

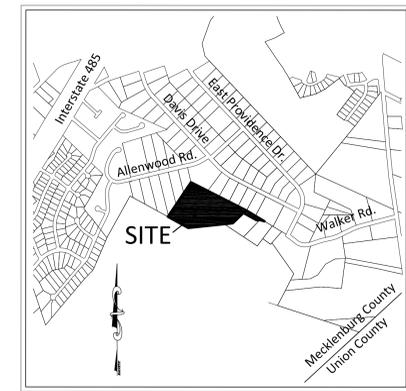
PCCO SUMMARY	
Original Parcel ID Number(s):	23105316, 23105322
Development Type:	Single-Family
Subject to PCCO? Y/N	YES
If NO, why?	-- Click for Dropdown --
Watershed:	Six Mile
Overlay:	XX
Disturbed Area (ac):	10.70
Site Area (Net) (ac):	12.98
	BMP #1
	Sand Filter
Total Drainage Area (ac):	10.7 ac
Existing Built-upon-area (ac):	0.78 Ac.
Existing BUA to be removed (ac):	0.78 Ac.
Existing BUA to remain (ac):	0.00 Ac.
Proposed New BUA (ac):	5.12 Ac.
Proposed % BUA:	47.89% (used 50% for Design)
Density (High / Low):	High
Total Post-Project BUA for site:	5.12 Ac.
Development or Redevelopment?	Development
Natural Area Required: (>24%, <50% BUA)	17.5% = 2.27
Natural Area Provided (ac):	2.27
Total stream buffer protected on-site (ac):	+/-0.000cfs (0' Stream Buffer)
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable):	85% TSS and 70% TP removal
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

Estimated Impervious Area Breakdown			
On-Site (37 Lots Total)			
Proposed Single Family 60' Lots @ 4,300 sf pad x 37 lots.....	156,100 sq ft = 3.65 ac		
(avg house pad 3,500 sf + 18x25' Driveway + 50 sf Patio + 200 for future homeowner use)			
MAXIMUM BUILT-UPON-AREA PER LOT (PER PCCO DESIGN CALCULATIONS)	4,300 sq ft = 0.10 ac		
Cluster Mailbox, Entry monuments, Misc.....	5,000 sq ft = 0.07 ac		
Proposed Streets:			
Walker Road, B/C-B/C (approx. 26' x 1,100' ft).....	28,600 sq ft = 0.66 ac		
Sagewood Park Road, B/C-B/C (approx. 38' x 335' ft).....	6,710 sq ft = 0.20 ac		
Additional Pavement for Cut-De-Sacs (approx. 3,425sf x 1 CDS).....	3,425 sq ft = 0.08 ac		
Sidewalk (approx. 5' x 2,811' ft).....	14,055 sq ft = 0.32 ac		
Driveway within R/W (37' x 8' x 18' ft).....	5,328 sq ft = 0.12 ac		
Total Proposed Streets	60,118 sq ft = 1.38 ac		
Existing Off-Site Streets (With Improvements)			
Walker Rd (approx. (14.5'x5') x xxx' ft).....	0.000 sq ft = 0.00 ac		
Total Off-Site Existing Streets	0.000 sq ft = 0.00 ac		
Sub-Total Impervious Area (Excluding Bypass)	222,218 sq ft = 5.10 ac		
Bypass			
Misc.....	1,000 sq ft = 0.02 ac		
	1,000 sq ft = 0.02 ac		
Total Impervious Area	220,218 sq ft = 5.06 ac		
Total Net Site Area.....	12.98 ac		
Total BMP Watershed Area.....	10.70 ac		
Impervious Area Summary			
	Imperv. Area (Ac)	% of Imp. Area of Site Area	% of Imp. Area of W/S Area
Proposed Single Family	3.65	28.14%	34.13%
Proposed Amenity Area + Misc. Site Features	0.07	0.63%	0.64%
Proposed Streets	1.38	10.63%	12.50%
Existing Streets	0.00	0.00%	0.00%
Bypass	0.02	0.18%	0.21%
Total Imp. Area	5.12	39.48%	47.89%
			50%

