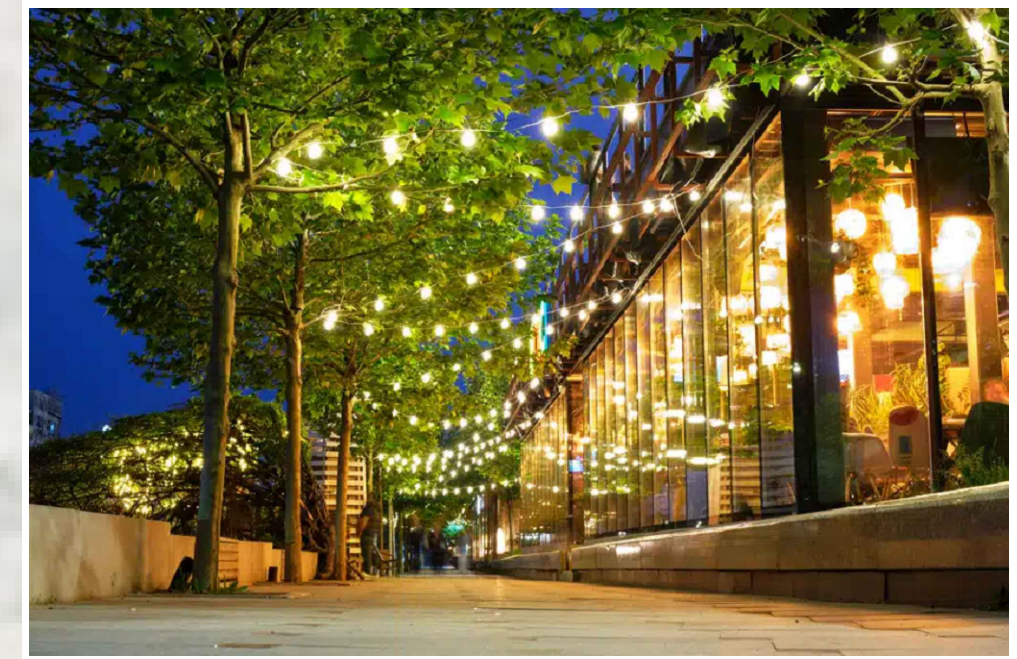
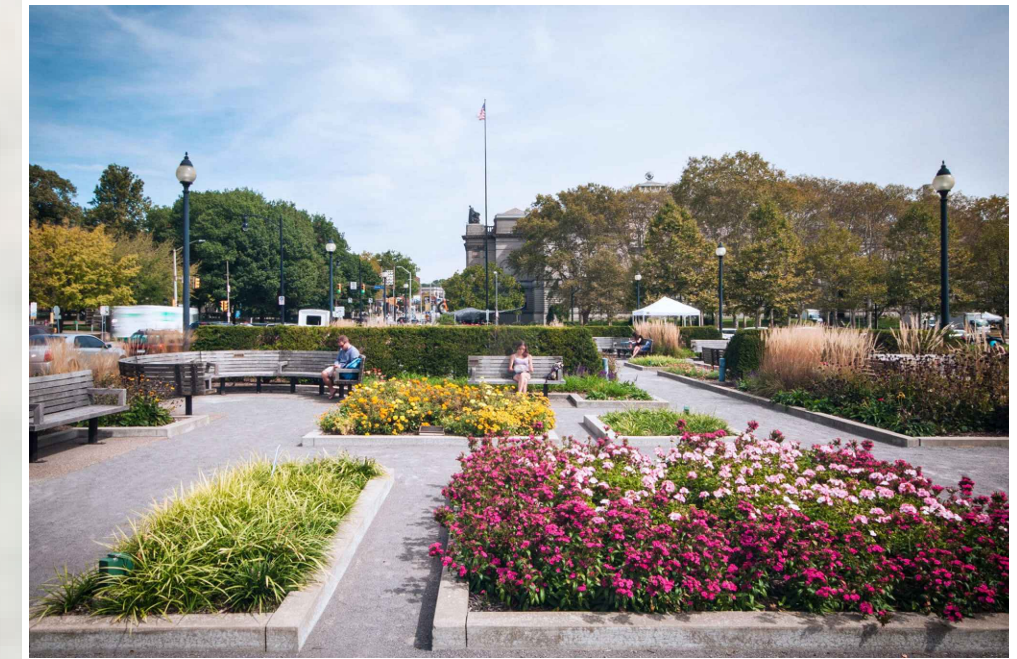


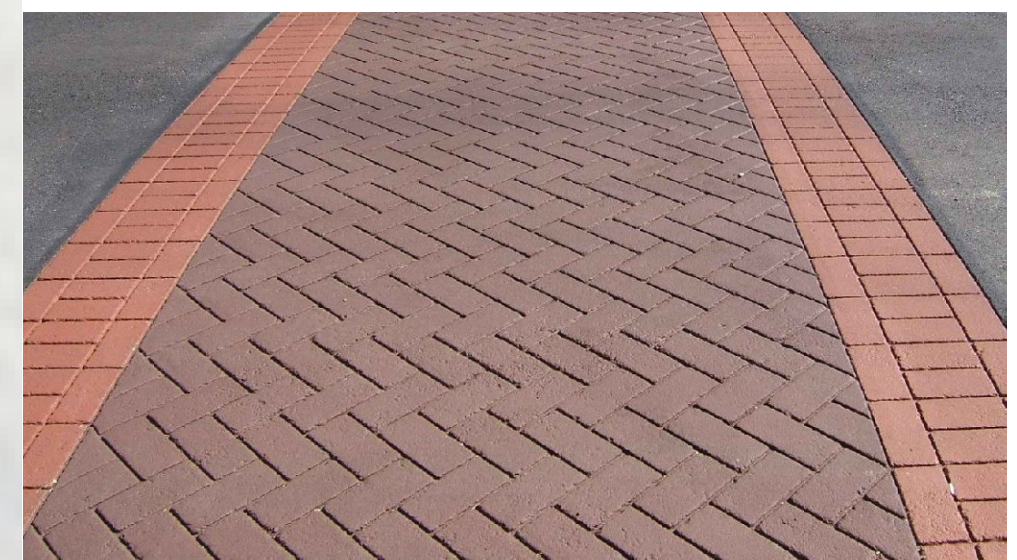
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COURTYARD PRECEDENT IMAGERY



DECORATIVE CROSSWALK PRECEDENT IMAGERY



NOTE
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE CONCEPTUAL IN NATURE. FINAL DESIGN MAY VARY.



