

| CURVE TABLE | | | | | |
|-------------|--------|---------|-------------|---------|---------|
| CURVE | LENGTH | RADIUS | CH BEARING | CH DIST | CH DIST |
| C5 | 800.07 | 8000.70 | N45°10'04"W | 800.07 | 800.07 |
| C6 | 184.37 | 486.93 | S72°24'17"W | 184.37 | 184.37 |
| C7 | 411.88 | 486.93 | S20°18'36"E | 411.88 | 411.88 |
| C8 | 289.03 | 370.00 | S81°29'22"E | 289.03 | 289.03 |
| C9 | 154.39 | 187.28 | S72°24'17"W | 154.39 | 154.39 |
| C10 | 181.82 | 820.50 | S41°16'35"W | 181.82 | 181.82 |
| C11 | 88.87 | 44.00 | N88°30'42"W | 88.87 | 88.87 |
| C12 | 223.87 | 431.87 | N52°10'17"E | 223.87 | 223.87 |
| C13 | 54.81 | 488.67 | S45°18'36"E | 54.81 | 54.81 |
| C14 | 48.26 | 30.00 | N88°12'28"E | 48.26 | 48.26 |
| C15 | 39.22 | 470.00 | N57°24'36"E | 39.22 | 39.22 |
| C16 | 81.87 | 470.00 | N33°24'48"E | 81.87 | 81.87 |
| C17 | 48.43 | 280.00 | N33°24'48"E | 48.43 | 48.43 |
| C18 | 54.81 | 230.00 | N57°11'17"E | 54.81 | 54.81 |
| C19 | 48.87 | 430.00 | S28°34'21"W | 48.87 | 48.87 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L10 | 104.10 | N62°18'11"W |
| L11 | 87.12 | N62°27'29"W |
| L12 | 86.76 | N43°14'18"E |
| L13 | 87.32 | N69°12'00"W |
| L14 | 38.00 | N40°31'26"W |
| L15 | 87.44 | N48°42'06"W |
| L16 | 48.23 | N82°48'27"W |
| L17 | 82.84 | N52°48'27"W |
| L18 | 30.00 | N47°02'04"E |
| L19 | 17.22 | S45°07'06"E |
| L20 | 30.00 | N47°02'04"E |
| L21 | 30.99 | N64°24'28"W |
| L22 | 18.24 | N67°22'24"W |
| L23 | 128.38 | N69°31'18"W |
| L24 | 183.92 | N69°31'18"W |
| L25 | 54.51 | N28°20'31"E |
| L26 | 53.43 | S48°38'15"E |
| L27 | 72.04 | S38°35'04"W |
| L28 | 101.61 | S38°35'04"W |
| L29 | 43.92 | S24°23'11"W |
| L30 | 87.12 | S24°24'11"W |
| L31 | 128.43 | N50°22'30"W |
| L32 | 378.10 | N52°24'02"E |

GRAPHIC LEGEND

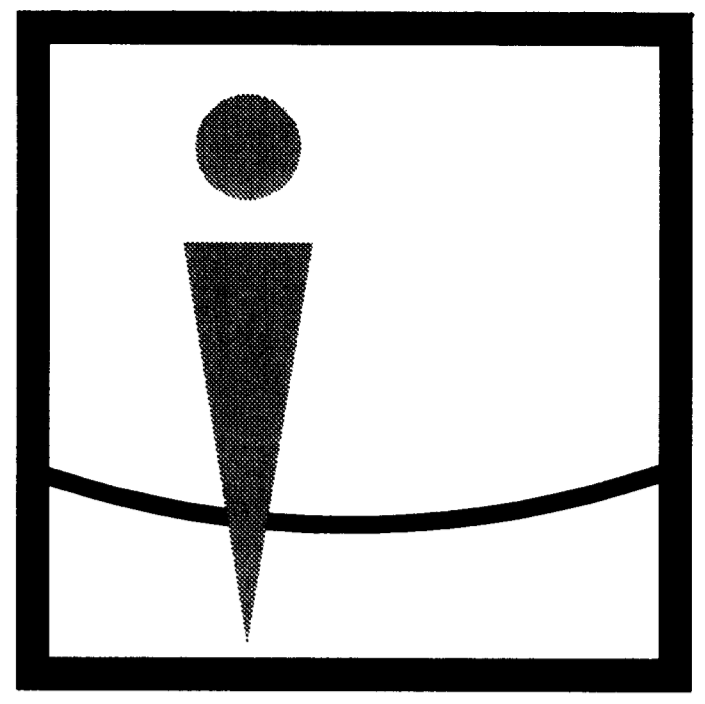
- Village Boundary
- Areas not included in this Rezoning
- Entertainment Mixed Use Signage District (Area within existing meets and bounds shown and Kings Parade Boulevard)
- Interstate/Office/Hotel/Retail Mixed Use Signage District (Area within existing meets and bounds shown and Kings Parade Boulevard)
- External Signage Allowed for Entertainment Mixed Use Signage District

Total Proposed Area for this Rezoning 2007-021
I-485 Retail / Mixed Use Village
 72.276 acres
 Proposed & Existing Zoning: MUDD-O, *As Amended*

