



PREPARED BY:
CDM+R
 ENGINEERING - PLLC
 1130 Parade Ground Court
 Clover, South Carolina 29710
 (803) 431-6946 - NC FIRM P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023	CDMR	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	4-5-2023	CDMR	REMOVED SIGN, ADDED RED STRIPINGS, ADDED UMBRELLA TREE AND MULTI-PATH NOTE

LOCATION: 6114 MT. HOLLY-HUNTERSVILLE ROAD
 CHARLOTTE, NC 28216
 PREPARED FOR: MOUNT HOLLY INVESTMENTS, LLC

DESIGNED BY	DRAWN BY	CHECKED BY
CDMR	CDMR	CDMR

DATE: 2-2023
 JOB NUMBER: AS SHOWN

NOT FOR
 CONSTRUCTION
 FOR PLANNING
 PURPOSES
 ONLY

SHEET
SITE PLAN

LEGEND

- LANDSCAPE AREA (OPEN SPACE) - ±1.21 AC
- 25' TYPE "B" LANDSCAPE BUFFER AREA
- PROPOSED STRUCTURES
- PROPOSED PAVED AREAS
- PROPOSED HARDSCAPE AREAS
- PROPOSED TREES/SHRUBS

NOTE:
 ALL PROPOSED TREES IN THE SHADED CURB AREAS WILL BE UMBRELLA STYLE TREES AND NOT BUSHES.

SITE DATA

DEVELOPER:	MT HOLLY INVESTMENTS, LLC 3105 QUEEN CITY DRIVE CHARLOTTE, NC 28208 CONTACT: MICHAEL REM
ENGINEER:	CDM+R ENGINEER, PLLC 1130 PARADE GROUND COURT CLOVER, SC 29710 CONTACT: ANTHONY RENTZ, P.E., S.E. EMAIL: alr@cdmreng.com
PARCEL ID:	03324108, 03324109, 03324110
PROPOSED PARCEL AREA:	±3.71 AC
EXISTING ZONING:	R-3 (RESIDENTIAL 3 UNITS PER ACRE)
PROPOSED ZONING:	CG (COMMERCIAL GENERAL)
PROPOSED USE:	NEIGHBORHOOD SHOPPING CENTER
TOTAL PROPOSED SQUARE FOOTAGE:	±31,500 SF
REQUIRED BUILDING SETBACKS:	FRONT SETBACK: 36' REAR SETBACK: 20' SIDE SETBACK: 10'
MAXIMUM ALLOWABLE BUILDING HEIGHT:	50'
REQUIRED LANDSCAPE BUFFER:	N/A
OPEN SPACE REQUIRED:	10% (0.37 AC)
OPEN SPACE PROVIDED:	±33% (±1.21 AC)
PARKING SPACES REQUIRED:	1 SPACE PER 250 SF OF RETAIL SPACE = 126 SPACES
PARKING SPACES PROVIDED:	31,500 SF / 250 SF = 126 SPACES PROVIDED
BICYCLE PARKING SPACES REQUIRED:	1 SPACE PER 1,500 SF OF RETAIL SPACE
BICYCLE PARKING SPACES PROVIDED:	31,500 SF / 1,500 SF = 21 SPACES PROVIDED
PROPOSED STORM SYSTEM:	PRIVATE
PROPOSED WATER SYSTEM:	PRIVATE
PROPOSED SEWER SYSTEM:	PRIVATE
ELECTRICITY PROVIDER:	DUKE ENERGY
GAS PROVIDER:	PIEDMONT NATURAL GAS
WATER PROVIDER:	CITY OF CHARLOTTE
SEWER PROVIDER:	CITY OF CHARLOTTE

