



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: PD #2018-3-A2
Blum, Inc., applicant
Parcel ID# 02372, 29857, 31610, and 34251

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 2, 2025.

Request

The applicant is requesting to amend the master plan for a PD-I (Planned Development-Industrial) district for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access. A concept plan for these proposed development was submitted as part of the rezoning application and would serve as the master plan for the development if the rezoning request is approved.

The applicant has provided a summary of the Community Involvement Meeting that was held on April 29, 2025.

Site Area and Description

The subject property is located at 7733 Old Plank Road in Catawba Springs Township. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), I-G (Industrial General), and R-T (Transitional Residential). Land uses in this area include industrial, business, and residential uses.

In 2018, Parcel ID# 02372 and 34251 were rezoned to PD-I, subject to the approved site plan for expansions of manufacturing, warehousing and office facilities. In 2023, an amendment to



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

the master plan was approved for another building expansion, which also included the rezoning of Parcel ID# 29857 and 31610 for a parking lot expansion.

Plan Conformance

Most of this property is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing and warehousing uses. The southeastern most portion of this property at the intersection of Old Plank Road and N.C. 16 Business is located within an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of the surrounding neighborhoods.

Additional Information

A portion of this property is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed, which limits nonresidential developments to a maximum impervious coverage of 24% of the project area. However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case PD #2018-3-A2

Applicant Blum, Inc.

Parcel ID# 02372, 29857, 31610, and 34251

Location 7733 Old Plank Road

Proposed amendment Amend the master plan for a PD-I (Planned Development-Industrial) district for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access

This proposed amendment **is consistent** with the Lincoln County Land Use Plan and other adopted plans in that:

The proposed building expansion is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing and warehousing uses. This proposal is consistent with Objective 3.2 of the Blueprint 2043 Land Use Plan: fostering economic growth through land use decisions.

This proposed amendment **is reasonable** in that:

A manufacturing plant has been in operation on this property for many years. The adjoining area includes industrial uses. The proposed expansions will result in additional jobs and increase the county's tax base.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name Blum Inc

Applicant Address 7733 Old Plank Rd Stanley, NC 28164

Applicant Phone Number 704.827.1345

Property Owner Name JULIUS BLUM INC

Property Owner Address 7733 Old Plank Rd Stanley, NC 28164

Property Owner Phone Number 704.827.1345

PART II

Property Location 7733 Old Plank Rd Stanley, NC 28164

Property ID (10 digits) 4601031941, 4601025959, 4601027848 Property size 39.1 ac

Parcel # (5 digits) 02372, 31610, 29857 Deed Book(s) 553 Page(s) 801
1094 851
1094 853

PART III

Existing Zoning District ELDD PD-I Proposed Zoning District ELDD PD-I

Briefly describe how the property is being used and any existing structures.

Existing industrial site with associated parking, drives, truck docks

Briefly described the proposed planned development.

Expansion of the existing facility with a new 40,000 SF Building addition (BE13) consisting of a new office space and showroom. In addition, renovation of an existing 40,000 SF of the building and reconfiguring the site parking and truck access.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Wofford H. S.
Applicant's Signature

CFO

2025 Mar 3rd

Date



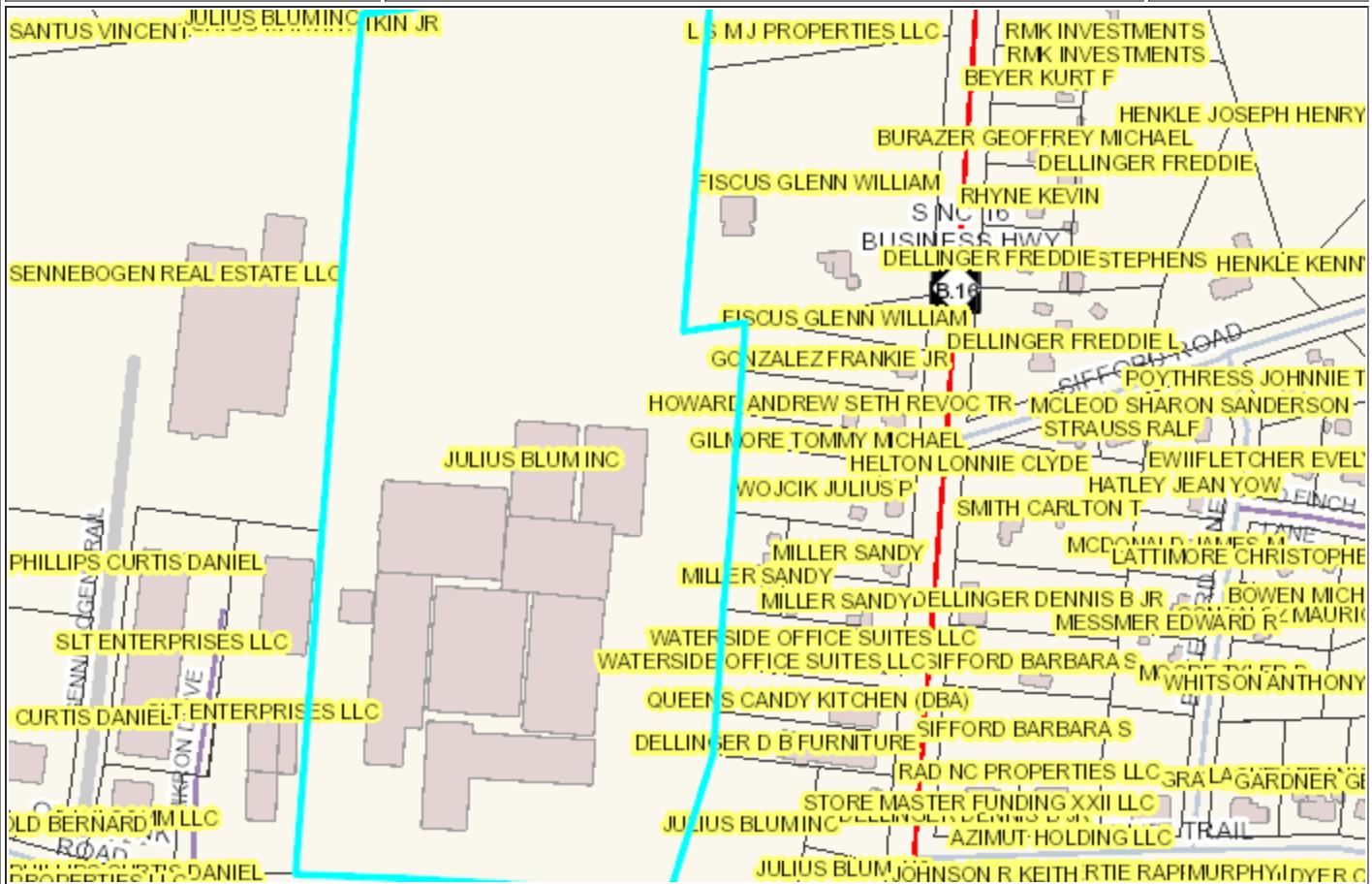
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 5/9/2025 Scale: 1 Inch = 400 Feet