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

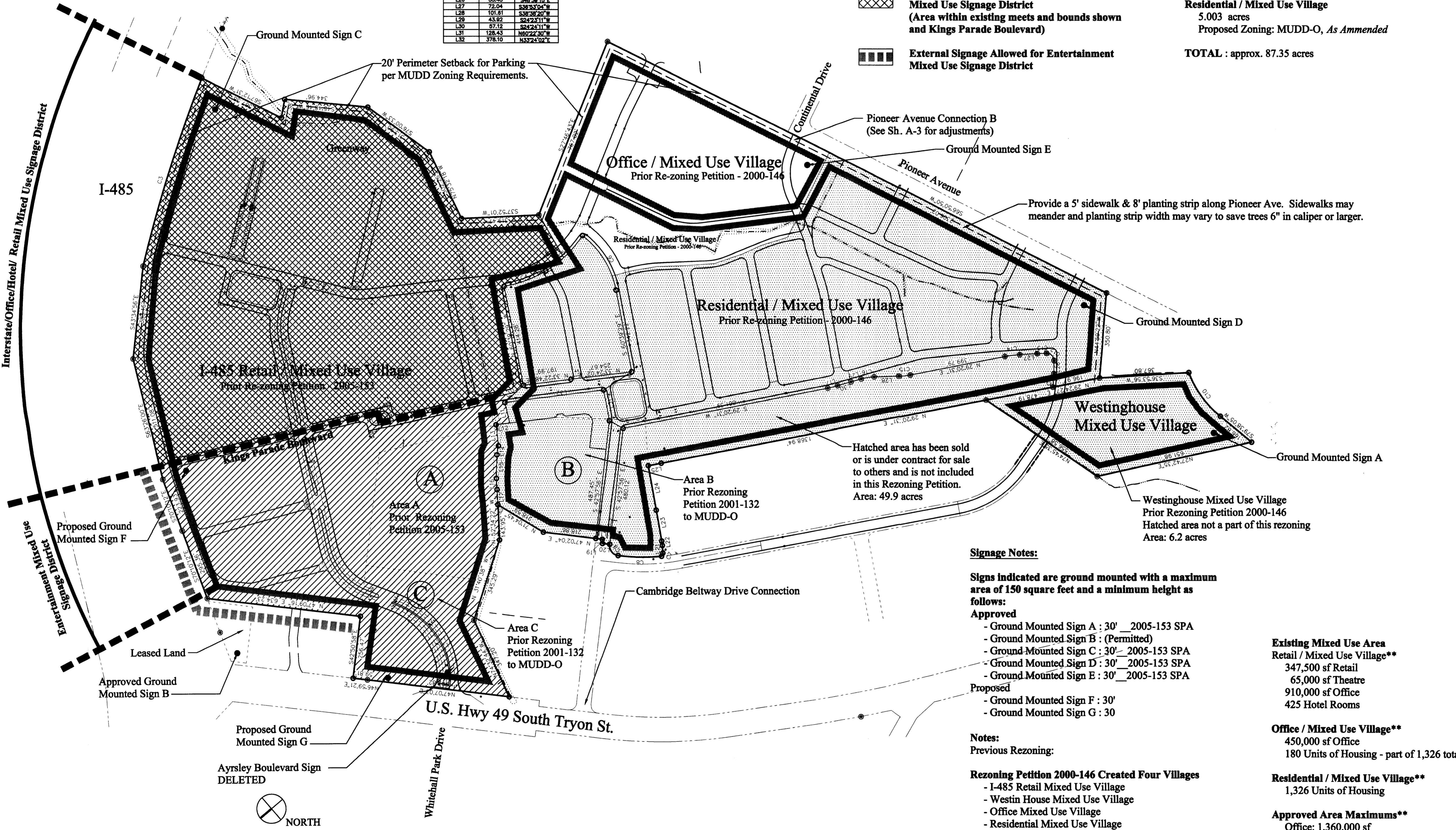
Residential / Mixed Use Village
 5.003 acres
 Proposed Zoning: MUDD-O, *As Amended*

TOTAL : approx. 87.35 acres



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CAMBRIDGE PARTNERS

Ayrsley

New Urban Mixed Use Community
 2007 - 021
 CHARLOTTE, NORTH CAROLINA

APPROVED BY
 CITY COUNCIL
 APR 16 2007

| | |
|-----------------------|----------|
| 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 |
| SIGNAGE REZONING | 02/23/07 |
| RE-SUBMITTAL | 03/16/07 |
| RE-SUBMITTAL | 03/28/07 |
| RE-SUBMITTAL APPROVAL | 4/16/07 |
| --- | --- |
| --- | --- |

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)
 - 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'

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

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.

See Technical Data Sheet Notes (Sheet A-2) attached and submitted herewith as part of the rezoning package.

FOR PUBLIC HEARING
 PETITION NUMBER
 2007 - 021

A-1

TECHNICAL DATA NOTES CONTINUED

Ayrley Commercial Signage Criteria

The intent of this signage criteria package is to modify Chapter 13 of the Charlotte Zoning Ordinance. As per Section 13.110, Creation of Special Signage Regulations, Ayrley is seeking approval of its own signage criteria to help establish itself as a premier Entertainment and Corporate Planned Community. Ayrley meets the criteria outlined in Section 13.110(2) to Qualify for the Planned Development Flexibility Option for signage.

For the purposes of modifying the allowable MUDD signage criteria, the petitioner is seeking flexibility in the Entertainment District and Corporate District as outlined on Sheet A-1 (01 Rezoning Plan). The two Districts seeking flexibility are delineated with hatching and cross-hatching and referred to as "Entertainment Mixed-Use Signage District" and "Interstate/Office/Hotel/Retail Mixed-Use District". For the purpose of this signage criterion, they will be referred to as Entertainment District (ED) and Corporate District (CD).

Entertainment District (ED)

The Entertainment District of Ayrley is located in the Northwest quadrant and has frontage on South Tryon St. (US Hwy 49) and Interstate 485. Many of the businesses will require good visibility and signage opportunities from both vehicular arteries in order to be sustainable. As it is the intent of Ayrley to give the appearance of being built over a period of time, the various buildings strive to have differing architectural styles, characters and personalities. The petitioner is seeking the same flexibility in signage packages. Even though there will be strict cohesion in any street signage, directional signs or decorative banners, each individual building will have its own signage package, reflecting the character of the specific building. Each building will adhere to the overall criteria outlined in this section in terms of number of signs, size, location and lighting. An exciting signage system will identify Ayrley and the tenants as a signature urban retail/entertainment venue and create a sense of place.

Allowable signage types in the ED include all detached and attached signs permitted under Chapter 13 including and/or in addition to projecting signs. Permitted signage types include all signs permitted under Chapter 13 and/or the following and shall be internal to the development, and to the theater area facing South Tryon Street and the entrance ramp to I-485 adjacent to the theater area. See Sheet A-1 for location:

- Computer programmable LED 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.
- Movie type projected images from either direct projection or rear screen projection.
- Digitally printed vinyl signs wrapped around a supporting structure.
- Murals/artwork.

Corporate District (CD)

The Corporate District of Ayrley is located in the Northeast quadrant of Ayrley and has over 1,600 linear feet of frontage on Interstate 485. Many businesses attracted to the CD will require good visibility and ample signage opportunities. Flexibility in signage will be necessary to sustain this District, even though the petitioner is seeking less variations from Chapter 13 than in the ED. This District will continue the Vision of building with different styles, characters and personalities but will be more corporate in nature. The CD will be composed of mid-rise office structures, hotels, parking structures, dense residential and retail. Each building will have a signage package to further restrict the allowable signage and preserve the character of the individual building. An exciting signage system will identify the Ayrley Corporate District as a signature corporate venue and create a sense of place.

