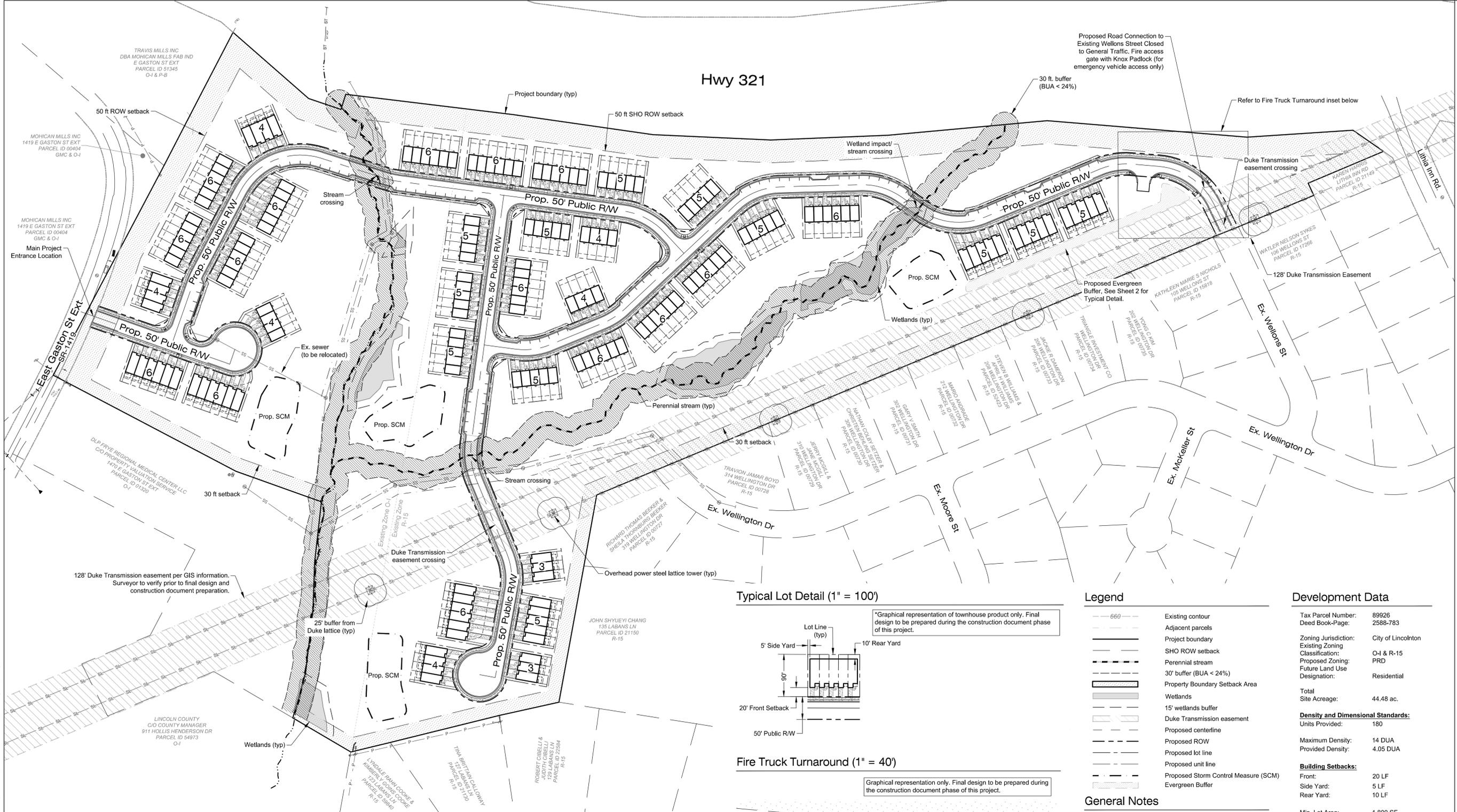


Q:\CHA\Projects\100005.00-TH-Wellington\CAD\Exhibits\Conditional District Zoning Map.dwg 4/23/2024 10:34:20 AM



