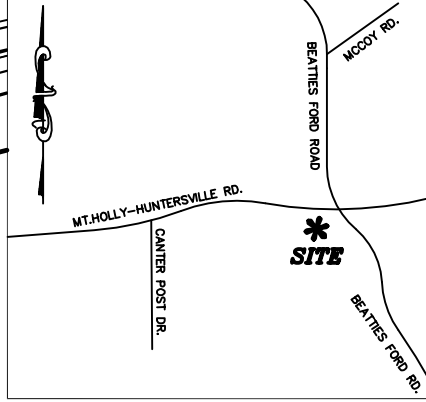
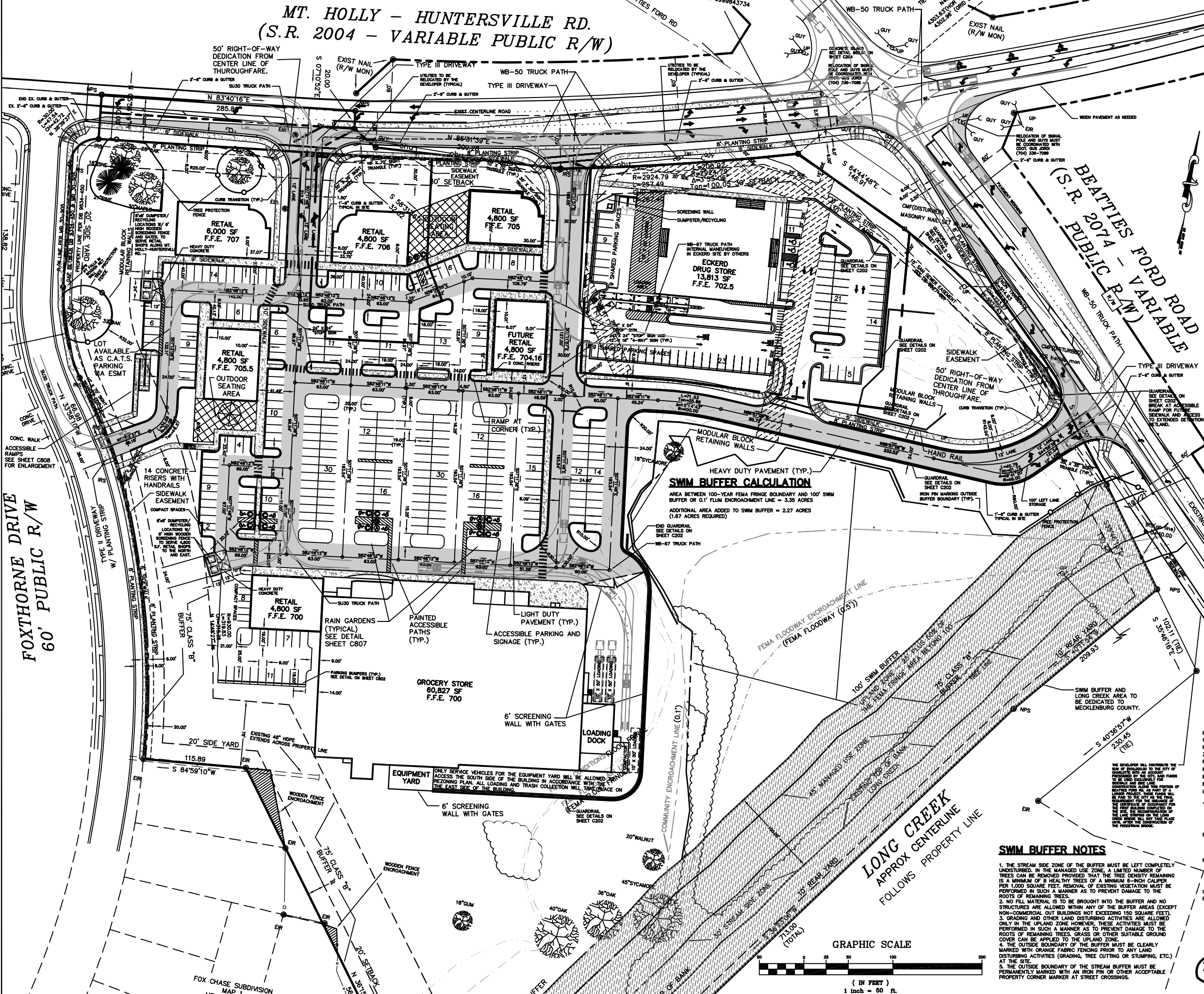