Parcel ID	02372	Owner	JULIUS BLUM INC
Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
Account	25296	Address	STANLEY, NC 28164-7774
Deed	553 801	Last Transaction Date	01/01/1992
Plat		Subdivision	
Land Value	\$1,126,121	Improvement Value	\$28,784,361
Previous Parcel			Total Value \$29,910,482
-----All values for Tax Year 2025-----			
Description	BLDG RD 16	Deed Acres	36.43
Address	7733 OLD PLANK RD	Tax Acres	36.306
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	BLUM SECTION 1	Value	\$2,106,155
Main Sq Feet	44424	Stories	1
Year Built		Year Built	1991
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
PD-I		36.31	LW31 36.31
Watershed		Sewer District	
	0.48		36.31
	35.83		
Census County		Tract	Block
109		071102	1070 36.31
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369100	14.94



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Date: 5/9/2025 Scale: 1 Inch = 200 Feet

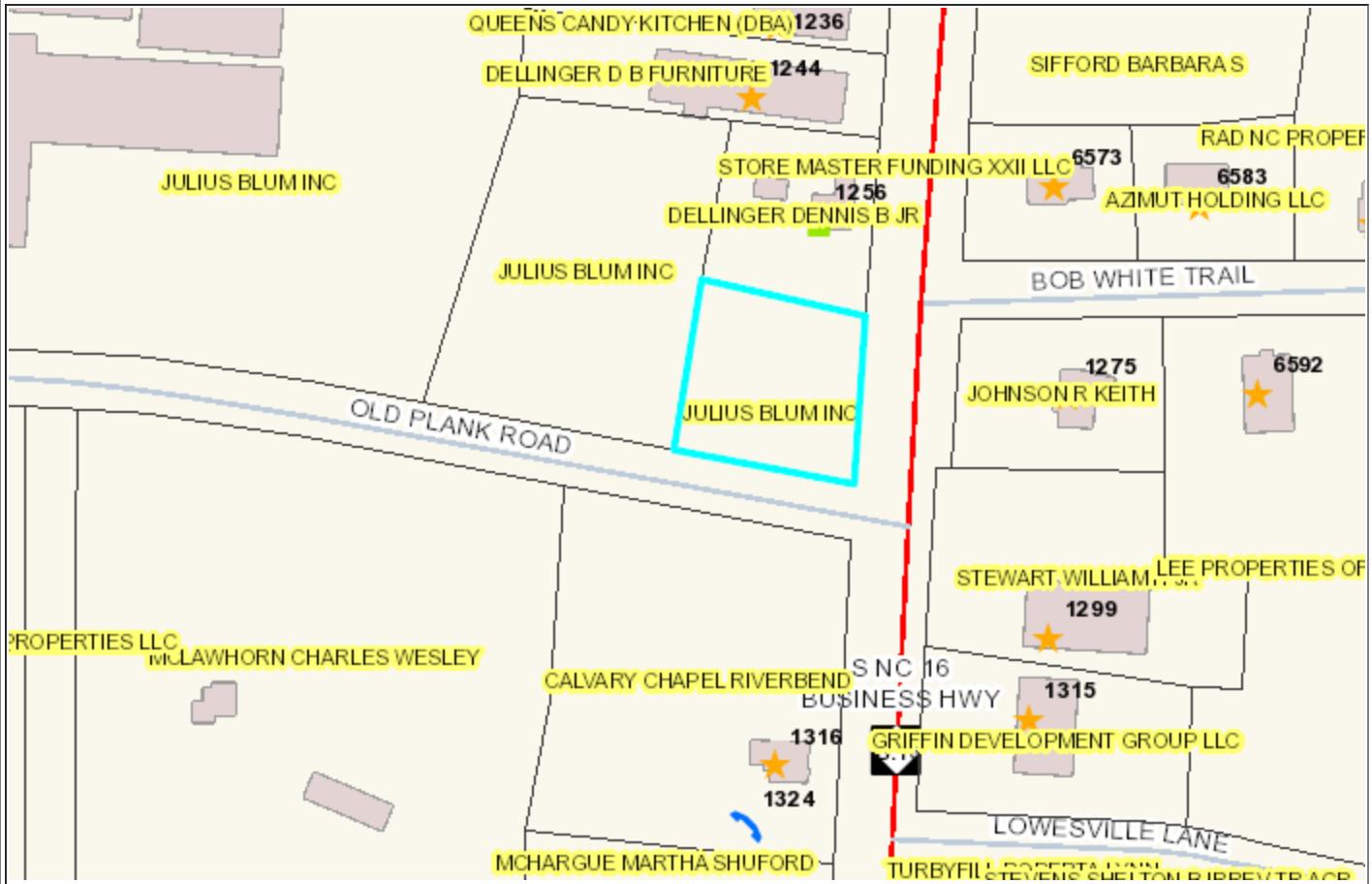


 Photo Not Available	Parcel ID	29857	Owner	JULIUS BLUM INC
	Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
	Account	25296	Address	STANLEY, NC 28164-7774
	Deed	1094 853	Last Transaction Date	02/05/1999
	Plat		Subdivision	LOWESVILLE NO 1
	Land Value	\$61,225	Improvement Value	\$0
	Total Value	\$61,225		
	Previous Parcel			
	-----All values for Tax Year 2025 -----			
	Description	HMSTE - HWY 16 R1511		Deed Acres 1.15
	Address	OLD PLANK RD		Tax Acres 0.79
	Township	CATAWBA SPRINGS		Tax/Fire District EAST LINCOLN
	Main Improvement			Value
	Main Sq Feet	Stories		Year Built
	Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
	PD-I		0.79	LW31 0.79
	Watershed			
		Sewer District		
		0.79		
	Census County	Tract	Block	
	109	071102	1070	0.79
	Flood	Zone Description	Panel	
	X	NO FLOOD HAZARD	3710460100	0.79



