


<b>SITE DATA</b>	
JURISDICTION:	CITY OF GASTONIA
TAX MAP NO:	172396, 203278, 210508, 212415, 304250, & 304251
REZONING PETITION#:	202200661
FEMA FLOOD MAP#:	3710355700J
ZONING:	PD-RRDD
SITE AREA (BEFORE ROW DEDICATION):	49.13 AC
SITE AREA (AFTER ROW DEDICATION):	48.40 AC
PROPOSED USE:	SINGLE FAMILY DETACHED HOMES
MAX UNITS ALLOWED:	119 (PER APPROVED REZONING)
PROPOSED UNITS:	119
DUA:	2.45
FRONT SETBACK:	15'
GARAGE SETBACK:	25'
SIDE YARD:	5', 10' FOR CORNER LOTS
REAR YARD:	25'
COMMON OPEN SPACE REQUIRED:	10% MINIMUM = 4.84 AC
COMMON OPEN SPACE PROVIDED:	5.18 AC (10.7%)
TREE SAVE REQUIRED:	15% MINIMUM = 7.37 AC
TREE SAVE PROVIDED:	8.94 AC (REFER TO SHEET C6.00)
TRASH/RECYCLING PROVIDED:	PRIVATE PICKUP
<b>NOTES:</b>	
1. GARAGE SETBACK IS 25'	
2. NO SWALES, RETAINING WALLS, STORMWATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS.	
3. SITE IS SUBJECT TO ALL DESIGN AND DEVELOPMENT STANDARDS OF SECTION 8.1.11 IN THE UDO.	

<b>LEGEND</b>	
	COMMUNITY OPEN SPACE (COS)
	TREE SAVE AREA (TSA)

<b>SIGN LEGEND</b>	
	STOP SIGN (R1-1 30" x 30")
	STREET NAME SIGN (SEE DETAILS 5-6 SHEET C8.03)
	NO PARKING SIGN
	SPEED LIMIT SIGNS
NOTE: ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY CONTRACTOR	

LIGHTING LEGEND

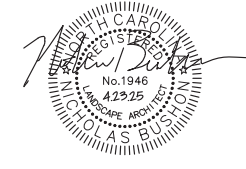
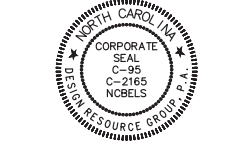
SYM.	QTY.	MANUF./CAT. NO.	NOTES
	60	DUKE ENERGY OPEN TRADITIONAL LED	DIRECT BURY

NOTE:  
1. THIS LIGHTING PLAN IS CONCEPTUAL IN NATURE & IS SUBJECT TO REVISIONS PER ONGOING COORDINATION WITH DUKE ENERGY & OTHER UTILITIES COMPANIES.  
2. SEE DETAIL 7 SHEET C8.01 FOR LIGHTING DETAILS.



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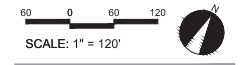


