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- LEGEND**
- NO POINT SET
 - EXISTING IRON PIN (AS DESCRIBED)
 - CONCRETE MONUMENT FOUND
 - FEND GPS MONUMENT
 - SPOT ELEVATION
 - TEMPORARY BENCH MARK (TBM)
 - UNDERGROUND JUNCTION BOX
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - GUY WIRE
 - GUY POLE
 - SAN. SEWER MANHOLE
 - OVERHEAD POWER LINE
 - OVERHEAD POWER & TELEPHONE LINE
 - UNDERGROUND TELEPHONE LINE
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 - SANITARY SEWER LINE
 - WATER LINE
 - FENCE
 - TIE LINE
 - SUBJECT PROPERTY (BY PLAT)
 - BOUNDARY BY DEED OR PLAT
 - RIGHT OF WAY
 - EDGE GRAVEL
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROP SEWER
 - PROP STORM DRAINAGE
 - PROP WATER
 - PROPOSED BRT TRANSIT STOP
 - TOWNHOUSES - 4 UNITS (TYPICAL)
 - APARTMENT BUILDING - 24 UNITS - 3 STORIES (TYPICAL)
 - PROPOSED CANOPY TREE

- SCHOOL SITE
- PUBLIC AREAS (PARKS, COMMUNITY OPEN SPACE, WALKING TRAILS, ETC.)
- RETAIL
- OFFICE
- SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
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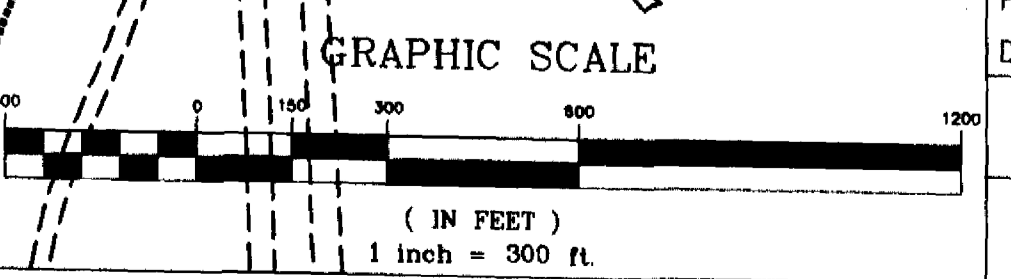
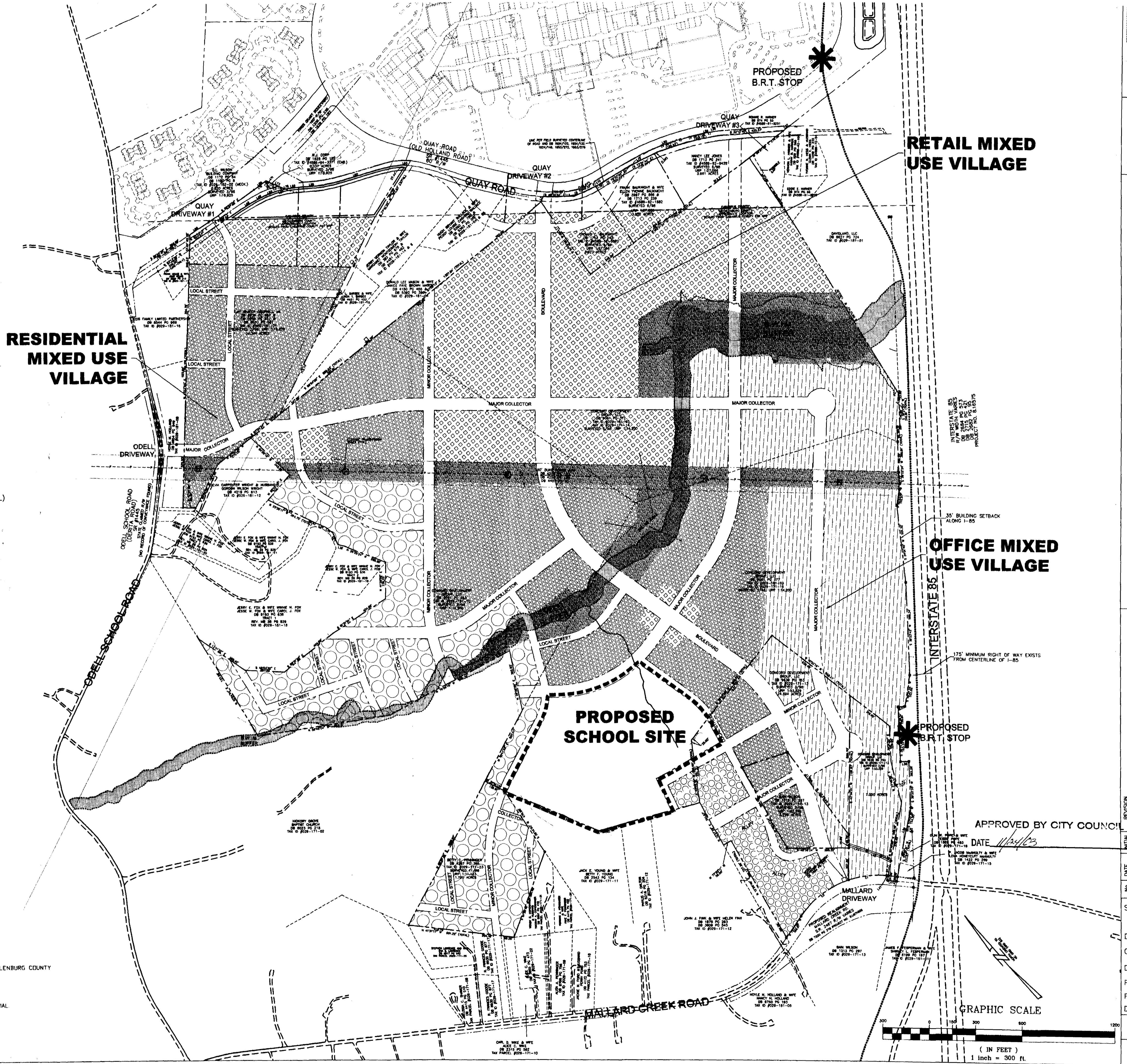
GENERAL NOTES