Proposed Road Connection to Existing Wellons Street Closed to General Traffic. Fire access gate with Knox Padlock (for emergency vehicle access only)

Refer to Fire Truck Turnaround inset below

Hwy 321

Project boundary (typ)

50 ft SHO ROW setback

30 ft buffer (BUA < 24%)

50 ft ROW setback

Prop. 50' Public R/W

Stream crossing

Wetland impact/stream crossing

Prop. 50' Public R/W

Prop. 50' Public R/W

Duke Transmission easement crossing

Main Project Entrance Location

Prop. 50' Public R/W

Ex. sewer (to be relocated)

Prop. 50' Public R/W

Wetlands (typ)

Proposed Evergreen Buffer, See Sheet 2 for Typical Detail.

128' Duke Transmission Easement

Prop. SCM

Prop. SCM

Perennial stream (typ)

30 ft setback

30 ft setback

Existing Zone O-1

Existing Zone R-15

Duke Transmission easement crossing

Overhead power steel lattice tower (typ)

Ex. Moore St

Ex. McKeller St

Ex. Wellington Dr

128' Duke Transmission easement per GIS information. Surveyor to verify prior to final design and construction document preparation.

25' buffer from Duke lattice (typ)

Prop. SCM

Prop. 50' Public R/W

JOHN SHYUEYI CHANG 135 LABANS LN PARCEL ID 21150 R-15

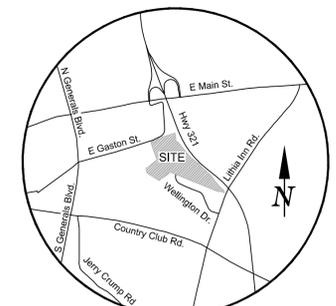
LINCOLN COUNTY C/O COUNTY MANAGER 911 HOLLIS HENDERSON DR PARCEL ID 54973 O-1

Wetlands (typ)

Prop. SCM

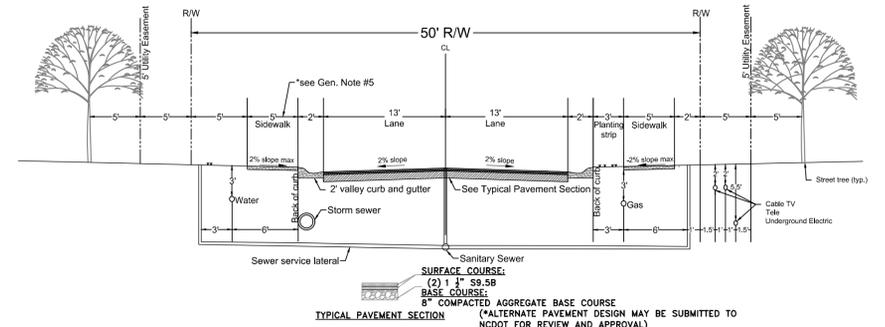
Prop. 50' Public R/W

Prop. 50' Public R/W

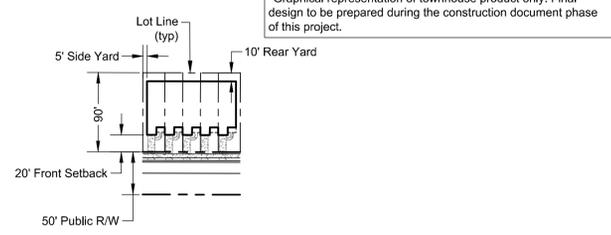


Vicinity Map N.T.S.

