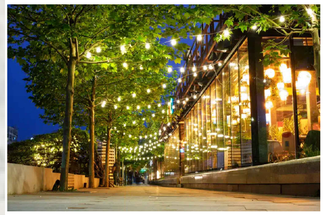
COURTYARD PRECEDENT IMAGERY



DECORATIVE CROSSWALK PRECEDENT IMAGERY

NOTE

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

SCALE: 1" = 20'
0 10' 20' 40'

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704.332.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT / OWNER

ROMS INVESTMENTS, LLC
1105 BALTUSROL LANE
WAXHAW, NC 28173

LAND SURVEYOR

JEREMY D. GILLIARD, PLS
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MONROE, NC 28112
(704)-776-9610

ARCHITECT

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

KEY MAP

PROJECT

MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.18.2025

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-1

PLOTTED: Z:\Shared\Projects\2023\23015 Marvin Oaks- ROMS investment-Marvin\Dwg\Sheets\Rezoning\23015-RZ1.dwg / 2/18/2025 2:17 PM

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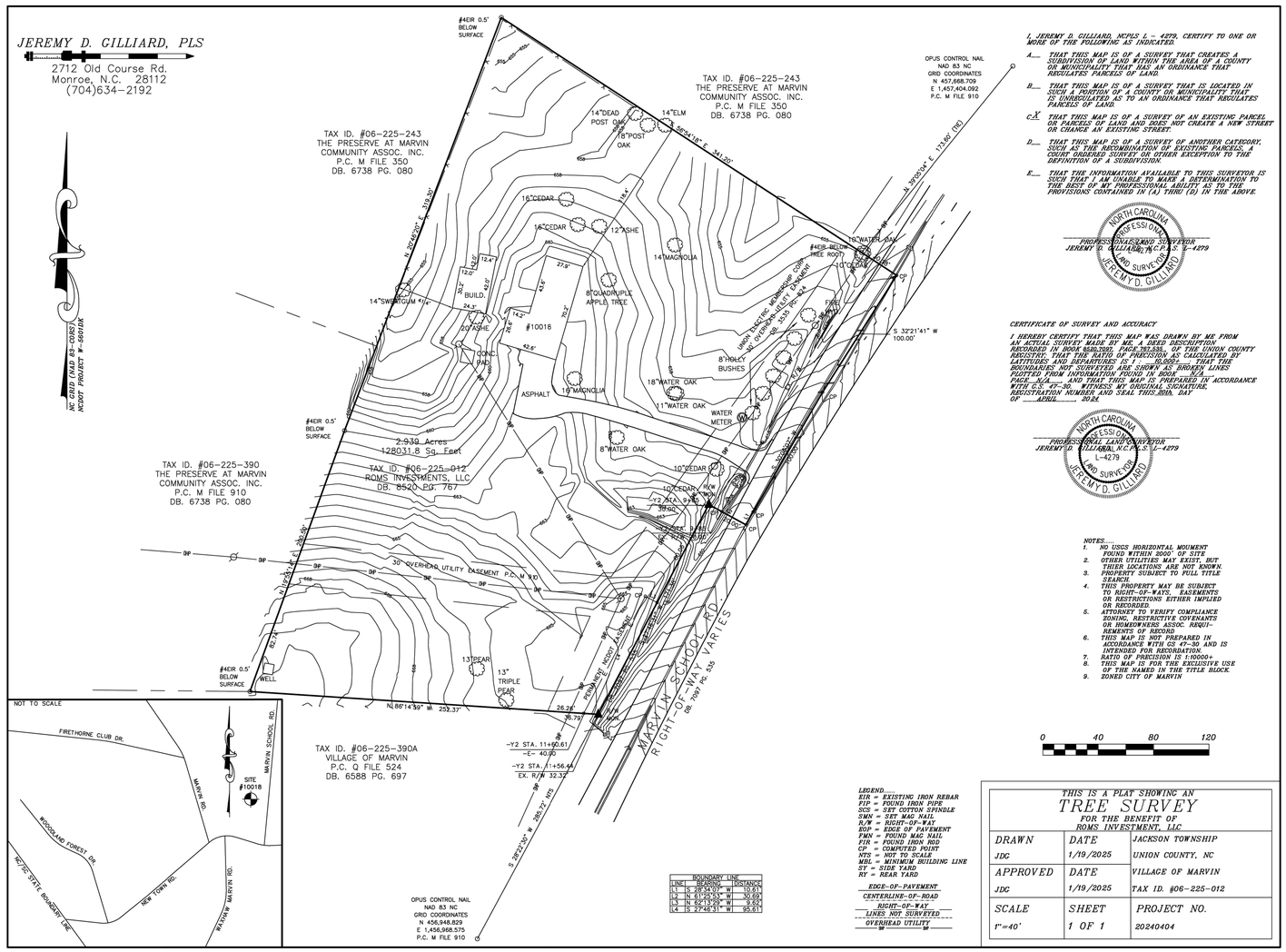
ORIGINAL SHEET SIZE: 30" X 42"