- BOUNDARY TOPOGRAPHIC AND LOCATION OF UTILITIES, TREES, ETC... WERE TAKEN FROM GIS INFORMATION PROVIDED BY CABARRUS COUNTY GIS CDROM AND CHARLOTTE-MECKLENBURG DELD CDROM.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION IS EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF AN ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE, OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- PER FLOOD INSURANCE RATE MAP, PANEL 85 OF 180, MAP #3701580065 B EFFECTIVE DATE: NOVEMBER 2, 1994, PROPERTY IS LOCATED IN ZONE X.
- BUILDING SETBACKS ARE 35' FRONT, 25' SIDE, AND 25' REAR AS PER CC ZONING REQUIREMENTS BUT MAY BE REDUCED PER SECTION 11.405 AND 11.407 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- SUBJECT PROPERTY IS CLASSIFIED AS HILLY TERRAIN AS PER N.C.D.O.T. SUBDIVISION ROADS MANUAL.

EXISTING ZONING: CC
PROPOSED ZONING:
TOTAL SITE AREA: 363.1 ACRES +/-
348.0 ACRES +/- HECKLENBURG COUNTY
15.1 ACRES +/- CABARRUS COUNTY

PROPOSED USES: RETAIL MIXED USE VILLAGE 700,000 SQUARE FEET RETAIL 80 ACRES +/- HECKLENBURG COUNTY
OFFICE MIXED USE VILLAGE 1,000,000 SQUARE FEET OFFICE 74 ACRES +/-
RESIDENTIAL MIXED USE VILLAGE 2100 DWELLING UNITS 193 ACRES +/-
30,000 SQUARE FEET OF SUPPORT RETAIL (DAYCARE)

* A MINIMUM OF 25 ACRES WILL BE DEVOTED TO LOW DENSITY RESIDENTIAL.
** IF CMS DOES NOT ACCEPT THE PROPOSED SCHOOL SITE (20 ACRES +/-) IT WILL REVER TO HIGH DENSITY RESIDENTIAL.
NOTE: ALL AREA CALCULATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN LAYOUT.



