

**SITE DEVELOPMENT SUMMARY**

PIN: FUTURE PARCEL  
 PROPERTY REAL ID: N/A  
 TOTAL SITE AREA: ± 7.82 AC (340,674 SF)  
 CURRENT USE: N/A  
 PROPOSED USE: MOTORSPORTS PERFORMANCE SCHOOL BUILDING, PARKING, AND ASSOCIATED UTILITIES.  
 ZONING: PID (ZONING CONDITIONS PER CHARLOTTE MOTOR SPEEDWAY PID STANDARDS CASE Z-37-98, APPROVED JANUARY 14 1999, AND SUBSEQUENT AMENDMENTS DATED 3/16/2021 AND 6/15/2021)

EXTERIOR REQUIREMENTS	
SETBACKS AND YARDS	
MIN. FRONT SETBACK:	20'
MIN. BUFFER YARD (CLASS, WIDTH):	CLASS B, 15'
ADJ. PIN: 4598-94-2399-0000	CLASS A, 8'
ADJ. PIN: 4598-94-6609-0000	
MIN. BUILDING YARD (CATEGORY, WIDTH):	CATEGORY 3, 12'
MIN. STREET YARD (LEVEL, WIDTH):	LEVEL 3, 8'

SITE DIMENSIONAL DATA	
MAXIMUM BUILDING HEIGHT:	NO LIMIT, EXCEPT AS CONTROLLED BY AIRPORT OVERLAY DISTRICT
PROPOSED BUILDING HEIGHT:	± 29'
PROPOSED GFA:	RACING SCHOOL BUILDING: ±80,000 SF
	OFFICE: ±8,105 SF
	SHOWROOM: ±25,945 SF
	AUTO REPAIR SHOP: ±15,310 SF
	GARAGE: ±30,640 SF

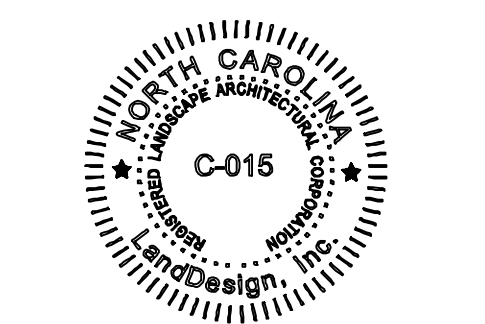
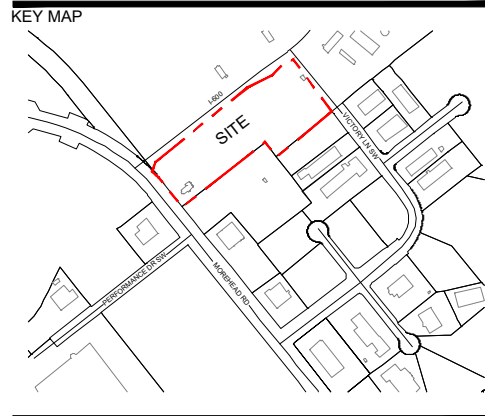
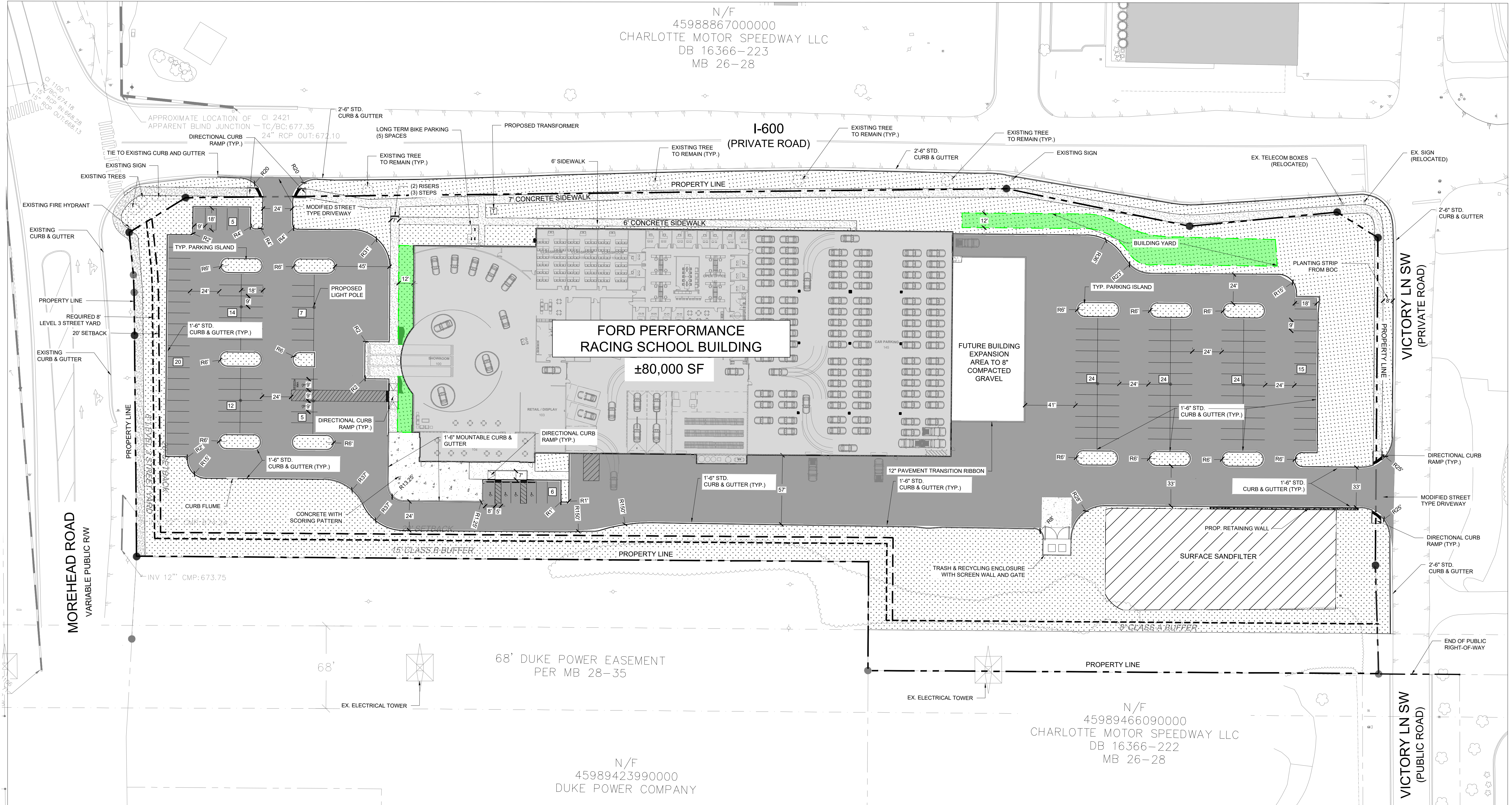
SETBACKS AND YARDS:	REQUIRED SETBACKS
MIN. FRONT YARD:	N/A
MIN. SIDE YARD:	N/A
MIN. REAR YARD:	N/A
PARKING LOT YARD:	N/A
MIN. BUILDING YARD (CATEGORY, WIDTH):	N/A
MIN. STREET YARD (LEVEL, WIDTH):	N/A
OPEN SPACE:	
REQUIRED:	N/A
PROPOSED:	N/A