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Date: 5/9/2025 Scale: 1 Inch = 200 Feet

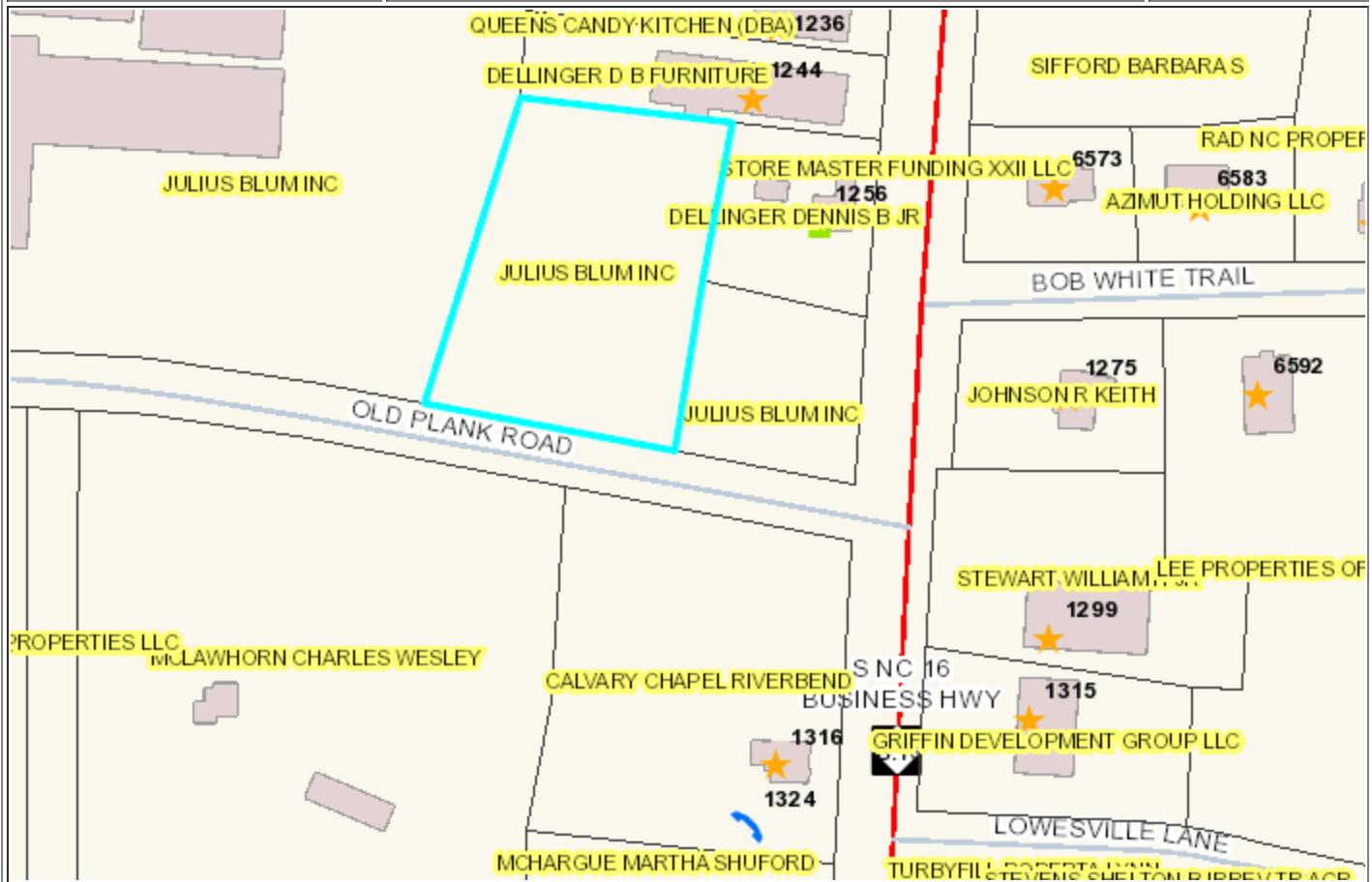
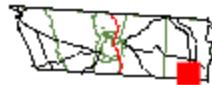


Photo Not Available

Parcel ID	31610	Owner	JULIUS BLUM INC
Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD
Account	25296	Address	STANLEY, NC 28164-7774
Deed	1094 851	Last Transaction Date	02/05/1999
Plat		Subdivision	LOWESVILLE NO 1
Land Value	\$124,992	Improvement Value	\$0
			Total Value \$124,992
Previous Parcel			
-----All values for Tax Year 2025-----			
Description	KEEVER LD RD 1511	Deed Acres	2
Address	OLD PLANK RD	Tax Acres	2.016
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
PD-I		2.02	LW31 2.02
Watershed		Sewer District	
1.19	0.82		2.02
Census County	Tract	Block	
109	071102	1070	2.02
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	2.02



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A trapezoidal container with a red line indicating the water level.