Permitted signage types in the CD include all signs permitted under Chapter 13 and/or the following:

- Computer programmable LED 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 type projected images from either direct projection or rear screen projection.
- Murals/artwork.

1) The following Matrix outlines allowable signage for each District and depending on frontages.

| ENTERTAINMENT DISTRICT | Maximum Height of Signage | Max allowable signage area/tenant |
|-------------------------------|---------------------------|-----------------------------------|
| 0 - 5,000 sq. ft. | 24" | 30 sq. ft. |
| 5,000 - 15,000 sq. ft. | 30" | 50 sq. ft. |
| 15,000 - 40,000 sq. ft. | 36" | 100 sq. ft. |
| Over 40,000 sq. ft. | 48" | 200 sq. ft. |

| CORPORATE DISTRICT | Maximum Height of Signage | Max allowable signage area/tenant |
|---------------------------------|---------------------------|-----------------------------------|
| <i>Internal Streets:</i> | | |
| 0 - 5,000 sq. ft. | 18" | 25 sq. ft. |
| 5,000 - 15,000 sq. ft. | 24" | 30 sq. ft. |
| 15,000 - 40,000 sq. ft. | 30" | 40 sq. ft. |
| Over 40,000 sq. ft. | 36" | 55 sq. ft. |
| <i>Interstate 485 Frontage:</i> | | |
| 0 - 5,000 sq. ft. | 30" | 50 sq. ft. |
| 5,000 - 15,000 sq. ft. | 36" | 75 sq. ft. |
| 15,000 - 40,000 sq. ft. | 42" | 100 sq. ft. |
| Over 40,000 sq. ft. | 48" | 200 sq. ft. |

| DETACHED SIGNS | Max allowable signage area |
|-----------------------|----------------------------|
| | 150 sq. ft. |

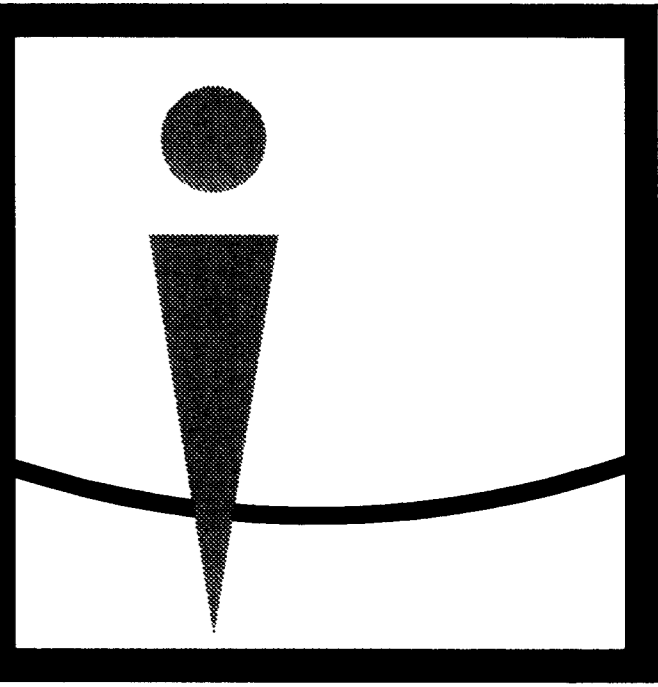
* In Lieu of a wall sign as allowed in the previous chart a tenant may substitute a 100 square foot blade sign.

- 2) In No case shall the signage exceed 10% of the exterior wall surface.
- 3) Wall signage may be located on any exterior building wall and/or any interior atrium/gallery/arcade wall.
- 4) Wall signage may not project above the building parapet, but may be located on any architectural feature such as a tower, spire or any other three dimensional architectural element.
- 5) Window signage shall not be calculated as part of the maximum allowable signage area.
- 6) Signage on awnings or canopies will be calculated as part of the maximum allowable signage area.
- 7) All signs may be internally or externally lit by any means and at any times.
- 8) Artwork, such as but not limited to murals, may be painted directly onto the building facades.

9) Although building or site lighting is not considered signage under the Ordinance, these provisions recognize that lighting will be a key design element of 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 in the ED. Any lighting on the Site shall not be calculated as part of the maximum allowable wall signage area noted above.

(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. (See Sheet A2.1 and A2.2)

SEE ATACHED CONTINUATION SHEET FOR ENTITLEMENTS AND COMPLETED ENTITLEMENTS.