JEREMY D. GILLIARD, PLS

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



I, JEREMY D. GILLIARD, NCPLS 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 UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C_X_ 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 RECOMBINATION 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.

NORTH CAROLINA PROFESSIONAL SEAL L-4279 LAND SURVEYOR JEREMY D. GILLIARD

PROFESSIONAL LAND SURVEYOR
JEREMY D. GILLIARD, N.C.P.L.S. L-4279

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 8520,767, PAGE 767,ETC., OF THE UNION COUNTY RECISTRY; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 10,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, AND THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 47-30. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF APRIL, 2024.

NORTH CAROLINA PROFESSIONAL SEAL L-4279 LAND SURVEYOR JEREMY D. GILLIARD

PROFESSIONAL LAND SURVEYOR
JEREMY D. GILLIARD, N.C.P.L.S. L-4279

NOTES....

1. NO USGS HORIZONTAL MOUMENT FOUND WITHIN 2000' OF SITE
2. OTHER UTILITIES MAY EXIST, BUT THIER 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. REQUI-REMENTS 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

0 40 80 120

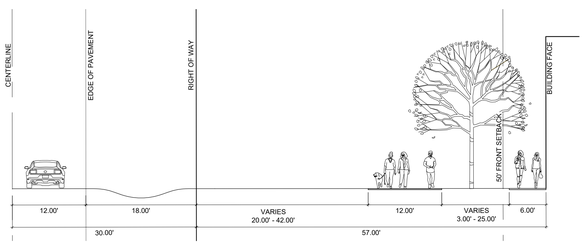
LEGEND.....
EIR = EXISTING IRON REBAR
FIP = FOUND IRON PIPE
SCS = SET COTTON SPINDLE
SMN = SET MAG NAIL
R/W = RIGHT-OF-WAY
EOP = EDGE OF PAVEMENT
FMN = FOUND MAG NAIL
FIR = FOUND IRON ROD
CP = COMPUTED POINT
NTS = NOT TO SCALE
MBL = MINIMUM BUILDING LINE
SY = SIDE YARD
RY = REAR YARD

EDGE-OF-PAVEMENT
CENTERLINE-OF-ROAD
RIGHT-OF-WAY
LINES NOT SURVEYED
OVERHEAD UTILITY

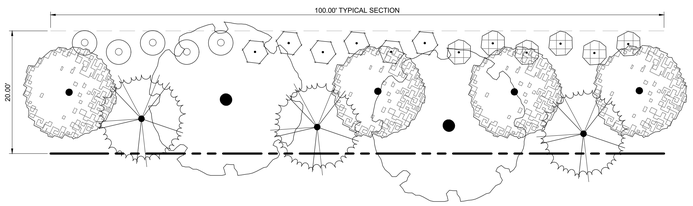
BOUNDARY LINE			
LINE	BEARING		DISTANCE
L1	S 28°34'05"	W	10.61
L2	N 61°25'55"	W	30.83
L3	N 64°13'28"	W	9.63
L4	S 27°46'31"	W	95.61