Date: 5/9/2025 Scale: 1 Inch = 400 Feet

Date: 5/9/2025 Scale: 1 Inch = 400 Feet

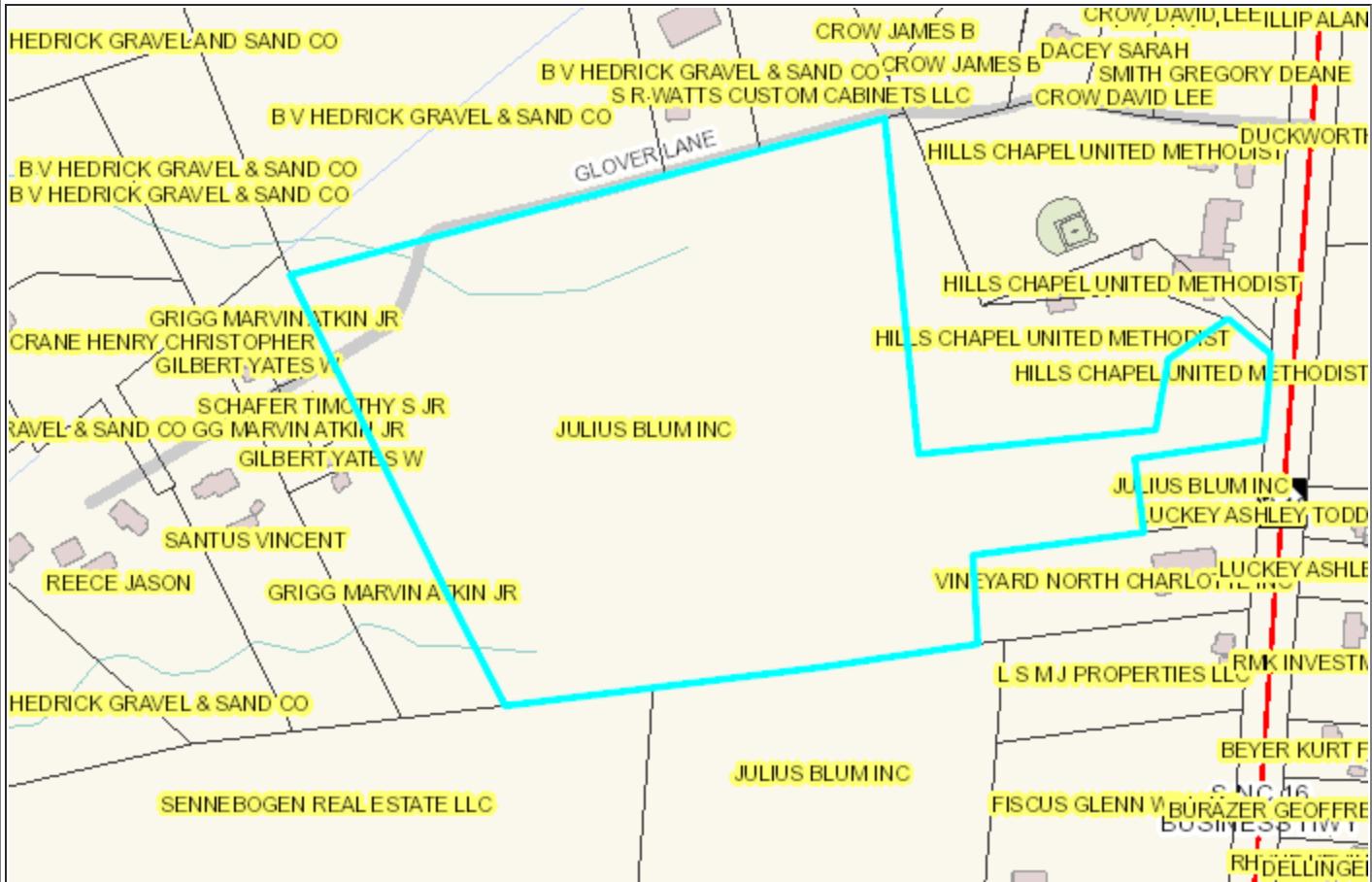
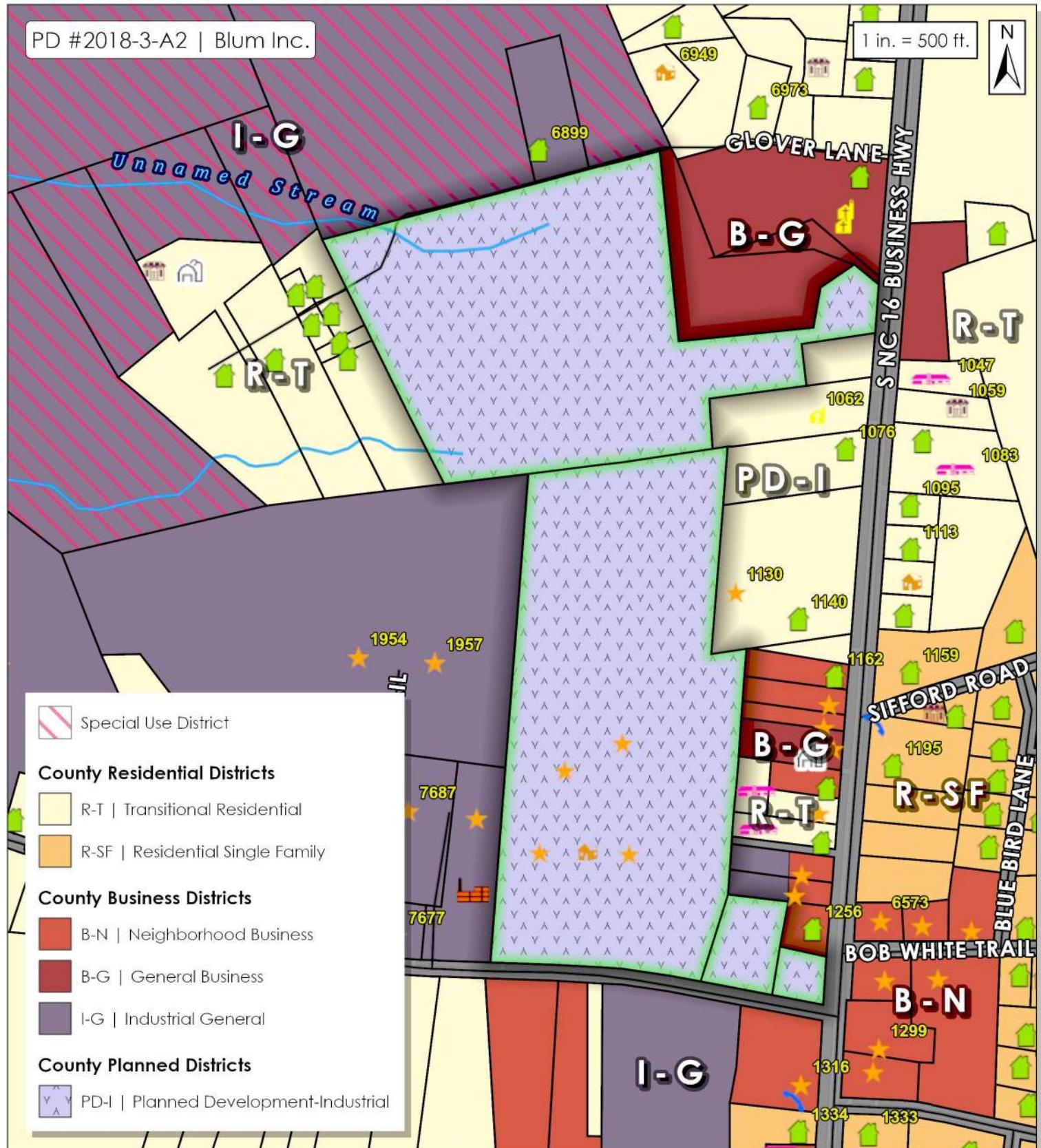


