

REVISION see revision note  
APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY Joshua Weaver 5-11-2016

PAW CREEK VILLAGE  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

ROADWAY, GRADING, DRAINAGE, &  
EROSION CONTROL PLAN

FOR

PAWTUCKETT LAND, LLC  
2630-F SOUTH TRYON ST.  
CHARLOTTE, NC 28203  
(704) 361-7777



FINAL  
APPROVAL

SDRSFR-2016-00011  
Revised lot pad  
elevations.

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

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

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**  
NOTE: THIS PLAN APPROVAL DOES NOT  
INCLUDE COMMERCIAL ZONING. ALL BUILDING  
PERMITS AND ZONING APPROVALS CAN BE  
OBTAINED AT MECKLENBURG COUNTY CODE  
ENFORCEMENT. PLEASE CALL CTAC AT  
704-336-3829 FOR MORE INFORMATION.

**APPROVED**  
By mchapman at 10:38 am, Apr 27, 2016

**APPROVED**  
By Stan Armstrong at 1:29 pm, Apr 28, 2016

**APPROVED**  
By Rick Grochoske at 3:36 pm, May 02, 2016

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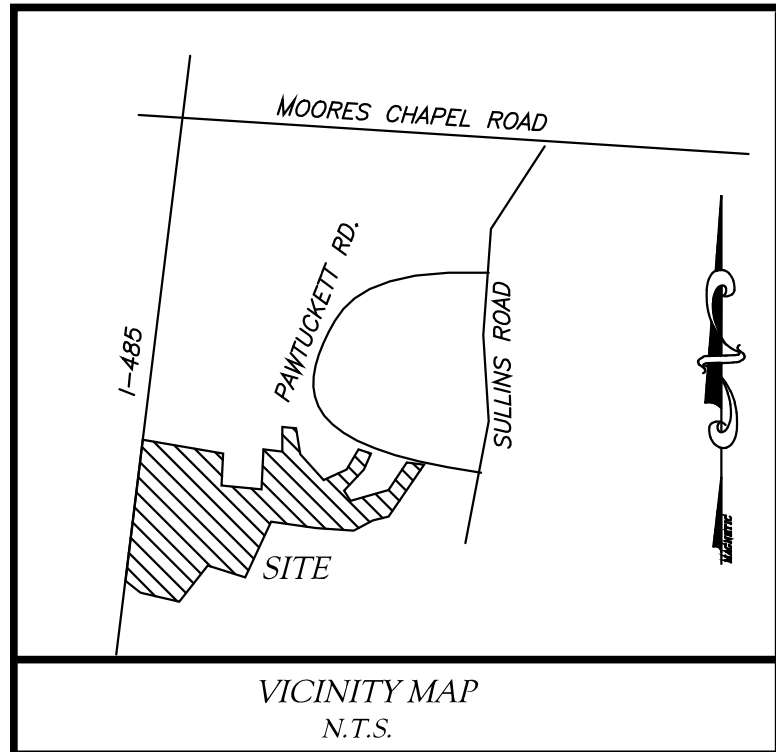
REV. 3/6/15

**LWE**  
LATHAM-WALTERS ENGINEERING, INC.  
16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, NORTH CAROLINA 28078  
(704) 895-8484 FAX (704) 895-8485

SEAL  
18584  
6/1/07  
JAMES L. WALTERS  
ENGINEER

SHEET  
**1**  
PN - 2006.58





LINE TABLE		LINE	LENGTH	BEARING
LENGTH	BEARING	L11	85.66	S47°46'38"W
L1	75.60 S47°15'51"W	L12	78.61	S19°33'01"W
L2	20.06 S47°15'51"W	L13	60.91	S65°43'53"W
L3	17.02 N62°09'56"W	L14	61.14	S43°29'00"W
L4	101.39 N80°53'10"W	L15	40.44	S04°59'44"E
L5	79.61 S71°01'12"W	L16	33.57	S20°52'27"W
L6	71.75 S89°05'22"W	L17	150.99	S38°32'01"W
L7	76.40 S73°16'13"W	L18	121.11	S20°35'09"W
L8	62.66 S33°03'30"W	L19	119.59	S21°51'04"W
L9	64.89 S11°16'48"W	L20	89.83	S22°02'38"W
L10	49.06 S26°07'22"W	L21	159.03	S08°06'09"W

