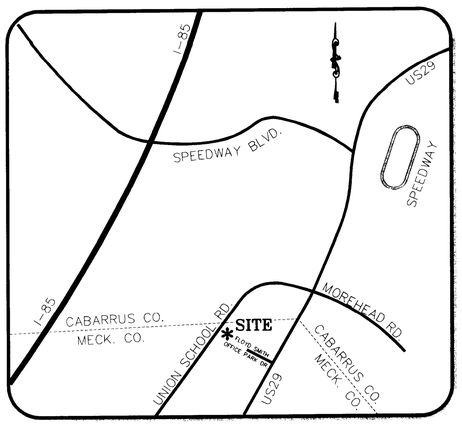


VICINITY MAP
~NOT TO SCALE~

LEGEND

- SANITARY SEWER MANHOLE
- NCGS MONUMENT
- DROP INLET
- CATCH BASIN
- GUY WIRE
- ELECTRIC POLE
- LIGHTING
- POST
- SIGN
- SINGLE TREE
- BUSH
- HEDGE
- FLAG POLE
- LAMP POLE
- FIRE HYDRANT
- NO POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- CONCRETE MONUMENT FOUND
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT
- CREEK OR BRANCH
- FENCE
- CITY LIMITS LINE
- SEWER LINE (8" PVC)
- WATER LINE
- STORM DRAINAGE LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE

DEVELOPMENT STANDARDS
(Rezoning Petition No.00-08C)

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed 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 phase with the building envelope line as shown on the plan.

2. The proposed use of the site will be for the development of a small office park and for seasonal event parking. Hotels and motels will not be permitted.

3. Buffer areas will be developed in accordance with Sect. 12.302. The petitioner may disturb up to 50% of the buffer on the west side of the site to accommodate the construction of the office buildings and related parking areas. Otherwise, the buffer area will remain undisturbed. The petitioner reserves the right to request a variance from the buffer requirement along the east side of the site. Required buffers on the east side of the site may be eliminated if the adjoining parcel is rezoned such that buffers are no longer required.

4. A 5 foot sidewalk will be constructed along Union School Road and along US 29 at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. Trees which are 8" caliper or larger will be preserved within the setback along Union School Road and US 29 except in those areas which must be graded for access to the site.

5. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.

6. Signage will be permitted in accordance with applicable Zoning Standards.

7. Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.

8. Screening will conform to the applicable standards of Sect. 12.303. of the Zoning Ordinance.

9. Buildings will not exceed 40 feet in height, except as provided by ordinance.

10. Site lighting will be limited to 20 feet in height and no "wall pak" lighting will be installed.

11. Access to the site will be provided by connections to US 29 North and by connections to Union School Road. All driveways and street connections are subject to approval by Mecklenburg County and NCDOT.