Photo Not Available

Parcel ID	34251	Owner	JULIUS BLUM INC	
Map	4601	Mailing	BLUM INDUSTRIAL PRK-LOWESVILLE 7733 OLD PLANK RD	
Account	25296	Address	STANLEY, NC 28164-7774	
Deed	959 617	Last Transaction Date	09/30/1996	Sale Price \$271,000
Plat		Subdivision		Lot
Land Value	\$513,178	Improvement Value	\$0	Total Value \$513,178
Previous Parcel	34251	-----All values for Tax Year 2025 -----		
Description	KINCAID LD HMST HW16			Deed Acres 0
Address	S NC 16 BUSINESS HWY			Tax Acres 31.787
Township	CATAWBA SPRINGS			Tax/Fire District EAST LINCOLN
Main Improvement				Value
Main Sq Feet	Stories			Year Built
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
PD-I		31.79	LW31	31.79
Watershed	Sewer District			
	31.79			
Census County			Tract	Block
109			071102	1070
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710460100	11.37
X	NO FLOOD HAZARD		3710369100	20.42



1 in. = 500 ft.



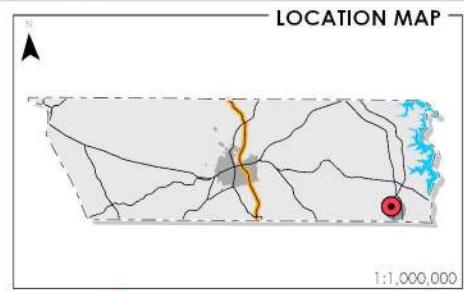
Parcel ID # 02372, 29857,
31610, & 34251

- Property Location(s)

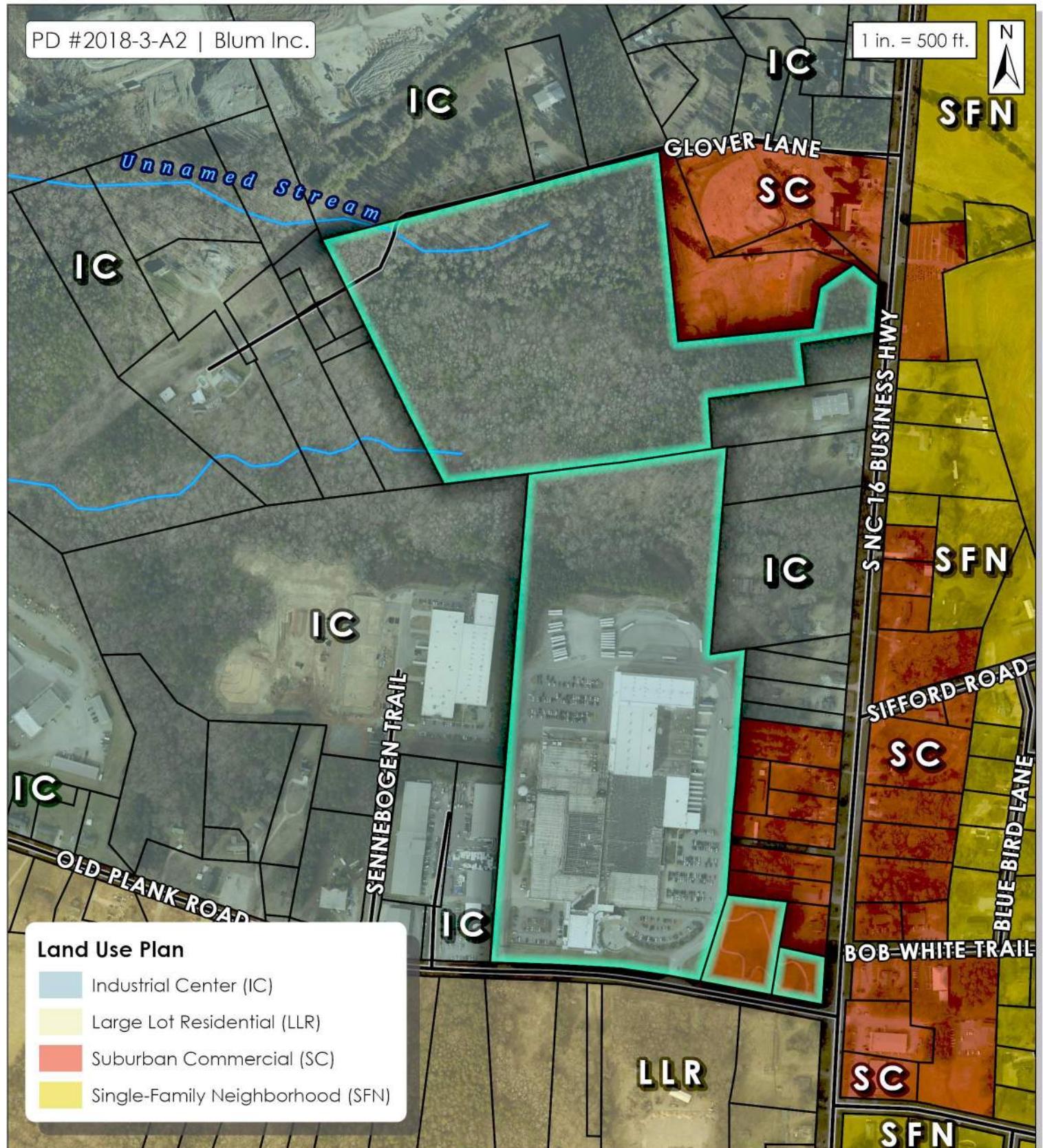


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information



Property Location(s)



