

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: arl@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

ENVIRONMENTAL FEATURES NOTES:

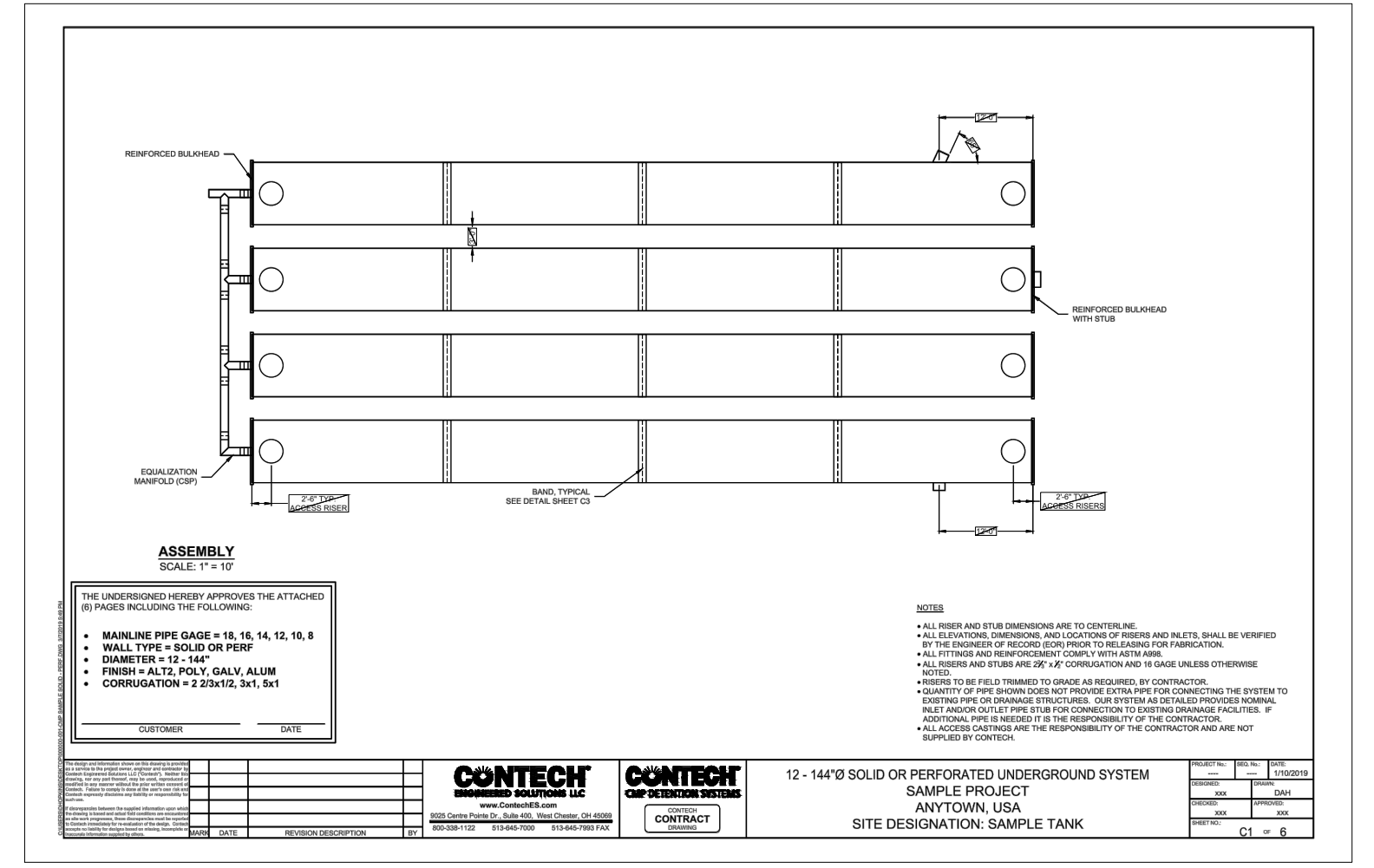
- THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORM WATER CONVEYANCE IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.
- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

GENERAL NOTES:

- EXISTING BOUNDARIES, EXISTING STREET CENTERLINES, AND EXISTING EDGE OF PAVEMENT SHOWN ON THIS PLAN WAS OBTAINED FROM THE LATEST MECKLENBURG COUNTY GIS DATA SETS.
- ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE ON OAKDALE ROAD.
- THE PROPOSED DRIVEWAY CONNECTIONS TO PUBLIC STREETS WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH THE DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHALL CONTACT THE CITY OF CHARLOTTE TRANSPORTATION DEPARTMENT.
- SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- SITE IS LOCATED WITHIN A WEDGE AND IS REQUIRED TO PROTECT A MIN 15% OF THE OVERALL SITE AS TREE SAVE. TREE SAVE MUST BE COMPRISED OF EXISTING PROTECTED TREE CANOPY.

CONDITIONAL NOTES:

- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- AN 8' MEDIAN SHALL BE CONSTRUCTED IN OAKDALE ROAD AS SHOWN ON THIS PLAN, PER AGENCY STANDARDS, IF IT HAS NOT BEEN ALREADY CONSTRUCTED BY THE DEVELOPMENT ON THE OPPOSITE SIDE OF OAKDALE ROAD.
- A RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN, PER AGENCY STANDARDS.
- THE PETITIONER SHALL DEDICATE AND CONVEY, IN FEE SIMPLE, ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE APPROVED BY CDOT AND EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY, IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- AN 8-FOOT PLANTING STRIP AND 12-FOOT MULTI-USE PATH SHALL BE CONSTRUCTED ON OAKDALE ROAD AND MT. HOLLY-HUNTERSVILLE ROAD, PER AGENCY STANDARDS, AS SHOWN ON THIS PLAN. THE ENTIRE FACILITY MUST BE OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A PUBLIC ACCESS EASEMENT. THE PETITIONER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE MULTI-USE PATHS ON BOTH STATE ROADS.



PREPARED BY:
CDM+R
ENGINEERING - PLLC
1130 Parade Ground Court
Clover, South Carolina 29710
(803) 631-6946 - NC FIRM P-1690

NO.	DATE	BY	ISSUE
1	3-15-2023	CDM+R	CITY / NCDOT INFORMAL REVIEW CORRECTIONS
2	4-5-2023	CDM+R	REMOVED SIGN, ADDED RED STRIPES, ADDED UMBRELLA TREE AND MULTI-PATH NOTE
3	11-21-2023	CDM+R	ADDED 12' PLANTING STRIP, ADDED 12' MULTI-USE PATH, ADDED 12' PLANTING STRIP
4	11-21-2023	CDM+R	UPDATED SITE PLAN WITH ENVIRONMENTAL FEATURES, NOTES & MORE GENERAL NOTES

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

DESIGNED BY	CDM+R	CHECKED BY	CDM+R
DRAWN BY	CDM+R	DATE	2-2023
SCALE	AS SHOWN	JOB NUMBER	

NOTE:
NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY

SHEET
SITE PLAN

GENERAL NOTES
Planning Department
APPROVED BY CITY COUNCIL
RZP-2023-071

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- THE PETITIONER SHALL COMPLETE THE FOLLOWING ROADWAY IMPROVEMENTS:
 - OAKDALE ROAD AND I-485 OUTER RAMP
 - CONSTRUCT A WESTBOUND RIGHT TURN LANE ON THE I-485 OFF RAMP WITH 100 FEET OF STORAGE LENGTH AND APPROPRIATE TAPER.
 - MT HOLLY-HUNTERSVILLE AND ACCESS A
 - CONSTRUCT ACCESS A WITH RIGHT-IN INGRESS ONLY.
 - CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON MT HOLLY-HUNTERSVILLE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
 - OAKDALE ROAD AND ACCESS B
 - CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ON OAKDALE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
 - CONSTRUCT A NORTHBOUND LEFT TURN LANE ON OAKDALE ROAD WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER.
 - CONSTRUCT A CONCRETE MEDIAN ALONG OAKDALE ROAD TO RESTRICT ACCESS TO RIGHT-IN / RIGHT-OUT / LEFT-OVER.