*NOTE: OVERALL BUA

SHEET SCHEDULE

- L-1 COVER SHEET
- L-2 EXISTING CONDITIONS & DEMOLITION PLAN
- L-3 SITE PLAN
- L-4 OVERALL GRADING & STORM DRAINAGE PLAN
- L-5 EROSION CONTROL PLAN - INITIAL PHASE
- L-6 EROSION CONTROL PLAN - INTERMEDIATE PHASE
- L-7 EROSION CONTROL PLAN - FINAL PHASE
- L-8 BMP ENLARGEMENT AND DETAILS PLAN
- L-9 STORM DRAINAGE AREA PLAN - EXISTING
- L-10 STORM DRAINAGE AREA PLAN - PROPOSED
- L-11 ROAD PROFILES : WALKER ROAD
- L-12 ROAD PROFILES : SAGEWOOD PARK ROAD
- L-13 PLANTING, NATURAL AREA & TREE SAVE PLAN
- L-14 STANDARD DETAILS
- L-15 STANDARD DETAILS
- L-16 USPS CLUSTER MAILBOX LOCATION PLAN



Vicinity Map (NTS)

EXISTING SITE DATA

TAX PARCEL NO.:	23105318, 23105322
EXIST. ZONING:	R-3
TOTAL SITE AREA:	12.98 AC
ROW TO BE DEDICATED:	0.00 AC
NET SITE AREA:	12.98 AC

DEVELOPMENT STANDARDS

R-3 CLUSTER	
MIN. LOT SIZE:	8,000 S.F.
MIN. LOT WIDTH:	60 FT.
FRONT SETBACK:	20 FT. MIN. FROM R/W OR BACK OF S.WALK
SIDE YARD:	5 FT.
CORNER SETBACK:	10 FT.
REAR YARD:	30 FT. INTERNAL, 45' EXTERNAL
BUILDING HEIGHT:	40 FT. + 48 FT.
MAX. BUILDING COVERAGE:	50% OF LOT (UP TO 4,000 SF LOT SIZE)
	45% OF LOT (4,001 - 6,500 SF LOT SIZE)
	40% OF LOT (6,501 - 8,500 SF LOT SIZE)
	35% OF LOT (8,501 - 15,000 SF LOT SIZE)
	30% OF LOT (15,001 OR GREATER SF LOT SIZE)

*NOTE: NO DENSITY INCENTIVES ARE PROPOSED

DEVELOPMENT DATA

WATERSHED DISTRICT:	SIX MILE CREEK, YADKIN - S.E. CATAWA
DEVELOP AS:	R-3 CLUSTER
DENSITY ALLOWED:	3 UNITS PER AC
LOTS ALLOWED:	38
PROPOSED # OF LOTS:	37
PROPOSED DENSITY:	2.85 LOTS / AC.
TREE SAVE REQUIRED:	1.30 AC. (10% TOTAL AREA)
TREE SAVE PROVIDED:	1.30 AC. MINIMUM
C.O.S. REQUIRED:	1.29 AC. (10% TOTAL AREA)
C.O.S. PROVIDED:	1.29 AC. MIN.
NOTE:	REFER TO SHEET L-13 FOR THE BREAKDOWN

POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) REQUIREMENTS

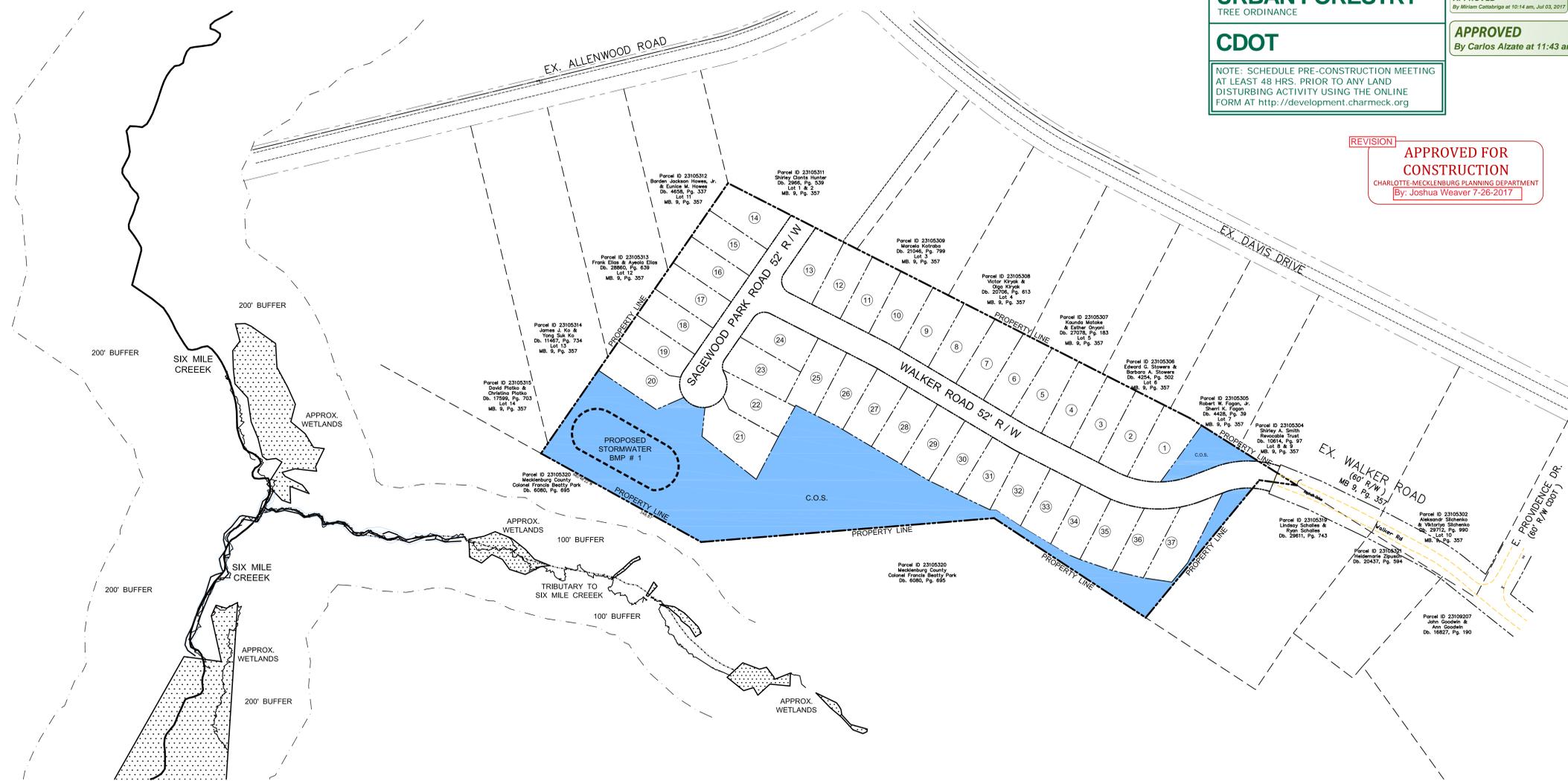
WATERSHED DISTRICT:	SIX MILE CREEK
DENSITY CLASSIFICATION:	HIGH DENSITY (>= 12%)
NATURAL AREA REQ'D:	2.27 AC. (17.5% TOTAL AREA)
NATURAL AREA PROVIDED:	2.27 AC.
NATURAL AREA REQUIREMENTS ARE TO BE PROVIDED PER SECTION 802 FROM THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE, JULY 1, 2008.	
TOTAL SITE BUA IS ESTIMATED TO BE FROM 24%-50% RANGE -> NA REQUIRED = 17.5%	
NOTE: REFER TO SHEET L-13 FOR THE BREAKDOWN	
PCCO NOTE:	
WATER QUALITY BEST MANAGEMENT PRACTICES (BMP) WILL BE INCORPORATED INTO THE SITE TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) AND 70% TOTAL PHOSPHORUS (TP) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMP'S (STORM WATER QUALITY TREATMENT VOL.VOLUME, VOLUME CONTROL, AND PEAK CONTROL) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE, JULY 1, 2008 AND MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2013.	

NOTES

- BOUNDARY SURVEY WAS PREPARED BY LAWRENCE ASSOCIATES DATED DECEMBER 12, 2015. 704-289-1013
- WETLANDS DETERMINATION AND STREAM ASSESSMENT WAS PROVIDED BY WETLANDS AND WATERS, INC.
- GEOTECHNICAL REPORT WAS PREPARED BY SUMMIT ENGINEERING.