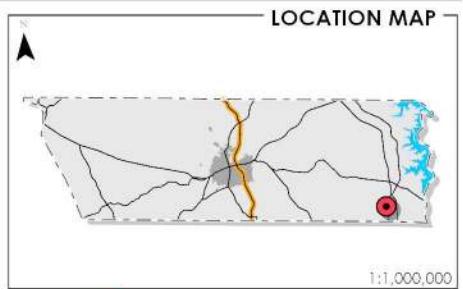
Parcel ID # 02372, 29857,
31610, & 34251

 - Property Location(s)



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information



 Property Location(s)

Summary of Community Involvement Meeting (CIM)

Community Involvement Meeting for PD #2018-3-A2

April 29, 2025

We had a productive Community Outreach meeting on 4/29 with some attendance from the neighboring property. Below is a brief summary of the meeting:

- Jeremiah Combs from the county opened up the virtual meeting a little after 6pm and presented the reason for the meeting and its association to the proposed PD.
- Jake Modestow from CES and Peter Cucci from MPS presented the overall PD as well as the proposed improvements that the team will be making as part of BE13.
- The McLawhorns requested some clarification on the project improvements associated with stormwater runoff. They mentioned that they had been experiencing soil erosion from the pipes that traverse Old Plank Road. CES explained the proposed improvements associated with the project that would be implemented to reduce runoff from the new improvements. This included the 3 bioswales around the site to improve water quality and quantity leaving the site. CES mentioned that DOT will also be reviewing the flows from the site to ensure post development flows do not exceed predevelopment flows to the Old Plank Roadway. Blum team agreed to discuss this more and evaluate potential solutions.
- The McLawhorns had questions about the amount of impervious coverage being added and systems being implemented to mitigate that. They also had questions on the watershed permit itself as it relates to the stormwater. Jeremiah made note that the proposed improvements are voluntary that the applicant is proposing.
- Several council members were also on the meeting generally listening into the commentary of the meeting. They did ask the reasoning of why the application was not being held all at once during the PD meeting on June 2nd. Guidance from CES and MPS made efforts to submit permits as soon as ready, to stay on track with the project scheduling.



Lincoln County Project Reviews

Project Number: **ZONE25-00059**

Description: PD #2018-3-A2 Blum, Inc.

Project Type: **ZONING CASE**

Parcel ID: **02372**

Sub Type: **PLANNED DEVELOPMENT - INDUSTRIAL**

Applicant: **Blum, Inc.**

Applied: **2/12/2025**

Approved:

Owner: **JULIUS BLUM INC**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Proposed amendment to the approved PD-I master plan for a 40,000-square foot office and showroom expansion, the reconfiguration of the existing parking lot, and the addition of another driveway access

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/27/2025	2/27/2025	3/18/2025	ZONING - COUNTY	Maegan Rhoades	COMPLETE	
Notes:						
Planned development will need to be amended. 10' buffer requires a masonry wall. 1070 option for impervious coverage.						
Review Group: TRC PRE-APPLICATION						
2/27/2025	3/20/2025	3/9/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	NA Public water and sewer
Notes:						
Please contact Environmental Health for comments jonathan.harris@lincolncountync.gov						
2/27/2025	2/27/2025	3/9/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes:						
I would need a resubmittal and add in location of existing hydrants in this area along with new hydrants also add knox entry to the vehicle gates and is there access all of the way around the building.						
electric vehicle parking will need a hydrant nearby.						
2/27/2025		3/9/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill		
Notes:						
Please contact Natural Resources for comments danielle.rudisill@lincolncountync.gov						
2/27/2025		3/9/2025	NCDOT PRE-APPLICATION	Michael Watson		
Notes:						
please contact NCDOT for comments mrwatson@ncdot.gov						

