

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 211.381 SF (4.85 AC)
(AREA BASED ON ABANDONING EXISTING NESEBIT DRIVE R/W AND PROPOSED LAND SWAP WITH MCKENLEBURG COUNTY)

PORTION OF SITE THAT IS MULTI-FAMILY: 106,649 SF (2.45 AC)
PORTION OF SITE THAT IS SINGLE FAMILY: 104,732 SF (2.40 AC)

BUILT UPON AREA (BUA) 105,511 SF (2.42 AC)
BUA PERCENTAGE 49.9%

TOTAL # OF UNITS: 22 TOWNHOMES FOR SALE LOTS
EACH TOWNHOME UNIT WILL HAVE A MIN. OF 400 SF SUBLOT FOR PRIVATE OPEN SPACE IN ADDITION TO THE FOOTPRINT OF THE DWELLING UNIT

PROPOSED USE: 14 SINGLE FAMILY DETACHED

PCDD LOCATION: CENTRAL CATAWBA (LOCATED WITHIN A DISTRESSED BUSINESS DISTRICT)

DEVELOPER: RETREAT CHARLOTTE WEST DEVELOPMENT PARTNERS, LLC

MAP REFERENCE: DEED BOOK 9480, PAGE 488

PARCEL ID: 115-046-12(P.O.) & 115-046-11(P.O.)

JURISDICTION: CITY OF CHARLOTTE

ZONING: R-22(MF)

PROPOSED DENSITY: 7.42 DU/AC

PROPOSED USE: MULTI-FAMILY RESIDENTIAL (ATTACHED) & SINGLE-FAMILY RESIDENTIAL

PCDD LOCATION: CENTRAL CATAWBA (LOCATED WITHIN A DISTRESSED BUSINESS DISTRICT)

SINGLE FAMILY:
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 20'
MINIMUM LOT AREA: 3,500 SF
MINIMUM LOT WIDTH: 40'
MAXIMUM BUILDING COVERAGE PER LOT: 50%

MULTI-FAMILY:
MINIMUM SETBACK: 15' PER SECTION 9.303(19)
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 40'

MIN. REQ. OPEN SPACE: 42,660 SF (0.98 AC) = 40%
PROVIDED OPEN SPACE: 46,950 SF (1.08 AC) = 44%

MIN. BLDG. SEPARATION: 16'
MAXIMUM BLDG. HEIGHT: 40'

