



SITE STATISTICS:

TOTAL NUMBER UNITS: UP TO 240 SINGLE FAMILY LOTS

COMMON OPEN SPACE:
PROVIDED: COS NOT REQUIRED DUE TO PROXIMITY TO PARK BUT COMMUNITY COS IS PROPOSED

CITY: GASTONIA
COUNTY: GASTON
STATE: NORTH CAROLINA
PARCEL #: 226765
PROJECT AREA: 57.05 ACRES
TREE SAVE AREA: 5.99 ACRES (NOT REVEGETATED)

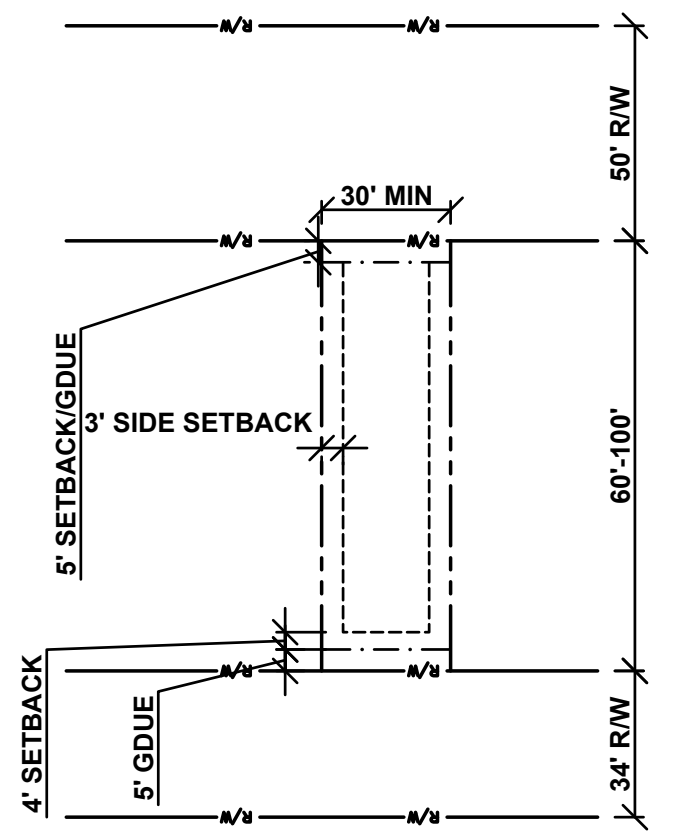
ZONING:
EXISTING : RS-12
PROPOSED: PD-RRDD

WATERSHED: CROWDERS CREEK
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

MINIMUM SETBACKS:
FRONT 0-5'
SIDE 3'
SIDE (CORNER) 5'
REAR 9-20'



PARKLIN SINGLE FAMILY DEVELOPMENT SITE PLAN



TYPICAL BUILDING PAD & LOT SIZE
*NOT TO SCALE

OWNER/DEVELOPER

NAME: DEVELOPMENT SOLUTIONS GROUP, LLC
KENT OLSON
ADDRESS: 11121 CARMEL COMMONS BLVD.
CHARLOTTE, NC 28226
PHONE #: (704) 543 - 0760
EMAIL: KENT@OLSONDEVELOPMENT.COM

ENGINEER

NAME: LC3 CONSULTING
KYLE CROWE, PE
ADDRESS: 320 INLAND COVE COURT
CLOVER, SC 29710
PHONE #: (803) 415-4866

ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCTION ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 30' MINIMUM WIDTH COMMON OPENSACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.



