

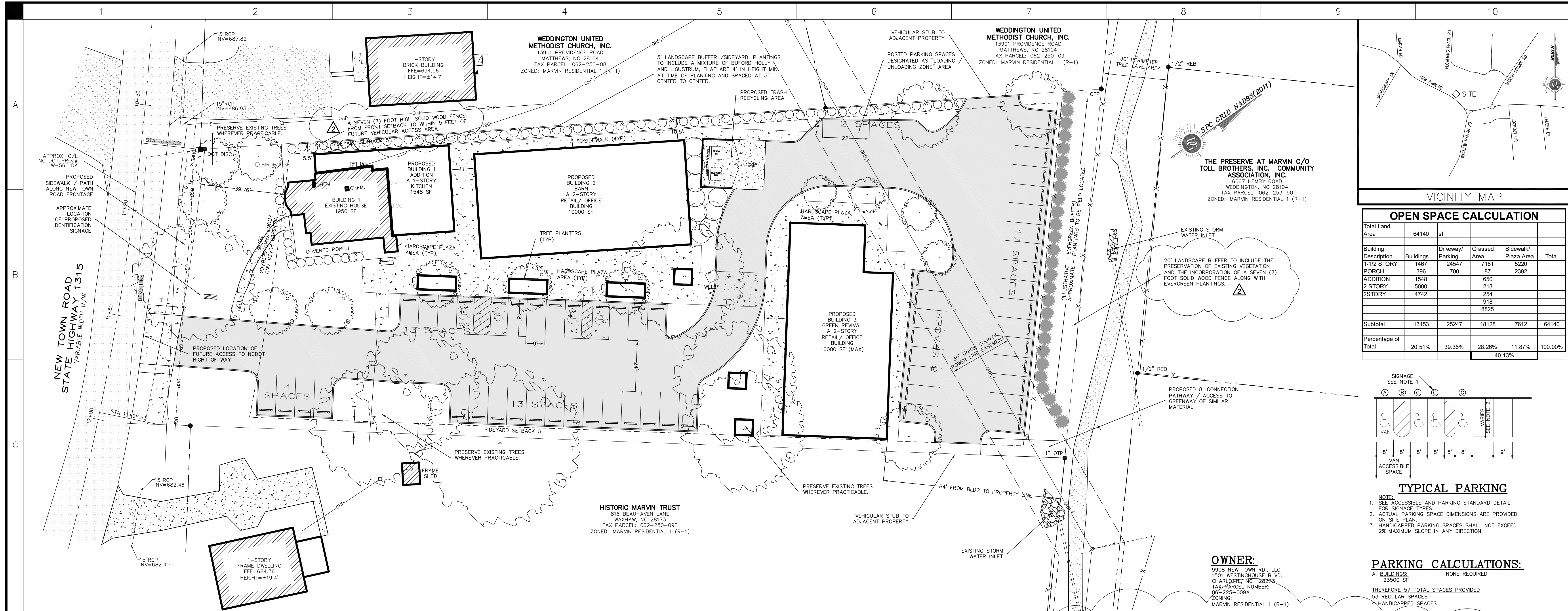
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9908 NEW TOWN RD, LLC.
9908 NEW TOWN RD.
MARVIN, NC 28173

REZONING SITE AND LANDSCAPE PLAN CZ-2023-1 (MARVIN GROVE)

