



GENERAL NOTES

EXISTING PARCEL: ZONED R MARVIN RESIDENTIAL DISTRICT
 PERMITTED USE BY RIGHT: SINGLE FAMILY DWELLINGS
 MIN LOT AREA: 43,560 SF (1-ACRE)
 SETBACKS:
 MIN. FRONT SETBACK: 50'
 MIN SIDE SETBACK: 20' (25' CORNER LOTS)
 MIN REAR SETBACK: 40'
 LOT WIDTHS:
 MIN LOT WIDTH MEASURED AT THE FRONT YARD SETBACK: 130'
 MIN LOT WIDTH MEASURED AT STREET R/W LINE: 50'
 VIEWSHED BUFFER:
 85' FROM EDGE OF R/W ALONG ALL MAJOR ROADS

MINOR SUBDIVISIONS:
 MAX # OF LOTS: 4 LOTS + REMNANT
 NO ADDITIONAL SUBDIVISIONS OF ANY PARCELS INVOLVED WITH THIS SUBDIVISION ARE ALLOWED WITHIN 3 YEARS OF APPROVAL

STORMWATER MANAGEMENT:
 PER SECTION 150.065 STORMWATER, NO STORMWATER BMP CONTROL FACILITIES ARE REQUIRED SINCE THE LAND DISTURBANCES WILL BE UNDER 1-ACRE AND THE NET INCREASED IMPERVIOUS SURFACE UPON AREA WILL BE LESS THAN 24% OF THE TOTAL AREA OF DEVELOPMENT SITE. MARVIN PLANNER CONFIRMED THAT NO SWM BMP'S WILL BE REQUIRED.

UTILITIES:
 PROPOSING INDIVIDUAL PRIVATE ONLOT SANITARY SEWER SYSTEMS
 PROPOSING INDIVIDUAL PRIVATE WELLS FOR WATER SUPPLY
 IF ANY WATER/SEWER EXTENSIONS ARE PROPOSED, A MAJOR SUBDIVISION WILL BE REQUIRED

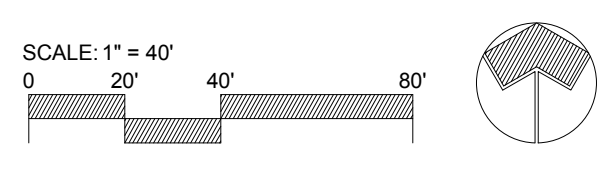
ROADS:
 MARVIN SCHOOL ROAD IS A MAJOR PUBLIC ROAD
 ROBINWOOD LANE AND DOVEWOOD PLACE ARE BOTH PRIVATE ROADS

MINOR SUBDIVISION:
 THIS PLAN WAS DEVELOPED WITH THE UNDERSTANDING THAT LOTS 101-104 WILL BE PERMITTED ALONG WITH A REMNANT PARCEL TO KEEP THIS A MINOR SUBDIVISION. IN THE FUTURE, THE REMNANT PARCEL WILL BE FURTHER SUBDIVIDED INTO 3 ADDITIONAL LOTS (201-203).

MINOR SUBDIVISION PROCESS THROUGH THE VILLAGE OF MARVIN:
 SUBMIT PLAN TO ZONING ADMINISTRATOR. UPON APPROVAL, PREPARE FINAL PLAT.

MAJOR SUBDIVISION:
 IF THE NUMBER OF LOTS TO BE SUBDIVIDED AT ONE TIME IS GREATER THAN 4 LOTS OR THE PLAN WILL REQUIRE UTILITY EXTENSIONS, A MAJOR SUBDIVISION WILL BE REQUIRED.

MAJOR SUBDIVISION PROCESS THROUGH THE VILLAGE OF MARVIN:
 PRE-APPLICATION MEETING
 SKETCH PLAN REVIEW
 APPLICATION
 PUBLIC INVOLVEMENT MEETING
 ZONING ADMINISTRATOR REVIEW/RECOMMENDATION
 PARK, RECREATION, AND GREENWAY BOARD REVIEW/RECOMMENDATION
 PLANNING BOARD REVIEW/RECOMMENDATION
 PRELIMINARY SITE AND CIVIL DESIGN PLAN APPLICATION/REVIEW
 ZONING ADMINISTRATOR REVIEW/RECOMMENDATION
 PLANNING BOARD REVIEW/RECOMMENDATION
 VILLAGE COUNCIL ACTION
 PUBLIC MEETING
 APPLY FOR LAND DEVELOPMENT PERMIT
 FINAL PLAT SUBMITTAL AND REVIEW
 ZONING ADMINISTRATOR REVIEW/RECOMMENDATION
 PLANNING BOARD REVIEW/RECOMMENDATION
 VILLAGE COUNCIL ACTION



WILLIAM SITE | CONCEPTUAL SINGLE FAMILY LOT LAYOUT

9709 MARVIN SCHOOL ROAD

DATE: 10/06/2022
 CLIENT: WILL OWENS
 PROJ #: 22061
 DRAWN BY: CEM

PLOTTED: C:\DPR Dropbox_Projects\Active\2022\22061 William Site-SouthCHProperties-Marvin\Dwg\Base Files\22061-C-Base.dwg / 10/6/2022 1:54 PM