**FLOODWAY LEGEND**

FUTURE CONDITIONS FLOOD FRINGE LINE (FCFFL)  
FEMA FLOOD FRINGE LINE (FFFL)  
COMMUNITY ENCROACHMENT LINE (CEL)  
FEMA FLOODWAY ENCROACHMENT LINE (FFEL)

**FINAL APPROVAL**

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

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

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**

**APPROVED**  
By mchapman at 11:26 am, Oct 29, 2015

**APPROVED**  
By Stan Armstrong at 1:55 pm, Oct 26, 2015

NOTE:  
THE COMMUNITY ENCROACHMENT LINE (CEL) MUST BE MARKED IN THE FIELD AND MAINTAINED UNTIL FINAL GRADING IS COMPLETED. NO FILL MATERIAL, EQUIPMENT STORAGE, OR OTHER DEVELOPMENT NOT SPECIFIED IN THE FLOODWAY DEVELOPMENT PERMIT APPLICATION IS ALLOWED INSIDE THE C.E.L.



REVISION

**APPROVED FOR CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 10-29-2015

MECKLENBURG CO. WILDLIFE CLUB  
DB. 1365, PG. 451 & DB. 19918, PG. 318  
ZONING: R-4  
USE: COMMERCIAL

MASON B. WATKINS, JR. & WIFE, CAROLYN P. WATKINS  
PIN 0552103  
DB. 8667, PG. 564  
ZONING: R-4  
USE: SINGLE FAMILY

MASON B. WATKINS, SR. & ANNE BLANCHE WATKINS  
PIN 05522103  
DB. 8579, PG. 384  
ZONING: R-4  
USE: SINGLE FAMILY

0.72 ACRES OF GREENWAY TO BE DEDICATED TO MECKLENBURG CO. PARKS AND RECREATION DEPT.

1.53 ACRES OF GREENWAY TO BE DEDICATED TO MECKLENBURG CO. PARKS AND RECREATION DEPT.

TOTAL AREA BEYOND FEMA FRINGE ON PROPERTY = 53,642.1sf  
AREA REQUIRED ABOVE = 26,821.05sf  
AREA PROVIDED = 26,827.68sf

8.46 ACRES OF GREENWAY TO BE DEDICATED TO MECKLENBURG CO. PARKS AND RECREATION DEPT.

**PROJECT DATA:**

- OWNER: PAWTUCKETT LAND, LLC  
2630-F TRYON ST.  
CHARLOTTE, NC 28203
- DEVELOPER: NEXCO, INC.  
10810 OLD TAYPORT PLACE  
CHARLOTTE, NC 28277  
(704) 361-7777
- PARCEL ID: 055-41-105 & 055-22-123  
WATERSHED: LOWER LAKE WYLIE, CLASS: PA
- TOTAL PROJECT AREA: 39.42 AC.
- SURVEY PROVIDED BY JASON WYLIE, PLS. DATUM FOR TOPOGRAPHIC SURVEY NAVD 1988.

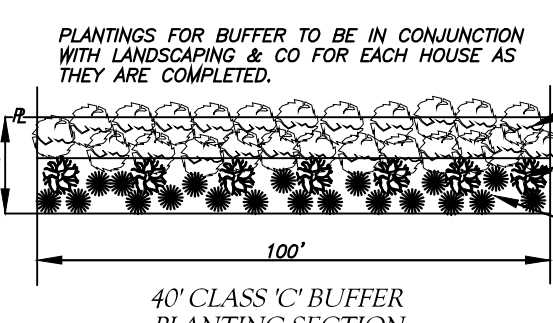
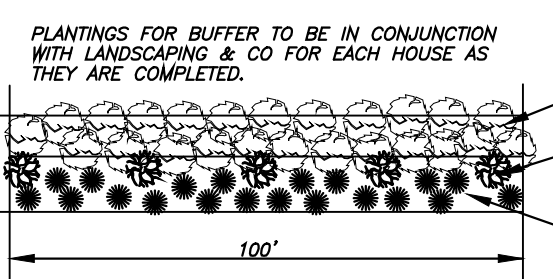
**NOTES - SINGLE FAMILY SECTION:**