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**CAMBRIDGE
PARTNERS**

Ayrley

**New Urban Mixed Use
Community**

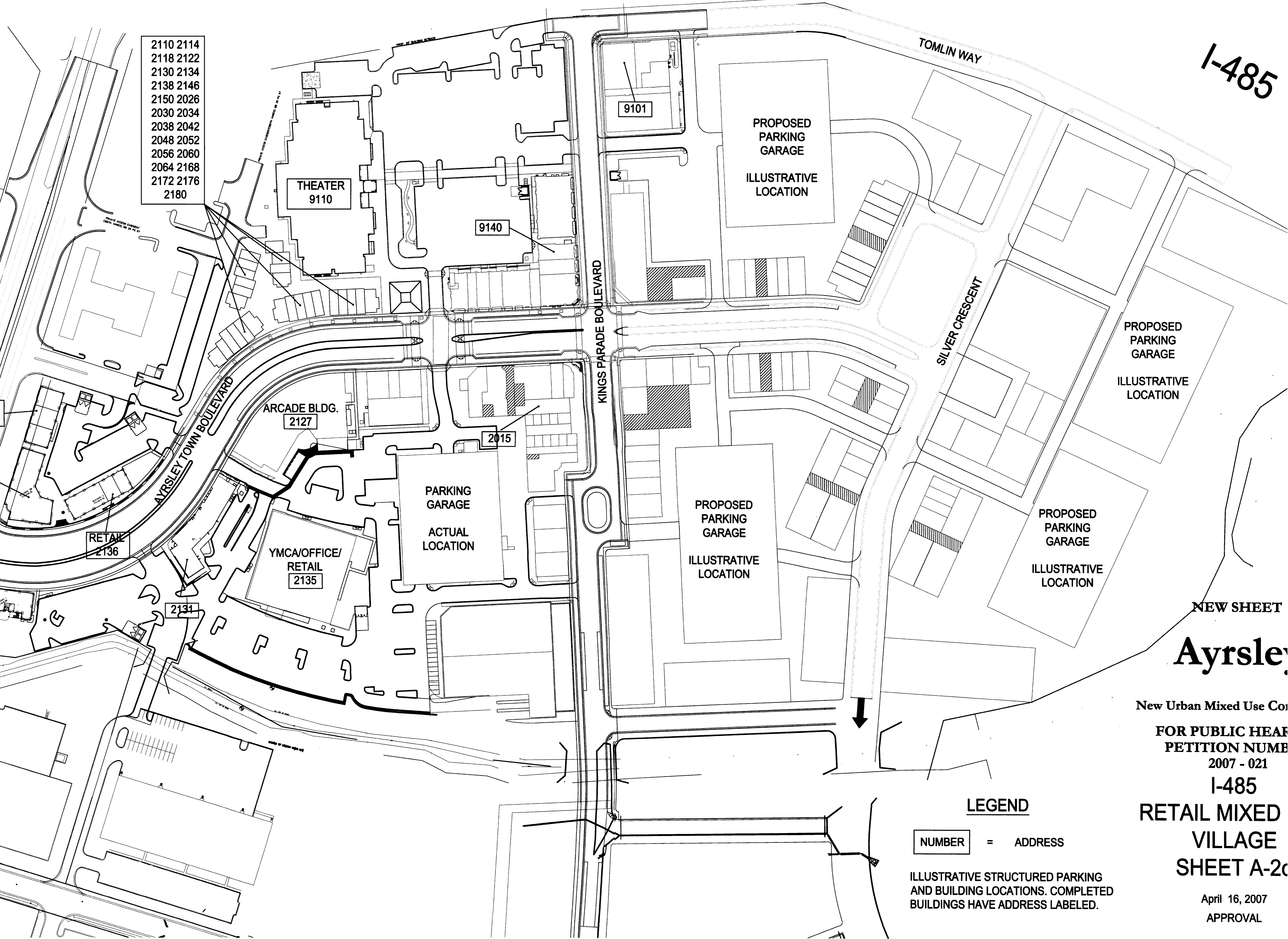
**2007 - 021
CHARLOTTE, NORTH CAROLINA**

| | | |
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| 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 |
| SIGNAGE REZONING | : | 02/23/07 |
| RE-SUBMITTAL | : | 03/16/07 |
| RE-SUBMITTAL | : | 03/28/07 |
| RE-SUBMITTAL APPROVAL | : | 4/16/07 |
| --- | : | --- |
| --- | : | --- |

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

A-2b

- 2110 2114
- 2118 2122
- 2130 2134
- 2138 2146
- 2150 2026
- 2030 2034
- 2038 2042
- 2048 2052
- 2056 2060
- 2064 2168
- 2172 2176
- 2180



LEGEND

NUMBER = ADDRESS

ILLUSTRATIVE STRUCTURED PARKING AND BUILDING LOCATIONS. COMPLETED BUILDINGS HAVE ADDRESS LABELED.

