

ISLAND CREEK LAND COMPANY, LLC
 PARCEL ID: 21439
 DEED BOOK/PAGE: 2764/964
 ZONING: P-B
 CURRENT USE: COMMERCIAL

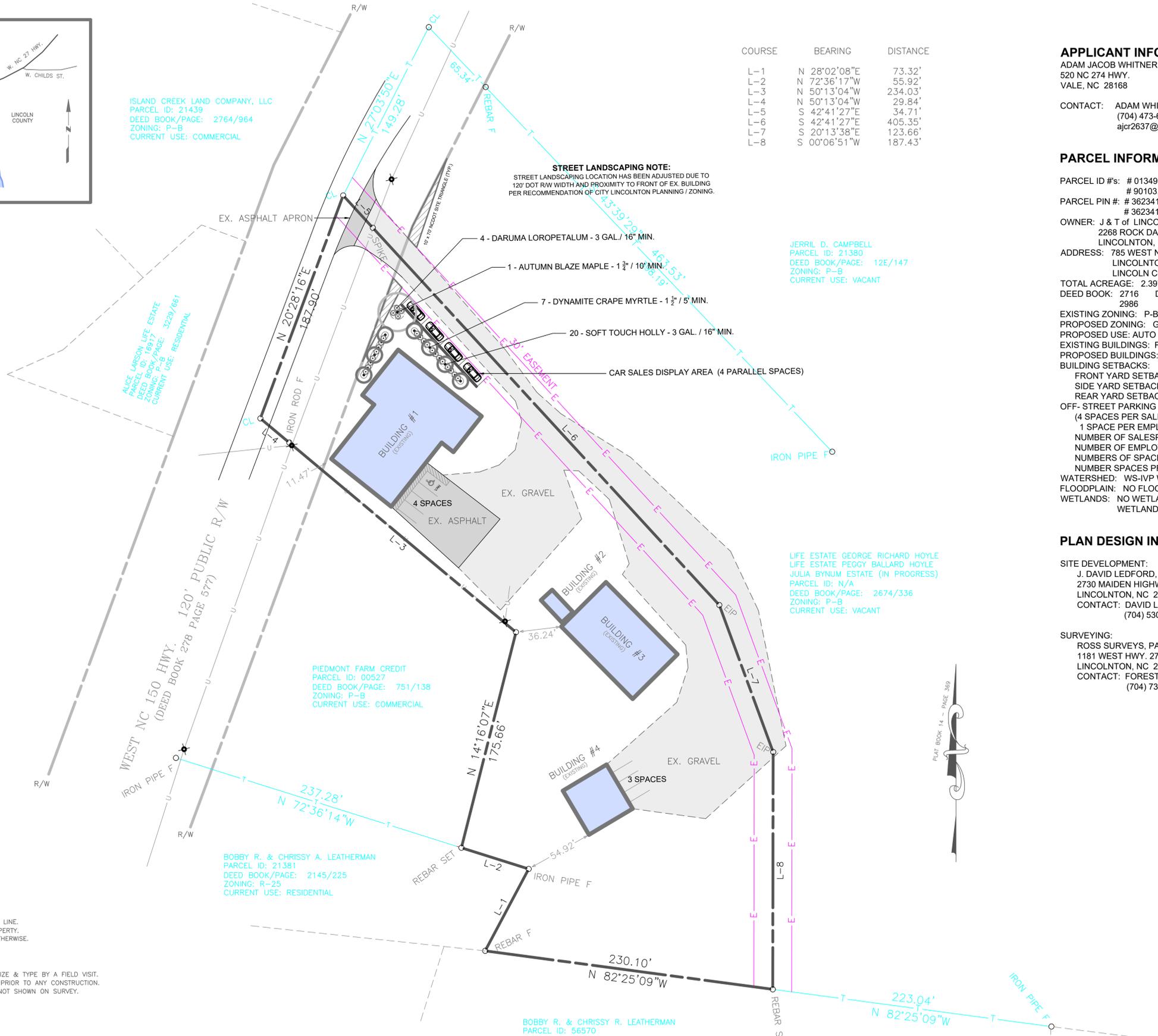
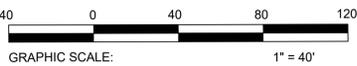
LEGEND

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
U	UTILITY LINE
E	EASEMENT
R/W	R/W
---	PROPERTY LINE

NO KNOWN GEODETIC MARKER WITHIN 2000 FEET.

