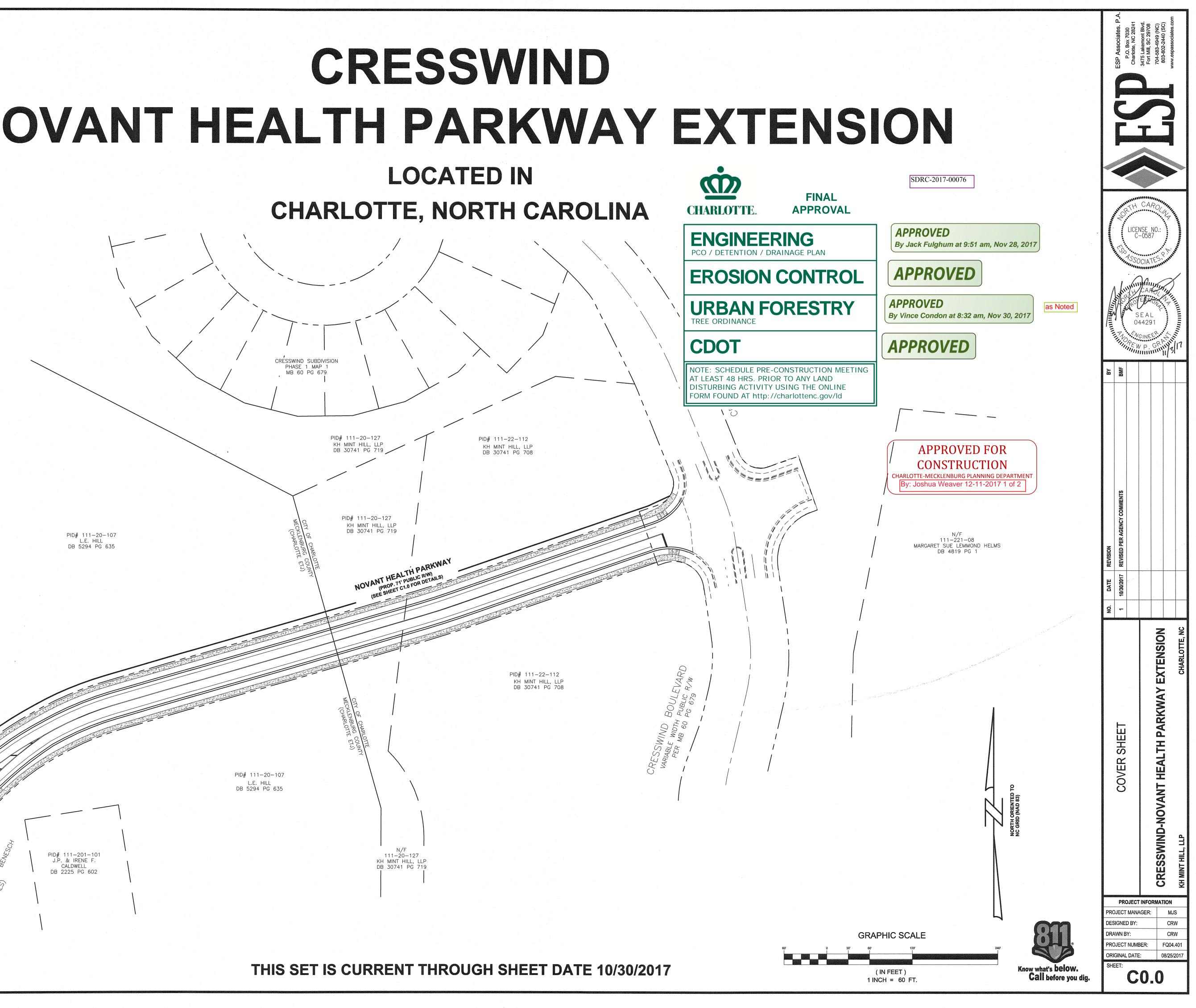
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PID# 111-201-101 J.P. & IRENE F. CALDWELL DB 2225 PG 602



## Kolter Acquisitions, LLC ("Kolter Acquisitions") Development Standards

Rezoning Petition No. 2015-101 - (Cresswind)

#### Site Development Data:

--Acreage: ± 371.00 acres --Tax Parcel #s: 111-201-04, 05 and 08; and 111-221-01 thru 04; and 111-221-06 thru 08 --Existing Zoning: R-3, R-12MF and B-1(CD)

Proposed Zoning: MX-1 (Innovative) and NS with five (5) years vested rights --Existing Uses: Vacant land, single-family homes and a restaurant.

