

**DEVELOPMENT NOTES:**

1. THE NUMBER OF PARKING SPACES REQUIRED IS CALCULATED BASED ON TWO (2) BEDROOMS IN EACH UNIT. ALL PARKING SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE.
2. ALL LANDSCAPING IN BETWEEN BUILDINGS AND ON THE STREET SHALL BE IN COMPLIANCE WITH SUPPLEMENTAL ZONING REGULATION (28)(1)(2).
3. NO TREES SHALL BE REMOVED WITHIN THE STREET RIGHT-OF-WAY WITHOUT A PERMIT FROM THE CITY ARBORIST.
4. 8 - 8 CUBIC YARD GARBAGE DUMPSTERS WILL BE PROVIDED WITH THE CITY OF GASTONIA STANDARDS.
5. 5% OF THE UNITS ARE TO BE ACCESSIBLE. (127 UNITS)(0.05) = 6 UNITS REQUIRED

**GASTONIA MULTIFAMILY SITE DEVELOPMENT SUMMARY:**

SITE AREA: 16.891 AC  
 FLOODPLAIN: 1.734 AC  
 USABLE AREA: 15.157 AC

|                       |                  |
|-----------------------|------------------|
| 9 - 8 UNIT BUILDINGS: | 72 UNITS         |
| 1 - 7 UNIT BUILDINGS: | 7 UNITS          |
| 3 - 6 UNIT BUILDINGS: | 18 UNITS         |
| 8 - 5 UNIT BUILDINGS: | 30 UNITS         |
| <b>TOTAL:</b>         | <b>127 UNITS</b> |

ACCESSIBLE UNITS PROVIDED: 6 UNITS

|                                   |              |
|-----------------------------------|--------------|
| REQUIRED PARKING (2 x # OF UNITS) | = 254        |
| ACCESSIBLE SPACES                 | = 7          |
| AMENITY AREA                      | = 11         |
| OVERFLOW                          | = 25         |
| <b>PARKING SPACES PROVIDED</b>    | <b>= 297</b> |

RV / BOAT / TRAILER SPACES = 12

**LOT SUMMARY:**

OWNER:  
 JOSEPH C. STEWART  
 2857 WESTPORT ROAD  
 CHARLOTTE, NC 28208

SITE ADDRESS:  
 HOFFMAN ROAD  
 GASTONIA, NC 28056

PID#:  
 201770

PIN#:  
 3564-44-3244

DEED BOOK: 3477 PAGE: 0408

ZONING CLASSIFICATION - (RMF-CUD)  
 MINIMUM SETBACK - 30'  
 MINIMUM SIDE YARD - 25'  
 MINIMUM REAR YARD - 25'

