

**NOTE:**

- ALL LOTS TO BE SERVED WITH CITY WATER AND SEWER.
- UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF GASTONIA STANDARD SPECIFICATIONS AND DETAILS.
- WATER AND SEWER CONSTRUCTION INCLUDING TAPS TO BE INSTALLED BY THE DEVELOPER'S CONTRACTOR WITH APPROVAL OF CITY OF GASTONIA/TRU.
- SYSTEM DEVELOPMENT FEES AND WATER METER FEES WILL APPLY. FEES ARE CURRENTLY \$233.00 PER 1/2" SERVICES.
- WATER METERS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS. COORDINATE THE LOCATION OF WATER TAPS DURING CONSTRUCTION. IF METER FALLS WITHIN DRIVEWAYS, THE DEVELOPER'S CONTRACTOR WILL BE REQUIRED TO RELOCATE THE SERVICES.
- 20' RADIUS DEDICATED AT ALL STREET INTERSECTIONS
- PRELIMINARY PLAT WAS DESIGNED USING THE STANDARD 8.1.17 ADOPTED BY CITY COUNCIL ON 9/15/2020.
- DEVELOPER TO ADHERE TO THE 2FT GROUND ELEVATION CHANGE REQUIREMENT FOR ALL UNITS AND SHALL ENSURE THAT ALL ARCHITECTURAL REQUIREMENTS IN SECTION 8.1.17 ARE MET.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.  
 FEMA MAP NO. 3710352500J,  
 DATED SEPTEMBER 28, 2007.

**ENGINEER**

NAME: MCKIM & CREED  
 KYLE TOWER, PE  
 ADDRESS: 8020 TOWER POINT DRIVE  
 CHARLOTTE, NC 28227  
 PHONE #: (704) 841-2588

**PRELIMINARY SITE STATISTICS:**

PARCEL #: 213509 & 213510  
 PROPERTY OWNER: HUNTER DAVID HILL  
 714 MCADAMVILLE AVE  
 LOWELL, NC 28034

DEVELOPER: DEVELOPMENT SOLUTIONS  
 GROUP, LLC  
 11121 CARMEL COMMONS BLVD  
 CHARLOTTE, NC 28226  
 704-543-0760  
 ±18 ACRES

PARCEL AREA: RS-12 & RMF-CD  
 X  
 EXISTING ZONING: GASTONIA  
 GASTON  
 COUNTY: NORTH CAROLINA  
 STATE:

WATERSHED: CROWDERS CREEK  
 X  
 EXISTING LAND USE: X  
 PROPOSED LAND USE: X

TOTAL NUMBER OF SINGLE-FAMILY ATTACHED TOWNHOME LOTS: X  
 BUILDING UNITS: X  
 6-UNIT FRONT LOAD BLDGS: X  
 3-UNIT REAR LOAD BLDGS: X  
 6-UNIT REAR LOAD BLDGS: X

ID #	PROPERTY OWNER	ADDRESS	PIN #	ZONE
1	LIVINGSTON DORSETT	3741 HOPE MARIAN ST	3525728268	RS-8
2	BRICE FRANWANA CATERINA	3733 HOPE MARIAN ST	3525728336	RS-8
3	NSIAH JOHN O	3725 HOPE MARIAN ST	3525728414	RS-8
4	SFR JV-1 2019-1 BORROWER LLC	C/O TRICON AMERICAN HOMES LLC	3525728511	RS-8
5	SFR JV-1 2020-1 BORROWER LLC	C/O TRICON AMERICAN HOMES LLC	3525728518	RS-8
6	SFR JV-1 2020-1 BORROWER LLC	C/O TRICON AMERICAN HOMES LLC	3525728605	RS-8
7	AVHS NC 1 LLC	16810 KENTON DRIVE SUITE 180, HUNTERVILLE, NC 28078	3525728708	RS-8
8	HART ERIC N SR	3683 HOPE MARIAN ST	3525728804	RS-8
9	BROWN RICARDO A	3675 HOPE MARIAN ST	3525728921	RS-8
10	SFR JV-1 2020-1 BORROWER LLC	C/O TRICON AMERICAN HOMES LLC	3525728968	RS-8
11	PURIFOY DENNIS ROY II	3659 HOPE MARIAN ST	3525739043	RS-8
12	PACE RAYFIELD	3651 HOPE MARIAN ST	3525830026	RS-8
13	ADDISON LATOYA S	3643 HOPE MARIAN ST	3525830097	RS-8
14	TULL BENJAMIN S	3635 HOPE MARIAN ST	3525831064	RS-8
15	MORRISON ADAM K	3627 HOPE MARIAN ST	3525832021	RS-8
16	NGO KENNY T	3619 HOPE MARIAN ST	3525823999	RS-8
17	CROWDERS MTN TOWNSHIP	3611 HOPE MARIAN ST	3525823966	RS-8
18	KENDRICK EUNICE E	3703 NANDINA COURT GASTONIA, NC	3525824946	RS-8
19	AMH NC PROPERTIES TWO LP	23975 PARK SORRENTO 3RD FLOOR, CALABASAS, CA	3525835090	RS-8
20	BARNES JAMES M	3564 CROWDERS VIEW DR	3525827859	RS-8

SETBACKS  
 FRONT LOAD UNITS: X REAR LOAD UNITS: X  
 FRONT: X FRONT: X  
 SIDE: X SIDE: X  
 SIDE STREET: X SIDE STREET: X  
 REAR: X REAR: X

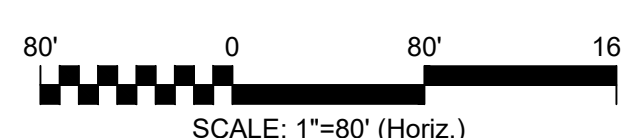
MAX. BUILDING HEIGHT: X  
 MIN. BUILDING SEPARATION: X

PROPOSED USE: X  
 X

COMMON OPEN SPACE REQUIRED: X  
 COMMON OPEN SPACE PROPOSED: X

PARKING REQUIRED: X SPACES PER UNIT  
 X UNITS x X SP. = X SPACES  
 X ADDITIONAL SPACE PER X UNITS  
 X UNITS/X UNITS = X SPACES  
 TOTAL REQUIRED = X SPACES

PROPOSED: X SPACES (OFF-STREET)  
 X SPACES (ON-STREET)  
 X TOTAL SPACES PROPOSED



REV. NO.	DESCRIPTIONS	DATE

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**CROWDERS VIEW  
 ARCHIE WHITESIDES  
 GASTONIA, NC**

**SITE PLAN - OVERALL**

DATE: NOVEMBER 2021	SCALE: HORIZONTAL: 1"=80'	DRAWING NUMBER:
MCE PROJ. #: 07780-0025	VERTICAL: N/A	REVISION:
DRAWN: DJS		
DESIGNED: DJS		
CHECKED: KJC		
PROJ. MGR.: KJC		

STATUS: **PRELIMINARY DRAWING  
 NOT FOR CONSTRUCTION**