

Contact Information

Developer Shaun Gasparini True Homes, LLC 2649 Brekonridge Centre Drive Suite 104 Monroe, NC 28110 (704) 779-4126 /office sgasparini@truehomesusa.com	Owner FB Holdings LLC 204-C West Woodlawn Road Charlotte, NC 28217	Engineer Merrick & Company 301 S. McDowell Street Suite 300 Charlotte, NC 28204 (704) 529-6500 /office
---	--	--

Legend

- Existing contour
- Adjacent parcels
- Project boundary
- SHO ROW setback
- Perennial stream
- 30' vegetated buffer (BUA < 24%)
- 100' vegetated buffer (BUA > 24%)
- Wetlands
- 15' wetlands buffer
- Duke Transmission easement
- Proposed centerline
- Proposed ROW
- Proposed lot line
- Proposed unit line
- Proposed SCM

Development Data

Tax Parcel Number: 89926
Dee Book-Page: 2588-783

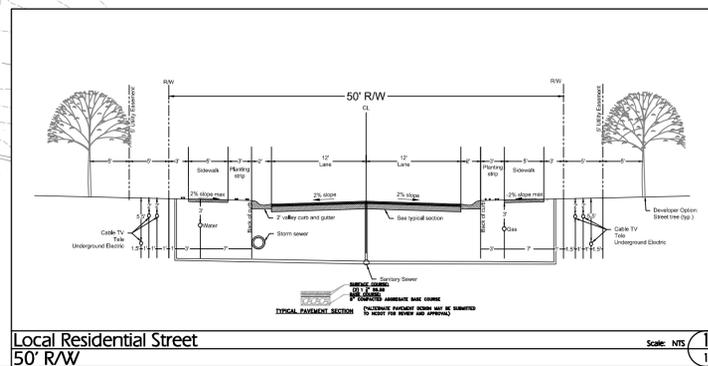
Zoning Jurisdiction: City of Lincolnton
Zoning Classification: O-1 & R-15
Proposed Zoning: PRD
Future Land Use Designation: Residential

Total Site Acreage: 45.61 ac.

Density and Dimensional Standards:
Units Provided: 168
Maximum Density: 14 DUA
Provided Density: 3.7 DUA

Building Setbacks:
Front: 20 LF
Side Yard: 5 LF
Rear Yard: 10 LF

Min. Lot Area: 1,800 SF



Local Residential Street
50' R/W

301 S. McDowell Street, Suite 300
Charlotte, NC 28204
Phone: 704.529.6500

1774 ALL ABOUT V
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110

REV/ REVISION DESCRIPTION	DATE	DRAWN BY

The Townes at Wellington

City of Lincolnton, NC

Rezoning Site Plan

SEAL(S)

DESIGN BY:	DATE:
KN	11.20.23
DRAWN BY:	KN
11.20.23	
CHECKED BY:	JBM
11.20.23	
APPROVED BY:	JWC
11.20.23	

PROJECT/TRACKING #
INTERNAL: 1000005.00
MUNICIPAL: MuniNumber

ORIGNAL DATE: 9/8/2023

Scale: 1" = 100'

SHEET **1/1**