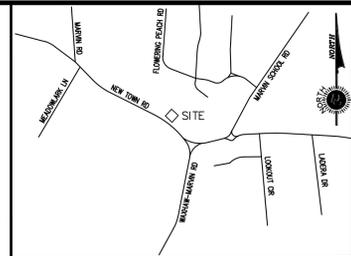
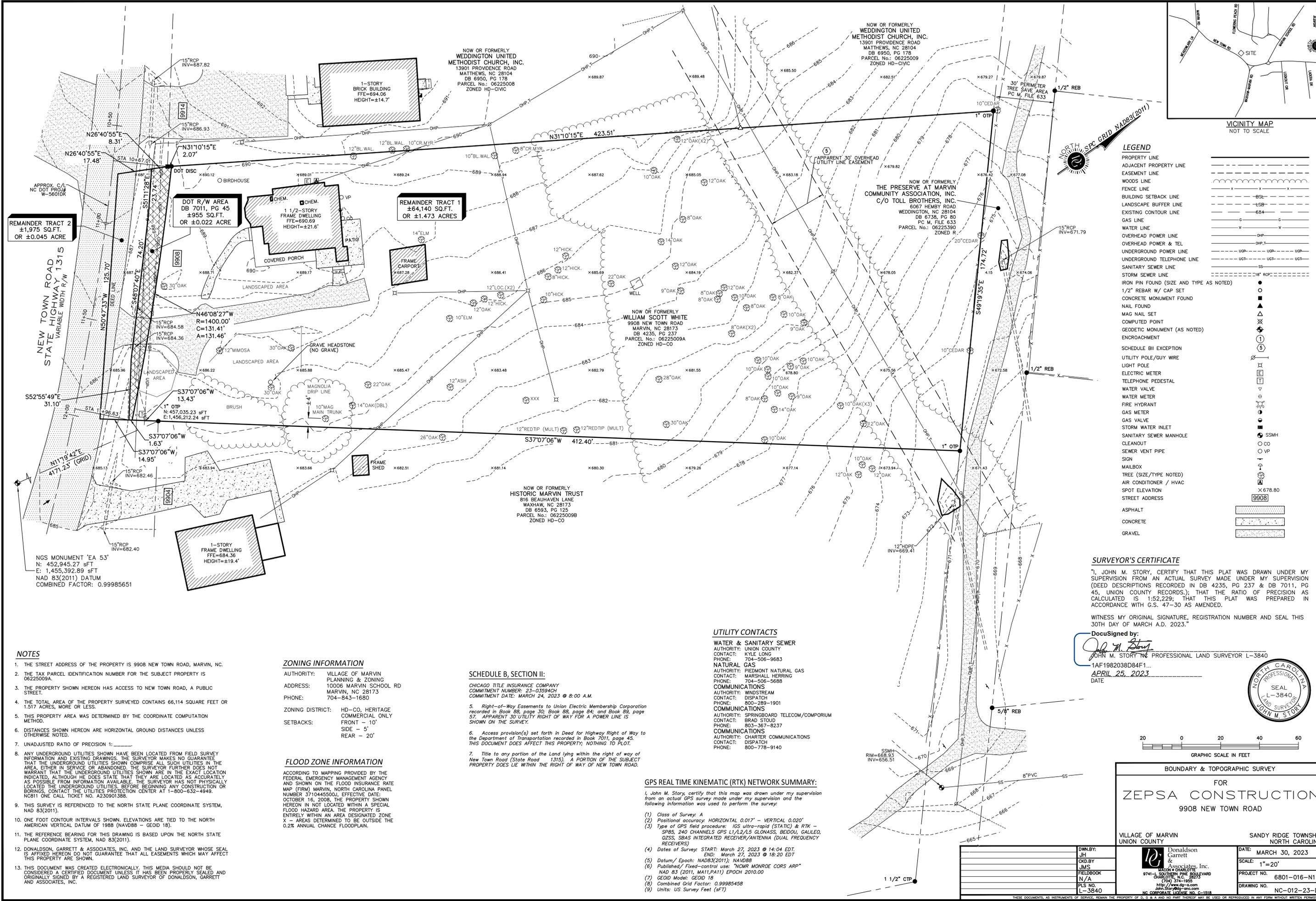


Environmental Inventory/ Boundary Survey



LEGEND

| | |
|---|-----|
| PROPERTY LINE | --- |
| ADJACENT PROPERTY LINE | --- |
| EASEMENT LINE | --- |
| WOODS LINE | --- |
| FENCE LINE | --- |
| BUILDING SETBACK LINE | --- |
| LANDSCAPE BUFFER LINE | --- |
| EXISTING CONTOUR LINE | --- |
| GAS LINE | --- |
| WATER LINE | --- |
| OVERHEAD POWER LINE | --- |
| OVERHEAD POWER & TEL | --- |
| UNDERGROUND POWER LINE | --- |
| UNDERGROUND TELEPHONE LINE | --- |
| SANITARY SEWER LINE | --- |
| STORM SEWER LINE | --- |
| IRON PIN FOUND (SIZE AND TYPE AS NOTED) | --- |
| 1/2" REBAR W/ CAP SET | --- |
| CONCRETE MONUMENT FOUND | --- |
| NAIL FOUND | --- |
| MAG NAIL SET | --- |
| COMPUTED POINT | --- |
| GEODETIC MONUMENT (AS NOTED) | --- |
| ENCROACHMENT | --- |
| SCHEDULE BII EXCEPTION | --- |
| UTILITY POLE/GUY WIRE | --- |
| LIGHT POLE | --- |
| ELECTRIC METER | --- |
| TELEPHONE PEDESTAL | --- |
| WATER VALVE | --- |
| WATER METER | --- |
| FIRE HYDRANT | --- |
| GAS METER | --- |
| GAS VALVE | --- |
| STORM WATER INLET | --- |
| SANITARY SEWER MANHOLE | --- |
| CLEANOUT | --- |
| SEWER VENT PIPE | --- |
| SIGN | --- |
| MAILBOX | --- |
| TREE (SIZE/TYPE NOTED) | --- |
| AIR CONDITIONER / HVAC | --- |
| SPOT ELEVATION | --- |
| STREET ADDRESS | --- |
| ASPHALT | --- |
| CONCRETE | --- |
| GRAVEL | --- |

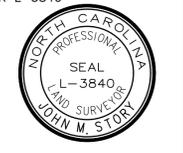
SURVEYOR'S CERTIFICATE

"I, JOHN M. STORY, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DB 4235, PG 237 & DB 7011, PG 45, UNION COUNTY RECORDS.); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:52,229; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF MARCH A.D. 2023."

