

**SITE STATISTICS:**

TOTAL NUMBER UNITS:	130
BUILDING UNITS:	22 BUILDINGS - 130 UNITS
PARKING SPACES:	2 SPACES PER UNIT 1 SPACE PER 10 UNITS TOTAL OF 273 SPACES
PROPOSED:	208 ON STREET 68 OFF STREET TOTAL OF 276 SPACES
OPEN SPACE:	± 0.50 ACRES
PROVIDED:	± 0.502 ACRES
FIRE HYDRANTS:	4
TOTAL:	4

- # = BUILDING NUMBER (TYP)
- [Symbol] = PROP. DRIVE-UNDER LOTS
- [Symbol] = PROP. STEMWALL LOTS
- 17 = PROP. ON STREET PARKING SPACE
- [Symbol] = PROPOSED MILL AND OVERLAY
- [Symbol] = PROPOSED FULL DEPTH PAVEMENT
- [Symbol] = 15' TYPE C BUFFER
- [Symbol] = COMMON OPEN SPACE AREA

**COMMON OPEN SPACE (COS):**

COS A:	0.071 AC.	FORECOURT
COS B:	0.022 AC.	FORECOURT
COS C:	0.118 AC.	FORECOURT
COS D:	0.126 AC.	FORECOURT
COS E:	0.039 AC.	FORECOURT
COS F:	0.041 AC.	FORECOURT
COS G:	0.032 AC.	FORECOURT
COS H:	0.053 AC.	FORECOURT
TOTAL:	0.502 AC.	

**TPA CALCULATIONS**  
 15% TOTAL AREA = 9.98 ACRE \* 15% = 1.497 ACRE  
 36 TREE/ACRE = 36 \* 1.497 ACRE = 54 TREES

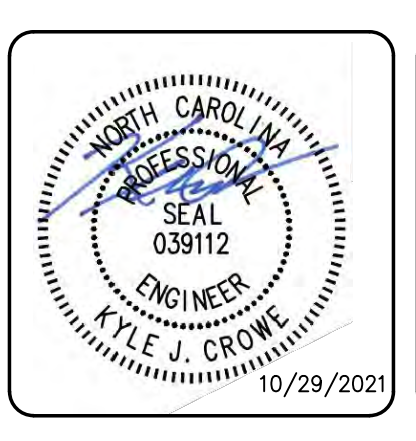
SHEET C3.1

SHEET C3.2

SHEET C3.3

SHEET C3.4

REVNO.	DESCRIPTION	DATE
F	ADDRESSED CITY COMMENTS	11/29/21
E	ADDRESSED CITY COMMENTS	10/26/21
D	ADDRESSED CITY COMMENTS	09/21/21
C	ADDRESSED CITY COMMENTS	08/21/21
B	ADDRESSED CITY COMMENTS	06/14/21
A	ADDRESSED GASTON COUNTY COMMENTS	05/09/21
	REVISIONS	



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 www.mckimcreed.com

**B1 BROOKLINE HOMES**

**RHYNE COURT  
 HARGROVE AVENUE  
 GASTONIA, NC**  
 OVERALL SITE PLAN

DATE: OCTOBER 2021  
 MCE PROJ.#: 08097-0002  
 DRAWN: JLM  
 DESIGNED: MBA  
 CHECKED: KJC  
 PROJ. MGR.: KJC

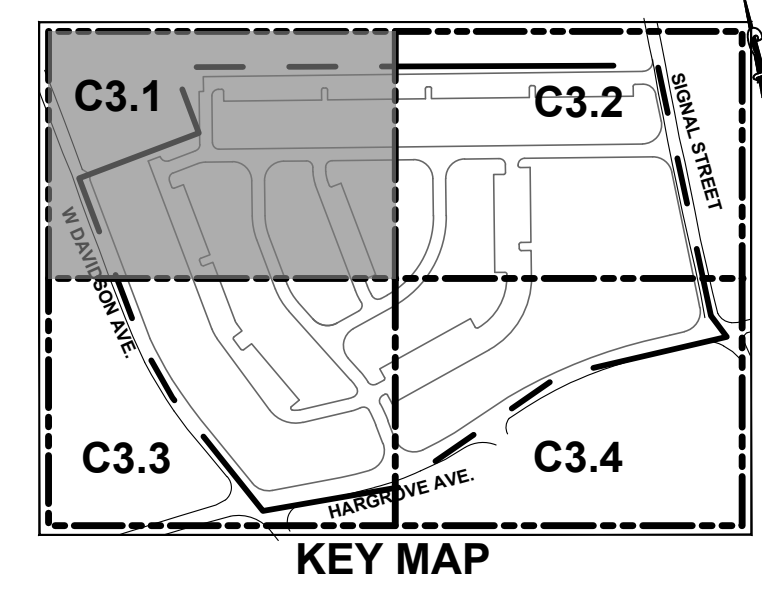
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 VERTICAL: N/A

