

NOTES:

1. TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRAIL 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.

RIGHT-OUT ONLY

COMMON OPEN SPACE (COS) CALCULATIONS:

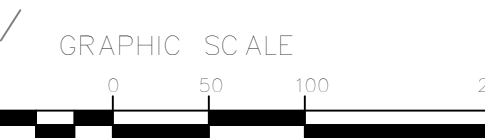
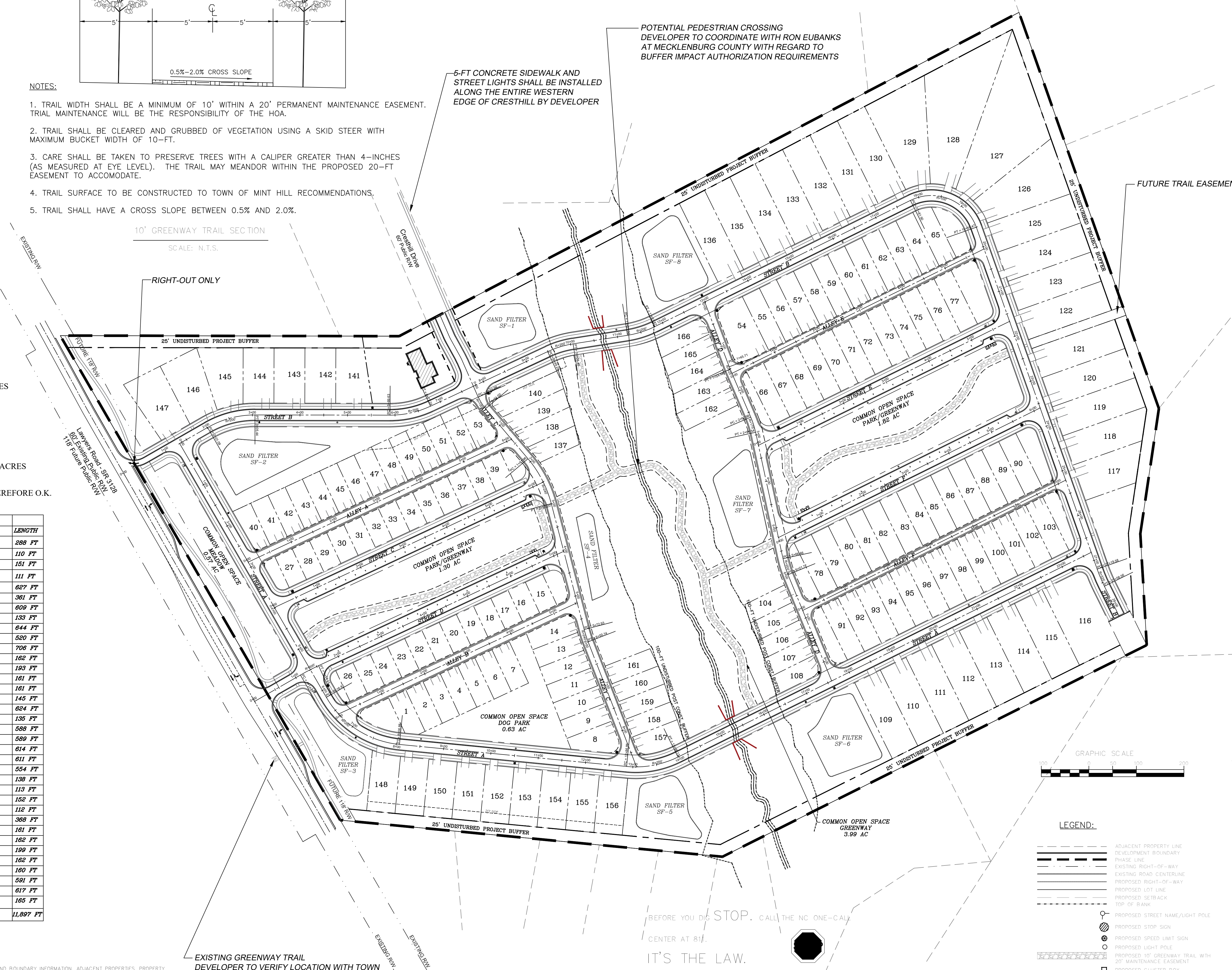
COS REQUIRED = NUMBER OF BEDROOMS X 500 SF
 LOTS WITH 3 BEDROOM UNITS: 122
 LOTS WITH 4 BEDROOM UNITS: 44
 TOTAL NUMBER OF BEDROOMS: 542
 COS REQUIRED = 542 X 500 SF = 271,000 SF OR 6.22 ACRES

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	DESCRIPTION	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	

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

5-FT CONCRETE SIDEWALK AND
 STREET LIGHTS SHALL BE INSTALLED
 ALONG THE ENTIRE WESTERN
 EDGE OF CRESTHILL BY DEVELOPER



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

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

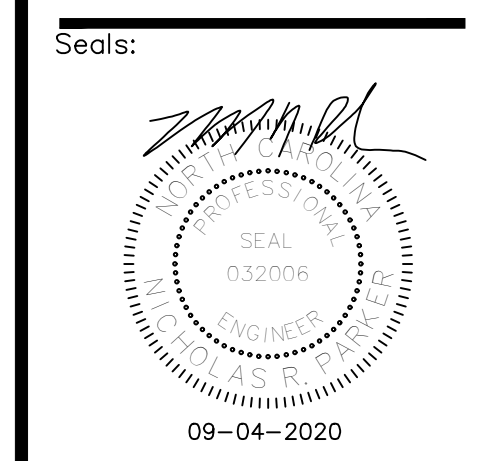
EXISTING GREENWAY TRAIL
 DEVELOPER TO VERIFY LOCATION WITH TOWN

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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



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: 09/04/2020
 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

Sheet Title:

Site Plan

Sheet No:

C-2.0