CONSTRUCTION  
DOCUMENTS

ROBINSON CLEMMER ROAD SITE  
GASTONIA, NORTH CAROLINA

HOPPER COMMUNITIES  
1616 CLEVELAND AVENUE  
CHARLOTTE, NC 28203

OVERALL SITE  
PLAN



PROJECT #: 598-034  
DRAWN BY: JG  
CHECKED BY: NB

APRIL 23, 2025

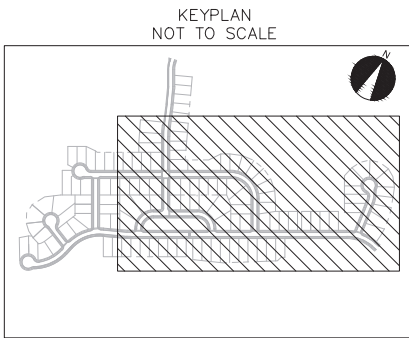
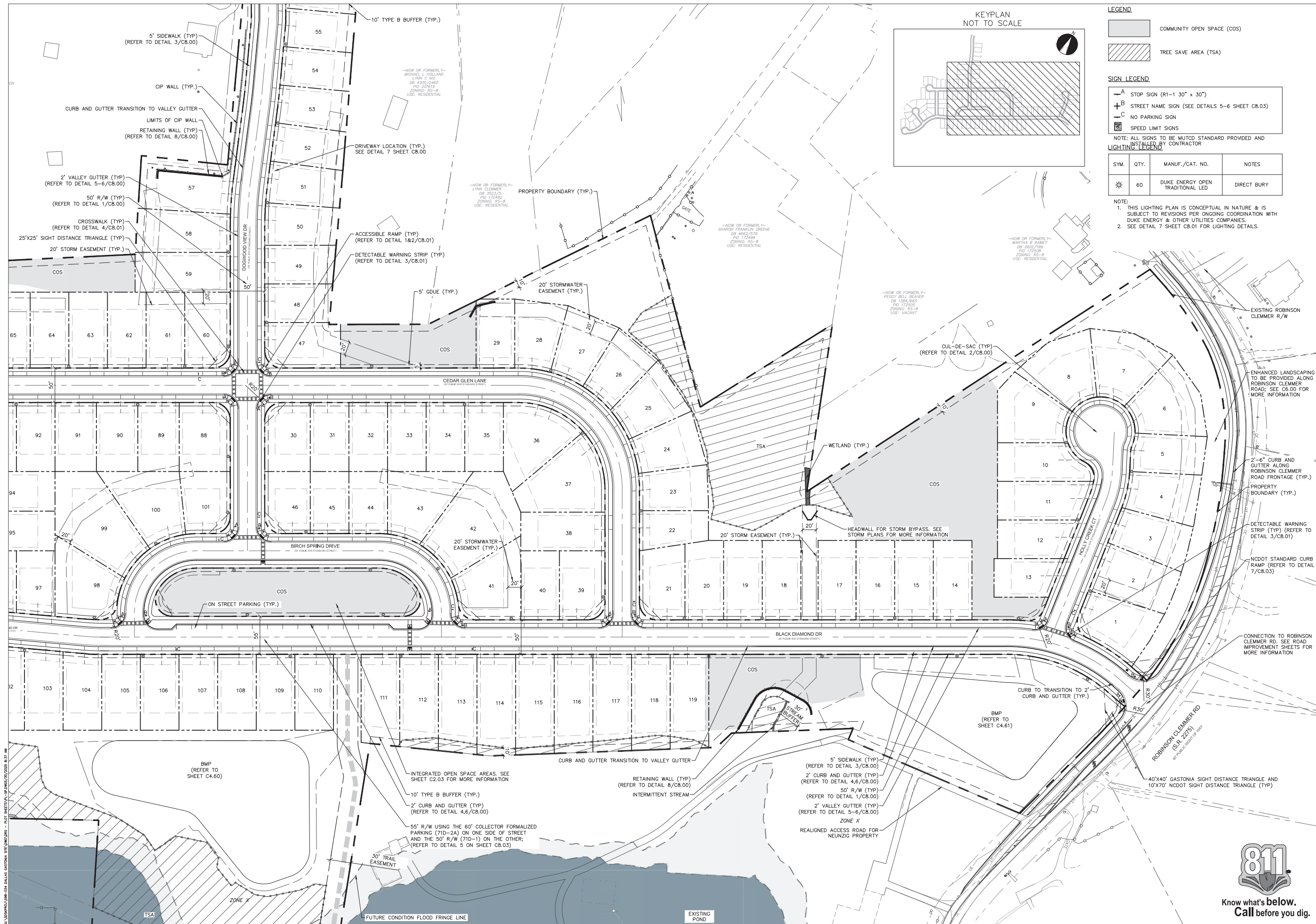
REVISIONS:



Know what's below.  
Call before you dig.

C2.00





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- COMMUNITY OPEN SPACE (COS)
  - TREE SAVE AREA (TSA)

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  - B STREET NAME SIGN (SEE DETAILS 5-6 SHEET C8.03)
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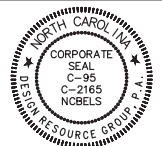
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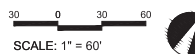


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SITE PLAN



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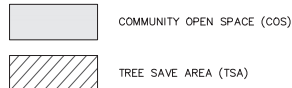
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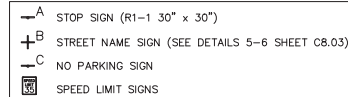
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LEGEND



