

CRESSWIND NOVANT HEALTH PARKWAY EXTENSION

LOCATED IN
CHARLOTTE, NORTH CAROLINA



FINAL
APPROVAL

SDRC-2017-00076

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED

By Jack Fulghum at 9:51 am, Nov 28, 2017

APPROVED

APPROVED

By Vince Condon at 8:32 am, Nov 30, 2017

as Noted

APPROVED

**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-11-2017 1 of 2

N/F
111-221-08
MARGARET SUE LEMMOND HELMS
DB 4819 PG 1

ENGINEERING FIRM: ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(803) 802-2515
ANDREW P. GRANT, PE
AGRANT@ESPASSOCIATES.COM

DEVELOPER: KH MINT HILL, LLP
7231 MATTHEWS-MINT HILL RD.
MINT HILL, NC 28227
(980) 228-9040
BEN STEVENS
BSTEVEN@KOLTER.COM

PHONE:
CONTACT:
EMAIL:

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE DETAILS (SHEET 1 OF 2)
C1.1	SITE DETAILS (SHEET 2 OF 2)
C1.2	DEVELOPMENT NOTES
RZ-1.0	COVER SHEET
RZ-2.0	TECHNICAL DATA SHEET
RZ-3.0	SCHEMATIC SITE PLAN
RZ-4.0	DEVELOPMENT STANDARDS
RZ-4A	DEVELOPMENT STANDARDS
RZ-5.0	OPEN SPACE PLAN
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	STRIPING & SIGNAGE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	STORM DRAINAGE PROFILES
C4.3	STORM DRAINAGE AREA PLAN
C5.0	SIGHT DISTANCE PLAN & PROFILE
C6.0	NOVANT HEALTH PARKWAY PLAN AND PROFILE (SHEET 1 OF 2)
C6.1	NOVANT HEALTH PARKWAY PLAN AND PROFILE (SHEET 2 OF 2)
C7.0	EROSION CONTROL PLAN PHASE 1
C7.1	EROSION CONTROL PLAN PHASE 2
C7.2	EROSION CONTROL DETAILS (SHEET 1 OF 2)
C7.3	EROSION CONTROL DETAILS (SHEET 2 OF 2)
L1.0	LANDSCAPE PLAN AND DETAILS

PRESBYTERIAN PARKWAY
(EXIST. 55' R/W)

PID# 11120103
NOVANT HEALTH INC
DB 22158 PG 195

NOVANT HEALTH PARKWAY
(EXIST. 78' R/W)
(SEE PLANS BY ALFRED & BENESCH
FOR DETAILS)

PID# 111-201-101
J.P. & IRENE F.
CALDWELL
DB 2225 PG 602

PID# 111-20-107
L.E. HILL
DB 5294 PG 635

PID# 111-20-107
L.E. HILL
DB 5294 PG 635

PID# 111-20-127
KH MINT HILL, LLP
DB 30741 PG 719

CITY OF CHARLOTTE
MECKLENBURG COUNTY
(CHARLOTTE E/I)

N/F
111-20-127
KH MINT HILL, LLP
DB 30741 PG 719

PID# 111-20-127
KH MINT HILL, LLP
DB 30741 PG 719

PID# 111-22-112
KH MINT HILL, LLP
DB 30741 PG 708

PID# 111-22-112
KH MINT HILL, LLP
DB 30741 PG 708

CRESSWIND BOULEVARD
VARIABLE WIDTH PUBLIC R/W
PER MB 60 PG 679

GRAPHIC SCALE

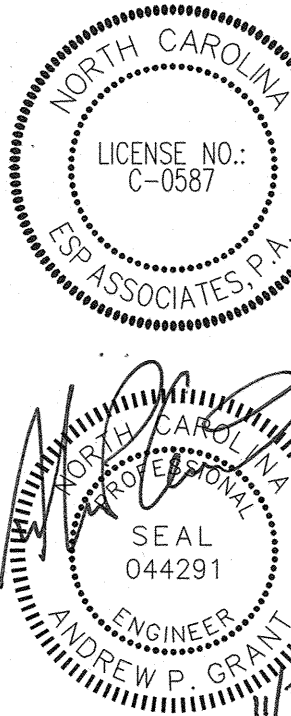


(IN FEET)
1 INCH = 60 FT.



