

LOWER LAKE WYLIE WATERSHED O'VERLAY
DISTRICT/ PROTECTED AREA CALCULATIONS:

TOTAL SITE AREA = 493.534 SF

MAX. ALLOWABLE BUILD UPON
IMPERVIOUS AREA = 70% =345.473 SF

PROPOSED IMPERVIOUS CALCULATIONS:

-TOTAL SITE (INCLUDING FUTURE OUTFALLS)
=61.25% =302.317 SF

-PUBLIC STREETS - R/W
=67.3% =33.212 SF

TOTAL IMPERVIOUS AREA =
302.317 SF + 33.212 SF = 335.529SF /493.534SF

TOTAL IMPERVIOUS AREA = 67.98%

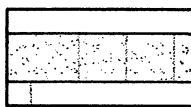
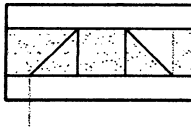
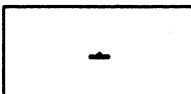
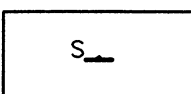
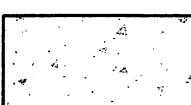
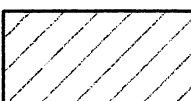
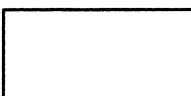
NOTE: THERE ARE NO LAKE/STREAM DRINKING
WATER SUPPLY SUPPLIES REQUIRED ON SITE PER
THE LOWER LAKE WYLIE WATERSHED OVERLAY
DISTRICT REQUIREMENTS. THERE ARE NO PERMANENT
STREAMS ON SITE AS DEPICTED BY THE UNITED
STATES GEOLOGICAL SURVEY (USGS) ONE SHEET
C607 FOR DETAILED SURVEY INFORMATION.

STAKING AND MATERIALS PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR MUST ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLENEJEN & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. ALL RADII SHALL BE 4'-0" (B.O.C.) UNLESS OTHERWISE NOTED.
7. STOP SIGNS SHALL BE R1-1 30"x30".
8. SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.

RETAINING WALL NOTES

1. DESIGN OF ALL RETAINING WALLS IS TO BE PER NC BUILDING CODE SECTION 1610.3.
2. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY AN NC LICENSED ENGINEER WILL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION. SOME RETAINING WALLS WILL REQUIRE SUBMITTAL TO BOTH MECKLENBURG COUNTY CODE ENFORCEMENT AND CITY ENGINEERING AND LAND DEVELOPMENT. CITY ENGINEERING STAFF WILL IDENTIFY SUCH PROJECTS IN THE REVIEW STATE.
3. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWINGS IN COMPLIANCE WITH SECTION 1610.3 OF THE NORTH CAROLINA BUILDING CODE.
4. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

SYMBOL	PROPOSED	DETAIL
	PROPOSED SIDEWALK	CMLDS #10.22
	PROPOSED ACCESSIBLE RAMP	CMLDS #10.32A
	PROPOSED ACCESSIBLE SPACE	CMLDS #50.10 A, B, C
	PROPOSED ACCESSIBLE VAN SPACE	CMLDS #50.10 A, B, C
	PROPOSED ACCESSIBLE SIGN	CMLDS #50.10A, B, C
	PROPOSED STOP SIGN	-/-
	HEAVY DUTY CONCRETE	7/C602
	HEAVY DUTY BITUMINOUS CONCRETE	5/C602
	LIGHT DUTY BITUMINOUS CONCRETE	6/C602
	PROPOSED 1'-6" CURB & GUTTER	CMLDS #10.17A