CONCORD ENGINEERING & SURVEYING, INC.
ENGINEERS - SURVEYORS - PLANNERS
NSPE PENC ACSM NEPS NCSS ASBE ASCE
AS SPRING ST. #1000 2ND FLOOR
CHARLOTTE, NC 28202-3200
PHONE: 704-333-1111
FAX: 704-333-1112
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PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

KING'S GRANT
MECKLENBURG COUNTY, NORTH CAROLINA
CABARRUS COUNTY, NORTH CAROLINA
TECHNICAL DATA SHEET

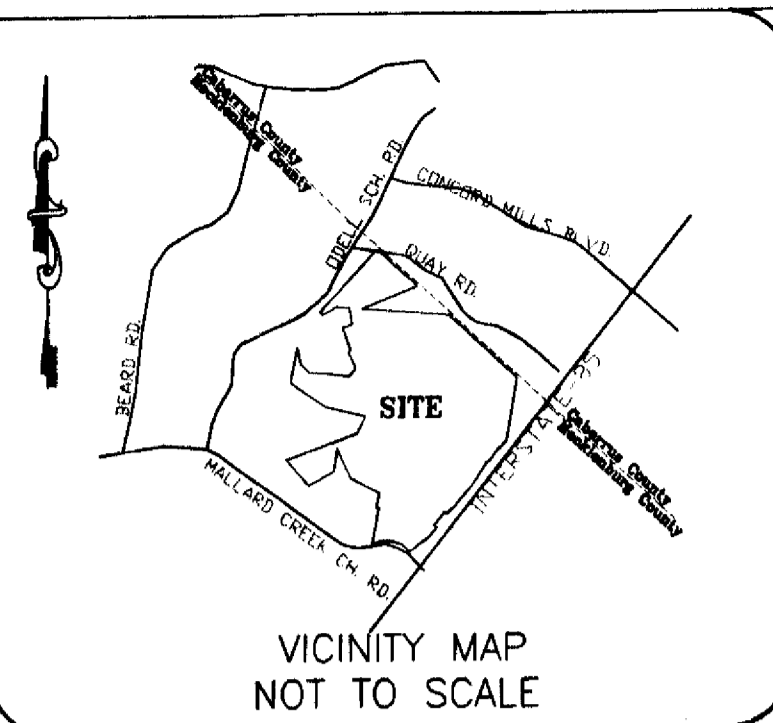
PREPARED FOR: MOTORSPORTS, INC.
P.O. BOX 6830
CONCORD, NC 28026-0680
704-455-3290

NO.	DATE	REVISION
1.	8/18/03	REVISIONS PER CLIENT AND CHARLOTTE REVIEW
2.	8/17/03	REVISIONS PER CITY OF CHARLOTTE COMMENTS
3.	11/19/03	REVISIONS PER CITY OF CHARLOTTE COMMENTS

APPROVED BY CITY COUNCIL: _____ DATE: 11/24/03

SCALE: HORIZONTAL: 1"=300'
VERTICAL: NA

DRAWN BY: JED
COMPUTATIONS BY: JED
DESIGNED BY: CESI
PROJECT MANAGER: JMB
FILE: 020911.005.dwg
DATE: APRIL 28, 2003
JOB# 020911.005
SHEET 1 OF 5