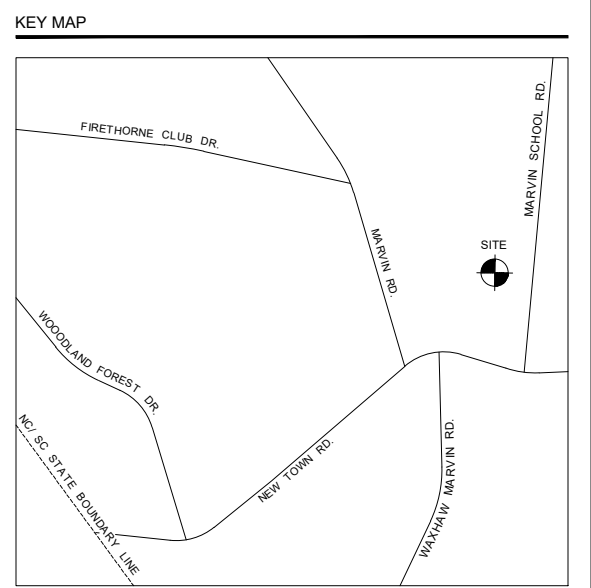
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CLIENT / OWNER
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REDLINE DESIGN GROUP
925 TUCKASEEGEE ROAD
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PROJECT
MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.04.2025

ISSUED FOR
REZONING

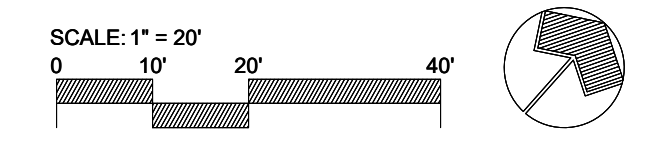
NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: SKY
DRAWN BY: SKY + CM
CHECKED BY: SKY + CM

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-1

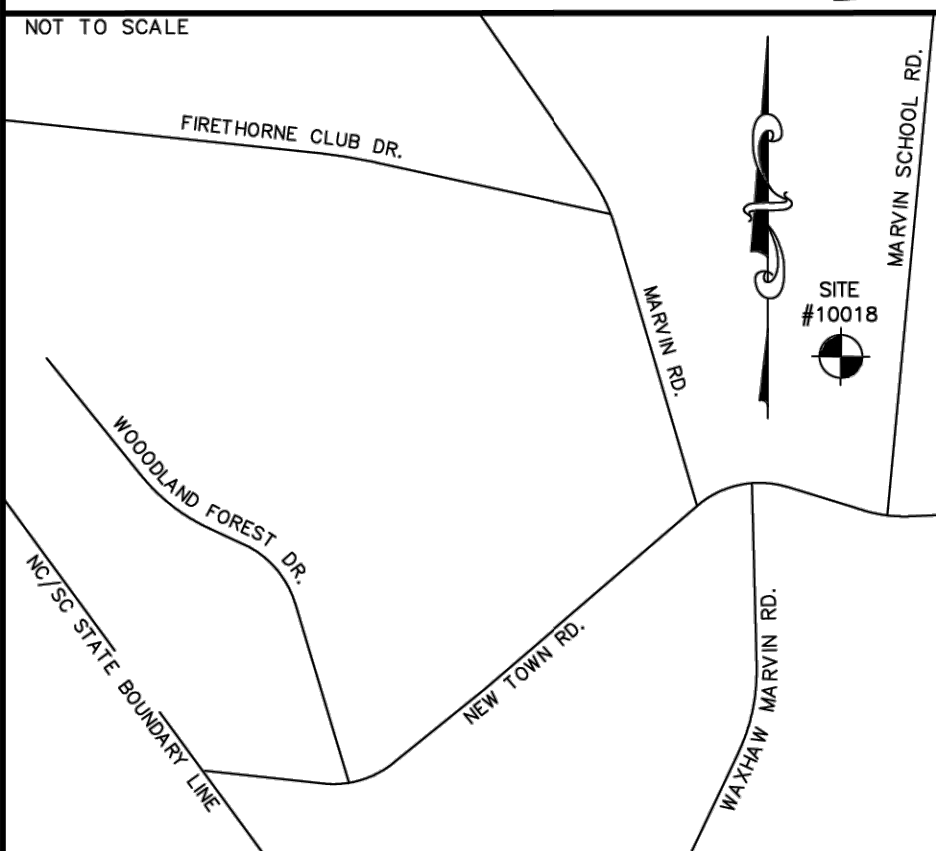


JEREMY D. GILLIARD, PLS

2712 Old Course Rd.
Monroe, N.C. 28112
(704)634-2192



NOT TO SCALE



TAX ID. #06-225-243
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 350
DB. 6738 PG. 080

TAX ID. #06-225-243
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 350
DB. 6738 PG. 080

TAX ID. #06-225-390
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 910
DB. 6738 PG. 080

TAX ID. #06-225-390A
VILLAGE OF MARVIN
P.C. Q FILE 524
DB. 6588 PG. 697

OPUS CONTROL NAIL
NO 83 NC
GRID COORDINATES
N 456,948.829
E 1,456,988.075
P.C. M FILE 910

LINE	BEARING	DISTANCE
1	S 28°40' W	10.61
2	S 87°25' W	20.89
3	N 84°15' W	8.54
4	S 27°48' 31" W	85.61

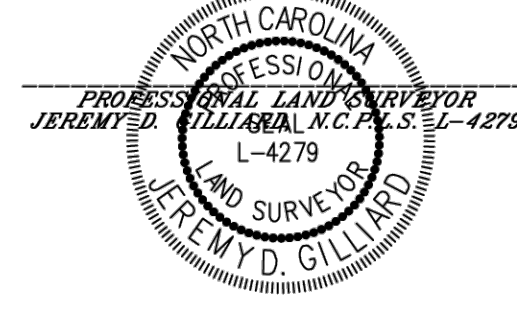
LEGEND.....
EIR = EXISTING IRON REBAR
FIP = FOUND IRON PIPE
SCS = SET COTTON SPINDLE
SMW = SET MAG NAIL
R/W = RIGHT-OF-WAY
EOP = EDGE OF PAYMENT
FMN = FOUND MAG NAIL
FIR = FOUND IRON ROD
CP = COMPUTED POINT
NYS = NOT TO SCALE
MBL = MINIMUM BUILDING LINE
CY = CURB YARD
RY = REAR YARD
EOP - PAYMENT
CENTERLINE-OF-ROAD
RIGHT-OF-WAY
LINES NOT SURVEYED
OVERHEAD UTILITY

