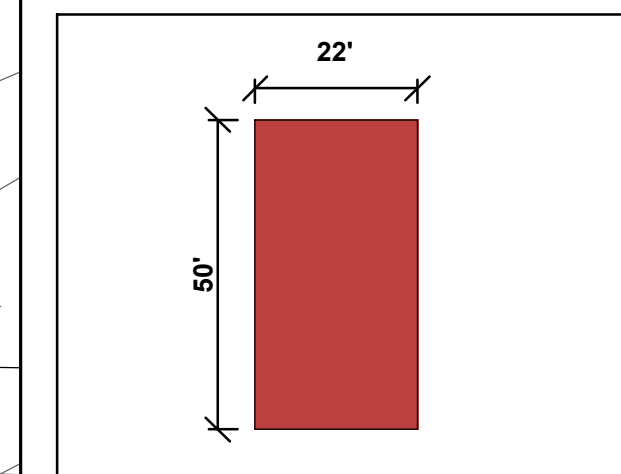


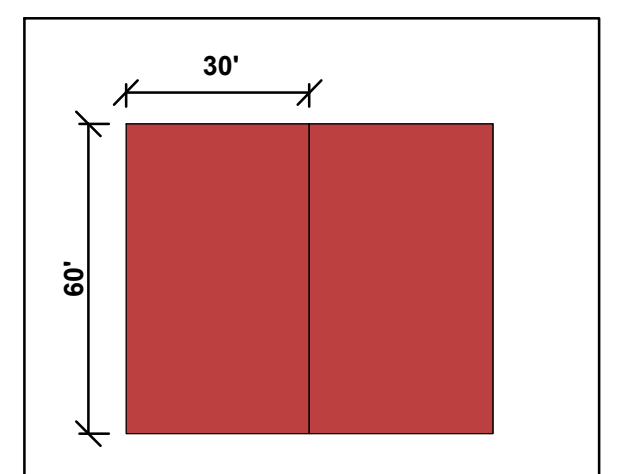
VICINITY MAP

**SITE STATISTICS**

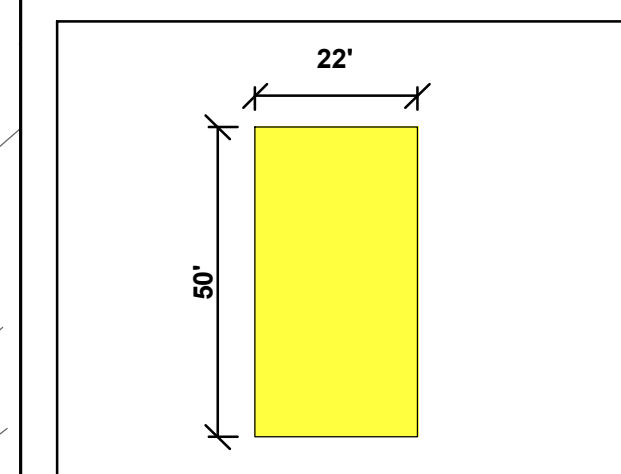
PARCEL ID:	119975 & 214726
TOTAL SITE AREA:	12.11 ACRES (PER GIS)
CURRENT ZONING:	C-1
PENDING ZONING (PER DRAFT LDC):	UR (URBAN RESIDENTIAL)
WATERSHED:	LONG CREEK
EXISTING LAND USE:	VACANT/WOODED
PROPOSED LAND USE:	TOWNHOUSES & DUPLEXES
NUMBER OF UNITS:	94
MAXIMUM DENSITY:	8.0 UNITS/ACRE
PROPOSED DENSITY:	7.76 UNITS/ACRE
REQUIRED COMMON OPEN SPACE:	2.69 ACRES (1/35 ACRE PER UNIT)
PROPOSED COMMON OPEN SPACE:	3.62 ACRES
MINIMUM SETBACKS FOR TOWNHOMES:	
FRONT	15'
SIDE	5'
REAR	15'
MINIMUM SETBACKS FOR DUPLEXES:	
FRONT	20'
SIDE	8'
REAR	30'