Know what's below.
Call before you dig.

THIS SET IS CURRENT THROUGH SHEET DATE 10/30/2017



NO.	DATE	REVISION	REVIEWED PER AGENCY COMMENTS
1	10/30/2017		

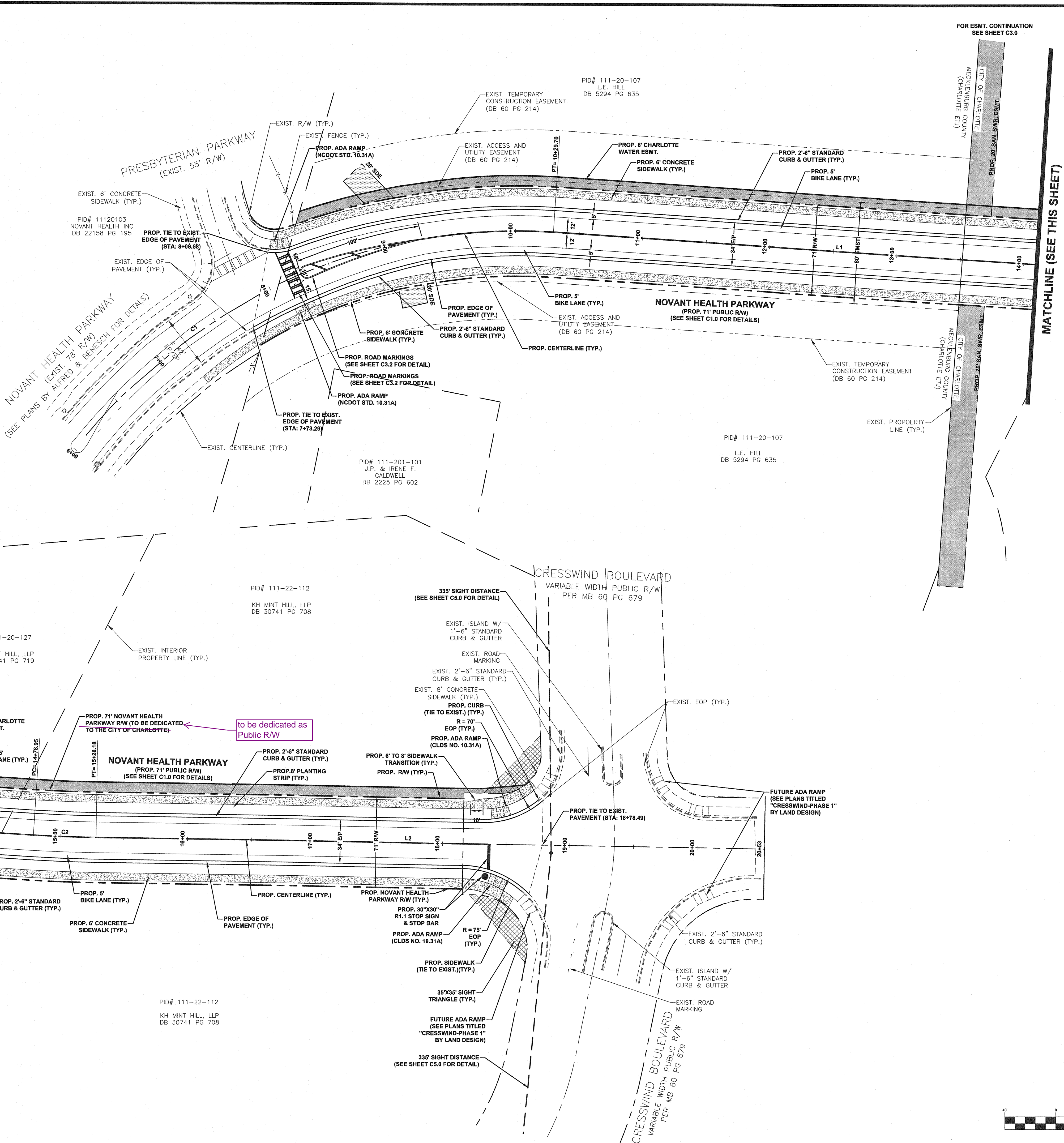
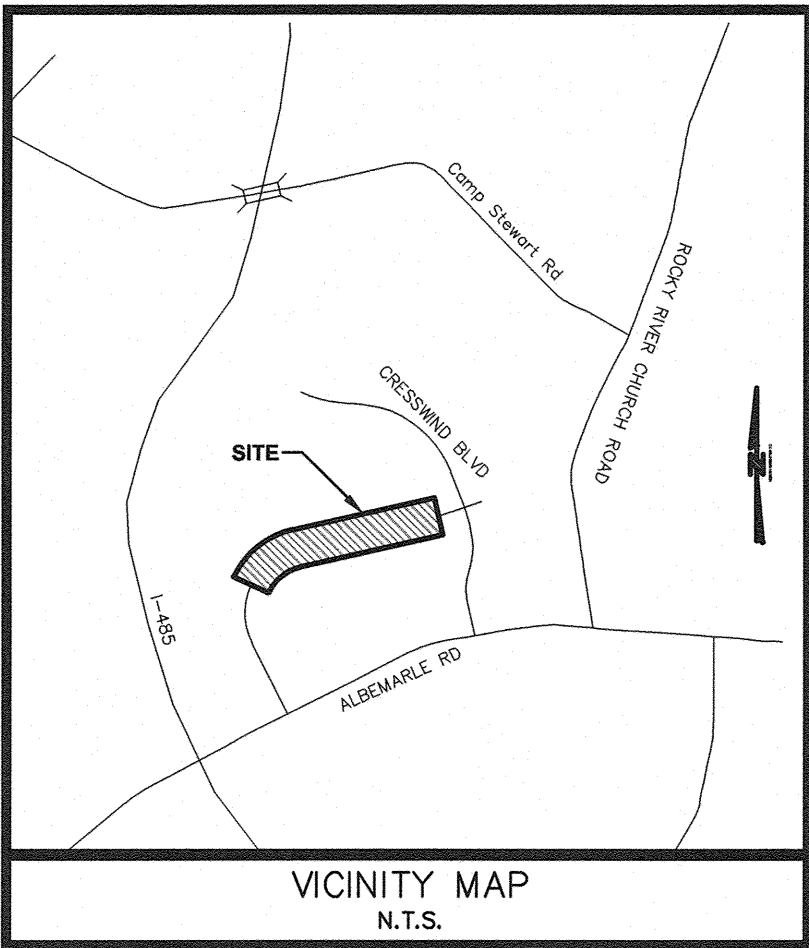
COVER SHEET