- I, JEREMY D. GILLIARD, NOTES L-4279, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
- A. THAT THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - B. THAT THIS MAP IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - C. THAT THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - D. THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE REDEMPTION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THRU (D) IN THE ABOVE.



CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME. A DEED DESCRIPTION RECORDED IN BOOK 8858, PAGE 18 OF THE UNION COUNTY REGISTER, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES OF 1" = 60.00'. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION OBTAINED IN BOOK PAGE N/A. AND THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 47-30. WITH MY ORIGINAL SURVEYOR REGISTRATION NUMBER AND SEAL THIS 20th DAY OF APRIL, 2025.



- NOTES:
1. NO USGS HORIZONTAL MONUMENT FOUND WITHIN 800' OF SITE
 2. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN
 3. PROPERTY SUBJECT TO FULL TITLE SEARCH
 4. THIS PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS EITHER IMPLIED OR RECORDED
 5. ATTORNEY TO VERIFY COMPLIANCE ZONING RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REGULATIONS OF RECORD
 6. THIS MAP IS NOT PREPARED IN ACCORDANCE WITH GS 47-30 AND IS INTENDED FOR RECORDATION
 7. RATIO OF PRECISION IS 1:10000
 8. THIS MAP IS FOR THE EXCLUSIVE USE OF THE NAMED IN THE TITLE BLOCK
 9. ZONED CITY OF MARVIN



THIS IS A PLAY SHOWING AN
TREE SURVEY
FOR THE BENEFIT OF
ROMS INVESTMENT, LLC

DRAWN	DATE	JACKSON TOWNSHIP
JDC	1/19/2025	UNION COUNTY, NC
APPROVED	DATE	VILLAGE OF MARVIN
JDC	1/19/2025	TAX ID. #06-225-012
SCALE	SHEET	PROJECT NO.
1"=40'	1 OF 1	20240404



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704.352.1204 . www.dpr.design
NC Eng. Firm #C-0660 | LA Firm #C-032

CLIENT / OWNER
ROMS INVESTMENTS, LLC
1105 BALTUSKOL LANE
WAXHAW, NC 28173

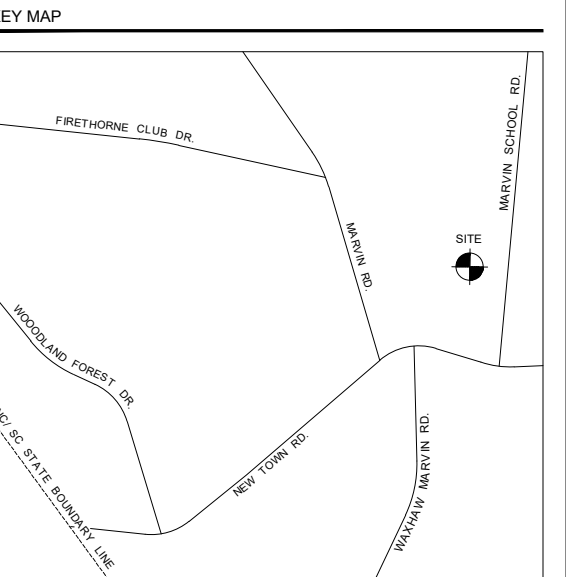
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(704) 534-2192

LAND USE ATTORNEY
THE DUGGAN LAW FIRM, PC
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MONROE, NC 28112
(704) 776-9610

ARCHITECT
REDLINE DESIGN GROUP
925 TUCKAEEGEE ROAD
SUITE 110
(704) 377-2990

SITE DATA

PROPERTY OWNER:	ROMS INVESTMENTS, LLC 1105 BALTUSKOL LANE WAXHAW, NC 28173
TOTAL SITE AREA:	2.94 ACRES±
TAX PARCEL ID:	06-225-012
EXISTING ZONING:	RR (RURAL RESIDENTIAL)
PROPOSED ZONING:	HD-CO-C2 (HERITAGE DISTRICT-COMMERCIAL ONLY)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	THE PROPERTY SHALL BE DEVOTED TO COMMERCIAL USES SUCH AS RETAIL, RESTAURANT AND OFFICE, ALONG WITH ALL USES PERMITTED BY RIGHT IN THE COMMERCIAL ONLY SUB-DISTRICT OF THE VILLAGE OF MARVIN HERITAGE DISTRICT (HD-CO). THESE USES ARE SUBJECT TO COMPLIANCE WITH VALID APPLICABLE STANDARDS SET FORTH IN THE MARVIN HERITAGE DISTRICT SMALL AREA PLAN ADOPTED DECEMBER 14, 2021, AS AMENDED MAY 14, 2024 (AMENDMENT #2024-01). ALL SPECIAL USES ALLOWED IN THE HD-CO SUB-DISTRICT SHALL REQUIRE A SPECIAL USE PERMIT.
PARKING RATIO:	92 SPACES / 35,000 SF = ± 2.60 SPACES / 1,000 SF
FEV STATIONS PROPOSED:	3
BICYCLE PARKING REQUIRED:	4 SPACES / BUILDING
BICYCLE PARKING PROVIDED:	4 SPACES / BUILDING (LOCATED ON PARKING LOT SIDE OF BUILDINGS)
BUILDING TYPE:	CONVENTIONAL SQUARE COMMERCIAL
MAX. GFA OF DEVELOPMENT:	UP TO FOUR (4) SEPARATE TWO-STORY COMMERCIAL BUILDINGS NOT TO EXCEED: BLDG 1: 8,000 SF GFA BLDG 2: 7,000 SF GFA BLDG 3: 10,000 SF GFA BLDG 4: 10,000 SF GFA
MAX. BUILDING HEIGHT:	35'
MAX. PR. BUILDING HEIGHT:	35'
MAX. NUMBER OF BUILDINGS:	4
PARKING:	APPLICANT RESERVES THE RIGHT TO INCREASE, DECREASE, OR RELOCATE PARKING SPACES AS NECESSARY SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS
SETBACKS	
FRONT:	50 FT FROM MARVIN SCHOOL ROAD R.O.W.
SIDES:	5 FT
REAR:	75 FT
IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA:	± 1.90 AC (UP TO 80% MAX PROPOSED)
REQUESTED DEVIATION TO STANDARDS	
THE FOLLOWING MODIFICATION TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE VILLAGE OF MARVIN DEVELOPMENT ORDINANCE (MDO).	
A.	FRONT SETBACK SHALL BE 50' FROM R.O.W.
B.	REDUCTION OF REQUIRED PLUG-IN ELECTRIC VEHICLE PARKING SPACES TO THREE (3).
NOTES	
A.	PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
B.	REQUIRED SIGHT DISTANCES SHALL BE MAINTAINED AT ALL DRIVEWAYS.
C.	LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND QUANTITY, SIZE, AND LOCATION ARE SUBJECT TO CHANGE. MINIMUM CODE-REQUIRED LANDSCAPING WILL BE PROVIDED.



MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.04.2025

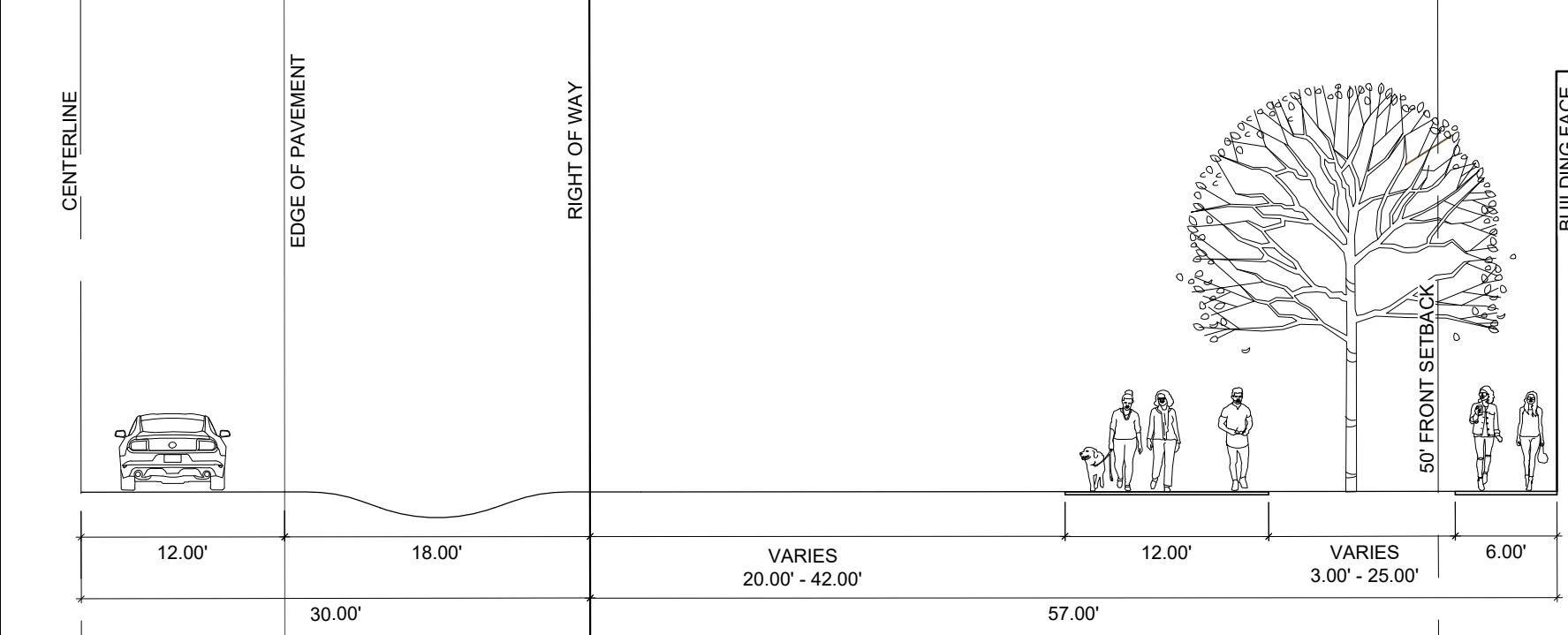
ISSUED FOR
REZONING

REVISIONS	NO.	DATE	DESCRIPTION	BY

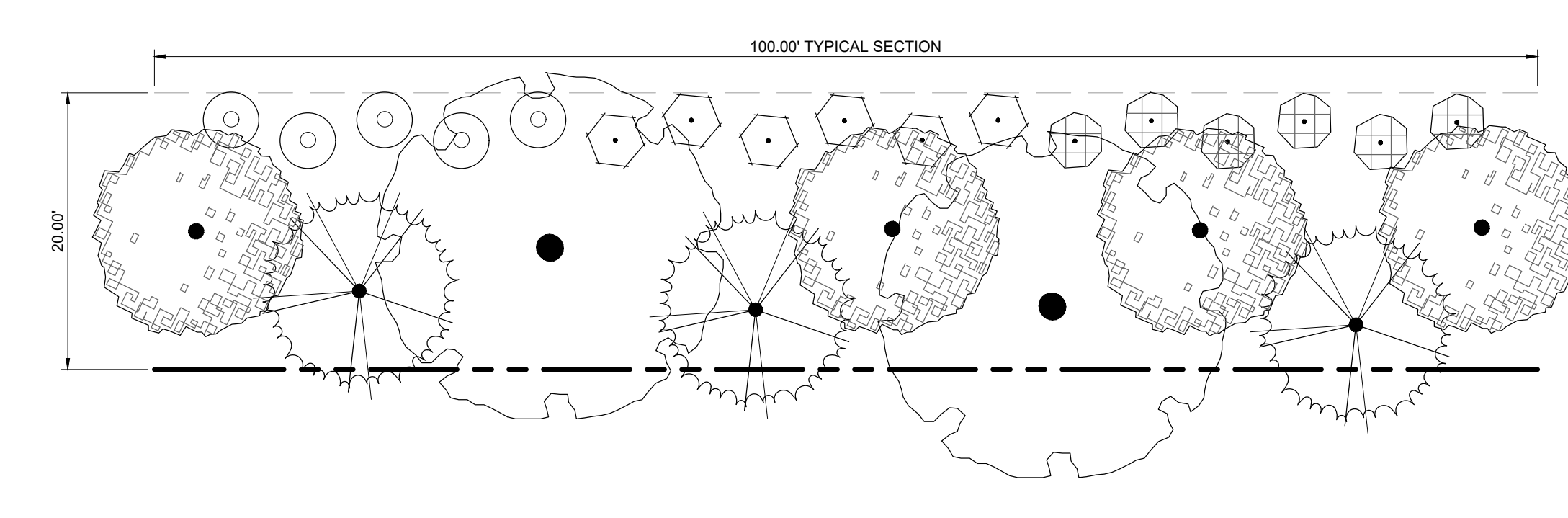
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DRAWN BY: SKY + CM
CHECKED BY: SKY + CM

SCALE:
AS INDICATED

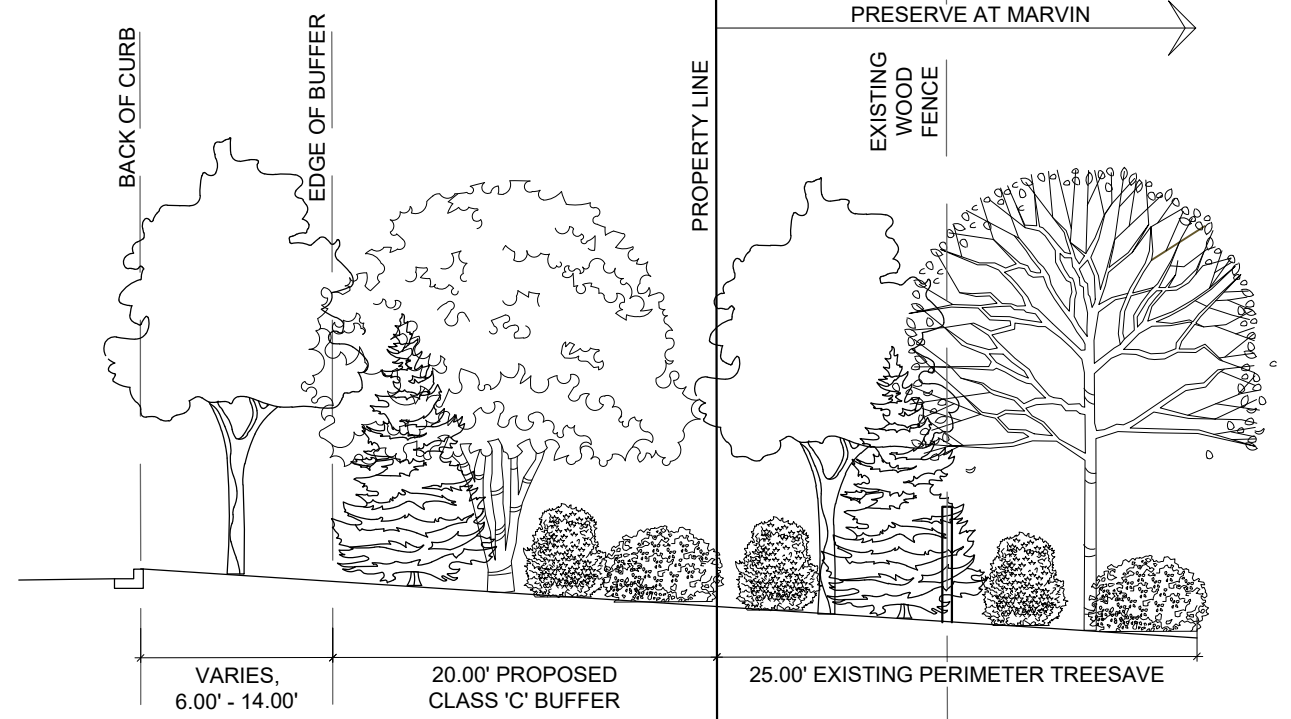
DRAWING
SCHEMATIC SITE PLAN



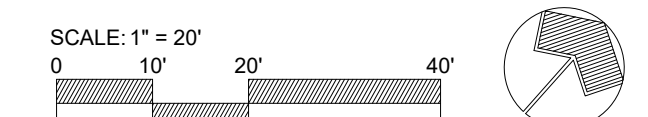
A TYPICAL STREET SECTION - MARVIN SCHOOL ROAD
SCALE: 1" = 10'



B TYPICAL CLASS 'C' BUFFER PLANTINGS
SCALE: 1" = 10'



C TYPICAL REAR YARD SECTION
SCALE: 1" = 10'



C:\Users\lsharred\Documents\Projects\2023\23015 Marvin Oaks - ROMS Investment - Marvin Oaks\Sheets\Rezoning\23015-RZ1.dwg / 2/4/2025 10:33 AM

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STORMWATER MANAGEMENT
 STORMWATER MANAGEMENT WILL BE SUBJECT TO MARVIN AND STATE DESIGN GUIDELINES. IT WILL BE PROVIDED VIA EITHER INFILTRATING PERMEABLE PAVEMENTS TO MEET THE LOW DENSITY THRESHOLD AT 24% BUA, OR/AND AN UNDERGROUND WATER QUALITY AND DETENTION SYSTEM.