**CONCORD
ENGINEERING &
SURVEYING, INC.**
ENGINEERS - SURVEYORS - PLANNERS
HOPE FORD ASH WOODS WESS ASHIE ASCE
45 BRIDGE ST. 2ND FLOOR
CHARLOTTE, NC 28202
TEL: 704-353-1111
FAX: 704-353-1112
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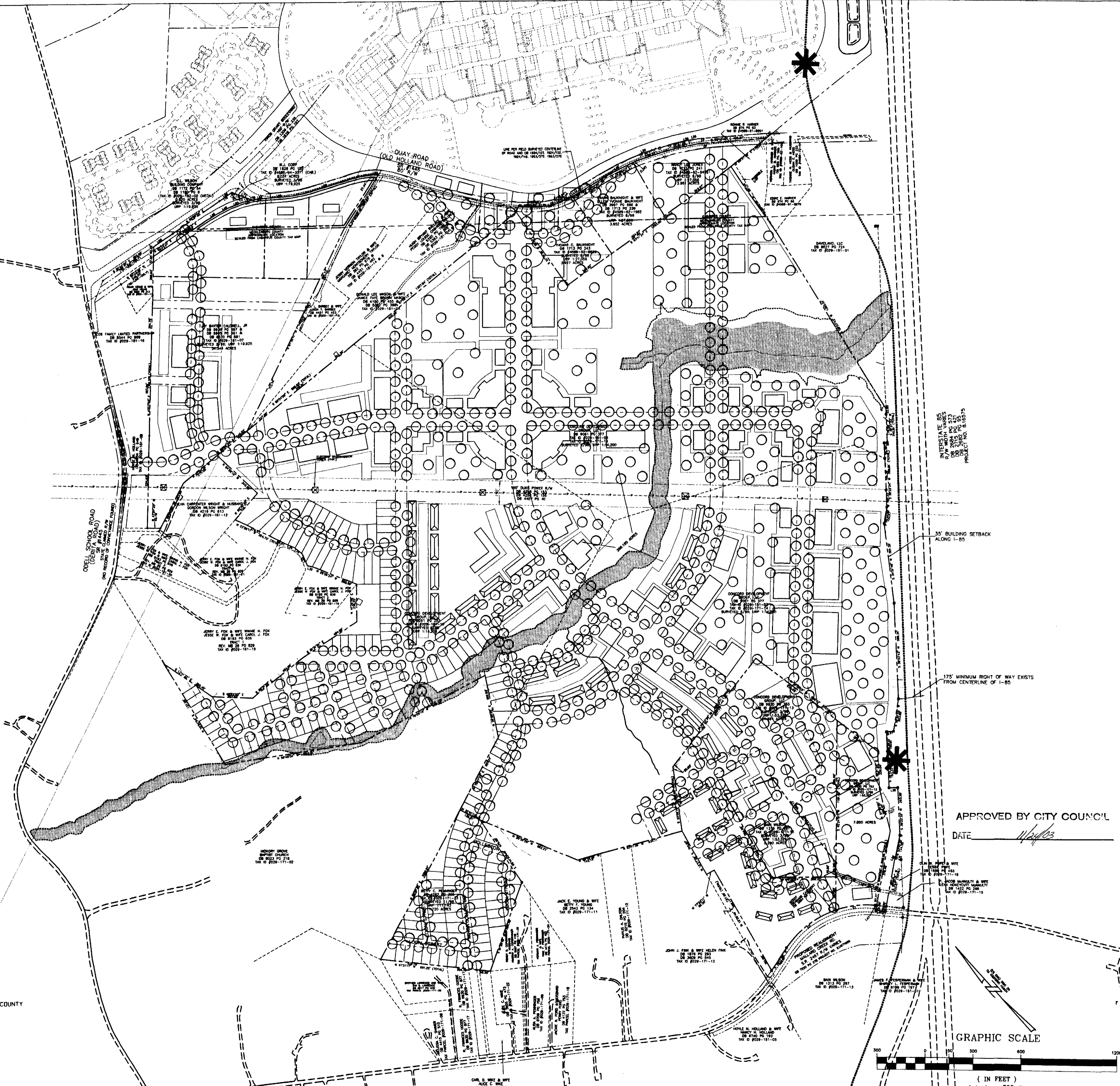
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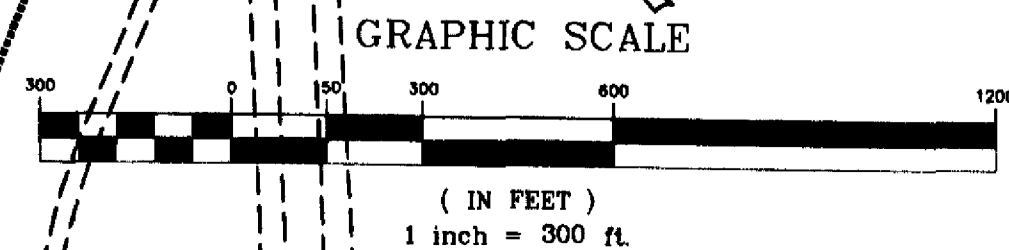
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APPROVED BY CITY COUNCIL
DATE: 1/24/03



KING'S GRANT
MECKLENBURG COUNTY, NORTH CAROLINA
CABARRUS COUNTY, NORTH CAROLINA
SCHEMATIC/SKETCH PLAN

PREPARED FOR:
SPEEDWAY MOTORSPORTS, INC.
P.O. BOX 600 CONCORD NC 28026-0600
704-455-3290

REVISION	DATE	INITIAL	REVISIONS PER CLIENT AND CHARLOTTE REVIEW	REVISIONS PER CITY OF CHARLOTTE COMMENTS	REVISIONS PER CITY OF CHARLOTTE COMMENTS
1.	1/19/03				
2.	1/14/03				
3.	1/19/03				

SCALE :
HORIZONTAL : 1"=300'
VERTICAL : NA

DRAWN BY : JED
COMPUTATIONS BY : JED
DESIGNED BY : CESI
PROJECT MANAGER: JMB
FILE: 020911.005.dwg
DATE: APRIL 28, 2003
JOB# 020911.005
SHEET 2 OF 5

Part I

Commitment

Development of the real estate identified on the accompanying Technical Data Sheet prepared by Concord Engineering & Surveying, Inc., dated April 28, 2003 as may subsequently be amended, consisting of 348 acres, more or less (the "Site") and its individual components will be governed by these Development Standards, the Technical Data Sheet and all applicable provisions of the City of Charlotte Zoning Ordinance (the "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.

