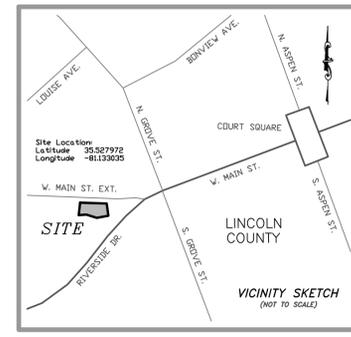


- LEGEND:
- EIP Existing Iron Pin
 - IRS Iron Rod Set
 - R/W Right of Way
 - CL Center Line
 - NTS Not To Scale
 - UP Utility Pole
 - P Porch
 - IPS Iron Pipe Set
 - IPF Iron Pipe Found
 - FOUND FOUND
 - SET SET
 - U UTILITY LINE
 - T TIE LINE
 - R/W R/W

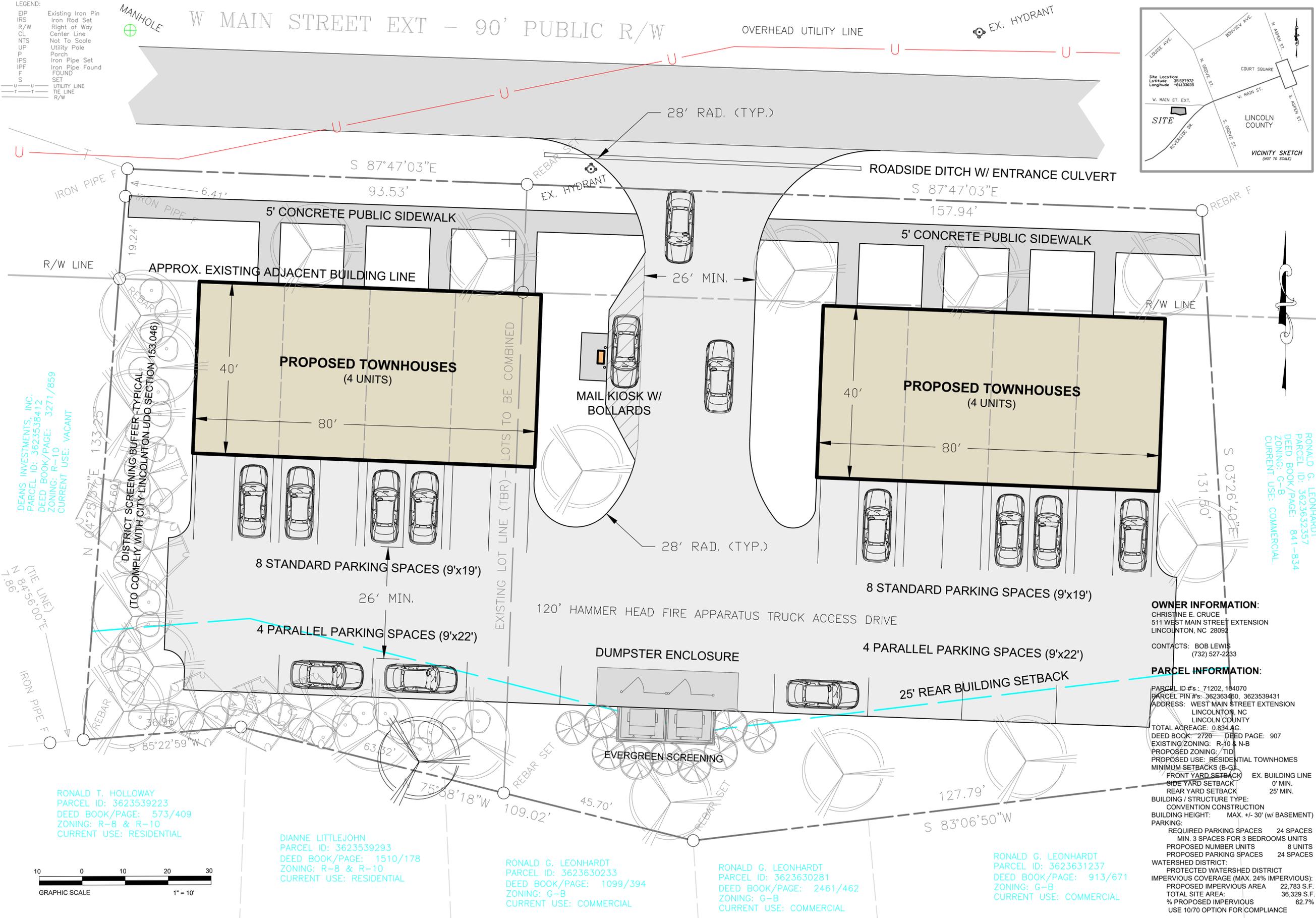


J. DAVID LEDFORD, RLA
 LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 2730 Maiden Highway
 Lincolnton, NC 28092
 jdaavidledford@yahoo.com
 CELL (704) 590-7880

PLAN DATE:	08/11/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	
#1	08/11/23 CLP

PRELIMINARY SITE PLAN
WEST MAIN TOWNHOMES
 WEST MAIN EXTENSION, LINCOLNTON, NC

DRAWING NUMBER:
S1



DEANS INVESTMENTS, INC.
 PARCEL ID: 3623538412
 DEED BOOK/PAGE: 3271/859
 ZONING: R-10
 CURRENT USE: VACANT

(TIE LINE)
 N 84°56'00"E
 7.86'

RONALD T. HOLLOWAY
 PARCEL ID: 3623539223
 DEED BOOK/PAGE: 573/409
 ZONING: R-8 & R-10
 CURRENT USE: RESIDENTIAL

DIANNE LITTLEJOHN
 PARCEL ID: 3623539293
 DEED BOOK/PAGE: 1510/178
 ZONING: R-8 & R-10
 CURRENT USE: RESIDENTIAL

RONALD G. LEONHARDT
 PARCEL ID: 3623630233
 DEED BOOK/PAGE: 1099/394
 ZONING: G-B
 CURRENT USE: COMMERCIAL

RONALD G. LEONHARDT
 PARCEL ID: 3623630281
 DEED BOOK/PAGE: 2461/462
 ZONING: G-B
