

NOTES:

- TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRIAL 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).
- THIS PLAN REFLECTS AN EXCEPTION TO SECTION 4.12A OF THE DOWNTOWN CODE. MIDDLE SPRINGS LANE AND MASONWOOD LANE SHALL BE PUBLIC STREETS. LOTS 8-14, 104-108, 137-140, 157-161, AND 162-166 SHALL BE REAR LOADED AND ACCESSED FROM MIDDLE SPRINGS LANE AND MASONWOOD LANE.

*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

10' GREENWAY TRAIL SECTION

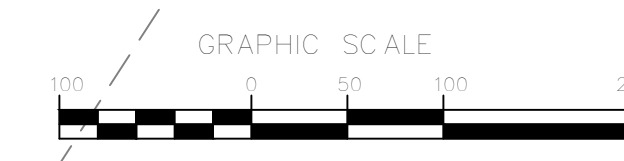
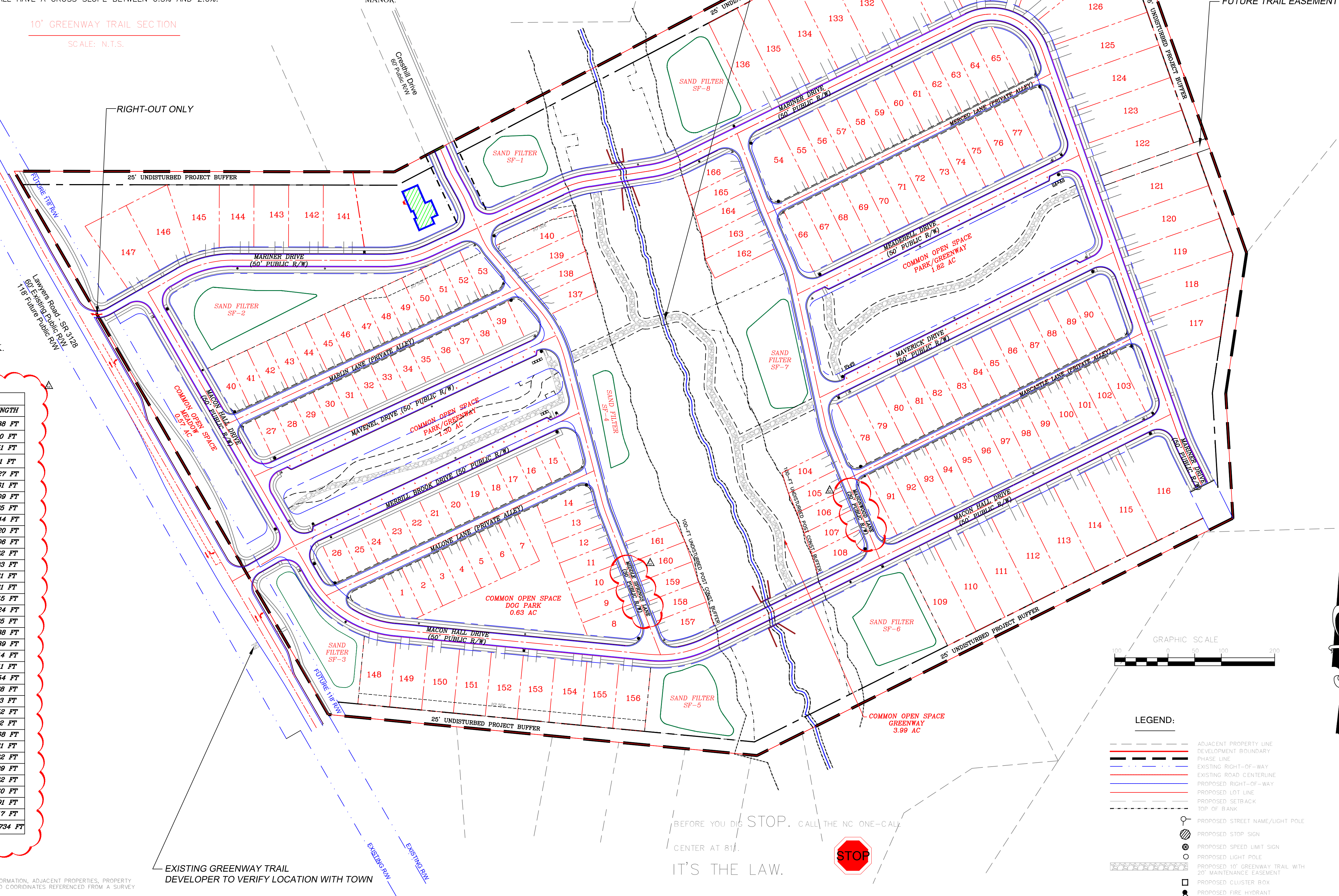
SCALE: N.T.S.