- ZONING: R-4 (DEVELOPED AS CLUSTER)
- TREE SAVE CALCULATION:  
R-4 AREA: 34.86 AC.  
EXISTING SEWER R/W AREA: 1.64 AC.  
NET PROJECT AREA FOR TREE SAVE CALC.: 33.22 AC.  
TREESAVE AREA REQUIRED: 33.22 x 10% = 3.32 AC.  
TOTAL TREE SAVE PROVIDED: 3.91 AC.  
TREESAVE AREA (X) PROVIDED: 3.91 / 33.22 AC. = 11.77%  
TREESAVE AREA IN COS: 3.91 AC.
- ALLOWABLE LOT DENSITY: 4.0 x 34.86 AC. = 139 LOTS  
TREE SAVE BONUS: 1.64 AC. x 4.0 DUA = 14 LOTS  
TOTAL ALLOWABLE LOTS: 153  
SINGLE FAMILY LOTS PROVIDED: 89
- COMMON OPEN SPACE REQUIRED: (34.86 AC. @ 10%) = 3.49 AC.  
COMMON OPEN SPACE PROVIDED: 16.67 AC. / 34.86 AC. = 47.82%  
AMENITY AREA IMPERVIOUS: 16,691 SF = 0.38 AC.  
R9-MF(CD) IMPERVIOUS: 26 UNITS @ 2180 SF/LOT (MAX): 1.30 AC.  
DECKS/PATIOS = 26 UNITS @ 100 S.F. DECK/PATIO PER UNIT: 0.06 AC.  
STREETS, SIDEWALKS & COMMON DRIVEWAY FOR LOTS 19-22: 0.57 AC.
- MINIMUM SF. LOT SIZE: 6000 SF
- MINIMUM LOT WIDTH: 60'
- TOTAL LENGTH OF NEW ROADS: 4254 L.F.
- SETBACKS:  
FRONT: 20' (TREE SAVE INCENTIVE)  
SIDE: 10'  
REAR: 30' INTERIOR, 40' EXTERIOR
- THE INDIVIDUAL OWNERS OF LOTS 12 THROUGH 32 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 25' CLASS C BUFFER AT THE REAR OF EACH OF THEIR LOTS. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 25' BUFFER AT THE REAR OF THE COMMON OPEN SPACE AREA.

TOTAL IMPERVIOUS AREA FOR PROJECT:  
R-4 LOT IMPERVIOUS: 2100 SF/LOT = 186,900 SF = 4.29 AC.  
PUBLIC STREETS & SIDEWALK IMPERVIOUS: 116,373 SF = 2.67 AC.  
AMENITY AREA IMPERVIOUS: 16,691 SF = 0.38 AC.  
R9-MF(CD) IMPERVIOUS: 26 UNITS @ 2180 SF/LOT (MAX): 1.30 AC.  
DECKS/PATIOS = 26 UNITS @ 100 S.F. DECK/PATIO PER UNIT: 0.06 AC.  
STREETS, SIDEWALKS & COMMON DRIVEWAY FOR LOTS 19-22: 0.57 AC.  
TOTAL IMPERVIOUS: 9.27 AC.  
TOTAL ACREAGE: 34.86 AC. + 4.56 AC. = 39.42 AC.  
IMPERVIOUS (X): 9.27 AC. / 39.42 AC. = 23.5%  
MAX. ALLOWABLE IMPERVIOUS: 24%

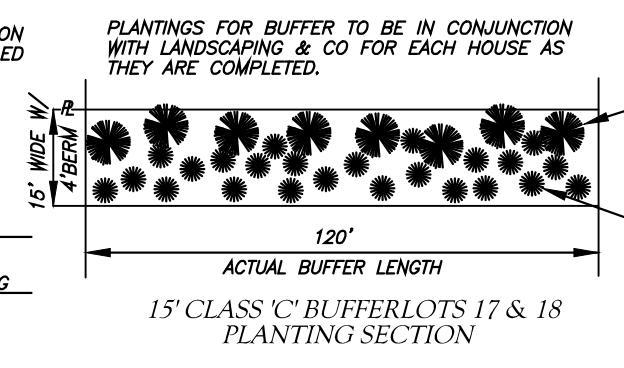
**S.W.I.M. STREAM BUFFER NOTES:**

- THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.



