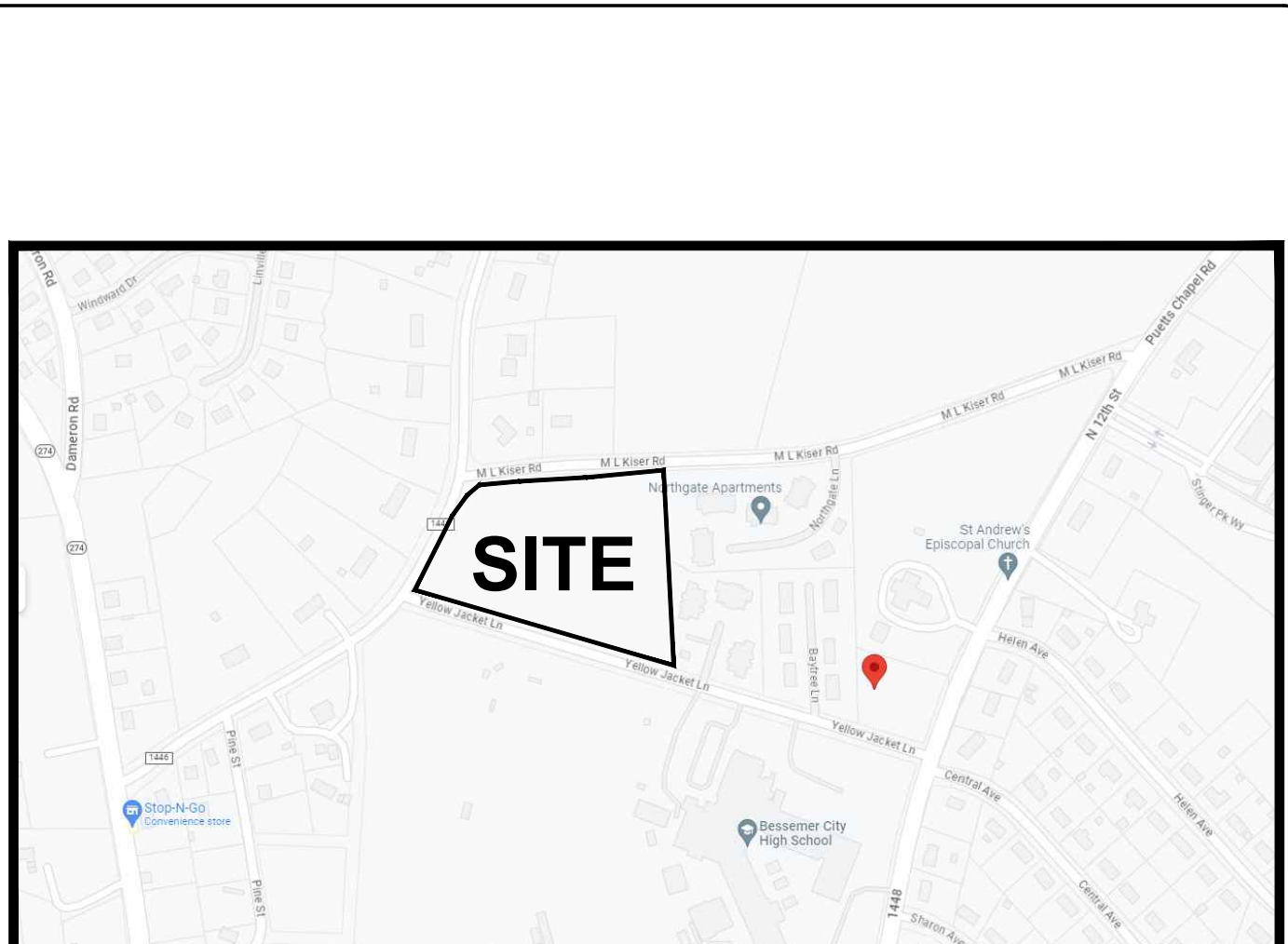


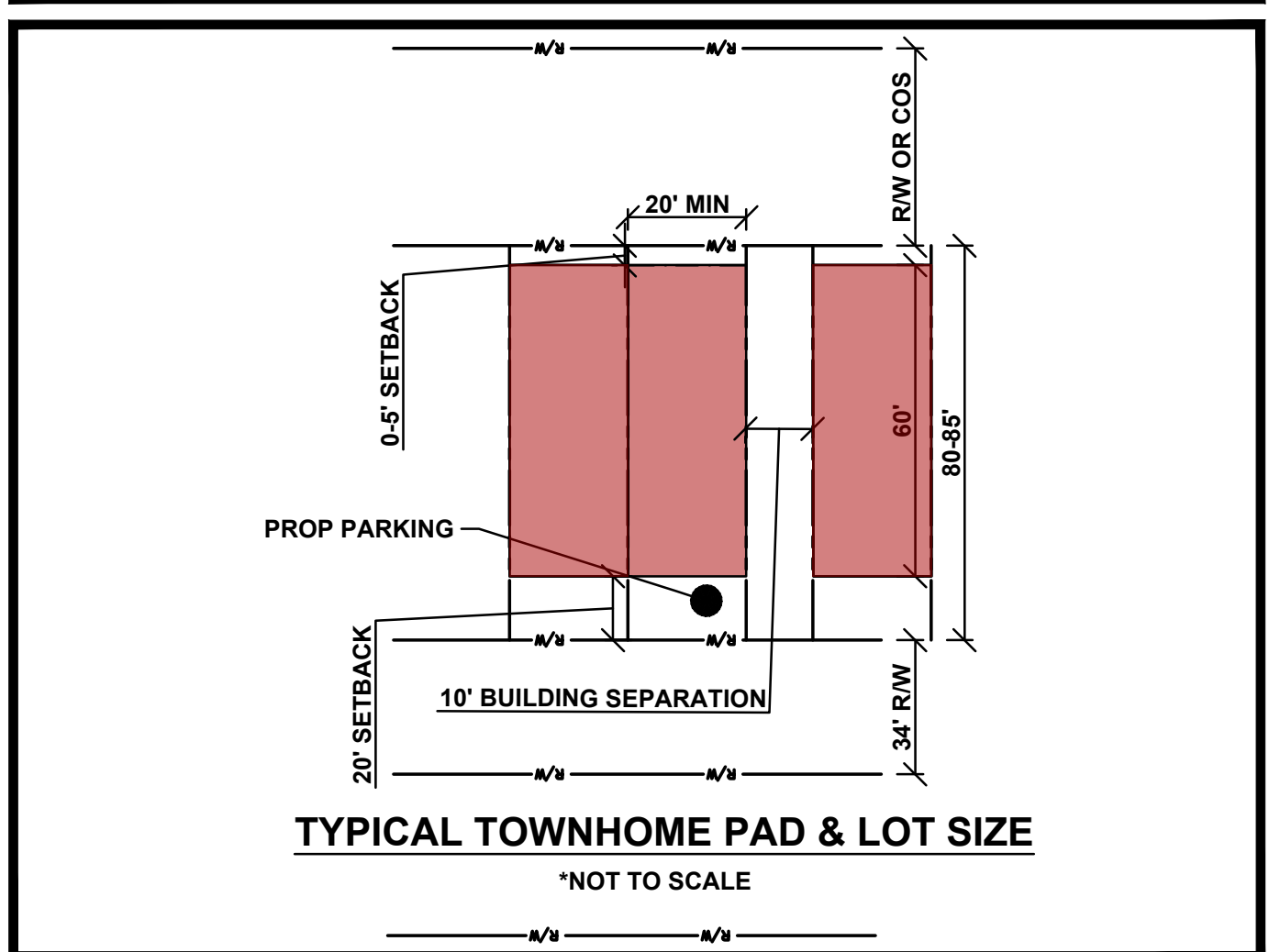
ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCT ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 20' MINIMUM WIDTH COMMON OPENSACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.