NEW SHEET

Ayrsley

New Urban Mixed Use Corridor

FOR PUBLIC HEARING
PETITION NUMBER

2007 - 021

I-485

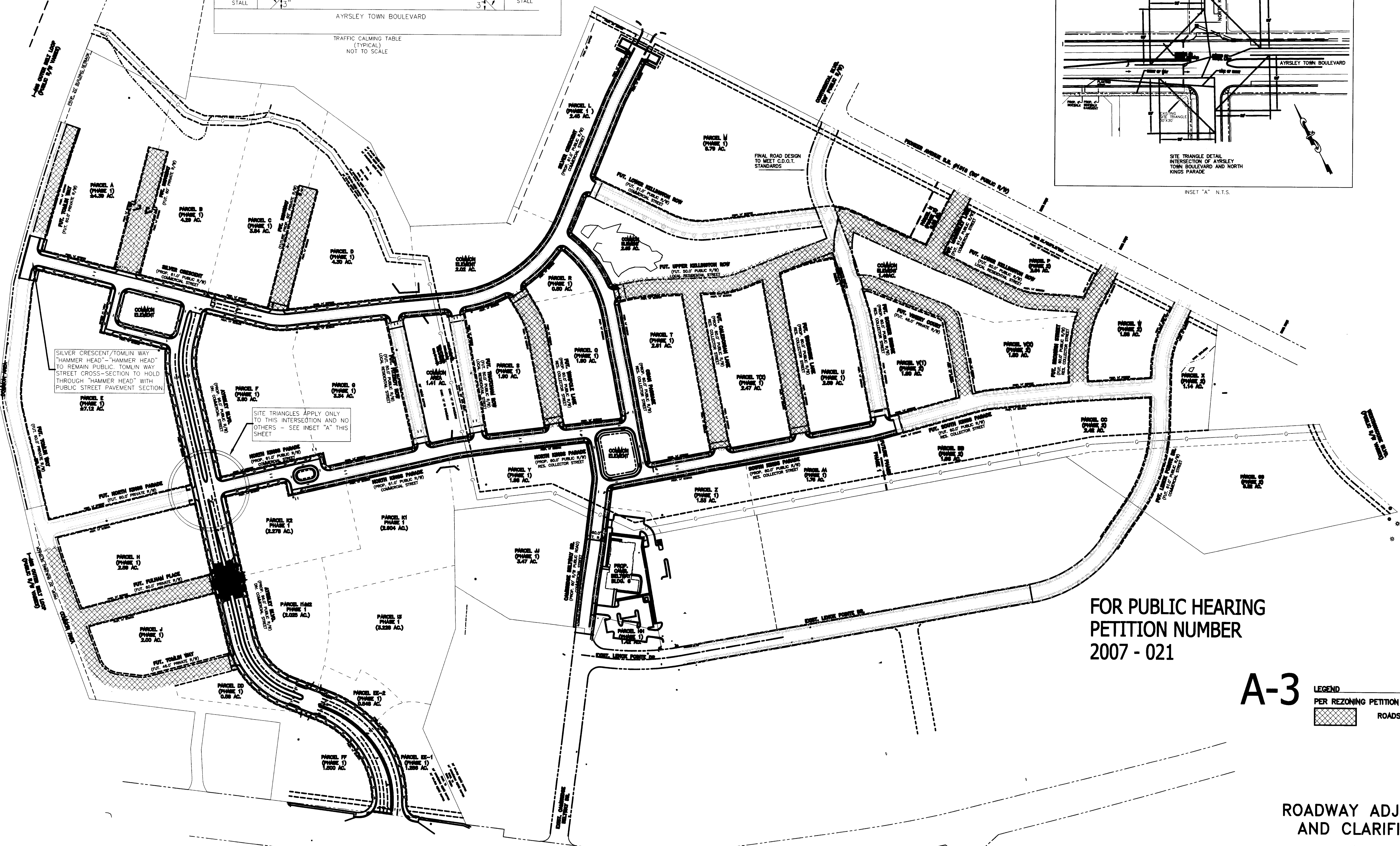
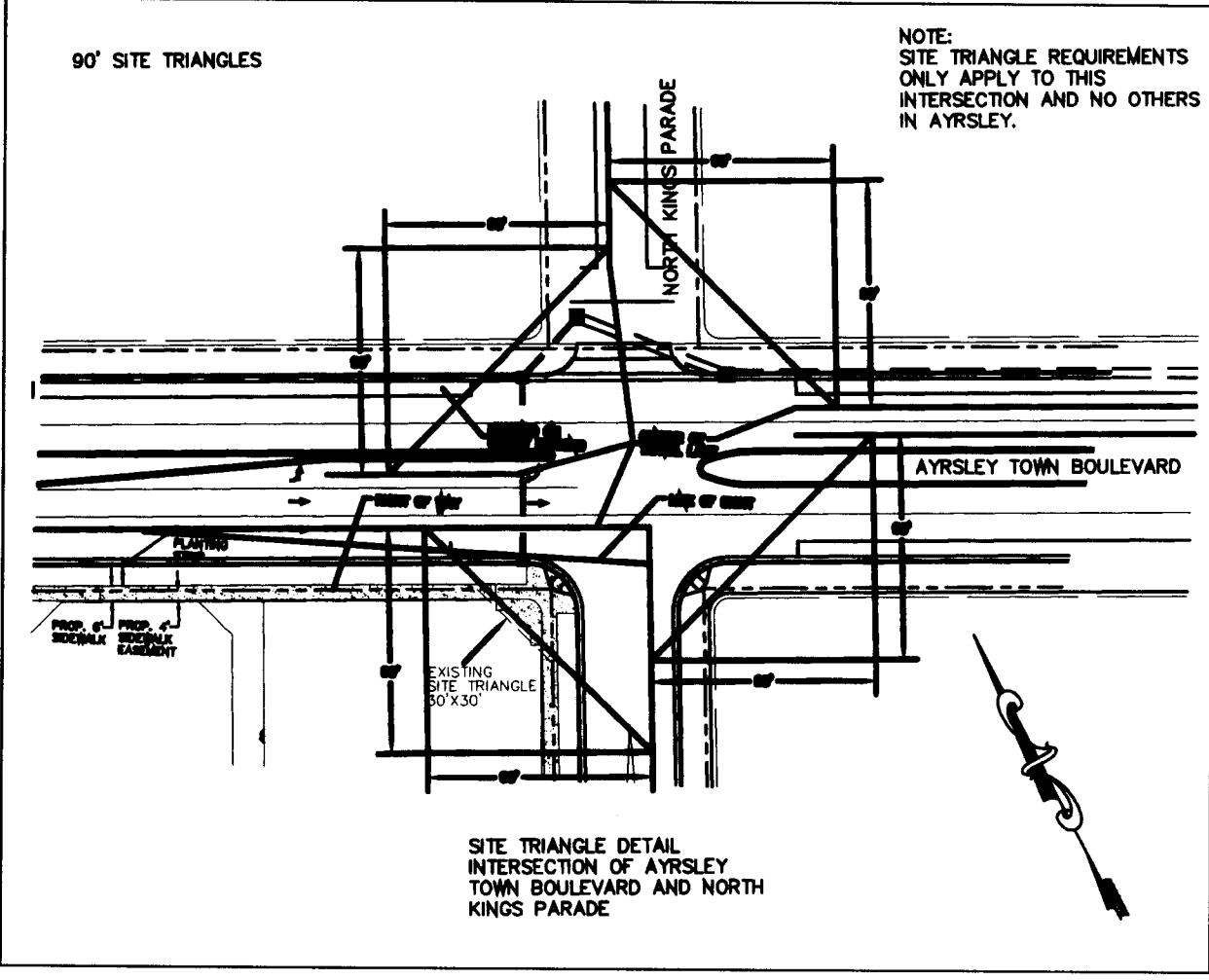
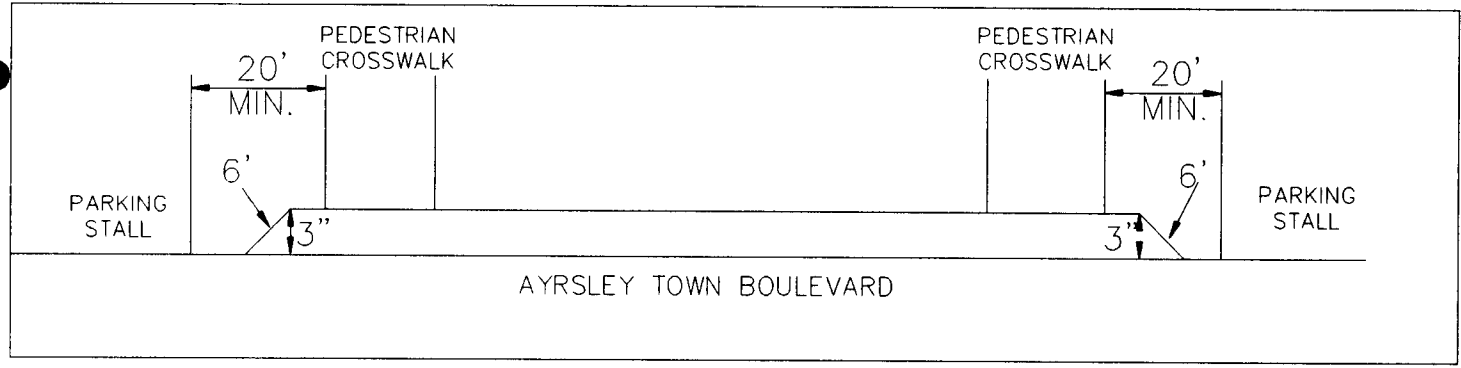
RETAIL MIXED