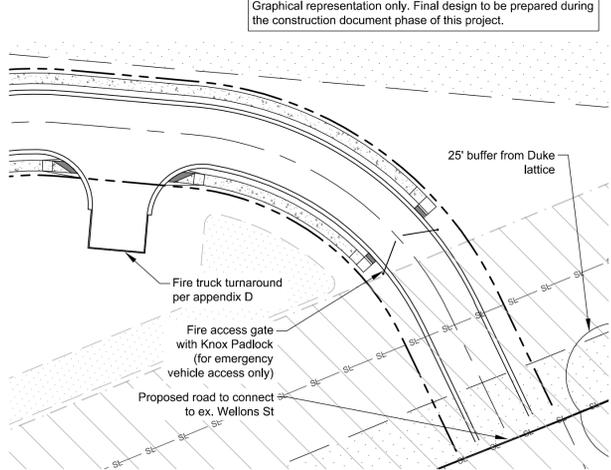
Local Residential Street 50' R/W (NTS)



Typical Lot Detail (1" = 100')



Fire Truck Turnaround (1" = 40')



Legend

Legend table with symbols and descriptions: Existing contour, Adjacent parcels, Project boundary, SHO ROW setback, Perennial stream, 30' buffer (BUA < 24%), Property Boundary Setback Area, Wetlands, 15' wetlands buffer, Duke Transmission easement, Proposed centerline, Proposed ROW, Proposed lot line, Proposed unit line, Proposed Storm Control Measure (SCM), Evergreen Buffer.

Development Data

Development Data table with fields: Tax Parcel Number, Deed Book-Page, Zoning Jurisdiction, Existing Zoning Classification, Proposed Zoning, Future Land Use Designation, Total Site Acreage, Density and Dimensional Standards, Building Setbacks, ImperVIOUS Requirements, Preliminary Provided ImperVIOUS, Required Open Space.

General Notes

- 1. EOP-EOP width to be 26'. Where townhome product is < 30' from the ground to the eaves, the EOP-EOP width can be 24'.
2. For parking requirements, see Sheet 2.
3. Trash to be rollout cans.
4. Base information from Lincoln County GIS. Boundary provided by Providence Land Survey. Final Survey data to be provided for final design and construction documents.
5. Engineer to provide sidewalk placement, using discretion, for full Construction Document submittal. Client may elect to place sidewalk at BOC where necessary.

Contact Information

Contact Information table with Developer (Shaun Gasparini), Owner (FB Holdings LLC), and Engineer (Merrick & Company) details. Includes a scale bar (1" = 100') and a north arrow.

MERRICK logo and address: 301 S. McDOWELL STREET, SUITE 300, CHARLOTTE, NC 28204. Phone: 704.529.6500.

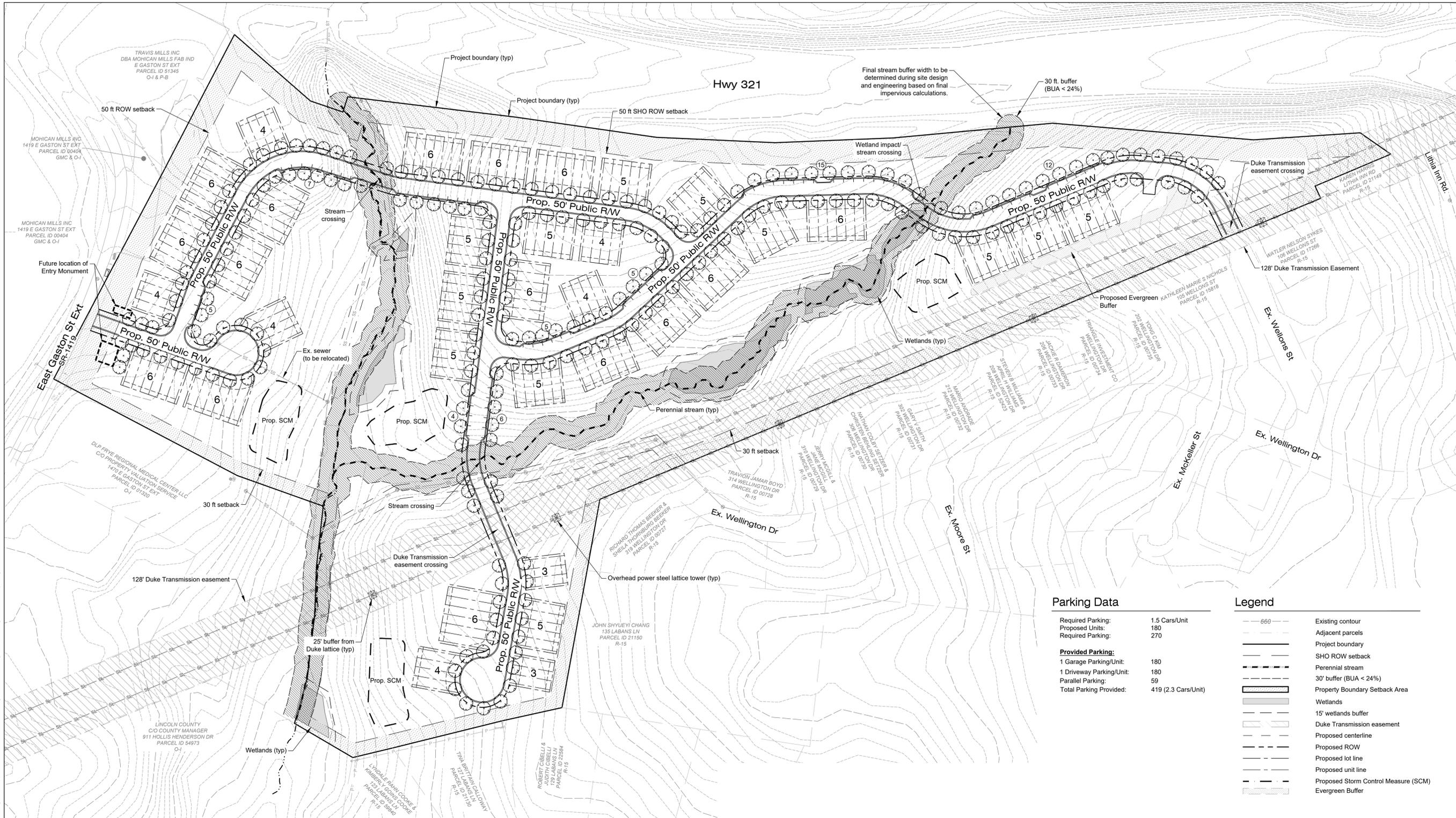
TrueHomes logo and address: 2649 Brekonridge Centre Drive, Suite 104, Monroe, NC 28110.

REVISIONS table with columns: REVISION, DESCRIPTION, DATE, CHANGED BY, BY.

The Townes at Wellington City of Lincolnton, NC Rezoning Development Plan

PRELIMINARY NOT FOR CONSTRUCTION SEAL(S)

Approval table with fields: DESIGN BY, DRAWN BY, CHECKED BY, APPROVED BY, DATE, PROJECT/TRACKING #, INTERNAL, MUNICIPAL, ORIGINAL DATE, SHEET 1/2.



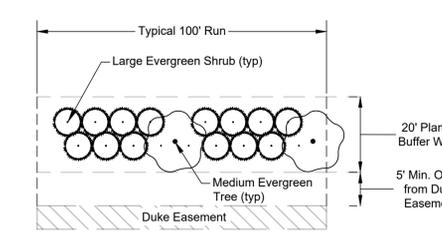
Parking Data

| | |
|--------------------------------|----------------------------|
| Required Parking: | 1.5 Cars/Unit |
| Proposed Units: | 180 |
| Required Parking: | 270 |
| Provided Parking: | |
| 1 Garage Parking/Unit: | 180 |
| 1 Driveway Parking/Unit: | 180 |
| Parallel Parking: | 59 |
| Total Parking Provided: | 419 (2.3 Cars/Unit) |

Legend

| | |
|--|--------------------------------------|
| | Existing contour |
| | Adjacent parcels |
| | Project boundary |
| | SHO ROW setback |
| | Perennial stream |
| | 30' buffer (BUA < 24%) |
| | Property Boundary Setback Area |
| | Wetlands |
| | 15' wetlands buffer |
| | Duke Transmission easement |
| | Proposed centerline |
| | Proposed ROW |
| | Proposed lot line |
| | Proposed unit line |
| | Proposed Storm Control Measure (SCM) |
| | Evergreen Buffer |

Evergreen Buffer Layout Per 100' (nts)



1. Buffer Plantings adjacent to Duke Easement are subject to review and approval by Duke.

Tree Planting Requirements

- Street Trees Required 40' O.C.
- 223 Street Trees Provided
- Final street tree placement to be determined during site design development and may be clustered between townhome units and open space to avoid public utility conflicts.