DocuSigned by:

 JOHN M. STORY, PROFESSIONAL LAND SURVEYOR L-3840
 1AF1982038D84F1...
 APRIL 25, 2023
 DATE



- NOTES**
- THE STREET ADDRESS OF THE PROPERTY IS 9908 NEW TOWN ROAD, MARVIN, NC.
 - THE TAX PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 06225009A.
 - THE PROPERTY SHOWN HEREON HAS ACCESS TO NEW TOWN ROAD, A PUBLIC STREET.
 - THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 66,114 SQUARE FEET OR 1.517 ACRES, MORE OR LESS.
 - THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
 - DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - UNADJUSTED RATIO OF PRECISION 1: _____
 - ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-632-4949. NCB11 ONE CALL TICKET NO. A230901388.
 - THIS SURVEY IS REFERENCED TO THE NORTH STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
 - ONE FOOT CONTOUR INTERVALS SHOWN. ELEVATIONS ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID 18).
 - THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
 - DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 - THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC.

ZONING INFORMATION

AUTHORITY: VILLAGE OF MARVIN PLANNING & ZONING
 ADDRESS: 10006 MARVIN SCHOOL RD
 MARVIN, NC 28173
 PHONE: 704-843-1680

ZONING DISTRICT: HD-CO, HERITAGE COMMERCIAL ONLY
 SETBACKS: FRONT - 10'
 SIDE - 5'
 REAR - 20'

SCHEDULE B, SECTION II:

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 23-03594CH
 COMMITMENT DATE: MARCH 24, 2023 @ 8:00 A.M.

- Right-of-Way Easements to Union Electric Membership Corporation recorded in Book 88, page 30; Book 88, page 84; and Book 89, page 57. APPARENT 30' UTILITY RIGHT OF WAY FOR A POWER LINE IS SHOWN ON THE SURVEY.
- Access provision(s) set forth in Deed for Highway Right of Way to the Department of Transportation recorded in Book 7011, page 45. THIS DOCUMENT DOES AFFECT THIS PROPERTY; NOTHING TO PLOT.
- Title to any portion of the Land lying within the right of way of New Town Road (State Road 1315). A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE RIGHT OF WAY OF NEW TOWN ROAD.

FLOOD ZONE INFORMATION

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MARVIN, NORTH CAROLINA PANEL NUMBER 3710445500L, EFFECTIVE DATE OCTOBER 16, 2008, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS ENTIRELY WITHIN AN AREA DESIGNATED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY CONTACTS

WATER & SANITARY SEWER
 AUTHORITY: UNION COUNTY
 CONTACT: KYLE LONG
 PHONE: 704-506-9683

NATURAL GAS
 AUTHORITY: PIEDMONT NATURAL GAS
 CONTACT: MARSHALL HERRING
 PHONE: 704-506-5688

COMMUNICATIONS
 AUTHORITY: WINDSTREAM
 CONTACT: DISPATCH
 PHONE: 800-289-1901

COMMUNICATIONS
 AUTHORITY: SPRINGBOARD TELECOM/COMPORIUM
 CONTACT: BRAD STODD
 PHONE: 803-367-8237

COMMUNICATIONS
 AUTHORITY: CHARTER COMMUNICATIONS
 CONTACT: DISPATCH
 PHONE: 800-778-9140

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

I, John M. Story, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of Survey: A
- Positional accuracy: HORIZONTAL 0.017" - VERTICAL 0.020"
- Type of GPS field procedure: IGS ultra-rapid (STATIC) & RTK - SPBS, 240 CHANNELS GPS 1.1/2.1.5 (QZSS, BEIDOU, GALILEO, QZSS, SBAS INTEGRATED RECEIVER/ANTENNA (DUAL FREQUENCY RECEIVERS))
- Dates of Survey: START: March 27, 2023 @ 14:04 EDT. END: March 27, 2023 @ 18:20 EDT
- Datum/ Epoch: NAD83(2011); NAVD88
- Published/ Fixed-control use: "NOMR MONROE CORS ARP" NAD 83 (2011, MA11,PA11) EPOCH 2010.00
- GEOD Model: GEOD 18
- Combined Grid Factor: 0.99985458
- Units: US Survey Feet (SFT)

| | |
|------------|--------|
| DWN.BY: | JH |
| CHK.BY: | JMS |
| FIELDBOOK: | N/A |
| PLS NO: | L-3840 |

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

ZEPSA CONSTRUCTION

9908 NEW TOWN ROAD

VILLAGE OF MARVIN
UNION COUNTY

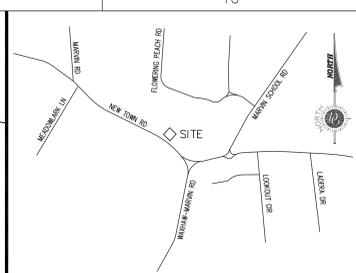
SANDY RIDGE TOWNSHIP
NORTH CAROLINA

DATE: MARCH 30, 2023
 SCALE: 1"=20'
 PROJECT NO: 6801-016-N1
 DRAWING NO: NC-012-23-D

Donaldson
Garrett
&
Associates, Inc.
10006 MARVIN SCHOOL RD
MARVIN, NC 28173
(704) 374-1850
http://www.dg-a.com
John.M.Story@dg-a.com
NC CORPORATE LICENSE NO. C-1618

Preliminary Site Plan and Landscape Plan

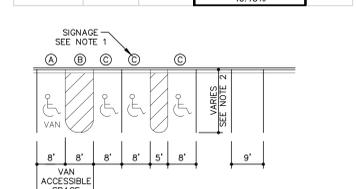
THIS DRAWING AND THE DESIGN SHOWN IS THE SOLE PROPERTY OF WEST ENGINEERING, INC. ANY REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ALL IMPROVEMENTS WILL BE SUBJECT TO LOCAL, STATE AND FEDERAL REGULATIONS AND ALL CODES OF LAW. ANY CHANGES SHALL BE RETURNED TO WEST ENGINEERING, INC. UPON WRITTEN REQUEST.
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VICINITY MAP

OPEN SPACE CALCULATION

| Building Description | Buildings | Driveway/Parking | Grassed Area | Sidewalk/Plaza Area | Total |
|----------------------|-----------|------------------|--------------|---------------------|---------|
| 1-1/2 STORY | 1487 | 2547 | 7181 | 5220 | |
| PORCH | 396 | 700 | 87 | 2392 | |
| ADDITION | 1548 | | 60 | | |
| 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% |



TYPICAL PARKING

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

PARKING CALCULATIONS:

- BUILDINGS: NONE REQUIRED
- DRIVEWAYS: 2,550 SF
- REGULAR SPACES: 53
- HANDICAPPED SPACES: 5

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 SUBDISTRICT. FOR AVOIDANCE OF DOUBT, GROSS SQUARE FOOT AREA SHALL NOT INCLUDE DRIVE AREAS, 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 DEVELOPMENT BY PROVIDING A BUFFER COMPOSED OF A 20 FOOT UNDISTURBED BUFFER YARD, A SIX (6) 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 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 USES 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 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 ENTRANCES 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 PERKING LOT SHALL BE PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT AND DESIGN REVIEW APPROVAL.
 - NO TRASH FROM USES / TENANTS MAY BE LEFT OUTSIDE OR OUT 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 USE FOR PLAYGROUND.
- LIGHTING:**
 - APPLICANT SHALL SUBMIT A LIGHTING PLAN CONSISTENT WITH ORDINANCE REQUIREMENTS.
 - APPLICANT SHALL PROVIDE A PHOTOMETRIC PLAN, LIGHT TRASPASSING SHALL NOT EXCEED ONE (1) FOOT CANDLE AT ANY PROPERTY LINE THAT ADJOINS 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 THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE APPLICANT, OWNER, AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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

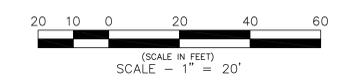
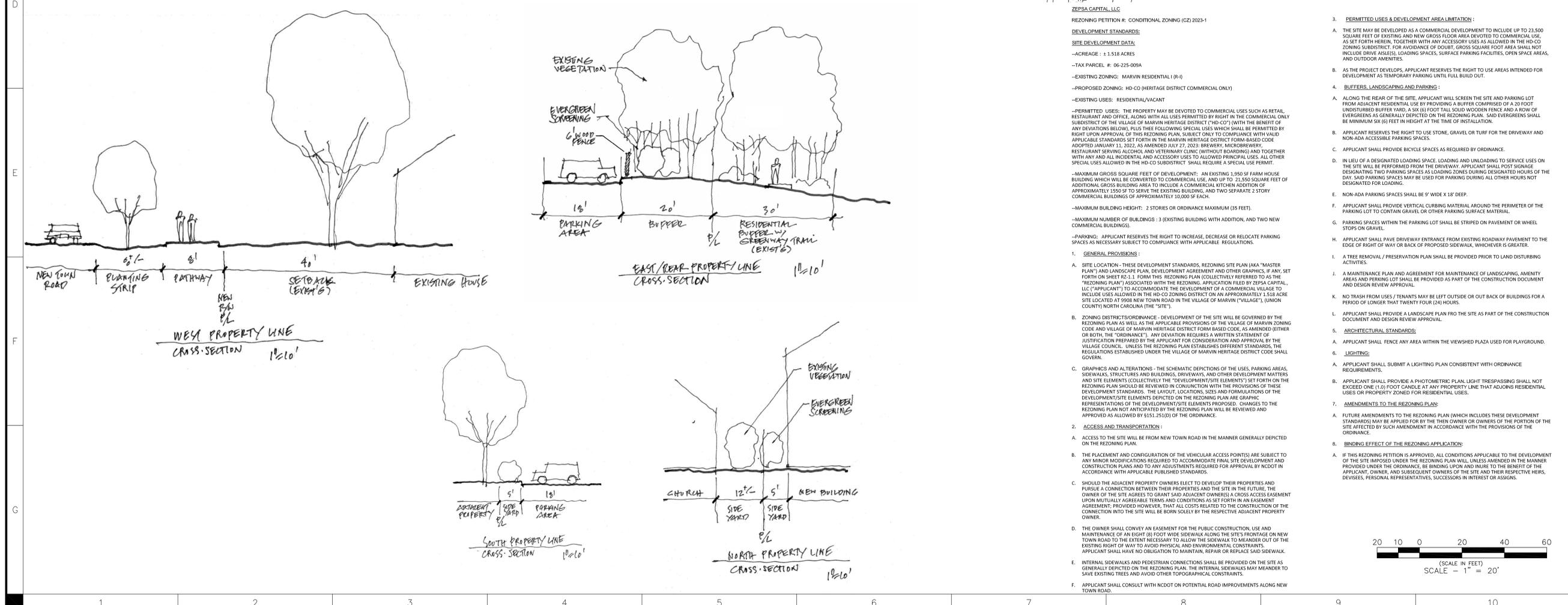
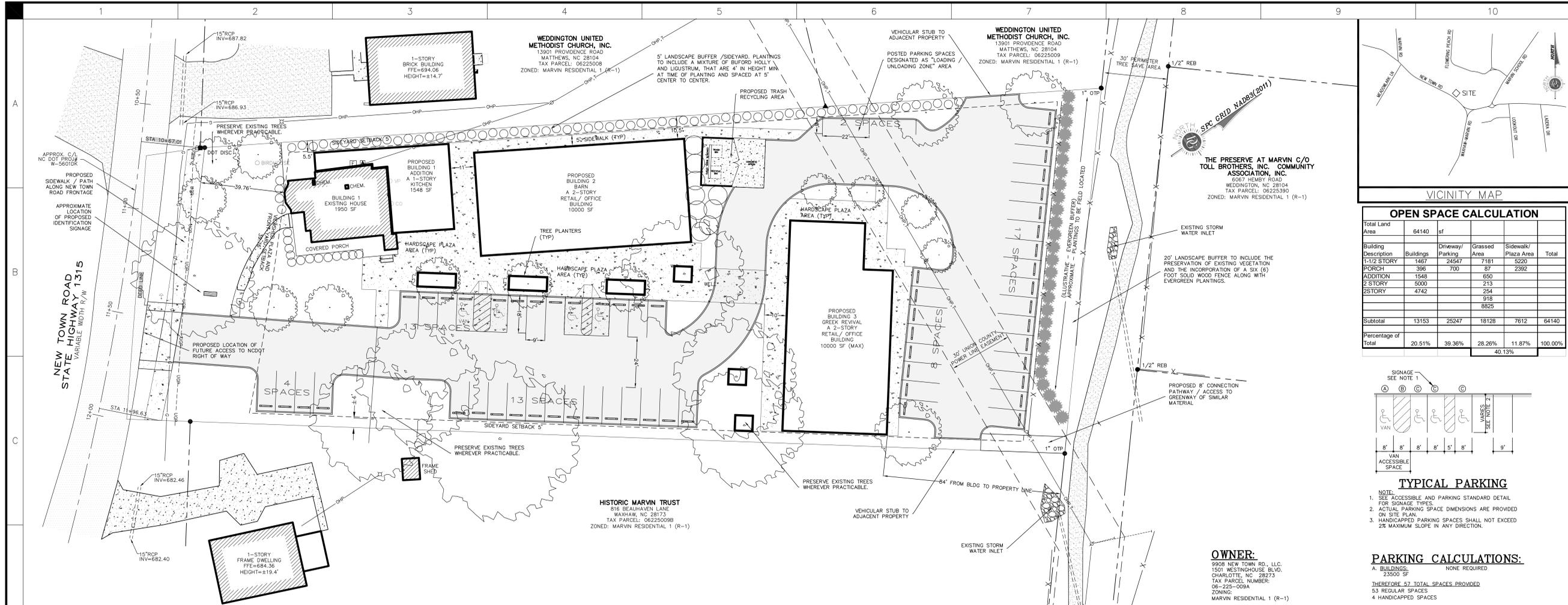
9908 NEW TOWN RD, LLC.
9908 NEW TOWN RD.
MARVIN, NC 28173

