GENERAL NOTES

1. ALL ROADS ARE PROPOSED TO BE PUBLIC ROADS AND WILL BE PROPOSED FOR ACCEPTANCE INTO THE NCDOT SYSTEM. THESE ROADS AND DRAINAGE SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH NCDOT REQUIREMENTS.
2. ALL STORM DRAINAGE EASEMENTS WILL BE 10' FROM CL OF PIPE.
3. ALL STORM DRAINS NOT WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT ARE OWNED AND MAINTAINED BY THE HOA.
4. AREAS WHERE A UTILITY EASEMENT EXIST, THE SETBACK ENCROACHMENTS WILL NOT BE ALLOWED. NO STRUCTURES INCLUDING PORCHES WILL BE ALLOWED IN UTILITY EASEMENTS.
5. NONE OF THE PROPOSED EASEMENTS ARE EXCLUSIVE EASEMENTS IF THEY CONTAIN STATE STREETS OR UTILITIES. IN ADDITION, ALL EASEMENTS MUST REMAIN CLEAR OF DEBRIS OR OTHER MISCELLANEOUS OBSTACLES.
6. DEVELOPER WILL PROVIDE AND INSTALL CONDUIT CROSSINGS.
7. THIS SITE IS SUBJECT TO STREAM SIDE / WETLAND BUFFERS AS OUTLINED IN SECTION 154.074. STREAM BUFFERS SECTION OF THE VILLAGE OF MARVIN ZONING ORDINANCE. THE STREAM BUFFER WILL BE 100 FEET ON EACH SIDE OF THE JURISDICTIONAL STREAMS WHERE THE FLOODPLAIN IS LARGER THAN THE MEASURED BUFFER, THE FLOODPLAIN LINE BECOMES THE BUFFER.
8. THE WETLAND DELINEATION FOR THIS SITE HAS BEEN COMPLETED BY CAROLINA WETLAND SERVICES.
9. ALL RETAINING WALL DESIGNS WILL BE SUBMITTED UNDER A SEPARATE BUILDING PERMIT. THEY WILL ALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA EXCEPT FOR THE STREAM CROSSING THAT SHALL BE OWNED AND MAINTAINED BY NCDOT.
10. 10'X70' SIGHT TRIANGLES AT ALL INTERSECTIONS.
11. THIS PROPERTY IS SUBJECT TO STREAM BUFFER RESTRICTIONS. STREAM BUFFER LOCATIONS ARE BASED ON FIELD LOCATED STREAM CENTERLINES.
12. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY FEMA NFIP COMMUNITY NO. 370814, MAP NO. 3710544600J DATED OCTOBER 16, 2008.
13. THE PAVEMENT SECTION FOR INTERNAL ROADS.
    - 10" COMPACTED ABC ON 8" ø21.0C (ASPHALT CONCRETE BASE COURSE)
    - 2-1.5" LIFTS OF S9.5B (ASPHALT CONCRETE SURFACE COURSE) AS FOLLOWS
      - 1.5" OF S9.5B PLACED IMMEDIATELY UPON PROPER PREPARED STONE BASE
      - 1.5" OF S9.5B UPON MEETING REQUIRED HOUSING DENSITY (APPROXIMATELY 70-80%)
14. 20% OF THE LOTS CAN BE REDUCED TO 25,000 SF.
15. THIS SITE WILL COMPLY WITH THE VILLAGE OF MARVIN STORMWATER REQUIREMENTS:
    - IN ORDER TO PREVENT FLOODING AND DAMAGE TO PROPERTIES, ALL DEVELOPMENTS SHALL PROVIDE STORMWATER DETENTION TO CONTROL THE PEAK RUNOFF FROM THE 2, 10, 25, 50 AND 100 YEAR 24-HOUR STORM EVENTS TO PRE-DEVELOPMENT LEVELS. DESIGN PROFESSIONAL SHALL PROVIDE A CERTIFICATION THAT DOCUMENTS THAT CONSTRUCTION OF THE PROJECT OR SUBDIVISION SHALL NOT INCREASE THE RATE OF RUNOFF FROM THE SITE NOR CAUSE ANY ADVERSE IMPACTS ON DOWNSTREAM FACILITIES OR PROPERTY.
    - DESIGN CALCULATIONS WILL BE SUBMITTED DURING CIVIL CONSTRUCTION PLAN REVIEW.
16. THIS SITE WILL COMPLY WITH THE LANDSCAPING STANDARDS AS OUTLINED IN THE VILLAGE OF MARVIN ZONING ORDINANCE.
17. EXISTING HERITAGE AND SPECIMEN TREES, INCLUDING CANOPY TREES 24 INCHES OR LARGER AND UNDERSTORY TREES TEN INCHES OR LARGER, SHALL BE PRESERVED, UNLESS A PERMIT IS AUTHORIZED BY THE VILLAGE.