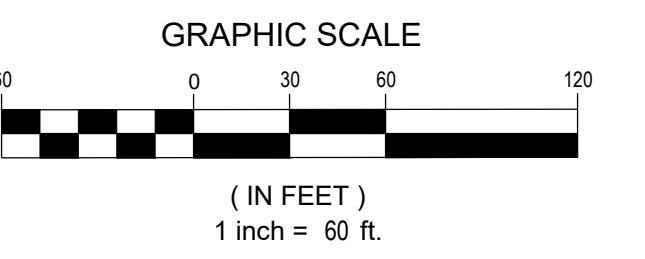
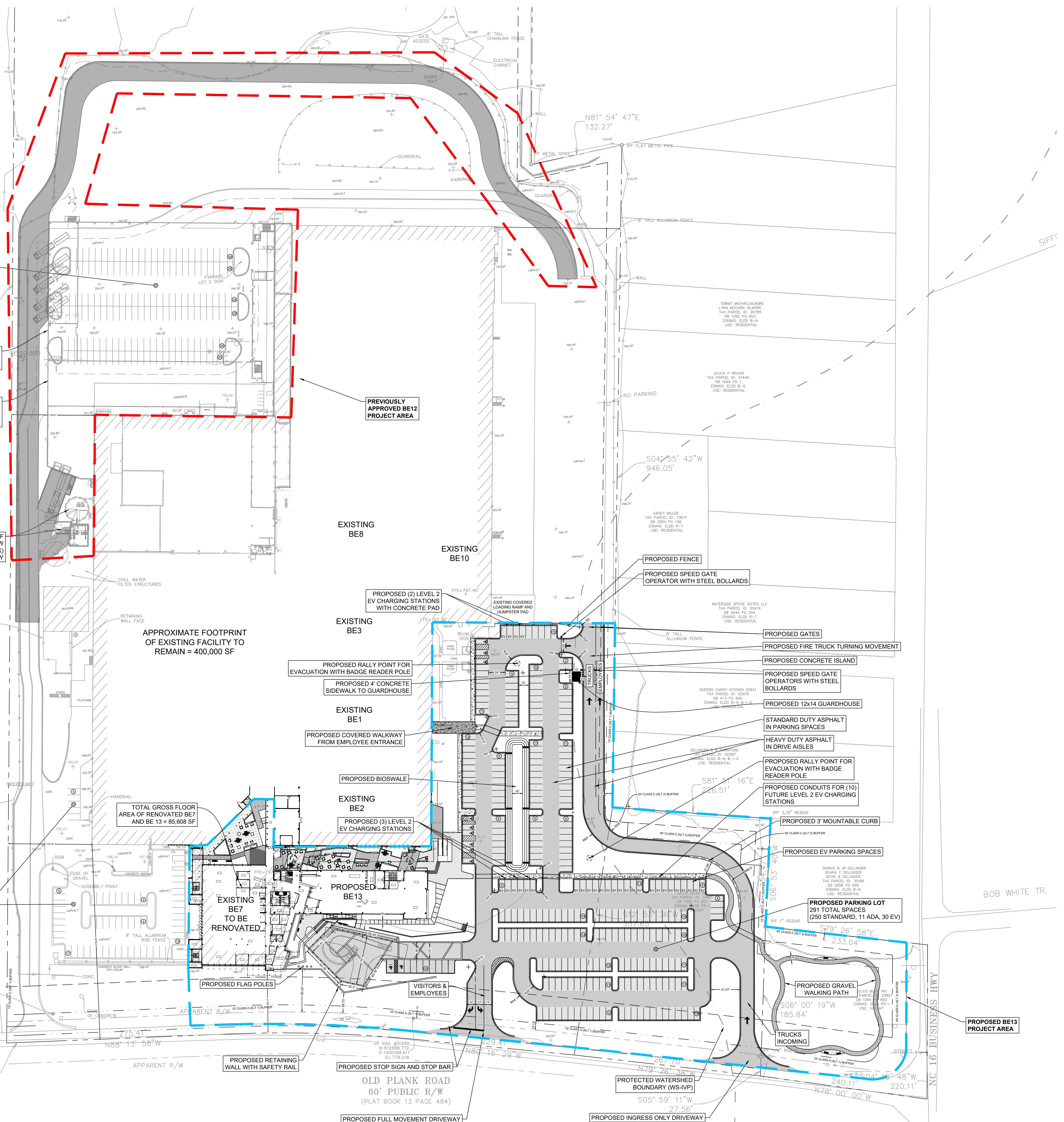


Lincoln County Project Reviews

2/27/2025	2/27/2025	3/9/2025	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	
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Notes:

Existing County water and sewer. No new services are requested. No permanent structures shall be placed in any Lincoln County Public Utilities Easements.



SITE DATA TABLE
TAX PARCEL ID : 02372, 31610 AND 29857
7733 OLD PLANK RD, STANLEY, NC

**ZONING: PD-I (PLANNED DEVELOPMENT-INDUSTRIAL)
OVERLAY: ELD (EAST LINCOLN DEVELOPMENT DISTRICT)**

EXISTING USE	PROPOSED USE		
OFFICE, MANUFACTURING AND WAREHOUSING	OFFICE, MANUFACTURING AND WAREHOUSING		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM PARCEL AREA	N/A	39.70 Ac	39.70 Ac
MINIMUM PARCEL WIDTH	N/A	1316.05 Ft	1316.05 Ft
MINIMUM FRONT YARD SETBACK	50 FT	89.17 FT	89.17 FT
MINIMUM SIDE YARD SETBACK	20 FT	118.21 FT	118.21 FT
MINIMUM REAR YARD SETBACK	30 FT	764.28 FT	764.28 FT
MAXIMUM BUILDING HEIGHT	100 FT	100 FT	100 FT
PERIMETER BUFFER	CLASS C	CLASS C	CLASS C

OFF STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
REQUIRED PARKING:		
- OFFICE (GENERAL):	1 PER 400 SQ. FT. OF GFA	PROPOSED BE 13
78,072 SF/400 = 196 SPACES		TOTAL PARKING = 201 SPACES
- MANUFACTURING:	1 PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT	250 - STANDARD SPACES
171 EMPLOYEES X 1 SPACE=171 SPACES	11 - ADA SPACES (1 VAN)	11 - ADA SPACES
- TRANSPORTATION & WAREHOUSING:	1 PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT	30 - EV SPACES
IN ADDITION TO SPACES USED FOR VEHICLES IN OPERATION		ENTIRE SITE (EXISTING TO REMAIN + PROPOSED BE 13 SPACES)
26 EMPLOYEE X 1 = 26 SPACES		TOTAL PARKING = 513 SPACES
	ADA IS 3.0% OF TOTAL SPACES	468 - STANDARD SPACES
	30 - EV SPACES	15 - ADA SPACES (3 VAN)
		ADA IS 3.0% OF TOTAL SPACES
		30 - EV SPACES
		TOTAL REQUIRED SPACES: 393 SPACES (INCLUDING 8 ADA SPACES)
PARKING SPACE DIMENSIONS:		
MINIMUM WIDTH: 9 FT		
MINIMUM LENGTH: 19 FT		
MINIMUM DRIVE AISLE WIDTH:		9 FT X 19 FT
TWO-WAY: 24 FT		24 FT
(EN: EXISTING NON-COMPLIANCE)		

SITE NOTES:

1. DIMENSIONS AND COORDINATE POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH NC DOT STANDARDS AND SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
10. ALL PAVEMENT MARKERS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCE.
13. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, TRASH ENCLOSURE DETAILS, FENCING DETAILS, SIGNAGE DETAILS.
14. CONTRACTOR SHALL PROVIDE DETAILED DRAWINGS FOR CONSTRUCTION AND LOCATION OF SIDEWALKS, STOOPS, STEPS, HANDRAIL, AND ACCESS DOORS WITH ARCHITECTURAL PLANS.
15. COORDINATE SIDEWALK AND SCORING PATTERNS ADJACENT TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
16. CONTRACTOR SHALL PROVIDE NECESSARY TRASH COLLECTION AND DISPOSE TO A LEGALLY APPROVED LANDFILL.
17. SITE BEFORE YOU DIG: CALL NC ONE-CALL CENTER AT 811 OR 1-800-632-4949.
18. LANDSCAPING BUFFER TYPES ALONG BOUNDARIES MAY CHANGE IN WIDTH AND CLASS BUT WILL COMPLY WITH ALL LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS.