Part II

Statement of Intent

It is the intention of the Petitioner to create within the Site three interconnected, pedestrian and transit friendly mixed-use villages offering a variety of shopping, employment and residential opportunities and providing support for future transit service in the area.

Part III

Permitted Development Within the Site

Section 1. RETAIL MIXED USE VILLAGE

The Retail Mixed Use Village encompasses an area of approximately 85 acres, more or less, and is generally located south of the Cabarrus County line as generally depicted on the Technical Data Sheet.

- (a) The Retail Mixed Use Village may be used for any uses (including accessory uses), which are prescribed by right under the Ordinance.
- (b) The total floor area (including any permitted accessory use), which may be developed within the Retail Mixed Use Village, may not exceed 700,000 square feet.
- (c) A maximum of three complete out parcels will be allowed within the Retail Mixed Use Village. Since the development of certain portions of the site can only be accomplished in conjunction with parcels in Cabarrus County, parcels that do not lie totally within the site that is the subject of this Petition will not be counted toward this limit.
- (d) Residential units and Office square footage may be incorporated into the Retail Mixed Use Village as a mixed use component, so long as the maximum number of residential units for the entire project does not exceed 2100 dwelling units or the maximum amount of office square footage for the entire site does not exceed 1,000,000 square feet.

Section 2. OFFICE MIXED USE VILLAGE

The Office Mixed Use Village encompasses an area of 73 acres, more or less, and is generally located between I-85 and the Retail Component and north of Mallard Creek Road.

- (a) The Office Mixed Use Village may be used for any general office uses and permitted accessory uses, which are prescribed by right under the Ordinance.
- (b) The total floor area of general office uses (including any permitted accessory use which may be developed within the Office Mixed Use Village) may not exceed 1,000,000 square feet.
- (c) Residential units may be incorporated into mixed-use buildings so long as the maximum number of residential units for the entire site shall not exceed 2100 dwelling units.
- (d) The Petitioner may place retail uses within office buildings on the site as well as within the Retail Component in order to further the mixed-use nature of the site. Retail floor area located within office buildings will not be counted toward the total retail floor area located elsewhere on the site. Any such retail space will be limited to 75% of the first floor area of the building and may only be located in multistory buildings of at least 15,000 square feet of total floor area.

Section 3. RESIDENTIAL MIXED USE VILLAGE

The Residential Mixed Use Village encompasses an area of 189 acres, more or less, and is generally located north of Mallard Creek Road and west and south of the Retail and Office Mixed Use Villages.

- (a) The total number of dwelling units, which may be constructed within the Residential Mixed Use Village, may not exceed 2100 units.

- (b) Up to 30,000 square feet of support retail uses, excluding fast food, service station/convenience stores and hotels/motels, may be developed within the Residential mixed use village center areas which are generally depicted on the Technical Data Sheet.
- (c) The Residential Mixed Use Village may be devoted to any residential use (including any accessory use) which is permitted by right in the Commercial Center Development (CC) Zoning District under the Ordinance.
- (d) A variety of housing types and densities may be developed within the Residential Mixed Use Village and within the areas and at the densities depicted and described on the Technical Data Sheet.
- (e) Single-family development will comply with the provisions of the R-6 district.

Section 4. SCHOOL SITE

With regard to the proposed school site depicted on the site plan, the Petitioner proposes to dedicate the site for use as an elementary school based on the following schedule of events and commitments.