**C3.0**  
 DRAWING NUMBER: F  
 REVISION:

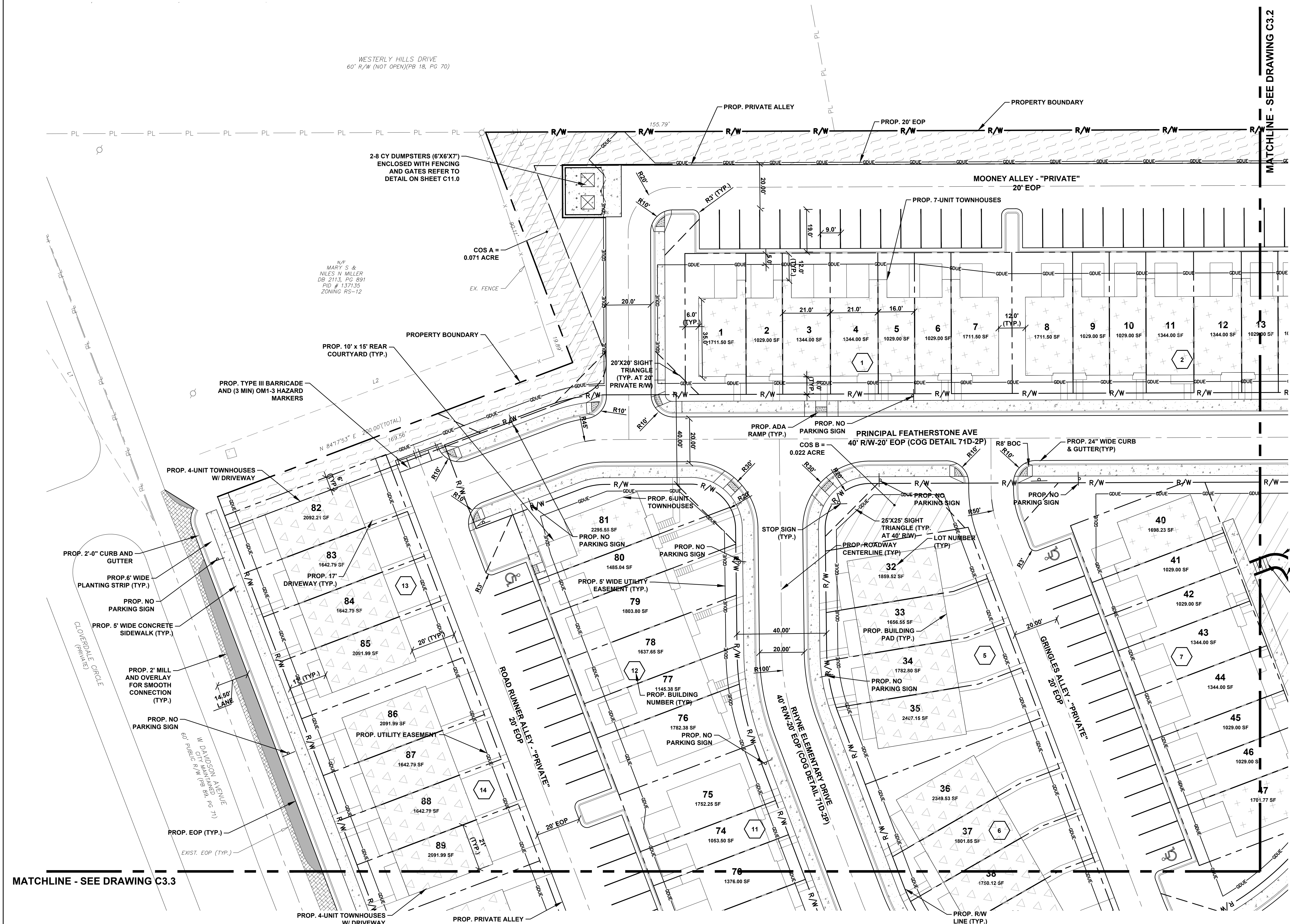
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WESTERLY HILLS DRIVE  
60' R/W (NOT OPEN)(PB 18, PG 70)