MINIMUM LOT WIDTH: N/A
MIN. SUBLOT OPEN SPACE: 400 SF

C.O.S. TOTAL SITE: 62,484 SF (1.43 AC)
C.O.S. % OF TOTAL SITE: 29.5%

REQUIRED PARKING: 33 (1.5 SPACES PER WF UNIT)
PROVIDED TOTAL PARKING: 37
ON-STREET PARKING: 10
DRIVEWAY PARKING: 27

LENGTH OF PUBLIC ROADS: 826.84 LF
LENGTH OF PRIVATE ROADS: 429.77 LF
LENGTH OF ALLEYS: 683.18 LF

FOR LANDSCAPE REQUIREMENTS SEE LANDSCAPE PLAN C5.0
SEE SHEET C5.0 FOR TREE SAVING CALCULATIONS

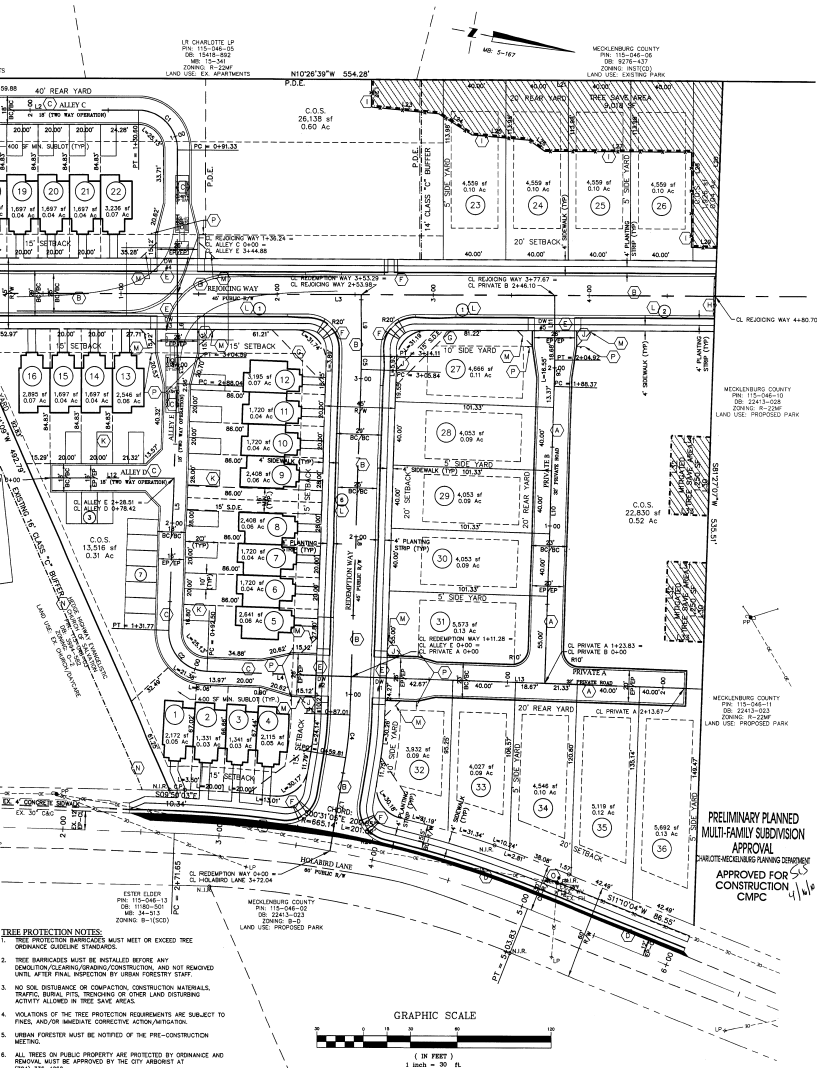
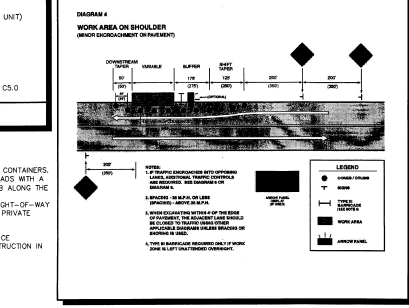
SITE NOTES:

1. S.D.E. = STORM DRAINAGE EASEMENT
2. P.O.E. = PERMANENT DETENTION EASEMENT
3. SOLID WASTE SHALL BE COLLECTED VIA ROLL-ON CONTAINERS.
4. LOTS #27-36 SHALL HAVE DRIVEWAYS/PARKING PADS WITH A MINIMUM LENGTH OF 20' FROM THE BACK OF CURB ALONG THE PRIVATE ROAD.
5. FIRE TRUCK ACCESS WILL BE FROM THE PUBLIC RIGHT-OF-WAY AND NOT VIA THE DRIVEWAYS TO THE ALLEYS OR PRIVATE DRIVES.
6. BUILDINGS WILL NOT BE SPRINKLERED.
7. DEVELOPER ESTIMATES THAT PROJECT WILL COMMENCE CONSTRUCTION IN APRIL 2009 & COMPLETE CONSTRUCTION IN OCTOBER 2010.