UNION COUNTY

SHEET STATUS

| REV | DATE | COMMENT | BY |
|-----|------------|------------------------|-----|
| 1 | 08/07/2023 | REZONING SITE PLAN TCW | TCW |

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO: 231001
SHEET NO: RZ-1.1



SCALE - 1" = 20'

ZEPSA CAPITAL, LLC

REZONING PETITION: CONDITIONAL ZONING (CZ) 2023-1

DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:

--**ACREAGE:** ± 1.518 ACRES

--**TAX PARCEL #:** 06-225-009A

--**EXISTING ZONING:** MARVIN RESIDENTIAL I (R-I)

--**PROPOSED ZONING:** HD-CO (HERITAGE DISTRICT COMMERCIAL ONLY)

--**EXISTING USES:** RESIDENTIAL/VACANT

--**PERMITTED USES:** THE PROPERTY MAY BE DEVOTED TO ALL USES PERMITTED BY RIGHT (EXCEPT THRIFT OR SECOND HAND STORES (PROVIDED THAT CONSIGNMENT STORES ARE STILL PERMITTED WITH A SPECIAL USE PERMIT)) IN THE COMMERCIAL ONLY SUBDISTRICT OF THE HERITAGE DISTRICT FORM-BASED CODE ("HD-CO DISTRICT"), PLUS THE FOLLOWING THREE (3) SPECIAL USES: BREWERY/MICRO BREWERY, RESTAURANT SERVING ALCOHOL, AND VETERINARY CLINIC (WITHOUT BOARDING) WHICH ARE SPECIFICALLY APPROVED AS PART OF THE CONDITIONAL REZONING APPROVAL AND THEREFORE PERMITTED BY RIGHT. THE THREE (3) SPECIAL USES APPROVED AS PART OF THE CONDITIONAL REZONING ARE LIMITED TO ONE USE FOR EACH CATEGORY (I.E. ONE RESTAURANT SERVING ALCOHOL), AND SUBJECT TO COMPLIANCE WITH APPLICABLE LAW INCLUDING SUPPLEMENTAL STANDARDS AS SET FORTH IN THE HERITAGE DISTRICT FORM BASE CODE. FOR AVOIDANCE OF DOUBT, ADDITIONAL USES FOR EACH CATEGORY OF SPECIAL USES APPROVED AS PART OF THE CONDITIONAL REZONING MAY BE ALLOWED ON THE PROPERTY WITH A SPECIAL USE PERMIT. ALL OTHER SPECIAL USES ALLOWED IN THE HD-CO DISTRICT SHALL REQUIRE A SPECIAL USE PERMIT.

--**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** AN EXISTING 1,950 SF FARM HOUSE BUILDING WHICH WILL BE CONVERTED TO COMMERCIAL USE, AND UP TO 21,550 SQUARE FEET OF ADDITIONAL GROSS BUILDING AREA TO INCLUDE A COMMERCIAL KITCHEN ADDITION OF APPROXIMATELY 1550 SF TO SERVE THE EXISTING BUILDING, AND TWO SEPARATE 2 STORY COMMERCIAL BUILDINGS OF APPROXIMATELY 10,000 SF EACH.

-**MAXIMUM BUILDING HEIGHT:** 2 STORIES OR ORDINANCE MAXIMUM (35 FEET).

-**MAXIMUM NUMBER OF BUILDINGS:** 3 (EXISTING BUILDING WITH ADDITION, AND TWO NEW COMMERCIAL BUILDINGS).

--**PARKING:** THE NUMBER OF PARKING SPACES MAY BE REDUCED FROM THE 57 DESIGNATED ON THE MASTER PLAN PROVIDED THAT EITHER: I) OFF-PREMISES PARKING IS SECURED, OR (II) AS APPROVED BY THE VILLAGE PLANNING DIRECTOR; PROVIDED HOWEVER, THAT THE PLANNING DIRECTOR SHALL APPROVE ANY REDUCTION OF PARKING SPACES DETERMINED BY DEVELOPER AS REASONABLY

NECESSARY TO FACILITATE PRESERVATION OF TREES OR BETTER OVERALL SITE DESIGN AND TRAFFIC CIRCULATION.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, REZONING SITE PLAN (AKA "MASTER PLAN") AND LANDSCAPE PLAN, DEVELOPMENT AGREEMENT, AND OTHER GRAPHICS, IF ANY, SET FORTH ON SHEET C-1-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING APPLICATION FILED BY ZEPSA CAPITAL, LLC ("APPLICANT") TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL VILLAGE TO INCLUDE USES ALLOWED IN THE HD-CO ZONING DISTRICT ON AN APPROXIMATELY 1.518 ACRE SITE LOCATED AT 9908 NEW TOWN ROAD IN THE VILLAGE OF MARVIN ("VILLAGE"), (UNION COUNTY) NORTH CAROLINA (THE "SITE").

B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE VILLAGE OF MARVIN ZONING CODE AND VILLAGE OF MARVIN HERITAGE DISTRICT FORM BASED CODE, AS AMENDED (EITHER OR BOTH, THE "ORDINANCE"). ANY DEVIATION REQUIRES A WRITTEN STATEMENT OF JUSTIFICATION PREPARED BY THE APPLICANT FOR CONSIDERATION AND APPROVAL BY THE VILLAGE COUNCIL. UNLESS THE REZONING PLAN ESTABLISHES DIFFERENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE VILLAGE OF MARVIN HERITAGE DISTRICT CODE SHALL GOVERN.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY §151.251(D) OF THE ORDINANCE.

