

Marvin Grove Phase II

9908 & 9904 Newtown Road

Marvin, NC

Official Neighborhood Meeting

June 27, 2024



Zepa Industries

JOHNSTON
ALLISONHORD
START HERE



Loop Planning • Civil Design
 Project Management
West Engineering, Inc.
 224 Westgate Blvd., Suite 603
 Charlotte, North Carolina 28215
 (704) 582-3376 (office)
 (704) 363-4116 (fax)
 NC Corporation C-3811

VICINITY MAP

COMPOSITE PRELIMINARY SITE OVERVIEW
ZEPSA CONSTRUCTION, INC.
 9908 NEW TOWN ROAD
 MARVIN, NC 28173-8578
 WITOUSEK COUNTY, NORTH CAROLINA

SHEET STATUS

NO.	DATE	REVISION	BY

DRAWN BY: TKH
 CHECKED BY: TKH
 JOB NO: 227001
 SHEET NO: C-1.1

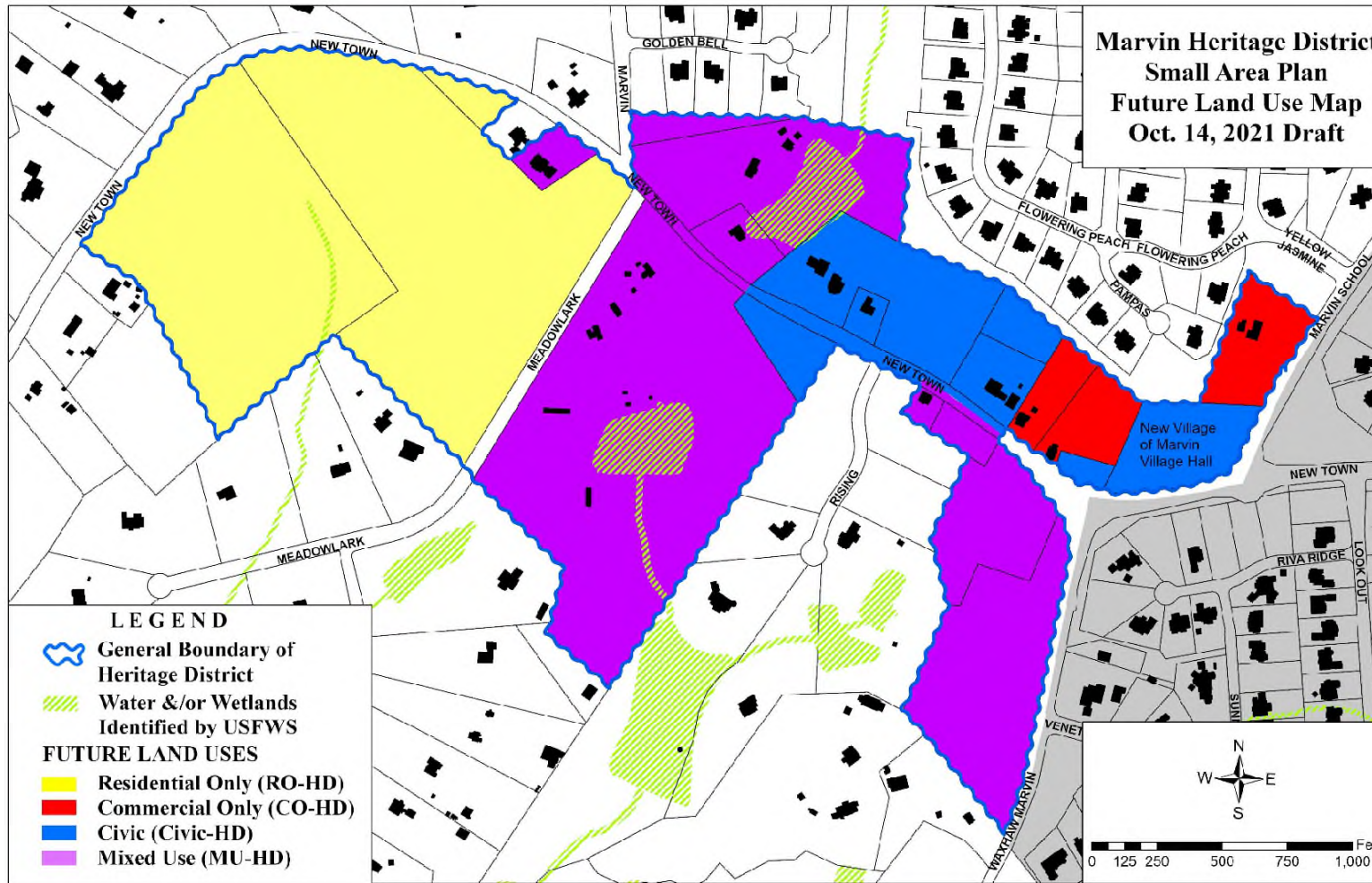
Project Location



**JOHNSTON
 ALLISON HORD**
 START HERE



Marvin Heritage District
 Small Area Plan
 Future Land Use Map
 Oct. 14, 2021 Draft



Note: Boundaries of the Marvin Heritage District (external) and Future Land Uses (internal) shown on this map are not zoning districts and are advisory in nature, without independent regulatory effect. These boundaries will be considered by the Planning Board and Village Council when considering map amendments (rezonings) to the Official Zoning Map. When the Planning Board and Village Council consider proposed rezonings, this map will be consulted. These boundary lines (external and internal) are generalized, and as such, are not intended to be precisely aligned with parcel lines.