- a) If the Charlotte-Mecklenburg School board (CMS) votes to fund, either with bonds or other means, the construction and improvement of an elementary school on the site with such a funding decision to be made by April 1, 2008 for a bond election (if required) to be conducted in November 2008, or any earlier time, then the Petitioner will dedicate the school site to CMS. Such a dedication will be subject to the restriction that the site be used for school purposes and that construction of the school on the site must commence by July 1, 2010.
- b) By April 1, 2008, if CMS has not indicated a commitment to fund the development of a public school on the site, with construction to be commenced no later than July 1, 2010, or if, at any time prior to April 1, 2008, CMS makes a specific decision not to use the site for a public school facility, then the Petitioner will be released from any further commitment to dedicate all or any of the proposed site and thereafter will be free to use the site for medium or high density residential development as permitted by the approved zoning plan for the site.
- c) If the November 2008 bonds (if required) are not approved or if, after the approval of the bonds, CMS makes a decision that would result in CMS not following through on the funding of the public school construction to commence no later than July 1, 2010, then the Petitioner will be released from any further commitment to dedicate all or any of the proposed site and thereafter will be free to use the site for medium or high density residential development as permitted by the approved zoning plan.
- d) The July 1, 2010 deadline for the commencement of construction of a school on the site will be extended if, on July 1, 2009, (1) at least 500 residential units have not been permitted for construction within the area covered by the conditional zoning plan and (2) the site does not have access to at least a Collector street that could furnish access to the school. If these two conditions precedent are not satisfied as of July 1, 2009, then the deadline for the commencement of construction of a school on the site will be extended to the date that is one year from the date that CMS is notified in writing that the conditions precedent are satisfied. If construction does not commence within the extended deadline, then the Petitioner will be released from any further commitment to dedicate all or any of the proposed site and thereafter will be free to use the site for medium or high density residential development as permitted by the approved zoning plan. CMS may, at its sole discretion, choose to commence construction of an elementary school on the designated site consistent with all of the other provisions of this section, even if fewer than 500 residential units have been permitted for construction on the site or if the site does not have access to at least a Collector street that could furnish access to the school.
- e) Finally, in conjunction with the provisions above, the Petitioner agrees that if the dedication commitment is terminated as outlined under any of the circumstances above, then, prior to the development or sale of the school site for any other use, the Petitioner will grant a first right of refusal to CMS for the purchase of the site. Thereafter, the Petitioner will be free to use the reserved area for medium or high density residential development as permitted by the approved zoning plan.
- f) Subsequent to the approval of this zoning Petition, nothing in any of the foregoing provisions will prevent CMS from proceeding with a decision to fund and the construction of an elementary school on the designated site at any earlier time than any of the dates for actions noted above or prior to the fulfillment of any of the conditions for residential development or street access noted above. Any such dedication that may occur pursuant to the provisions above will be subject to the following specific conditions.

- a) The Petitioner agrees to dedicate to CMS a site of at least 20 acres for use as an elementary school within the general area depicted on the Technical Data Sheet. The precise property boundary of the elementary school site will be determined by the mutual agreement between the Petitioner and CMS. CMS may also choose to utilize part of the site for a joint use facility with Mecklenburg County Parks Department.

- b) The conveyance of the School Site will be made by the Petitioner upon terms, conditions and restrictions which address items of mutual concern, including but not limited to, the uses to which the site may be devoted, the precise location and size of the site, the arrangement of buildings proposed to be constructed on the site and the reservation of a possibility of reverter in favor of the Petitioner should the site not be devoted to school purposes.

- d) The Petitioner's deed may reserve easements over reasonable portions of the school site for drainage, sanitary sewers, water lines, telephone lines, power lines, cable television lines, gas lines and such other utility purposes as it may deem necessary or desirable for the orderly development of the c) entire site, said easements being consistent with and not materially interfering with the use of the property for an elementary school.
- d) The Petitioner's commitment with respect to the School Site is expressly conditioned upon approval of this Rezoning Petition.
- e) If for any reason the School Site is not conveyed to CMS, such site may be developed for medium or high density residential uses as determined by the Petitioner so long as the total number of residential units on the site does not exceed the total permitted by this Petition.

