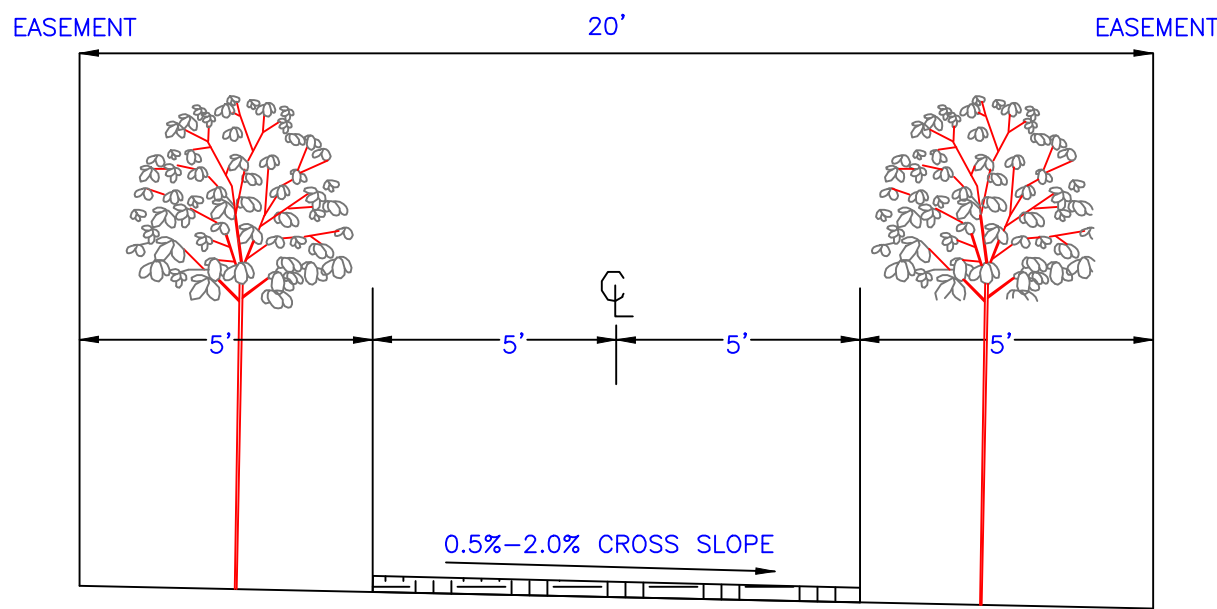
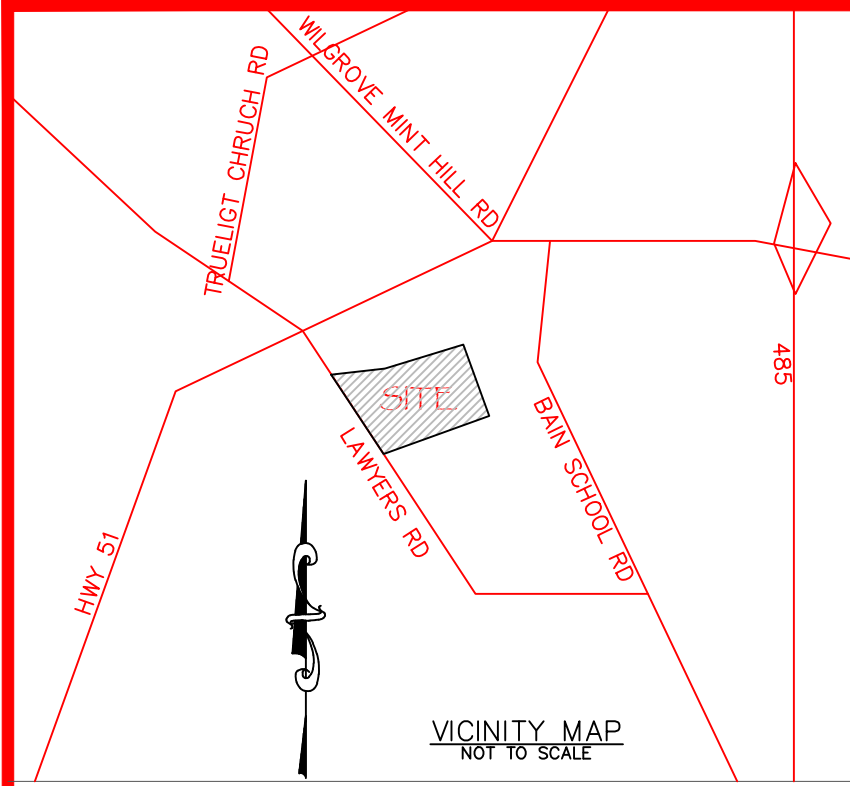




NOTES:

1. TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRIAL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
2. TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 10-FT.
3. CARE SHALL BE TAKEN TO PRESERVE TREES WITH A CALIPER GREATER THAN 4-INCHES (AS MEASURED AT EYE LEVEL). THE TRAIL MAY MEANDOR WITHIN THE PROPOSED 20-FT EASEMENT TO ACCOMMODATE.
4. TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
5. TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

10' GREENWAY TRAIL SECTION

SCALE: N.T.S.