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- = PROPOSED FULL DEPTH PAVEMENT
- = 15' TYPE C BUFFER
- = COMMON OPEN SPACE AREA



PROP. 4' MAX. HEIGHT  
RETAINING WALL (TO BE  
DESIGNED BY OTHERS)  
(REFER TO SHEET C6.1  
FOR ELEVATIONS).

PROP. STAIRS

MATCHLINE - SEE DRAWING C3.3

MATCHLINE - SEE DRAWING C3.2

REVNO.	DESCRIPTION	DATE
A	ADDRESSED GASTON COUNTY COMMENTS	05/09/21
B	ADDRESSED CITY COMMENTS	06/14/21
C	ADDRESSED CITY COMMENTS	06/12/21
D	ADDRESSED CITY COMMENTS	09/21/21
E	ADDRESSED CITY COMMENTS	10/26/21
F	ADDRESSED CITY COMMENTS	11/29/21



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**BH BROOKLINE HOMES**

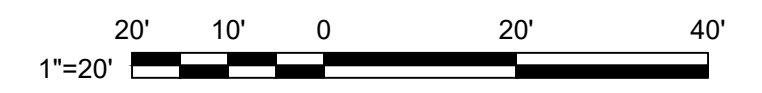
**RHYNE COURT  
HARGROVE AVENUE  
GASTONIA, NC**  
SITE PLAN (NORTHWEST)

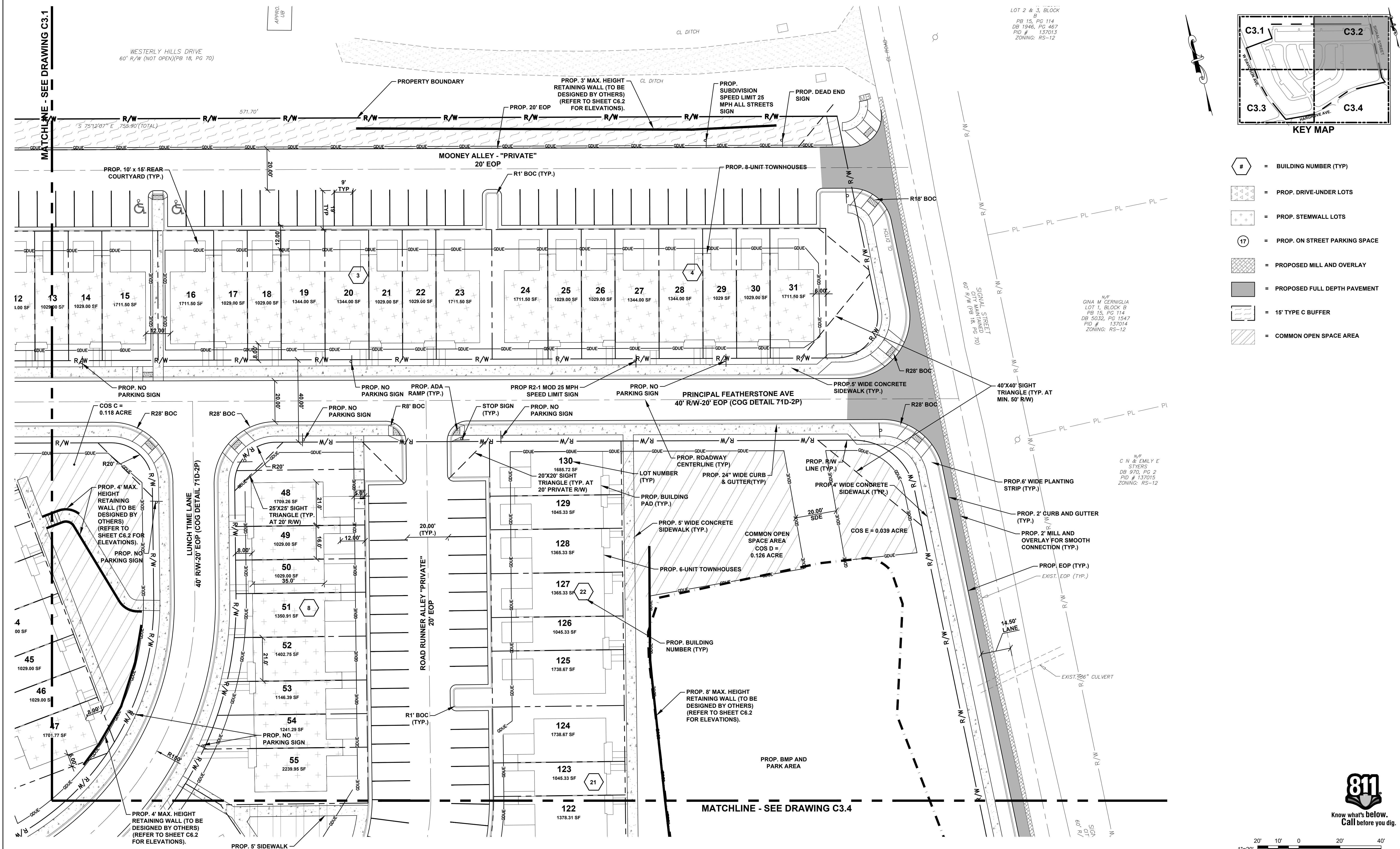
DATE: OCTOBER 2021  
MCE PROJ.#: 08097-0002  
DRAWN: JLM  
DESIGNED: MBA  
CHECKED: KJC  
PROJ. MGR: KJC

