OWNER INFORMATION:
SOUTHERN LEGACY PROPERTIES, LLC
2730 MAIDEN HIGHWAY
LINCOLNTON, NC 28092

PARCEL INFORMATION:
PARCEL #1: EAST HIGHWAY 150, LINCOLNTON, NC
TOTAL ACRES: 4.889 AC.
EXISTING ZONING: B-N & R-S
PROPOSED ZONING: B-G (CU)
PROPOSED USE: MINI STORAGE FACILITY

MINIMUM SETBACKS (B-G):
FRONT YARD SETBACK: 30' MIN.
SIDE YARD SETBACK: 15' MIN.
SIDE YARD (RESI.): 30' MIN.
REAR YARD (RESI.): 30' MIN.

BUILDING / STRUCTURE TYPE:
METAL STORAGE BUILDINGS WITH UPGRADED ENDWALLS WITH BRICK OR MASONRY FACADES
BUILDING HEIGHT: MAX. +/- 14'
GROSS FLOOR AREA:
MAXIMUM FLOOR AREA S.F.: 50,000 S.F.
PROPOSED FLOOR AREA S.F.: 43,100 S.F.

BUILDING COVERAGE:
MAXIMUM BUILDING COVERAGE
50% x TRACT (4.889 AC.): 106,482 S.F.
PROPOSED BUILDING COVERAGE
43,100 BUILDING S.F./ TRACT S.F. = 20.2%

PARKING:
REQUIRED PARKING SPACES: 8 SPACES
MIN. 5 SPACES + 1 SPACE PER 100 UNITS
PROPOSED NUMBER UNITS: 257 UNITS
PROPOSED PARKING SPACES: 11 SPACES

WATERSHED DISTRICT:
NOT IN WATERSHED DISTRICT

IMPERVIOUS COVERAGE (MAX. 75% IMPERVIOUS):
PROPOSED IMPERVIOUS AREA: 116,660 S.F.
TOTAL SITE AREA: 212,965 S.F.
% PROPOSED IMPERVIOUS: 54.8%

BUFFER / LANDSCAPING:
STREET TREE LANDSCAPING
20' CLASS "C" FRONT YARD BUFFER WITH BERM
40' CLASS "C" ADJOINING RESIDENTIAL ZONING
PARKING AREA SCREENING/LANDSCAPING

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

WALK-THRU GATE
GATE PAD
EX. BILLBOARD
40' CLASS "C" BUFFER (USE EXISTING NATURAL PLANTING)
6' SECURITY CHAIN LINK FENCE
30' REAR YARD BUILDING SETBACK (ADJACENT TO RESIDENTIAL)
6' SECURITY CHAIN LINK FENCE
20' CLASS "C" BUFFER (USE EXISTING NATURAL PLANTING)
30' SIDE YARD BUILDING SETBACK (ADJACENT TO RESIDENTIAL)
6' SECURITY CHAIN LINK FENCE
40' CLASS "C" BUFFER (USE EXISTING NATURAL PLANTING)
30' SIDE YARD BUILDING SETBACK (ADJACENT TO RESIDENTIAL)
6' SECURITY CHAIN LINK FENCE

STREET TREE PLANTINGS
(BASED ON UDO REQUIREMENTS)

PARKING AREA SCREENING (TYP.)
20' x 25'

BUILDING 1 (2,200 S.F.)
20' x 110'
BUILDING 2 (6,000 S.F.)
30' x 200'
BUILDING 3 (4,000 S.F.)
20' x 200'
BUILDING 4 (4,000 S.F.)
20' x 200'
BUILDING 5 (6,000 S.F.)
30' x 200'
BUILDING 6 (4,000 S.F.)
20' x 200'
BUILDING 7 (2,500 S.F.)
20' x 125'
BUILDING 8 (2,200 S.F.)
20' x 110'
BUILDING 9 (2,500 S.F.)
20' x 125'

NATURAL GRASSED SLOPE FOR TERRACE TRANSITIONS
20' x 200'

PARKING AREA SCREENING (TYP.)
20' x 110'