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED LOT LINE
---	PROPOSED BMP



FINAL APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED
By Brendan M. Smith at 2:38 pm, Jul 05, 2017

APPROVED

APPROVED
By William Catledge at 10:14 am, Jul 03, 2017

APPROVED
By Carlos Alzate at 11:43 am, Jul 07, 2017

REVISION

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-26-2017

811
Know what's below.
Call before you dig.

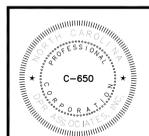
Scale: 1" = 100'

Sheet Number: **L-1**
SHEET 1 OF 18 TOTAL

Project Manager	MPB
Drawn By	DL/TK
Checked By	MPB
Date	08/17/2016
Project Number	16025

REVISIONS:	
No.	Date
1	8-17-16
2	11-28-16
3	05-18-17

No.	Date	By	Description
1	8-17-16	MB	1st SUBMITTAL REVISIONS
2	11-28-16	MB	2nd SUBMITTAL REVISIONS
3	05-18-17	DC	ADD ON - STREET PARKING SPACE AT MAILBOX & LOT LINE SHIFT LOT'S 14 - 20



DPR landscape architecture
civil engineering
planning

DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

COVER SHEET

SAGEWOOD SUBDIVISION
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
SHEA HOMES

CLIENT / OWNER:
SHEA HOMES
8008 CORPORATE CENTER DRIVE
SUITE # 300
CHARLOTTE, NC 28226
CONTACT: MR. CHASE KERLEY
(704) 319-5000

T:\PROJECTS\2016\PROJECTS\16025\Sagewood Subdivision - ShearCAD\CDs\16025-L1 COVER.dwg

LAND DEVELOPMENT NOTES:

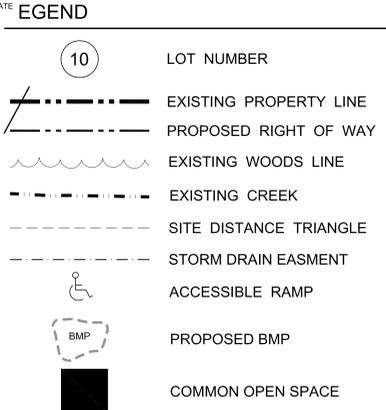
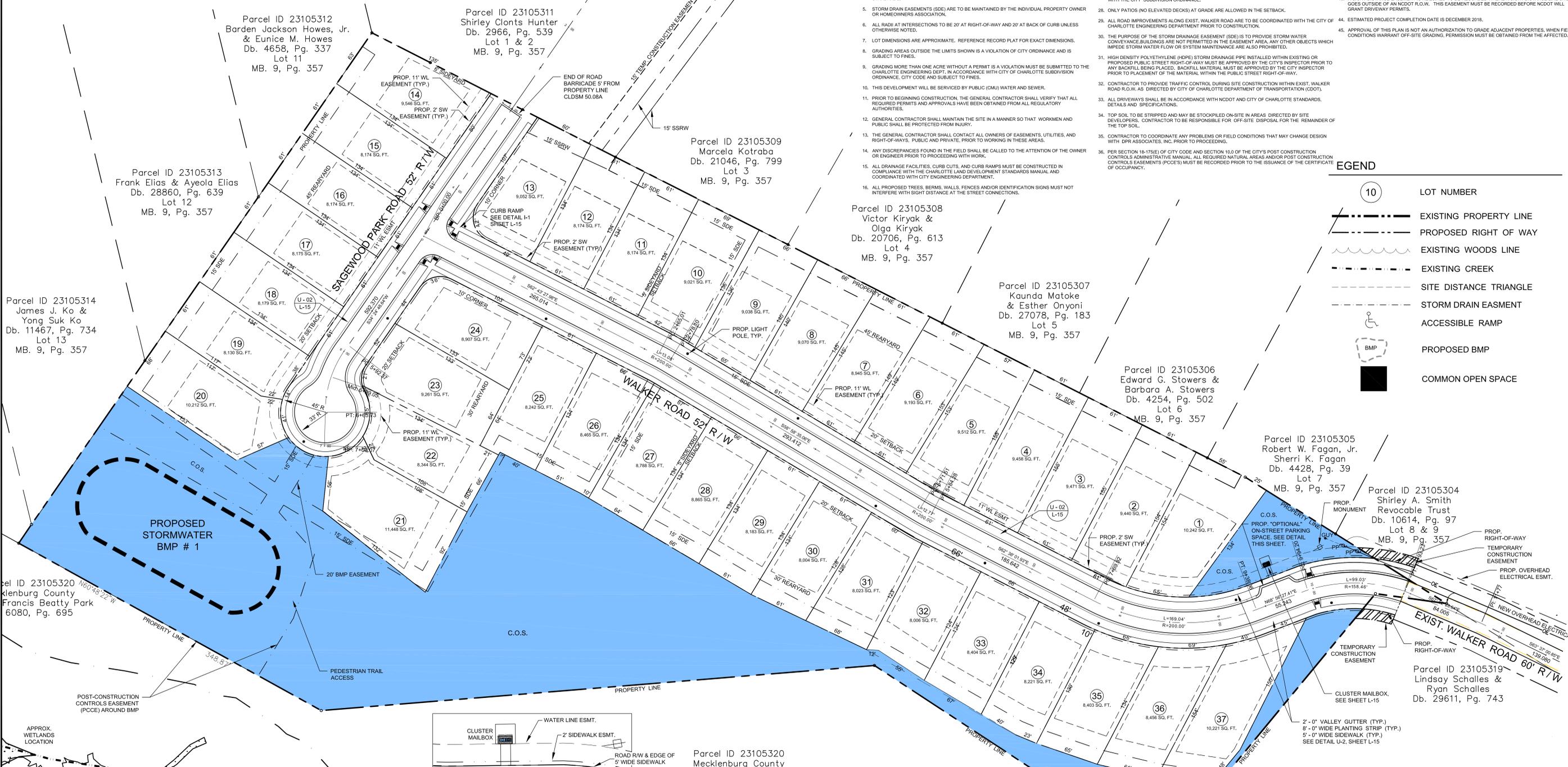
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (9" SIGNS ONLY)
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG WALKER RD. AND SAGEWOOD DR. MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMPs AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RW ACQUISITION PROCESS" AS THESE REQUIRED
- RAW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 16-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4020) OR VISIT [HTTP://WWW.CHARLOTTE-NC.GOV/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://WWW.CHARLOTTE-NC.GOV/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM)
- NON-STANDARD ITEMS (IE: PAVES, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S RW THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORD, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF RW CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- DEVELOPER TO CONTACT CDOT (STEPHEN BOLT, 704-432-5681) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS. IF ANY, FOR THIS PROJECT. COORDINATE WITH PUBLIC ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GENERAL / SITE NOTES:

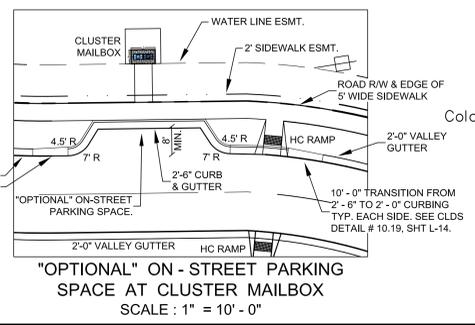
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY LAWRENCE ASSOCIATES, DATED 12/15/2015. OFF-SITE TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- STORM DRAIN EASEMENTS (SDE) ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
- ALL RADI AT INTERSECTIONS TO BE 20' AT RIGHT-OF-WAY AND 20' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES.
- GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION MUST BE SUBMITTED TO THE CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH CITY OF CHARLOTTE SUBDIVISION ORDINANCE, CITY CODE AND SUBJECT TO FINES.
- THIS DEVELOPMENT WILL BE SERVICED BY PUBLIC (CMU) WATER AND SEWER.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- GENERAL 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 AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH CITY ENGINEERING DEPARTMENT.
- ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTIONS.