SCALE: HORIZONTAL: 1" = 20'  
VERTICAL: N/A

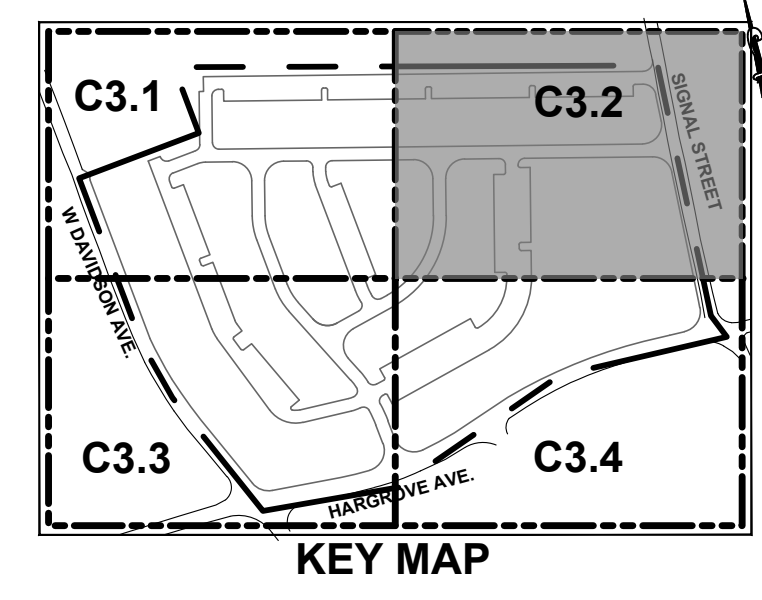
**C3.1**  
DRAWING NUMBER  
F  
REVISION

STATUS: FINAL DESIGN - ISSUED FOR CONSTRUCTION



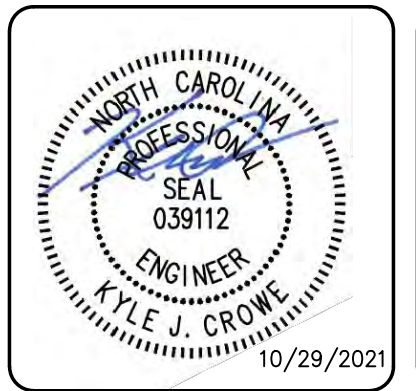


LOT 2 & 3, BLOCK B  
 PB 15, PG 114  
 DB 1946, PG 467  
 PID # 137013  
 ZONING: RS-12



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- = PROPOSED FULL DEPTH PAVEMENT
- = 15' TYPE C BUFFER
- = COMMON OPEN SPACE AREA

