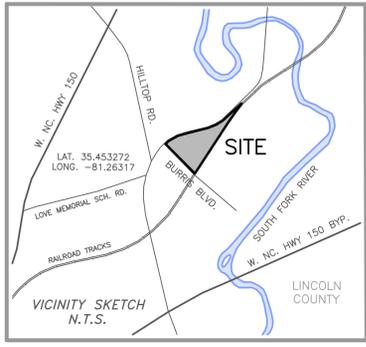




J. DAVID LEDFORD, RLA
 LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 jledfordr@aol.com
 2730 Maiden Highway
 Lincolnton, NC 28092
 CELL (704) 530-7880



APPLICANT INFORMATION:
 CAROLINA ELITE BUILDERS, LLC
 205 SOUTH ACADEMY STREET
 LINCOLNTON, NC 28092
 CONTACTS: IGOR SHIPER
 274-3200

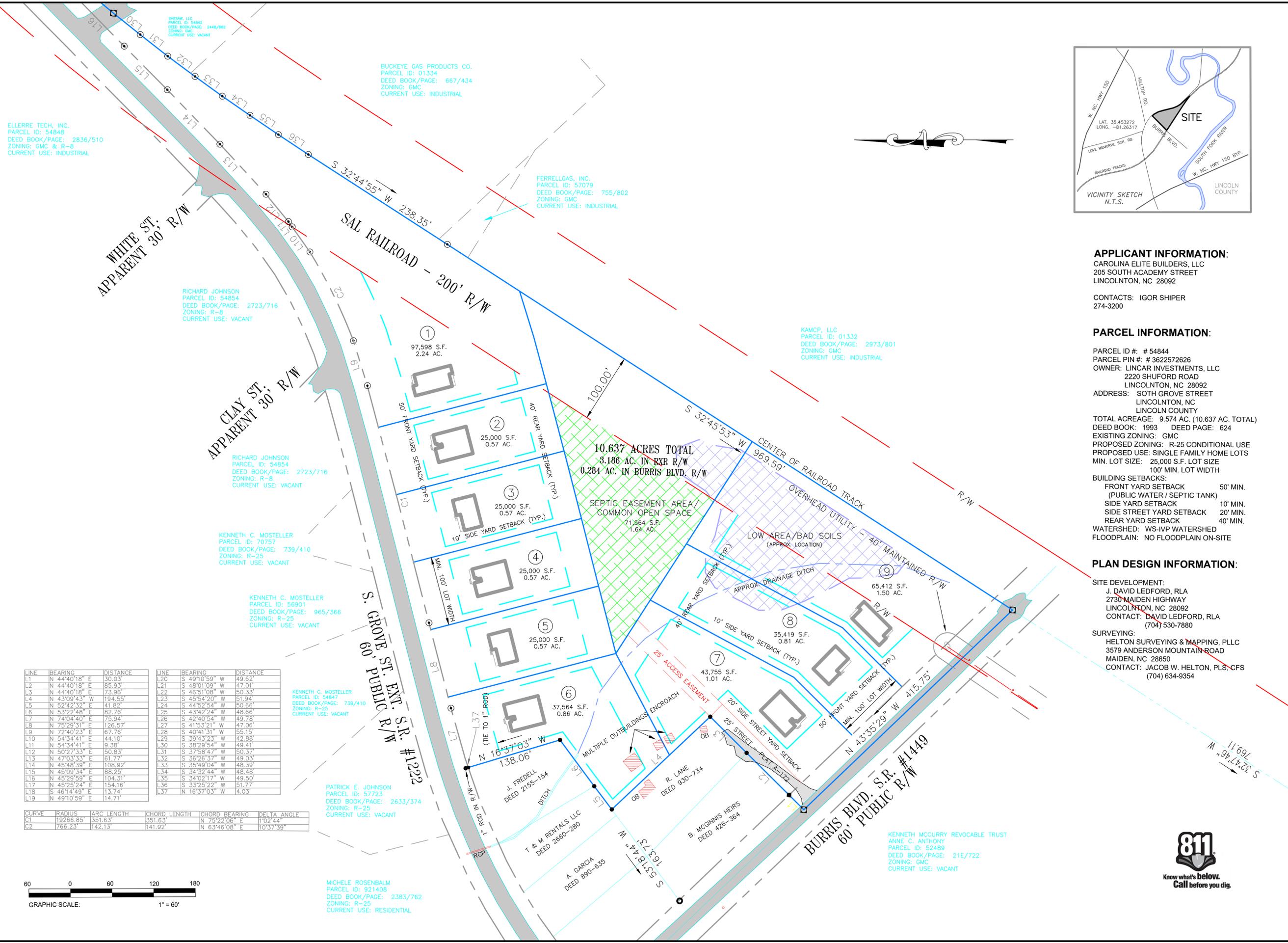
PARCEL INFORMATION:
 PARCEL ID #: # 54844
 PARCEL PIN #: # 3622572626
 OWNER: LINCAR INVESTMENTS, LLC
 2220 SHUFORD ROAD
 LINCOLNTON, NC 28092
 ADDRESS: SOUTH GROVE STREET
 LINCOLNTON, NC
 LINCOLN COUNTY
 TOTAL ACREAGE: 9.574 AC. (10.637 AC. TOTAL)
 DEED BOOK: 1993 DEED PAGE: 624
 EXISTING ZONING: GMC
 PROPOSED ZONING: R-25 CONDITIONAL USE
 PROPOSED USE: SINGLE FAMILY HOME LOTS
 MIN. LOT SIZE: 25,000 S.F. LOT SIZE
 100' MIN. LOT WIDTH
 BUILDING SETBACKS:
 FRONT YARD SETBACK 50' MIN.
 (PUBLIC WATER / SEPTIC TANK)
 SIDE YARD SETBACK 10' MIN.
 SIDE STREET YARD SETBACK 20' MIN.
 REAR YARD SETBACK 40' MIN.
 WATERSHED: WS-IVP WATERSHED
 FLOODPLAIN: NO FLOODPLAIN ON-SITE