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

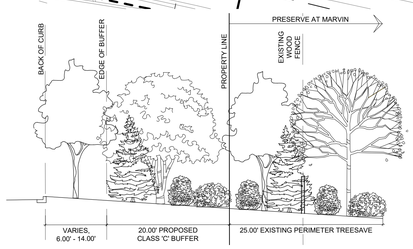
DRAWN	DATE	JACKSON TOWNSHIP
JDC	1/19/2025	UNION COUNTY, NC
APPROVED	DATE	VILLAGE OF MARVIN
JDC	1/19/2025	TAX ID. #06-225-012
SCALE	SHEET	PROJECT NO.
1"=40'	1 OF 1	20240404



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'

SCALE: 1" = 20'
0 10' 20' 40'

SITE DATA

PROPERTY OWNER:	ROMS INVESTMENTS, LLC 1105 BALTUSROL 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-CZ (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 SIF = ± 2.60 SPACES / 1,000 SF
PEV 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.

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REDLINE DESIGN GROUP
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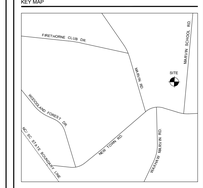
KEY MAP



PROJECT
MARVIN OAKS

10019 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.18.2025

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
SCHEMATIC SITE PLAN

RZ-3

PLOTTED: Z:\Shared\Projects\2023\23015 Marvin Oaks- ROMS Investment-Marvin\Dwg\Sheets\Rezoning\23015-RZ1.dwg / 2/18/2025 2:17 PM

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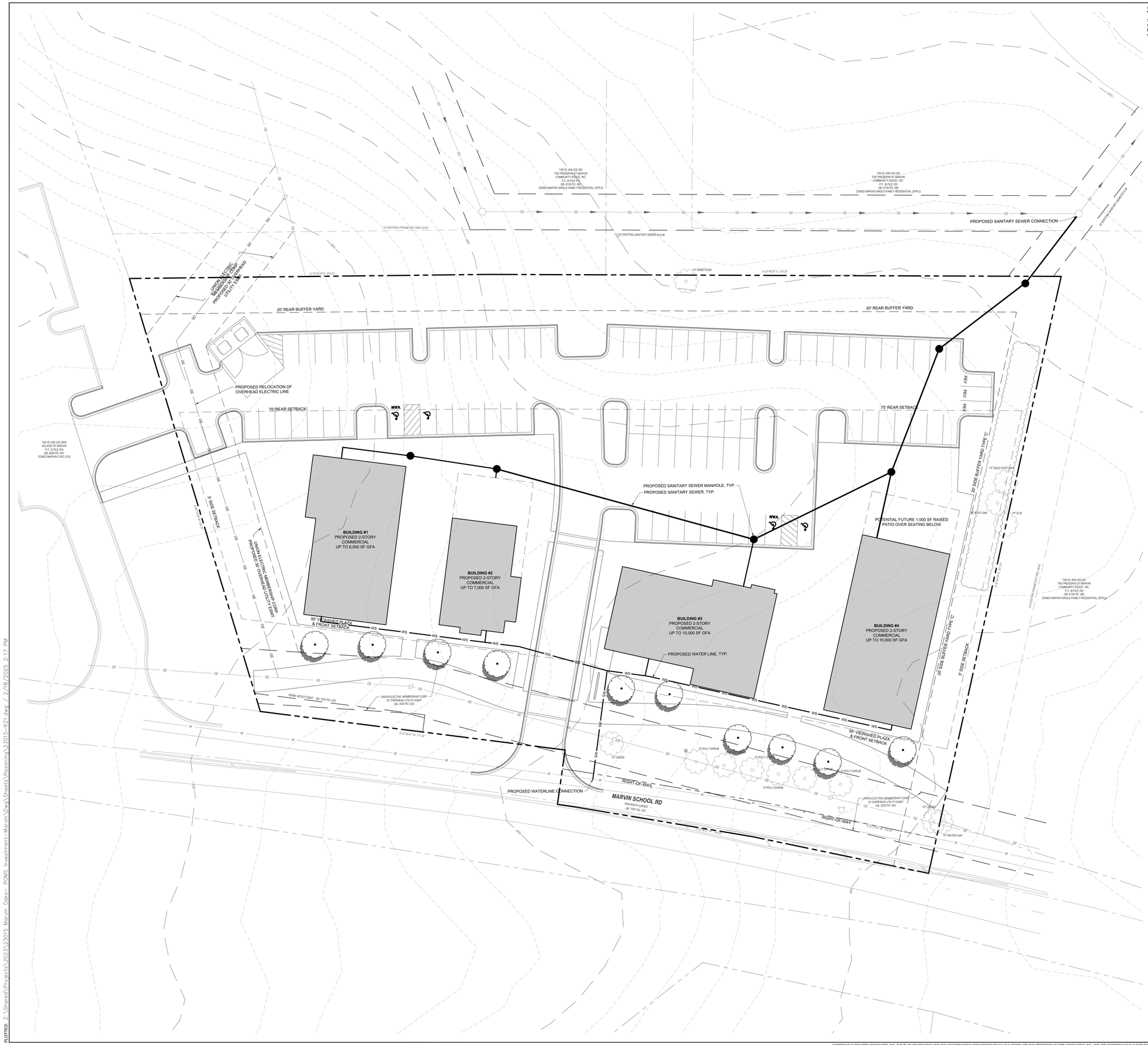