COMMON OPEN SPACE (COS) CALCULATIONS:

COS REQUIRED = NUMBER OF BEDROOMS X 500 SF

LOTS WITH 3 BEDROOM UNITS: 122

LOTS WITH 4 BEDROOM UNITS: 44

TOTAL NUMBER OF BEDROOMS: 542

COS REQUIRED = 542 X 500 SF = 271,000 SF OR 6.22 ACRES

COS PROVIDED:

DOG PARK: 0.63 ACRES

MEADOW: 0.57 ACRES

PARK/GREENWAY: 1.82 ACRES

LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES

GREENWAY: 4.15 ACRES

TOTAL COS PROVIDED = 8.42 ACRES > 6.22 ACRES, THEREFORE O.K.

| BLOCK LENGTH TABLE  |                                         |           |
|---------------------|-----------------------------------------|-----------|
| BLOCK               | DESCRIPTION                             | LENGTH    |
| MACON HALL DRIVE    | MARINER DRIVE TO MARLIN LANE            | 288 FT    |
| MACON HALL DRIVE    | MARLIN LANE TO MAVENEL DRIVE            | 110 FT    |
| MACON HALL DRIVE    | MAVENEL DRIVE TO MERRILL BROOK DRIVE    | 151 FT    |
| MACON HALL DRIVE    | MERRILL BROOK DRIVE TO MARINER LANE     | 111 FT    |
| MACON HALL DRIVE    | MARINER LANE TO MIDDLE SPRINGS LANE     | 627 FT    |
| MACON HALL DRIVE    | MIDDLE SPRINGS LANE TO MASONWOOD LANE   | 361 FT    |
| MACON HALL DRIVE    | MASONWOOD LANE TO MARINER DRIVE         | 609 FT    |
| MARINER DRIVE       | LAWYERS ROAD TO MACON HALL DRIVE        | 135 FT    |
| MARINER DRIVE       | MACON HALL DRIVE TO MIDDLE SPRINGS LANE | 644 FT    |
| MARINER DRIVE       | MIDDLE SPRINGS LANE TO MASONWOOD LANE   | 520 FT    |
| MARINER DRIVE       | MASONWOOD LANE TO MERCED LANE           | 706 FT    |
| MARINER DRIVE       | MERCED LANE TO MEADEBELL DRIVE          | 162 FT    |
| MARINER DRIVE       | MEADEBELL DRIVE TO MAVERICK DRIVE       | 193 FT    |
| MARINER DRIVE       | MAVERICK DRIVE TO MARCASTLE LANE        | 161 FT    |
| MARINER DRIVE       | MARCASTLE LANE TO MACON HALL DRIVE      | 161 FT    |
| MARINER DRIVE       | MACON HALL DRIVE TO END OF PHASE        | 145 FT    |
| MAVENEL DRIVE       | MACON HALL DRIVE TO MIDDLE SPRINGS LANE | 588 FT    |
| MERRILL BROOK DRIVE | LAWYERS ROAD TO MACON HALL DRIVE        | 135 FT    |
| MERRILL BROOK DRIVE | MACON HALL DRIVE TO MIDDLE SPRINGS LANE | 556 FT    |
| MEADEBELL DRIVE     | MASONWOOD LANE TO MARINER DRIVE         | 579 FT    |
| MAVERICK DRIVE      | MASONWOOD LANE TO MARINER DRIVE         | 605 FT    |
| MARLIN LANE         | MACON HALL DRIVE TO MAVENEL DRIVE       | 602 FT    |
| MALONE LANE         | MACON HALL DRIVE TO MAVENEL DRIVE       | 532 FT    |
| MIDDLE SPRINGS LANE | MARINER DRIVE TO MARLIN LANE            | 133 FT    |
| MIDDLE SPRINGS LANE | MARLIN LANE TO MAVENEL DRIVE            | 100 FT    |
| MIDDLE SPRINGS LANE | MAVENEL DRIVE TO MERRILL BROOK DRIVE    | 152 FT    |
| MIDDLE SPRINGS LANE | MERRILL BROOK DRIVE TO MALONE LANE      | 133 FT    |
| MIDDLE SPRINGS LANE | MALONE LANE TO MACON HALL DRIVE         | 357 FT    |
| MASONWOOD LANE      | MARINER DRIVE TO MERCED LANE            | 161 FT    |
| MASONWOOD LANE      | MERCED LANE TO MEADEBELL DRIVE          | 159 FT    |
| MASONWOOD LANE      | MEADEBELL DRIVE TO MAVERICK DRIVE       | 204 FT    |
| MASONWOOD LANE      | MAVERICK DRIVE TO MARCASTLE LANE        | 159 FT    |
| MASONWOOD LANE      | MARCASTLE LANE TO MACON HALL DRIVE      | 161 FT    |
| MERCED LANE         | MASONWOOD LANE TO MARINER DRIVE         | 582 FT    |
| MARCASTLE LANE      | MASONWOOD LANE TO MARINER DRIVE         | 608 FT    |
| CRESTHILL DRIVE     | CRESTHILL CONNECTION TO MARINER DRIVE   | 347 FT    |
| TOTAL               |                                         | 11,937 FT |