PLAN DESIGN INFORMATION:
 SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLNTON, NC 28092
 CONTACT: J. DAVID LEDFORD, RLA
 (704) 530-7880
 SURVEYING:
 HELTON SURVEYING & MAPPING, PLLC
 3579 ANDERSON MOUNTAIN ROAD
 MAIDEN, NC 28850
 CONTACT: JACOB W. HELTON, PLS. CFS
 (704) 634-9354

PLAN DATE:	05/12/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	
#1	05/25/23 CLP

PRELIMINARY PLAN OPTION #1
BURRIS NORTH SUBDIVISION
 BURRIS BLVD., LINCOLNTON, NC

DRAWING NUMBER:
S1



ELLERRE TECH, INC.
 PARCEL ID: 54848
 DEED BOOK/PAGE: 2836/510
 ZONING: GMC & R-8
 CURRENT USE: INDUSTRIAL

SHEAW, LLC
 PARCEL ID: 54842
 DEED BOOK/PAGE: 2448/862
 ZONING: GMC
 CURRENT USE: VACANT

BUCKEYE GAS PRODUCTS CO.
 PARCEL ID: 01334
 DEED BOOK/PAGE: 667/434
 ZONING: GMC
 CURRENT USE: INDUSTRIAL

FERRELLGAS, INC.
 PARCEL ID: 57079
 DEED BOOK/PAGE: 755/802
 ZONING: GMC
 CURRENT USE: INDUSTRIAL

KAMCP, LLC
 PARCEL ID: 01332
 DEED BOOK/PAGE: 2973/801
 ZONING: GMC
 CURRENT USE: INDUSTRIAL

RICHARD JOHNSON
 PARCEL ID: 54854
 DEED BOOK/PAGE: 2723/716
 ZONING: R-8
 CURRENT USE: VACANT

RICHARD JOHNSON
 PARCEL ID: 54854
 DEED BOOK/PAGE: 2723/716
 ZONING: R-8
 CURRENT USE: VACANT

KENNETH C. MOSTELLER
 PARCEL ID: 70757
 DEED BOOK/PAGE: 739/410
 ZONING: R-25
 CURRENT USE: VACANT

KENNETH C. MOSTELLER
 PARCEL ID: 56901
 DEED BOOK/PAGE: 965/366
 ZONING: R-25
 CURRENT USE: VACANT

KENNETH C. MOSTELLER
 PARCEL ID: 54847
 DEED BOOK/PAGE: 739/410
 ZONING: R-25
 CURRENT USE: VACANT

PATRICK E. JOHNSON
 PARCEL ID: 57723
 DEED BOOK/PAGE: 2633/374
 ZONING: R-25
 CURRENT USE: VACANT

MICHELE ROSENBALM
 PARCEL ID: 921408
 DEED BOOK/PAGE: 2383/762
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 44°40'18" E	30.03'	L20	S 49°10'59" W	49.62'
L2	N 44°40'18" E	85.93'	L21	S 48°01'09" W	47.01'
L3	N 44°40'18" E	73.96'	L22	S 46°51'08" W	50.33'
L4	N 43°09'43" W	194.55'	L23	S 45°54'02" W	51.94'
L5	N 52°42'32" E	41.82'	L24	S 44°52'54" W	50.66'
L6	N 53°22'48" E	82.76'	L25	S 43°42'24" W	48.66'
L7	N 74°04'40" E	75.94'	L26	S 42°40'54" W	49.78'
L8	N 75°29'31" E	126.57'	L27	S 41°53'21" W	47.06'
L9	N 72°40'23" E	67.76'	L28	S 40°41'31" W	55.15'
L10	N 54°34'41" E	44.10'	L29	S 39°43'23" W	42.88'
L11	N 64°34'41" E	9.38'	L30	S 38°29'54" W	49.41'
L12	N 50°27'33" E	50.83'	L31	S 37°58'47" W	50.37'
L13	N 47°03'33" E	61.77'	L32	S 36°26'37" W	49.03'
L14	N 45°48'39" E	108.92'	L33	S 35°49'04" W	48.39'
L15	N 45°09'34" E	88.25'	L34	S 34°32'44" W	48.48'
L16	N 45°29'59" E	104.31'	L35	S 34°02'17" W	49.50'
L17	N 45°25'24" E	154.16'	L36	S 33°25'22" W	51.77'
L18	S 46°14'49" E	13.74'	L37	N 16°37'03" W	4.03'
L19	N 49°10'59" E	14.71'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19266.85'	351.63'	351.63'	N 75°22'06" E	1°02'44"
C2	766.23'	142.13'	141.92'	N 63°46'08" E	10°37'39"

