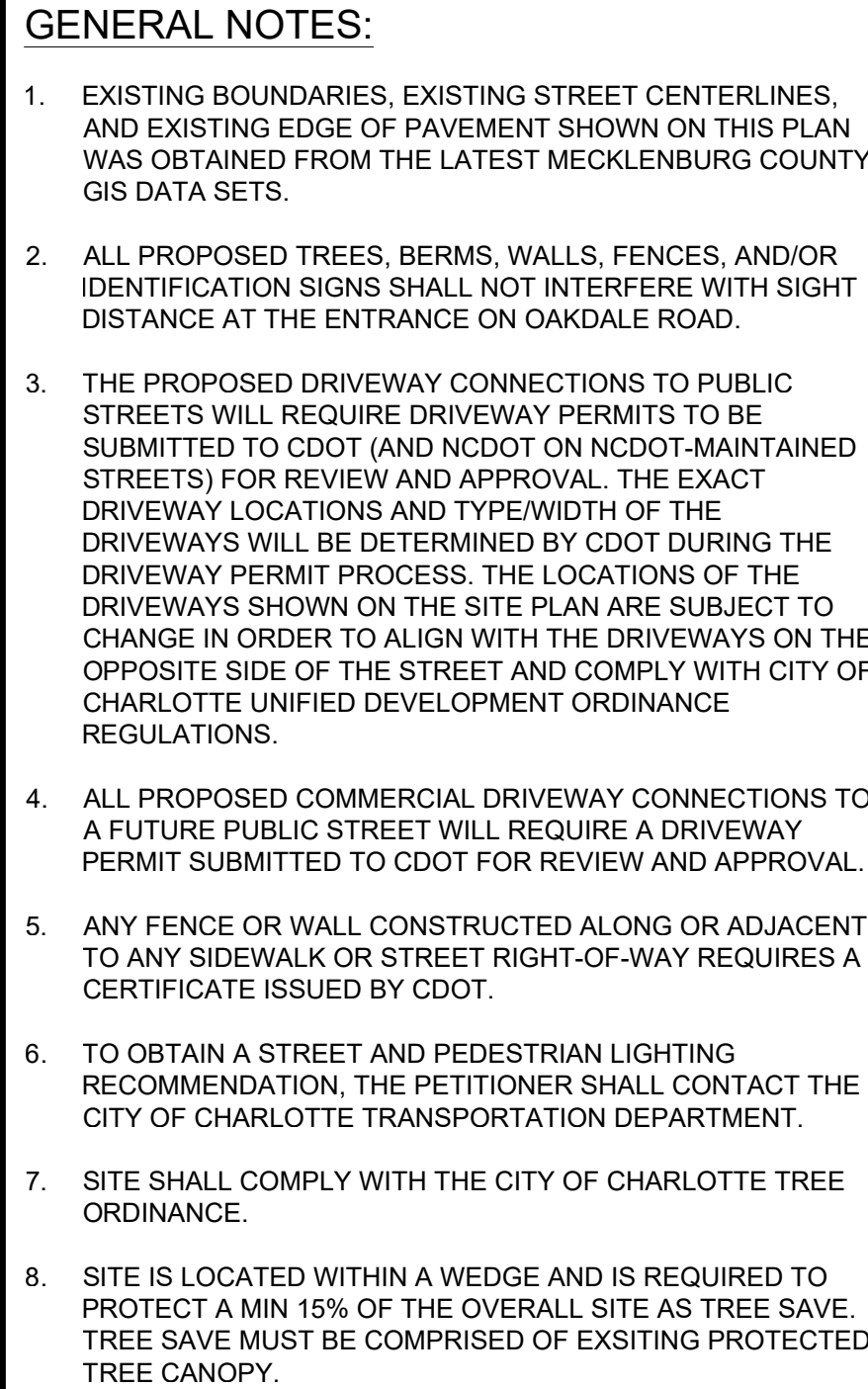




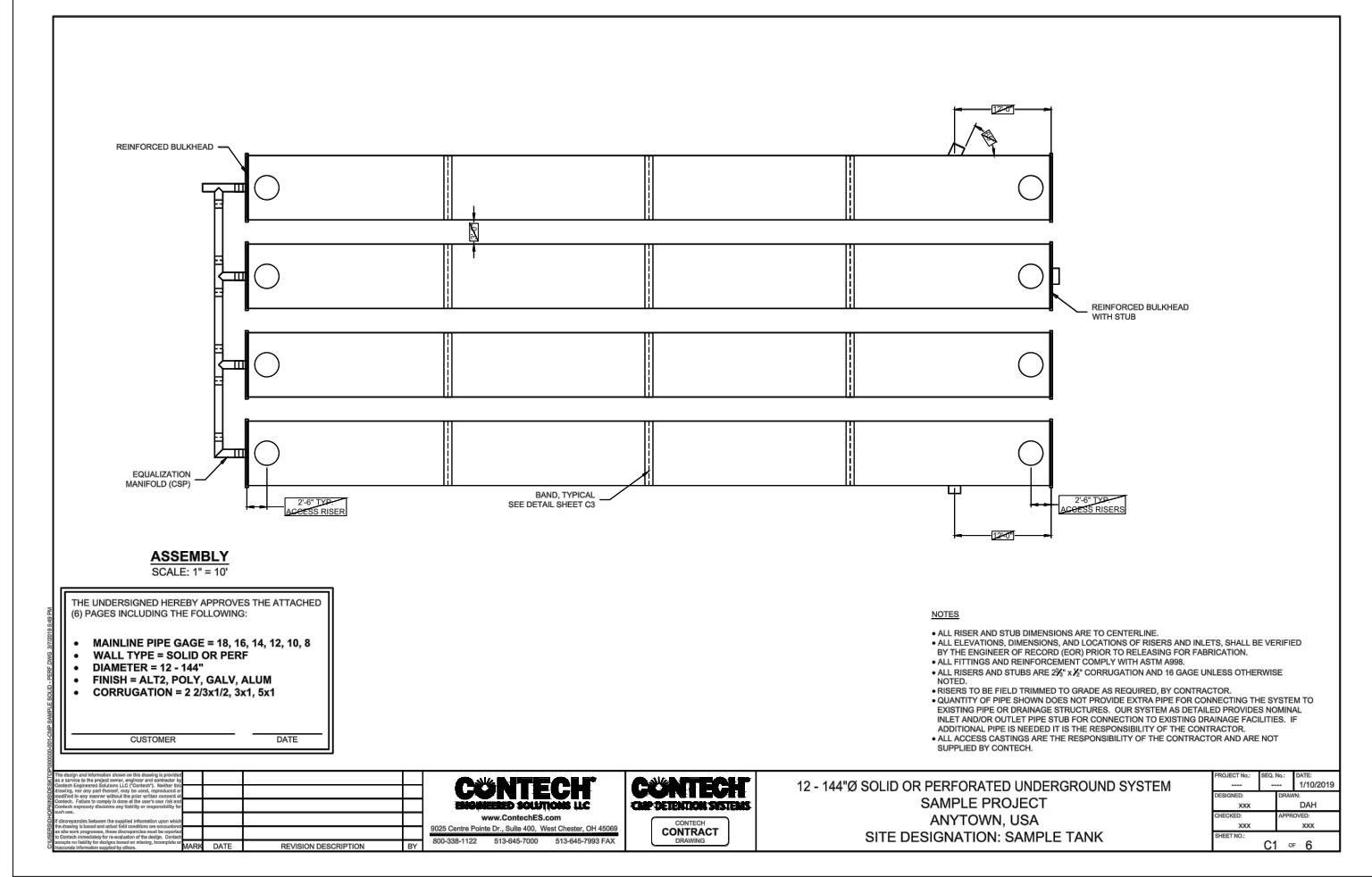
1. A REQUIRED OFF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDDT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDDT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. 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.
3. A RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN, PER AGENCY STANDARDS.
4. 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. CDDT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
5. 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 CDDT AND EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.
6. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDT AND NCDOT, AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN AT 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.
7. 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 IMPROVEMENT 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.

