

The ultimate configuration of the Areas and the parcels or lots forming parts thereof, have not been finalized. As a consequence, the Area designations on this Sheet which accompany the Petition are schematic in nature and is not to be considered as the final definition of the Areas but rather as a preliminary graphic representation of the general locations of the Areas generally depicted on this Sheet may be subject to variations that do not materially change the development intent generally depicted. The Areas may, therefore, be altered or modified during the design development and construction document phases subject to the Ordinance.

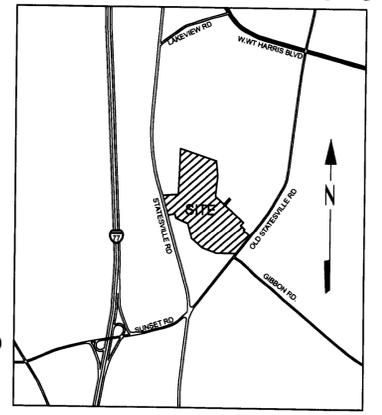
Mark	Date	Description
1	05-18-09	PER REVIEW COMMENTS

Project No.:
 Drawn by:
 Checked by:
 Cad Dwg File:

The information contained in this drawing is the property of Ai Design Group, Inc. The information should be deemed to be correct and superior to electronic information. The Client's benefit on the specific project and for a specific use. There is no representation of the durability of the information, or the medium through which the information is transmitted. This drawing may not be used or reproduced in any form without the written consent of Ai Design Group, Inc. Any use for a purpose other than that for which the information is intended shall be at the user's risk, and the user shall assume all liability and indemnify Ai Design Group, Inc. from any claims, costs, losses, or damages. Transfer of the information does not transfer any license to use the underlying software or equipment the signs of Ai Design Group, Inc. to reuse the information in the general course of a professional practice.

Permit-Seal

GENERAL NOTES:
 1. IF POST CONSTRUCTION BUFFERS ARE DISTURBED, THEY WILL BE MITIGATED IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.



VEICINITY PLAN (N.T.S.)
 SCALE: 1 INCH = 150 FEET
 CONTOUR INTERVAL: 4 FEET

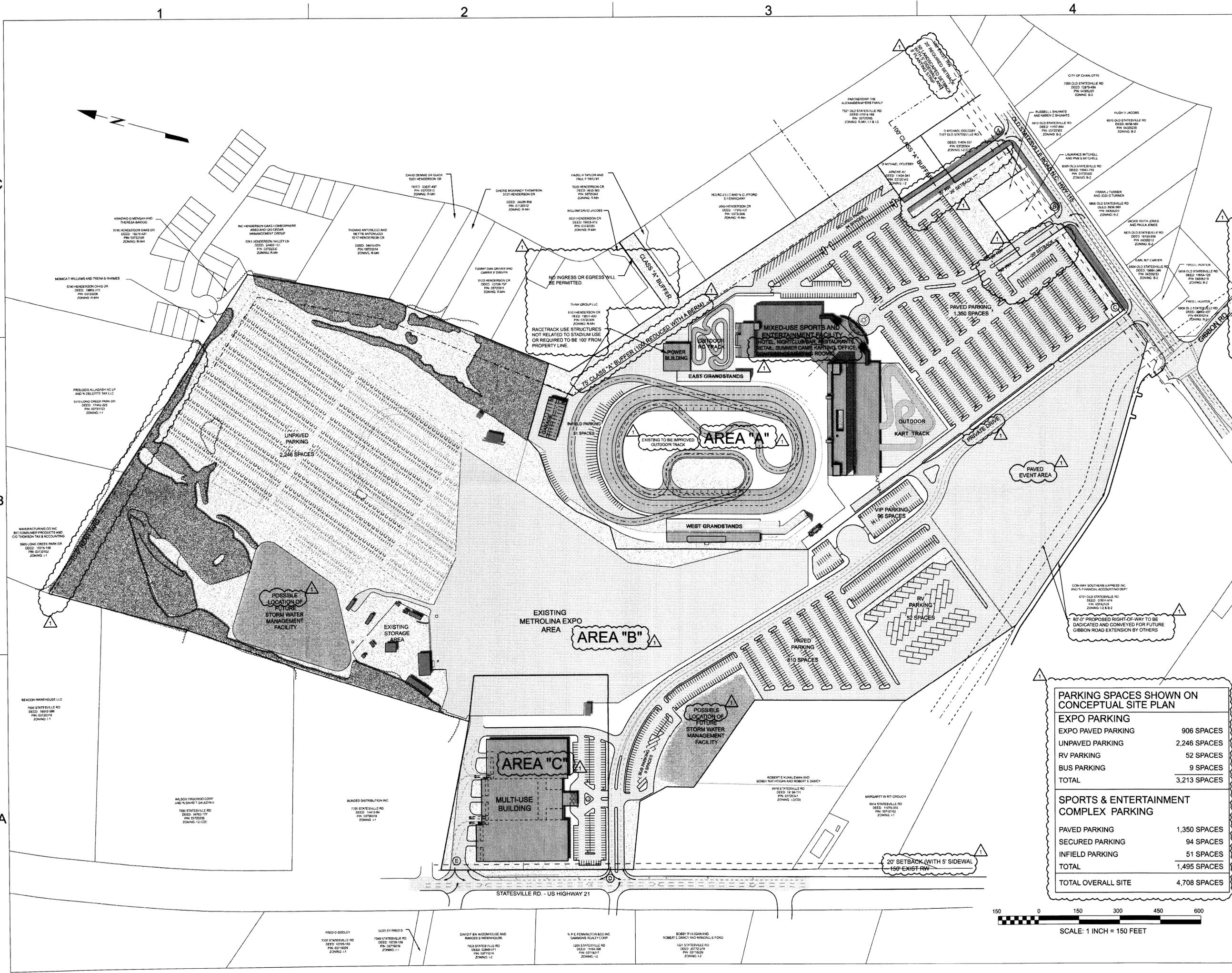
Client/Project
MIXED-USE SPORTS AND ENTERTAINMENT FACILITY
 7100 STATESVILLE RD.
 4916 AIRWAY DR
 CHARLOTTE, NC