- NOTES:**
- * PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
 - * OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
 - * DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAN SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
 - * DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
 - * 10' DRAIN, & UTILITY EASEMENT MAY EXIST ALONG EACH LOT LINE.
 - * NO USGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
 - * ALL PINS WERE FOUND EXISTING AS SHOWN UNLESS NOTED OTHERWISE.

NOTE: NOT ALL UTILITIES ARE IDENTIFIED ON THIS MAP! ONLY THOSE MARKED AT TIME OF FIELD SURVEY ARE NOTED. CONTRACTOR/ENGINEER/ESTIMATOR SHOULD VERIFY LOCATION, SIZE & TYPE BY A FIELD VISIT. CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES NOT SHOWN ON SURVEY.



COURSE	BEARING	DISTANCE
L-1	N 28°02'08"E	73.32'
L-2	N 72°36'17"W	55.92'
L-3	N 50°13'04"W	234.03'
L-4	N 50°13'04"W	29.84'
L-5	S 42°41'27"E	34.71'
L-6	S 42°41'27"E	405.35'
L-7	S 20°13'38"E	123.66'
L-8	S 00°06'51"W	187.43'

APPLICANT INFORMATION:
 ADAM JACOB WHITNER
 520 NC 274 HWY.
 VALE, NC 28168

CONTACT: ADAM WHITNER
 (704) 473-6029
 ajcr2637@gmail.com

PARCEL INFORMATION:

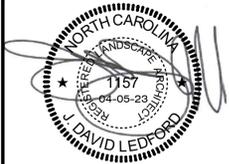
PARCEL ID #'s: # 01349, # 01350,
 # 90103, #90104
 PARCEL PIN #: # 3623413530, # 3623414261
 # 3623413254, # 3623413347
 OWNER: J & T of LINCOLN, LLC
 2268 ROCK DAM ROAD
 LINCOLN, NC 28092
 ADDRESS: 785 WEST NC 150 HWY.
 LINCOLN, NC
 LINCOLN COUNTY
 TOTAL ACREAGE: 2.397 AC.
 DEED BOOK: 2716 DEED PAGE: 287
 2986 410

EXISTING ZONING: P-B
 PROPOSED ZONING: G-B
 PROPOSED USE: AUTO SALES
 EXISTING BUILDINGS: FOUR (4) TOTAL
 PROPOSED BUILDINGS: NONE
 BUILDING SETBACKS:
 FRONT YARD SETBACK 40' MIN.
 SIDE YARD SETBACK 10' MIN.
 REAR YARD SETBACK 20' MIN.
 OFF-STREET PARKING SPACES:
 (4 SPACES PER SALESPERSON &
 1 SPACE PER EMPLOYEE)
 NUMBER OF SALESPERSONS: 1 (4 SPACES)
 NUMBER OF EMPLOYEES: 1 (1 SPACE)
 NUMBERS OF SPACES REQUIRED: 5 SPACES
 NUMBER SPACES PROVIDED: 7 SPACES
 WATERSHED: WS-IVP WATERSHED
 FLOODPLAIN: NO FLOODPLAIN ON-SITE
 WETLANDS: NO WETLANDS PER NATIONAL
 WETLAND INVENTORY

PLAN DESIGN INFORMATION:

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

SURVEYING:
 ROSS SURVEYS, PA
 1181 WEST HWY. 27
 LINCOLN, NC 28092
 CONTACT: FOREST "BUTCH" ROSS, JR., PLS
 (704) 735-6032



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

PLAN DATE:	04/04/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	

PROJECT DESCRIPTION:
PROPOSED SITE REZONING PLAN
WHITENER PROPERTY
 785 WEST NC 150 HWY., LINCOLN, NC

DRAWING NUMBER:
S1

COWORKERS, INC.
 PARCEL ID: 17765
 DEED BOOK/PAGE: 3182/267
 ZONING: R-25
 CURRENT USE: VACANT