UNION COUNTY

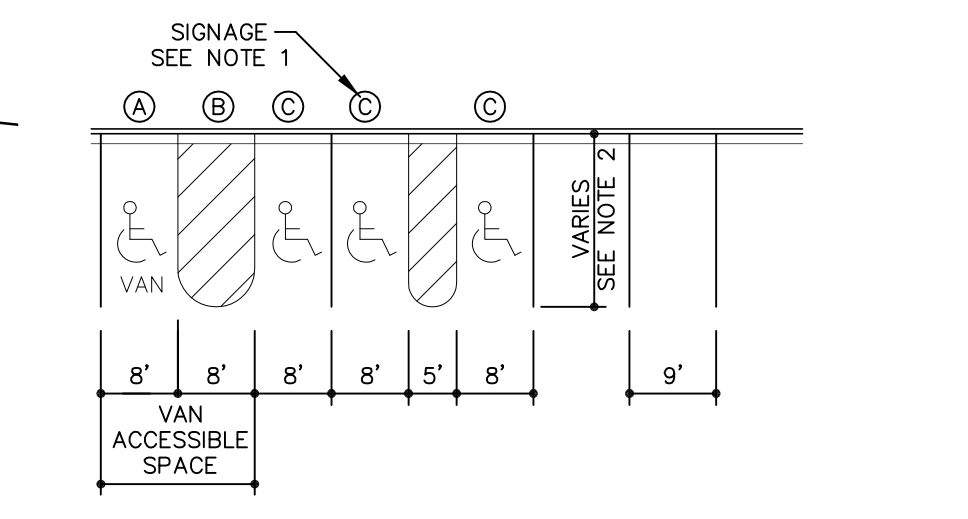
SHEET NO. RZ-1.1



VICINITY MAP

OPEN SPACE CALCULATION

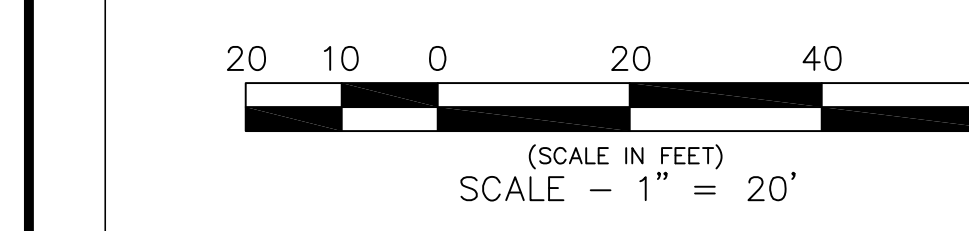
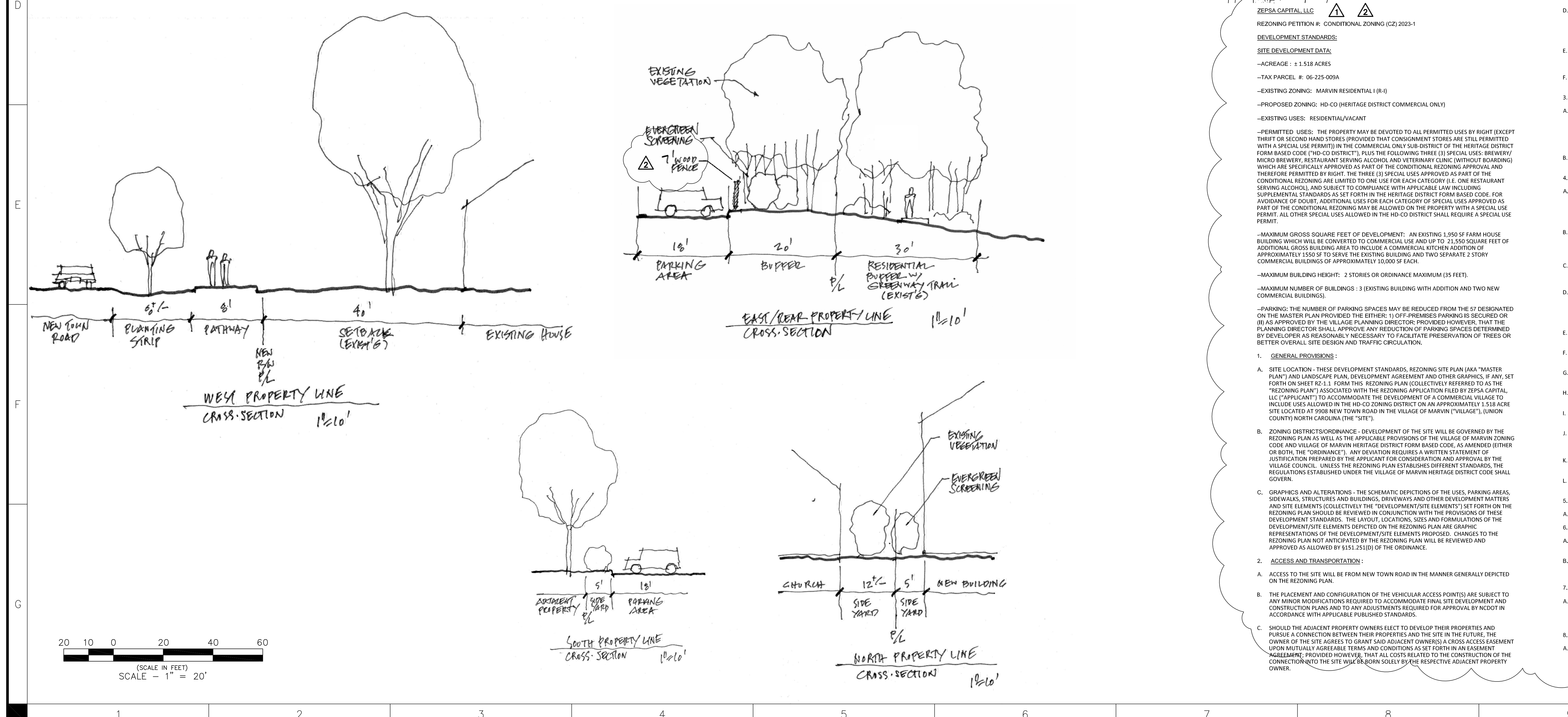
Building Description	Buildings	Driveway/Parking	Grassed Area	Sidewalk/Plaza Area	Total
1-1/2 STORY	1487	24527	7181	5220	
PORCH	396	700	87	2392	
ADDITION	1548		650		
2 STORY	5000		213		
2 STORY	4742		254		
			918		
			8825		
Subtotal	13153	25247	18126	7612	64140
Percentage of Total	20.51%	39.36%	28.26%	11.87%	100.00%