--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the NS zoning district on the portion of the Site zoned NS and uses permitted by right and under prescribed conditions together with accessory uses a allowed in the MX-1(Innovative) zoning district on the portion of the Site zoned MX-1 (Innovative) (as more specifically described and restricted below in Section 3). Maximum Gross Square feet of Development: Within the NS zoning district up to: (i) 290,000 square feet of gross floor area of retail, general and medical office uses, Eating Drinking Entertainment Establishments (EDEE), personal services, and other commercial uses (as more specifically described below in Section 3); (ii) a continuing care retirement community (CCRC) with up to 230 units (a CCRC is a nursing home made up both independent and dependent living facilities); and (iii) 12 single-family homes. Within the MX-1(Innovative) zoning district up to 850 age restricted (as defined by the department of HUD) detached dwelling units, of which up to 150 dwelling units could be duplex type units (one-family attached for sale) subject to the limitations and Innovative Provisions

--Maximum Building Height: In the area zoned MX-1 (Innovative), building height as specified by the Ordinance will be allowed. In the area zoned NS, building heights will be limited to a maximum of four (4) stories and 60 feet. Building height will be measured as defined by the Ordinance --Parking: As required by the Ordinance.

### 1. General Provisions:

Site Location. These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Kolter Acquisitions. LLC ("Kolter Acquisitions") ("Petitioner") to accommodate development of an age restricted residential community, a neighborhood shopping center with medical and general office uses as well as a continuing care/re ent community on an approximately 371.00 acres (the "Site").

Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless b. Zoning Districts Ordinance. Development on the Site will be governed by the Rezoning Plan as the approache provisions of the City of Chanton Experiment C on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic presentations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in

this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-2.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance. d. Number of Buildings Principal and Accessory; Accessory Building Design. Notwithstanding the number of buildings or lots shown on the Rezoning Plan, the total number of principal buildings to be developed: (i) on the portions of the Site zoned NS and developed for commercial (retail, EDEE, office, personal service uses), [and continuing care/retirement community], shall not exceed 20; and (ii) on the portion of the Site zoned MX-1(Innovative) and developed for detached residential dwellings shall not exceed 850 lots. Accessory buildings and structures located on the Site, including, without limitation, community clubhouse, recreation and related uses, shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building. e. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such mal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions, Development Areas or lots located therein. f. Five Year Vested Rights. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development, the level of investment, the timing of development and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning

th the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise as the sasce as whith the relation for a first (5) year period, but such provisions share to be deemed a minimator of any other vested rights which a common raw of other wise. at street level. Innovative Provisions for MX-1(Innovative) Area

a. The Petitioner hereby seeks the following Innovative Development Standards in connection with development taking place within Development Area A, the MX-1 Community, to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly residential communi i. A minimum lot size for single-family detached lots of 3,800 square feet.

ii. A minimum lot width for single-family detached lots of 35 feet, except for the "Exterior Lots" which will have a minimum lot width of 40 feet.

the Ordinance. These instances would include changes to graphics if they are:

iii. A minimum front setback of 10 feet as measured from the proposed right-of-way of public the streets, if a driveway is to be used to provide additional parking the minimum setback from the back of the sidewalk will be enough to not block the sidewalk feet

iv.A minimum interior rear yard of 20 feet; and

v. The ability to allow single-family lots to front on private streets (if private streets are used they will not be gated).

b. In addition, the Petitioner reserves the right to modify the Innovative Provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the

3. <u>Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:</u>

a. For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, and C (each a "Development Area" and collectively the "Development Areas").

b Development Area A may be developed with up to 850 age restricted detached dwelling units, of which up to 150 dwelling units could be duplex type units (one-family attached for sale), together with accessory uses in MX-1 Innovative zoning district, including, without limitation, community clubhouse, recreation, and related uses (e.g. improved passive and active open spaces, pienic shelters, gazebos, ball fields, maintenance buildings, outdoor recreational uses, and other uses typically associated with residential communities etc.) as well as cell towers, existing and new. Subject to the conversation/transfer rights listed below.

c. Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Area B may be developed with (i) up to 130,000 square feet of gross floor area of retail, Eating Drinking Entertainment Establishment (EDEE), personal services uses; (ii) up to 60,000 square feet of gross floor area of general and medical office uses; and (iii) up to 12 single-family lots, together with accessory uses as allowed in the NS zoning district. Up to two (2) uses with accessory drive-through windows may be constructed within Development Area B. Only one (1) restaurant) with an accessory drive-through window will be allowed.

d. The allowed uses with accessory drive through windows may not be located along Street # 2.

e. Development Area C may be developed with up to 100,000 square feet of gross floor area of general and medical office uses, or a continuing care/retirement community with up to 230 units (subject to the transfer right described below), together with accessory uses as allowed in the NS Zoning District. Uses with accessory drive-through windows may not be constructed within Development Area serves the right to increase the allowed number of CCRC units allowed in the Development Area B by 100 units by transferring and converting residential dwelling units from the MX portion of the Site. Each residential unit transferred from the MX-1 portion of the Site will equal two (2) additional CCRC units available for development on Development Area B. No more than 50 units may be so transferred from the MX-1 portion of the Site to Development Area B, and for each unit transferred the from the MX-1 portion of the Site the total number of units allowed in the MX-1 area will be reduced by an equal amount.

Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops. Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, and alike (uses that are similar to the items listed but have not been listed but share the common trait that the primary purpose of the use is the sale of a service rather than goods)

A continuing care retirement community (CCRC) is a nursing home made up both independent and dependent living facilities.

Per current department of HUD standards, age restricted or an age restricted community shall mean: (i) a community intended and operated for occupancy by persons 55 years of age or older; (ii) a community where at least 80% of the units have at least one occupant who is 55 years of age or older; (iii) the community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (iv) the community must comply with HUD's regulatory requirements for age verification of residents.

4. Transportation Improvements and Access:

I. Proposed Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following imm The following Transportation Improvements are also illustrated on Figure 15 on Sheet RZ-4 of the Rezoning Plan. The figure on Sheet RZ-4 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on figure 15 for the proposed improvement). a. Intersection of Albemarle Road and Proposed North-South Collector (intersection #1);

i. Construct a second left turn lane on the eastbound approach of Albemarle Road. A minimum of 200 feet of full storage per lane and appropriate bay tapers should be provided; ii. Construct an exclusive right turn lane on the westbound approach of Albemarle Road. A minimum of 200 feet of full storage and appropriate bay taper should be provided;

iii. A four-lane divided cross-section consisting of two (2) ingress lanes and two (2) egress lanes should be provided for the development access. The egress lanes should consist of an exclusive right turn lane and dual left turn lanes. A minimum of 200 feet of full storage and appropriate bay taper should be provided for the inside left turn lane; and iv. Install a traffic signal at this location

Intersection of Albemarle Road and I-485 Northbound On-Ramp (intersection #2): Increase the westbound right turn lane storage on Albemarle Road to the I-485 northbound on ramp to 325 feet with a 75 foot taper.

c. Intersection of Rocky River Church Road and Site Drive #3/Woodland Farm Drive (intersection #3): i. Restripe the northbound approach of Rocky River Church Road to provide an exclusive left turn lane. A minimum of 100 feet of full storage and appropriate taper lengths should be provided;

ii. Construct an exclusive right turn lane on the southbound approach of Rocky River Church Road. A minimum of 100 feet of full storage and appropriate bay taper should be provided; and iii. A three-lane cross-section consisting of an ingress lane and two (2) egress lanes should be provided for the development access. The egress lanes should consist of a shared left-through lane and an exclusive right turn land

d. Intersection of Camp Stewart Road and Old Iron Lane (intersection #4): i. Stripe the northbound approach of Old Iron Lane to provide an exclusive left and right turn lane for a minimum of 100 feet.