 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.

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: air@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

1. 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 OBTAIN A PROFESSIONAL ENGINEER'S FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.
2. 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 FINAL 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.



CDM+R
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 / NODOT INFORMAL REVIEW CORRECTIONS
2	3-15-2023	CDMR	REVIEW COMMENTS AND UMBRELLA TREE AND MUL THATCH NOTE
3	10-26-2023	CDMR	UPDATED SITE PLAN PER REZONING TRANSPORTATION ANALYSIS DATED 9-24-2023
4	11-21-2023	CDMR	UPDATED SITE PLAN WITH "ENVIRONMENTAL FEATURES" NOTES & MORE GENERAL NOTES

6114 MT. HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

PREPARED FOR:

MOUNT HOLLY INVESTMENTS, LLC

DESIGNED BY	CDMR	DRAWN BY	CDMR	CHECKED BY	CDMR
Scale	AS SHOWN	DATE	2-20-23	JOB NUMBER	-

NOT FOR
CONSTRUCTION
FOR PLANNING
PURPOSES
ONLY

SHEET

SITE PLAN



GENERAL NOTES

Charlotte Planning Department

EXISTING BOUNDARIES, EXISTING STREET CENTERLINES, AND EXISTING EDGE OF PAVEMENT SHOWN ON THIS PLAN WAS OBTAINED FROM THE LATEST MECKLENBURG COUNTY GIS DATA SETS.

RZP-2023-071

ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE ON OAKDALE ROAD.

3.

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.

4.

ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.

5.

ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

6.

TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHALL CONTACT THE CITY OF CHARLOTTE TRANSPORTATION DEPARTMENT.

7.

SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

CONDITIONAL NOTES:

1.

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.

2.

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.

3.

A RIGHT TURN LANE ON MT. HOLLY-HUNTERSVILLE ROAD SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN, PER AGENCY STANDARDS.

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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.

5.

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.

6.

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.

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8.

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

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: al@cdrmreng.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
PARKING SPACES PROVIDED:	31,500 SF / 250 SF = 126 SPACES PROVIDED
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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:

1.

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2.

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.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY			
Proposed Trip Generation		Daily Trips/Peak Hour Trips	
Land Uses	Density	1560	
1) Retail	31,500 SF	-28	
2) Single Family Home (Existing to be Razed)	2 DU	1,532	
Total:		3	
Multimodal Mitigation		Tier:	9
List of Mitigations:		Required Points:	3
1) Install 12-ft Shared Use Path on Oakdale Road and Mt Holly-Huntersville Road frontages (approximately 700 ft - 14 Points)		NA	
Transportation Demand Management Mitigation		Tier:	NA
List of Mitigations:		Required Points:	NA
TIS Required (Yes/No): Yes			
CO 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=17b4dac098747a0b1aa7ca13434d1f ¹ From Survey (Use decimal degrees to 4 decimal places. Longitudinal typically starts with "-80" and latitude with "35") ² Perpendicular, Directional, Parallel, Comination, Blended Transition, Median/Refuge			

PREPARED BY:

CDM+R
ENGINEERING - PLLC
1130 Parade Ground Court
Clover, South Carolina 29710
(803) 631-6946 • NC FIRMS P-1690

CDMR CITY / NCDOT INFORMAL REVIEW CORRECTIONS

CDMR REMOVED SIGN, ADDED RED STRIPES, ADDED UMBRELLA TREE AND MULTI-PATH NOTE

CDMR ADDED 12' PLANTING STRIP, ADDED 8' PLANTING STRIP, ADDED 12' PLANTING STRIP

CDMR UPDATED SITE PLAN WITH "ENVIRONMENTAL FEATURES" NOTES & MORE GENERAL NOTES

CDMR ADDED NOTE 8 TO "CONDITIONAL NOTES" FOR REQUIRED ROADWAY IMPROVEMENTS PER TIA

CDMR ADDED NOTE 8 TO "CONDITIONAL NOTES" FOR REQUIRED ROADWAY IMPROVEMENTS PER TIA

CDMR CHANGED ZONING FROM CG TO CG (CD) COMMERCIAL GENERAL, CONDITIONAL AT CITY REQUEST

NO.