SIGN LEGEND

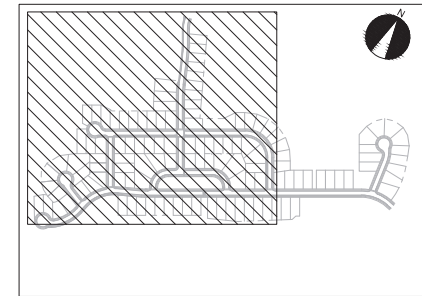


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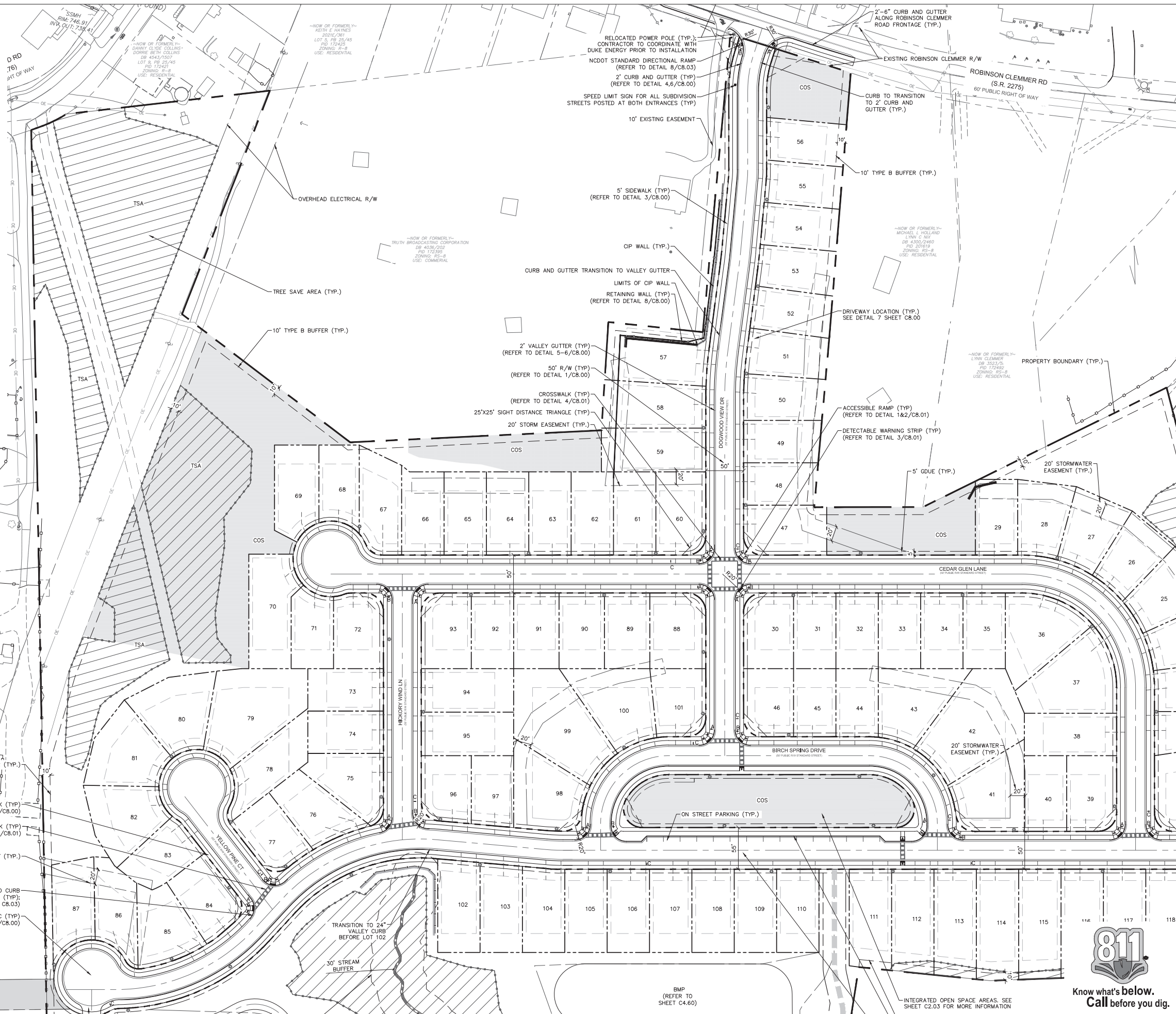
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KEYPLAN  
NOT TO SCALE