e. Intersection of Harrisburg Road and Camp Stewart Road (intersection # 5):

i. Install a traffic signal at this intersection;

ii. Construct an exclusive right turn lane on the northbound approach of Harrisburg Road. A minimum of 150 feet of full storage and appropriate bay taper should be provided; and iii. Extend the existing westbound left turn lane from Camp Stewart Road to southbound Harrisburg Road from 150 feet to 250 feet of full storage and appropriate bay taper should be provided. f. Intersection of Albemarle Road and Rocky River Church Road (intersection #6):

i. Construct an exclusive right turn lane on the southbound approach of Rocky River Church Road; and

ii. Restripe the existing right turn as an exclusive left turn lane to provide dual left turn movements onto Albemarle Road. A minimum of 250 feet of full storage and appropriate taper lengths should be provided for the southbound left and right turn lanes

g. Intersection of Albemarle Road and Site Drive #1 (intersection #7):

Construct an exclusive left turn lane on the eastbound approach of Albemarle Road. A minimum of 200 feet of full storage and appropriate bay taper should be provided; ii. Construct an exclusive right turn lane on the westbound approach of Albemarle Road. A minimum of 100 feet of full storage and appropriate bay taper should be provided; and

iii. A two-lane cross-section consisting of an ingress lane and egress lane should be provided for the development access.

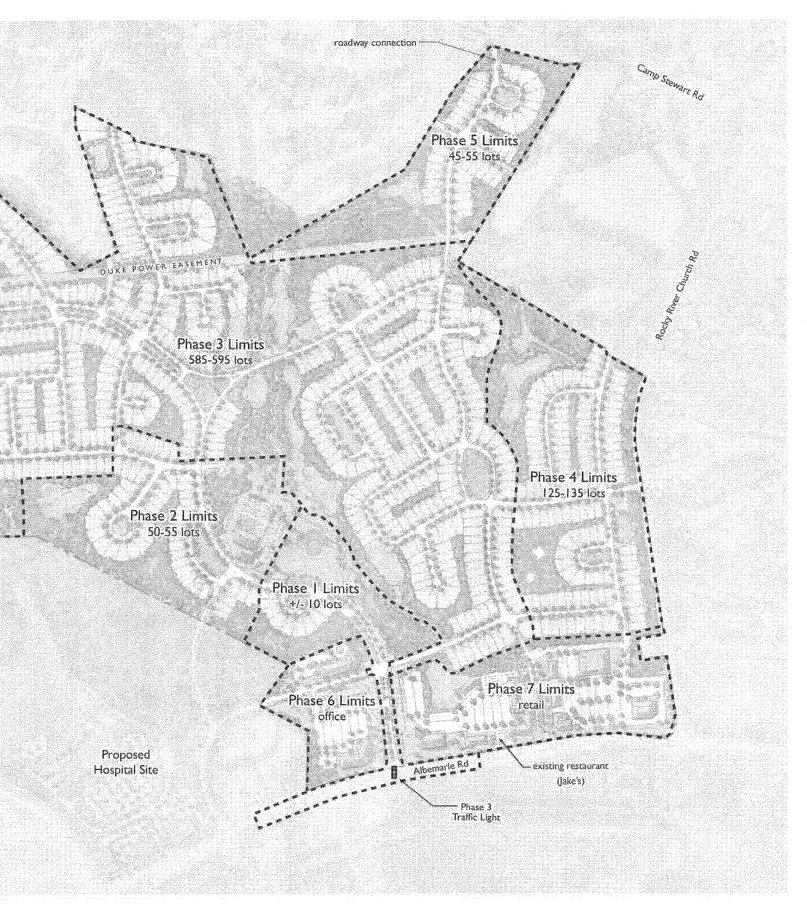
h. Intersection of Rocky River Church Road and Site Drive #2/Beaver Farms Access (intersection #8): i. Construct a median on Rocky River Church Road to restrict Site Drive 2 to right turn movements only, while maintaining a left turn movement into Beaver Farms; and

ii. A two-lane cross-section consisting of an ingress lane and egress lane should be provided for the development access.

