



**ELEVATION NOTES:**  
 BRICK TO BE FEATURED ON APPROX 50% OF EXTERIOR, FIBER CEMENT ON REMAINING.  
 VINYL SOFFITS & WINDOWS; ARCHITECTURAL SHINGLES.

**PRELIMINARY SITE STATISTICS:**

PARCEL #:	202903
PROPERTY OWNER:	OAKLAND ASSETS LLC 5800 OLD PINEVILLE RD STE 201 CHARLOTTE, NC 28217
DEVELOPER:	DEVELOPMENT SOLUTIONS GROUP, LLC 11121 CARMEL COMMONS BLVD CHARLOTTE, NC 28226 704-543-0760
PARCEL AREA:	±3.32 ACRES
EXISTING ZONING:	PD PUD
PROPOSED ZONING:	RMF
PROPOSED DENSITY:	22.59 UNITS/ACRE
CITY:	GASTONIA
COUNTY:	GASTON
STATE:	NORTH CAROLINA
WATERSHED:	OUTSIDE CRITICAL/PROTECTED WATERSHEDS
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS FRONT:	50'; OR 15' WHERE NO PARKING AREAS OR DRIVE AISLES ARE LOCATED BETWEEN THE BUILDING AND THE STREET RIGHT-OF-WAY
SIDE REAR:	15'; 25' WHEN ABUTTING A PUBLIC/PRIVATE STREET
MAX. BUILDING HEIGHT:	40' (PER UDO 8.2.26)
PARKING REQUIRED:	2 SPACES PER UNIT 75 UNITS x 2 SP. = 150 SPACES TOTAL REQUIRED = 150 SPACES
PROPOSED:	151 SPACES (OFF-STREET) 0 SPACES (ON-STREET) 151 TOTAL SPACES PROPOSED
COMMON OPEN SPACE:	N/A. THIS SITE IS PART OF AN EXISTING PUD.

**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 3/4" SERVICES.  
 WATER METERS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS. COORDINATE THE LOCATION OF WATER TAPS DURING CONSTRUCTION. IF METER FALLS WITHIN DRIVEWAYS, THE DEVELOPERS CONTRACTOR WILL BE REQUIRED TO RELOCATE THE SERVICES.

**NOTE:**  
 THIS SITE IS PART OF THE EXISTING BARKERS RIDGE PLANNED UNIT DEVELOPMENT (PUD). ZONING CONDITIONS FOR OTHER PORTIONS OF THE EXISTING BARKERS RIDGE PUD ARE NOT BEING MODIFIED.

**NOTE:**  
 BUILDING SIZE, QUANTITY AND EXACT LOCATION MAY CHANGE DEPENDING ON FINAL ENGINEERING DESIGN.

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

**FLOODPLAIN NOTE:**  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA MAP NO. 37103S2600J, DATED SEPTEMBER 28, 2007.



REV. NO.	DESCRIPTIONS	DATE

This electronic document is the property of  
 McKim & Creed, Inc.  
 and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.  
 DO NOT REMOVE FROM ELECTRONIC FILE

**MCKIM & CREED**  
 8020 Tower Point Drive  
 Charlotte, North Carolina 28227  
 Phone: (704) 841-2588, Fax: (704) 841-2567  
 NC License# F-1222  
 www.mckimcreed.com

**DSG**  
 Development Solutions Group

**MALL RIDGE MULTI-FAMILY**  
**MALL RIDGE DRIVE**  
**GASTONIA, NC**

**REZONING PLAN**

DATE: FEBRUARY 2022	<b>SCALE</b> HORIZONTAL: 1" = 40' VERTICAL: N/A	<b>1</b> DRAWING NUMBER REVISION
MCE PROJ. # 07780-0029		
DRAWN JLM		
DESIGNED JLM		
CHECKED KJC		
PROJ. MGR. KJC	<b>STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION</b>	