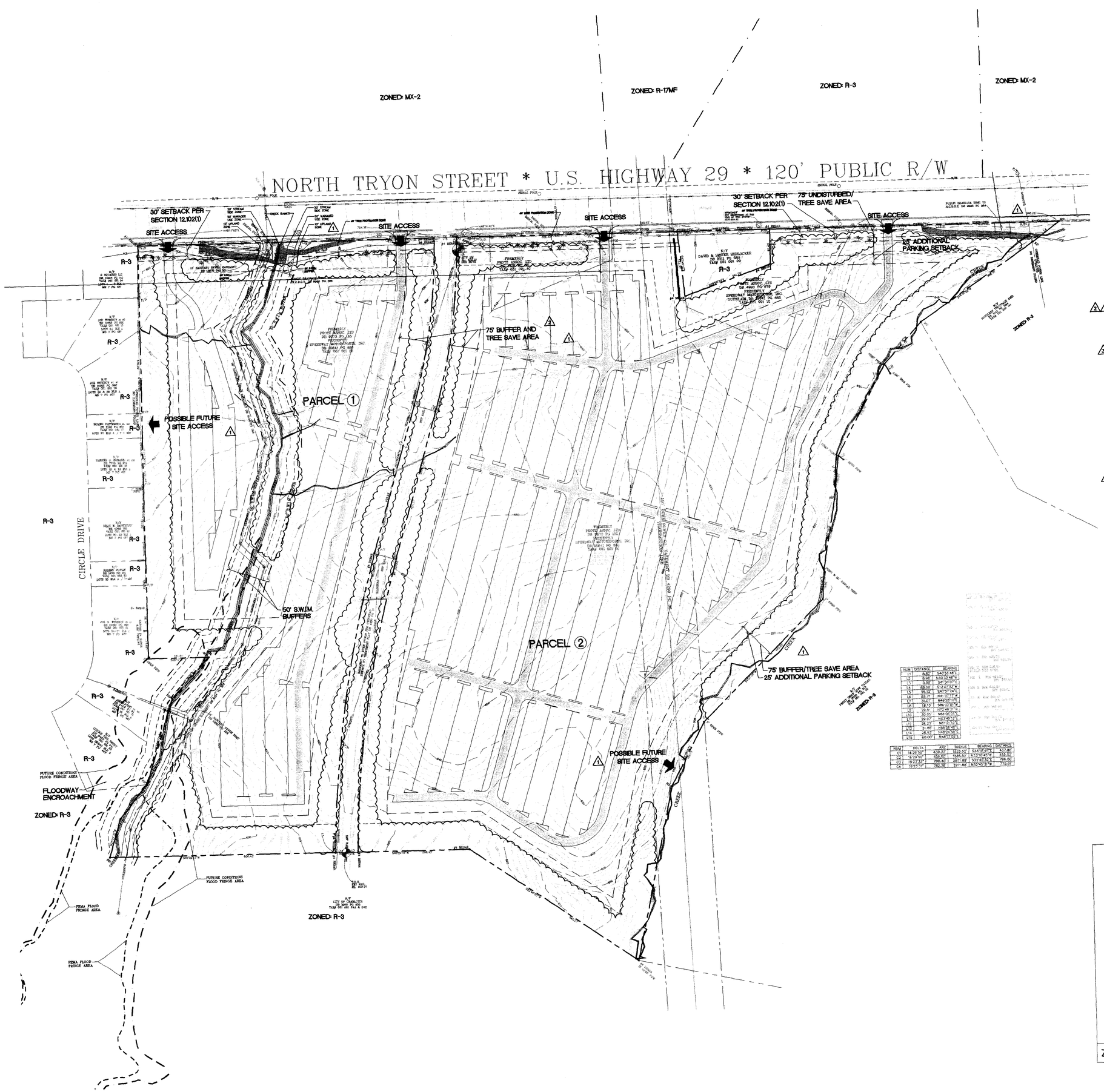
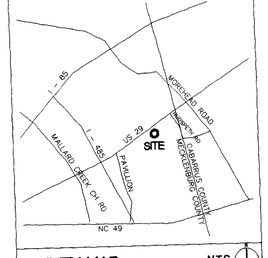


NUM	DISTANCE	BEARING
L1	8.82'	S40°33'48"E
L2	8.98'	N40°33'48"W
L3	0.58'	S41°30'07"E
L4	68.00'	S12°07'54"W
L5	25.12'	S47°37'04"E
L6	82.7'	N41°37'01"W
L7	31.07'	N49°08'10"E
L8	18.13'	S86°23'07"W
L9	19.51'	N72°44'31"W
L10	30.00'	N66°06'01"E
L11	29.27'	N63°45'12"E
L12	26.33'	N61°21'10"E
L13	31.80'	N65°06'40"E
L14	28.53'	N18°27'53"E
L15	60.00'	N49°17'05"E

ITEM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	16°29'55"	439.32'	1525.00'	S33°18'40"E	437.80'
C2	16°29'55"	456.60'	1585.50'	S33°18'40"W	455.07'
C3	19°23'33"	298.40'	2871.88'	S32°49'30"E	296.00'
C4	15°23'31"	782.76'	2871.88'	N32°45'15"W	779.91'



VICINITY MAP N.T.S.

BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM "BOUNDARY AND TOPOGRAPHIC SURVEY OF: 65.87 ACRES ON THE SOUTHERN SIDE OF N. TRYON STREET / U.S. HIGHWAY 29, BY HARRISBURG SURVEYING, 4555 HIGHWAY 49, HARRISBURG, NC, 28075, 704-455-9553, DATED AUGUST 8, 2003, SEALED BY JAMES T. WEST, NCRLS #: L-3392

DEVELOPMENT DATA:

EXISTING ZONING: R-3

PROPOSED ZONING: O-1 (CU)

SITE ACREAGE:
- PARCEL 1: 23.40 AC
- PARCEL 2: 42.47 AC
- TOTAL: 65.87 AC

USE: EVENT PARKING

PETITIONER: SPEEDWAY MOTORSPORTS, INC.

2 1

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking configuration shown on the site plan represents a firm plan for the development of the site for event parking but the specific design of drive isles and parking bays may be altered or modified during the design and development of the site within the maximum parking envelope indicated on the site plan.

3 2. Buffers, if required, will conform to the provisions of Section 12.301 for Class "B" buffers. The site will be developed with additional tree save areas in addition to the required buffers as generally depicted on the site plan and along the US 29 frontage in addition to the required setback area for a total edge treatment of 100'. The Petitioner reserves the right to seek a variance for the buffer requirement as it applies tot the portion of the site that adjoins the residentially zoned land that is, in fact, the road connection to the Mallard Creek Treatment Plant. However, the Petitioner will commit to maintaining at least 40-foot buffer along the treatment plant road. The buffers shown on the site may be eliminated if the adjoining parcels are rezoned such that buffers are no longer required by the standards of the Zoning Ordinance.

3. Screening, if required, will conform to the provisions of Section 12.303.

4. Any detached lighting on the site, such a limited security or 'safe lights' will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. The Petitioner may utilize temporary lighting during the occasions when the site is in use.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions. No permanent signage will be installed but the Petitioner may utilize temporary signage to direct parking traffic into the site on those occasions when the site is in use. One such temporary sign may be located generally in the vicinity of each driveway entrance to the site and will not exceed 100 sq. ft. in area. Internal directional signage may also be utilized on either a temporary or permanent basis as permitted by the Ordinance.

3 6. Stormwater detention, if required, will comply with applicable standards of Stormwater Services. The Petitioner will consult with and seek the advice of Storm Water Services in how to incorporate water quality control features in the overall storm water management plan for the site even if no on site detention is utilized. Except for the drive isles, which will be a stone or gravel surface, the portion of the site that will be developed for parking will be maintained as a grass surface. The following agencies will be contacted prior to construction: Section 401 permit, NCDENHR-Raleigh Office, 919-733-1786 and Section 404 Permit, US Army Corps of Engineers, 704-271-4854.

7. The proposed use of the site is for limited special event parking for no more than 6 events per year. As such, no other development of the site is proposed or permitted by this Petition. At such time as the Petitioner's need for the use of the site changes, then another rezoning petition will be have to be approved and the review of that plan will incorporate the plans and standards that are appropriate for the proposed use including the uses, design, connectivity to adjoining tracts, and other matters of public interest. If, in the intervening time, development proposals are approved for adjoining tracts that include connections to this site, then the future development of this site will be required to make use of and continue the connections established by the adjoining development unless the rezoning or site development review process eliminates the need for such connections.

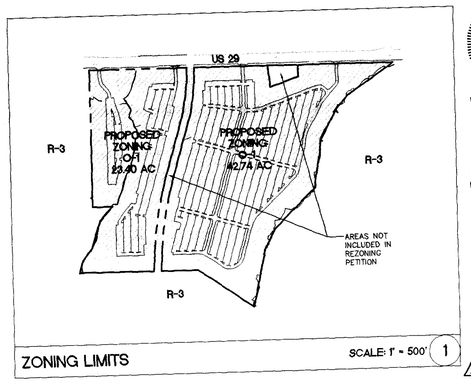
8. Access will be provided by driveway connections to US 29. Sight distance triangles as specified by NCDOT and/or CDOT will be maintained for all new driveways requiring a driveway permit. The exact location of driveway connections may be altered in concert with NCDOT and/or CDOT approval.

9. The Petitioner will install sidewalk along the US 29 frontage of the site in conjunction with the review and approval of NCDOT. The sidewalk will be a minimum of 6' in width and will be designed with a planting strip of varying dimensions that recognizes the location of certain topographical and highway related improvements including guard rails, reversible lane light poles and fixtures, underground wiring and/or conduits, and similar features. The Petitioner may install the sidewalk on the site if it not possible to develop a practical sidewalk within the public right-of-way. The Petitioner will establish an easement for any such sidewalk and the sidewalk will be a minimum of 6' in width.

10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

11. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission August 18, 2003
Revised per staff comments, November 17, 2003
~~Revised per Zoning Committee comments, December 12, 2003~~
3 Revised per Zoning Committee approval, February 11, 2004



ZONING LIMITS SCALE: 1" = 500' 1

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LOWE'S MOTOR SPEEDWAY
P.O. BOX 600
CONCORD, NC 28026-0600
704-455-4427

US - 29 EVENT PARKING

REZONING - TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION #: 2003-113

Project No.
2887

Issued
08/26/03

RECEIVED
FEB 12 2004
[illegible]

Revised
1 11/18/03 REVISED PER CMPC COMMENTS
2 12/23/03 REVISED PER CMPC AND CMUD COMMENTS
3 02/11/04 REVISED PER ZONING COMMITTEE APROVAL

APPROVED BY CITY COUNC'L
DATE 2/16/04

COLEJENEST & STONE, P.A. CORPORATE SEAL C-381 L-101 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 486 JOHN D. FRYER 08/26/03

NORTH CAROLINA PROFESSIONAL SEAL 8461 ENGINEER DUDLEY D. STONE JR. 08/26/03

SCALE: 1" = 100'
0 50 100 200

RZ1.0 of 1

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