Extension of Public Street # 5 to Novant Health Inc. Property (Tax Parc this Section 4: i. Subject to the acquisition of the necessary off-site right-of-way and of Health Parkway ii. The Petitioner has executed an agreement with land owners to secur extend public street #5 from its terminus in Development Area C to the the "Additional East West Connector Right-of-Way"). If after the exer Right-of-Way in accordance with the terms of the Connector Agreemen Right-of-Way, as outlined below in the Section below entitled <u>Right-of-</u> by Petitioner's efforts to acquire under the Connector Agreement; and iii. If the Petitioner or the City are not able to acquire the Additional East for this connection. The Additional East West Connector Right-of-Way proceed with the connection. Intersection of Albemarle Road and Blair Road (NC 51) (intersection #5 i. Extend (restripe) the exclusive northbound left turn storage on Blair Ro II. Standards, Phasing and Other Provisions. a. <u>CDOT Standards.</u> All of the foregoing public roadway improvements is understood that such improvements may be undertaken by the Petition by way of a private/public partnership effort or other public sector proje b. Phasing. Notwithstanding the commitments of the Petitioner to provide for the roadw of all of the above-referenced improvements: (i) The Petitioner has the right to construct up to the maximum amount for the appropriate roadway improvements as indicated in a particular isted above in Section 4.I. a - j until the development density levels sho The areas of the Site associated with the following phases are illustrated on S The phase #'s for the non-residential Development Areas are not meant to re developed sooner upon the substantial construction of the roadway improven Phase One (1): Up to 12 residential dwellings and allowed accessor Intersection of Albemarle Road and Proposed North-South Collector (int A four-lane divided cross-section consisting of two (2) ingress lanes and exclusive right turn lane. The inside egress left turn lane should be stripp Phase Two (2): Up to 65 residential dwellings and allowed accessory in Phase Three (3): The Petitioner may submit preliminary plans for more final plat approval) for more than 65 lots until the improvements listed above Intersection of Albemarle Road and Proposed North-South Collector (int Install a traffic signal on Albemarle Road at the North-South Collector R Construct an additional left turn lane on the eastbound approach of Albe bay taper should be provided; and Construct an exclusive right turn lane on the westbound approach of provided; and Restripe the southbound approach of the North-South Collector to prov. provided for the inside left turn lane. Intersection of Albemarle Road and I-485 Northbound On-Ramp (interse Extend the existing exclusive right turn lane storage on Albemarle Road Upon the completion of the improvements listed above, up to 595 addition D. 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Construct an exclusive right turn lane on the northbound approach of Phase Six (6) and Seven (7) (the non-residential Development Areas) may pr Phase Six (6): Up to 100,000 square feet of gross floor area of gene eloped and occupied within Development Area C upon substantial cons Extension of Public Street # 5 to Novant Health Inc. Property (Tax Parc this Section 4: . Subject to the acquisition of the necessary off-site right-of-way and Health Parkway; ii. The Petitioner has executed an agreement with land owners to secur extend public street #5 from its terminus in Development Area C to the the "Additional East West Connector Right-of-Way"). If after the exer Right-of-Way in accordance with the terms of the Connector Agreem Right-of-Way, as outlined below in the Section below entitled Right-of by Petitioner's efforts to acquire under the Connector Agreement; and iii. If the Petitioner or the City are not able to acquire the Additional East for this connection. The Additional East West Connector Right-of-Way proceed with the connection Intersection of Albemarle Road and Blair Road (NC 51) (intersection #9 i. Extend (restripe) the exclusive northbound left turn storage on Blair R In addition to the improvements listed above the following improvements mus Intersection of Albemarle Road and Proposed North-South Collector (in i. Construct a second left turn lane on the eastbound approach of Albem ii. Construct an exclusive right turn lane on the westbound approach of A iii A four-lane divided cross-section consisting of two (2) ingress lane lane and dual left turn lanes. A minimum of 200 feet of full storage and iv. Install a traffic signal at this location. Intersection of Albemarle Road and I-485 Northbound On-Ramp (intersection) i. Increase the westbound right turn lane storage on Albemarle Road to the Intersection of Harrisburg Road and Camp Stewart Road (intersection # i. Install a traffic signal at this intersection; and ii. 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Extend the existing westbound left turn lane from Camp Stewart Road to southbound Harrisburg Road from 150 feet to 250 feet of full storage and appropriate bay taper should be provided. d. Intersection of Albemarle Road and Blair Road (NC 51) (intersection #9): i. Extend (restripe) the exclusive northbound left turn storage on Blair Road (NC 51) to westbound Albemarle Road from 425 feet to 575 feet plus appropriate taper.