STORMWATER MANAGEMENT

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

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ARCHITECT

REDLINE DESIGN GROUP
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SUITE 110
(704)-377-2990

KEY MAP

PROJECT

MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
02.18.2025

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REVISIONS

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CHECKED BY: SKY + CM

SEAL

SCALE
AS INDICATED

DRAWING
SCHEMATIC UTILITY PLAN

RZ-4

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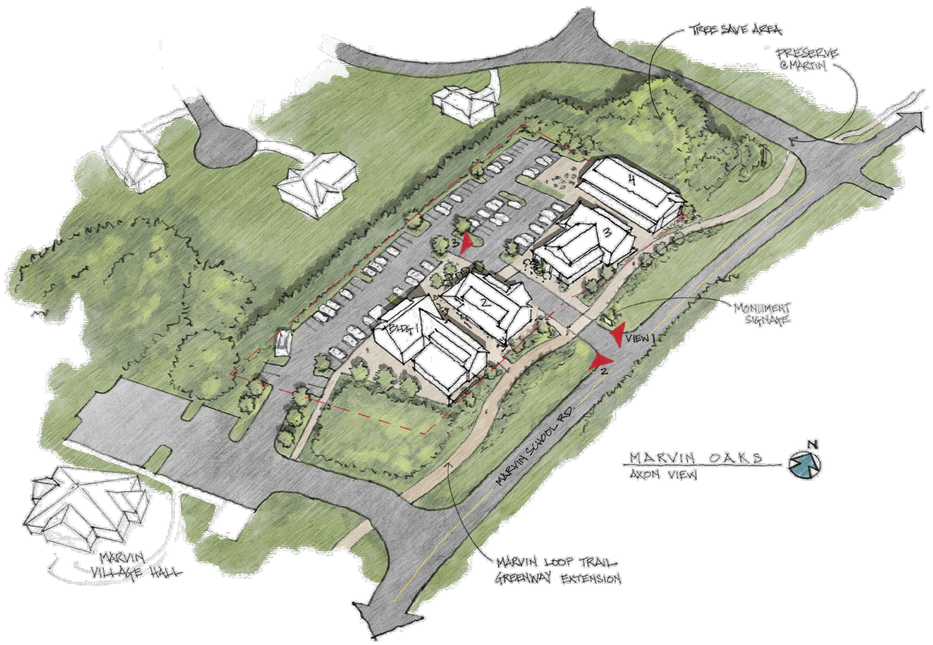

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KEY MAP

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

SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

PLOTTED Z:\Shared\Projects\2023\23015 Marvin Oaks-- ROMS Investment-Marvin\Dwg\Sheets\Rezoning\23015-RZ1.dwg / 2/18/2025 3:52 PM

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ORIGINAL SHEET SIZE: 30" X 42"

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

1 **EXISTING TREE CANOPY**

SCALE: 1" = 100'

SCALE: 1" = 20'
0 10' 20' 40'

PLOTTED: Z:\Shared\Projects\2023\23015 Marvin Oaks- ROMS Investment-Marvin\Dwg\Sheets\Rezoning\23015-RZ1.dwg / 2/18/2025 2:17 PM

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CHECKED BY: SKY + CM

SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

ORIGINAL SHEET SIZE: 30" X 42"