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REVNO.	REVISIONS	



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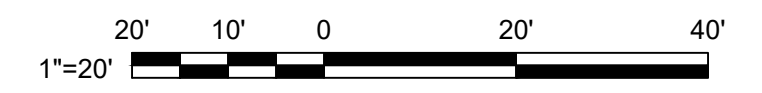
**BH BROOKLINE HOMES**

**RHYNE COURT  
 HARGROVE AVENUE  
 GASTONIA, NC**  
 SITE PLAN (NORTHEAST)

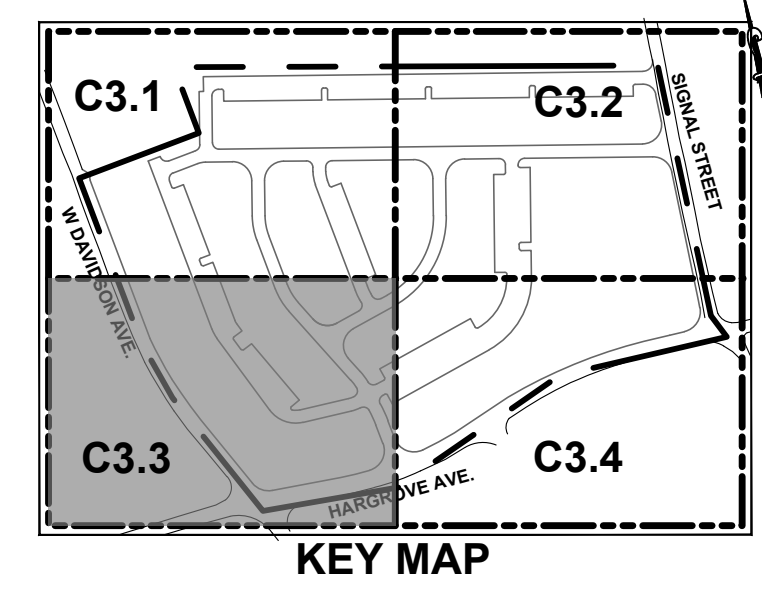
DATE: OCTOBER 2021  
 MCE PROJ.#: 08097-0002  
 DRAWN: JLM  
 DESIGNED: MBA  
 CHECKED: KJC  
 PROJ. MGR.: KJC

SCALE: HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

**C3.2**  
 DRAWING NUMBER: F  
 REVISION: FINAL DESIGN - ISSUED FOR CONSTRUCTION



MATCHLINE - SEE DRAWING C3.1



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N/E  
JOYE & JOYE  
INVESTORS, LLC  
PB 89, PG 71  
DB 4101, PG 162  
PID # 301227  
ZONING: RS-12

PROP. 2' MILL AND OVERLAY FOR SMOOTH CONNECTION (TYP.)  
PROP. NO PARKING SIGN  
PROP. FULL DEPTH PAVEMENT (TYP.)  
PROP. EOP (TYP.)  
EXIST. EOP (TYP.)

CC COVERDALE CIRCLE (PRIVATE)

PROP. 4-UNIT TOWNHOUSES W/ DRIVEWAY  
PROP. NO PARKING SIGN

PROP. 6' PLANTING STRIP (TYP.)  
W DAVIDSON AVENUE  
60' PUBLIC R/W (PB 88, PG 71)  
PROP. 5' WIDE CONCRETE SIDEWALK (TYP.)  
14.5' LANE  
PROP. NO PARKING SIGN