12. All dumpsters on the site will be screened with a solid enclosure with gates.

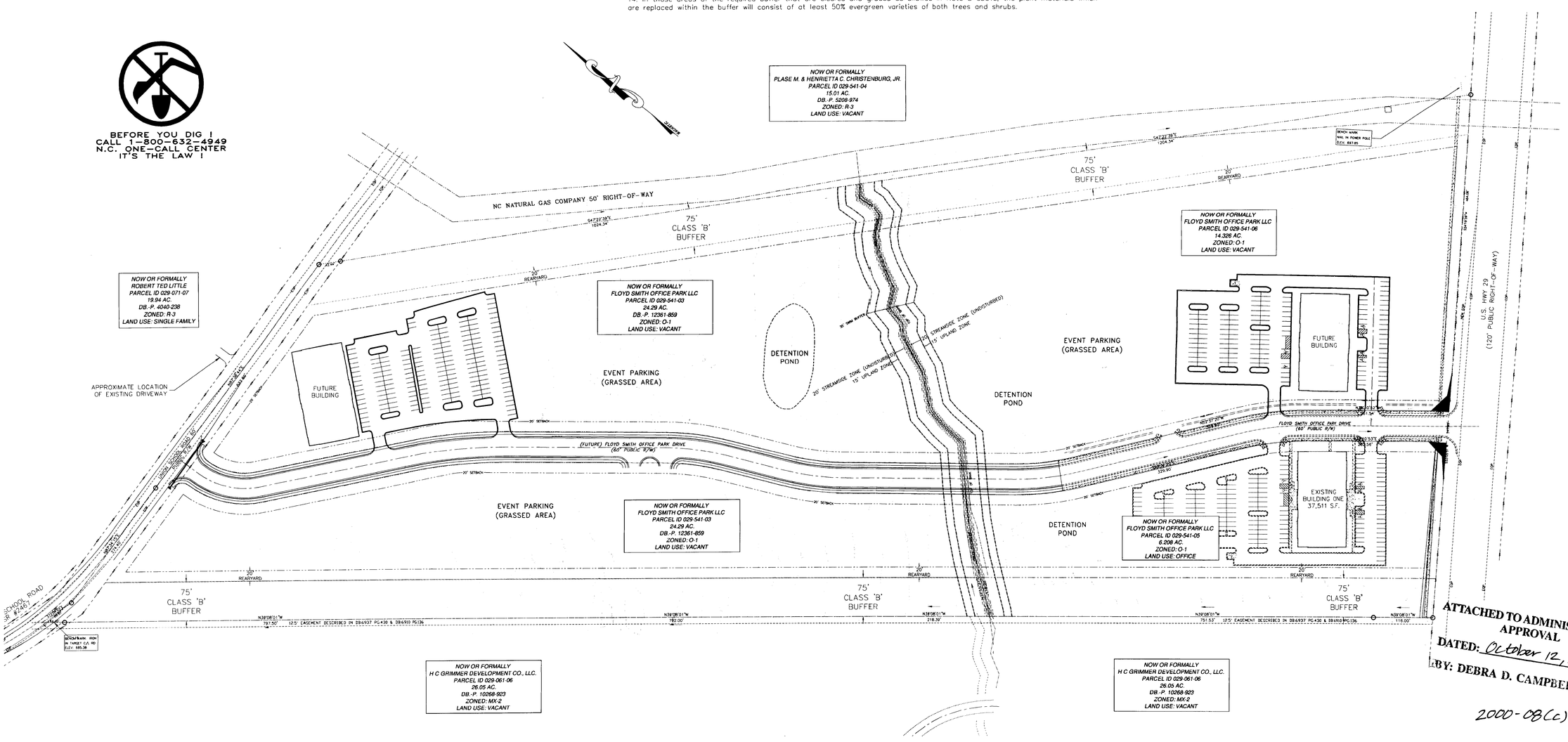
13. The petitioner will construct a fence for security purposes along the south side of the site as the site develops. The fence will be located on the inside of the required buffer that also runs along the south side of the site.

14. In those areas of the required buffer that are cleared and graded as allowed in Note 3 above, the plant materials which are replaced within the buffer will consist of at least 50% evergreen varieties of both trees and shrubs.

SITE DATA

Total Site Area	49.97 ac.	2,176,693.2 s.f.
Net Site Area : (Total Site Area minus Road R/W)	47.05 ac.	2,049,541.6 s.f.
Existing Zoning:	R-3	
Existing Use:	Vacant	
Proposed Zoning:	O-1 (CD)	
Total Built Office Area:	100,000 s.f.	
Event Parking:	Grassed Area	

BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: October 12, 2004
BY: DEBRA D. CAMPBELL

2000-08(c)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CONCORD ENGINEERING & SURVEYING, INC.
ENGINEERS - SURVEYORS - PLANNERS
NSPE PENC ACSM NSPS NCSS ASHE ASCE
45 SPRING ST. SW P.O. BOX 268
CONCORD, NC 28026-0268
CONCORD (704) 786-5404
FAX (704) 786-7454

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FINAL DRAWINGS
DO NOT USE FOR CONSTRUCTION

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JILL M. BRIM, NC PE #23159 ON JULY 28, 2003. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT

FLOYD SMITH OFFICE PARK
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET (ADMINISTRATIVE REVISION)

Prepared For:
SPEEDWAY MOTORSPORTS, INC.
P.O. BOX 600
CONCORD, NC 28026
(704) 455-4427

No.	DATE	INITIAL	REVISION
1	09/28/04	CJT	REVISION PER CHARLOTTE PLANNING COMMENT
2	10/11/04	CJT	REVISION PER CHARLOTTE PLANNING COMMENT

SCALE:
HORIZONTAL: 1"=100'
VERTICAL : NA
DRAWN BY: JED
COMPUTATIONS BY: JED
DESIGNED BY: CESI
PROJECT MANAGER: JMB
FILE: 020804.005.DWG
DATE: JULY 28, 2003

JOB #020804.005

SHEET 1 OF 1

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: October 12, 2004

TO: Katrina Young,
Interim Zoning Administrator

FROM: Debra Campbell,
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-08(c) by Chartown

Attached are revised plans for the aforementioned rezoning petition. The plan has been revised to reflect rearrangement of the building and parking lot layout on the site. In addition, the temporary access for event parking has been eliminated.

Since these changes are minor, I am administratively approving these revised plans. Please use these plans and elevations when evaluating requests for building permits and certificates of occupancy.