ROADWAY CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	
C1	15.11	150.00	34.33	34.33°	
C2	15.11	150.00	34.33	34.33°	
C3	15.11	150.00	34.33	34.33°	
C4	15.11	150.00	34.33	34.33°	
C5	15.11	150.00	34.33	34.33°	
C6	15.11	150.00	34.33	34.33°	
C7	15.11	150.00	34.33	34.33°	
C8	15.11	150.00	34.33	34.33°	
C9	15.11	150.00	34.33	34.33°	
C10	15.11	150.00	34.33	34.33°	
C11	15.11	150.00	34.33	34.33°	
C12	15.11	150.00	34.33	34.33°	
C13	15.11	150.00	34.33	34.33°	
C14	15.11	150.00	34.33	34.33°	
C15	15.11	150.00	34.33	34.33°	
C16	15.11	150.00	34.33	34.33°	
C17	15.11	150.00	34.33	34.33°	
C18	15.11	150.00	34.33	34.33°	
C19	15.11	150.00	34.33	34.33°	
C20	15.11	150.00	34.33	34.33°	
C21	15.11	150.00	34.33	34.33°	
C22	15.11	150.00	34.33	34.33°	
C23	15.11	150.00	34.33	34.33°	
C24	15.11	150.00	34.33	34.33°	
C25	15.11	150.00	34.33	34.33°	
C26	15.11	150.00	34.33	34.33°	
C27	15.11	150.00	34.33	34.33°	
C28	15.11	150.00	34.33	34.33°	
C29	15.11	150.00	34.33	34.33°	
C30	15.11	150.00	34.33	34.33°	
C31	15.11	150.00	34.33	34.33°	
C32	15.11	150.00	34.33	34.33°	
C33	15.11	150.00	34.33	34.33°	
C34	15.11	150.00	34.33	34.33°	
C35	15.11	150.00	34.33	34.33°	
C36	15.11	150.00	34.33	34.33°	
C37	15.11	150.00	34.33	34.33°	
C38	15.11	150.00	34.33	34.33°	
C39	15.11	150.00	34.33	34.33°	
C40	15.11	150.00	34.33	34.33°	
C41	15.11	150.00	34.33	34.33°	
C42	15.11	150.00	34.33	34.33°	
C43	15.11	150.00	34.33	34.33°	
C44	15.11	150.00	34.33	34.33°	
C45	15.11	150.00	34.33	34.33°	
C46	15.11	150.00	34.33	34.33°	
C47	15.11	150.00	34.33	34.33°	
C48	15.11	150.00	34.33	34.33°	
C49	15.11	150.00	34.33	34.33°	
C50	15.11	150.00	34.33	34.33°	
C51	15.11	150.00	34.33	34.33°	
C52	15.11	150.00	34.33	34.33°	
C53	15.11	150.00	34.33	34.33°	
C54	15.11	150.00	34.33	34.33°	
C55	15.11	150.00	34.33	34.33°	
C56	15.11	150.00	34.33	34.33°	
C57	15.11	150.00	34.33	34.33°	
C58	15.11	150.00	34.33	34.33°	
C59	15.11	150.00	34.33	34.33°	
C60	15.11	150.00	34.33	34.33°	
C61	15.11	150.00	34.33	34.33°	
C62	15.11	150.00	34.33	34.33°	
C63	15.11	150.00	34.33	34.33°	
C64	15.11	150.00	34.33	34.33°	
C65	15.11	150.00	34.33	34.33°	
C66	15.11	150.00	34.33	34.33°	
C67	15.11	150.00	34.33	34.33°	
C68	15.11	150.00	34.33	34.33°	
C69	15.11	150.00	34.33	34.33°	
C70	15.11	150.00	34.33	34.33°	
C71	15.11	150.00	34.33	34.33°	
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C73	15.11	150.00	34.33	34.33°	
C74	15.11	150.00	34.33	34.33°	
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C76	15.11	150.00	34.33	34.33°	
C77	15.11	150.00	34.33	34.33°	
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C84	15.11	150.00	34.33	34.33°	
C85	15.11	150.00	34.33	34.33°	
C86	15.11	150.00	34.33	34.33°	
C87	15.11	150.00	34.33	34.33°	
C88	15.11	150.00	34.33	34.33°	
C89	15.11	150.00	34.33	34.33°	
C90	15.11	150.00	34.33	34.33°	
C91	15.11	150.00	34.33	34.33°	
C92	15.11	150.00	34.33	34.33°	
C93	15.11	150.00	34.33	34.33°	
C94	15.11	150.00	34.33	34.33°	
C95	15.11	150.00	34.33	34.33°	
C96	15.11	150.00	34.33	34.33°	
C97	15.11	150.00	34.33	34.33°	
C98	15.11	150.00	34.33	34.33°	
C99	15.11	150.00	34.33	34.33°	
C100	15.11	150.00	34.33	34.33°	

