



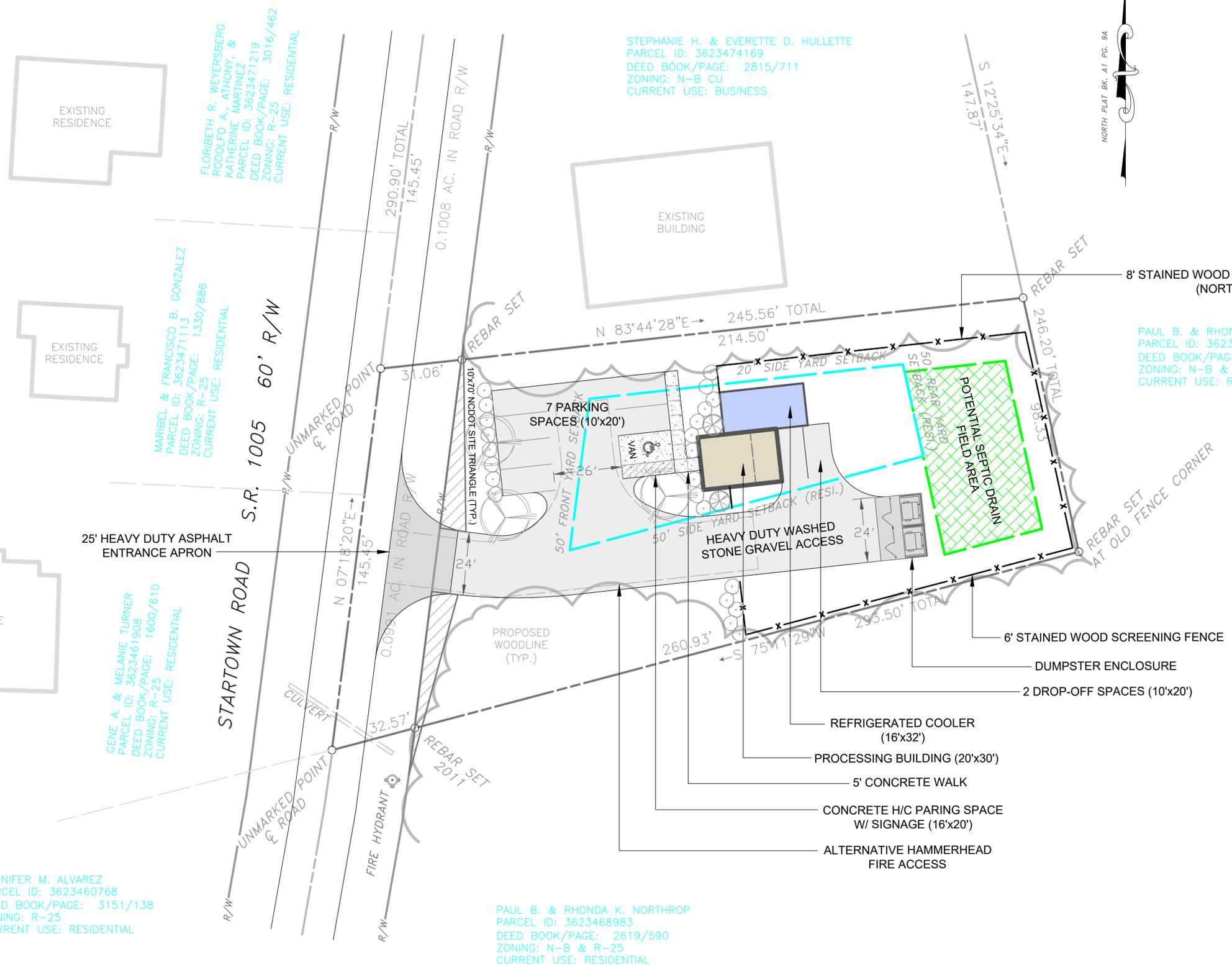
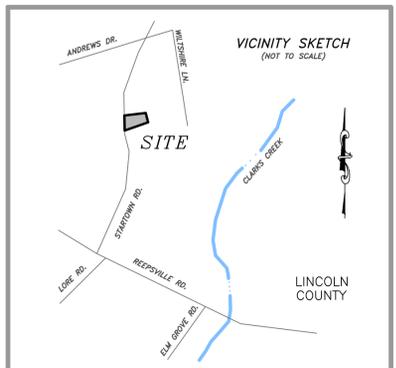
**J. DAVID LEDFORD, RLA**  
 LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING  
 2730 Maiden Highway  
 Lincolnton, NC 28092  
 j.davidledford@yahco.com  
 CELL (704) 590-7880



PLAN DATE:	10/18/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	

**PRELIMINARY SITE PLAN**  
**SULLIVAN FREEMAN PROJECT**  
 STARTOWN ROAD, LINCOLNTON, NC

DRAWING NUMBER:  
**S1**



**APPLICANT INFORMATION:**  
 JOHN SULLIVAN  
 2725 LITTLE RIVER COURT  
 LINCOLNTON, NC 28092

CONTACTS: JOHN SULLIVAN  
 (704) 740-8797

**PARCEL INFORMATION:**  
 PARCEL ID #: 94076  
 PARCEL PIN #: 3623474066  
 OWNER: MARK & JEAN L. SCRONCE  
 ADDRESS: STARTOWN ROAD  
 LINCOLNTON, NC  
 LINCOLN COUNTY

TOTAL ACREAGE: 0.627 AC.  
 DEED BOOK: 2840 DEED PAGE: 366  
 EXISTING ZONING: N-B CU  
 PROPOSED ZONING: GMC CU  
 PROPOSED USE: DEER PROCESSING  
 MINIMUM SETBACKS (GMC):  
 FRONT YARD SETBACK 50' MIN.  
 SIDE YARD SETBACK 20' MIN.  
 SIDE YARD SETBACK (RESI.) 50' MIN.  
 REAR YARD SETBACK (RESI.) 50' MIN.  
 BUILDING / STRUCTURE TYPE:  
 CONVENTION CONSTRUCTION  
 BUILDING HEIGHT: MAX. +/- 20'  
 PARKING:  
 REQUIRED PARKING SPACES 5 SPACES  
 MIN. 1 SPACE PER EMPLOYEE  
 PROPOSED PARKING SPACES 9 SPACES  
 WATERSHED DISTRICT:  
 PROTECTED WATERSHED DISTRICT  
 IMPERVIOUS COVERAGE (MAX. 24% IMPERVIOUS):  
 PROPOSED IMPERVIOUS AREA 10,571 S.F.  
 TOTAL SITE AREA: 27,312 S.F.  
 % PROPOSED IMPERVIOUS 38.7%  
 USE 10/70 OPTION FOR COMPLIANCE

- LEGEND :**
- : EXISTING CORNER; TYPE NOTED
  - : IPF : IRON PIPE FD.
  - : IRF : IRON ROD FD.
  - : CORNER SET; TYPE NOTED
  - : CENTER LINE
  - R/W : RIGHT OF WAY
  - P : PROPERTY LINE
  - PP : POWER POLE
  - : POWER LINE
  - S - : SETBACK LINE
  - E - : EASEMENT
  - C.M.P. : CORRUGATED METAL PIPE
  - R.C.P. : REINFORCED CONCRETE PIPE