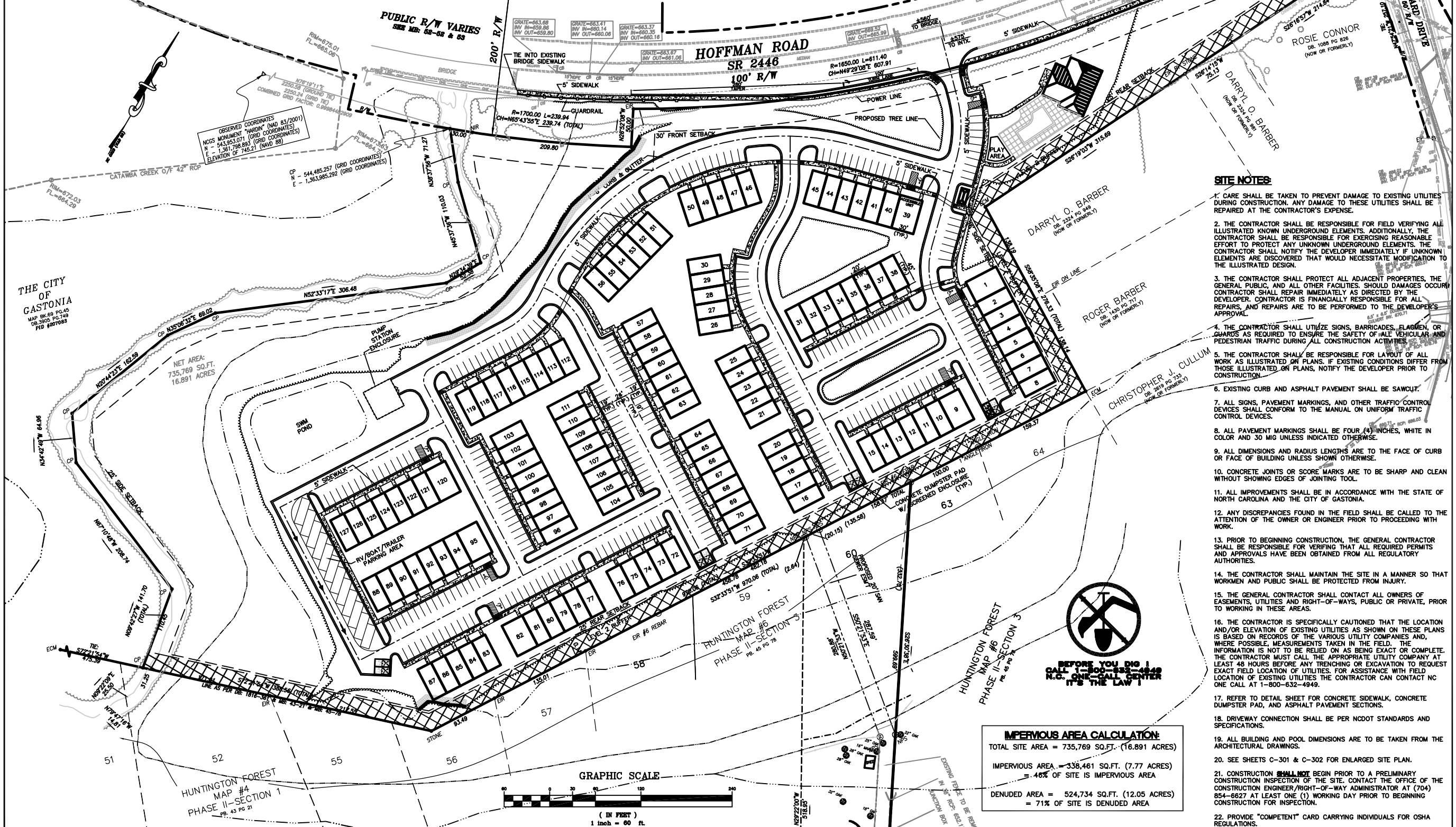
**BUILDING SUMMARY:**

BUILDING HEIGHT:  
 25 FT

NUMBER OF FLOORS:  
 2

**LIGHTING NOTE:**

LIGHTING SHALL COMPLY WITH SECTION 17-141. LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL ZONES OR ENDANGER MOTORISTS TRAVELING ON ANY STREET.

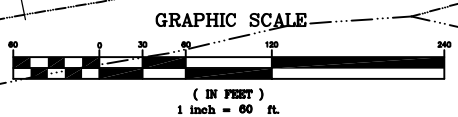


**SITE NOTES:**

1. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
3. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR TO ADJACENT PROPERTIES, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE DEVELOPER'S APPROVAL.
4. THE CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE DEVELOPER PRIOR TO CONSTRUCTION.
6. EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
7. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES, WHITE IN COLOR AND 30 MIG UNLESS INDICATED OTHERWISE.
9. ALL DIMENSIONS AND RADIUS LENGTHS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
10. CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
11. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA AND THE CITY OF GASTONIA.
12. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
13. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
15. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4949.
17. REFER TO DETAIL SHEET FOR CONCRETE SIDEWALK, CONCRETE DUMPSTER PAD, AND ASPHALT PAVEMENT SECTIONS.
18. DRIVEWAY CONNECTION SHALL BE PER NCDOT STANDARDS AND SPECIFICATIONS.
19. ALL BUILDING AND POOL DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS.
20. SEE SHEETS C-301 & C-302 FOR ENLARGED SITE PLAN.
21. CONSTRUCTION SHALL NOT BEGIN PRIOR TO A PRELIMINARY CONSTRUCTION INSPECTION OF THE SITE. CONTACT THE OFFICE OF THE CONSTRUCTION ENGINEER RIGHT-OF-WAY ADMINISTRATOR AT (704) 854-6627 AT LEAST ONE (1) WORKING DAY PRIOR TO BEGINNING CONSTRUCTION FOR INSPECTION.
22. PROVIDE "COMPETENT" CARD CARRYING INDIVIDUALS FOR OSHA REGULATIONS.

**IMPERVIOUS AREA CALCULATION:**

|                 |                                  |
|-----------------|----------------------------------|
| TOTAL SITE AREA | = 735,769 SQ.FT. (16.891 ACRES)  |
| IMPERVIOUS AREA | = 338,461 SQ.FT. (7.77 ACRES)    |
|                 | = 46% OF SITE IS IMPERVIOUS AREA |
| DENUDED AREA    | = 524,734 SQ.FT. (12.05 ACRES)   |
|                 | = 71% OF SITE IS DENUDED AREA    |



| DATE     | DESCRIPTION                                                                      |
|----------|----------------------------------------------------------------------------------|
| 06/08/06 | PLAN SUBMISSION                                                                  |
| 01/31/07 | PLAN REVISIONS PER CLIENT COMMENTS AND THE CITY OF GASTONIA COMMENTS & RED-LINES |
| 05/02/07 | PLAN REVISIONS PER THE CITY OF GASTONIA COMMENTS & RED-LINES                     |
| 07/27/07 | PLAN SUBMISSION                                                                  |
| 09/20/07 | PLAN REVISIONS PER CITY OF GASTONIA                                              |
| 11/15/07 | PLAN SUBMISSION                                                                  |

CLIENT  
 THE RESERVE AT CATAWBA CREEK, LLC.  
 2857 WESTPORT ROAD  
 CHARLOTTE, NORTH CAROLINA 28208  
 (704) 399-4663  
 CONTACT: MR. J. CLARK STEWART

MEADE GUNDEL  
 Surveying & Engineering, P.C.  
 880-A West Catawba Avenue  
 Charlotte, NC 28204  
 704-665-7280 704-665-7281 (fax)

DATE  
 JUNE 8, 2006

**THE RESERVE AT CATAWBA CREEK**  
 THE CITY OF GASTONIA  
 GASTON COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

JOB NUMBER  
 850.20

SHEET NUMBER  
 C-300