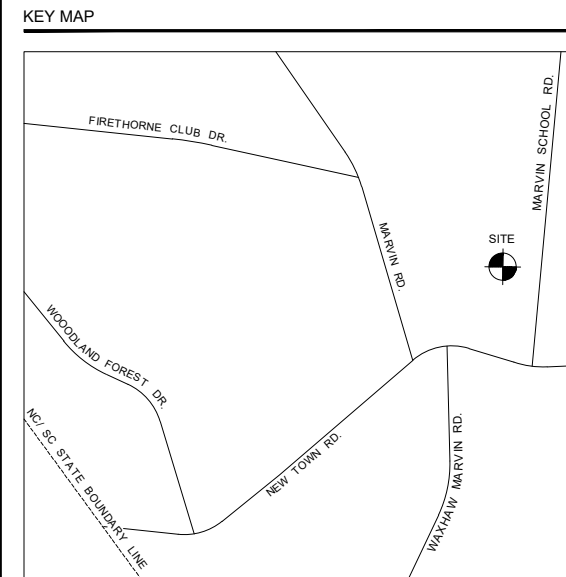
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 704.352.1204 • www.dpr.design
 NC Eng. Firm #C-0650 | LA Firm #C-032

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 SUITE 110
 (704) 377-2990



MARVIN OAKS

10018 MARVIN SCHOOL ROAD
 MARVIN, NORTH CAROLINA 28173
 PROJECT NUMBER: 23015
 DATE: 02.04.2025

ISSUED FOR

NO.	DATE	DESCRIPTION	BY

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: SKY
 DRAWN BY: SKY + CM
 CHECKED BY: SKY + CM



RZ-4

P:\TEB - 2 - Sheeta\Projects\2023\23015 - Marvins Oaks - ROMS Investment - Marvins Oaks - Rezoning\23015-RZ1.dwg / 2/4/2025 10:33 AM



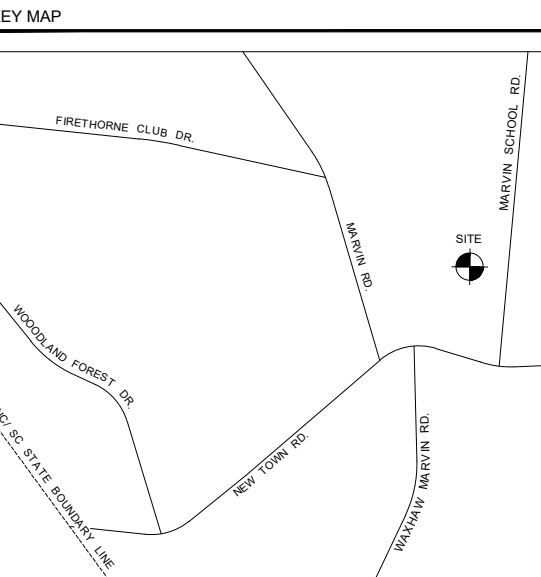
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PROJECT
MARVIN OAKS

10018 MARVIN SCHOOL ROAD
 MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
 23015

DATE
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ISSUED FOR
REZONING

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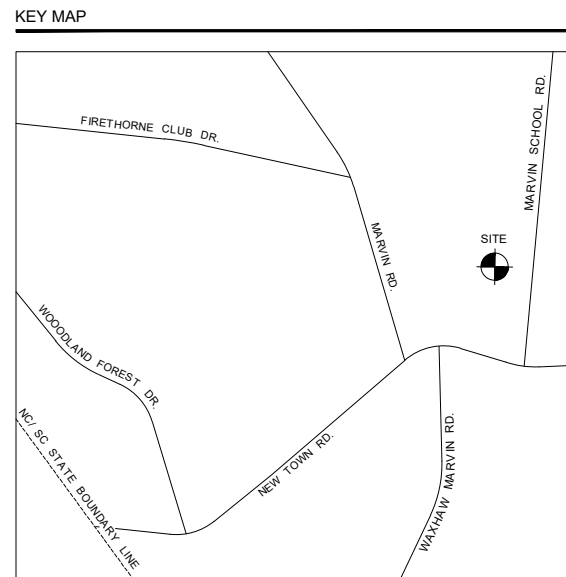
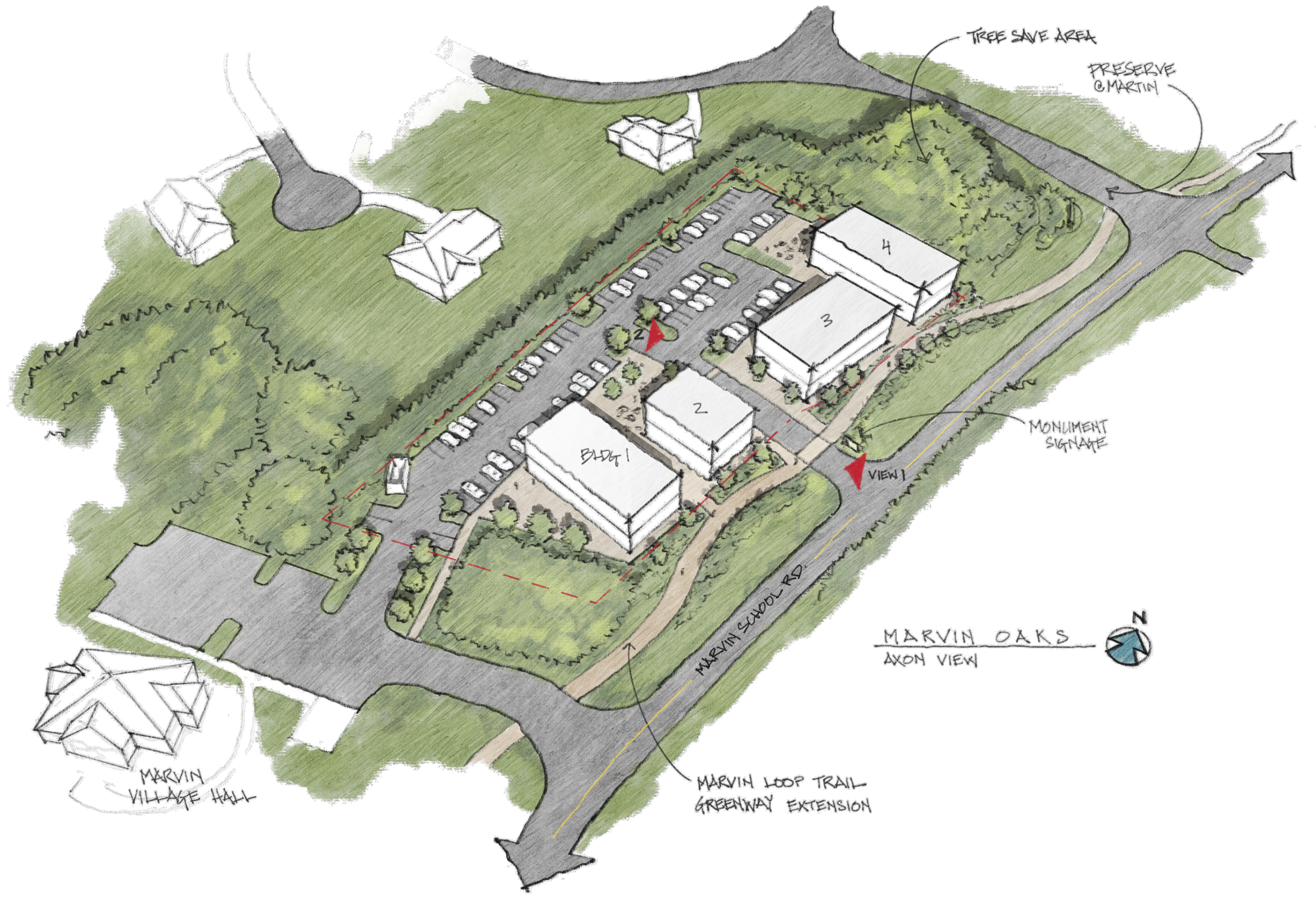
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 DRAWN BY: SKY + CM
 CHECKED BY: SKY + CM