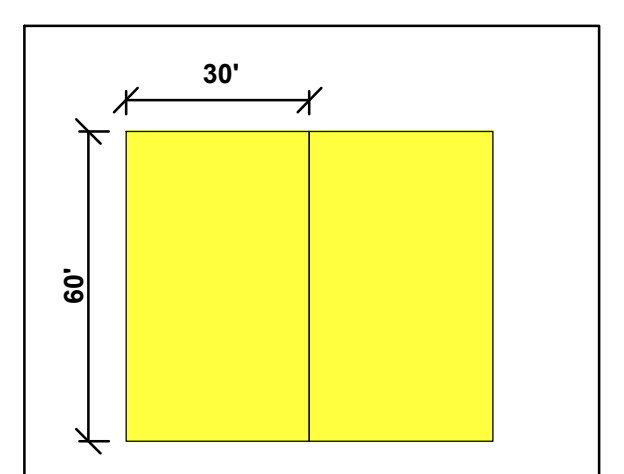
TYPICAL FRONT-LOADING TOWNHOUSE DIMENSIONS



TYPICAL FRONT-LOADING DUPLEX DIMENSIONS



TYPICAL REAR-LOADING TOWNHOUSE DIMENSIONS



TYPICAL REAR-LOADING DUPLEX DIMENSIONS

**NOTE:**  
SITE TO BE DEVELOPED AFTER PUMP STATION INSTALLATION

REV. NO.	DESCRIPTIONS	DATE

