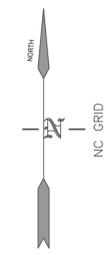


COURSE BEARING DISTANCE
L-1 N 53°52'24"E 33.05'

STORM DRAINAGE SYSTEM NOTE:
1) Storm Water Drainage will be designed in such a way that storm water will not adversely impact adjacent property owners.

- 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 SET
 - W WATERLINE
 - U UTILITY LINE
 - R/W RIGHT OF WAY
 - T TIE LINE



J. DAVID LEDFORD, RLA
LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
jledford@yahoo.com
CELL (704) 530-7880



JOSE J. CORTEZ & HILDA M. MARTINEZ
PARCEL ID: 3623367137
DEED BOOK/PAGE: 2622/279
ZONING: R-25
CURRENT USE: RESIDENTIAL

WILLIAM V. ERVIN & KYLE M. ROSSON
PARCEL ID: 3623369128
DEED BOOK/PAGE: 3197/249
ZONING: R-25
CURRENT USE: RESIDENTIAL

VEDNW 2009, LLC
PARCEL ID: 3623461380
DEED BOOK/PAGE: 3093/599
ZONING: N-B
CURRENT USE: GAS STATION

CLAYTON H., PATRICIA H., DAVID S., AND SAMUEL L. BALLARD & PATRICIA B. BEAVER
PARCEL ID: 3623463177
DEED BOOK/PAGE: 3107/280
ZONING: N-B
CURRENT USE: RESIDENTIAL

LAFAYETTE CAFE, INC.
PARCEL ID: 3623465042
DEED BOOK/PAGE: 2413/934
ZONING: N-B
CURRENT USE: RESTAURANT

NCGS MARKER "ELM GROVE"
N = 635,609.06'
E = 1,325,026.78'

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) 50' MIN.
REAR YARD SETBACK 30' MIN.
(RESIDENTIAL SETBACK) 50' MIN.

BUILDING / STRUCTURE TYPE:
BUILDING PROPOSED (+3,600 S.F.)
OFF-STREET PARKING:
HARDWARE STORE STORAGE 5 SPACES
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

KEVIN P. MORRIS
PARCEL ID: 3623451724
DEED BOOK/PAGE: 1799/179
ZONING: R-25
CURRENT USE: RESIDENTIAL

GENERAL NOTE:
1. PHOTO SHOWS THE SCREENING CAPABILITIES OF A SLATTED CHAIN LINK FENCE COMPARED TO A STANDARD CHAIN LINK FENCE.



SLATTED CHAIN LINK FENCE PHOTO NOT TO SCALE



PLAN DATE: 10/25/22

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS:

#1	10/25/22	BBH
#2	11/15/22	DOT

PROJECT DESCRIPTION:

PROPOSED SITE PLAN
BEAN BROTHERS HARDWARE
969 REEPSVILLE ROAD, LINCOLNTON, NC

DRAWING NUMBER:

S1