SPEED LIMIT FOR ALL PROPOSED STREETS ARE 25 MPH

SIGNAGE LEGEND

- NP — NO PARKING
- SL — "SUBDIVISION SPEED LIMIT 25 MPH ALL STREETS"
- ST — STOP SIGN WITH STOP BAR

PAVING LEGEND

- PROPOSED FULL DEPTH PAVEMENT *REFER TO BESSEMER CITY SPECS
- PROPOSED CONCRETE SIDEWALK *REFER TO BESSEMER CITY SPECS
- PROPOSED DRIVEWAY *REFER TO BUILDER SPECS

COS AREA TABLE

NAME	AREA (AC)	TYPE
A	0.05	PLAYGROUND
B	0.17	SQUARE
C	0.19	SQUARE
D	0.07	CLOSE
E	0.02	CLOSE
F	0.01	CLOSE
G	0.07	SQUARE
TOTAL*	**0.58**	

*2.0 ACRES OF COS REQUIRED. DEVELOPER TO PAY FEE-IN-LIEU FOR 1.42 ACRES OF COS

AVERAGE VALUE/ACRE = $33,950/7.05 = $4815.60/ACRE
VALUE OF REQUIRED COS = ⅛ X VALUE/ACRE X LOTS = ⅛ X $4815.60 X 25 = $3,439.71

PROJECT PROVIDES 29% OF REQUIRED COS THEREFORE FEE-IN-LIEU IS EQUAL TO 71% OF $3,439.71

TOTAL DUE: $2,442.19

DEVELOPMENT NOTE:
LOTS 1-8 HAVE PREVIOUSLY BEEN PLATTED AND ARE EXEMPT FROM MAJOR SUBDIVISION REQUIREMENTS. SCOPE OF WORK WILL BE TO CONSTRUCT JACK CIRCLE AS A DITCH SECTION ROAD WITHOUT SIDEWALK AND PROVIDE WATER/SEWER SERVICES TO EACH LOT. EROSION CONTROL MEASURES WILL BE IMPLEMENTED. RUNOFF WILL NOT BE TREATED BY AN SCM.
DRIVEWAY AND LOT GRADING TO BE DONE AT A LATER DATE BY BUILDER

811 Know what's below. Call before you dig.

PARCEL # 151372 CHARLES P. RUNKLE JADA L.M. RUNKLE DB. 3606, PG. 97 LOT 35, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL # 151373 JOSHUA M. ROSS ANNA E. BERRY DB. 4761, PG. 2300 LOT 36, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL # 151374 MATTHEW DAVID HOWE DB. 4418, PG. 1525 LOT 37, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL # 151375 MITCHELL PEARSON VICTORIA PEARSON DB. 5070, PG. 613 LOT 38, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL # 151376 TINA DENISE KENNEDY JESSE LEE KENNEDY, III DB. 5134, PG. 660 LOT 39, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL #151377 JEFFREY S. BALLEW LENA T. BALLEW DB. 2571, PG. 992 LOT 40, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL #151378 DEBORA ANN CARROLL DB. 1828, PG. 71 LOT 41, BLOCK B PB.28, PG. 36 ZONED: NR

PARCEL # 151789 TED M. RUSHING, JR. DB. 5215, PG. 1991 LOT 3, BLOCK B (UNRECORDED PLAT) ZONED: NR

PARCEL # 151312 KENNETH E. RIGHT RITA G. WRIGHT DB. 4906, PG. 383 ZONED: R

PARCEL # 151844 MARY RUTH C. WRIGHT CLAUDETTE W. WILSON DB. 5012, PG. 76 ZONED: R-1

PARCEL # 215146 SFR JV-1 2020-1 BORROWER LLC DB. 5070,PG.298 ZONED: RS-8

JACK CIRCLE (50' PUBLIC R/W) (NOT OPEN)

RUBY CT (50' PUBLIC R/W)

WOODSIDE CT (50' PUBLIC R/W)

ARC STREET APPARENT 60' PUBLIC R/W ~UNDEVELOPED~

DAILY TRAVELED 12' GRAVEL ROAD USED BY WRIGHT

EX. 40' WIDE SEWER EASEMENT

EX. PROPERTY LINE

EX. STREAM AND BUFFER

EX. R/W (TYP)

ADJOINER'S 4' WIRE FENCE IS FOUND OFF THE PROPERTY LINE

ADJOINER'S CHAIN LINK FENCE'S CROSSES LINE 0.4' ON & 0.4' OFF

ADJOINER'S CHAIN LINK FENCE'S CROSSES LINE 1.0' ON & 0.6' OFF

ADJOINER'S CHAIN LINK FENCE'S FOUND OFF LINE

20' DRAINAGE & UTILITY EASEMENT PER PB.28, PG.36

PROP. LOT AREA (TYP)