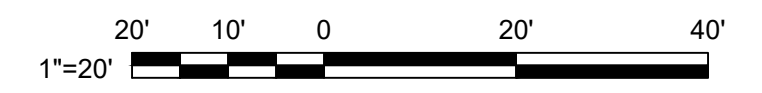
EX. SIGNALIZED INTERSECTION

PROP. R/W LINE (TYP.)  
PROP. 6-UNIT TOWNHOUSES W/ DRIVEWAY  
COS F = 0.041 ACRE

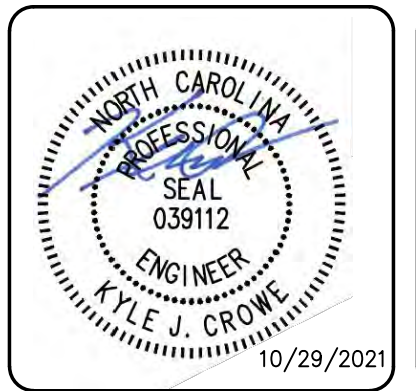
PROP. 2' MILL AND OVERLAY FOR SMOOTH CONNECTION (TYP.)  
PROP. NO PARKING SIGN

N/E  
BERNARD W CRUISE, III  
PB 7, PG 52  
DB 4630, PG 2033  
PID # 137289  
ZONING: RS-12

MATCHLINE - SEE DRAWING C3.4



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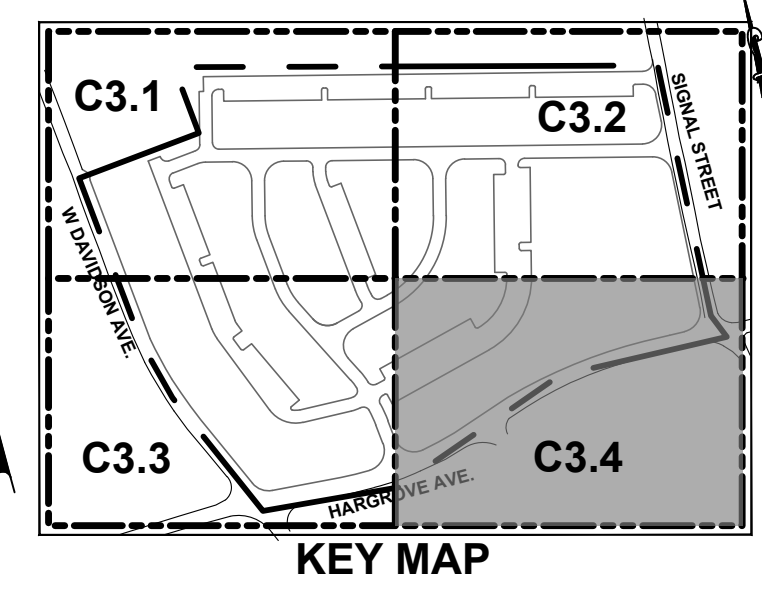
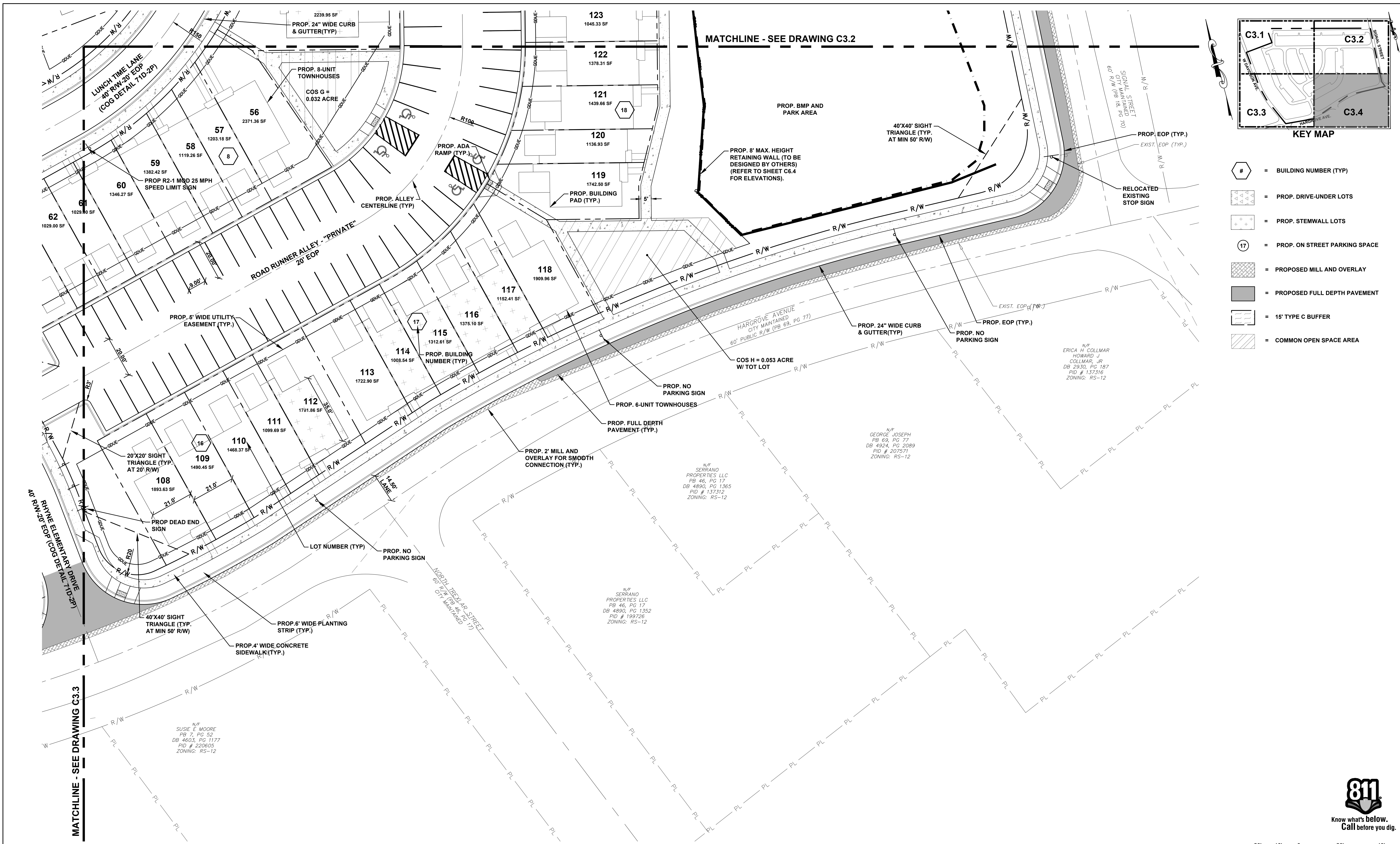
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**BH BROOKLINE HOMES**