2. ACCESS AND TRANSPORTATION:

A. ACCESS TO THE SITE WILL BE FROM NEW TOWN ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. SHOULD THE ADJACENT PROPERTY OWNERS ELECT TO DEVELOP THEIR PROPERTIES AND PURSUE A CONNECTION BETWEEN THEIR PROPERTIES AND THE SITE IN THE FUTURE, THE OWNER OF THE SITE AGREES TO GRANT SAID ADJACENT OWNER(S) A CROSS ACCESS EASEMENT UPON MUTUALLY AGREEABLE TERMS AND CONDITIONS AS SET FORTH IN AN EASEMENT AGREEMENT; PROVIDED HOWEVER, THAT ALL COSTS RELATED TO THE CONSTRUCTION OF THE CONNECTION INTO THE SITE WILL BE BORN SOLELY BY THE RESPECTIVE ADJACENT PROPERTY OWNER.

D. 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 MEANDER 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.

E. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES AND AVOID OTHER TOPOGRAPHICAL CONSTRAINTS.

F. APPLICANT SHALL CONSULT WITH NCDOT ON POTENTIAL ROAD IMPROVEMENTS ALONG NEW TOWN ROAD.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. 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 SUBDISTRICT. FOR AVOIDANCE OF DOUBT, GROSS SQUARE FOOT AREA SHALL NOT INCLUDE DRIVE AISLE(S), LOADING SPACES, SURFACE PARKING FACILITIES, OPEN SPACE AREAS, AND OUTDOOR AMENITIES.

B. AS THE PROJECT DEVELOPS, APPLICANT RESERVES THE RIGHT TO USE AREAS INTENDED FOR DEVELOPMENT AS TEMPORARY PARKING UNTIL FULL BUILD OUT.

4. BUFFERS AND LANDSCAPING; PARKING:

A. ALONG THE REAR OF THE SITE, APPLICANT WILL SCREEN THE SITE AND PARKING LOT FROM ADJACENT RESIDENTIAL USE BY PROVIDING A BUFFER COMPRISED OF A 20 FOOT UNDISTURBED BUFFER YARD, A SEVEN (7) FOOT HIGH SOLID WOODEN FENCE, AND ROW OF EVERGREENS AS GENERALLY DEPICTED ON THE REZONING PLAN. SAID EVERGREENS SHALL BE MINIMUM 6 FEET IN HEIGHT AT TIME OF INSTALLATION.

B. APPLICANT SHALL PROVIDE A 7 FOOT HIGH SOLID WOODEN FENCE ALONG A PORTION OF THE PROPERTY LINE BETWEEN THE SITE AND ADJACENT PARCEL ID# 06225008 AND HAVING AN ADDRESS OF 9914 NEW TOWN ROAD, IN THE LOCATION AS GENERALLY DEPICTED ON THE MASTER PLAN.

C. 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.

D. IN LIEU OF A DESIGNATED LOADING SPACE. LOADING AND UNLOADING TO SERVICE USES 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.

E. NON-ADA PARKING SPACES PROVIDING PARKING FOR THE DEVELOPMENT/SITE ELEMENTS ON THE SITE SHALL BE 9' WIDE X 18' DEEP.

- F. APPLICANT SHALL PROVIDE VERTICAL CURBING MATERIAL AROUND THE PERIMETER OF THE PARKING LOT TO CONTAIN GRAVEL OR OTHER PARKING SURFACE MATERIAL.
- G. PARKING SPACES WITHIN THE PARKING LOT SHALL BE STRIPED ON PAVEMENT, OR WHEEL STOPS ON GRAVEL.
- H. APPLICANT SHALL PAVE DRIVEWAY ENTRANCE FROM EXISTING ROADWAY PAVEMENT TO THE EDGE OF RIGHT OF WAY OR BACK OF PROPOSED SIDEWALK, WHICHEVER IS GREATER.
- I. A TREE REMOVAL/PRESERVATION PLAN SHALL BE PROVIDED PRIOR TO LAND DISTURBING ACTIVITIES.
- J. A MAINTENANCE PLAN AND AGREEMENT FOR MAINTENANCE OF LANDSCAPING, AMENITY AREAS AND PARKING LOT SHALL BE PROVIDED AS PART OF CONSTRUCTION DOCUMENT AND DESIGN REVIEW APPROVAL.
- K. NO TRASH FROM USES/TENANTS MAY BE LEFT OUTSIDE, OR OUT BACK OF BUILDINGS FOR A PERIOD OF LONGER THAN TWENTY FOUR HOURS.
- L. APPLICANT SHALL PROVIDE A LANDSCAPE PLAN FOR THE SITE AS PART OF CONSTRUCTION DOCUMENT AND DESIGN REVIEW APPROVAL.

5. ARCHITECTURAL STANDARDS:

- A. APPLICANT SHALL FENCE ANY AREA WITHIN THE VIEWSHED PLAZA USED FOR PLAYGROUND.

6. LIGHTING:

- A. APPLICANT SHALL SUBMIT A LIGHTING PLAN CONSISTENT WITH ORDINANCE REQUIREMENTS.
- B. APPLICANT SHALL PROVIDE A PHOTOMETRIC PLAN. LIGHT TRESSPASSING SHALL NOT EXCEED ONE (1.0) FOOT-CANDLE AT ANY PROPERTY LINE THAT ADJOINS RESIDENTIAL USES OR PROPERTY ZONED FOR RESIDENTIAL USES.

7. AMENDMENTS TO THE REZONING PLAN:

- A. 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.

8. BINDING EFFECT OF THE REZONING APPLICATION:

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE APPLICANT, OWNER, AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Addendum A to Amended Application with:
Detailed Description of Proposal
General Statement of Intent
General Description
Impact Statement

Addendum A to Zepsa Capital, LLC Amended Rezoning Application

Detailed Description of the Proposal:

Rezoning requested to allow for development of the Site as a Commercial “Village” to include commercial uses such as retail, restaurant and office. The Site consists of approximately 1.5 acres improved with a 100 year old farm house, carport, and shed. The current plan is to demolish carport/shed structures and renovate the existing house with the intention to preserve the overall exterior appearance while converting the interior to commercial use such as a restaurant/tavern. An addition to the existing structure is proposed, along with two new buildings intended for retail and office uses totaling 21,550 SF of **new** gross building area. Off street parking will be provided based on market but connections to existing trails and the proposed Loop will be provided to afford area residents the opportunity to walk or ride bikes to the development. Development of the project will be phased with completion not anticipated to exceed 10 years. The Project will be constructed with an eye to preservation of both the historic and natural aspects of the Site.