- PROPOSED SIGNAGE AND LANDSCAPING AND OTHER MONUMENTATIONS SHALL BE PERMITTED IN CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS.
- ALL PAVEMENT MARKINGS SHALL HAVE A MIN. WIDTH OF FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE SITE.
- ALL DISTURBED AREAS NOT TO RECEIVE BUILDING OR PAVEMENT SHALL BE SEEDED AND STRAW MULCHED.
- COORDINATE PUBLIC STREET CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ORDER TO ENSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO FINAL SUBDIVISION INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
- ONLY PATIOS (NO ELEVATED DECKS) AT GRADE ARE ALLOWED IN THE SETBACK.
- ALL ROAD IMPROVEMENTS ALONG EXIST. WALKER ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING SITE CONSTRUCTION WITHIN EXIST. WALKER ROAD R.O.W. AS DIRECTED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCDOT AND CITY OF CHARLOTTE STANDARDS, DETAILS AND SPECIFICATIONS.
- TOP SOIL TO BE STRIPPED AND MAY BE STOCKPILED ON-SITE IN AREAS DIRECTED BY SITE DEVELOPERS. CONTRACTOR TO BE RESPONSIBLE FOR OFF-SITE DISPOSAL FOR THE REMAINDER OF THE TOP SOIL.
- CONTRACTOR TO COORDINATE ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH DPR ASSOCIATES, INC. PRIOR TO PROCEEDING.
- PER SECTION 16-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR, BEFORE YOU STOP. CALL THE NC ONE-CALL CENTER (811). IT'S THE LAW.
- ALL NCDOT STANDARDS ARE PER HIGHWAY DESIGN BRANCH ROADWAY STANDARD DRAWINGS JANUARY 2012 OR LATEST EDITION.
- PROPOSED SIGNAGE SHALL COMPLY WITH CITY OF CHARLOTTE ZONING REQUIREMENTS.
- ALL ADA RAMPS TO BE INSTALLED PER CITY OF CHARLOTTE STANDARDS, AND NCDOT STANDARDS AT PUBLIC STREET R.O.W. ALONG SAGEWOOD DRIVE AND WALKER ROAD.
- CONTRACTOR TO OBTAIN BUILDING DEMOLITION PERMIT AS REQUIRED PER ALL APPLICABLE REGULATIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM ZONING ADMINISTRATION. ANY ON-SITE DEMOLITION LANDFILLS OR STUMPHOLES SHALL BE A MINIMUM OF 100' FROM ANY EXTERIOR PROPERTY LINE. (NO ON-SITE BURIAL WILL BE PERMITTED FOR THIS PROJECT).
- ADDITIONAL PAVEMENT SHOWN ON PLANS ALONG EXIST. WALKER ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- A SIGHT DISTANCE EASEMENT IS REQUIRED TO BE RECORDED WHERE A SIGHT DISTANCE LINE SHOWN GOES OUTSIDE OF AN NCDOT R.O.W. THIS EASEMENT MUST BE RECORDED BEFORE NCDOT WILL GRANT DRIVEWAY PERMITS.
- ESTIMATED PROJECT COMPLETION DATE IS DECEMBER 2019.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES, WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED.

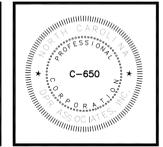


NOTES:

- REFER TO SHEET L-1 FOR ALL APPLICABLE SITE DATA.
- REFER TO SHEET L-13 FOR OVERALL C.O.S., NATURAL AREA, & TREE SAVE BREAKDOWNS.



REVISIONS:			
No.	Date	By	Description
1	8-17-16	MB	1st SUBMITTAL REVISIONS
2	11-28-16	MB	2nd SUBMITTAL REVISIONS
3	05-18-17	DC	ADD ON - STREET PARKING SPACE AT MAILBOX & LOT LINE SHIFT LOT'S 14 - 20
4	06-27-17	DC	REVISED CURBING FOR OPTIONAL ON - STREET PARKING & LD NOTES



DPR landscape architecture
civil engineering
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phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

SITE PLAN

SAGEWOOD SUBDIVISION
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
SHEA HOMES

Scale: 1" = 40'

Sheet Number: **L-3**
SHEET 3 OF 16 TOTAL

CLIENT/OWNER:
SHEA HOMES
8008 CORPORATE CENTER DRIVE
SUITE # 300
CHARLOTTE, NC 28226
CONTACT: MR. CHASE KERLEY
(704) 310-9000

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