Title
REZONING PETITION No. 2009-052
 04-27-2009

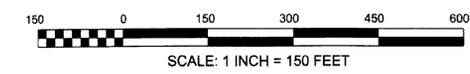
Sheet Title
TECHNICAL DATA-SHEET

Drawing No.
RZ-1

The ultimate configuration of the Areas and the parcels or lots forming parts thereof, have not been finalized. As a consequence, the Area designations on this Sheet which accompany the Petition are schematic in nature and is not to be considered as the final definition of the Areas but rather as a preliminary graphic representation of the general locations of the Areas generally depicted on this Sheet may be subject to variations that do not materially change the development intent generally depicted. The Areas may, therefore, be altered or modified during the design development and construction document phases subject to the Ordinance.



PARKING SPACES SHOWN ON CONCEPTUAL SITE PLAN	
EXPO PARKING	
EXPO PAVED PARKING	906 SPACES
UNPAVED PARKING	2,246 SPACES
RV PARKING	52 SPACES
BUS PARKING	9 SPACES
TOTAL	3,213 SPACES
SPORTS & ENTERTAINMENT COMPLEX PARKING	
PAVED PARKING	1,350 SPACES
SECURED PARKING	94 SPACES
INFIELD PARKING	51 SPACES
TOTAL	1,495 SPACES
TOTAL OVERALL SITE	4,708 SPACES



Mark	Date	Description
▲	05-18-09	PER REVIEW COMMENTS

Project No.:
 Drawn by:
 Checked by:
 Cad Dwg File:

The information contained in this drawing is the property of Ai Design Group, Inc. This information should be deemed to be confidential and proprietary information. Electronic information is a component of the information of service and is only for the Client's use on the specific project and for a specific use. There is no representation of the suitability of the electronic information for any other purpose, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of Ai Design Group, Inc. Any use for a purpose other than that for which the information is intended shall be at the user's risk, and therefore the user shall protect and indemnify Ai Design Group, Inc. from any claims, costs, losses or damages. Transfer of this information does not transfer any license to use this underlying software or technology the rights of Ai Design Group, Inc. to make the information in the general course of a professional practice.

Permit-Seal

Client/Project

MIXED-USE SPORTS AND ENTERTAINMENT FACILITY

7100 STATESVILLE RD.
 4916 AIRWAY DR
 CHARLOTTE, NC

Title

REZONING PETITION No.
 2009-052

04-27-2009

Sheet Title

CONCEPTUAL SITE PLAN

Drawing No.