**MT. HOLLY - HUNTERSVILLE RD.
(S.R. 2004 - VARIABLE PUBLIC R/W)**



**VICINITY MAP
(NOT TO SCALE)**

- SITE NOTES**
- BOUNDARY SHOWN HEREON IS COPIED FROM A SURVEY PERFORMED BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C., TITLED "ALTA ACQUISITION SURVEY FOR 50% CAPITAL" DATED 07/31/03.
 - VERTICAL DATUM BASED ON SURVEY.
 - UNLESS SIGNED AND SEALED THIS PLAN IS PRELIMINARY.
 - CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - ASPHALT/CONCRETE PAVEMENT THICKNESS SHOWN SHOULD BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
 - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE ARCHITECT'S APPROVAL.
 - UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL ILLUSTRATED CURBS AND ASPHALT PAVEMENT SHALL BE SAWCUT.
 - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND TO ANY SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE. PAINT THICKNESS SHALL BE 30 MIL MIN. SIGNS AND PAVEMENT MARKINGS TO MEET ALL MUTCD STANDARDS. ARROW LOCATIONS TO BE PER MUTCD STANDARDS. ALL STRIPING TO BE DONE BY DEVELOPER.
 - ALL DIMENSIONS AND RADIUS LENGTHS ARE TO THE FACE OF CURBS, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
 - CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA, AND CITY OF CHARLOTTE STANDARDS.
 - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
 - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EXISTING UTILITIES AND RECORDS OF UTILITIES, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4848.
 - ALL CONCRETE SHALL BE CLASS 4,300 PSI MINIMUM. THICKNESS SHALL BE FOUR (4) INCHES UNLESS OTHERWISE NOTED.
 - REFER TO ELECTRICAL PLANS FOR UNDERGROUND LINE LOCATIONS AND SITE LIGHTING.
 - EXISTING ASPHALT PAVEMENT SHOWN TO REMAIN SHALL BE REPAIRED BY GENERAL CONTRACTOR IF DAMAGED DURING CONSTRUCTION.
 - ACCESSIBLE RAMPS AND HANDRAILS SHALL MEET ADA SPECIFICATIONS.
 - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
 - NO WORK APPROVALS FOR WATER QUALITY FEATURES SHOWN ON THIS PLAN MUST BE SECURED BEFORE ANY BUILDING C.O. IS RELEASED.
 - ALL INTERNAL SIDEWALK CROSSINGS SHALL HAVE ADA ACCESSIBLE RAMPS. SEE DETAIL ON SHEET C804.

SWM BUFFER CALCULATION

AREA BETWEEN 100-YEAR FEMA FRINGE BOUNDARY AND 100' SWM BUFFER OR 0.1' FLUM ENCROACHMENT LINE = 3.35 ACRES
ADDITIONAL AREA ADDED TO SWM BUFFER = 2.27 ACRES (1.67 ACRES REQUIRED)

END QUARDRAL SEE DETAILS ON SHEET C202

**ZONING CODE SUMMARY:
CHARLOTTE/MECKLENBURG COUNTY
ZONING CODE SUMMARY**

PROJECT NAME: MT. HOLLY-HUNTERSVILLE ROAD RETAIL CENTER
OWNER: JDH CAPITAL PHONE: (704) 357-1220
PLANS PREPARED BY: MEADE GUNNELL PHONE: (704) 855-7290
ZONING: B-1 (C2) JURISDICTION: CHARLOTTE
PETITION NO.: 2003-020 TAX PARCEL NO.: 032-271-10
PROPOSED USE: RETAIL
BUILDING HEIGHT: 48' ft. STORES: 3
BUILDING COVERAGE: 99,840 sq. ft. GROSS FLOOR AREA: 99,840 sq. ft.
LOT SIZE: 21,435 ac. NUMBER OF UNITS/SUITS: 8 BUILDINGS

YARD REQUIREMENTS:
Setback (Front): 30 ft. from R/W, 90' ft. from C/L of R/W
Side Yard (S): 20 ft. Side Yard (I): 30 ft.
Rear Yard (R): 10 ft.

REQUIRED BUFFERS:
Front: NO ft. Rear: YES 100 ft.
Side (I): NO ft. Side (S): YES 75 ft.

REQUIRED SCREENING:
Front: YES Side: YES
Side (I): YES Rear: NO
Parking Only: NO

IMPERVIOUS COVERAGE: 381,134.28 sq. ft.
PARKING DATA: (specify requirement)
99,840 SF RETAIL @ 1 SPACE/250 SF = 400 SPACES REQUIRED

As Per CHARLOTTE Zoning Ordinance Section No. 12.202
REQUIRED: 400 PROVIDED: 410 ACCESSIBLE: 17 COMPACT: 10
CARPOOL: - LOADING SPACES: 4 (10' x 50')

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
ALL UTILITIES WILL BE UNDERGROUND.

SWM BUFFER NOTES

- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC PENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.).
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.

GRAPHIC SCALE



DATE	DESCRIPTION
04-04-05	1 - CITY ZONING COMMENTS

JDH CAPITAL

MEADE GUNNELL ENGINEERING & SURVEYING, P.C.
10610-A West Columbia Avenue
Charlotte, NC 28203
704-855-7290 704-855-7291 (fax)

DATE
09/01/04

MT. HOLLY-HUNTERSVILLE ROAD
8101 MT. HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NC

SITE PLAN

JOB NUMBER	SHEET NUMBER
654.20	C200