SEAL

SCALE
 AS INDICATED

DRAWING
 DEVELOPMENT STANDARDS

RZ-5



MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.04.2025

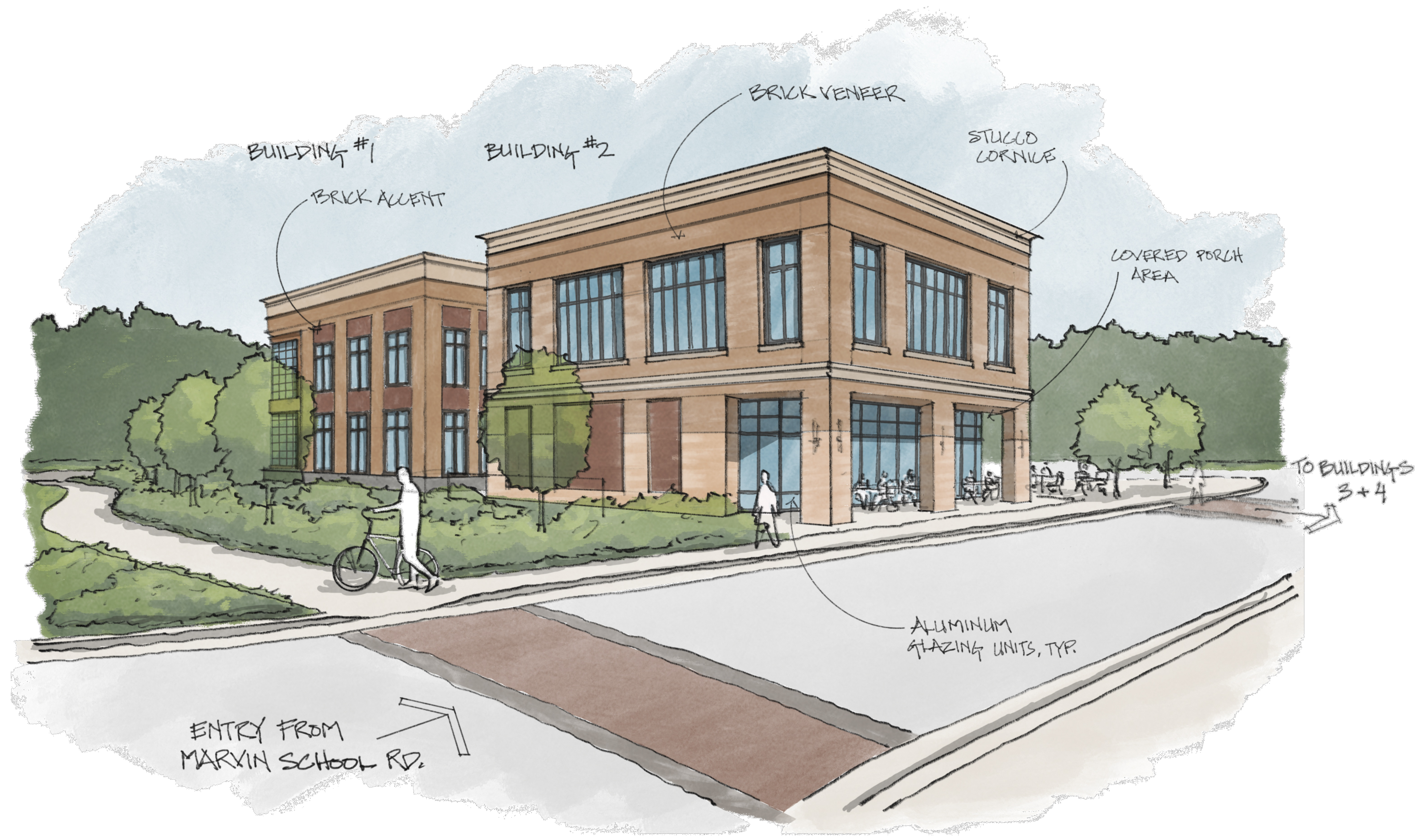
ISSUED FOR
REZONING

REVISIONS
NO. DATE DESCRIPTION BY

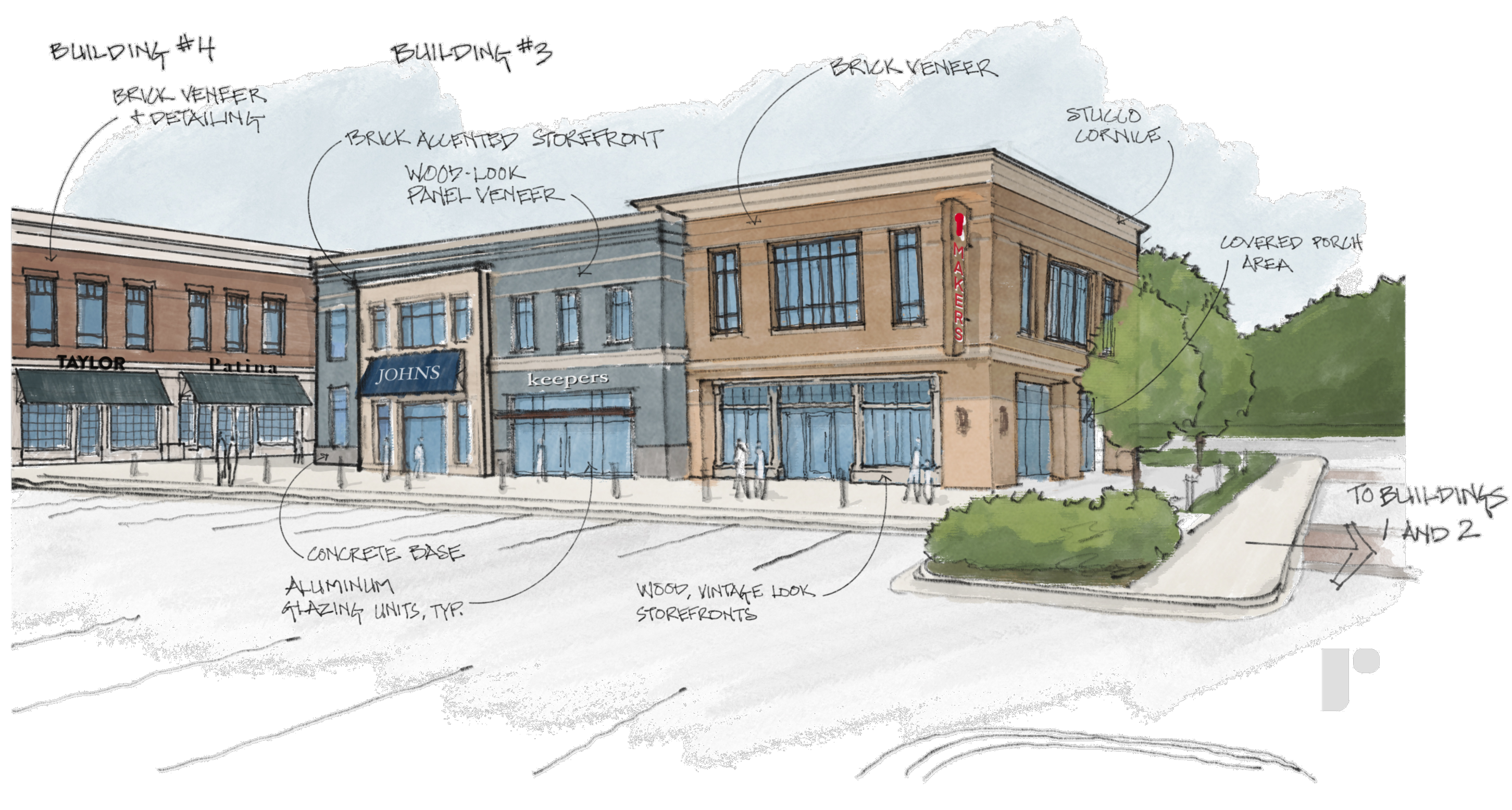
PROJ. MANAGER: SKY
DRAWN BY: SKY + CM
CHECKED BY: SKY + CM

SCALE
AS INDICATED
DRAWING
ARCHITECTURAL CHARACTER

RZ-6



1 ARCHITECTURAL VIEW



2 ARCHITECTURAL VIEW

DATE: 2/24/2025 10:33 AM
PROJECT: 23015
DRAWING: RZ-6
DRAWING: ARCHITECTURAL CHARACTER
SCALE: AS INDICATED
ISSUED FOR: REZONING
DATE: 02.04.2025
PROJECT NUMBER: 23015
10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173