APPROVED ZONING CONDITIONS:

1) SEWER WILL BE EXTENDED TO CRESTHILL DRIVE.

2) THE DECORATIVE PEDESTRIAN LIGHTS ON CRESTHILL DRIVE SHOULD BE PAID IN FULL (DECORATIVE UPCHARGE). THE LIGHT BILL TO BE PAID BY MCEWEN MANOR HOA. PEDESTRIAN LIGHTS TO BE SPACED EVERY 100 FT. (TYPE SHOULD MATCH THE LIGHTS INSTALLED ON CRESTHILL DRIVE NEXT TO THE MEDICAL BUILDING).

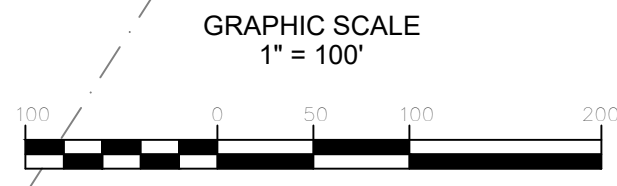
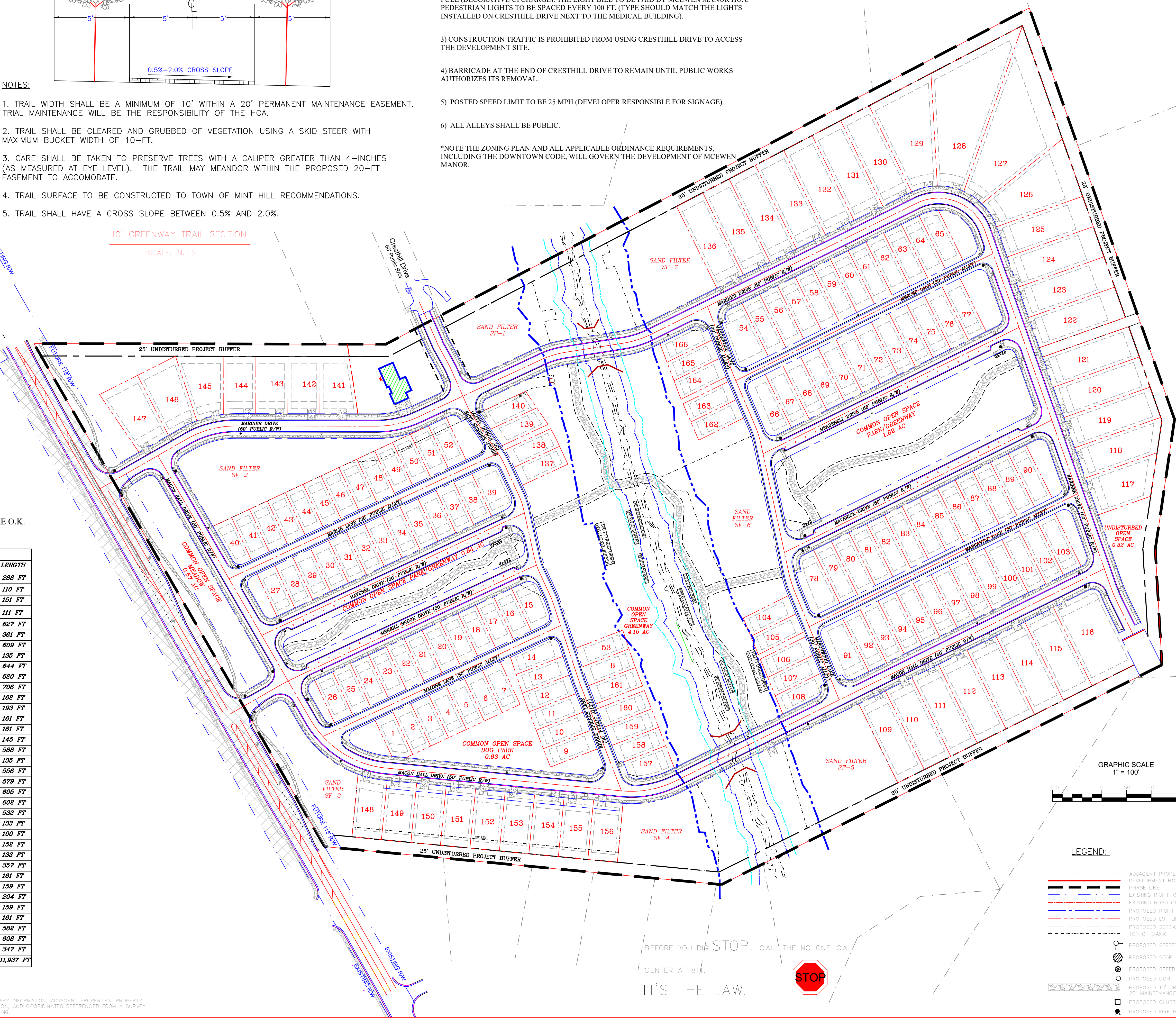
3) CONSTRUCTION TRAFFIC IS PROHIBITED FROM USING CRESTHILL DRIVE TO ACCESS THE DEVELOPMENT SITE.

