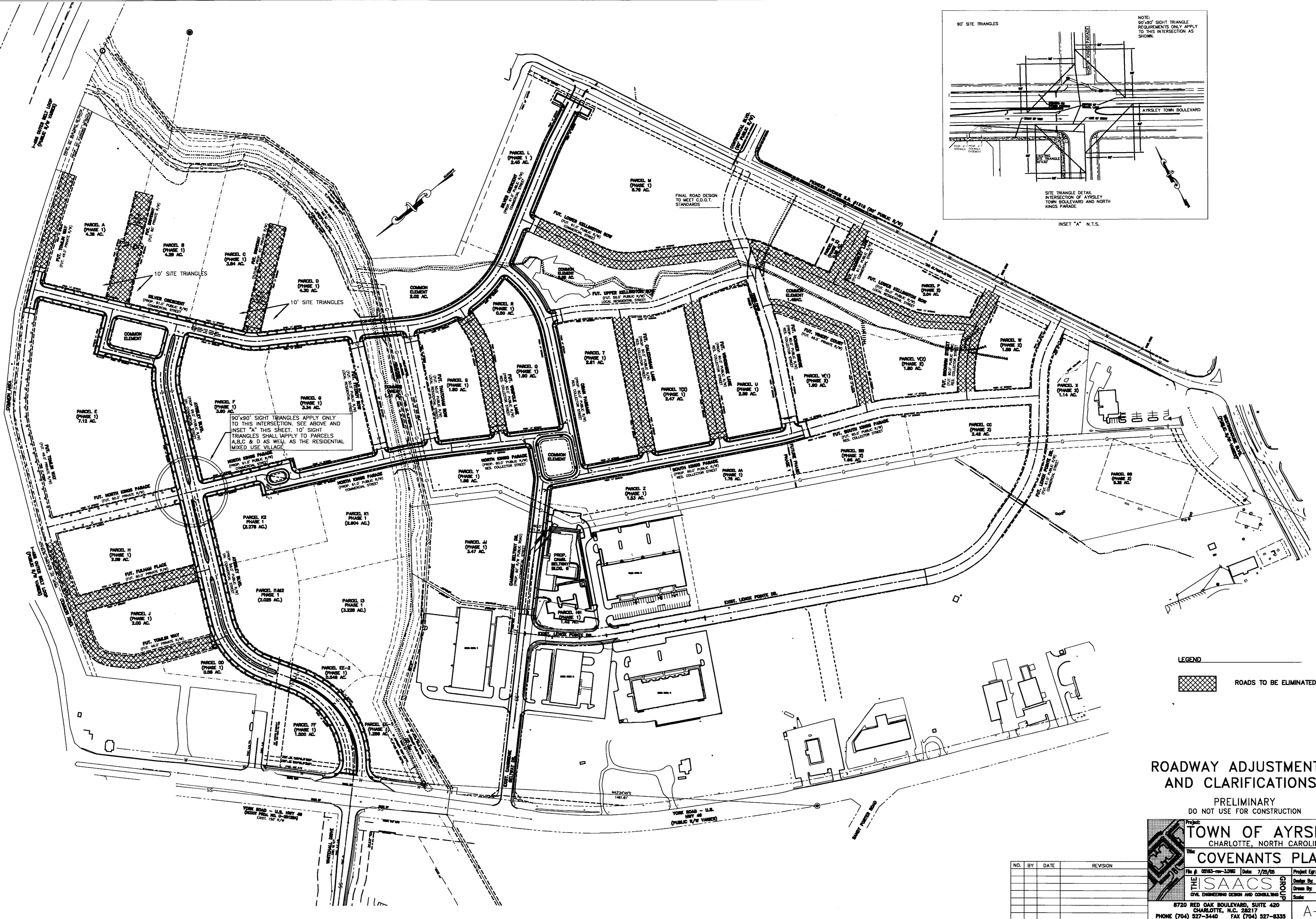
2005 - 153 SPA
CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
DATE 11/21/05

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
---	: ---
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---	: ---
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FOR PUBLIC HEARING
PETITION NUMBER
2005 - 153

A-1



NOTE:
90°x90° SIGHT TRIANGLE REQUIREMENTS ONLY APPLY TO THIS INTERSECTION AS SHOWN.

90°x90° SIGHT TRIANGLES APPLY ONLY TO THIS INTERSECTION. SEE ABOVE AND INSET "A" THIS SHEET. 10' SIGHT TRIANGLES SHALL APPLY TO PARCELS A, B, C & D AS WELL AS THE RESIDENTIAL MIXED USE VILLAGE.

