

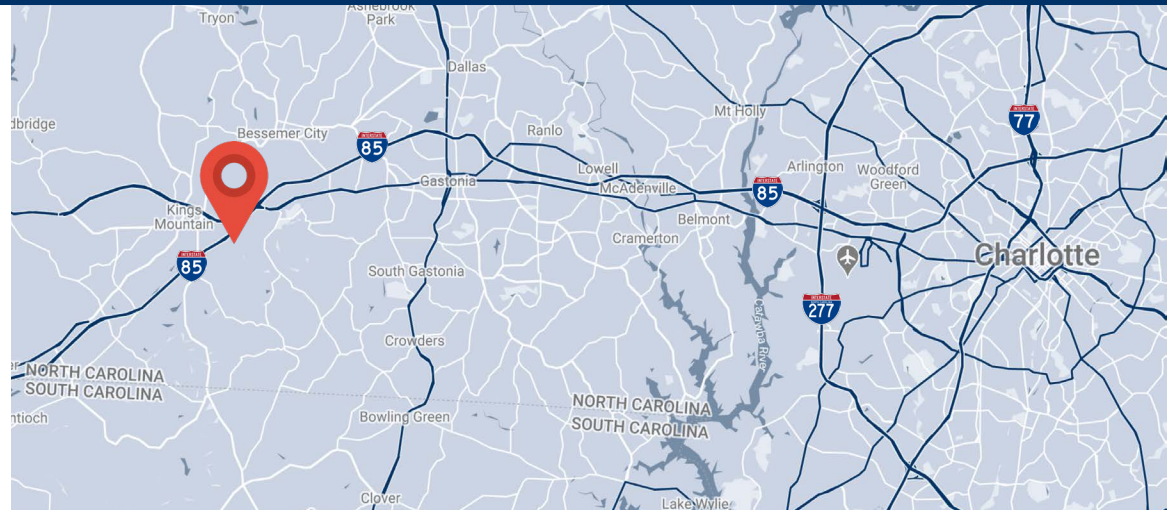


540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086

ACREAGE	±7.12 acres
ZONING	Zoned LI (City of Kings Mtn/Gaston County)
UTILITIES	Water access on Canterbury Road Sewer access in creek on backside of property
LOCATION	I-85 Visibility/Frontage

FOR SALE: \$125,000/ACRE

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TOWNHOME SITE PLAN

540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086



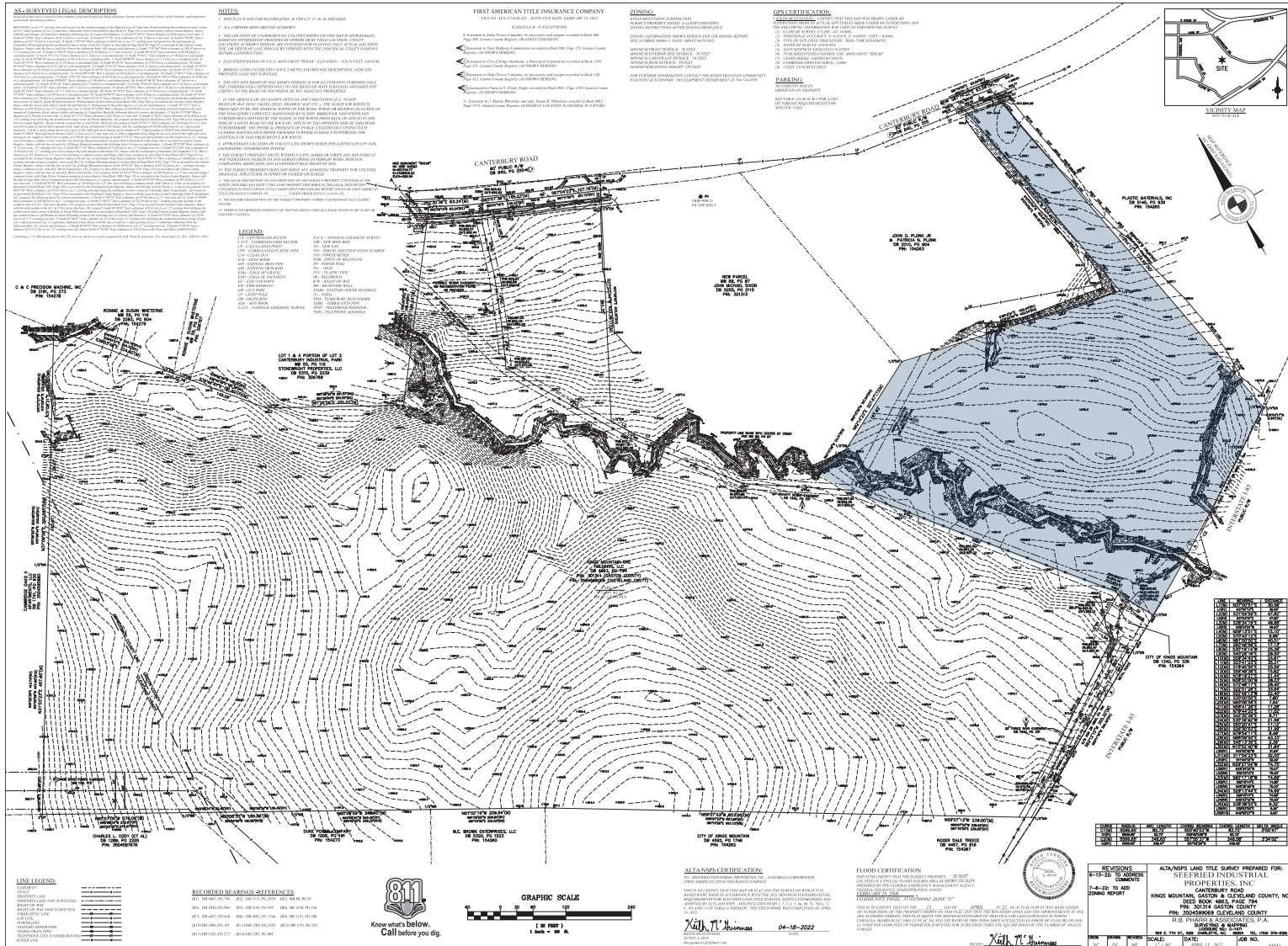
CURRENT ZONING	LIGHT INDUSTRIAL
PROPOSED ZONING	SU C (SEMI-URBAN RESIDENTIAL CLUSTER)
OVERLAY ZONE	N/A
NORTH BUFFER	TYPE D: 50' OR 25' W/ FENCE
SOUTH BUFFER	TYPE D: 50' OR 25' W/ FENCE
EAST BUFFER	TYPE D: 50' OR 25' W/ FENCE
WEST BUFFER	TYPE D: 50' OR 25' W/ FENCE
CRITICAL BUFFER	N/A
FRONT SETBACK	ALLEY LOAD 10' FRONT LOAD 20'
SIDE SETBACK	6'-4"
REAR SETBACK	ALLEY LOAD 20' FRONT LOAD 30'
CORNER SIDE SETBACK	10'-0"
MIN. LOT AREA	1,800 SF
MIN. LOT WIDTH	20'
UNIT DENSITY	MIN. OF 4 ATTACHED UNITS PER BUILDING, MAX. OF 4 ATTACHED UNITS PER BUILDING
BUILDING HEIGHT	4'-0"
PARKING	2 SPACE PER UNIT
OPEN SPACE REQUIREMENT	30% (25% OF COS MUST BE IN ONE CENTRALIZED PARK, .025 ACRES/UNIT SHALL BE ACTIVE OPEN SPACE, 25' MIN. DIMENSION)
STORMWATER APPROACH	BIMPS ON SITE
TREE ASSESSMENT PROVIDED	Y/N
CULTURAL RESOURCES ENVIRONMENTAL ISSUES	Y/N
PUMP STATION NEEDED WITHIN URBAN GROWTH BOUNDARY	
OTHER REQUIREMENTS	
SITE DATA	
TOTAL SITE AREA	± 7.12 ACRES
LOT SIZE	1,800 SF MIN.
PROPOSED UNITS	34 UNITS (7 BUILDINGS)
LF OF ROAD	± 875 LF
LF OF ALLEY	± 380 LF
PARKING	2 PER UNIT

- GENERAL NOTES:**
1. ALL INFORMATION PROVIDED BY PUBLIC RECORDS SHOULD BE VERIFIED FOR ACCURACY.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEY. THE PRESENCE OF UTILITIES IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
 3. ALL STREAM ADJUSTMENTS AND CHANNEL REVISIONS SHALL BE RESPONSIBLE FOR THE OWNER. STREAM ADJUSTMENTS AND CHANNEL REVISIONS SHALL BE BASED ON THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY. ADJUSTMENTS TO STREAM CHANNELS SHALL BE MADE TO MAINTAIN THE CHANNEL'S CROSS SECTION TO THE ORIGINAL CHANNEL CROSS SECTION TO THE EXTENT POSSIBLE. CHANNEL REVISIONS SHALL BE BASED ON THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY. ADJUSTMENTS TO STREAM CHANNELS SHALL BE MADE TO MAINTAIN THE CHANNEL'S CROSS SECTION TO THE ORIGINAL CHANNEL CROSS SECTION TO THE EXTENT POSSIBLE.
 4. OPEN SPACE AND TREE SAVED REQUIREMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. TREE SAVED AREAS AND OPEN SPACE REQUIREMENTS SHALL BE DETERMINED BY THE COUNTY. ALL TREE SAVED AND OPEN SPACE CALCULATIONS SHALL BE REVIEWED BY THE COUNTY. TREE SAVED AREAS SHALL BE BASED ON THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY. ADJUSTMENTS TO TREE SAVED AREAS SHALL BE MADE TO MAINTAIN THE ORIGINAL TREE SAVED AREAS TO THE EXTENT POSSIBLE.
 5. DEVELOPMENT AREAS ARE CONCEPTUAL IN NATURE BASED ON A USE OF DEVELOPMENT AREA AND SUBJECT TO CHANGE BASED ON THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY.
 6. THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY SHALL BE THE BASIS FOR THE DEVELOPMENT OF THE CONCEPTUAL SITE PLAN AND SHALL BE SUBJECT TO CHANGE BASED ON THE PLANNING CONCEPTS, NATURE AND SCOPE OF PROJECT, AND FIELD SURVEY.
 7. DESIGNER SHALL BE RESPONSIBLE FOR ALL INFORMATION PROVIDED BY PUBLIC RECORDS, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC RECORDS.

*To accommodate this use, the site would need to be rezoned to SU C (Semi-Urban Residential, Cluster)

TOPO MAP

540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086



LOCATION

540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086

CHARLOTTE
±28 miles away



LOCATION

540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086



INTERSTATE ACCESS

540 CANTERBURY RD | KINGS MOUNTAIN, NC 28086

