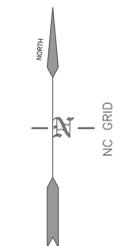
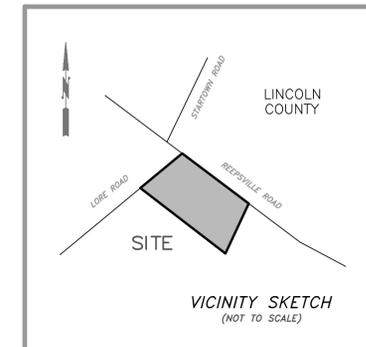
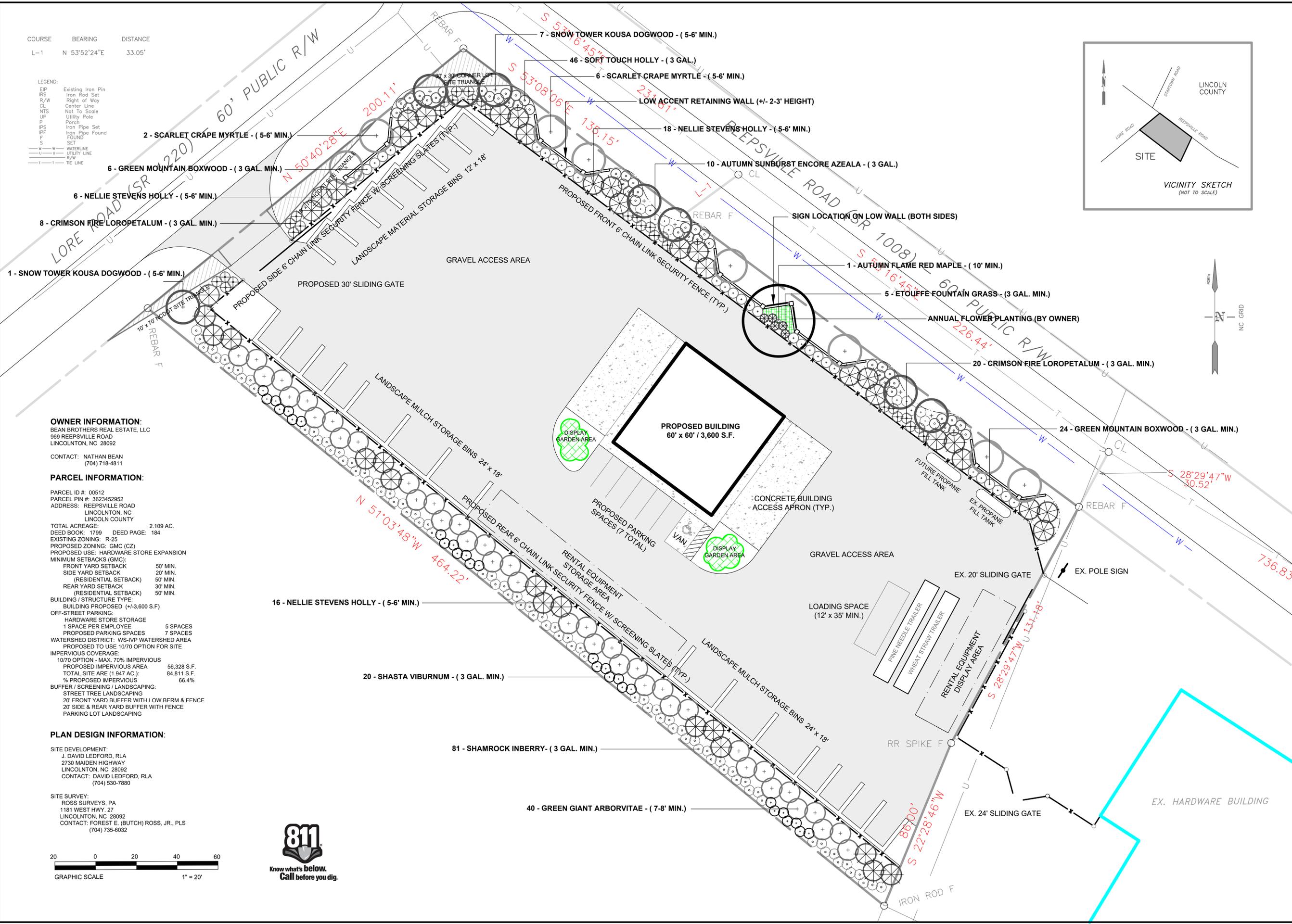


