

SITE INFORMATION

PARCEL #: 02226017
 SITE ADDRESS: 0 CAMDEN RD
 MARSHVILLE, NC 28103
 CURRENT COUNTY ZONING: RA-40
 PROPOSED COUNTY ZONING: RA-40 (CD)
 TOTAL SITE AREA: 12.21 AC.

FRONT SETBACK: 40 FT
 SIDE SETBACK: 15 FT
 REAR SETBACK: 40 FT
 CORNER SIDE SETBACK: 20 FT
 MAX HEIGHT: 35 FT
 TOTAL STRUCTURE AREA: 8,304 SF (PHASE 1)
 TOTAL DISTURBED AREA: 5.75 AC. (PHASE 1)

**WATER - UNION COUNTY
SEWER - SEPTIC**

PARKING
REQUIRED PARKING:
 - 2 SPACES PER DWELLING = 2 SPACES
 - 1 SPACE PER 4 SEATS IN ASSEMBLY AREA OF FAMILY LIFE CENTER = 30 SPACES (120 SEATS)

PROVIDED PARKING:
 - 2 SPACES PER DWELLING (DRIVEWAY) = 2 SPACES
 - 42 SPACES FOR FAMILY LIFE CENTER INCLUDING (2 ADA VAN ACCESSIBLE)

WATERSHED DATA

THIS PROPERTY IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED.

FLOOD DATA

THIS PROPERTY LIES WITHIN ZONE X, PER FIRM COMMUNITY MAP 3710548200J EFFECTIVE 10/16/2008.

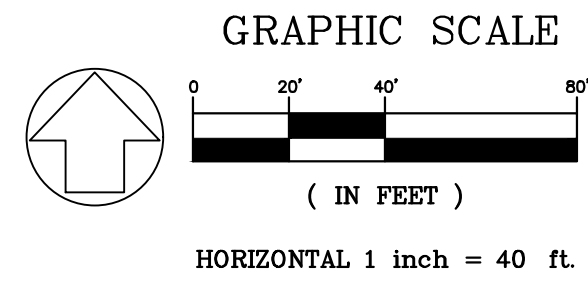
UDO NOTE

SITE PLAN SHALL FULLY COMPLY WITH PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.

SITE PLAN GENERAL NOTES:

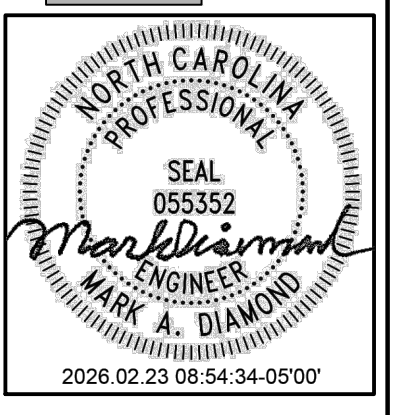
- ALL ON-SITE UTILITIES (POWER, CABLE, ETC.) MUST BE UNDERGROUND. EXISTING OVERHEAD LINES ALONG CAMDEN RD MAY REMAIN.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNION COUNTY AND STATE STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

LEGEND	
	PROPOSED BUILDING
	PROPOSED GRAVEL
	PROPOSED CONCRETE



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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HOUSE OF PEARLS
 Project Address: 0 Camden Rd, Marshville, NC 28103

NO.	BY	DATE	REVISION

PROJECT #: 2024-173 DATE: 2/23/2026
 DRAWN BY: MD CHECKED BY: MD
 TITLE
SITE PLAN
 SHEET NO.
C-2.0

C:\Users\mark\Gateway Design Group Dropbox\Projects\2024\2024-173 - Camden Rd (CADD)\Drawings\C-2.0 SITE PLAN.dwg MARK