Section 5. PEDESTRIAN AND OPEN SPACE COMPONENT

- (a) Each building or dwelling unit within the site shall be connected to a public sidewalk system to be established along in accordance with the provisions of city ordinances. The street sidewalks will be 5' wide and separated from the street with a planting strip at least 6' wide in residential areas and 6' wide with an 8' planting strip in non-residential areas. Location of these connector sidewalks are discretionary and may parallel the location of parking lots or cross them, but may not run continuously within parking and vehicular circulation areas.
- (b) The Open Space System, or Public Areas, will be used for the purposes of providing alternative transportation for pedestrians and bicyclist to provide alternative cross-connectivity, as well as to preserve existing natural stream beds and open space.
- (c) Development parcels within the site that adjoin the Open Space System must provide pedestrian access to the open space system via sidewalks which are at least 5' in width.
- (d) The Pedestrian and Bicycle pathways within the Open Space System shall consist of an eight foot (8') paved trail of either concrete or asphalt. Development of the pathway system will be implemented in such a manner as to minimize stream crossings and disturbances.
- (e) The Open Space System and the SWIM Buffers shall be delineated on the record plat(s) for all affected parcels within the entire development.
- (f) Open space improvements may consist of any combination of passive or active spaces, sidewalks, pathways and trails, bike paths, benches or other seating areas, natural or improved landscaped areas, exercise or play equipment, or other similar facilities and uses. These amenities will be installed within each development component of the site as that component is developed.

PART IV
Transportation Commitments

The Petitioner and each future owner will install or cause to be installed the transportation commitments which are listed below and are included as a condition applicable to the development of the site. These improvements will be installed in conjunction with the development phases noted in the Traffic Impact Study prepared by Parsons Brinckerhoff Quade & Douglas, Inc. Nothing in this section prohibits a public/private venture for the construction of any or all of these improvements, and under such circumstances, the actual construction of the improvements may be accomplished by an entity other than the Petitioner.

DEVELOPMENT PHASE I

PERMITTED DEVELOPMENT:
120 Single Family Detached Houses; 100 Townhouses
800 Apartment Units
400,000 g.s.f. Office
150,000 g.s.f. Retail

- * Complete I-485 interchange local road project at Mallard Creek Road (NCDOT TIP project) including realignment of Ridge, Mallard Creek and Odell School at a single, signalized intersection; include exclusive NB RT bay (if not part of TIP project)
- * At Speedway/NB I-85 ramps, add WB thru lane on Speedway Blvd
- * At Speedway/SB I-85 ramps intersection, convert EB Speedway Blvd RT lane onto I-85 ramp to free-flow
- * Add EB thru lane thru Concord Mills Mall Entrances 1 & 2
- * At Mallard Creek/Spine Road intersection, add WB Mallard Creek RT and WB LT bays

PRELIMINARY DRAWINGS
FOR REVIEW PURPOSES ONLY

KING'S GRANT
MECKLENBURG COUNTY, NORTH CAROLINA
CABARRUS COUNTY, NORTH CAROLINA
DEVELOPMENT STANDARDS SHEET
PREPARED FOR:
SPEEDWAY MOTORSPORTS, INC.
SPEEDWAY & CONCORD, NC 28026-0600
704-455-3290

REVISION	REVISIONS PER CLIENT AND CHARLOTTE REVIEW	REVISIONS PER CITY OF CHARLOTTE COMMENTS	REVISIONS PER CITY OF CHARLOTTE COMMENTS
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DESIGNED BY : CESI
PROJECT MANAGER : JMB
FILE: 020911.005.dwg
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JOB# 020911.005

Section 6. STORM WATER MANAGEMENT

- (a) A Master Storm Water Management Concept Plan shall be developed and approved prior to the approval of any construction documents. Storm water runoff from the Site will be managed through a variety of proven techniques, which at a minimum satisfy the standards imposed by the City of Charlotte.
- (b) No detention ponds may be located within setback areas or buffer areas.
- (c) The Petitioner will follow the requirements of the SWIM Buffer Ordinance.
- (d) No filling or grading will be allowed in the Floodway Fringe, except as needed to accommodate community recreational needs, utility and road crossings.
- (e) Areas designated as open space that are not developed do not require storm water treatment. The site will employ LID practices to control and treat runoff from the first 1-inch of rainfall from the developed portion of the site. All structural BMPs will be located at a minimum of 100 feet from the top of the stream bank. The proposed development will implement the following erosion control measures in addition to those required by current ordinances:
 1. Inlet protection;
 2. Double silt fences along SWIM buffers; and
 3. Two stage sediment basins with outlet weirs sized for a 50-year storm event.

Section 7. KEY ENTRYWAYS

Special attention will be given to the key entryways to the project. Landscape materials including street trees, shrubs and ground cover will establish continuity at each entryway, while creating a pleasant and harmonious interface with other site elements, such as signage, pedestrian circulation ways, and lighting.