COURSE	BEARING	DISTANCE
L-1	N 53°52'24"E	33.05'

**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
- F FOUND
- S SET
- W WATERLINE
- U UTILITY LINE
- R/W RIGHT OF WAY
- TIE LINE



**OWNER INFORMATION:**

BEAN BROTHERS REAL ESTATE, LLC  
969 REEPSVILLE ROAD  
LINCOLNTON, NC 28092

CONTACT: NATHAN BEAN  
(704) 718-4811

**PARCEL INFORMATION:**

PARCEL ID #: 00512  
PARCEL PIN #: 3623452952  
ADDRESS: REEPSVILLE ROAD  
LINCOLNTON, NC  
LINCOLN COUNTY

TOTAL ACREAGE: 2.109 AC.  
DEED BOOK: 1799 DEED PAGE: 184  
EXISTING ZONING: R-25  
PROPOSED ZONING: GMC (C2)  
PROPOSED USE: HARDWARE STORE EXPANSION  
MINIMUM SETBACKS (GMC):  
FRONT YARD SETBACK: 50' MIN.  
SIDE YARD SETBACK: 20' MIN.  
(RESIDENTIAL SETBACK)  
REAR YARD SETBACK: 30' MIN.  
(RESIDENTIAL SETBACK)  
50' MIN.

BUILDING / STRUCTURE TYPE:  
BUILDING PROPOSED (+/-3,600 S.F.)  
OFF-STREET PARKING:

HARDWARE STORE STORAGE  
1 SPACE PER EMPLOYEE 5 SPACES  
PROPOSED PARKING SPACES 7 SPACES

WATERSHED DISTRICT: WS-IVP WATERSHED AREA  
PROPOSED TO USE 1070 OPTION FOR SITE

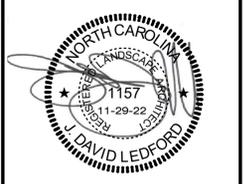
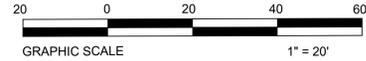
IMPERVIOUS COVERAGE:  
1070 OPTION - MAX. 70% IMPERVIOUS  
PROPOSED IMPERVIOUS AREA 56,328 S.F.  
TOTAL SITE ARE (1.947 AC.): 84,811 S.F.  
% PROPOSED IMPERVIOUS 66.4%

BUFFER / SCREENING / LANDSCAPING:  
STREET TREE LANDSCAPING  
20' FRONT YARD BUFFER WITH LOW BERM & FENCE  
20' SIDE & REAR YARD BUFFER WITH FENCE  
PARKING LOT LANDSCAPING

**PLAN DESIGN INFORMATION:**

SITE DEVELOPMENT:  
J. DAVID LEDFORD, RLA  
2730 MAIDEN HIGHWAY  
LINCOLNTON, NC 28092  
CONTACT: DAVID LEDFORD, RLA  
(704) 530-7880

SITE SURVEY:  
ROSS SURVEYS, PA  
1181 WEST HWY. 27  
LINCOLNTON, NC 28092  
CONTACT: FOREST E. (BUTCH) ROSS, JR., PLS  
(704) 735-6032



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

PLAN DATE:	10/25/22
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	
#1	10/25/22 BBH
#2	11/15/22 DOT
#3	11/23/22 BBH

PROJECT DESCRIPTION:  
**PROPOSED LANDSCAPE PLAN**  
**BEAN BROTHERS HARDWARE**  
969 REEPSVILLE ROAD, LINCOLNTON, NC

DRAWING NUMBER:  
**S2**

#4 11/29/22 DOT