ROADWAY CENTERLINE LINE TABLE		TREE SAVE LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	15.11	L1	15.11
L2	15.11	L2	15.11
L3	15.11	L3	15.11
L4	15.11	L4	15.11
L5	15.11	L5	15.11
L6	15.11	L6	15.11
L7	15.11	L7	15.11
L8	15.11	L8	15.11
L9	15.11	L9	15.11
L10	15.11	L10	15.11
L11	15.11	L11	15.11
L12	15.11	L12	15.11
L13	15.11	L13	15.11
L14	15.11	L14	15.11
L15	15.11	L15	15.11
L16	15.11	L16	15.11
L17	15.11	L17	15.11
L18	15.11	L18	15.11
L19	15.11	L19	15.11
L20	15.11	L20	15.11
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L22	15.11	L22	15.11
L23	15.11	L23	15.11
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L31	15.11	L31	15.11
L32	15.11	L32	15.11
L33	15.11	L33	15.11
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L35	15.11	L35	15.11
L36	15.11	L36	15.11
L37	15.11	L37	15.11
L38	15.11	L38	15.11
L39	15.11	L39	15.11
L40	15.11	L40	15.11
L41	15.11	L41	15.11
L42	15.11	L42	15.11
L43	15.11	L43	15.11
L44	15.11	L44	15.11
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L46	15.11	L46	15.11
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L67	15.11	L67	15.11
L68	15.11	L68	15.11
L69	15.11	L69	15.11
L70	15.11	L70	15.11
L71	15.11	L71	15.11
L72	15.11	L72	15.11
L73	15.11	L73	15.11
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L75	15.11	L75	15.11
L76	15.11	L76	15.11
L77	15.11	L77	15.11
L78	15.11	L78	15.11
L79	15.11	L79	15.11
L80	15.11	L80	15.11
L81	15.11	L81	15.11
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L85	15.11	L85	15.11
L86	15.11	L86	15.11
L87	15.11	L87	15.11
L88	15.11	L88	15.11
L89	15.11	L89	15.11
L90	15.11	L90	15.11
L91	15.11	L91	15.11
L92	15.11	L92	15.11
L93	15.11	L93	15.11
L94	15.11	L94	15.11
L95	15.11	L95	15.11
L96	15.11	L96	15.11
L97	15.11	L97	15.11
L98	15.11	L98	15.11
L99	15.11	L99	15.11
L100	15.11	L100	15.11

- KEY NOTES:**
1. CITY OF CHARLOTTE PRIVATE STREET WITH 4'-6" CURB AND GUTTER (CDSM 11.13) SEE DETAIL 1/C9.0.
 2. CITY OF CHARLOTTE 45' R/W TRADITIONAL NEIGHBORHOOD DEVELOPMENT STREET (CDSM 11.10) SEE DETAIL 2/C9.1.
 3. CITY OF CHARLOTTE RESIDENTIAL ALLEY (DOUBLE LOADED WITH TWO (2) 400 SF SUBLOT FOR PRIVATE OPEN SPACE) SEE DETAIL 3/C9.0.
 4. CONTRACTOR SHALL INSTALL 1/2" OF THE CITY OF CHARLOTTE RESIDENTIAL COLLECTOR STREET (CDSM 11.06) SEE DETAIL 2/C9.0.
 5. INSTALL COMMERCIAL DROP CURB TYPE 3 DRIVEWAY WITH PLANTING STRIP (CDSM 10.298) SEE DETAIL 3/C9.0.
 6. INSTALL ACCESSIBLE RAMP FOR 2'-0" CURB AND GUTTER (CDSM 10.298) SEE DETAIL 3/C9.0.
 7. INSTALL DEAD END STREET BARRICADE (CDSM 50.074/R) (SEE DETAILS 4-5/C9.4) AND END OF ROADWAY MARKER (CDSM 50.084/B) (SEE DETAILS 6-7/C9.4).
 8. TREE PROTECTION FENCE (CDSM 40.02) TO BE PLACED AT THE BARRIER PLUS FIVE (5) FEET TO DENOTE TREE PROTECTION OF EXISTING TREES, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. IT BE PLACED IN AREAS WHERE NO GRADING IS PROPOSED AND EXISTING TREES CAN BE SAVED.
 9. INSTALL MUTED "STOP" SIGN (R1-1, 24"x24").
 10. TYPICAL 10' X 20' PARKING PAD.
 11. ALL ON-STREET PARALLEL PARKING SPACES (CDSM 50.090) MUST MEET CITY MINIMUM STANDARDS OF AT LEAST 7' WIDE X 22' LONG AND LOCATED AT LEAST 20' FROM ANY DRIVEWAY/STREET RADUS RETURN. SPACES SHALL NOT BE STRIPPED OR SHOWN ON PROPOSED PAVEMENT.
 12. CDDT 35' X 10' PEDESTRIAN SIGHT TRIANGLE.
 13. EXISTING 16" WIDE CLASS "C" BUFFER LOCATED ON ADJUTING CHURCH PROPERTY.
 14. CONTRACTOR SHALL COORDINATE WITH DUKE POWER TO RELOCATE EXISTING POWER POLE BEHIND PROP. SIDEWALK AT LEAST 10' FROM THE PROP. BACK OF CURB.
 15. PROPOSED "PRIVATE DRIVE RESIDENTS ONLY" SIGN SHALL BE POSTED AT BEGINNING OF TAPER ON BOTH SIDES OF DRIVEWAY FOR ALL PRIVATE DRIVEWAYS, PRIVATE ROADS AND PRIVATE ALLEYS.



Mc² ENGINEERING
3110 BAYSHORE DRIVE, SUITE 400
CHARLOTTE, NC 28205
PHONE: 704.516.9999
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RETIREAT CHARLOTTE WEST DEVELOPMENT PARTNERS, LLC
1554 WICKHAM LANE
CHARLOTTE, NC 28208

NEW COVENANT RETREAT SUBDIVISION
HOLABIRD LANE
CHARLOTTE, NC

SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/26/09	CITY COMMENTS
2	07/02/09	CITY COMMENTS

CAD FILE: 2007-038 BASE.DWG
PROJECT NO.: 2007-038
DESIGNED BY: JIM
REVIEWED BY: JIM
DATE: DECEMBER 3, 2008

C2.0



LANDSCAPE SUMMARY.

[illegible]

M^c²

ENGINEERING

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7/14/24

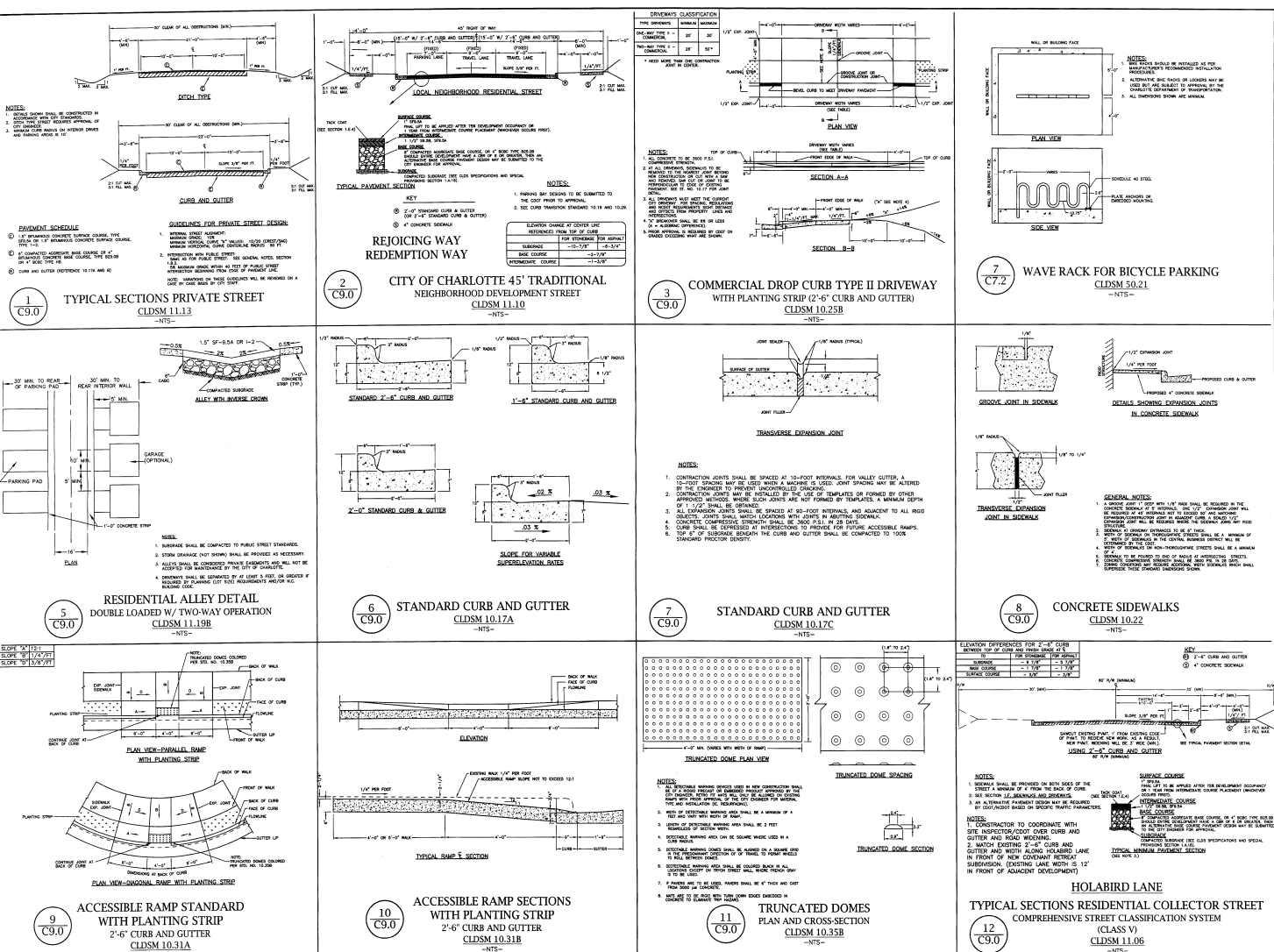
NEW COVENANT RETREAT SUBDIVISION
 HOLMBARD LANE
 CHARLOTTE, NC

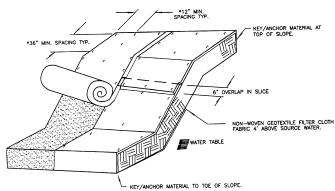
RETREAT CHARLOTTE WEST
 DEVELOPMENT PARTNERS, LLC
 1554 WICKHAM LANE
 28208

LANDSCAPE PLAN

REVISIONS	
1	03/25/09 QTY COMMENTS
2	07/09/09 QTY COMMENTS

CAD FILE: 2007-038 BASE.DWG
 PROJECT NO.: 2007-038
 DESIGNED BY: JSM
 REVIEWED BY: JSM
 DATE: DECEMBER 5, 2008





- GENERAL NOTES**
- LAY MATTING LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - DIMENSIONS SHOWN ARE MINIMUM. MANUFACTURED PRODUCTS MAY HAVE ADDITIONAL REQUIREMENTS THAT MUST BE MET.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS, GRASS, AND PLANTS THAT WOULD SOIL CONTACT.
 - THE DETAIL SHOWN IS FOR SLOPE MATTING. FOR CHANNEL OR PIPE OUTFALL MATTING INSTALLATIONS, PLEASE REFER TO HYDROSON STANDARD #R-17 AND MANUFACTURER'S GUIDELINES.

