

**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<br>238 x 1.5 = 357 SPACES  |
| PARKING PROVIDED:   | 55 GARAGE SPACES<br>64 ON-STREET SPACES<br>258 INTERNAL SPACES<br>377 RESIDENTIAL SPACES |
| SUBTOTAL:           | 377 RESIDENTIAL SPACES<br><br>+ 58 GREENWAY SPACES<br>+ 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.

75% REDUCTION FOR GREENWAY = 43,800 SF OF  
**OPEN SPACE AREA**  
 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

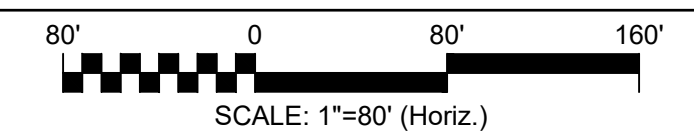
| LINE TABLE |               |          | CURVE TABLE |         |          |               |         |
|------------|---------------|----------|-------------|---------|----------|---------------|---------|
| LINE       | BEARING       | DISTANCE | CURVE       | LENGTH  | RADIUS   | CHORD BEARING | CHORD   |
| 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' | 1369.90' | S 25°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         | 57.65'  | 320.00'  | S 3°34'49" W  | 57.57'  |
| 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°43'13" 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 | 56.62'   | 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  | 44.36'   |             |         |          |               |         |
| 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**