LEGEND

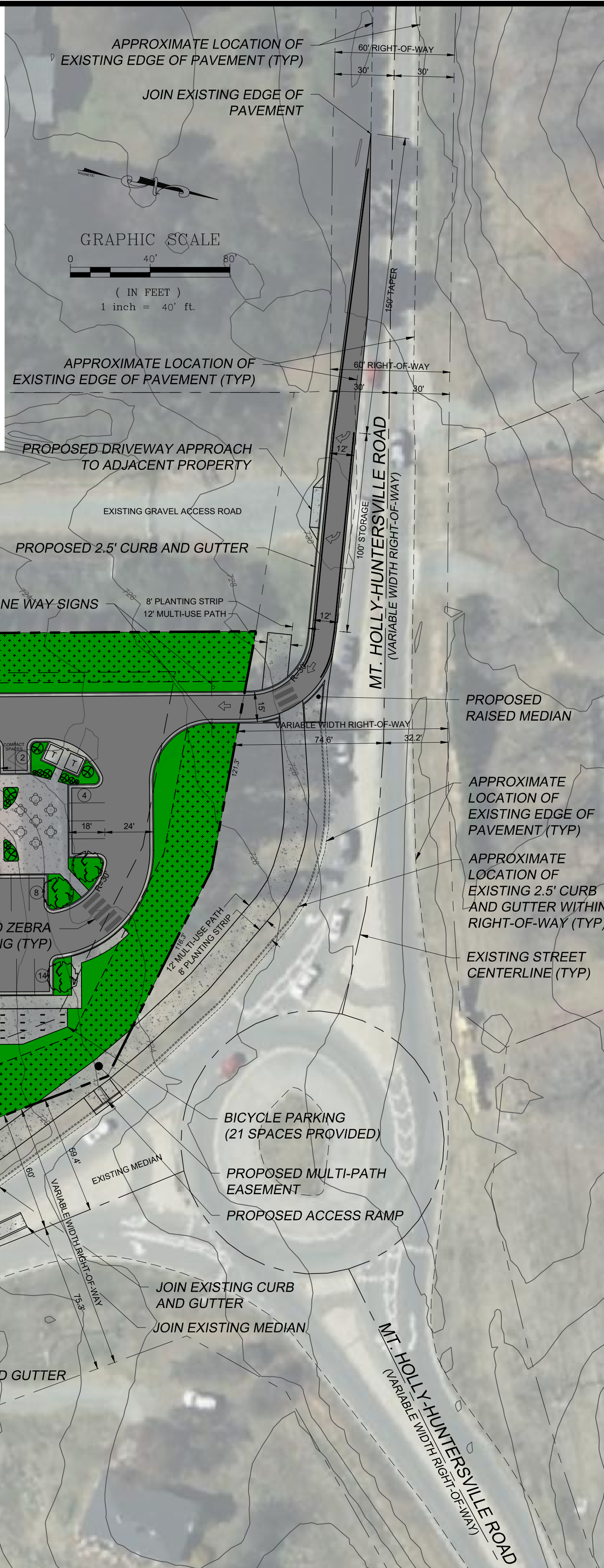
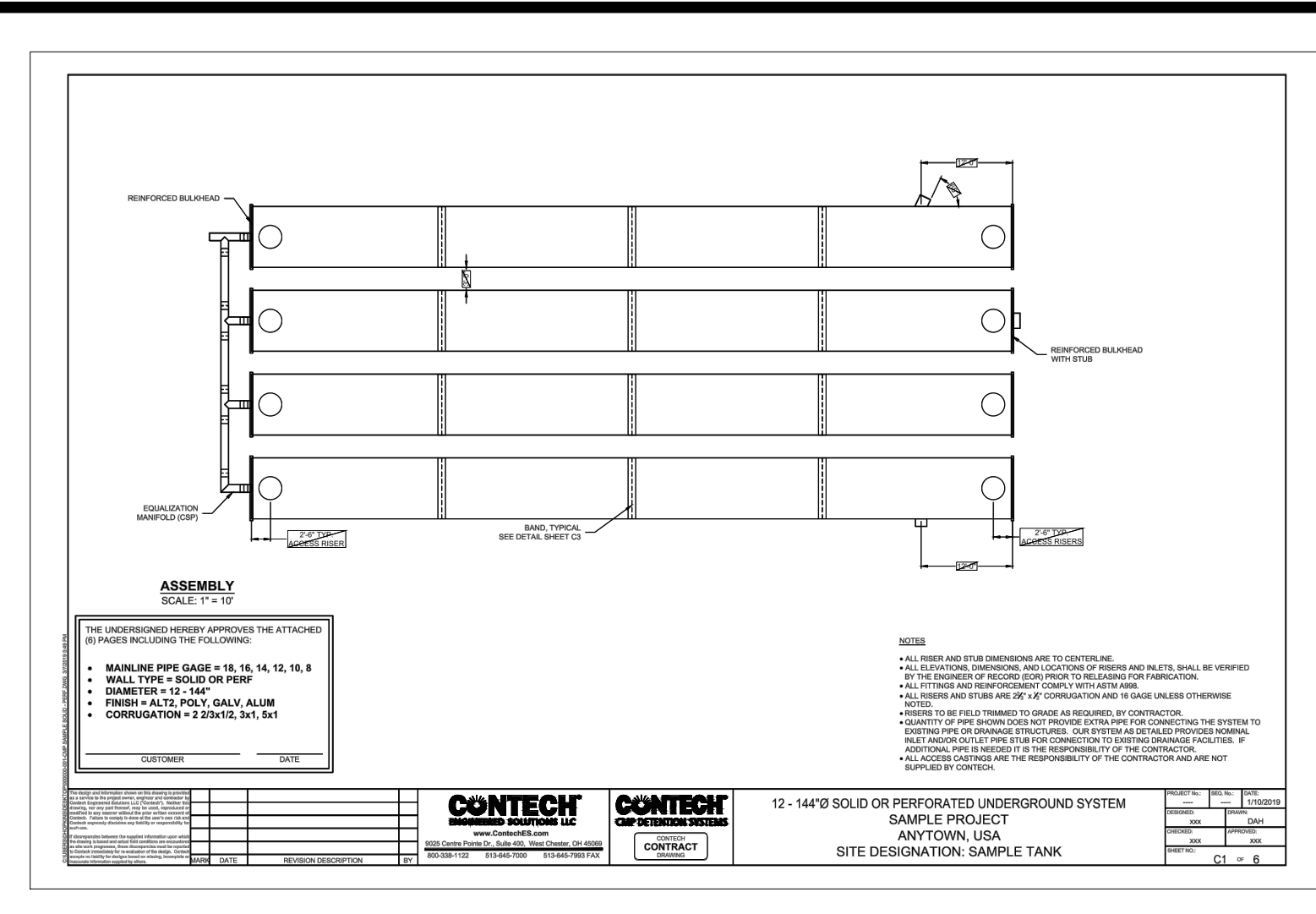
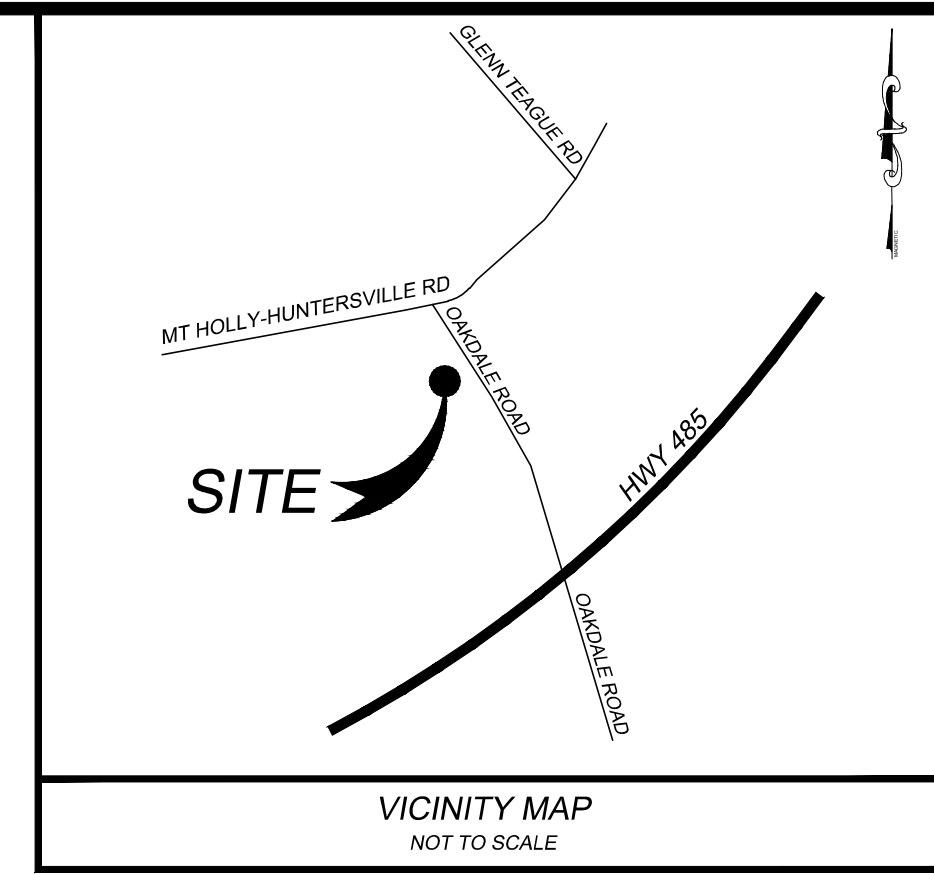
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- PROPOSED HARDSCAPE AREAS
- PROPOSED TREES/SHRUBS