Section 8. BUFFER AREAS

- (a) Subject to the provisions of paragraph (e) below, exterior buffer areas will be established in accordance with the specifications provided on the Technical Data Sheet. Additional Buffer Areas will be provided when required by the Ordinance. All Buffer Areas will, at a minimum, conform to the standards of Sections 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 of the Ordinance.
- (b) Berms and grading may be installed or performed and the width of the buffer may be reduced in those portions of Buffer Areas to the extent allowed by the Ordinance. When grade transition areas are needed within the Buffer, 25' from the exterior property line shall be left undisturbed. All other Buffer Areas are to remain substantially undisturbed, except to the extent necessary to accommodate access points, walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways.
- (c) In all undisturbed Buffer Areas where existing trees and natural vegetation have been cleared in order to accommodate pedestrian paths or the installation of utility lines, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.
- (d) Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer area involved.
- (e) If in the future adjoining zoning districts are changed to zoning districts which either do not require a buffer or only require a reduced buffer, then the buffer provided at the applicable edge depicted on the Technical Data Sheet may be adjusted in accordance with Table 12.302(a) and Table 12.302(b) of the Ordinance.
- (f) The Petitioner reserves the right to waive all interior buffer requirements.

Section 9. SCREENING

- (a) Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- (b) All roof mounted mechanical equipment will be screened from view.
- (c) Any dumpsters visible from a public street or from adjoining property will be screened with a solid-enclosure with gates.

Section 10. LIGHTING

- (a) All freestanding lighting fixtures (excluding public streetlights) installed within each Parcel will be uniform in design.
- (b) The maximum height of any freestanding lighting fixture (excluding public streetlights), including its base, within the Retail Components shall not exceed 30 feet in height.
- (c) The maximum height of any freestanding lighting fixture (excluding public streetlights), including its base, within the Office and Residential Components shall not exceed 20 feet in height.

(d) All freestanding light fixtures and wall pack light fixtures installed within each Component other than streetlights erected along public streets shall be designed such that direct illumination does not extend past any exterior property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles and capping, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties. At a minimum, all detached lighting will be capped or aimed into the site away from adjoining properties and public streets.

Section 11. DESIGN REVIEW COMMITTEE

The Petitioner agrees to establish an Owners' Association. One of the duties of the Board of Directors of this association will be to establish a Design Review Committee. This committee shall have responsibility for adopting and implementing guidelines for all development taking place within the project other than within the Residential Component. Key areas to be addressed by these guidelines will include landscaping, open space and signage criteria which incorporate the concepts which have been included within this site plan and conditional notes. The Committee will consist of at least three members. The Petitioner further agrees to invite a member of the Charlotte-Mecklenburg Planning Commission's Staff to serve on the Committee.

PART VII

Amendments to Rezoning Plan and Acknowledgements

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.

Future amendments to the Rezoning Plan, the Technical Data Sheet and these Development Standards involving one or more Component Parcels may be applied for by the then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance without the need to include any other portions of the site not affected by any such amendment. Further, any such amendment will be reviewed solely on the basis of the specific change being proposed and will not include portions of the site or conditions for the site that do not relate directly to the proposed amendment.

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.

- Initial Submission, 4/28/03
- Revisions per staff comments, 8/8/03
- Revisions per staff comments, 8/20/03
- Revisions per staff comments, 11/13/03
- Revisions per Zoning Committee approval, 11/19/03

PRELIMINARY DRAWINGS
FOR REVIEW PURPOSES ONLY

KING'S GRANT
MECKLENBURG COUNTY, NORTH CAROLINA
CABARRUS COUNTY, NORTH CAROLINA
TYPICAL STREET CROSS SECTIONS
PREPARED FOR:
SPEEDWAY MOTORSPORTS INC.
1000 W. GARDNER STREET, SUITE 100
CHARLOTTE, NC 28202-0600
704-455-3290

REVISION	REVISIONS PER CLIENT AND CHARLOTTE REVIEW	REVISIONS PER CITY OF CHARLOTTE COMMENTS	REVISIONS PER CITY OF CHARLOTTE COMMENTS
INITIAL			
DATE			
1.	8/18/03	1.	11/14/03
2.		2.	11/19/03
3.		3.	

SCALE :
HORIZONTAL : NA
VERTICAL : NA
DRAWN BY : JED
COMPUTATIONS BY : JED
DESIGNED BY: CESI
PROJECT MANAGER: JMB
FILE: 020911.005.dwg
DATE: APRIL 28, 2003

APPROVED BY CITY COUNCIL
DATE: 4/24/03