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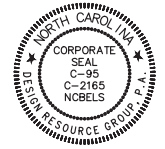
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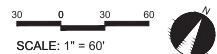
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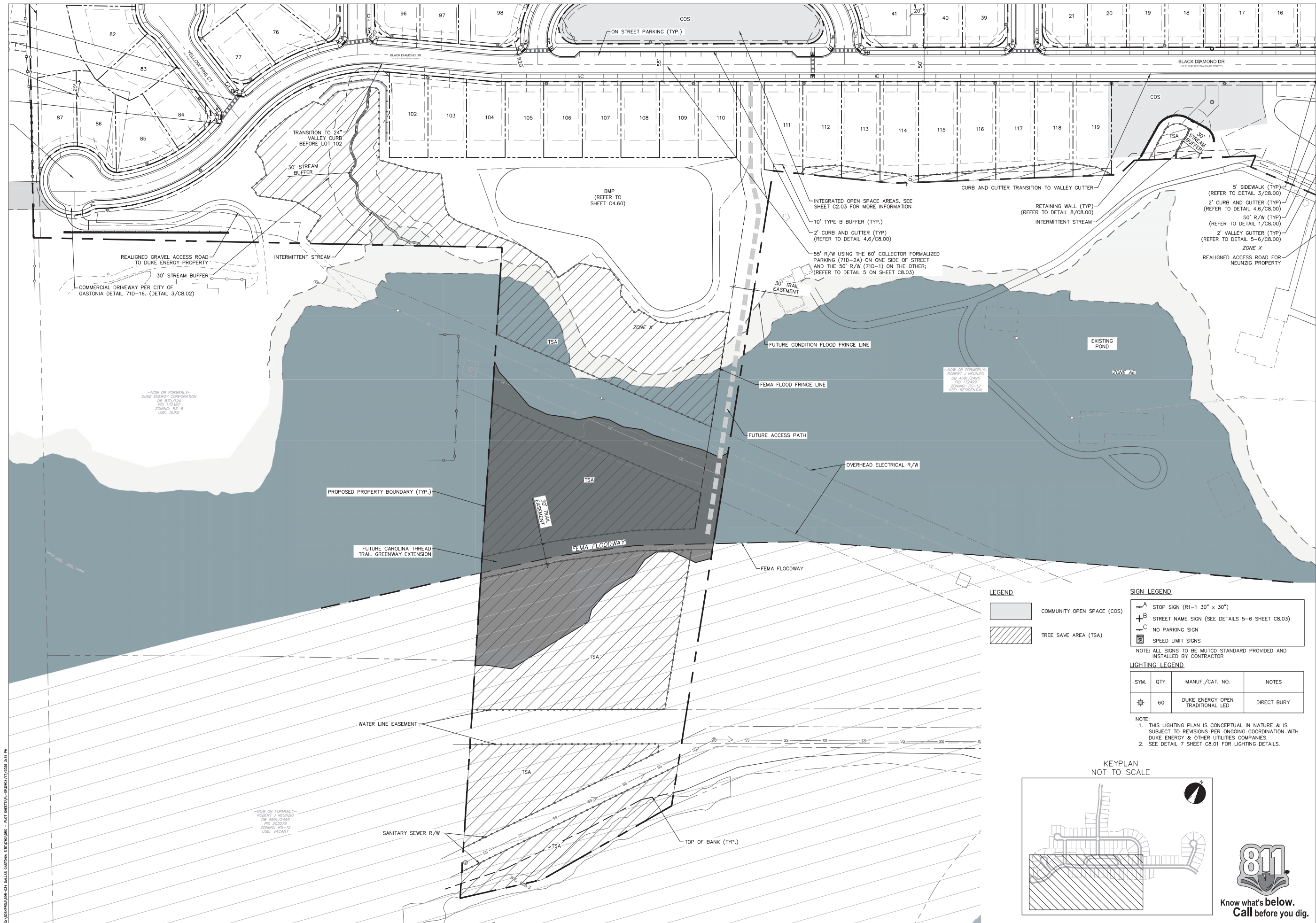


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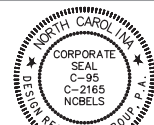
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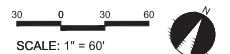


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