REQUIREMENT PER USE:	PARKING REQUIREMENTS
OVERALL PARKING SPACES PROVIDED:	NO MINIMUM STANDARD
ACCESSIBLE SPACES PROVIDED:	156 SPACES
BICYCLE PARKING	6 SPACES (1 VAN ACCESS)
REQUIREMENT PROVIDED:	4 SPACES PLUS 1:15,000 SF GFA (PER TABLE 10.4-1, LAND USE: OFFICE)
	5 BICYCLE PARKING SPACES (OFFICE SPACE: 8,105 SF)

IMPERVIOUS AREA BREAKDOWN	
TOTAL IMPERVIOUS AREA:	5.06 AC.
BUILDING AREA:	1.84 AC.
PARKING LOT AREA:	2.96 AC.
SIDEWALKS AND SITE FEATURES AREA:	0.26 AC.

**LEGEND:**

- PROPERTY LINE
- 2'-6" CURB & GUTTER
- PARKING ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- SIDEWALK
- BRICK PAVEMENT
- PLANTING / GRASS AREA
- PROP. SAND FILTER
- SETBACK
- BUFFER YARD
- BUILDING YARD
- PARKING LOT LIGHT POLE



**FORD PERFORMANCE SCHOOL**  
 CHARLOTTE MOTOR SPEEDWAY, LLC  
 5555 CONCORD PARKWAY SOUTH  
 CONCORD, NC 28027  
**ISSUED FOR PERMITTING**

LANDDESIGN PROJ# 1023200

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT 1ST SUBMITTAL	06/28/2024

DESIGNED BY: IAN  
 DRAWN BY: JSH  
 CHECKED BY: RK

SCALE: NORTH

VERT: N/A  
 HORZ: 1"=40'

0 20 40 80

OVERALL SITE PLAN

SHEET NUMBER **C3.00**