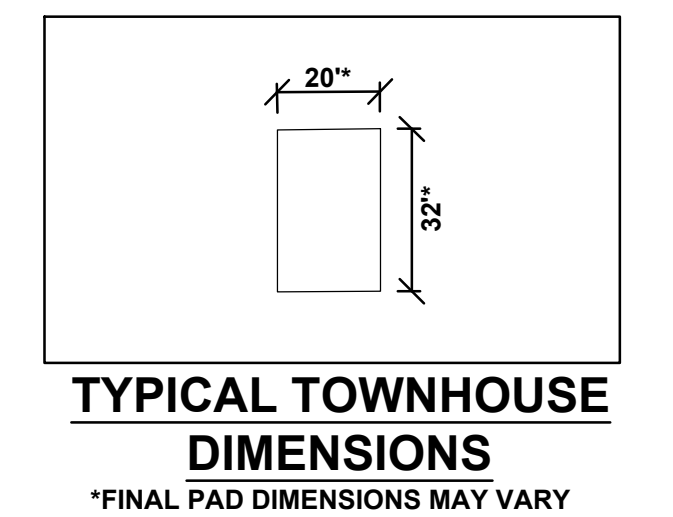


SITE STATISTICS

PARCEL NUMBER:	104715
TOTAL SITE AREA:	±4.00 ACRES
CURRENT ZONING:	I-U & RS-8
PROPOSED ZONING:	R2D2
WATERSHED:	CATAWBA CREEK
EXISTING LAND USE:	WOODED/VACANT
PROPOSED LAND USE:	SINGLE FAMILY ATTACHED
NUMBER OF BUILDINGS:	12
NUMBER OF UNITS:	46
DENSITY (UNITS/ACRE):	9
MINIMUM SETBACKS:	FRONT: 20' REAR: 20' SIDE: 5'
TOTAL LENGTH OF ROADS:	±1,600 LF
COS AREA REQUIRED:	±1.5 ACRE
COS AREA PROVIDED:	.87 ACRE



- NOTES:**
- THIS PLAN IS CONCEPTUAL ONLY AND FINAL DESIGN WILL ADHERE TO THE REQUIREMENT OF THE R2D2 SECTION OF THE CURRENT ZONING ORDINANCE.
 - FINAL DRIVEWAY LOCATIONS WILL DEPEND ON FINAL SITE ENGINEERING AND CITY OF GASTONIA REVIEW.



REV. NO.	DESCRIPTIONS	DATE

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**CRAIG AVENUE APARTMENTS
GASTONIA, NORTH CAROLINA**

CONCEPT REZONING PLAN

DATE:	JANUARY 2021	SCALE:	HORIZONTAL:	1 DRAWING NUMBER
MCE PROJ. #	07780-0014	DRAWN:	VERTICAL:	
DESIGNED:	BDT	CHECKED:	N/A	
PROJ. MGR.	KJC			
STATUS:	PRELIMINARY DRAWING NOT FOR CONSTRUCTION			