RZ-2

C

B

A

1

2

3

4

FRED O. GOODLEY
 7100 STATESVILLE RD.
 DEED: 10728-189
 PIN: 0378018
 ZONING: I-1

SCOTT BY FRED O.
 7100 STATESVILLE RD.
 DEED: 10728-189
 PIN: 0378018
 ZONING: I-1

DAVID F. BA WOODHOUSE AND
 MARCUS S. WOODHOUSE
 7201 STATESVILLE RD.
 DEED: 0306-017
 PIN: 0378018
 ZONING: I-2

S. E. E. KONNINGTON BCO INC
 SAMMONS REALTY CORP
 7201 STATESVILLE RD.
 DEED: 1156-196
 PIN: 0378017
 ZONING: I-2

BOBBY P. HUDMAN AND
 ROBERT E. DANCY AND MARVALE FORD
 7201 STATESVILLE RD.
 DEED: 2072-219
 PIN: 0378029
 ZONING: I-2

**Mixed-Use Sports and Entertainment Facility:
Conceptual Parking Calculations**

USE	AREA (SF)	# OF SEATS	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES	# OF GRANDSTAND SPACES
Indoor Amusement						
Indoor Karting	47,000		Based on 20 Karts	1.2 sp per kart	24	
Kids (arcade)	4,400		Indoor recreation	1 sp/200 sf	22	
Arcade	10,000		Indoor recreation	1 sp/200 sf	50	
Indoor RC tracks (course)	10,000		None (fixed equip.)	N.A.	0	
Indoor RC tracks (viewing)	5,000		Indoor recreation	1 sp/200 sf	25	
Concessions	7,500		Retail	1 sp/250 sf	38	
Subtotal	76,400				159	
Outdoor Amusement						
Outdoor Karting	50,000		Based on 20 Karts	1.2 sp per kart	24	
Outdoor RC track (course)	25,852		None (fixed equip.)	N.A.	0	
					0	
Subtotal	75,852				24	
Grandstands (Event)						
West Grandstand		4,112	Stadiums	1sp/ 3 seats		1371
New Suites @ W.Grandstand		360	Stadiums	1sp/ 3 seats		120
East Grandstand		1,824	Stadiums	1sp/ 3 seats		608
R/C Grandstand		250	Stadiums	1 sp/ 3 seats		84
Subtotal		6,186				2,183
Hotel						
150 Rooms			Hotel-rooms	1 sp/room	150	
Conference/Mtg Rooms	34,700	1,400	Hotel-Meeting Rm	1 sp/4 seats	350	
Restaurant 1	11,800		Hotel-Restaurant	1 sp/ 250 sf	48	
Restaurant 2	11,000		Hotel-Restaurant	1 sp/250 sf	44	
Lounge 1	10,200		Hotel-Entertainment	1 sp/250 sf	41	
Lounge 2	8,400		Hotel Entertainment	1 sp/250 sf	34	
Bar area	12,000		Bar Lounge	1 sp/75 sf	160	
Subtotal	69,500				827	
Lobby (Exhibition Hall)	21,600		N.A.:Accessory Use	N.A.	0	
Retail	40,000		Retail	1 sp/250 sf	160	
Subtotal	40,000				160	
Office	30,750		Offices	1sp/ 300 sf	103	
Subtotal	30,750				103	
Total Parking for Non-Event Use					1,273	
Additional Parking for Event Use (Grandstand Events)						2,183

**Mixed-Use Sports and Entertainment Facility/ Metrolina Expo Development:
Conceptual Parking Calculations**

USE	AREA (SF)	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES
Indoor Retail				
Building A	42,265	Retail	1 sp/330 sf	128
Building B	15,000	Retail	1 sp/330 sf	45
Building C	20,280	Retail	1 sp/330 sf	61
Mall One (partially enclosed)	25,000	Retail	1 sp/330 sf	76
Café	2,500	N/A: Accessory Use	NA	0
Antique Village (9 Buildings)	28,324	Retail	1 sp/330 sf	86
Antique Village (4 Buildings)	12,590	Retail	1 sp/330 sf	38
Antique Village (1 Building)	1,885	Retail	1 sp/330 sf	6
Piccadilly Lane	16,600	Retail	1 sp/330 sf	50
Subtotal	105,045			491
Outdoor Retail (1 weekend/month)				
Covered Mall Two	8,200	Retail	1 sp/330 sf	25
Outdoor Vendors	35,000	Retail	1 sp/330 sf	106
Subtotal	43,200			131
Temporary Tents (only April and Nov.) Note: The proposed Multi-Use Building will replace Temporary Tent usage and is not counted as part of Maximum Use Parking calculations				
	39,800	Retail	1 sp/330 sf	121
Subtotal				0
TOTAL				622

Note: The above information represents a summary of facilities at the Metrolina Expo obtained from the owner. These areas have not been field verified and are used for preliminary calculation purposes only.

**Mixed-Use Sports and Entertainment Facility:
Conceptual Parking Calculations**

USE	AREA (SF)	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES
Bldg Used as Indoor Retail				
Retail	130,000	Retail	1 sp/330 sf	394
Offices	5,000	Office	1 sp/300 sf	17
Mechanical, Electrical , Storage	3,000	NA	NA	0
Spaces dedicated to Recreational Use Only(e.g. Locker Rooms, Equip. Storage)	2,600	NA	NA	0
Subtotal	140,600			411
Building Used as Indoor Recreation				
Indoor recreation (gross)	135,600	Indoor recreation	1 sp/200 sf	411
Offices	5,000	Retail	1 sp/300 sf	17
Subtotal	140,600			428
TOTAL				
Note:Use Highest Use				428

**Mixed-Use Sports and Entertainment Facility:
Total Conceptual Off-Street Parking Calculations**

Building or Complex Name	Required Off-Street Parking	Required Off-Street Parking	Required Off-Street Parking
	Typical Use: Metrolina Expo, Multi-Use Bldg, and <u>Non-Grandstand</u> Use of Sports and Entertainment Complex	Alternative to Maximum Use: Metrolina Expo, Multi-Use Bldg, and <u>Race Event and Hotel/Restaurant/Bar</u> Use of Sports and Entertainment Complex. Outdoor-Indoor Kart, RC Racing, Retail, and Meeting uses are accessory to Race or Concert events	Maximum Use: Metrolina Expo, Multi-Use Bldg, and <u>Race/Concert Event and Simultaneous</u> Use of Sports and Entertainment Complex
Sports and Entertainment Complex	1,273	2,183	3,456
Metrolina Expo	622	622	622
Multi-Use Bldg	428	428	428
Total	2,323	3,233	4,506