VILLAGE

SHEET A-20

April 16, 2007

APPROVAL



FOR PUBLIC HEARING
 PETITION NUMBER
 2007 - 021

A-3

LEGEND
 PER REZONING PETITION SPA 2006-153
 ROADS ELIMINATED

**ROADWAY ADJUSTMENTS
 AND CLARIFICATIONS**

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

| NO. | BY | DATE | REVISION |
|-----|----|----------|--|
| 1 | AS | 6/28/06 | REVISE ROAD LAYOUT FOR CITY COORDINATE |
| 2 | AS | 6/28/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 3 | AS | 7/20/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 4 | AS | 7/20/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 5 | AS | 8/7/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 6 | AS | 8/24/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 7 | AS | 11/20/06 | REVISE ROAD-PRIVATE TO PUBLIC |
| 8 | AS | 1/16/07 | REVISE ROAD-PRIVATE TO PUBLIC |
| 9 | AS | 1/16/07 | REVISE ROAD-PRIVATE TO PUBLIC |
| 10 | AS | 1/16/07 | REVISE ROAD-PRIVATE TO PUBLIC |

TOWN OF AYRSLEY
 CHARLOTTE, NORTH CAROLINA

COVENANTS PLAN

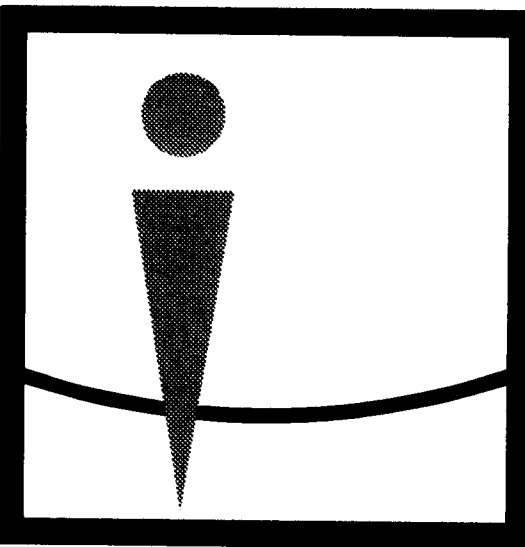
Project: TOWN OF AYRSLEY
 Date: 7/25/06

Project Spt: ABC
 Design Spt: ABC
 Date: 1"-100'

ISAACS GROUP
 CIVIL ENGINEERING ARCHITECTURE AND CONSTRUCTION

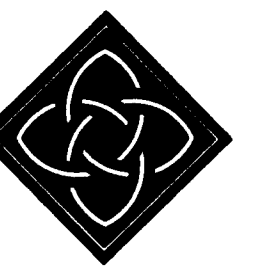
8730 RED OAK BOULEVARD, SUITE 450
 CHARLOTTE, N.C. 28217
 PHONE (704) 827-5440 FAX (704) 827-8338

TURN LANE FOR INTERNAL PARK DRIVE:
 SEE TYPICAL DATA SHEET FOR
 DESIGN & CONSTRUCTION STANDARDS FOR
 REQUIREMENTS.



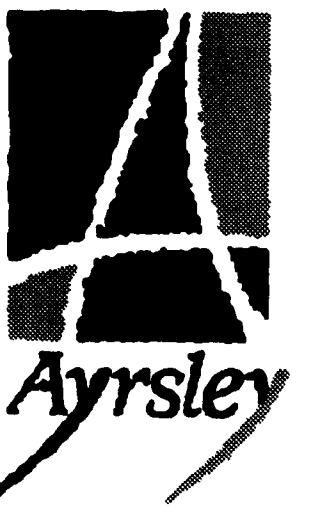
Overcash Demmitt Architects

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charlotte north carolina 28203
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fax • 704.332.0117
web • www.odarch.com