REVISIONS: NO. DATE DESCRIPTION BY
PROJ. MANAGER: SKY
DRAWN BY: SKY + CM
CHECKED BY: SKY + CM
ARCHITECTURAL CHARACTER
RZ-6

OPEN SPACE + TREE SAVE REQUIREMENTS	
REQUIRED OPEN SPACE:	7.5% OF SITE AREA (9,600 SF)
PROVIDED OPEN SPACE:	9,600 SF
REQUIRED TREE SAVE:	1.5% OF SITE AREA (1,920 SF)
PROVIDED TREE SAVE:	1,950 SF



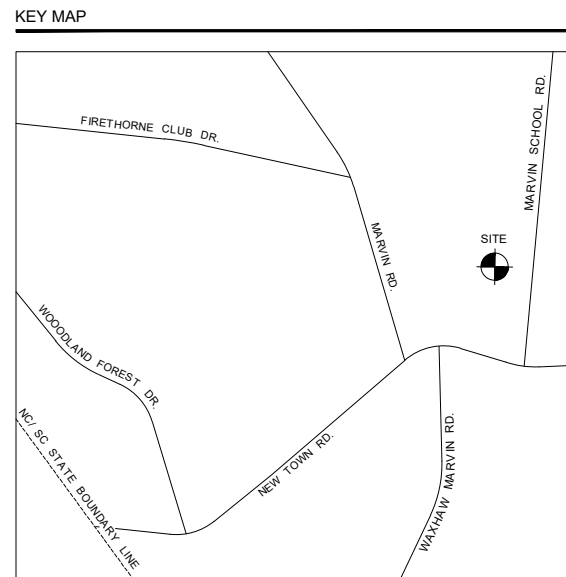
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SCALE
AS INDICATED

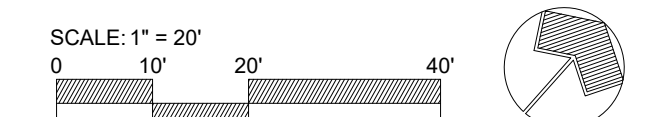
DRAWING
OPEN SPACE + TREE SAVE PLAN

SEAL

RZ-7



1 EXISTING TREE CANOPY
SCALE: 1" = 100'



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