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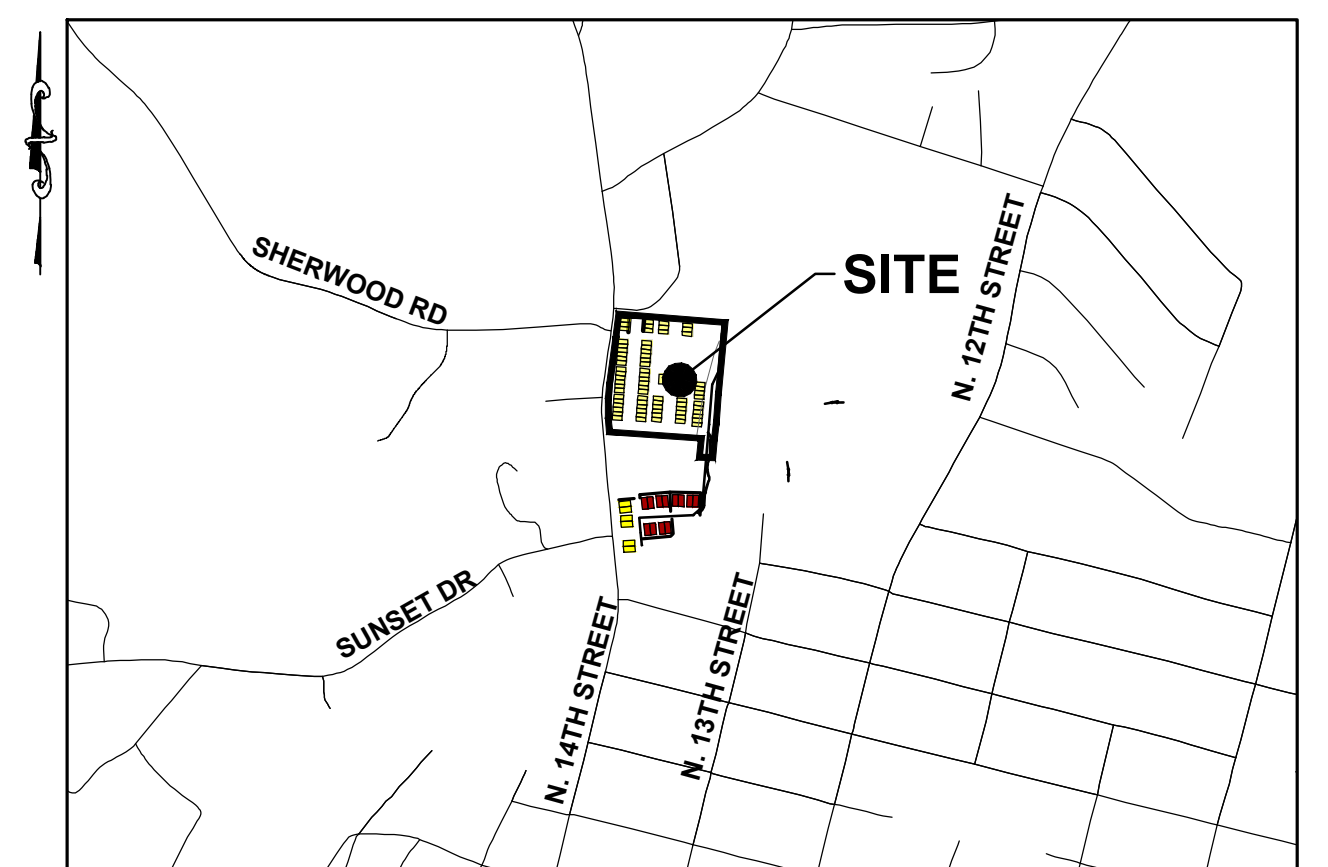
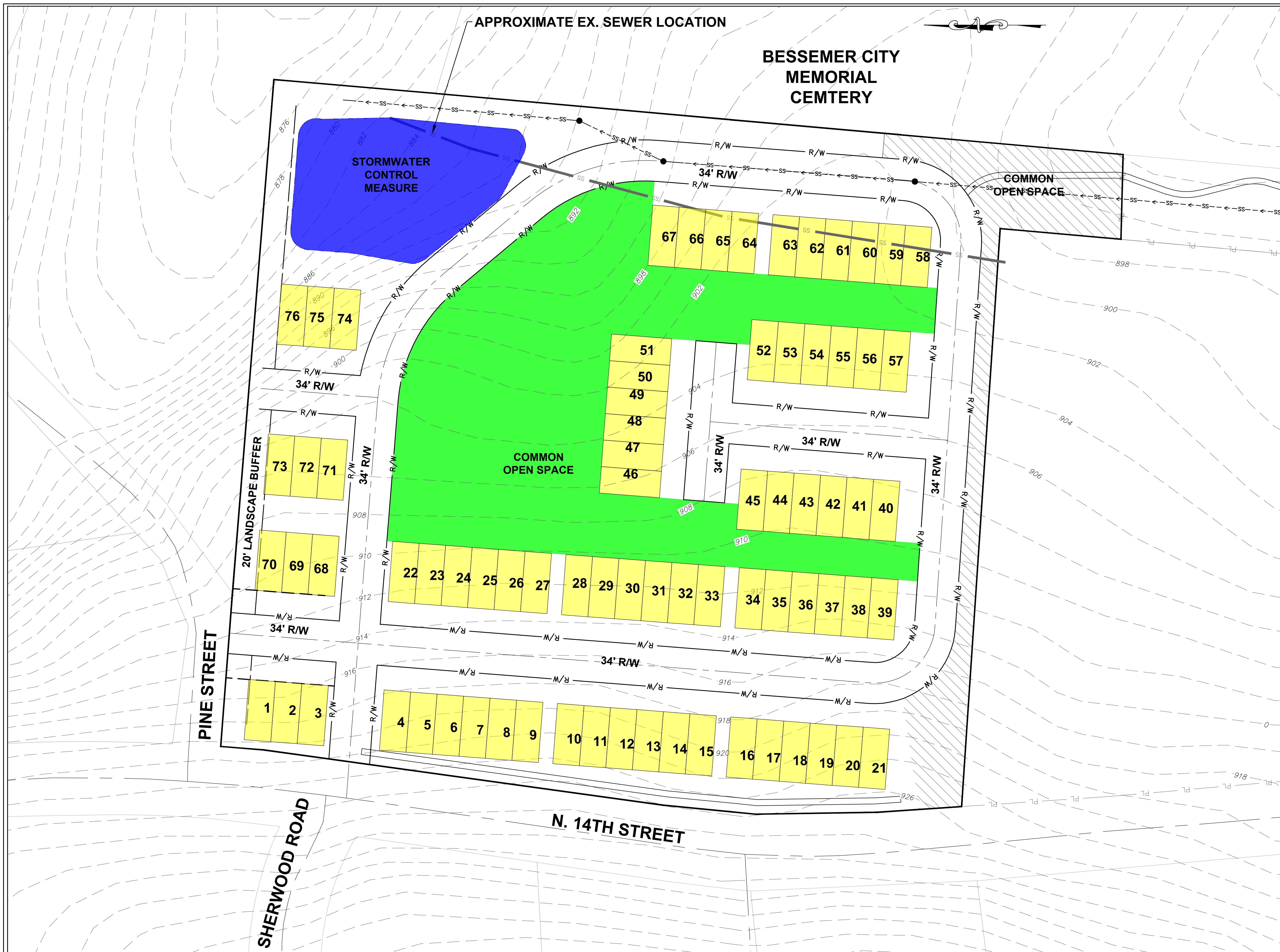
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NC License# F-1222  
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**BESSEMER CITY TOWNHOMES**  
**NORTH 14TH STREET**  
**BESSEMER CITY, NC**