SHEET ISSUE:
NO. 1 DATE 3/4/2025 DESCRIPTION PD AMENDMENT BY SMC

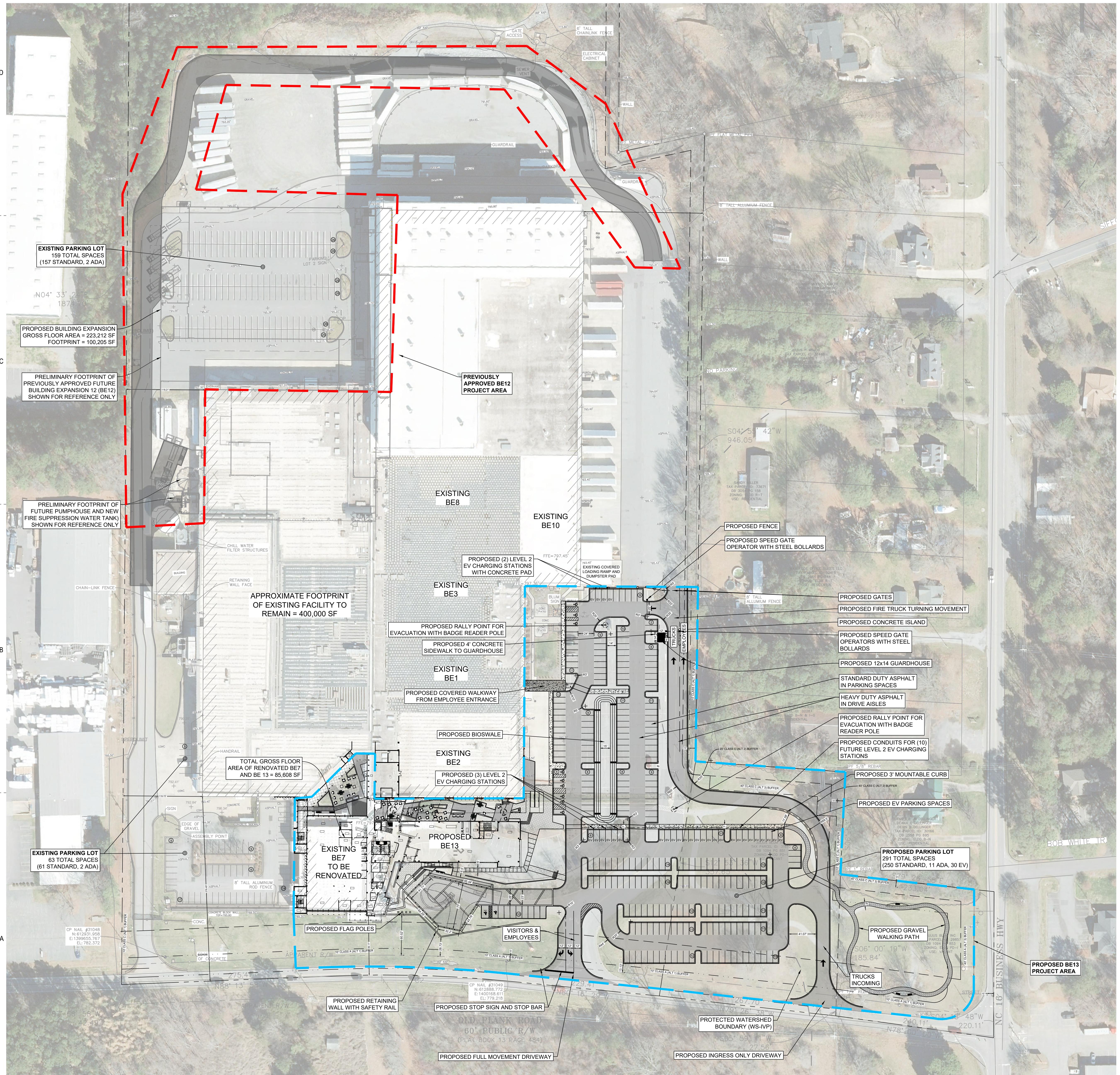
SC
JM

DRAWN BY:
REVISED BY:
CHECKED BY:
SHEET TITLE:
OVERALL SITE PLAN

SHEET NO. CES PRO. NO. 8522.1024

C2.0

811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org



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1. DIMENSIONS AND COORDINATE POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PROPOSED PERMITTING AND APPROVALS SHALL BE SECURED BY THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH NC DOT STANDARDS AND SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
10. ALL PAVEMENT MARKERS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCE.
13. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, TRASH ENCLOSURE DETAILS, FENCING DETAILS, SIGNAGE DETAILS.
14. CONTRACTOR SHALL DETERMINE THE CONSTRUCTION AND LOCATION OF SIDEWALKS, STOOPS, STEPS, HANDRAIL, AND ACCESS DOORS WITH ARCHITECTURAL PLANS.
15. COORDINATE SIDEWALK AND SCORING PATTERNS ADJACENT TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
16. CONTRACTOR SHALL PROVIDE NECESSARY TRASH COLLECTION AND DISPOSE TO A LEGALLY APPROVED LANDFILL.
17. STAY BEFORE YOU DIG. CALL NC ONE-CALL CENTER AT 811 OR 1-800-632-4049.
18. LANDSCAPING BUFFER TYPES ALONG BOUNDARIES MAY CHANGE IN WIDTH AND CLASS BUT WILL COMPLY WITH ALL LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SETBACK LINE
- PROPOSED BUFFER LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

DRAWN BY:
REvised By:
Checked By:
Sheet Title:

OVERALL SITE PLAN

SHEET NO.

CES PRO. NO. 8522.1024

SC - JM

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