CAMBRIDGE

PARKING GARAGE



Charlotte, North Carolina

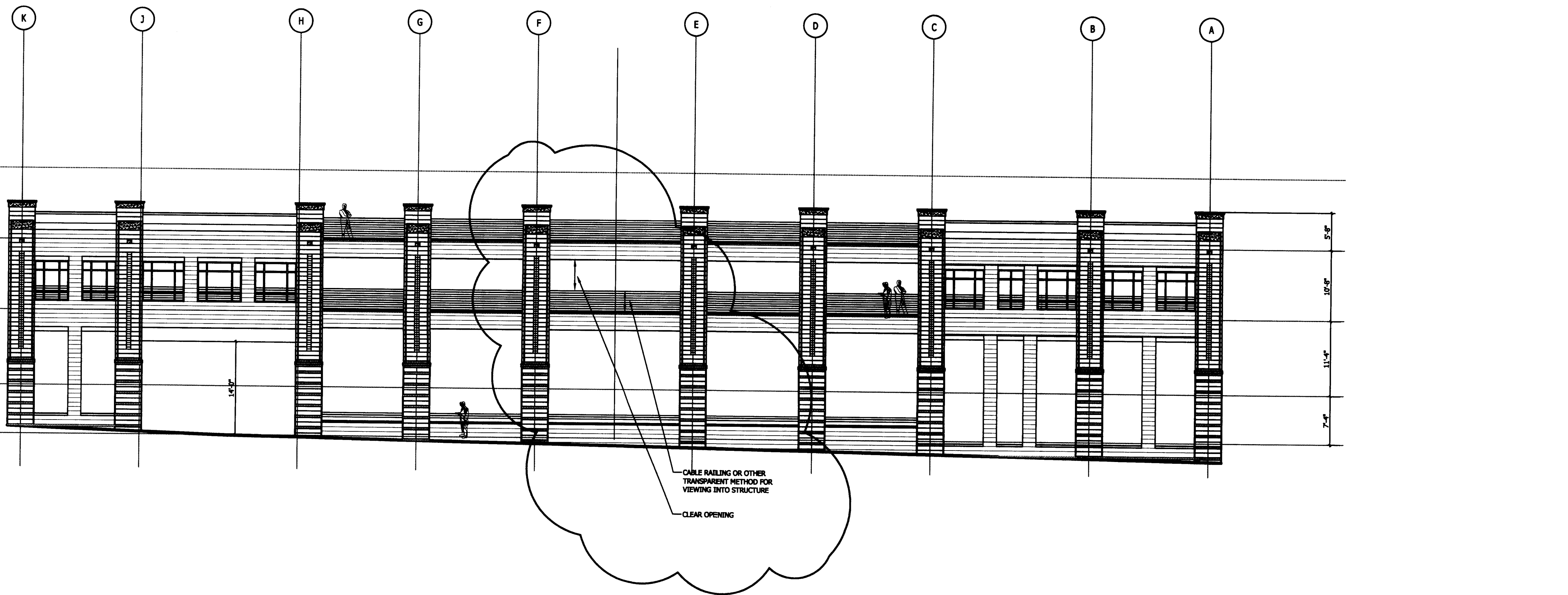
KEY PLAN

| | |
|-----------------------|------------|
| OWNER REVIEW : | 12/21/2005 |
| OWNER REVISIONS | 12/22/2005 |
| PARKING DECK PLANS | 12/29/2005 |
| PARKING DECK PLANS | 01/26/2006 |
| COORDINATION MEETING | 02/02/2006 |
| COORDINATION MEETING | 03/30/2006 |
| MUDD RESUBMITTAL | 04/07/2006 |
| MUDD RESUBMITTAL | 04/14/2006 |
| SIGNAGE REZONING | 02/23/07 |
| RE-SUBMITTAL : | 03/16/07 |
| RE-SUBMITTAL : | 03/28/07 |
| RE-SUBMITTAL APPROVAL | 04/16/07 |
| --- | --- |
| --- | --- |

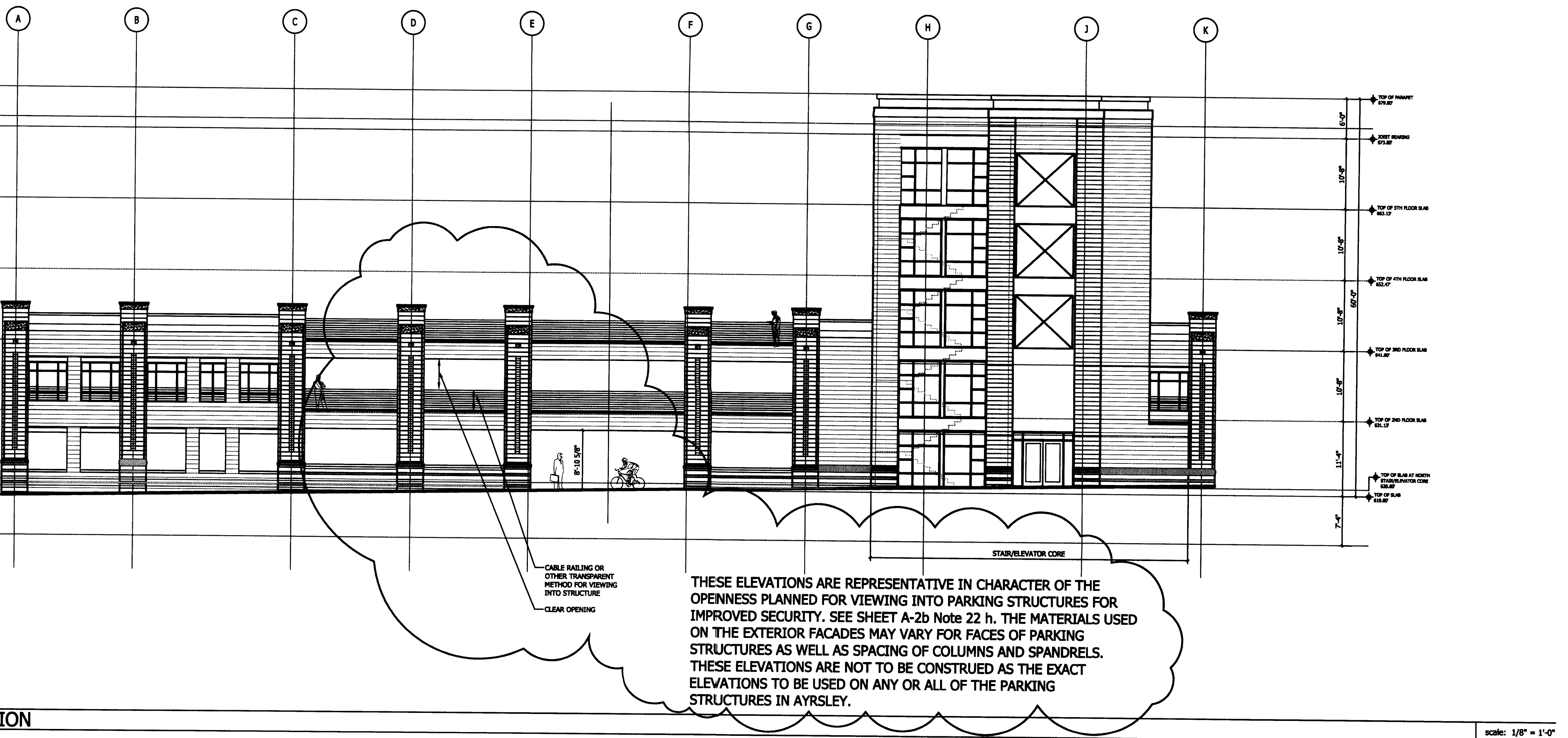
PARKING DECK ELEVATIONS

A2.1

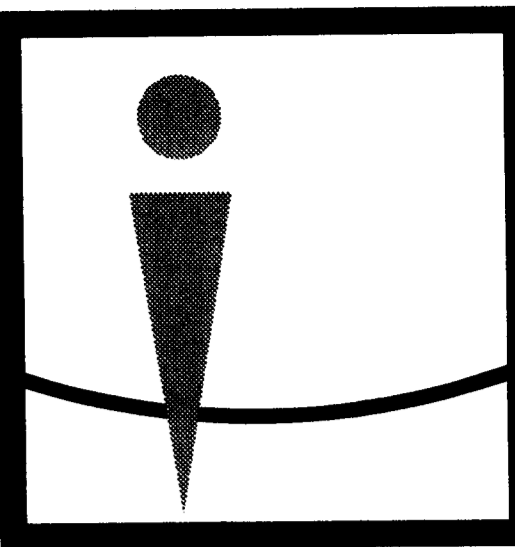
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ODA No. 051923.01 CADD File: drawings/1923_A2-1.dwg



scale: 1/8" = 1'-0"



scale: 1/8" = 1'-0"