The site has required boundary setbacks of 30' and 50' dependent upon location. These setbacks are currently vegetated. If in the course of construction of this site any portion of the existing vegetation within those setbacks is removed, the impacted area shall be replanted in accordance with the City of Lincolnton Development Ordinance.

Special Highway Overlay Buffer Landscaping (153.120(G)1-2)

- In order to provide for a visually appealing landscape as viewed by the motorist from the adjoining Special Highway, the first 50 feet of the yard lying between the Special Highway and the principal structure shall be landscaped or left as natural wooded buffer (for all uses except for single-family and two-family residential uses). Within this buffer area, all deciduous and coniferous trees three inches caliper or larger, and all dogwoods, redbuds and American hollies four feet high or larger shall be considered of protected size. The protective buffer shall be left in a natural state to the greatest extent possible. One plant unit shall be required for every 40 feet or portion of 40 feet of lineal frontage. A plant unit shall be composed, at a minimum, of one of the following combinations of plants as listed below:
 - A combination of existing trees of protected size which will be retained, and which total more than 48 inches caliper;
 - A combination of both existing trees of protected size and newly planted trees that would total more than 48 inches caliper;
 - Four large maturing deciduous trees and six small maturing trees;
 - Six large maturing evergreen trees and six small maturing trees;
 - Four large deciduous trees and four large evergreen trees;
 - Two large deciduous trees, four large evergreen trees and four small maturing trees;
 - Four large deciduous trees, two large evergreen trees, and two small maturing trees; or
 - Fourteen small trees.
- The arrangement and location of landscaping in the Special Highway buffer shall be designed in a random spacing, not in a straight line, to give the appearance of a naturalized setting and shall be part of the landscape plan submitted for site plan review. The Administrator shall have the authority to waive, modify, or alter the requirements of this section on a case-by-case basis where due to unusual topography, elevation, or location of a piece of property the strict adherence of these requirements would serve no meaningful purpose. Any decision rendered by the Administrator shall in no way conflict with the spirit and intent of this section and the city's desire to provide landscaping along a Special Highway.

MERRICK
301 S. McDOWELL STREET, SUITE 300
CHARLOTTE, NC 28204 PHONE: 704.530.9500
FAX: 704.530.9501
THIS AND ALL OTHER ELECTRONIC MEDIA CONTAINED HEREIN IS AN INSTRUMENT OF THE CITY OF LINCOLNTON AND IS SUBJECT TO THE CITY OF LINCOLNTON DEVELOPMENT ORDINANCE. THE CITY OF LINCOLNTON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS INSTRUMENT. THE USER OF THIS INSTRUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLNTON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLNTON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLNTON.

TrueHomes
1714 ALL ABOUT U
2649 Brookridge Centre Drive
Suite 104
Monroe, NC 28110

| REVISED BY: | DATE: | CHANGED BY: |
|-------------|----------------------|-------------|
| 1 | 4.23.24 | JM |
| REV | REVISION DESCRIPTION | |

The Townes at Wellington
City of Lincolnton, NC

REZONING SKETCH
Planting and Parking Plan

SEAL(S)
PRELIMINARY
NOT FOR CONSTRUCTION

| | | |
|--------------|-------|-------|
| DESIGN BY: | KPN | DATE: |
| DRAWN BY: | KPN | |
| CHECKED BY: | EH/JM | |
| APPROVED BY: | JC | |

PROJECT/TRACKING #
INTERNAL: 100005.00
MUNICIPAL: CZ-1-2024
ORIGINAL DATE: 03/18/2024

SHEET **2/2**