PROP. 5' WIDE PLANTING STRIP

COS A: PLAYGROUND CLASSIFICATION

PROP. MAILBOX CLUSTER

PROP. LOT NUMBER (TYP)

PROP. LOT LINE (TYP)

30' REAR SETBACK

COS B: SQUARE CLASSIFICATION

PROP. STORM DRAIN EASEMENT (TYP)

BUILDING SHALL NOT ENCROACH INTO EASEMENTS OR SIGHT TRIANGLES

PROP. 25' X 25' SIGHT TRIANGLE

PROP. R/W (TYPE)

PROP. 5' WIDE CONCRETE SIDEWALK (TYP)

PROP. 35' X 45' BUILDING PAD (TYP)

6' SIDE SETBACK

COS C: SQUARE CLASSIFICATION

PROP. 2' VALLEY CURB (TYP)

PROP. ROADWAY CENTERLINE (TYP)

PROP. SCM EASEMENT

PROP. 30' X 50' BUILDING PAD (TYP)

COS D: CLOSE CLASSIFICATION

PROP. 25' X 25' AND 10' X 70' SIGHT TRIANGLE

EOP RADII TO BE 33' AT INTERSECTIONS (TYP)

CONTRACTOR SHALL ENSURE ACCESS TO EXISTING GRAVEL ROAD IS MAINTAINED AT ALL TIMES AND AT THE CONCLUSION OF CONSTRUCTION OF ARC STREET IMPROVEMENTS

20' FRONT SETBACK

12' SIDE SETBACK

20' SIDE SETBACK (CORNER LOT)

COS G: SQUARE CLASSIFICATION

ALL AREAS OUTSIDE OF PRIVATE LOTS ARE TO BE COS AND MAINTAINED BY THE HOA

PROP. 18' WIDE DRIVEWAY (TYP)

PROP. PAINTED CROSSWALK

PROP. ADA RAMP

COS F: CLOSE CLASSIFICATION

PROP. 40' X 40' BUILDING PAD (TYP)

COS E: CLOSE CLASSIFICATION

50' TAPER

EDGE OF PAVEMENT

ASPHALT PAVEMENT

1 — 16,472 SF — NR ZONING
2 — 27,214 SF — NR ZONING
3 — 17,299 SF — NR ZONING
4 — 33,281 SF — NR ZONING
5 — 19,801 SF — NR ZONING
6 — 15,148 SF — NR ZONING
7 — 16,588 SF — NR ZONING
8 — 16,496 SF — NR ZONING

9 — 6,007 SF — UR ZONING
10 — 6,039 SF — UR ZONING
11 — 6,274 SF — UR ZONING
12 — 6,600 SF — UR ZONING
13 — 6,405 SF — UR ZONING
14 — 6,054 SF — UR ZONING
15 — 6,000 SF — UR ZONING
16 — 6,000 SF — UR ZONING
17 — 6,000 SF — UR ZONING
18 — 6,329 SF — UR ZONING
19 — 6,533 SF — UR ZONING
20 — 6,122 SF — UR ZONING
21 — 6,230 SF — UR ZONING
22 — 6,000 SF — UR ZONING
23 — 6,000 SF — UR ZONING
24 — 6,115 SF — UR ZONING
25 — 6,000 SF — UR ZONING
26 — 6,000 SF — UR ZONING
27 — 6,000 SF — UR ZONING
28 — 6,458 SF — UR ZONING
29 — 7,954 SF — UR ZONING
30 — 6,073 SF — UR ZONING
31 — 6,812 SF — UR ZONING
32 — 6,000 SF — UR ZONING
33 — 6,000 SF — UR ZONING

1"=40' (40' 20' 0 40' 80')

C:\USERS\OWNER\DROPBOX\PROJECTS\2025-0023 (ARC)\DRAWING FILES\2025-0023 DESIGN.DWG ---- 11/26/2025 12:10:10

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CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

JACK CIRCLE SUBDIVISION
JACK CIRCLE
BESSEMER CITY, NC

SITE PLAN

DSG Development Solutions Group

REVISIONS
REV.NO. | DESCRIPTION | DATE

DATE: SEPTEMBER 2025
LC3 PROJ. # 2025-0023

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

C2.0
DRAWING NUMBER
- REVISION

NOT FOR CONSTRUCTION