cel # 111-201-03 (the "Novant Property") and to connect to Novant Health Parkway subject to the terms and conditions set forth in			· ·		
other terms and conditions set forth herein, the Petitioner will extend public street #5 to the Novant Property to connect to Novant			Dave	Jopmont Phasin	r for Officit
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will be subject to the standards and criteria of CDOT (as it relates to the roadway improvements within its road system authority). It ner on its own or in conjunction with other development or roadway projects taking place within the broad south Mecklenburg area, tt support.					
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of land use densities shown below by constructing the appropriate roadway improvements listed, or by submitting construction plans ohase, for each level of development without being required to construct the remainder of the required transportation improvements who below are exceeded: theet RZ-4 "Development Phasing for Off-Site Roadway Improvements" of the Rezoning Plan.					
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at also be completed if not previously completed by the residential phases:					
tersection #1):			7		
arle Road. A minimum of 200 feet of full storage per lane and appropriate bay tapers should be provided; Albemarle Road. A minimum of 200 feet of full storage and appropriate bay taper should be provided; and two (2) egress lanes should be provided for the development access. The egress lanes should consist of an exclusive right turn appropriate bay taper should be provided for the inside left turn lane; and		CHARLOT	) TTE	FINAL APPROVAL	
ection #2):					
he I-485 northbound on ramp to 325 feet with a 75 foot taper. 5):		ENG			APPROVED By Jack Fulghun
d to southbound Harrisburg Road from 150 feet to 250 feet of full storage and appropriate bay taper should be provided.		PCO / DETER	NIION / D	RAINAGE PLAN	By Jack Fulgilui
ng Entertainment Establishment (EDEE), personal services uses, and (ii) up to 60,000 square feet of gross floor area of general and coupled within Development Area B upon the substantial construction of the following roadway improvements:		EROS	SION	CONTROL	APPRO
tion #6): Rocky River Church Road; and					
ide dual left turn movements onto Albemarle Road. A minimum of 250 feet of full storage and appropriate taper lengths should be		-		ORESTRY	APPROVED
pemarle Road. A minimum of 200 feet of full storage and appropriate bay taper should be provided; Albemarle Road. A minimum of 100 feet of full storage and appropriate bay taper should be provided; and		TREE ORDIN	IANCE		By Vince Condon
e should be provided for the development access.			<b>r</b>		
z 2 to right turn movements only, while maintaining a left turn movement into Beaver Farms; and should be provided for the development access.			l		APPRO
should be provided for the development access. <u>5):</u>				-CONSTRUCTION MEETING	
Harrisburg Road. A minimum of 150 feet of full storage and appropriate bay taper should be provided.				OR TO ANY LAND / USING THE ONLINE	(
st also be completed if not previously completed by the residential phases tersection #1):				//charlottenc.gov/ld	
arle Road. A minimum of 200 feet of full storage per lane and appropriate bay tapers should be provided;					-
Albemarle Road. A minimum of 200 feet of full storage and appropriate bay taper should be provided; s and two (2) egress lanes should be provided for the development access. The egress lanes should consist of an exclusive right turn appropriate bay taper should be provided for the inside left turn lane; and					
ection #2).					
he I-485 northbound on ramp to 325 feet with a 75 foot taper.					
5):	]				