CRESSWIND-NOVANT HEALTH PARKWAY EXTENSION

CHARLOTTE, NC

KH MINT HILL, LLP

PROJECT INFORMATION	
PROJECT MANAGER:	MUS
DESIGNED BY:	CRW
DRAWN BY:	CRW
PROJECT NUMBER:	FQ04.001
ORIGINAL DATE:	08/25/2017
SHEET:	C0.0



LEGEND

PROP. STOP SIGN	
PROP. CONCRETE SIDEWALK	
PROP. ROAD CENTERLINE	
PROP. EDGE OF PAVEMENT	
PROP. BACK OF CURB	
PROP. ROAD RIGHT-OF-WAY	
EXIST. CONCRETE SIDEWALK	
EXIST. ROAD CENTERLINE	
EXIST. EDGE OF PAVEMENT	
EXIST. TEMPORARY CONSTRUCTION EASEMENT	
EXIST. ACCESS AND UTILITY EASEMENT	

DEVELOPMENT INFORMATION:

NAME: CRESSWIND-NOVANT HEALTH PARKWAY EXTENSION

USE: FUTURE COMMERCIAL / MEDICAL OFFICE

ZONING: NS
REZONING PETITION # 2015-101

WATERSHED: MCKEE

PROPERTY OWNER: KH MINT HILL, LLC
701 S OLIVE AVE #104
WEST PALM BEACH, FL 33401
DB 30741 PG 708
TAX PARCEL ID# 11122112

DEVELOPER: KH MINT HILL, LLP
7231 MATTHEWS-MINT HILL RD.
MINT HILL, NC 28227

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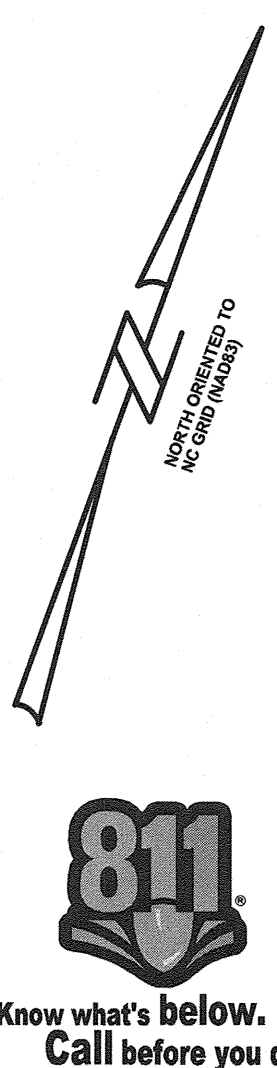
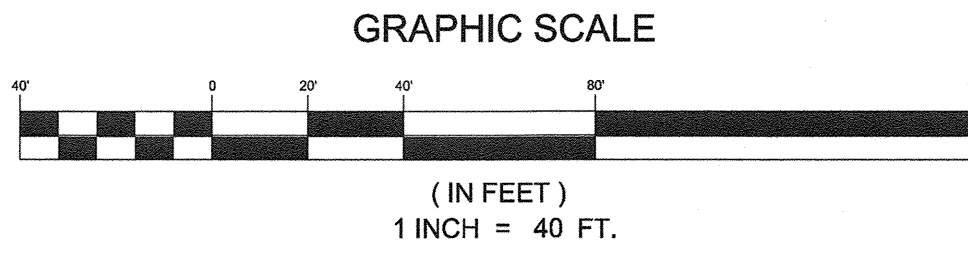
- NOTES:**
1. TOPOGRAPHIC SURVEY INFORMATION:
1.1. TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY ESP ASSOCIATES, P.A., TITLED "TOPOGRAPHIC SURVEY OF: PROPOSED CONNECTOR ROAD & SANITARY SEWER ALIGNMENT" DATED 08/23/2017.
1.2. PROJECT BENCHMARK: NCMS MONUMENT "CHIPS" NC GRID COORDINATES: N=546,889.69 E=1,509,657.50 ELEVATION=668.07 (NAVD 88)
 2. PROPOSED NOVANT HEALTH PARKWAY TO BE DEDICATED TO THE CITY OF CHARLOTTE.
 3. SEE PLANS TITLED "NOVANT HEALTH MINT HILL MEDICAL CENTER" BY ALFRED & BENESCH COMPANY DATED 05/12/2015 FOR EXISTING NOVANT HEALTH PARKWAY TYPICAL SECTION.
 4. EXISTING NOVANT HEALTH PARKWAY POSTED SPEED LIMIT = 35 MPH
PROPOSED NOVANT HEALTH PARKWAY SPEED LIMIT = 35 MPH

STREET CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	435.00'	761.00'	520.57'	667.60'	N 23°34'43" E	100°14'03"
C2	1000.00'	49.23'	24.62'	49.23'	N 72°17'07" E	2°49'15"

STREET CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	449.25'	N 73°41'44" E
L2	524.61'	N 70°52'30" E
L3	268.70'	N 26°32'19" W



ESP ASSOCIATES, P.A.
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803-802-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO.: C-0587
ESP ASSOCIATES, P.A.
ANDREW P. GRANT
ENGINEER
SEAL 044291

BY: [Signature] DATE: 10/30/2017

NO. 1

REVISION
REVISED PER AGENCY COMMENTS

SITE PLAN

CRESSWIND-NOVANT HEALTH PARKWAY EXTENSION

CHARLOTTE, NC

KH MINT HILL, LLP

PROJECT INFORMATION
PROJECT MANAGER: MUS
DESIGNED BY: CRW
DRAWN BY: CRW
PROJECT NUMBER: FQ04.401
ORIGINAL DATE: 08/28/2017
SHEET: **C3.1**