 CURRENT USE: COMMERCIAL

RONALD G. LEONHARDT
 PARCEL ID: 3623631237
 DEED BOOK/PAGE: 913/671
 ZONING: G-B
 CURRENT USE: COMMERCIAL

RONALD G. LEONHARDT
 PARCEL ID: 3623632557
 DEED BOOK/PAGE: 841-834
 ZONING: G-B
 CURRENT USE: COMMERCIAL

OWNER INFORMATION:
 CHRISTINE E. CRUCE
 511 WEST MAIN STREET EXTENSION
 LINCOLNTON, NC 28092
 CONTACTS: BOB LEWIS
 (732) 527-2233

PARCEL INFORMATION:
 PARCEL ID #'s: 71202, 104070
 PARCEL PIN #'s: 362363460, 3623539431
 ADDRESS: WEST MAIN STREET EXTENSION
 LINCOLNTON, NC
 LINCOLN COUNTY
 TOTAL ACREAGE: 0.834 AC.
 DEED BOOK: 2720 DEED PAGE: 907
 EXISTING ZONING: R-10 & N-B
 PROPOSED ZONING: T1D
 PROPOSED USE: RESIDENTIAL TOWNHOMES
 MINIMUM SETBACKS (B-G)
 FRONT YARD SETBACK 0' MIN. EX. BUILDING LINE
 SIDE YARD SETBACK 0' MIN.
 REAR YARD SETBACK 25' MIN.
 BUILDING / STRUCTURE TYPE:
 CONVENTION CONSTRUCTION
 BUILDING HEIGHT: MAX. +/- 30' (w/ BASEMENT)
 PARKING:
 REQUIRED PARKING SPACES 24 SPACES
 MIN. 3 SPACES FOR 3 BEDROOMS UNITS
 PROPOSED NUMBER UNITS 8 UNITS
 PROPOSED PARKING SPACES 24 SPACES
 WATERSHED DISTRICT:
 PROTECTED WATERSHED DISTRICT
 IMPERVIOUS COVERAGE (MAX. 24% IMPERVIOUS):
 PROPOSED IMPERVIOUS AREA 22,783 S.F.
 TOTAL SITE AREA: 36,329 S.F.
 % PROPOSED IMPERVIOUS 62.7%
 USE 10/70 OPTION FOR COMPLIANCE