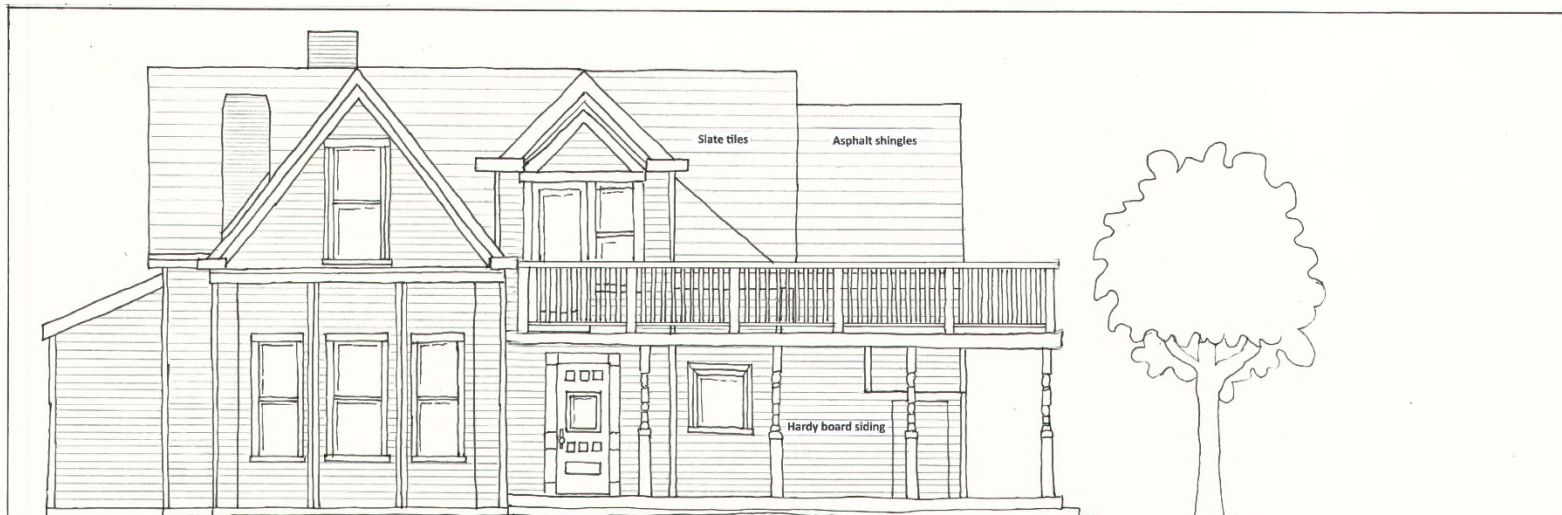
Marvin Grove - Phase I





Marvin Grove - Phase I



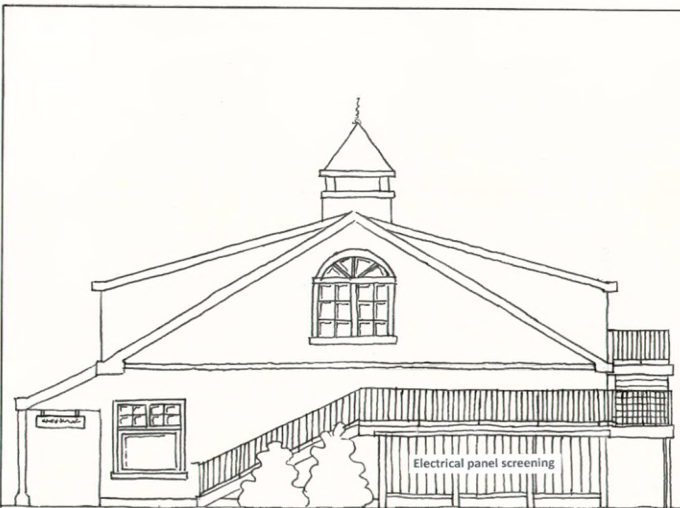


South Elevation

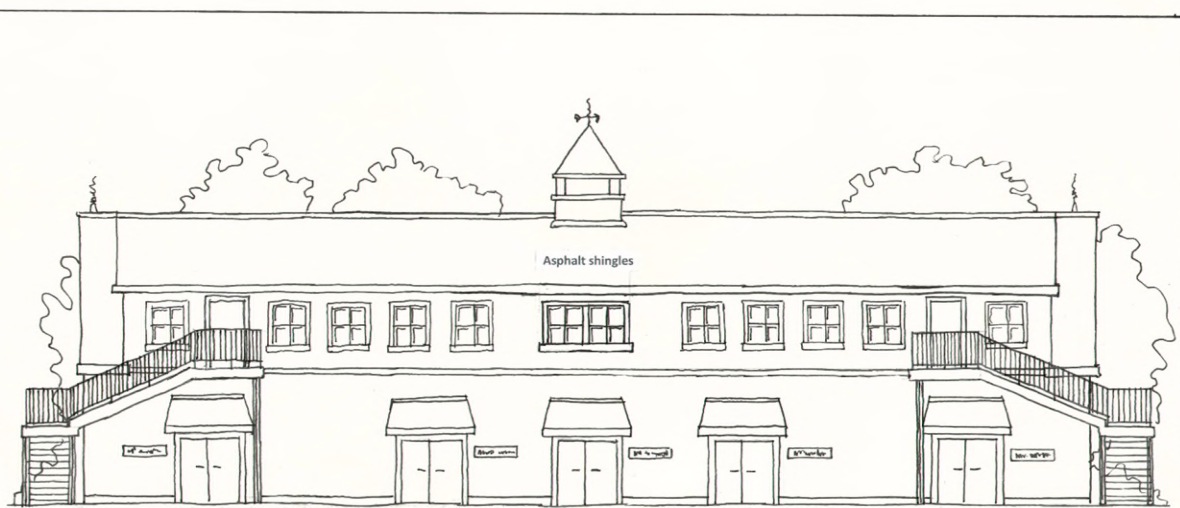


East Elevation

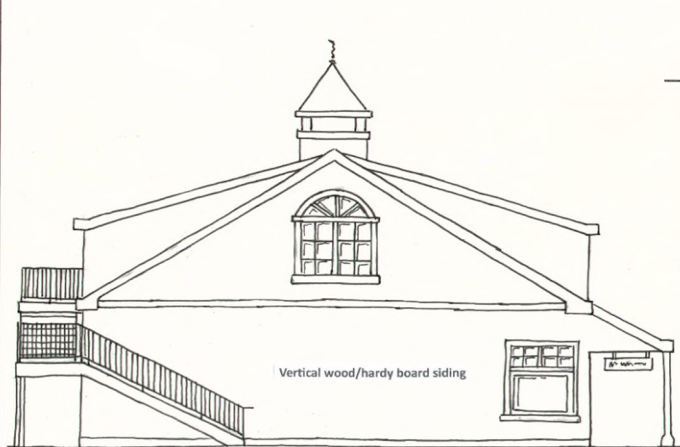
Note: Elevations presented are illustrative and subject to change.
 9908 New Town Road
 Marvin, NC



North Elevation



West Elevation



South Elevation



East Elevation

Paint colors are illustrative and subject to change

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9908 New Town Road
 Marvin, NC