**SKETCH PLAN**

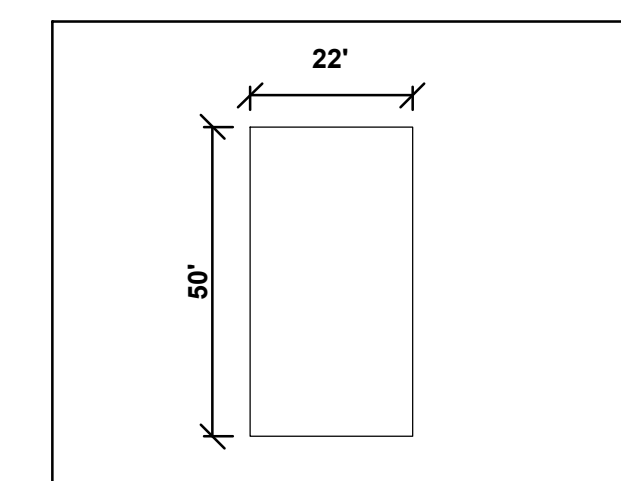
DATE:	OCTOBER 2021	SCALE:	1
MCE PROJ. #:	07780-0019	HORIZONTAL:	1" = 60'
DRAWN:	JCB	VERTICAL:	N/A
DESIGNED:	JCB	PROJ. MGR.	KJC
CHECKED:	KJC	REVISION:	
STATUS:	<b>PRELIMINARY DRAWING</b>		
	<b>NOT FOR CONSTRUCTION</b>		



VICINITY MAP

**SITE STATISTICS - TRACT A**

PARCEL ID:	214726
TOTAL SITE AREA:	8.07 ACRES (PER GIS)
CURRENT ZONING:	C-1
PENDING ZONING (PER DRAFT LDC):	UR (URBAN RESIDENTIAL)
WATERSHED:	LONG CREEK
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOUSES
NUMBER OF UNITS:	76
MAXIMUM DENSITY:	8.0 UNITS/ACRE
PROPOSED DENSITY:	9.42 UNITS/ACRE
REQUIRED COMMON OPEN SPACE:	2.17 ACRES (1/35 ACRE PER UNIT)
PROPOSED COMMON OPEN SPACE:	2.05 ACRES
MINIMUM SETBACKS:	
FRONT	15'
SIDE	5'
REAR	15'



TYPICAL TOWNHOUSE DIMENSIONS

TYPICAL TOWNHOUSE ELEVATIONS

REV. NO.	DESCRIPTIONS	DATE

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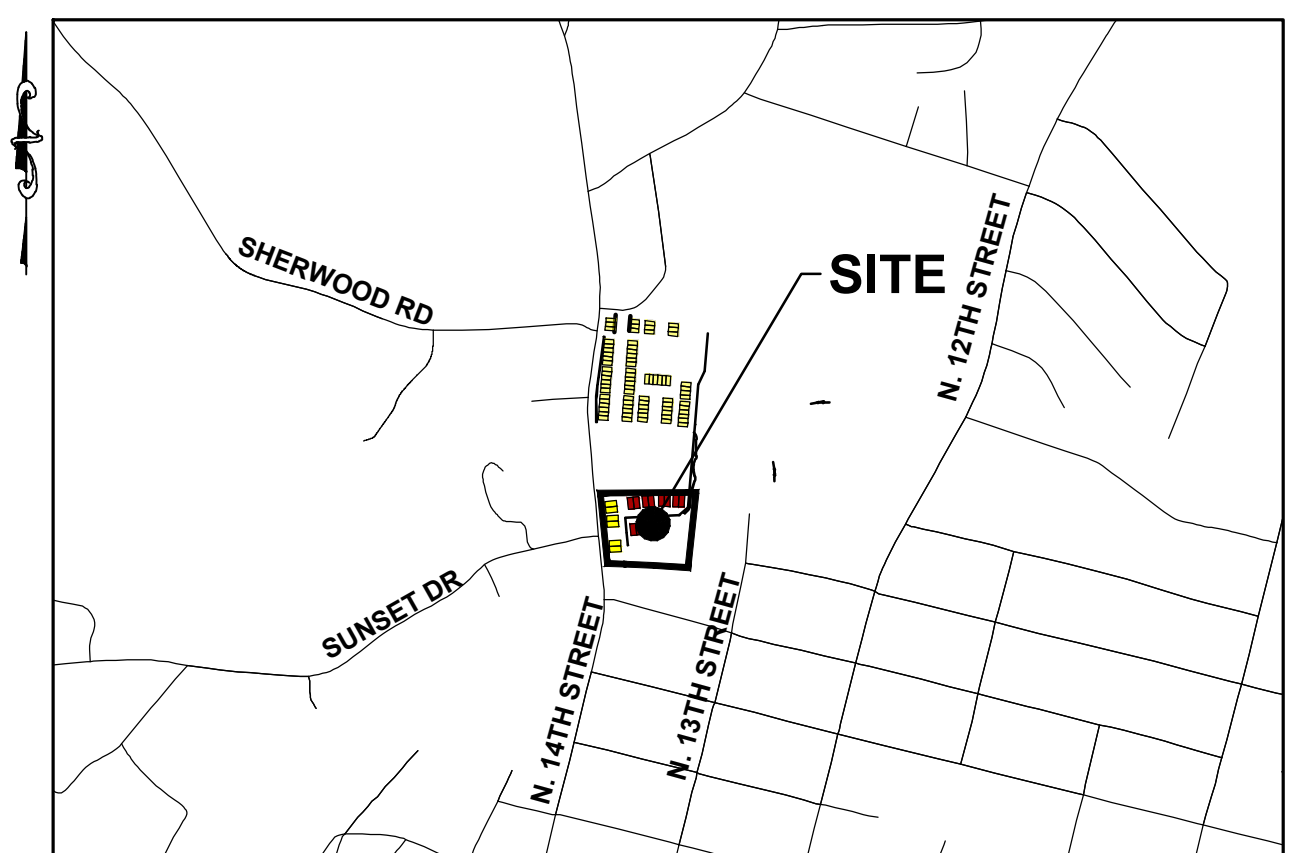
40' 20' 0 40' 80'  
 1"=40'

