

**NOTES:**  
 - 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) 866-8015 AT LEAST ONE (1) WORKING DAY PRIOR TO BEGINNING CONSTRUCTION FOR INSPECTION.  
 - PROVIDE "COMPETENT" CARD CARRY INDIVIDUALS FOR OSHA REGULATIONS.

**SITE STATISTICS**  
 PROPOSED FIRE HYDRANTS: 8

**RESIDENTIAL SUMMARY TABLE**

COTTAGES	46
DUPLEX UNITS	66
FLATS	126
<b>TOTAL</b>	<b>238 UNITS</b>

**PARKING SUMMARY**

PARKING REQUIRED:	1.5 SPACES PER UNIT 238 x 1.5 = 357 SPACES
PARKING PROVIDED:	55 GARAGE SPACES 64 ON-STREET SPACES 258 INTERNAL SPACES 377 RESIDENTIAL SPACES
<b>SUBTOTAL:</b>	<b>377 RESIDENTIAL SPACES</b>
	+ 58 GREENWAY SPACES + 19 AMENITY SPACES
<b>GRAND TOTAL:</b>	<b>454 PARKING SPACES PROVIDED</b>

**MULTI-FAMILY BICYCLE PARKING REQUIREMENTS:**  
 1 SPACE PER 20 UNITS  
 238 UNITS / 20 UNITS = 12 SPACES REQUIRED  
 12 SPACES PROVIDED

**COMMON OPEN SPACE (COS):**  
 REQUIREMENTS: 200 UNITS x 800 SF = 160,000 SF  
 38 UNITS x 400 SF = 15,200 SF  
 TOTAL = 175,200 SF OF OPEN SPACE AREA.

**OPEN SPACE AREA**  
 75% REDUCTION FOR GREENWAY = 43,800 SF OF  
 IMPROVED COS REQUIRED: 32,850 SF (0.75 AC.)  
 IMPROVED COS PROVIDED: 0.81 AC.  
 NON-IMPROVED COS REQUIRED: 10,950 SF (0.25 AC.)  
 NON-IMPROVED COS PROVIDED: 1.50 AC.  
 TOTAL COS: 2.31 AC.

**TREE PRESERVATION AREA CALCULATIONS**  
 15% TOTAL AREA = 32.99 ACRES \* 15% = 4.95 ACRES  
 PROVIDED: 5.03 ACRES OF TREE PRESERVATION

