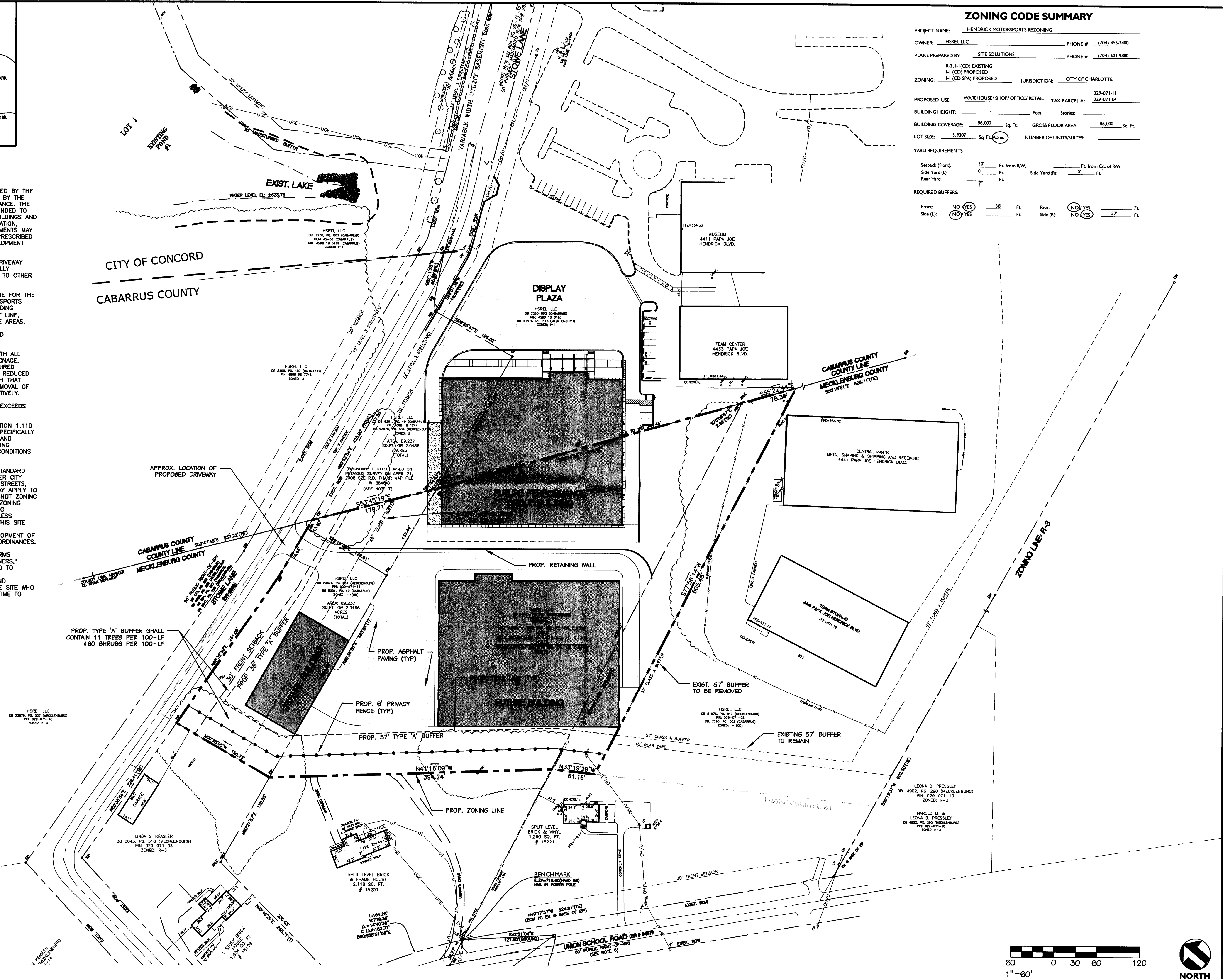


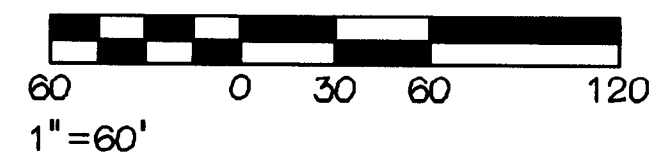
Vicinity Map - NTS

NOTE HEADING

- 1.DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- 2.ACCESS TO THE SITE WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO STOWE LANE RD. AS GENERALLY DEPICTED ON THIS SITE PLAN AND INTERNALLY TO OTHER PORTIONS OF THE SITE.
- 3.THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE EXPANSION OF THE EXISTING HENDRICK MOTORSPORTS COMPLEX THAT OCCUPIES A LARGE SITE EXTENDING ACROSS THE MECKLENBURG/CABARRUS COUNTY LINE, ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS.
- 4.ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
- 5.THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR SIGNAGE, SCREENING, BUFFERS, AND LANDSCAPING. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED OR REDUCED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED. THE REMOVAL OF SUCH BUFFERS WILL BE APPROVED ADMINISTRATIVELY.
- 6.PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
- 7.IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1.110 OF THE ZONING ORDINANCE, THE PETITIONER SPECIFICALLY REQUESTS THAT THE DEVELOPMENT PERMITTED AND STANDARDS CONTAINED IN THE CHARLOTTE ZONING ORDINANCE ALONG WITH THIS SITE PLAN AND CONDITIONS BE VESTED FOR A PERIOD OF 5 YEARS.
- 8.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.
- 9.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.
10. JUNE 9, 2009, INITIAL SUBMISSION.



ZONING CODE SUMMARY			
PROJECT NAME:	HENDRICK MOTORSPORTS REZONING		
OWNER:	HSREL, LLC	PHONE #	(704) 455-3400
PLANS PREPARED BY:	SITE SOLUTIONS	PHONE #	(704) 521-9880
ZONING:	R-3, I-1(CD) EXISTING I-1 (CD) PROPOSED I-1 (CD 57A) PROPOSED	JURISDICTION:	CITY OF CHARLOTTE
PROPOSED USE:	WAREHOUSE/SHOP/OFFICE/RETAIL	TAX PARCEL #:	029-071-11 029-071-04
BUILDING HEIGHT:	-	Feet:	-
BUILDING COVERAGE:	86,000	Sq. Ft.	GROSS FLOOR AREA: 86,000
LOT SIZE:	5.9307	Sq. Ft.	NUMBER OF UNITS/SUITS: -
YARD REQUIREMENTS:			
Setback (from):	30'	Ft. from RW,	-
Side Yard (L):	0'	Ft.	Side Yard (R): 0'
Rear Yard:	-	Ft.	-
REQUIRED BUFFERS:			
Front:	NO	YES	38'
Side (L):	NO	YES	0'
Rear:	NO	YES	57'
Side (R):	NO	YES	57'



SITE SOLUTIONS

2 3 2 0

W. Morehead Street  
Charlotte, NC 28208

Landscape Architecture

Site Planning

Civil Engineering

www.sitesolutionspa.com

Telephone: (704) 521-9880

Facsimile: (704) 521-8955

Seal:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Corp. NC License: C-1398

Hendrick Motorsports  
Rezoning  
Stowe Lane  
Charlotte, NC

Project No: 3180K

Drawn By: T. McManis

Designed By: T. McManis

Checked By: W. Sherrill

Date: 9 JUNE 2009

Revisions:

2009-062

Sheet Title: Rezoning  
Site Plan

June 12, 2009

Sheet No: RZ-1