

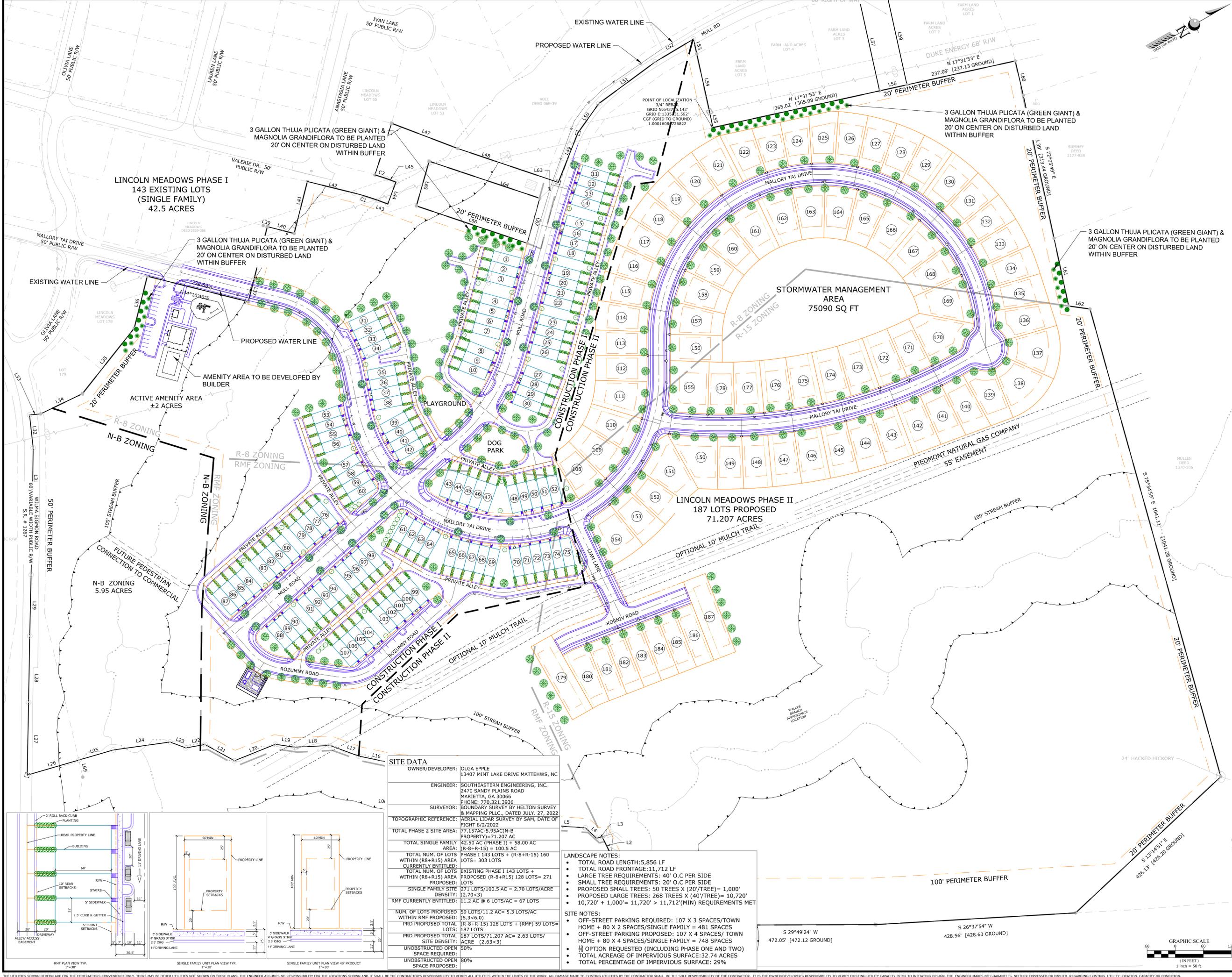
NO.	DATE	ISSUED DESCRIPTION

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ISSUED FOR:  
**OLGA EPPLE**  
13407 MINT LAKE DRIVE  
MATTHEWS, NC 2105  
24 HOUR CONTACT INFORMATION  
TDB