LEGEND
 ROADS TO BE ELIMINATED

ROADWAY ADJUSTMENTS AND CLARIFICATIONS

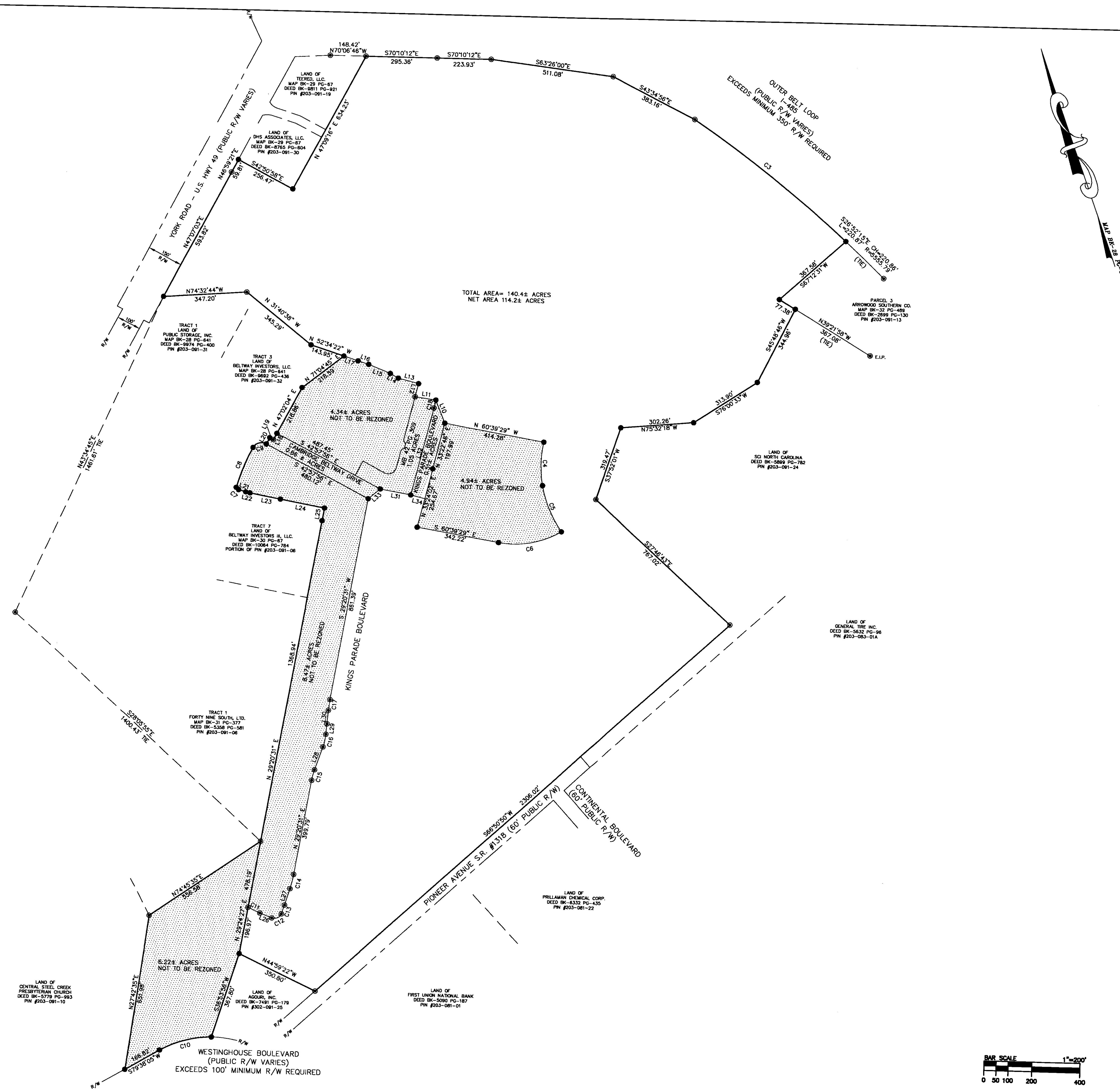
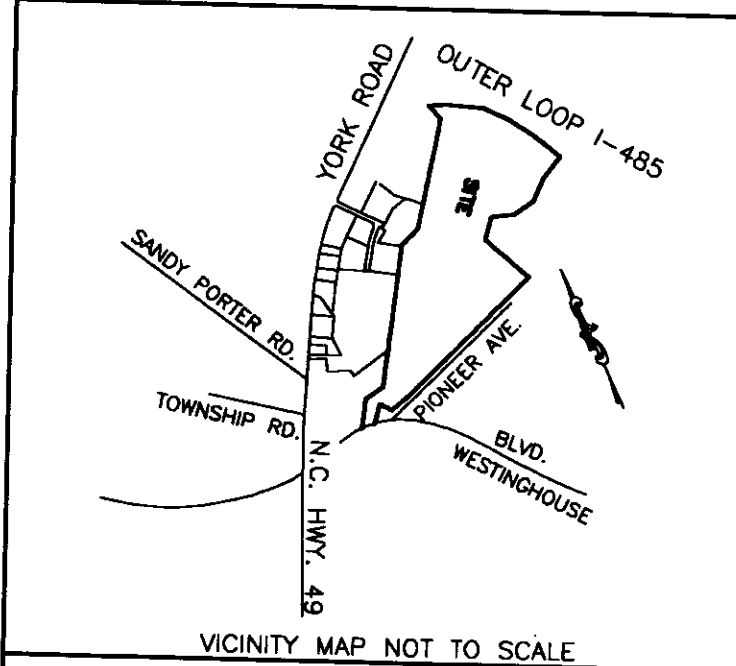
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

