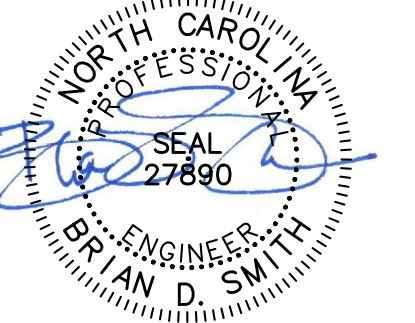


**URBAN  
DESIGN  
PARTNERS**

1213 w morehead st ste 450  
charlotte, nc 28208  
p 704.334.3303  
urbandesignpartners.com  
nc firm no: P-0418 sc coa no: C-03044



07.21.2021

Harris Development  
Group

Steve Harris  
700 East Morehead St Suite 100B  
Charlotte, NC 28202

# Planet Fitness Mint Hill Festival

## Site Plan

6902 Matthews-Mint Hill Road Mint Hill, NC 28227

NO.	DATE	BY:	REVISIONS:
1	03.30.21	BDS	PER BLDG STDS
03	07.21.21	UDP	PER MCLD COMMENTS

Project No: 21-CLT-028  
Date: July 21, 2021  
Designed By: UDP  
Checked By: UDP  
Sheet No:

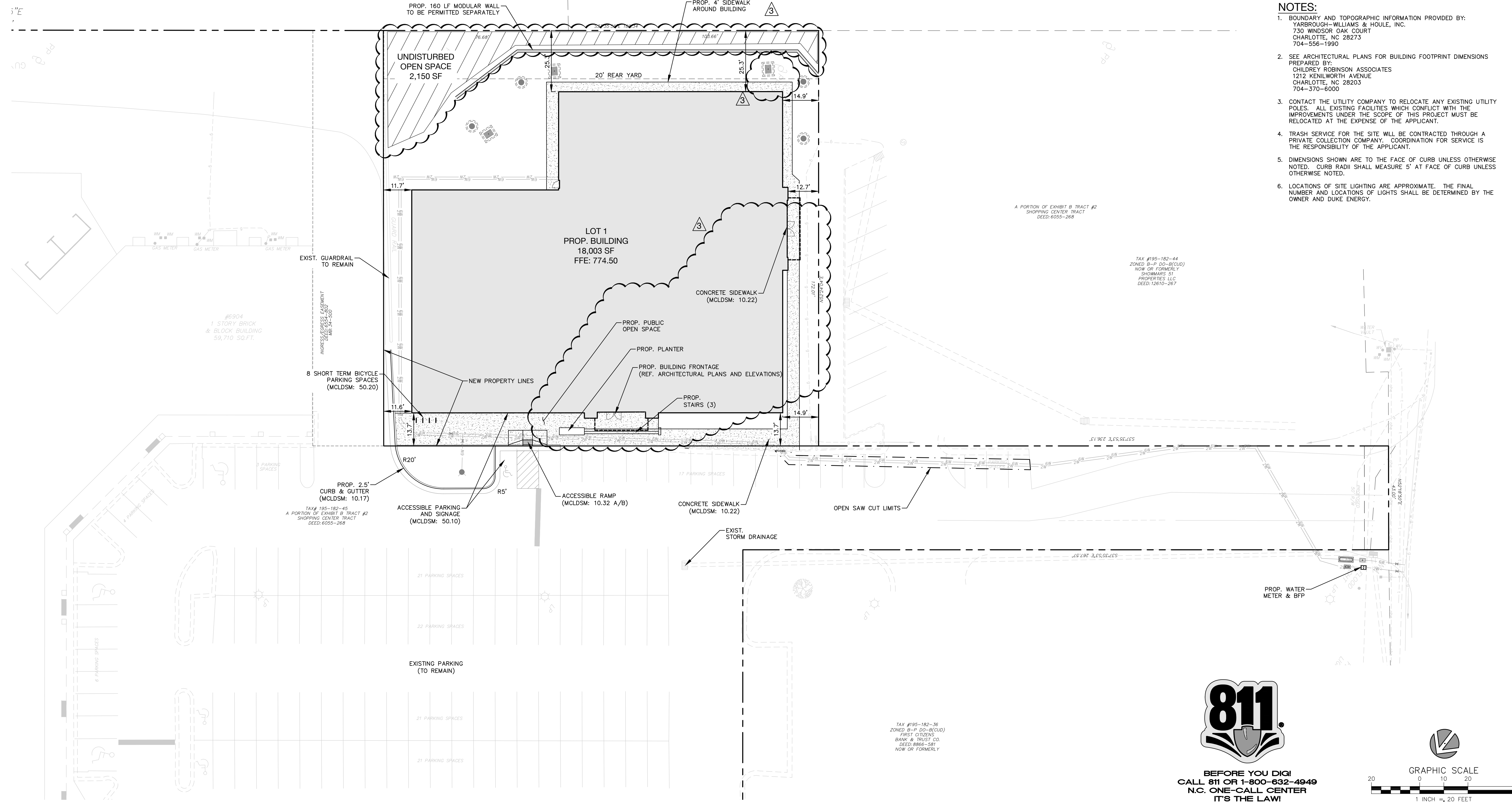
**C-3.1**

### DEVELOPMENT SUMMARY

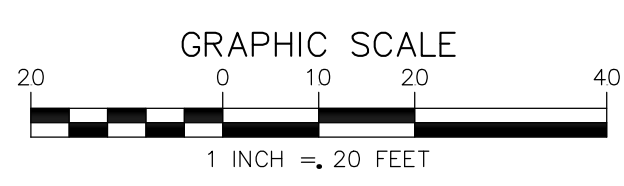
TAX PARSEL ID #	PORTION OF 195-182-45
TOTAL SITE AREA:	0.71 AC
ZONING:	B-P DO-B(CD)
SETBACKS:	
FRONT:	0-25'
SIDE:	0
REAR:	20'
BUILDING HEIGHT:	22' (MIN. FRONT) 3 STORY MAX.
PROPOSED USE:	FITNESS CENTER
BUILDING GFA:	18,003 SF
VEHICULAR PARKING:	
EXISTING:	315 SPACES TOTAL
PROPOSED:	EXISTING TO REMAIN
UNDISTURBED OPEN SPACE:	2,150 SF

### NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: YARBROUGH-WILLIAMS & HOULE, INC. 730 WINDSOR OAK COURT CHARLOTTE, NC 28273 704-556-1990
- SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: CHILDREY ROBINSON ASSOCIATES 1212 HENLOWTH AVENUE CHARLOTTE, NC 28203 704-370-6000
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
- LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.



**BEFORE YOU DIG!  
CALL 811 OR 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!**



TAX #195-182-31  
ZONED B-G, DO-B  
NOW OR FORMERLY  
REGIONS BANK  
L/O GREG  
OPERATIONS ALBRI1901B  
DEED: 27109-640

TAX #195-182-43  
ZONED B-P, DO-B  
NOW OR FORMERLY  
TOWN OF  
MINT HILL  
DEED: 8877-445

A PORTION OF EXHIBIT B TRACT #2  
SHOPPING CENTER TRACT  
DEED: 6055-268

TAX #195-182-44  
ZONED B-P, DO-B(CD)  
NOW OR FORMERLY  
SHOWMAERS 51  
PROPERTIES LLC  
DEED: 12610-267

TAX #195-182-36  
ZONED B-P, DO-B(CD)  
FIRST CITIZENS  
BANK & TRUST CO.  
DEED: 8866-561  
NOW OR FORMERLY