**BESSEMER CITY TOWNHOMES  
 NORTH 14TH STREET  
 BESSEMER CITY, NC**

**SKETCH PLAN**

DATE:	OCTOBER 2021	SCALE	HORIZONTAL: 1" = 40' VERTICAL: N/A	<b>1</b> DRAWING NUMBER	
MCE PROJ. #	07780-0019	DRAWN			JCB
DESIGNED	JCB	CHECKED			KJC
PROJ. MGR.	KJC				
STATUS:	<b>PRELIMINARY DRAWING NOT FOR CONSTRUCTION</b>				

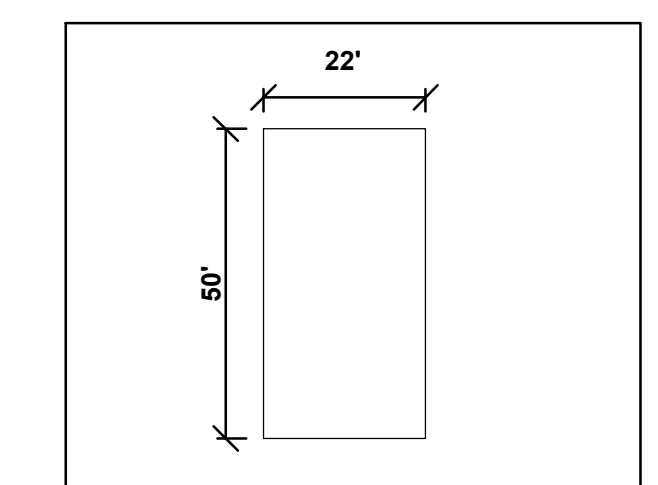
**BESSEMER CITY  
MEMORIAL  
CENTERY**



**VICINITY MAP**

**SITE STATISTICS**

PARCEL ID:	119975
TOTAL SITE AREA:	4.04 ACRES (PER GIS)
CURRENT ZONING:	C-1
PENDING ZONING (PER DRAFT LDC):	UR (URBAN RESIDENTIAL)
WATERSHED:	LONG CREEK
EXISTING LAND USE:	VACANT/WOODED
PROPOSED LAND USE:	TOWNHOUSES
NUMBER OF UNITS:	18
MAXIMUM DENSITY:	8.0 UNITS/ACRE
PROPOSED DENSITY:	4.45 UNITS/ACRE
REQUIRED COMMON OPEN SPACE:	0.77 ACRE (1/35 ACRE PER UNIT)
PROPOSED COMMON OPEN SPACE:	1.57 ACRES
MINIMUM SETBACKS:	
FRONT	15'
SIDE	5'
REAR	15'



**TYPICAL TOWNHOME  
DIMENSIONS**

**TYPICAL TOWNHOME  
ELEVATION**

REV. NO.	DESCRIPTIONS REVISIONS	DATE

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1"=30'  
30' 15' 0' 30' 60'

**BESSEMER CITY TOWNHOMES  
NORTH 14TH STREET  
BESSEMER CITY, NC**

**SKETCH PLAN  
PHASE 2**

DATE: OCTOBER 2021	SCALE	<b>1</b> DRAWING NUMBER
MCE PROJ. # 07780-0019	HORIZONTAL: 1" = 30'	
DRAWN JCB	VERTICAL: N/A	
DESIGNED JCB	REVISION	
CHECKED KJC		
PROJ. MGR. KJC		
STATUS: <b>PRELIMINARY DRAWING NOT FOR CONSTRUCTION</b>		