**RHYNE COURT  
HARGROVE AVENUE  
GASTONIA, NC**  
SITE PLAN (SOUTHWEST)

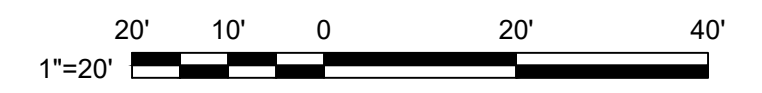
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MCE PROJ. # 08097-0002	VERTICAL: N/A	
DRAWN: JLM		<b>F</b> REVISION
DESIGNED: MBA		
CHECKED: KJC		
PROJ. MGR: KJC		
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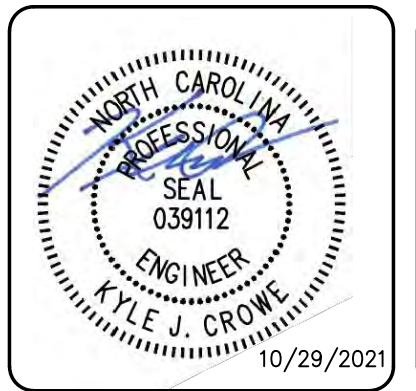
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MATCHLINE - SEE DRAWING C3.3

MATCHLINE - SEE DRAWING C3.2



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**BH BROOKLINE HOMES**

**RHYNE COURT  
HARGROVE AVENUE  
GASTONIA, NC**

SITE PLAN (SOUTHEAST)

DATE: OCTOBER 2021  
MCE PROJ. #: 08097-0002  
DRAWN: JLM  
DESIGNED: MBA  
CHECKED: KJC  
PROJ. MGR.: KJC

SCALE  
HORIZONTAL: 1" = 20'  
VERTICAL: N/A

**C3.4**  
DRAWING NUMBER  
F  
REVISION

STATUS: FINAL DESIGN- ISSUED FOR CONSTRUCTION

