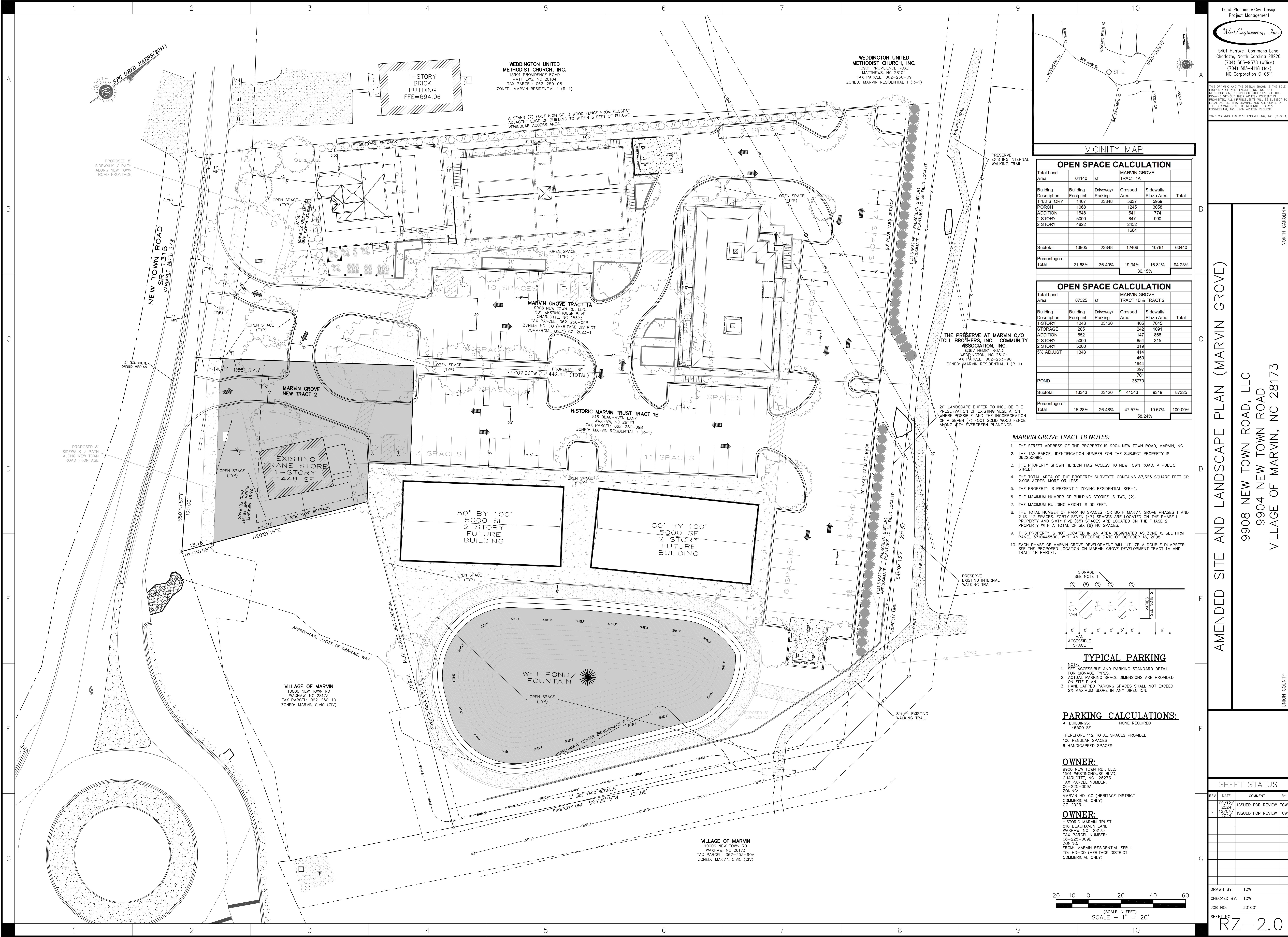


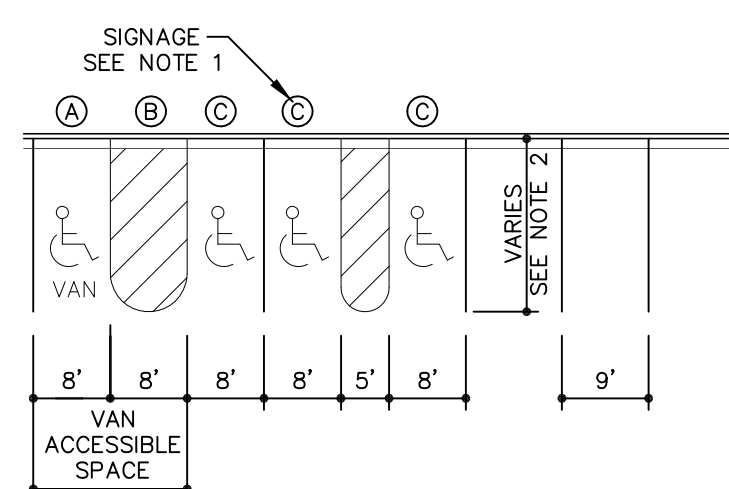


VICINITY MAP

OPEN SPACE CALCULATION					
Total Land Area	64140	sf	MARVIN GROVE TRACT 1A		
Building Description	Building Footprint	Driveway/ Parking Area	Grassed Area	Sidewalk/ Plaza Area	Total
1-1/2 STORY	1467	23348	5637	5959	
PORCH	1068		1245	3058	
ADDITION	1548		541	774	
2 STORY	5000		847	990	
2 STORY	4822		2452		
			1684		
Subtotal	13905	23348	12406	10781	60440
Percentage of Total	21.68%	36.40%	19.34%	16.81%	94.23%

OPEN SPACE CALCULATION					
Total Land Area	87325	sf	MARVIN GROVE TRACT 1B & TRACT 2		
Building Description	Building Footprint	Driveway/ Parking Area	Grassed Area	Sidewalk/ Plaza Area	Total
1-STORY	1243	23120	405	7045	
STORAGE	205		242	1091	
ADDITION	552		147	868	
2 STORY	5000		854	315	
2 STORY	5000		319		
5% ADJUST	1343		414		
			1944		
			287		
			701		
POND			35770		
Subtotal	13343	23120	41543	9319	87325
Percentage of Total	15.28%	26.48%	47.57%	10.67%	100.00%

- MARVIN GROVE TRACT 1B NOTES:**
- THE STREET ADDRESS OF THE PROPERTY IS 9904 NEW TOWN ROAD, MARVIN, NC.
 - THE TAX PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 06225009B.
 - THE PROPERTY SHOWN HEREON HAS ACCESS TO NEW TOWN ROAD, A PUBLIC STREET.
 - THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 87,325 SQUARE FEET OR 2.005 ACRES, MORE OR LESS.
 - THE PROPERTY IS PRESENTLY ZONING RESIDENTIAL SFR-1.
 - THE MAXIMUM NUMBER OF BUILDING STORIES IS TWO, (2).
 - THE MAXIMUM BUILDING HEIGHT IS 35 FEET.
 - THE TOTAL NUMBER OF PARKING SPACES FOR BOTH MARVIN GROVE PHASES 1 AND 2 IS 112 SPACES. FORTY SEVEN (47) SPACES ARE LOCATED ON THE PHASE 1 PROPERTY AND SIXTY FIVE (65) SPACES ARE LOCATED ON THE PHASE 2 PROPERTY WITH A TOTAL OF SIX (6) HC SPACES.
 - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS ZONE X. SEE FIRM PANEL 3710445500J WITH AN EFFECTIVE DATE OF OCTOBER 16, 2008.
 - EACH PHASE OF MARVIN GROVE DEVELOPMENT WILL UTILIZE A DOUBLE DUMPSITE. SEE THE PROPOSED LOCATION ON MARVIN GROVE DEVELOPMENT TRACT 1A AND TRACT 1B PARCEL.



TYPICAL PARKING

NOTE:
1. SEE ACCESSIBLE AND PARKING STANDARD DETAIL FOR SIGNAGE TYPES.
2. ACTUAL PARKING SPACE DIMENSIONS ARE PROVIDED ON SITE PLAN.
3. HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ANY DIRECTION.

PARKING CALCULATIONS:

A. BUILDINGS: NONE REQUIRED
46500 SF

THEFORE, 112 TOTAL SPACES PROVIDED
108 REGULAR SPACES
6 HANDICAPPED SPACES

OWNER:
9908 NEW TOWN RD., LLC.
1501 WESTINGHOUSE BLVD.
CHARLOTTE, NC 28273
TAX PARCEL NUMBER:
06-225-009A
ZONING:
MARVIN HD-CO (HERITAGE DISTRICT COMMERCIAL ONLY)
CZ-2023-1

OWNER:
HISTORIC MARVIN TRUST
816 BEAUHAVEN LANE
WAXHAW, NC 28173
TAX PARCEL NUMBER:
06-225-009B
ZONING:
FROM: MARVIN RESIDENTIAL SFR-1
TO: HD-CO (HERITAGE DISTRICT COMMERCIAL ONLY)

Land Planning • Civil Design
Project Management

5401 Huntwell Commons Lane
Charlotte, North Carolina 28226
(704) 583-9378 (office)
(704) 583-4118 (fax)
NC Corporation C-0611

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AMENDED SITE AND LANDSCAPE PLAN (MARVIN GROVE)

9908 NEW TOWN ROAD, LLC
9904 NEW TOWN ROAD
VILLAGE OF MARVIN, NC 28173

REV

DATE

COMMENT

BY

| 1 | 09/12/2024 | ISSUED FOR REVIEW | TOW |
| 1 | 12/04/2024 | ISSUED FOR REVIEW | TOW |

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO: 231001
SHEET NO: RZ-2.0

RZ-2.1