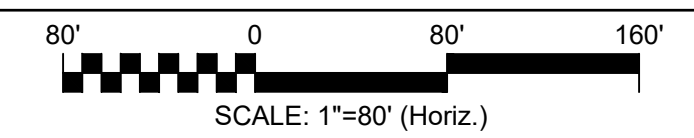
LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
L19	S 19°42'21" W	147.35'	C2	313.93'	445.00'	S 0°30'14" E	307.46'
L21	S 31°41'55" W	84.64'	C3	288.41'	1399.90'	S 29°47'27" W	287.90'
L35	S 87°14'57" E	45.00'	C4	271.82'	429.00'	S 1°33'16" W	267.29'
L43	N 81°46'49" W	96.72'	C5	918.70'	1470.00'	S 15°55'18" W	903.82'
L44	S 81°46'49" E	17.08'	C6	4.49'	1399.90'	N 19°47'49" E	4.49'
L45	N 81°19'47" E	41.00'	C7	333.36'	1383.90'	S 28°55'30" W	332.55'
L46	N 8°29'05" E	26.93'	C9	317.62'	1470.00'	N 75°26'12" W	317.00'
L47	S 81°41'03" E	33.57'	C10	79.39'	461.00'	S 14°34'47" W	79.30'
L48	S 81°38'59" E	30.16'	C11	1.28'	1416.00'	S 19°43'29" W	1.28'
L49	S 30°37'09" E	63.96'	C12	128.46'	220.00'	N 17°45'31" W	126.64'
L50	S 69°09'10" E	49.96'	C13	46.31'	304.00'	N 36°22'36" E	46.27'
L51	S 87°45'20" E	93.45'	C14	158.68'	152.00'	S 36°30'56" E	151.57'
L52	N 19°41'52" E	147.35'	C15	14.75'	152.00'	S 3°49'43" E	14.75'
L53	S 81°39'39" E	16.59'	C16	128.46'	220.00'	N 17°45'31" W	126.64'
L54	S 40°44'27" W	307.85'	C17	32.49'	461.00'	S 18°43'39" E	32.48'
L55	S 59°07'32" W	18.55'	C18	279.82'	304.00'	N 5°38'36" E	270.05'
L56	S 59°07'32" W	86.81'	C19	31.20'	970.93'	S 39°49'13" W	31.20'
L57	S 56°57'22" W	51.17'	C20	559.67'	803.00'	N 18°08'12" E	548.41'
L58	S 60°40'50" W	67.53'	C21	71.27'	461.00'	S 0°30'00" E	71.19'
L59	S 60°05'32" W	56.82'	C22	105.77'	416.00'	N 18°50'51" W	105.48'
L60	S 50°11'58" W	50.00'	C23	50.35'	250.00'	N 32°27'39" W	50.26'
L61	S 44°23'34" W	52.75'	C24	84.27'	250.00'	N 15°45'35" W	83.87'
L62	S 38°24'38" W	36.96'	C25	96.75'	498.00'	N 5°15'29" W	96.60'
L63	S 32°12'59" W	42.28'	C26	41.34'	1416.00'	S 20°58'40" W	41.34'
L64	S 27°50'14" W	41.26'	C27	68.09'	970.93'	S 30°27'17" W	68.07'
L65	S 22°16'17" W	44.34'	C28	5.57'	250.00'	N 26°03'29" E	5.57'
L66	S 15°41'16" W	52.96'	C29	30.83'	429.00'	S 18°39'19" E	30.82'
L67	S 10°35'20" W	51.92'	C30	7.71'	1383.90'	S 19°51'53" W	7.71'
L68	S 3°27'31" W	49.61'					
L69	S 2°07'10" E	57.51'					
L70	S 9°09'11" E	73.89'					
L71	S 50°31'48" E	43.81'					
L72	N 28°00'17" E	30.09'					
L73	S 1°02'50" E	73.43'					
L74	S 5°12'43" W	44.39'					
L75	S 5°12'43" W	43.56'					
L76	S 38°13'48" E	17.87'					
L77	S 5°13'04" W	70.39'					
L78	S 1°46'58" W	100.00'					
L79	S 1°21'02" E	100.00'					
L80	S 4°43'02" E	100.00'					
L81	S 8°05'02" E	100.00'					
L82	S 8°44'02" E	100.00'					
L83	S 5°15'02" E	100.00'					
L84	S 1°07'02" E	100.00'					
L85	S 2°45'58" W	100.00'					
L86	S 8°35'33" W	100.00'					
L87	S 10°30'58" W	28.09'					
L88	S 20°43'34" E	58.17'					
L89	S 40°44'27" W	185.28'					
L90	S 51°39'35" W	13.86'					
L91	N 51°41'10" W	10.77'					
L92	N 13°21'43" E	113.77'					
L93	N 79°10'33" E	80.57'					
L94	S 69°41'33" E	15.21'					
L95	S 87°14'57" E	18.20'					
L96	S 09°06'52" W	60.37'					
L97	S 79°21'05" E	71.56'					
L98	S 08°28'00" W	30.56'					
L99	N 78°23'14" W	30.06'					
L100	N 08°10'10" E	28.85'					
L101	N 07°42'29" E	77.31'					
L102	S 20°39'24" E	15.02'					
L103	S 00°13'24" E	45.95'					
L104	S 00°13'24" E	48.91'					

**LEGEND**

- 101 HOUSE WITH STEM WALL
- PAVEMENT MILL AND OVERLAY
- TUFFTRACK GRASS ROAD PAVERS
- CONCRETE SIDEWALK
- COMMON OPEN SPACE (IMPROVED)
- COMMON OPEN SPACE (PASSIVE)
- TREE PRESERVATION AREA
- 10 PARKING COUNT

**SIGNAGE LEGEND**

- SL R2-1 MOD 25 MPH SPEED LIMIT
- ST STOP SIGN WITH PAINTED STOP BAR



REVNO.	DESCRIPTIONS	DATE
F	ADDRESSED COMMENTS FROM CITY OF GASTONIA	12/18/22
E	ADDRESSED COMMENTS FROM CITY OF GASTONIA	09/30/22
D	ADDRESSED COMMENTS FROM CITY OF GASTONIA	09/13/22
C	ADDRESSED COMMENTS FROM CITY OF GASTONIA	07/01/22
B	ADDRESSED COMMENTS FROM CITY OF GASTONIA	04/01/22
A	ADDRESSED COMMENTS FROM GASTON COUNTY	01/28/22



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**MANDRAKE**  
 CAPITAL PARTNERS

**RESERVE AT RANKIN LAKE**  
**BULB AVENUE**  
**GASTONIA, NC**

**SITE PLAN**

DATE: DECEMBER 2022  
 MCE PROJ.#: 08719-0001  
 DRAWN: RAH  
 DESIGNED: JLM  
 CHECKED: PNM  
 PROJ. MGR.: KJC

SCALE  
 HORIZONTAL: 1" = 80'  
 VERTICAL: N/A

**C3.0**  
 DRAWING NUMBER  
 F REVISION

STATUS: **FINAL DESIGN**  
**NOT RELEASED FOR CONSTRUCTION**