1
C9.4 EMBANKMENT MATTING DETAIL
CLDSM 30.20
-NTS-

GENTLE SLOPES		STEEP SLOPES
SEEDING MIXTURE	80 LBS/ACRE OF TALL FESCUE	100 LBS/ACRE TALL FESCUE 20 LBS/ACRE BERMUDA LEPPEDREA (UNSCARFED AFTER AUGUST 15) 10 LBS/ACRE KORE LEPPEDREA
SEEDING DATES	FALL: AUGUST 25 - OCTOBER LATE WINTER: FEBRUARY 15 - APRIL 15 TO EXTEND SPRING SEEDING INTO JUNE, ADD 10 LBS/ACRE HALLO BERMUDAGRASS OVERSEEDING OF KORE LEPPEDREA OVER FALL-SEEDING TALL FESCUE IS VERY EFFECTIVE.	FALL: AUGUST 25 - OCTOBER 15 LATE WINTER: FEBRUARY 15 - APRIL 15 TO EXTEND SPRING SEEDING INTO JUNE, ADD 10 LBS/ACRE HALLO BERMUDAGRASS OVERSEEDING OF KORE LEPPEDREA OVER FALL-SEEDING TALL FESCUE IS VERY EFFECTIVE.
SEEDING AMENDMENTS	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS/ACRE LIMESTONE AND 1000 LBS/ACRE 10-10-10 FERTILIZER.	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS/ACRE LIMESTONE AND 1000 LBS/ACRE 10-10-10 FERTILIZER.

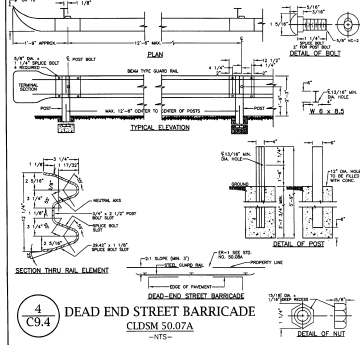
- NOTE 1:** PROTECTIVE COVER MUST BE ESTABLISHED ON ALL DISTURBED AREAS WITHIN 21 CALENDAR DAYS AFTER LAND DISTURBING ACTIVITY IS COMPLETED OR HAS TEMPORARILY CEASED.
- NOTE 2:** GENTLE SLOPES AND FILLS—PROTECTIVE COVER MUST BE ESTABLISHED ON ALL GRADED SLOPES AND FILLS WITHIN 21 CALENDAR DAYS AFTER A PHASE OF GRADING IS COMPLETED OR HAS TEMPORARILY CEASED.

2
C9.4 SEEDING SCHEDULE
CLDSM 30.17A
-NTS-

EARLY SUMMER SEASON		STEEP SLOPES
SEEDING MIXTURE	40 LBS/ACRE OF GERMAN MULLET 80 LBS/ACRE OF TALL FESCUE	100 LBS/ACRE P.E. (GRASS) 80 LBS/ACRE TALL FESCUE
SEEDING DATES	MAY 1 - AUGUST 15 REFERLIZE IF GROWTH IS NOT FULLY ADEQUATE. APPLY 4000 LBS/ACRE STRAW OR EQUIVALENT HYDROSEEDING.	OCTOBER 20 - DECEMBER 30 BETWEEN DECEMBER 30 - FEBRUARY 15, ADD 50 LBS/ACRE OF ANNUAL KORE LEPPEDREA. APPLY 4000 LBS/ACRE STRAW OR EQUIVALENT HYDROSEEDING.
SEEDING AMENDMENTS	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 2000 LBS/ACRE LIMESTONE AND 700 LBS/ACRE 10-10-10 FERTILIZER.	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 2000 LBS/ACRE LIMESTONE AND 700 LBS/ACRE 10-10-10 FERTILIZER.