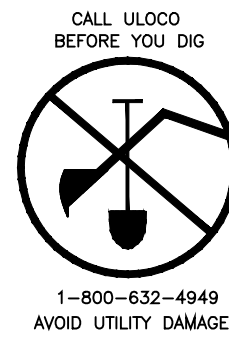
EXISTING TREES TO REMAIN AND APPLIED TOWARDS REQUIRED PLANTING  
NEW TREES # TO BE DETERMINED BY ZONING BASED ON CREDIT FOR EXISTING TREES (MINIMUM TOTAL REQ'D 5 TREES PER 100')  
EVERGREEN SHRUBS 20/100'

NOTE:  
ANY ADDITIONAL TREES REQ'D FOR MEETING THE BUFFER REQUIREMENTS SHALL BE AT THE DISCRETION OF THE ZONING INSPECTOR AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE C.O.S.

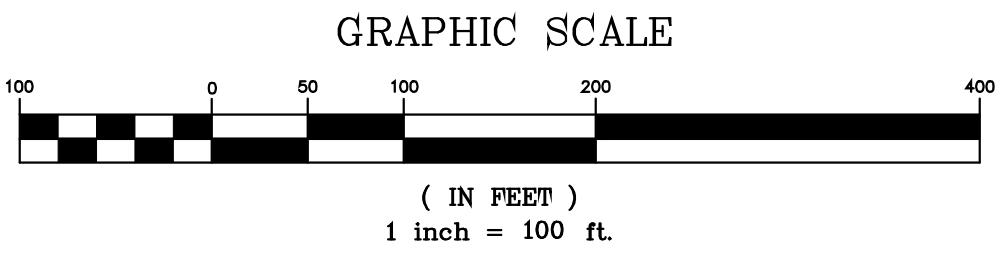


EXISTING TREES TO REMAIN AND APPLIED TOWARDS REQUIRED PLANTING  
NEW TREES # TO BE DETERMINED BY ZONING BASED ON CREDIT FOR EXISTING TREES (MINIMUM TOTAL REQ'D 7 TREES PER 100')  
EVERGREEN SHRUBS 20/100'

NOTE:  
ANY ADDITIONAL TREES REQ'D FOR MEETING THE BUFFER REQUIREMENTS SHALL BE AT THE DISCRETION OF THE ZONING INSPECTOR AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE C.O.S.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

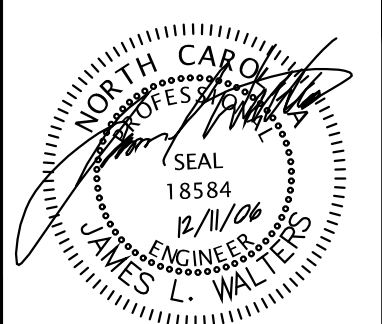


REV. NO.	REVISIONS	DATE
7	REVISED TREE SAVE PER URBAN FORESTRY	8/7/15
6	REVISED PER CITY COMMENTS AND REDUCED EXIT FROM THREE TO TWO LANES PER CDOT	12/22/11
5	REVISED PROPERTY LINE PER PLANNING	9/21/10
4	REMOVED BRIDGE FROM PHASE 1 PER OWNER	9/28/09
3	REVISIONS PER CITY COMMENTS	1/7/09
2	REVISIONS PER CITY COMMENTS	6/26/08
1	REVISIONS PER CITY COMMENTS	6/1/07

**LWE**

LATHAM-WALTERS ENGINEERING, INC.

16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, NORTH CAROLINA 28078  
(704) 895-8484 FAX (704) 895-8485



DEVELOPER:

**PAWTUCKETT LAND, LLC**

2630-F SOUTH TRYON ST.  
CHARLOTTE, NORTH CAROLINA 28203  
(704) 361-7777

**PAW CREEK VILLAGE**

PAWTUCKETT RD., CHARLOTTE, NORTH CAROLINA

**PRELIMINARY PLAT**

DATE: DEC. 2006  
SCALE: 1" = 100'  
DRAWN BY: MHR  
CHECKED BY: JLV  
PROJECT NO: 2006.58