Project: **TOWN OF AYRSLEY**
CHARLOTTE, NORTH CAROLINA

THE COVENANTS PLAN

THE ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND CONSULTING
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION



TOTAL AREA= 140.4± ACRES
NET AREA 114.2± ACRES

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
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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
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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	54.83	N69°17'15"E
L34	60.00	S56°35'58"E

CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
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C9	83.67'	49.00'	S85°15'42"E	57.16'
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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'

Stantec
Stantec Consulting Services Inc.
2127 Ayrley Town Blvd, Suite 300
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 / PC - DEED BOOK AND PAGE
MB / PG - MAP BOOK AND PAGE

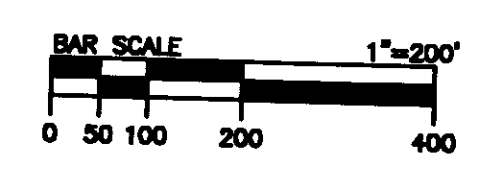
- Notes
- 1) THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.
 - 2) OWNER(S) OF RECORD AS SHOWN HEREON ARE TAKEN FROM PLAT REFERENCED IN NOTE 3, AND MECKLENBURG COUNTY GIS INFORMATION
 - 3) BOUNDARY INFORMATION (DISTANCES, BEARINGS AND AREAS) TAKEN FROM AN UNRECORDED PLAT ENTITLED BOUNDARY SURVEY OF AYRSLEY PREPARED BY THE ISAACS GROUP, INC. DATED 11/17/00 AND LAST REVISED 11/20/00 AND ALSO MB 38 PG 657, MB 42 PG 561, MB 42 PG 309, MB 42 PG 903, MB 30 PG 67 AND MB 43 PG 328 AS WELL AS ELECTRONIC DRAWINGS PROVIDED BY THE ISAACS GROUP.
 - 4) THE SOLE PURPOSE OF THIS WORKSHEET IS TO SHOW AREAS THAT ARE SEPARATE AND EXCLUDED FROM THE REMAINING LANDS OF AYRSLEY TOWN CENTER.
 - 5) AREA ENCOMPASSED BY THIS PLAT IS COMPRISED OF LANDS OF:
B.X. 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)

2. REVISE CONFIGURATION OF PARCELS	RDB	WJL	09.29.05
1. REMOVE AREAS A-D	RDB	WJL	08-19-05
Revision	Dwn.	Chkd.	MM.DD.YY.
170303075-B	RDB	WJL	N/A 07.27.05
File Name	Dwn.	Chkd.	Dsgn.
Permit/Seal			

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

Title
**PLANNING WORKSHEET FOR
AYRSLEY TOWN CENTER
MECKLENBURG COUNTY, NORTH CAROLINA**

Project No.	Scale	Date
170303075	1"=200'	07-27-05
Drawing No.	Sheet	Revision
A-4		2



V:\170303075\170303075.dwg
10/5/2005 9:19:39 AM
BRINSON, DAVID

ORIGINAL SHEET - ARCH D