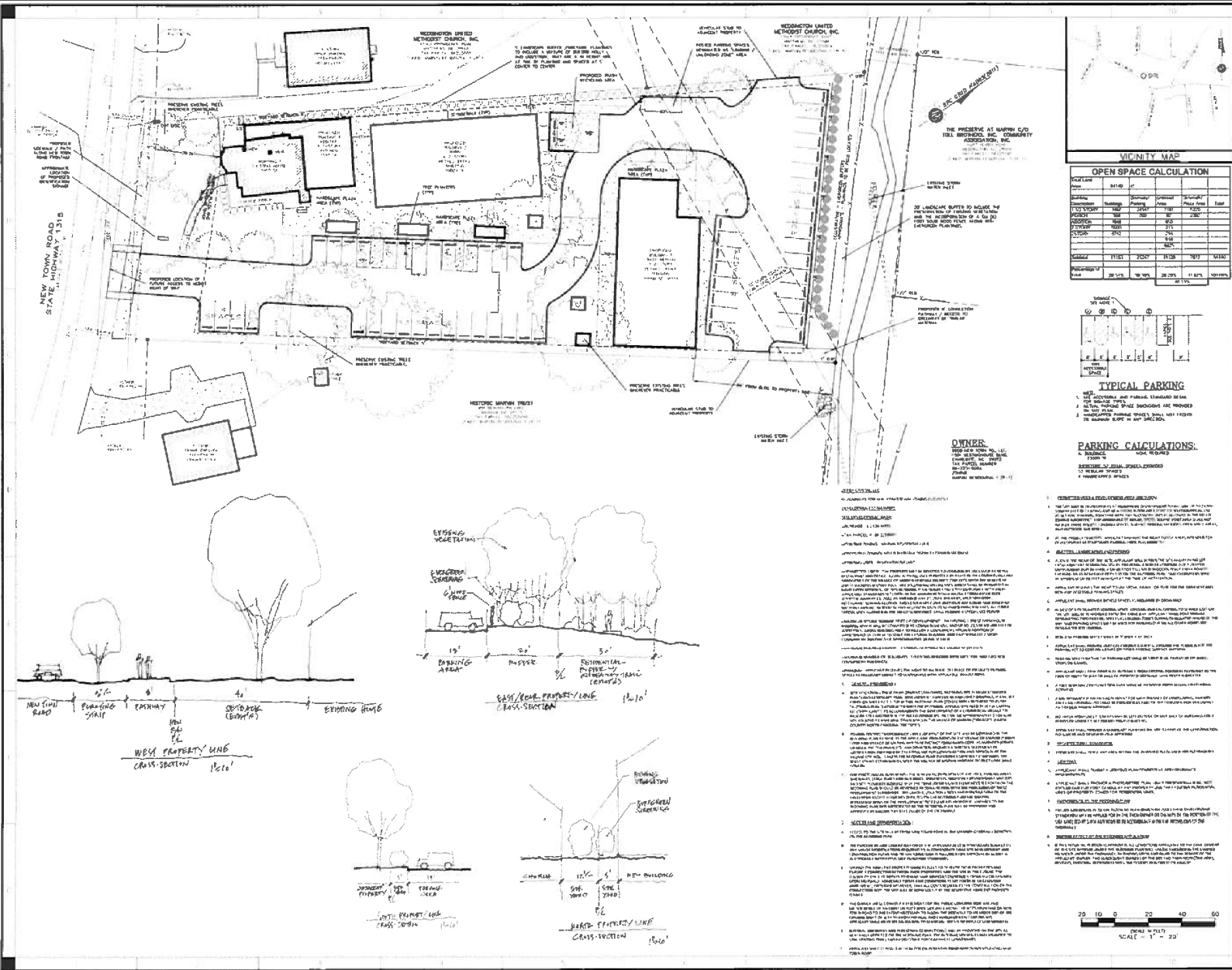


Front Elevation

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9908 New Town Road
Marvin, NC

Proposed signage type and location





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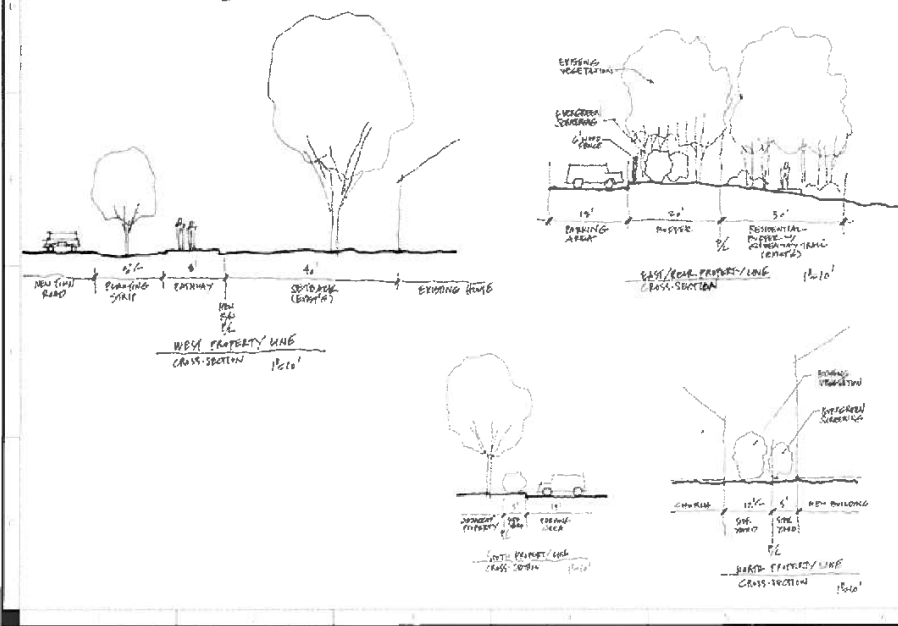
VICINITY MAP

OPEN SPACE CALCULATION

Category	Area (sq ft)	Open Space (sq ft)	% Open Space
Total Area	111,151	23,275	21%
Open Space	23,275	23,275	21%
Minimum Required	23,275	23,275	21%



PARKING CALCULATIONS:
 1. 1,000 sq ft of building area requires 1 parking space.
 2. 1,000 sq ft of parking area requires 1 parking space.
 3. 1,000 sq ft of parking area requires 1 parking space.



OWNER: [Name]

DESIGNER: [Name]

DATE: [Date]

SCALE: 1" = 20'

SHEET STATUS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS

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

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

Marvin Grove - Phase I



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COMPOSITE PRELIMINARY SITE OVERVIEW
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9908 NEW TOWN ROAD
MARVIN, NC 28173-8578
WITFORDSBURG COUNTY
NORTH CAROLINA

SHEET STATUS	
NO.	REVISION

DRAWN BY: TKH
CHECKED BY: TKH
JOB NO.: 237001
SHEET NO.: C-1.1

Marvin Grove - Phase II





Marvin Grove - Phase II





9908 New Town Rd.
Extended Parcel
Marvin, NC

Elevations and colors are illustrative and subject to change.



9908 New Town Rd.
Extended Parcel
Marvin, NC

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