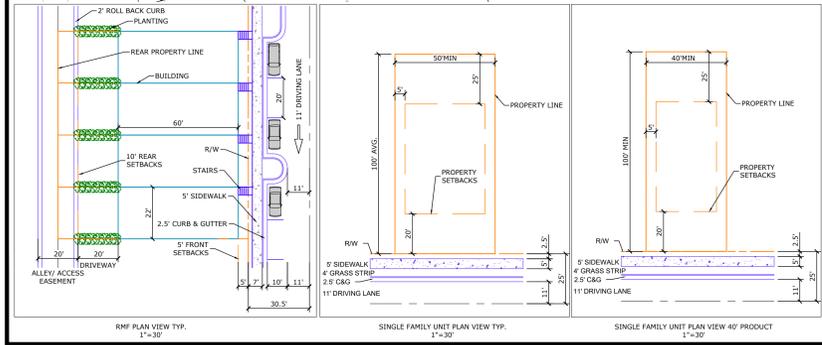
PROPOSED PRD REZONING SITE PLAN  
LINCOLN MEADOWS PHASE 2  
PROJECT LOCATED AT:  
LINCOLN TOWNSHIP  
LINCOLN COUNTY, NC

Project No.: 1333-22-122  
Designed By: D01  
Issue Date: 01-15-2024



SITE DATA	
OWNER/DEVELOPER:	OLGA EPPLE 13407 MINT LAKE DRIVE MATTHEWS, NC
ENGINEER:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
SURVEYOR:	BOUNDARY SURVEY BY HELTON SURVEY & MAPPING PLLC, DATED JULY, 27, 2022
TOPOGRAPHIC REFERENCE:	AERIAL LIDAR SURVEY BY SAM, DATE OF FIGHT 8/2/2022
TOTAL PHASE 2 SITE AREA:	77.157 AC (5.95 AC (N-B PROPERTY) = 71.207 AC
TOTAL SINGLE FAMILY WITHIN RMF PROPOSED:	42.50 AC (PHASE 1) + 58.00 AC (R-8+R-15) = 100.5 AC
TOTAL NUM. OF LOTS WITHIN (R-8+R-15) AREA CURRENTLY ENTITLED:	PHASE 1 143 LOTS + (R-8+R-15) 160 LOTS = 303 LOTS
TOTAL NUM. OF LOTS WITHIN (R-8+R-15) AREA PROPOSED:	EXISTING PHASE 1 143 LOTS + PROPOSED (R-8+R-15) 128 LOTS = 271 LOTS
SINGLE FAMILY SITE DENSITY:	271 LOTS/100.5 AC = 2.70 LOTS/ACRE (2.70<3)
RMF CURRENTLY ENTITLED:	11.2 AC @ 6 LOTS/AC = 67 LOTS
NUM. OF LOTS PROPOSED WITHIN RMF PROPOSED:	59 LOTS/11.2 AC = 5.3 LOTS/AC (5.3<6.0)
PRD PROPOSED TOTAL LOTS:	(R-8+R-15) 128 LOTS + (RMF) 59 LOTS = 187 LOTS
PRD PROPOSED TOTAL SITE DENSITY:	187 LOTS/71.207 AC = 2.63 LOTS/ACRE (2.63<3)
UNOBSTRUCTED OPEN SPACE REQUIRED:	50%
UNOBSTRUCTED OPEN SPACE PROPOSED:	80%

- LANDSCAPE NOTES:**
- TOTAL ROAD LENGTH: 5,856 LF
  - TOTAL ROAD FRONTAGE: 11,712 LF
  - LARGE TREE REQUIREMENTS: 40' O.C PER SIDE
  - SMALL TREE REQUIREMENTS: 20' O.C PER SIDE
  - PROPOSED SMALL TREES: 50 TREES X (20'/TREE) = 1,000'
  - PROPOSED LARGE TREES: 268 TREES X (40'/TREE) = 10,720'
  - 10,720' + 1,000' = 11,720' > 11,712'(MIN) REQUIREMENTS MET
- SITE NOTES:**
- OFF-STREET PARKING REQUIRED: 107 X 3 SPACES/TOWN HOME + 80 X 2 SPACES/SINGLE FAMILY = 481 SPACES
  - OFF-STREET PARKING PROPOSED: 107 X 4 SPACES/TOWN HOME + 80 X 4 SPACES/SINGLE FAMILY = 748 SPACES
  - OPTION REQUESTED (INCLUDING PHASE ONE AND TWO)
  - TOTAL ACREAGE OF IMPERVIOUS SURFACE: 32.74 ACRES
  - TOTAL PERCENTAGE OF IMPERVIOUS SURFACE: 29%



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.