4) BARRICADE AT THE END OF CRESTHILL DRIVE TO REMAIN UNTIL PUBLIC WORKS AUTHORIZES ITS REMOVAL.

5) POSTED SPEED LIMIT TO BE 25 MPH (DEVELOPER RESPONSIBLE FOR SIGNAGE).

6) ALL ALLEYS SHALL BE PUBLIC.

\*NOTE THE ZONING PLAN AND ALL APPLICABLE ORDINANCE REQUIREMENTS, INCLUDING THE DOWNTOWN CODE, WILL GOVERN THE DEVELOPMENT OF MCEWEN MANOR.



LEGEND:

- ADJACENT PROPERTY LINE
- DEVELOPMENT BOUNDARY
- PHASE LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK
- TOP OF BANK
- PROPOSED STREET NAME/LIGHT POLE
- PROPOSED STOP SIGN
- PROPOSED SPEED LIMIT SIGN
- PROPOSED LIGHT POLE
- PROPOSED 10' GREENWAY TRAIL WITH 20' MAINTENANCE EASEMENT
- PROPOSED CLUSTER BOX
- PROPOSED FIRE HYDRANT

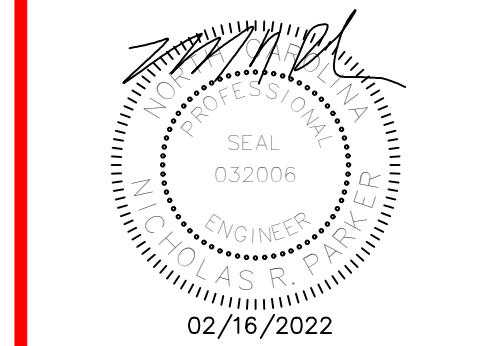


Firm License # P-1191  
30 Union Street South  
Concord, NC 28025

Civil Site Design  
Low Impact Development  
Small-Scale Building Design

Telephone: 704.573.1621  
Facsimile: 704.248.7951

Seals:



MCEWEN MANOR DEVELOPMENT  
MINT HILL, NORTH CAROLINA

BY:  
MCEWEN MANOR PARTNERS, LLC  
1401 EAST 7th STREET, SUITE 200  
CHARLOTTE, NC 28204

Project Number: 17.18.082

Date: 02/16/2022

Drawn By: EML

Checked By: NRP

Revisions:  
08/30/21 ORIGINAL SUBMITTAL  
01/11/22 PER DEVELOPER  
02/16/22 PER DEVELOPER

Sheet Title:

Overall  
Site  
Plan

Sheet No:

C-2.0

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