



**SITE NOTES:**

- CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ASPHALT/CONCRETE PAVEMENT THICKNESS SHALL BE PER PLAN UNLESS A SOILS REPORT IS PROVIDED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE DEVELOPER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE DEVELOPER'S APPROVAL.
- UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE DEVELOPER PRIOR TO CONSTRUCTION.
- EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES, WHITE IN COLOR AND 30 MIG UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS AND RADII LENGTHS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
- CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA, MECKLENBURG COUNTY, AND THE TOWN OF CORNELIUS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4649.
- DRIVEWAY CONNECTION SHALL BE PER TOWN OF CORNELIUS AND MECKLENBURG COUNTY STANDARDS AND SPECIFICATIONS.
- ALL BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DETERMINED BY FLOOD INSURANCE RATE MAP 370498028E (02/04/2004), MECKLENBURG COUNTY, NORTH CAROLINA, PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SEE COVER SHEET FOR CONDITIONAL USE PERMIT NOTES.

EX. BUILDING APPROX. LOC. NOT SURVEYED	LEGEND
	GUY WIRE
	GAS VALVE
	WATER VALVE
	WATER METER
	SIGN POLE
	POWER POLE
	5/8\"/>
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	DROP INLET
	CLEAN-OUT
	TELEPHONE PEDESTAL

EX. BUILDING APPROX. LOC. NOT SURVEYED	LEGEND
	RIGHT OF WAY
	PROPERTY LINE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING UNDERGROUND TELEPHONE
	OVERHEAD UTILITY LINE
	EXISTING TREE LINE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED IRRIGATION SLEEVE
	OVERHEAD UTILITY LINES

**PROJECT TIME TABLE:**

MOBILIZE:	07-17-06
FOUNDATIONS:	07-31-06
SLABS:	08-14-06
WALLS:	08-21-06
STEEL:	10-02-06
PROJECT COMPLETION:	12-29-06

EXISTING PARKING:	TAX PARCELS: 005-273-06 AND 005-273-04
STANDARD = 465 SPACES	ACCESSIBLE = 9 SPACES
TAX PARCEL: 005-273-13	STANDARD = 116 SPACES
ACCESSIBLE = 4 SPACES	
TOTAL PARKING COUNTS	STANDARD = 581 SPACES
ACCESSIBLE = 13 SPACES	

PROPOSED PARKING:	TAX PARCELS: 005-273-06 AND 005-273-04
STANDARD = 177 SPACES	ACCESSIBLE = 9 SPACES
TAX PARCEL: 005-273-13	STANDARD = 116 SPACES
ACCESSIBLE = 4 SPACES	
TOTAL PARKING COUNTS	STANDARD = 293 SPACES
ACCESSIBLE = 13 SPACES	

**LOT SUMMARY**

**OWNER:**  
MW ARK, LLC  
19401 OLD JETTON ROAD  
CORNELIUS, NC 28031

**SITE ADDRESS:**  
20310 & 19340 LIVERPOOL PARKWAY  
CORNELIUS, NC 28031

**SITE AREA:** 500,038 SQ. FT. OR 11.47 Ac.

**ZONING:** HC (HIGHWAY COMMERCIAL) CONDITIONAL USE

**TAX PARCEL:** 005-273-04, 005-273-06 & 005-273-13

**SETBACK/PERIMETER REQUIREMENTS: (HC ZONING)**  
MINIMUM FRONT SETBACK - 0'  
MAXIMUM FRONT SETBACK - 25'  
MINIMUM SIDE YARD - 0'  
MINIMUM REAR YARD - 48'

**WATERSHED CLASSIFICATION:** MOUNTAIN ISLAND LAKE  
PA - PROTECTED AREA

**EXISTING IMPERVIOUS AREA:**  
TAX PARCELS: 005-273-06 AND 005-273-04  
243,354 SQ. FT. OR 5.587 ACRES

**TAX PARCEL: 005-273-13**  
100,414 SQ. FT. OR 2.305 ACRES

**TOTAL IMPERVIOUS**  
343,768 SQ. FT. OR 7.892 ACRES  
PERCENT IMPERVIOUS = 68.7%

**PROPOSED IMPERVIOUS AREA:**  
TAX PARCELS: 005-273-06 AND 005-273-04  
249,882 SQ. FT. OR 5.74 ACRES

**TAX PARCEL: 005-273-13**  
98,266 SQ. FT. OR 2.25 ACRES

**TOTAL IMPERVIOUS**  
348,148 SQ. FT. OR 7.996 ACRES  
PERCENT IMPERVIOUS = 69.62%

**STORM WATER DETENTION:** EXISTING ABOVE GROUND AND BELOW GROUND DETENTION SYSTEMS.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 40 ft.

<b>CLIENT:</b> MW ARK, LLC 19401 OLD JETTON ROAD CORNELIUS, NC 28031 (P) 704-987-0612 (F) 704-987-0767	
<b>DATE</b> 05/18/2006	
<b>WALTRIP RACING WORLD</b> LIVERPOOL PARKWAY, CORNELIUS LEMLEY TWP., MECKLENBURG COUNTY, NC	
<b>SITE PLAN SITE 26-05</b>	
<b>JOB NUMBER</b> 848.20	<b>SHEET NUMBER</b> C300

**DATE DESCRIPTION**

05/18/06	PLAN SUBMISSION
07/11/06	REVISED PER MECKLENBURG COUNTY AND CORNELIUS COMMENTS. RESUBMITTED.
07/25/06	REVISED PER CORNELIUS COMMENTS.
10/13/06	ADDED PAINT BOOTH

**MEADE GUNDEL**  
1816-A West Calabash Avenue  
Cornelius, NC 28031  
704-665-7280 704-665-7281 (fax)