General Statement of Intent:

The Site is currently zoned Residential 1. Applicant would like to use the Site for non-residential use. Although several non-residential uses are allowed in the Residential Zoning District including:

- Family Care Home (up to six people),
- Day Care center,
- Place of worship, and

Agricultural (provided a structure housing poultry or livestock or waste removed from any structure at least 150 feet from any property line), the purpose of the rezoning request is to devote the Site to those commercial uses that are in accord with the vision created by the Village of Marvin community through its approved Heritage District Small Area Plan. Rezoning the Site to HD-CO enables Applicant to use the Site for those commercial uses allowed in HD-CO zoning as set forth on the Preliminary Site Plan submitted. The intended uses include specialty commercial and retail space offering goods and services such as ice cream, coffee, specialty foods and wines, gifts, clothing boutique, art gallery, etc. on the first floor, with office type uses on the second floor of the two new commercial buildings. The existing farm house and proposed addition thereto are currently planned for a tavern/restaurant with commercial kitchen and retail space. Proposed uses within the Site are subject to change based on market demand, but once rezoned, uses are limited to those allowed in HD-CO zoning.

General Description:

Existing conditions on the Site include a 100 year old 1950 SF two story farm house with detached carport/shed structure. The Site is flanked by property with a church building and graveyard on one side (“Weddington United Methodist Church Site”) and property

improved with a residential structure that was previously used as a general store (“Crane Store Site”). Please see photographs of existing site and buildings as well as adjacent properties and buildings submitted with the Amended Application package.

Impact Statement:

The proposed development will not unreasonably burden existing infrastructure or available governmental services. The development will add an additional 21,550 SF of new gross building area to the Site, for a total of 23,500 SF GBA. Developed as proposed, the Site will still exceed Ordinance Open Space requirements. The Site will add no new students to the local school system.

Peak hour trip counts calculated based on proposed uses are shown on the attached chart and did not reach the threshold for requiring a traffic impact study as part of the rezoning process. Another roundabout is proposed for construction this summer to move traffic more effectively through the area. DOT will also review anticipated trip counts generated from the Site as part of its driveway permit process.

The Site is encumbered with various overhead utility lines and Applicant has confirmed that Union Power has sufficient power to service the Site as developed.

The Site’s sewer and water needs have been calculated as set forth in the attached chart and Applicant has confirmed with Union Public Works that sufficient capacity exists to service the Site.

**Addendum B to the Amended Application
(Deviations Chart)**

ADDENDUM B TO ZEPSA CAPITAL REZONING APPLICATION CZ 2023-1
 AMENDED Deviation Table (8.04.23)

| Deviation Requested | | Justification for Request |
|--|---|--|
| Parking Surfaces: Option to use stone, gravel or turf for non-ADA accessible parking spaces | Page 35 (HD Code): Parking Surfaces of parking lots having more than 10 parking spaces must be paved | Desire to preserve the historic feel of the Site and in keeping with adjacent parking lots and proposed driveway. All ADA parking spaces will be paved. |
| No designated Loading Space | Sec. 151.165 (L)(3) of Village Code: Requires provision of a 12 x 25 ft loading space | Site will be more effectively loaded from front of tenant spaces; avoids trucks having to drive behind building. Applicant providing 24 foot wide driveway to enable other vehicles to pass by during loading/unloading process. Applicant is proposing to use the two parallel parking spots near the trash and recycling area as a loading zone during certain hours. |
| Allow 9ft wide x 18ft deep Parking Spaces | Sec. 151. 165 (H)(1)(a)of Village Code requires 10ft x 20ft parking spaces. | Standard parking space size per DOT is 9ft x 18ft. ADA spaces will be size required by regulations. |

Peak Trip Counts Analysis

Marvin Project
9908 New Town Rd.
Marvin, NC
Preliminary Traffic Count (Peak Hour)

| Item Num | Square Footage | Description | Trips/1000 sf | Peak Trips |
|----------|----------------|--------------------------|---------------|------------|
| 932 | 3500 | High Turnover Restaurant | 9.77 | 35 |
| 930 | 1500 | Fast Casual | 14.13 | 22 |
| 925 | 2500 | Bar Tavern | 11.36 | 29 |
| 936 | 2000 | Coffee / Donut | 36.31 | 73 |
| 814 | 2500 | Variety | 6.84 | 18 |
| 712 | 6500 | Small Office | 2.45 | 16 |
| 720 | 1500 | Medical | 3.46 | 6 |
| | | | | |
| Totals | 20000 | | | 199 |

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|--------------------------|--|-----------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| PORT AND TERMINAL | | | | | |
| 30 | Intermodal Truck Terminal | 1,000 SF GFA | 1.72 | | |
| 90 | Park-and-Ride Lot with Bus Service | Parking Spaces | 0.43 | | |
| INDUSTRIAL | | | | | |
| 110 | General Light Industrial | 1,000 SF GFA | 0.63 | | |
| 130 | Industrial Park | 1,000 SF GFA | 0.40 | | |
| 140 | Manufacturing | 1,000 SF GFA | 0.67 | | |
| 150 | Warehousing | 1,000 SF GFA | 0.19 | | |
| 151 | Mini-Warehouse | 1,000 SF GFA | 0.17 | | |
| 154 | High-Cube Transload & Short-Term Storage Warehouse | 1,000 SF GFA | 0.10 | | |
| 155 | High-Cube Fulfillment Center Warehouse | 1,000 SF GFA | 1.37 | | |
| 156 | High-Cube Parcel Hub Warehouse | 1,000 SF GFA | 0.64 | | |
| 157 | High-Cube Cold Storage Warehouse | 1,000 SF GFA | 0.12 | | |
| 160 | Data Center | 1,000 SF GFA | 0.09 | | |
| 170 | Utilities | 1,000 SF GFA | 2.27 | | |
| 180 | Specialty Trade Contractor | 1,000 SF GFA | 1.97 | | |
| RESIDENTIAL | | | | | |
| 210 | Single-Family Detached Housing | Dwelling Units | 0.99 | | |
| 220 | Multifamily Housing (Low-Rise) | Dwelling Units | 0.56 | | |
| 221 | Multifamily Housing (Mid-Rise) | Dwelling Units | → | 0.44 | 0.18 |
| 222 | Multifamily Housing (High-Rise) | Dwelling Units | → | 0.36 | 0.19 |
| 231 | Mid-Rise Residential with 1st-Floor Commercial | Dwelling Units | 0.36 | | |
| 232 | High-Rise Residential with 1st-Floor Commercial | Dwelling Units | 0.21 | | |
| 240 | Mobile Home Park | Dwelling Units | 0.46 | | |
| 251 | Senior Adult Housing - Detached | Dwelling Units | 0.30 | | |
| 252 | Senior Adult Housing - Attached | Dwelling Units | 0.26 | | |
| 253 | Congregate Care Facility | Dwelling Units | 0.18 | | |
| 254 | Assisted Living | 1,000 SF GFA | 0.48 | | |
| 255 | Continuing Care Retirement Community | Units | 0.16 | | |
| 260 | Recreation Homes | Dwelling Units | 0.28 | | |
| 265 | Timeshare | Dwelling Units | 0.63 | | |
| 270 | Residential Planned Unit Development | Dwelling Units | 0.69 | | |
| LODGING | | | | | |
| 310 | Hotel | Rooms | 0.60 | | |
| 311 | All Suites Hotel | Rooms | → | 0.36 | 0.17 |
| 312 | Business Hotel | Rooms | 0.32 | | |
| 320 | Motel | Rooms | 0.38 | | |
| 330 | Resort Hotel | Rooms | 0.41 | | |
| RECREATIONAL | | | | | |
| 411 | Public Park | Acres | 0.11 | | |
| 416 | Campground / Recreation Vehicle Park | Acres | 0.98 | | |
| 420 | Marina | Berths | 0.21 | | |
| 430 | Golf Course | Acres | 0.28 | | |
| 431 | Miniature Golf Course | Holes | 0.33 | | |