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: ar@cldrreng.com
PARCEL ID:	03324108, 03324109, 03324110
PROPOSED PARCEL AREA:	±3.71 AC
EXISTING ZONING:	R-3 (RESIDENTIAL 3 UNITS PER ACRE)
PROPOSED ZONING:	CG (CD) - COMMERCIAL GENERAL, CONDITIONAL
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:	±35% (±1.28 AC)
PARKING SPACES REQUIRED:	1 SPACE PER 250 SF OF RETAIL SPACE = 126 SPACES
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BICYCLE PARKING SPACES REQUIRED:	1 SPACE PER 1,500 SF OF RETAIL SPACE
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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

- ENVIRONMENTAL FEATURES NOTES:**
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SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation	Land Uses	Density	Daily Trips/Peak Hour Trips
1) Retail		31,500 SF	1560
2) Single Family Home (Existing to be Razed)		2 DU	-28
Total:			1,532
Multimodal Mitigation			Tier: 3
List of Mitigations:			Required Points: 9
1) Install 12-ft Shared Use Path on Oakdale Road and Mt Holly-Huntersville Road frontages (approximately 700 ft - 14 Points)			
Transportation Demand Management Mitigation			Tier: NA
			Required Points: 0

TIS Required (Yes/No): Yes
 CD Phasing (List CO phasing of CTR mitigations and/or TIS improvements if applicable):
 1) Oakdale Road and I-485 Outer Ramp - Construct westbound right turn lane with 100 ft storage
 2) Mt Holly-Huntersville Road and Access A - Construct eastbound right turn lane with 100 ft storage
 3) Oakdale Road and Access B - Construct southbound right turn lane with 100 ft storage, northbound left turn lane with 125 feet storage

SITE DEVELOPMENT DATA - ADA CURB RAMPS

RP_AssetID ¹	X Coordinate ²	Y Coordinate ²	Ramp Type ³

Existing Curb Ramps that are replaced will need to include RP_AssetID's using the following link:
<https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=17bd4ac698747eabf1a4d7ca1343d1f>
¹From Survey (Use decimal degrees to 4 decimal places. Longitudinal typically starts with "-80" and latitude with "35")
²Perpendicular, Directional, Parallel, Comination, Blended Transition, Median/Refuge

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NO.	DATE	BY	ISSUE
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4	11-21-2023	CDM+R	UPDATED SITE PLAN WITH "ENVIRONMENTAL FEATURES" NOTES & MORE GENERAL NOTES
5	3-6-2024	CDM+R	ADDED NOTE 8 TO "CONDITIONAL NOTES" FOR REQUIRED ROADWAY IMPROVEMENTS PER TRA
6	5-22-2024	CDM+R	CHANGED ZONING FROM CG TO CG (CD) COMMERCIAL GENERAL, CONDITIONAL AT CITY REQUEST

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

DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
AS SHOWN	CDM+R	CDM+R	AS SHOWN
DATE	2-2023	JOB NUMBER	

SEAL:
NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY

SHEET
SITE PLAN

