

NOTES:

- TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRAIL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
- TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 10'-FT.
- 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.
- TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
- TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

APPROVED ZONING CONDITIONS:

- SEWER WILL BE EXTENDED TO CRESTHILL DRIVE.
- 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).
- CONSTRUCTION TRAFFIC IS PROHIBITED FROM USING CRESTHILL DRIVE TO ACCESS THE DEVELOPMENT SITE.
- BARRICADE AT THE END OF CRESTHILL DRIVE TO REMAIN UNTIL PUBLIC WORKS AUTHORIZES ITS REMOVAL.
- POSTED SPEED LIMIT TO BE 25 MPH (DEVELOPER RESPONSIBLE FOR SIGNAGE).

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

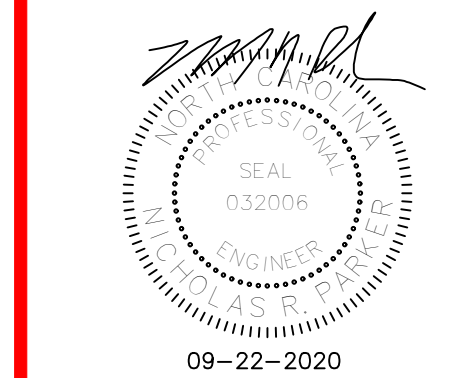
POTENTIAL PEDESTRIAN CROSSING DEVELOPER TO COORDINATE WITH RON EUBANKS AT MECKLENBURG COUNTY WITH REGARD TO BUFFER IMPACT AUTHORIZATION REQUIREMENTS

APPROVED BOARD OF COMMISSIONERS
September 10, 2020



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



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: 3.12 ACRES
LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES
GREENWAY: 3.99 ACRES
TOTAL COS PROVIDED = 9.56 ACRES > 6.22 ACRES, THEREFORE O.K.

BLOCK	BLOCK LENGTH TABLE	LENGTH
STREET A	STREET B TO ALLEY A	288 FT
STREET A	ALLEY A TO STREET C	110 FT
STREET A	STREET C TO STREET D	151 FT
STREET A	STREET D TO ALLEY B	111 FT
STREET A	ALLEY B TO ALLEY C	627 FT
STREET A	ALLEY C TO ALLEY D	361 FT
STREET A	ALLEY D TO STREET B	609 FT
STREET B	LAWYERS ROAD TO STREET A	133 FT
STREET B	STREET A TO ALLEY C	644 FT
STREET B	ALLEY C TO ALLEY D	520 FT
STREET B	ALLEY D TO ALLEY E	706 FT
STREET B	ALLEY E TO STREET E	162 FT
STREET B	STREET E TO STREET F	193 FT
STREET B	STREET F TO ALLEY F	161 FT
STREET B	ALLEY F TO STREET A	161 FT
STREET B	STREET A TO END OF PHASE	145 FT
STREET C	STREET A TO ALLEY C	624 FT
STREET D	LAWYERS ROAD TO STREET A	135 FT
STREET D	STREET A TO ALLEY C	588 FT
STREET E	ALLEY D TO STREET B	589 FT
STREET F	ALLEY D TO STREET B	614 FT
ALLEY A	STREET A TO STREET C	611 FT
ALLEY B	STREET A TO STREET C	554 FT
ALLEY C	STREET B TO ALLEY A	138 FT
ALLEY C	ALLEY A TO STREET C	113 FT
ALLEY C	STREET C TO STREET D	152 FT
ALLEY C	STREET D TO ALLEY B	112 FT
ALLEY C	ALLEY B TO STREET A	368 FT
ALLEY D	STREET B TO ALLEY E	161 FT
ALLEY D	ALLEY E TO STREET E	162 FT
ALLEY D	STREET E TO STREET F	199 FT
ALLEY D	STREET F TO ALLEY F	162 FT
ALLEY D	ALLEY F TO STREET A	160 FT
ALLEY E	ALLEY D TO STREET B	591 FT
ALLEY F	ALLEY D TO STREET B	617 FT
CRESTHILL	CRESTHILL TO STREET B	165 FT
TOTAL		11,897 FT

10' GREENWAY TRAIL SECTION

SCALE: N.T.S.

RIGHT-OUT ONLY

25' UNDISTURBED PROJECT BUFFER

60' Future Public Right-of-Way

Lawyers Road - SF 3129

60' Future Public Right-of-Way

25' UNDISTURBED PROJECT BUFFER

COMMON OPEN SPACE PARK/GREENWAY 1.30 AC

COMMON OPEN SPACE DOG PARK 0.63 AC

COMMON OPEN SPACE GREENWAY 3.99 AC

COMMON OPEN SPACE PARK/GREENWAY 1.88 AC

COMMON OPEN SPACE DOG PARK 0.63 AC

COMMON OPEN SPACE GREENWAY 3.99 AC

COMMON OPEN SPACE DOG PARK 0.63 AC

COMMON OPEN SPACE GREENWAY 3.99 AC

COMMON OPEN SPACE DOG PARK 0.63 AC

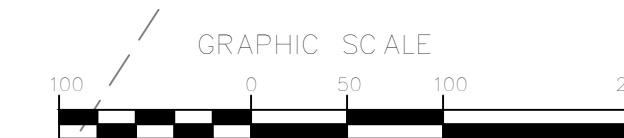
COMMON OPEN SPACE GREENWAY 3.99 AC

COPYRIGHT © 2019, AMICUS ENGINEERING, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, OR ADDING OR DELETING TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF AMICUS ENGINEERING, IS STRICTLY PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, AS APPROVED BY THE ENGINEER SHALL BE CONSIDERED TO BE VALID. THIS COPIES.

REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, TOPOGRAPHICAL INFORMATION, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY NORSTAR LAND SURVEYING.

EXISTING GREENWAY TRAIL DEVELOPER TO VERIFY LOCATION WITH TOWN

BEFORE YOU STOP, CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW.



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

MCEWEN MANOR DEVELOPMENT
MINT HILL, NORTH CAROLINA
BY
STREETSCAPE LAND PARTNERS
10815 SIKES PLACE, SUITE 300
CHARLOTTE, NC 28277

Project Number: 17.18.082
Date: 09/22/2020
Drawn By: EML
Checked By: NRP

Revisions:

09/14/18	ORIGINAL SUBMITTAL
05/01/19	PER TOH 4 MECK. COUNTY
07/02/19	PER TOH 4 MECK. COUNTY
03/11/20	PER APPLICANT
09/04/20	PER APPLICANT
09/22/20	PER TOWN OF MINT HILL

Sheet Title:

Site Plan

Sheet No:

C-2.0