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|----------------------|-------------------------------------|------------------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| 432 | Golf Driving Range | Tees/Driving Positions | 1.25 | | |
| 433 | Batting Cages | Cages | 2.22 | | |
| 434 | Rock Climbing Gym | 1,000 SF GFA | 1.64 | | |
| 435 | Multi-Purpose Recreational Facility | 1,000 SF GFA | 3.58 | | |
| 436 | Trampoline Park | 1,000 SF GFA | 1.50 | | |
| 437 | Bowling Alley | 1,000 SF GFA | 1.16 | | |
| 440 | Adult Cabaret | 1,000 SF GFA | 2.93 | | |
| 444 | Movie Theater | 1,000 SF GFA | 6.17 | | |
| 445 | Multiplex Movie Theater | 1,000 SF GFA | 4.91 | | |
| 452 | Horse Racetrack | Seats | 0.06 | | |
| 454 | Dog Racetrack | Attendees | 0.15 | | |
| 460 | Arena | 1,000 SF GFA | 0.47 | | |
| 462 | Professional Baseball Stadium | Attendees | 0.15 | | |
| 465 | Ice Skating Rink | 1,000 SF GFA | 1.33 | | |
| 466 | Snow Ski Area | Slopes | 26.00 | | |
| 473 | Casino/Video Lottery Establishment | 1,000 SF GFA | 13.49 | | |
| 480 | Amusement Park | Acres | 3.95 | | |
| 482 | Water Slide Park | Parking Spaces | 0.28 | | |
| 488 | Soccer Complex | Fields | 16.43 | | |
| 490 | Tennis Courts | Courts | 4.21 | | |
| 491 | Racquet/Tennis Club | Courts | 3.82 | | |
| 492 | Health/Fitness Club | 1,000 SF GFA | 3.45 | | |
| 493 | Athletic Club | 1,000 SF GFA | 6.29 | | |
| 495 | Recreational Community Center | 1,000 SF GFA | 2.31 | | |
| INSTITUTIONAL | | | | | |
| 520 | Elementary School | 1,000 SF GFA | 1.37 | | |
| 522 | Middle School / Junior High School | 1,000 SF GFA | 1.19 | | |
| 530 | High School | 1,000 SF GFA | 0.97 | | |
| 534 | Private School (K-8) | Students | 0.26 | | |
| 536 | Private School (K-12) | Students | 0.17 | | |
| 537 | Charter Elementary School | Students | 0.14 | | |
| 538 | School District Office | 1,000 SF GFA | 2.04 | | |
| 540 | Junior / Community College | 1,000 SF GFA | 1.86 | | |
| 550 | University/College | 1,000 SF GFA | 1.17 | | |
| 560 | Church | 1,000 SF GFA | 0.49 | | |
| 561 | Synagogue | 1,000 SF GFA | 2.92 | | |
| 562 | Mosque | 1,000 SF GFA | 4.22 | | |
| 565 | Daycare Center | 1,000 SF GFA | 11.12 | | |
| 566 | Cemetery | Acres | 0.46 | | |
| 571 | Prison | 1,000 SF GFA | 2.91 | | |
| 575 | Fire and Rescue Station | 1,000 SF GFA | 0.48 | | |
| 580 | Museum | 1,000 SF GFA | 0.18 | | |
| 590 | Library | 1,000 SF GFA | 8.16 | | |