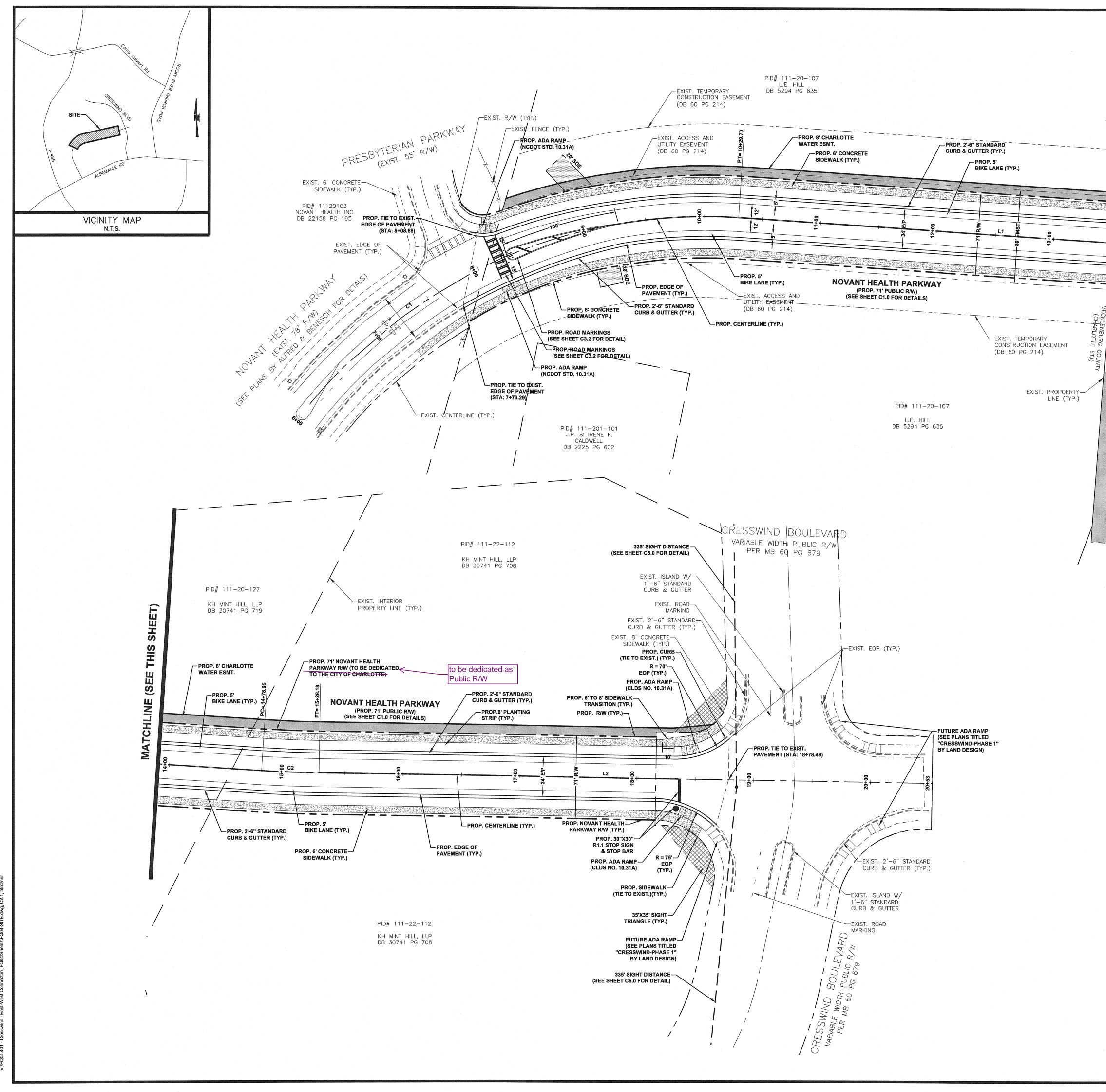
# te Roadway Improvements



velopment Areas are not meant to require them to be completed in the the residential or before each other) and as a result may be developed of the roadway improvements listed for each non-residential Develop-