1

2

3

4

5

6

DATE

3-16-2023

4-5-2023

11-21-2023

11-21-2023

3-6-2024

5-22-2024

BY

CDMR

CDMR

CDMR

CDMR

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ISSUE

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LOCATION:

6114 MT. HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216

PREPARED FOR:

NEIGHBORHOOD SHOPPING CENTER
RZP-2023-071

CHECKED BY

CDMR

CDMR

CDMR

CDMR

CDMR

DATE

2-2023

AS SHOWN

SEAL:

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SHEET

SITE PLAN

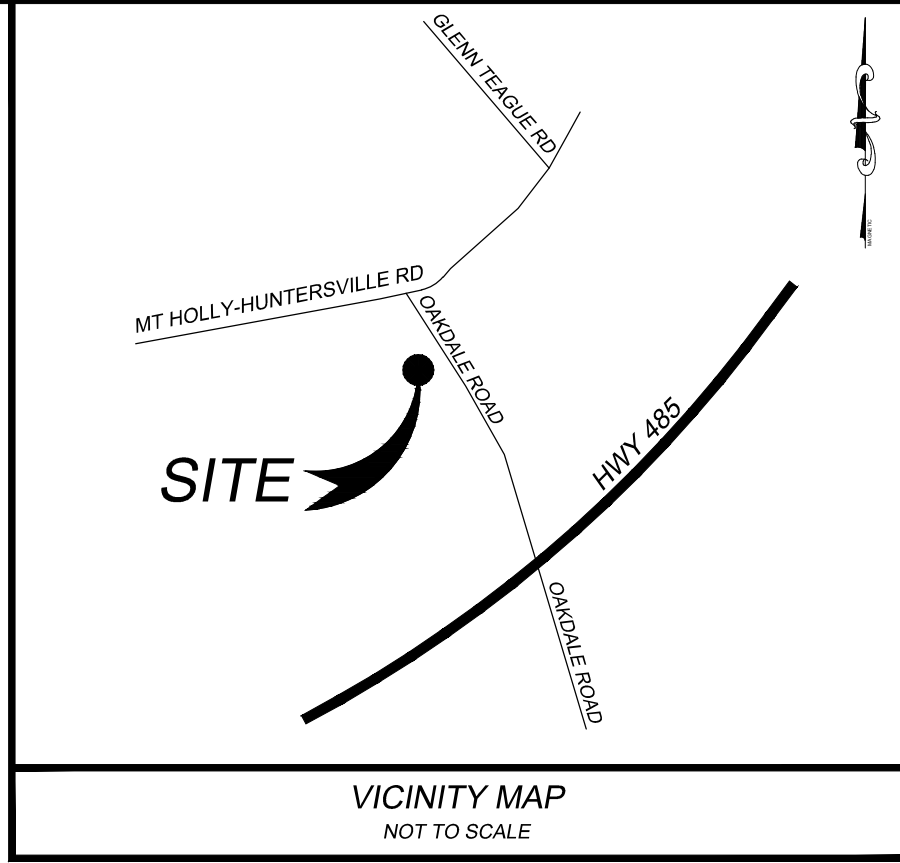
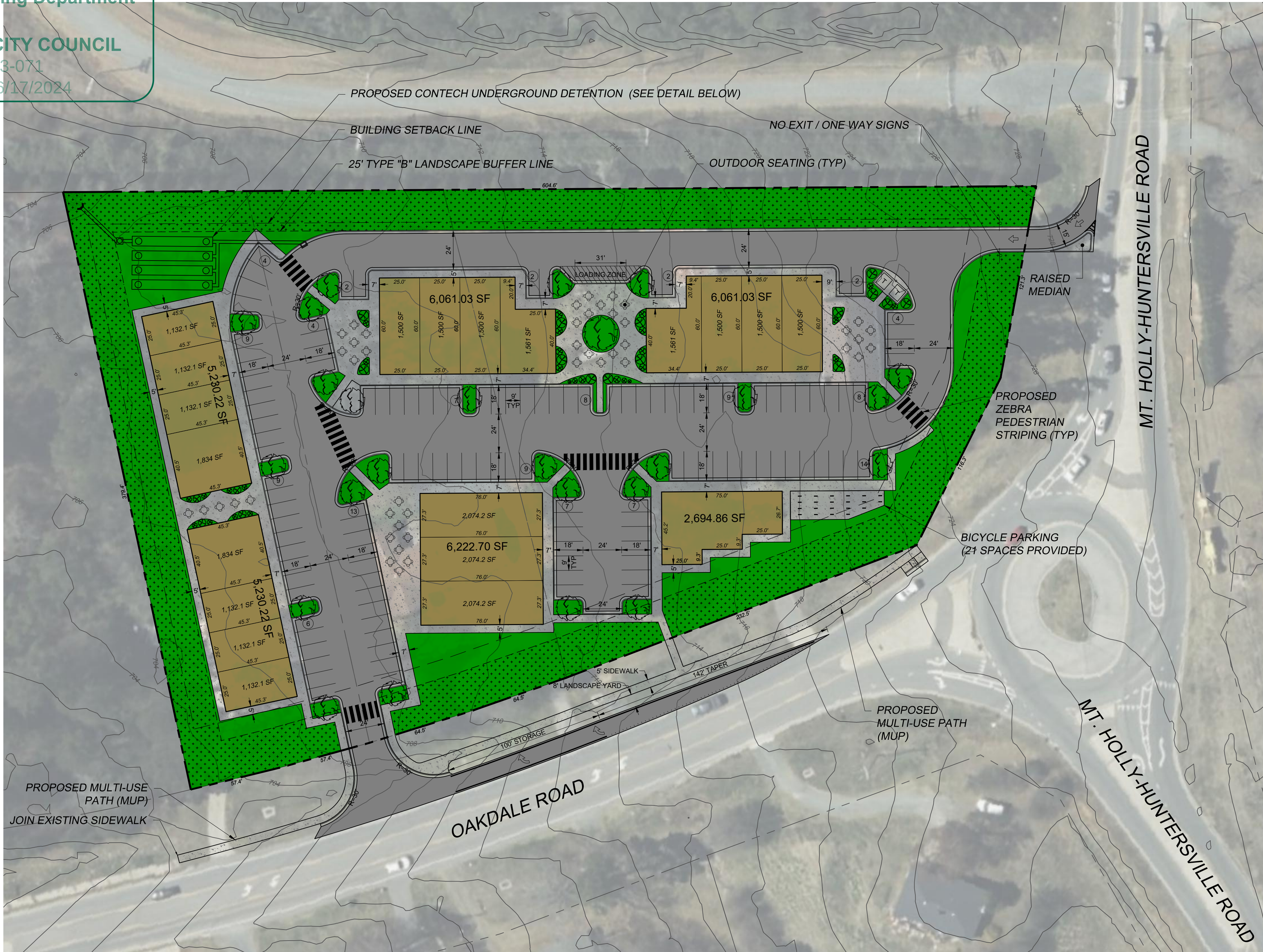


Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-071

Approved: 06/17/2024



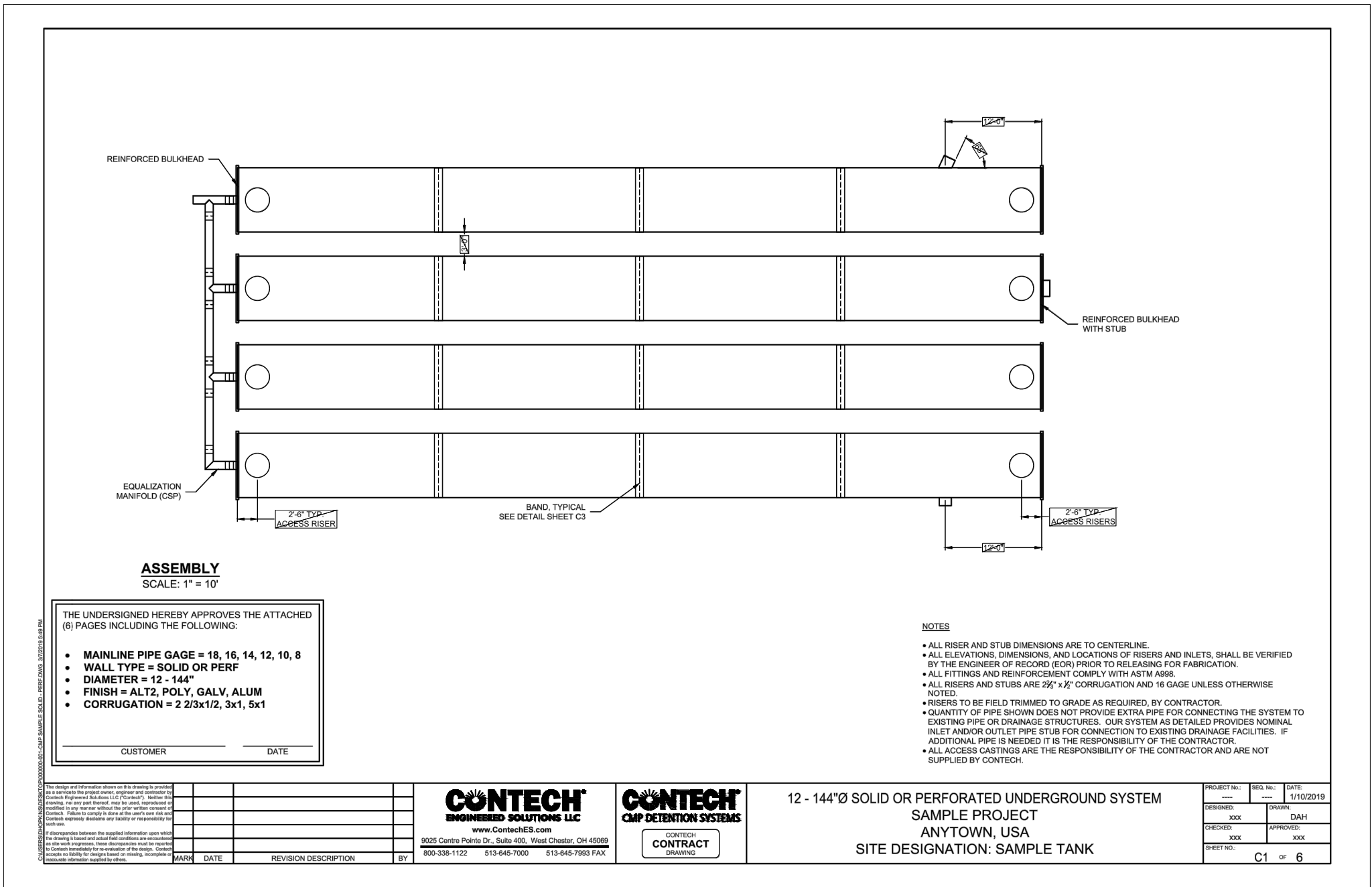
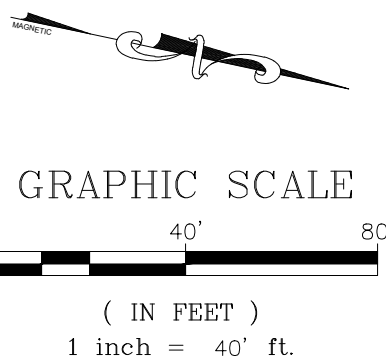
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- 25' TYPE "B" LANDSCAPE BUFFER AREA
- PROPOSED STRUCTURES
- PROPOSED PAVED AREAS
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NO.	DATE	BY	ISSUE
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LOCATION: 6114 MT. HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC 28216
PREPARED FOR: MOUNT HOLLY INVESTMENTS, LLC

SITE PLAN NEIGHBORHOOD SHOPPING CENTER	CHECKED BY	CDMR
	DATE	2-2023
DESIGNED BY	CDMR	AS SHOWN
Scale		

SEAL:
NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY

SHEET
SITE PLAN