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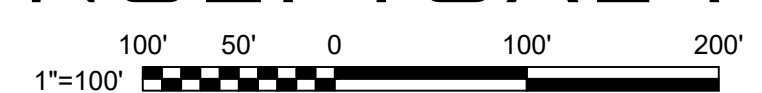
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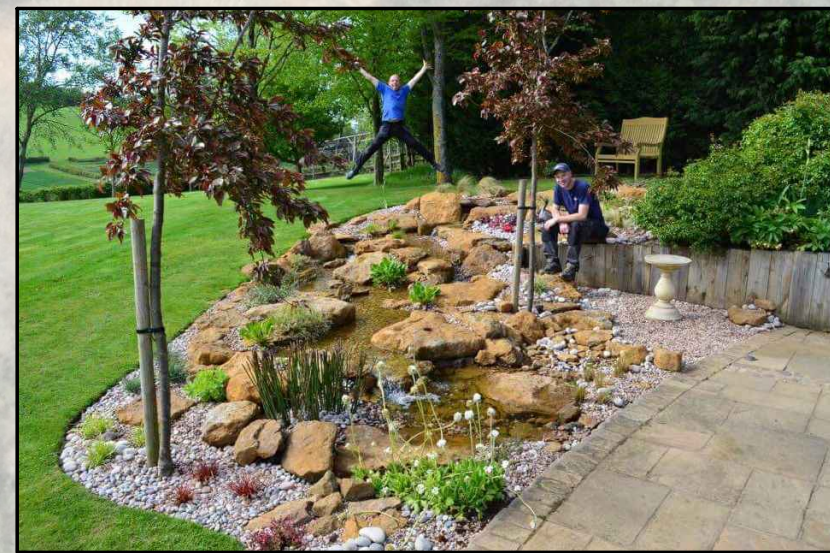
ENGINEER
 NAME: LC3 CONSULTING
 KYLE CROWE, PE
 ADDRESS: 320 INLAND COVE COURT
 CLOVER, SC 29710
 PHONE #: (803) 415-4866



**PARKLIN SINGLE FAMILY DEVELOPMENT
 CONCEPTUAL PLAN**



ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCTION ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 30' MINIMUM WIDTH COMMON OPENSACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.



VISTA POCKET PARK



COMMUNITY GARDENS



OUTDOOR PAVILION



ENTRY MONUMENT



COMMUNITY CUTTING GARDENS



OUTDOOR GRILLING

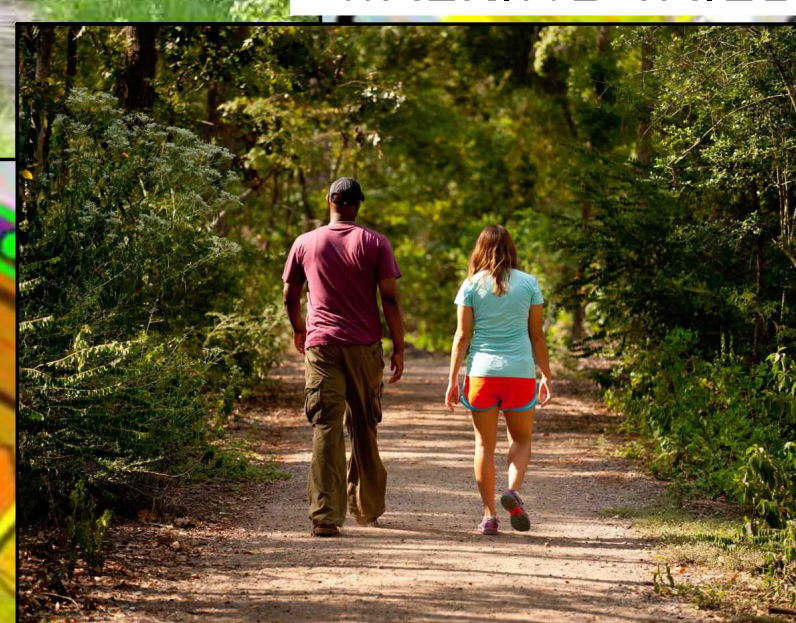
EX. BUILDING AND LAND TO BE DONATED TO PARKS DEPARTMENT



VISTA POCKET PARK



NATURAL WALKING TRAILS



LINWOOD SPRINGS PARK (DESIGNED BY OTHER)

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COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	226765
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ZONING:	
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OWNER/DEVELOPER

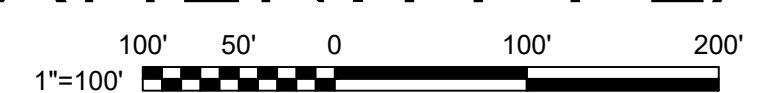
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PARKLIN SINGLE FAMILY DEVELOPMENT AMENITY PLAN



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