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NTINUATION ET C3.0				ates. P.A 7030 3 28241	emont Blvd. SC 29708	704-583-4949 (NC) 803-802-2440 (SC) www.espassociates.com	
	PROP. STOP SIGN			ESP Associates.   P.O. Box 7030 Charlotte, NC 28241	-ake	704-583-4949 (NC) 803-802-2440 (SC) ww.espassociates.c	
	PROP. CONCRETE SIDEWALK			ESP Chai	3475   Fort	704- 803 www.e	•
	PROP. ROAD CENTERLINE						
	PROP. EDGE OF PAVEMENT			7			
	PROP. BACK OF CURB			$\sim$		Ę	
	PROP. ROAD RIGHT-OF-WAY						
SHEET)	EXIST. CONCRETE SIDEWALK						
SSH SH	EXIST. ROAD CENTERLINE						•
THS	EXIST. EDGE OF PAVEMENT			0000000	0000000000	900000	
	EXIST. TEMPORARY CONSTRU		·••••	PROPERTH	CAR		.000000
	EXIST. ACCESS AND UTILITY E	ASEMENT	20000000		ENSE NO 2-0587	).:	\$\$\$\$\$\$\$\$\$\$\$\$
MATCHLINE	DEVELOPMENT INF	ORMATION:	100000		******	C.P.T.	.000000
ATC	NAME: USE:	CRESSWIND-NOVANT HEALTH PARKWAY EXTENSION		***********	OCIATE	10090000	
N N N N N N N N N N N N N N N N N N N	ZONING:	NS REZONING PETITION # 2015-101		Anny	PARC		
	WATERSHED:	MCKEE	<u>Bilin</u>	And of	EPSIO,	N N N T	111111
	PROPERTY OWNER:	KH MINT HILL, LLC 701 S OLIVE AVE #104 WEST PALM BEACH, FL 33401			SEAL 044291		MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM
		DB 30741 PG 708 TAX PARCEL ID# 11122112	111.	TNORE	GINEES	RATIN	1
	DEVELOPER:	<u>KH MINT HILL, LLP</u> 7231 MATTHEWS-MINT HILL RD. MINT HILL, NC 28227				imi/3	
/	CONTACT:	BEN STEVENS PHONE: (704) 891-6004	BY	BMF			
	ENGINEER:	EMAIL: BSTEVENS@KOLTER.COM ESP ASSOCIATES, P.A.					
		P.O. BOX 7030 CHARLOTTE, NC 28241 ANDREW P. GRANT, PE					
		EMAIL: AGRANT@ESPASSOCIATES.COM PHONE: (803) 802-2440 FAX: (803) 802-2515					
	NOTES:						
		SURVEY INFORMATION: HIC SURVEY INFORMATION FROM FIELD SURVEY BY					
		IATES, P.A TITLED "TOPOGRAPHIC SURVEY OF: CONNECTOR ROAD & SANITARY SEWER ALIGNMENT" 3/2017.		NTS			
	1.2. PROJECT BI			ENCY COMMENTS			
		OORDINATES: 9					
	ELEVATION	=668.07 (NAVD 88)	NO	REVISED PER AG		·	
	OF CHARLOTTE.		REVISION	REVIS			
	ALFRED & BENE	ED "NOVANT HEALTH MINT HILL MEDICAL CENTER" BY SCH COMPANY DATED 05/12/2015 FOR EXISTING H PARKWAY TYPICAL SECTION.	DATE	10/30/2017			
	4. EXISTING NOVAI	NT HEALTH PARKWAY POSTED SPEED LIMIT = 35 MPH	NO.	10			
	<b></b>	ANT HEALTH PARKWAY SPEED LIMIT = 35 MPH	ž				
	CURVE RADIUS	LENGTH TANGENT CHORD BEARING DELTA				N N N	CHARLOTTE, NC
	C1         435.00'           C2         1000.00'	761.00'         520.57'         667.60'         N 23°34'43" E         100°14'03"           49.23'         24.62'         49.23'         N 72°17'07" E         2°49'15"				И И И И И И	ARLOT
		STREET CENTERLINE				HEALTH PARKWAY EXTENSION	CH
		LINE TABLE LINE LENGTH BEARING			1	AY	
		L1 449.25' N 73°41'44" E L2 524.61' N 70°52'30" E				Š Ž	
		L3 268.70' N 26°32'19" W		Z		PA	
				PLAN			
				SITE	-	T T T	
				S			
		4					
		MC GRUD ORIENTED TO			1	N N N	
							, LLP
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						CRESSWIND-NOVA	KH MINT HILL, LLP
				PROJECT			~
			<b>[</b>	JECT MAN	AGER:	MJ	
40' 0 20'			DRA	WN BY:		CR\ CR\	N
			<b></b>	JECT NUM		FQ04. 08/25/2	
	(IN FEET) 1 INCH = 40 FT.	Know what's <b>below.</b> Call before you dig.	SHE		3.'	1	
		ani neivie han nihi	1	$\checkmark$	$\checkmark$		

FOR ESMT. CONTINUATION SEE SHEET C3.0