PARKING CALCULATIONS:

A. BUILDINGS: NONE REQUIRED
23500 SF
THEREFORE 57 TOTAL SPACES PROVIDED
53 REGULAR SPACES
4 HANDICAPPED SPACES

- THE OWNER SHALL CONVEY AN EASEMENT FOR THE PUBLIC CONSTRUCTION, USE AND MAINTENANCE OF AN EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON NEW TOWN ROAD TO THE EXTENT NECESSARY TO ALLOW THE SIDEWALK TO MERGE OUT OF THE EXISTING RIGHT OF WAY TO AVOID PHYSICAL AND ENVIRONMENTAL CONSTRAINTS. APPLICANT SHALL HAVE NO OBLIGATION TO MAINTAIN, REPAIR OR REPLACE SAID SIDEWALK AND OUTDOOR AMENITIES.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MERGE TO SAVE EXISTING TREES AND AVOID OTHER TOPOGRAPHICAL CONSTRAINTS.
- APPLICANT SHALL CONSULT WITH NCDOT ON POTENTIAL ROAD IMPROVEMENTS ALONG NEW TOWN ROAD.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:
 - THE SITE MAY BE DEVELOPED AS A COMMERCIAL DEVELOPMENT TO INCLUDE UP TO 23,500 SQUARE FEET OF EXISTING AND NEW GROSS FLOOR AREA DEVOTED TO COMMERCIAL USE, AS SET FORTH HEREIN, TOGETHER WITH ANY ACCESSORY USES AS ALLOWED IN THE HD-CO ZONING SUB-DISTRICT. FOR AVOIDANCE OF DOUBT, GROSS SQUARE FOOT AREA SHALL NOT INCLUDE DRIVE AISLES, LOADING SPACES, SURFACE PARKING FACILITIES, OPEN SPACE AREAS AND OUTDOOR AMENITIES.
 - AS THE PROJECT DEVELOPS, APPLICANT RESERVES THE RIGHT TO USE AREAS INTENDED FOR DEVELOPMENT AS TEMPORARY PARKING UNTIL FULL BUILD OUT.
- BUFFERS, LANDSCAPING AND PARKING:
 - ALONG THE REAR OF THE SITE, APPLICANT WILL SCREEN THE SITE AND PARKING LOT FROM ADJACENT RESIDENTIAL USE BY PROVIDING A BUFFER COMPOSED OF A 20 FOOT UNDISTURBED BUFFER YARD, A SEVEN (7) FOOT TALL SOLID WOODEN FENCE AND A ROW OF EVERGREENS AS GENERALLY DEPICTED ON THE REZONING PLAN. SAID EVERGREENS SHALL BE MINIMUM SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION.
 - APPLICANT SHALL PROVIDE A SEVEN (7) FOOT HIGH SOLID WOODEN FENCE ALONG A PORTION OF THE PROPERTY LINE BETWEEN THE SITE AND THE ADJACENT PARCEL DM 062-250-038 (B&B) HAVING AN ADDRESS OF 9904 NEW TOWN RD., IN THE LOCATION AS GENERALLY DEPICTED ON THE MASTER PLAN.
 - APPLICANT RESERVES THE RIGHT TO USE STONE, GRAVEL OR TURF FOR THE DRIVEWAY AND NON-ADA ACCESSIBLE PARKING SPACES. APPLICANT SHALL PROVIDE BICYCLE SPACES AS REQUIRED BY ORDINANCE.
 - IN LIEU OF A DESIGNATED LOADING SPACE, LOADING AND UNLOADING TO SERVICE USER ON THE SITE WILL BE PERFORMED FROM THE DRIVEWAY. APPLICANT SHALL POST SIGNAGE DESIGNATING TWO PARKING SPACES AS LOADING ZONES DURING DESIGNATED HOURS OF THE DAY. SAID PARKING SPACES MAY BE USED FOR PARKING DURING ALL OTHER HOURS NOT DESIGNATED FOR LOADING.
 - NON-ADA PARKING SPACES PROVIDING PARKING FOR THE DEVELOPMENT/SITE ELEMENTS ON THE SITE SHALL BE 9' WIDE X 18' DEEP.
 - APPLICANT SHALL PROVIDE VERTICAL CURBING MATERIAL AROUND THE PERIMETER OF THE PARKING LOT TO CONTAIN GRAVEL OR OTHER PARKING SURFACE MATERIAL.
 - PARKING SPACES WITHIN THE PARKING LOT SHALL BE STRIPED ON PAVEMENT OR WHEEL STOPS ON GRAVEL.
 - APPLICANT SHALL PAVE DRIVEWAY ENTRANCE FROM EXISTING ROADWAY PAVEMENT TO THE EDGE OF RIGHT OF WAY OR BACK OF PROPOSED SIDEWALK, WHICHEVER IS GREATER.
 - A TREE REMOVAL/PRESERVATION PLAN SHALL BE PROVIDED PRIOR TO LAND DISTURBING ACTIVITIES.
 - A MAINTENANCE PLAN AND AGREEMENT FOR MAINTENANCE OF LANDSCAPING, AMENITY AREAS AND PARKING LOT SHALL BE PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT AND DESIGN REVIEW APPROVAL.
 - NO TRASH FROM USES/TENANTS MAY BE LEFT OUTSIDE OR ON BACK OF BUILDINGS FOR A PERIOD OF LONGER THAN TWENTY FOUR (24) HOURS.
 - APPLICANT SHALL PROVIDE A LANDSCAPE PLAN FOR THE SITE AS PART OF THE CONSTRUCTION DOCUMENT AND DESIGN REVIEW APPROVAL.
- ARCHITECTURAL STANDARDS:
 - APPLICANT SHALL FENCE ANY AREA WITHIN THE VIEWSHED PLAZA USED FOR PLAYGROUND.
- LIGHTING:
 - APPLICANT SHALL SUBMIT A LIGHTING PLAN CONSISTENT WITH ORDINANCE REQUIREMENTS.
 - APPLICANT SHALL PROVIDE A PHOTOMETRIC PLAN. LIGHT TRESPASSING SHALL NOT EXCEED ONE (1.0) FOOT CANDLE AT ANY PROPERTY LINE THAT ADJACENS RESIDENTIAL USES OR PROPERTY ZONED FOR RESIDENTIAL USES.
- AMENDMENTS TO THE REZONING PLAN:
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
 - BINDING EFFECT OF THE REZONING APPLICATION:
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL BE BINDING IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE APPLICANT, OWNER, AND SUCCESSORS/OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS/IN INTEREST OR ASSIGNS.



SCALE = 1" = 20'