IMPACT STATEMENTS:

SCHOOLS: THE BARCROFT COMMUNITY WILL CONSIST OF 27 HOMESITES ON 41 ACRES. ACCORDING TO THE 2010 U.S. CENSUS, THE AVERAGE HOUSEHOLD CONSISTS OF 3.58 INDIVIDUALS WITHIN THE VILLAGE OF MARVIN. BASED ON A MAXIMUM OF 27 LOTS, AT 3.58 INDIVIDUALS PER HOUSEHOLD, IT IS ESTIMATED THAT AN ADDITIONAL 97 INDIVIDUALS WOULD BE ADDED TO THE VILLAGE OF MARVIN.

IT IS ANTICIPATED THAT THIS LOW DENSITY DEVELOPMENT WILL HAVE THE FOLLOWING MINIMAL IMPACT ON THE UNION COUNTY PUBLIC SCHOOL SYSTEM:

- CHILDREN BETWEEN THE AGES OF 5 TO 17, ACCORDING TO THE 2010 U.S. CENSUS, MAKE UP 23.6% OF THE VILLAGE POPULATION. BASED UPON THIS PERCENTAGE IT IS ESTIMATED THAT THE BARCROFT COMMUNITY COULD POTENTIALLY GENERATE AN ADDITIONAL +/- 23 STUDENTS FOR UNION COUNTY PUBLIC SCHOOLS. AS CONFIRMED BY MR. DON HUGHES FACILITIES DIRECTOR OF UCPS, THESE STUDENTS WOULD BE DISTRIBUTED BETWEEN MENTIONN ELEMENTARY SCHOOL, CUTHBERTSON MIDDLE AND HCH SCHOOL.
- IT IS ALSO ANTICIPATED THAT A PERCENTAGE OF SUCH +/- 32 STUDENTS WILL ATTEND PRIVATE SCHOOLS.

ACCORDING TO THE UNION COUNTY PUBLIC SCHOOLS ENROLLMENT FORECAST PROVIDED BY FACILITIES DIRECTOR, DON HUGHES OF UCPS AND GENERATED BY MORRISON DEMOGRAPHICS, THE REPORT PROJECTING OUT TO THE 2025-2026 SCHOOL YEAR DEMONSTRATES THAT THE ABOVE REFERENCED SCHOOLS WILL BE WELL WITHIN CAPACITY.

ROAD NETWORK: MINIMAL IMPACT ANTICIPATED.

POLICE: MINIMAL IMPACT ANTICIPATED.

FIRE: MINIMAL IMPACT ANTICIPATED.

WATER AND SEWER: THE COMMUNITY WILL BE SERVED BY UNION COUNTY PUBLIC WORKS. THE TOTAL ESTIMATED WATER FLOW VOLUME FOR THE BARCROFT DEVELOPMENT WOULD CONSIST OF 7,830 GALLONS A DAY AND A TOTAL ESTIMATED SEWER FLOW VOLUME OF 7,695 GALLONS A DAY.

SITE INFORMATION

BOUNDARY INFORMATION AND EXISTING CONDITIONS FROM:
ALTA/NSPS LAND TITLE SURVEY
COMPLETED BY MCADAMS ENTITLED "MARY WALKER TRACT"

FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY FEMA NFIP COMMUNITY NO. 370814, MAP NO. 3710544600J DATED OCTOBER 16, 2008.

WETLANDS DELINEATED BY:
MCADAMS

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE VILLAGE COUNCIL GRANTED APPROVAL TO THIS SKETCH PLAN ON

THE _____ DAY OF _____, 20____.