VICINITY MAP
*NOT TO SCALE

DEVELOPER
 NAME: DEVELOPMENT SOLUTIONS GROUP, LLC
 KENT OLSON
 ADDRESS: 11121 CARMEL COMMONS BLVD #360
 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

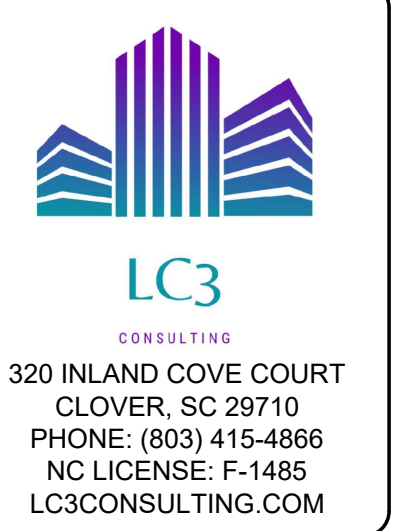


TYPICAL TOWNHOME PAD & LOT SIZE
*NOT TO SCALE

SITE STATISTICS:

TOTAL NUMBER UNITS:	63 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.5 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'

THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS. AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION



TOWNHOME DEVELOPMENT
 YELLOW JACKET LANE
 BESSEMER CITY, NC

CONCEPTUAL
 SITE PLAN



REV. NO.	DATE	DESCRIPTION

DATE: SEPTEMBER 2023
 LC3 PROJ. #: DSG-0019

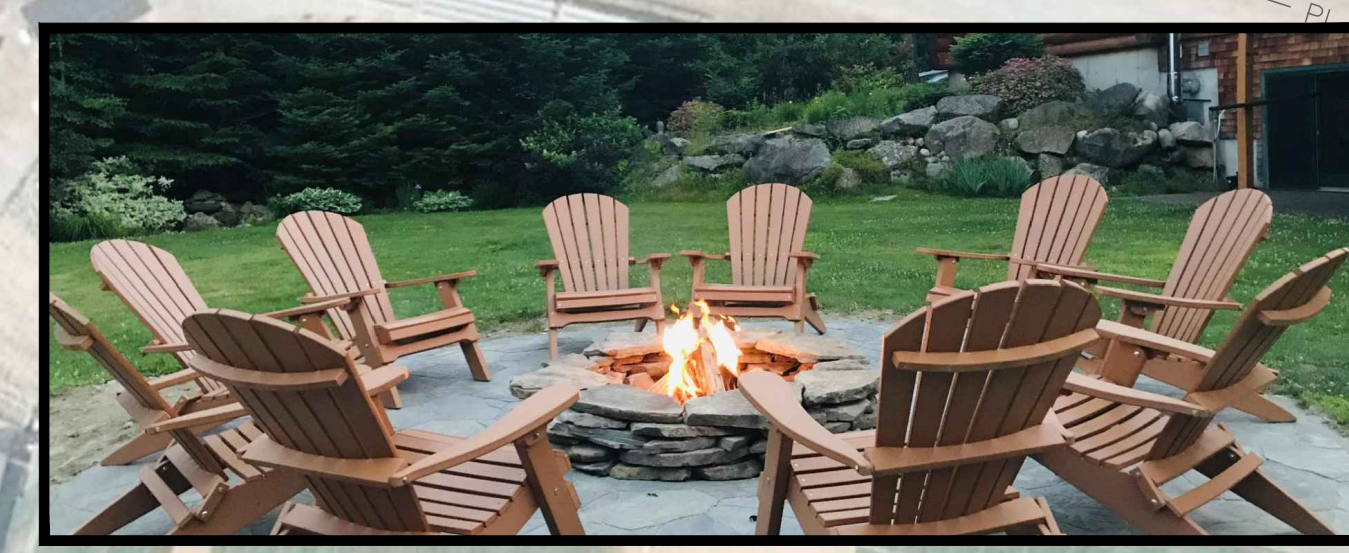
SCALE: HORIZONTAL: 1"=40'
 VERTICAL: N/A

CS.1
 DRAWING NUMBER
 X REVISION

NOT FOR CONSTRUCTION



POTENTIAL TOWNHOME ELEVATIONS



POTENTIAL AMENITIES

