

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

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'

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

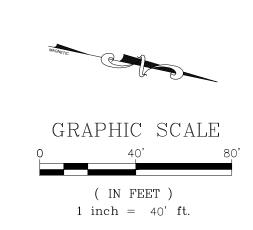
PARKING SPACES PROVIDED: 31,500 SF / 250 SF = 126 SPACES PROVIDED

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



ENGINEERING - PLLC
1130 Parade Ground Court
Clover, South Carolina 29710
(803) 431-6940 ~ 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 PED. STRIPING, ADDED UMBRELLA TREE AND MULTI-PATH NC

CHARLOTTE, NC 28216

REPARED FOR:

MOUNT HOLLY INVESTMENTS,

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NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY

SITE PLAN