_____
MAYOR, VILLAGE OF MARVIN (PRINTED)

_____
MAYOR, VILLAGE OF MARVIN (SIGNATURE)

SITE DATA

DEVELOPER	CROFT HOMES ATTN: SHAHN MADHAVA (SHAHN@MADDESIGNGROUP.NET) 1331 S. SOUTH HOOD DRIVE, SUITE A CHARLOTTE, NC 28273 704.423.8898
SITE DATA:	TAX MAP ID: 06186017 ACREAGE: 41.1±
ZONING:	R
CURRENT USE:	SINGLE FAMILY RES.
PROPOSED USE:	RESIDENTIAL
ALLOWED DENSITY:	0.66 DU / AC
PROPOSED DENSITY:	0.65 DU / AC
MINIMUM LOT AREA:	30,000 SF (NOTE 14)
MINIMUM LOT WIDTH (AT BUILD LINE):	130'
SETBACK REQUIREMENTS:	
FRONT:	50'
SIDE:	20'
SIDE (CORNER LOT):	30'
REAR:	50'
REAR (ABUTS A RESIDENTIAL LOT):	75'
FIRE DISTRICT:	11
SCHOOL DISTRICT	3
TOTAL NUMBER OF UNITS ALLOWED:	35
TOTAL NUMBER OF UNITS PROPOSED:	27
INTERIOR TREE PRESERVATION AREA REQUIRED:	5% = 2.07 AC
INTERIOR TREE PRESERVATION AREA PROVIDED:	8% = 3.30 AC
CONSERVATION LAND REQUIRED:	15% = 8.19 AC
CONSERVATION LAND PROVIDED:	39% = 16.05 AC
AVERAGE LOT SIZE:	32,913 SF
TOTAL LINEAR FEET OF STREETS:	2,674 LF
TOTAL RIGHT-OF-WAY DEDICATED:	165,516 SF

ADJOINERS:

	OWNERS	ZONING	DEED BOOK	DEED PAGE	PIN
A	TRACY M. & BRYAM T FRICK	WAXHAW R-3 PRD	4416	363	06186174
B	TERRY & STACEY THOMSON	WAXHAW R-3 PRD	4259	303	06186175
C	MICHAEL B. & JAMIE L. DENFIELD	WAXHAW R-3 PRD	8258	208	06186176
D	MICHAEL & KILEY GAFFANEY	WAXHAW R-3 PRD	8714	347	06186177
E	DONALD & JUDY SAUNDERS-DULL	WAXHAW R-3 PRD	4233	268	06186178
F	JOHN A. & LORI S. TRUBIWSKY	WAXHAW R-3 PRD	4383	127	06186179
G	GERARD & BARBARA HAGSTEDT	WAXHAW R-3 PRD	4468	588	06186180
H	ROHIT & SHRADHA S. SHETTY	WAXHAW R-3 PRD	4238	758	06186181
I	PAVEL & SVETLANA GUILOV	WAXHAW R-3 PRD	4209	429	06186182
J	TAE SEOK YANG	WAXHAW R-3 PRD	4543	709	06186183
K	MICHAEL J. & AMBER R. MORRIS	WAXHAW R-3 PRD	8584	755	06186184
L	CAREY M. & PATRICIA W. PAEZ	WAXHAW R-3 PRD	4552	87	06186185
M	IRENE ROBERTSON	WAXHAW R-3 PRD	4389	27	06186186
N	DAVID S. & PAIGE P. HOLLOWAY	WAXHAW R-3 PRD	4348	408	06186187
O	MELISSA A. & ANTHONY A. PEREZ	WAXHAW R-3 PRD	4308	527	06186188
P	ALBERT S. & LYNN MCNELL GAZAUX	WAXHAW R-3 PRD	4282	687	06186189
Q	SHANNON MCSORLEY	MARVIN R	8853	136	06186082A

SITE LEGEND

- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CURB AND GUTTER
- FLOODWAY
- WETLAND
- STREAMSIDE ZONE
- MANAGED USE ZONE
- UPLAND ZONE

GRAPHIC SCALE
1 inch = 100 ft.

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION