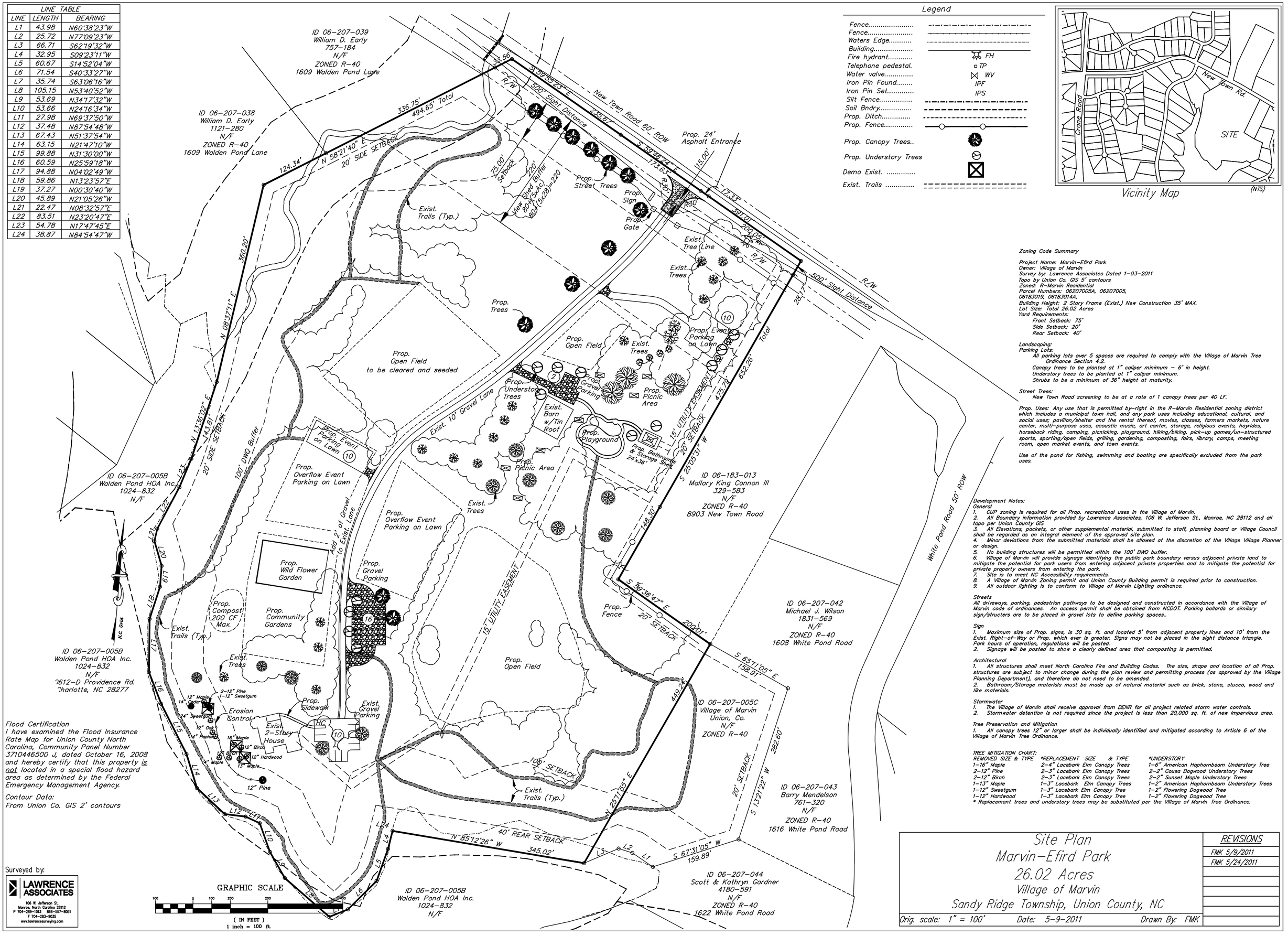
LINE TABLE		
LINE	LENGTH	BEARING
L1	43.98	N60°38'23"W
L2	25.72	N77°09'23"W
L3	66.71	S62°19'32"W
L4	32.95	S09°23'11"W
L5	60.67	S14°52'04"W
L6	71.54	S40°33'27"W
L7	35.74	S63°06'16"W
L8	105.15	N53°40'52"W
L9	53.69	N34°17'32"W
L10	53.66	N24°16'34"W
L11	27.98	N69°37'50"W
L12	37.48	N87°54'48"W
L13	67.43	N51°37'54"W
L14	63.15	N21°47'10"W
L15	99.88	N31°30'00"W
L16	60.59	N25°59'18"W
L17	94.88	N04°02'49"W
L18	59.86	N13°23'57"E
L19	37.27	N00°30'40"W
L20	45.89	N21°05'26"W
L21	22.47	N08°32'57"E
L22	83.51	N23°20'47"E
L23	54.78	N17°47'45"E
L24	38.87	N84°54'47"W



Zoning Code Summary

Project Name: Marvin-Efird Park
Owner: Village of Marvin
Survey by: Lawrence Associates Dated 1-03-2011
Topo by Union Co. GIS 5' contours
Zoned: R-Marvin Residential
Parcel Numbers: 06207005A, 06207005, 06183019, 06183014A,
Building Height: 2 Story Frame (Exist.) New Construction 35' MAX.
Lot Size: Total 26.02 Acres
Yard Requirements:
Front Setback: 75'
Side Setback: 20'
Rear Setback: 40'

Landscaping:
Parking Lots:
All parking lots over 5 spaces are required to comply with the Village of Marvin Tree Ordinance Section 4.2.
Canopy trees to be planted at 1" caliper minimum - 6' in height.
Understory trees to be planted at 1" caliper minimum.
Shrubs to be a minimum of 36" height at maturity.

Street Trees:
New Town Road screening to be at a rate of 1 canopy trees per 40 LF.

Prop. Uses: Any use that is permitted by-right in the R-Marvin Residential zoning district which includes a municipal town hall, and any park uses including educational, cultural, and social uses; pavilion/shelter and the rental thereof, movies, classes, farmers markets, nature center, multi-purpose uses, acoustic music, art center, storage, religious events, hayrides, horseback riding, camping, picnicking, playground, hiking/biking, pick-up games/un-structured sports, sporting/open fields, grilling, gardening, composting, fairs, library, camps, meeting room, open market events, and town events.

Use of the pond for fishing, swimming and boating are specifically excluded from the park uses.

Development Notes:
General
1. CUP zoning is required for all Prop. recreational uses in the Village of Marvin.
2. All Boundary information provided by Lawrence Associates, 106 W. Jefferson St., Monroe, NC 28112 and all topo per Union County GIS
3. All Elevations, packets, or other supplemental material, submitted to staff, planning board or Village Council shall be regarded as an integral element of the approved site plan.
4. Minor deviations from the submitted materials shall be allowed at the discretion of the Village Village Planner or design.
5. No building structures will be permitted within the 100' DWQ buffer.
6. Village of Marvin will provide signage identifying the public park boundary versus adjacent private land to mitigate the potential for park users from entering adjacent private properties and to mitigate the potential for private property owners from entering the park.
7. Site is to meet NC Accessibility requirements.
8. A Village of Marvin Zoning permit and Union County Building permit is required prior to construction.
9. All outdoor lighting is to conform to Village of Marvin Lighting ordinance.

Streets
All driveways, parking, pedestrian pathways to be designed and constructed in accordance with the Village of Marvin code of ordinances. An access permit shall be obtained from NCDOT. Parking bollards or similary sign/structers are to be placed in gravel lots to define parking spaces..

Sign
1. Maximum size of Prop. signs, is 30 sq. ft. and located 5' from adjacent property lines and 10' from the Exist. Right-of-Way or Prop. which ever is greater. Signs may not be placed in the sight distance triangle. Park hours of operation, regulations will be posted.
2. Signage will be posted to show a clearly defined area that composting is permitted.

Architectural
1. All structures shall meet North Carolina Fire and Building Codes. The size, shape and location of all Prop. structures are subject to minor change during the plan review and permitting process (as approved by the Village Planning Department), and therefore do not need to be amended.
2. Bathroom/Storage materials must be made up of natural material such as brick, stone, stucco, wood and like materials.

Stormwater
1. The Village of Marvin shall receive approval from DENR for all project related storm water controls.
2. Stormwater detention is not required since the project is less than 20,000 sq. ft. of new impervious area.

Tree Preservation and Mitigation
1. All canopy trees 12" or larger shall be individually identified and mitigated according to Article 6 of the Village of Marvin Tree Ordinance.

TREE MITIGATION CHART:

REMOVED SIZE & TYPE	*REPLACEMENT SIZE & TYPE	*UNDERSTORY
1-16" Maple	2-4" Lacebark Elm Canopy Trees	1-6" American Hophornbeam Understory Tree
2-12" Pine	2-3" Lacebark Elm Canopy Trees	2-2" Cousa Dogwood Understory Trees
2-12" Birch	2-3" Lacebark Elm Canopy Trees	2-2" Sunset Maple Understory Trees
1-13" Maple	1-3" Lacebark Elm Canopy Trees	1-2" American Hophornbeam Understory Trees
1-12" Sweetgum	1-3" Lacebark Elm Canopy Tree	1-2" Flowering Dogwood Tree
1-12" Hardwood	1-3" Lacebark Elm Canopy Tree	1-2" Flowering Dogwood Tree

** Replacement trees and understory trees may be substituted per the Village of Marvin Tree Ordinance.*

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710446500 J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Contour Data:
From Union Co. GIS 2' contours

Surveyed by:

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrencesurveying.com

Site Plan
Marvin-Efird Park
26.02 Acres
Village of Marvin
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 100' Date: 5-9-2011 Drawn By: FMK

REVISIONS
FMK 5/9/2011
FMK 5/24/2011