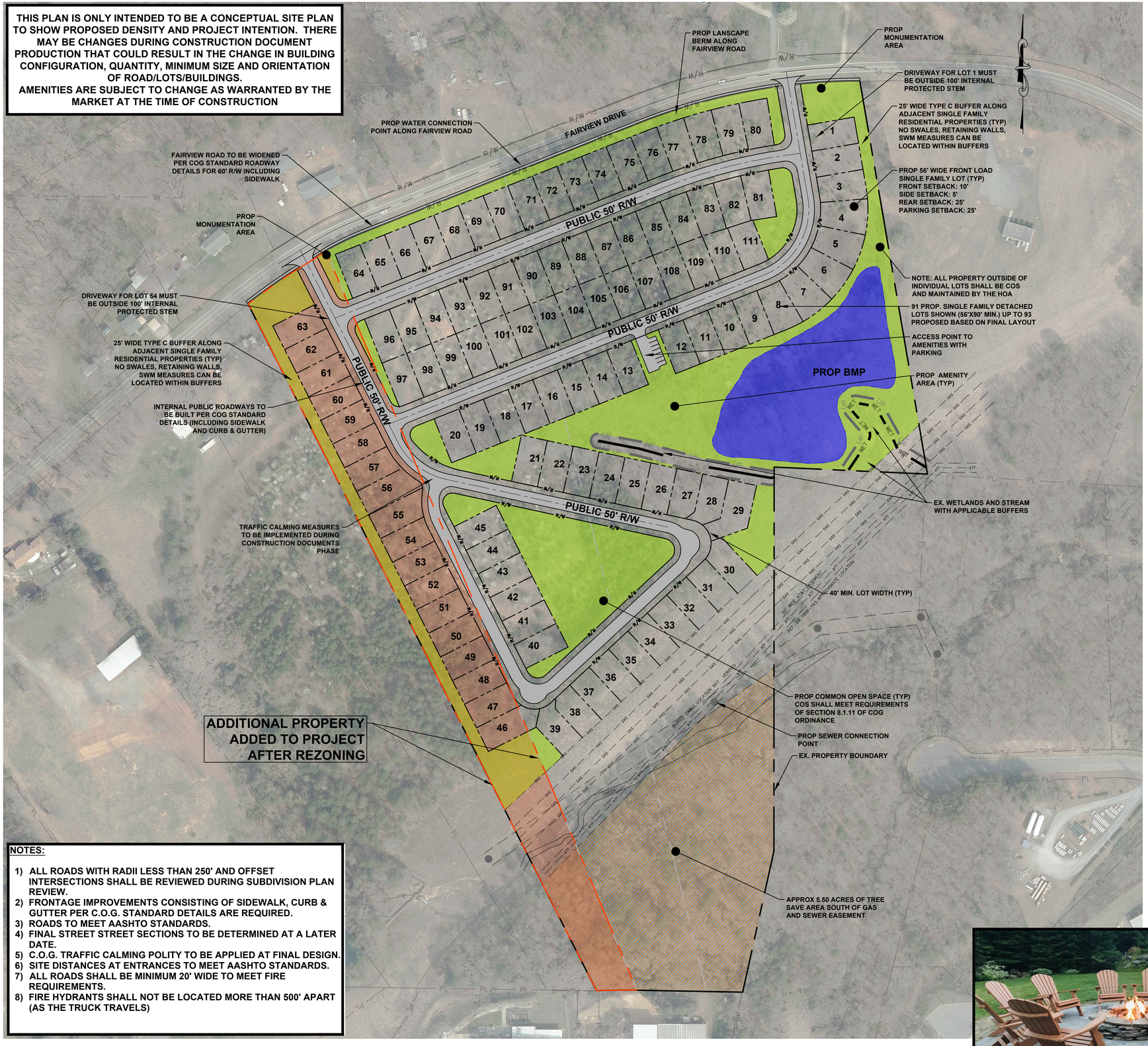
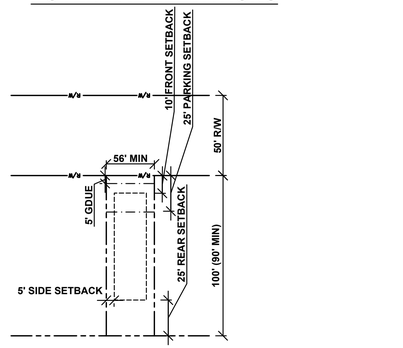
THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS.
AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION



NOTES:

1) ALL ROADS WITH RADII LESS THAN 250' AND OFFSET INTERSECTIONS SHALL BE REVIEWED DURING SUBDIVISION PLAN REVIEW.
2) FRONTAGE IMPROVEMENTS CONSISTING OF SIDEWALK, CURB & GUTTER PER C.O.G. STANDARD DETAILS ARE REQUIRED.
3) ROADS TO MEET AASHTO STANDARDS.
4) FINAL STREET STREET SECTIONS TO BE DETERMINED AT A LATER DATE.
5) C.O.G. TRAFFIC CALMING POLITY TO BE APPLIED AT FINAL DESIGN.
6) SITE DISTANCES AT ENTRANCES TO MEET AASHTO STANDARDS.
7) ALL ROADS SHALL BE MINIMUM 20' WIDE TO MEET FIRE REQUIREMENTS.
8) FIRE HYDRANTS SHALL NOT BE LOCATED MORE THAN 500' APART (AS THE TRUCK TRAVELS)

POTENTIAL ELEVATIONS

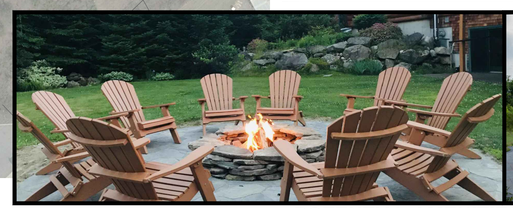


TYPICAL SINGLE FAMILY LOT DETAIL

*NOT TO SCALE

SITE STATISTICS:

TOTAL NUMBER UNITS:	111 SINGLE FAMILY DETACHED (UP TO 93 PERMITTED BASED ON FINAL LAYOUT)
COMMON OPEN SPACE:	
10% REQUIRED:	3.69 ACRES
PROVIDED:	±4.0 ACRES
CITY:	GASTONIA
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	135710,135711,135712,210801
PROJECT AREA:	36.88 ACRES
TREE SAVE AREA REQ:	5.53 ACRES (15%)
TREE SAVE AREA PROP:	±5.53 ACRES



POTENTIAL AMENITIES

LC3 CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

LONGVIEW SUBDIVISION
FAIRVIEW DRIVE
GASTONIA, NORTH CAROLINA

DSG Development Solutions Group

REVISIONS / DESCRIPTIONS / DATE / REV.NO.

DATE: JUNE 2023
LC3 PROJ. # DSG-0014

SCALE
HORIZONTAL:
VERTICAL:
DRAWING NUMBER
REVISION

NOT FOR CONSTRUCTION

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0014 (FAIRVIEW DRIVE)\DRAWING FILES\LONGVIEW WITH EXTRA PROPERTY.DWG ---- 10/17/2023 16:59:32