TEMPORARY SEEDING FOR WARM AND COOL SEASON

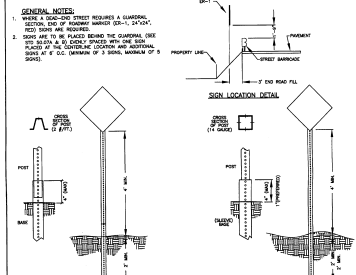
3
C9.4 SEEDING SCHEDULE
SEASONAL
CLDSM 30.17B
-NTS-



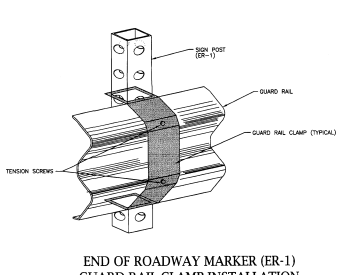
4
C9.4 DEAD END STREET BARRICADE
CLDSM 50.07A
-NTS-

- GENERAL NOTES:**
1. END VIEW TREE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 2. FOR CORNERS OF 90 DEGREES OR GREATER, THE GUARD RAIL SHALL BE INSTALLED IN THE CORNER OF THE STREET. FOR CORNERS OF 90 DEGREES OR GREATER, THE GUARD RAIL SHALL BE INSTALLED IN THE CORNER OF THE STREET.
 3. GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 4. THE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 5. THE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 6. THE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 7. THE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.
 8. THE GUARD RAIL SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT 60-60-60 STREETS WHICH HAVE BEEN MARKED WITH A PERMANENT TURN-AROUND.

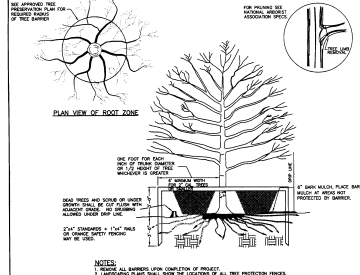
5
C9.4 DEAD END STREET BARRICADE
GENERAL NOTES
CLDSM 50.07B
-NTS-



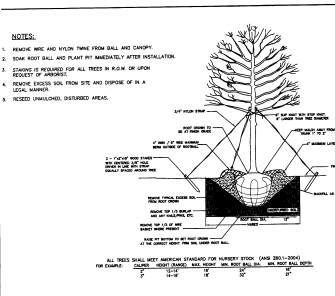
6
C9.4 END OF ROADWAY MARKER
(ER-1)
CLDSM 50.08A
-NTS-



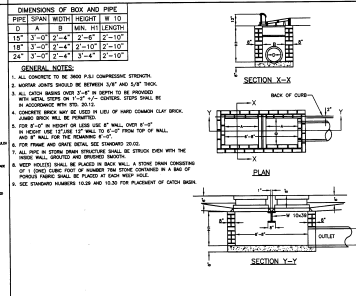
7
C9.4 END OF ROADWAY MARKER (ER-1)
GUARD RAIL CLAMP INSTALLATION
CLDSM 50.08B
-NTS-



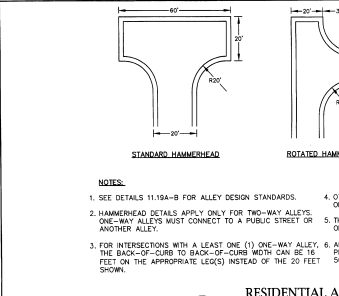
8
C9.4 TREE PROTECTION DETAIL
CLDSM 40.02
-NTS-



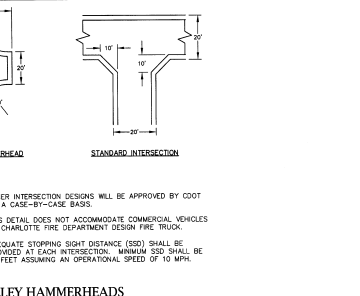
9
C9.4 TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)
CLDSM 40.01
-NTS-



10
C9.4 BRICK DOUBLE CATCH BASIN
15" THRU 24" PIPE
CLDSM 20.03
-NTS-



11
C9.4 RESIDENTIAL ALLEY HAMMERHEADS
AND INTERSECTIONS
CLDSM 11.20
-NTS-



ENGINEERING

NEW COVENANT RETRAIT SUBDIVISION

RETREAT CHARLOTTE WEST DEVELOPMENT PARTNERS, LLC

SITE DETAILS

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	05/20/08	JDM	ISSUED FOR PERMIT

CAD FILE: 2007-038 DLS.DWG
PROJECT NO.: 2007-038
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: DECEMBER 5, 2008

C9.4