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CAMBRIDGE

PARKING GARAGE



Charlotte, North Carolina

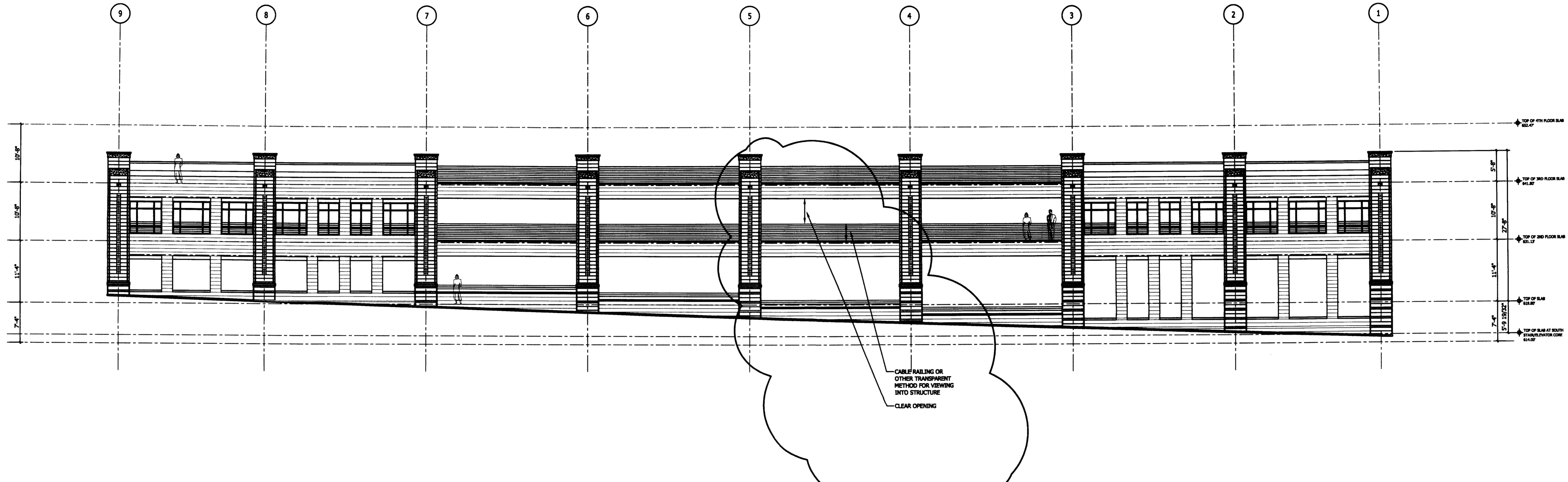
KEY PLAN

| | |
|-------------------------|------------|
| OWNER REVIEW : | 12/21/2005 |
| OWNER REVISIONS : | 12/22/2005 |
| PARKING DECK PLANS : | 12/29/2005 |
| PARKING DECK PLANS : | 01/26/2006 |
| COORDINATION MEETING : | 02/02/2006 |
| COORDINATION MEETING : | 03/30/2006 |
| MUDD RESUBMITTAL : | 04/07/2006 |
| MUDD RESUBMITTAL : | 04/14/2006 |
| SIGNAGE REZONING : | 02/23/07 |
| RE-SUBMITTAL : | 03/16/07 |
| RE-SUBMITTAL : | 03/28/07 |
| RE-SUBMITTAL APPROVAL : | 04/16/07 |

PARKING DECK ELEVATIONS

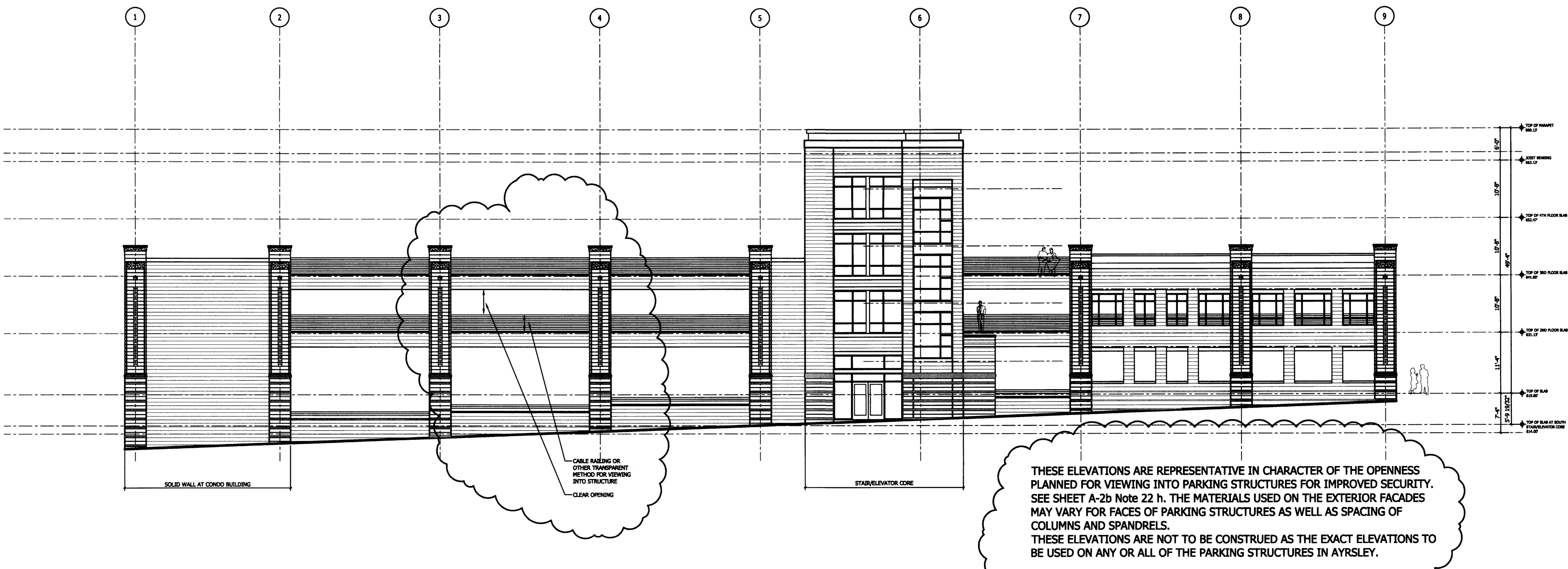
A2.2

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CDA No. 051923.01 CADD File: drawings/A2.2.dwg



02 | WEST FARMERS MARKET ELEVATION

scale: NONE



01 | EAST PLAZA ELEVATION

scale: NONE