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|----------------|--|-----------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| MEDICAL | | | | | |
| 610 | Hospital | 1,000 SF GFA | 0.97 | | |
| 620 | Nursing Home | 1,000 SF GFA | 0.59 | | |
| 630 | Clinic | 1,000 SF GFA | → | 3.28 | 5.18 |
| 640 | Animal Hospital / Veterinary Clinic | 1,000 SF GFA | 3.53 | | |
| 650 | Free-Standing Emergency Room | 1,000 SF GFA | 1.52 | | |
| OFFICE | | | | | |
| 710 | General Office Building | 1,000 SF GFA | → | 1.15 | 0.87 |
| 712 | Small Office Building | 1,000 SF GFA | 2.45 | | |
| 714 | Corporate Headquarters Building | 1,000 SF GFA | 0.60 | | |
| 715 | Single Tenant Office Building | 1,000 SF GFA | 1.74* | | |
| 720 | Medical-Dental Office Building | 1,000 SF GFA | 3.46 | | |
| 730 | Government Office Building | 1,000 SF GFA | 1.71 | | |
| 731 | State Motor Vehicles Department | 1,000 SF GFA | 5.20 | | |
| 732 | United States Post Office | 1,000 SF GFA | 11.21 | | |
| 733 | Government Office Complex | 1,000 SF GFA | 2.82 | | |
| 750 | Office Park | 1,000 SF GFA | 1.07 | | |
| 760 | Research and Development Center | 1,000 SF GFA | 0.49 | | |
| 770 | Business Park | 1,000 SF GFA | 0.42 | | |
| RETAIL | | | | | |
| 810 | Tractor Supply Store | 1,000 SF GFA | 1.40 | | |
| 811 | Construction Equipment Rental Store | 1,000 SF GFA | 0.99 | | |
| 812 | Building Materials and Lumber Store | 1,000 SF GFA | 2.06 | | |
| 813 | Free-Standing Discount Superstore | 1,000 SF GFA | 4.33 | | |
| 814 | Variety Store | 1,000 SF GFA | 6.84 | | |
| 815 | Free Standing Discount Store | 1,000 SF GFA | 4.83 | | |
| 816 | Hardware / Paint Store | 1,000 SF GFA | 2.68 | | |
| 817 | Nursery (Garden Center) | 1,000 SF GFA | 6.94 | | |
| 818 | Nursery (Wholesale) | 1,000 SF GFA | 5.18 | | |
| 820 | Shopping Center | 1,000 SF GFA | 3.81 | 3.81 | 4.92 |
| 823 | Factory Outlet Center | 1,000 SF GFA | 2.29 | | |
| 840 | Automobile Sales (New) | 1,000 SF GFA | 2.43 | | |
| 841 | Automobile Sales (Used) | 1,000 SF GFA | 3.75 | | |
| 842 | Recreational Vehicle Sales | 1,000 SF GFA | 0.77 | | |
| 843 | Automobile Parts Sales | 1,000 SF GFA | 4.91 | | |
| 848 | Tire Store | 1,000 SF GFA | 3.98 | | |
| 849 | Tire Superstore | 1,000 SF GFA | 2.11 | | |
| 850 | Supermarket | 1,000 SF GFA | 9.24 | | |
| 851 | Convenience Market (Open 24 Hours) | 1,000 SF GFA | 49.11 | | |
| 853 | Convenience Market with Gasoline Pumps | 1,000 SF GFA | 49.29 | | |
| 854 | Discount Supermarket | 1,000 SF GFA | 8.38 | | |
| 857 | Discount Club | 1,000 SF GFA | 4.18 | | |
| 860 | Wholesale Market | 1,000 SF GFA | 1.76 | | |
| 861 | Sporting Goods Superstore | 1,000 SF GFA | → | 2.02 | 1.65 |
| 862 | Home Improvement Superstore | 1,000 SF GFA | → | 2.33 | 3.35 |
| 863 | Electronics Superstore | 1,000 SF GFA | 4.26 | | |

| Code | Description | Unit of Measure | Trips Per Unit | Setting/Location | |
|-----------------|--|-----------------|----------------|----------------------------|---------------------------|
| | | | | General Urban/ Suburban | Dense Multi- Use Urban |
| 864 | Toy/Children's Superstore | 1,000 SF GFA | 5.00 | | |
| 865 | Baby Superstore | 1,000 SF GFA | 1.82 | | |
| 866 | Pet Supply Superstore | 1,000 SF GFA | 3.55 | | |
| 867 | Office Supply Superstore | 1,000 SF GFA | 2.77 | | |
| 868 | Book Superstore | 1,000 SF GFA | 15.83 | | |
| 869 | Discount Home Furnishing Superstore | 1,000 SF GFA | 1.57 | | |
| 872 | Bed and Linen Superstore | 1,000 SF GFA | 2.22 | | |
| 875 | Department Store | 1,000 SF GFA | 1.95 | | |
| 876 | Apparel Store | 1,000 SF GFA | → | 4.12 | 1.12 |
| 879 | Arts and Craft Store | 1,000 SF GFA | 6.21 | | |
| 880 | Pharmacy / Drugstore without Drive-Through Window | 1,000 SF GFA | 8.51 | | |
| 881 | Pharmacy / Drugstore with Drive-Through Window | 1,000 SF GFA | 10.29 | | |
| 882 | Marijuana Dispensary | 1,000 SF GFA | 21.83 | | |
| 890 | Furniture Store | 1,000 SF GFA | 0.52 | | |
| 897 | Medical Equipment Store | 1,000 SF GFA | 1.24 | | |
| 899 | Liquor Store | 1,000 SF GFA | 16.37 | | |
| SERVICES | | | | | |
| 911 | Walk-In Bank | 1,000 SF GFA | 12.13 | | |
| 912 | Drive-In Bank | 1,000 SF GFA | 20.45 | | |
| 918 | Hair Salon | 1,000 SF GFA | 1.45 | | |
| 920 | Copy, Print, and Express Ship Store | 1,000 SF GFA | 7.42 | | |
| 925 | Drinking Place | 1,000 SF GFA | 11.36 | | |
| 926 | Food Cart Pod | Food Carts | 3.08 | | |
| 930 | Fast Casual Restaurant | 1,000 SF GFA | 14.13 | | |
| 931 | Quality Restaurant | 1,000 SF GFA | 7.80 | | |
| 932 | High-Turnover (Sit-Down) Restaurant | 1,000 SF GFA | → | 9.77 | 9.80 |
| 933 | Fast Food Restaurant without Drive-Through Window | 1,000 SF GFA | 28.34 | | |
| 934 | Fast Food Restaurant with Drive-Through Window | 1,000 SF GFA | → | 32.67 | 78.74 |
| 935 | Fast Food Restaurant with Drive-Through Window and No Indoor Seating | 1,000 SF GFA | 42.65 | | |
| 936 | Coffee/Donut Shop without Drive-Through Window | 1,000 SF GFA | 36.31 | | |
| 937 | Coffee/Donut Shop with Drive-Through Window | 1,000 SF GFA | → | 43.38 | 83.19 |
| 938 | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating | 1,000 SF GFA | 83.33 | | |
| 939 | Bread / Donut / Bagel Shop without Drive-Through Window | 1,000 SF GFA | 28.00 | | |
| 940 | Bread / Donut / Bagel Shop with Drive-Through Window | 1,000 SF GFA | 19.02 | | |
| 941 | Quick Lubrication Vehicle Shop | 1,000 SF GFA | 8.70 | | |
| 942 | Automobile Care Center | 1,000 SF GFA | 3.11 | | |
| 943 | Automobile Parts and Service Center | 1,000 SF GFA | 2.26 | | |
| 944 | Gasoline / Service Station | 1,000 SF GFA | 109.27 | | |
| 945 | Gasoline / Service Station with Convenience Market | 1,000 SF GFA | 88.35 | | |
| 947 | Self Service Car Wash | Wash Stalls | 5.54 | | |
| 948 | Automated Car Wash | 1,000 SF GFA | 14.20 | | |
| 949 | Car Wash and Detail Center | Wash Stalls | 13.60 | | |
| 950 | Truck Stop | 1,000 SF GFA | 22.73 | | |
| 960 | Super Convenience Market/Gas Station | 1,000 SF GFA | 69.28 | | |
| 970 | Winery | 1,000 SF GFA | 7.31 | | |

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

Sewer & Water Needs Calculations