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: 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	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 DRIVE	111 FT
MACON HALL DRIVE	MARINER DRIVE 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	624 FT
MERRILL BROOK DRIVE	LAWYERS ROAD TO MACON HALL DRIVE	135 FT
MERRILL BROOK DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	588 FT
MEADEBELL DRIVE	MASONWOOD LANE TO MARINER DRIVE	589 FT
MAVERICK DRIVE	MASONWOOD LANE TO MARINER DRIVE	614 FT
MARLIN LANE	MACON HALL DRIVE TO MAVENEL DRIVE	611 FT
MALONE LANE	MACON HALL DRIVE TO MAVENEL DRIVE	554 FT
MIDDLE SPRINGS LANE	MARINER DRIVE TO MARLIN LANE	138 FT
MIDDLE SPRINGS LANE	MARLIN LANE TO MAVENEL DRIVE	113 FT
MIDDLE SPRINGS LANE	MAVENEL DRIVE TO MERRILL BROOK DRIVE	152 FT
MIDDLE SPRINGS LANE	MERRILL BROOK DRIVE TO MALONE LANE	112 FT
MIDDLE SPRINGS LANE	MALONE LANE TO MACON HALL DRIVE	368 FT
MASONWOOD LANE	MARINER DRIVE TO MERCED LANE	161 FT
MASONWOOD LANE	MERCED LANE TO MEADEBELL DRIVE	162 FT
MASONWOOD LANE	MEADEBELL DRIVE TO MAVERICK DRIVE	199 FT
MASONWOOD LANE	MAVERICK DRIVE TO MARCASTLE LANE	162 FT
MASONWOOD LANE	MARCASTLE LANE TO MACON HALL DRIVE	160 FT
MERCED LANE	MASONWOOD LANE TO MARINER DRIVE	591 FT
MARCASTLE LANE	MASONWOOD LANE TO MARINER DRIVE	617 FT
TOTAL		11,734 FT

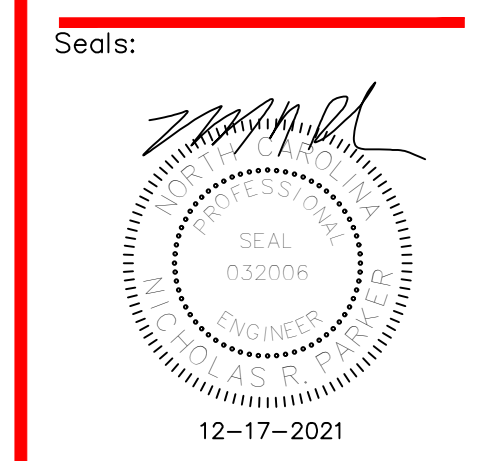


LEGEND:

- 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



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MCEWEN MANOR DEVELOPMENT
 MINT HILL, NORTH CAROLINA
 BY
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Project Number: 17.18.082
 Date: 12/17/2021
 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
12/17/21	PER DEVELOPER

Sheet Title:

Site Plan

Sheet No:

C-2.0

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