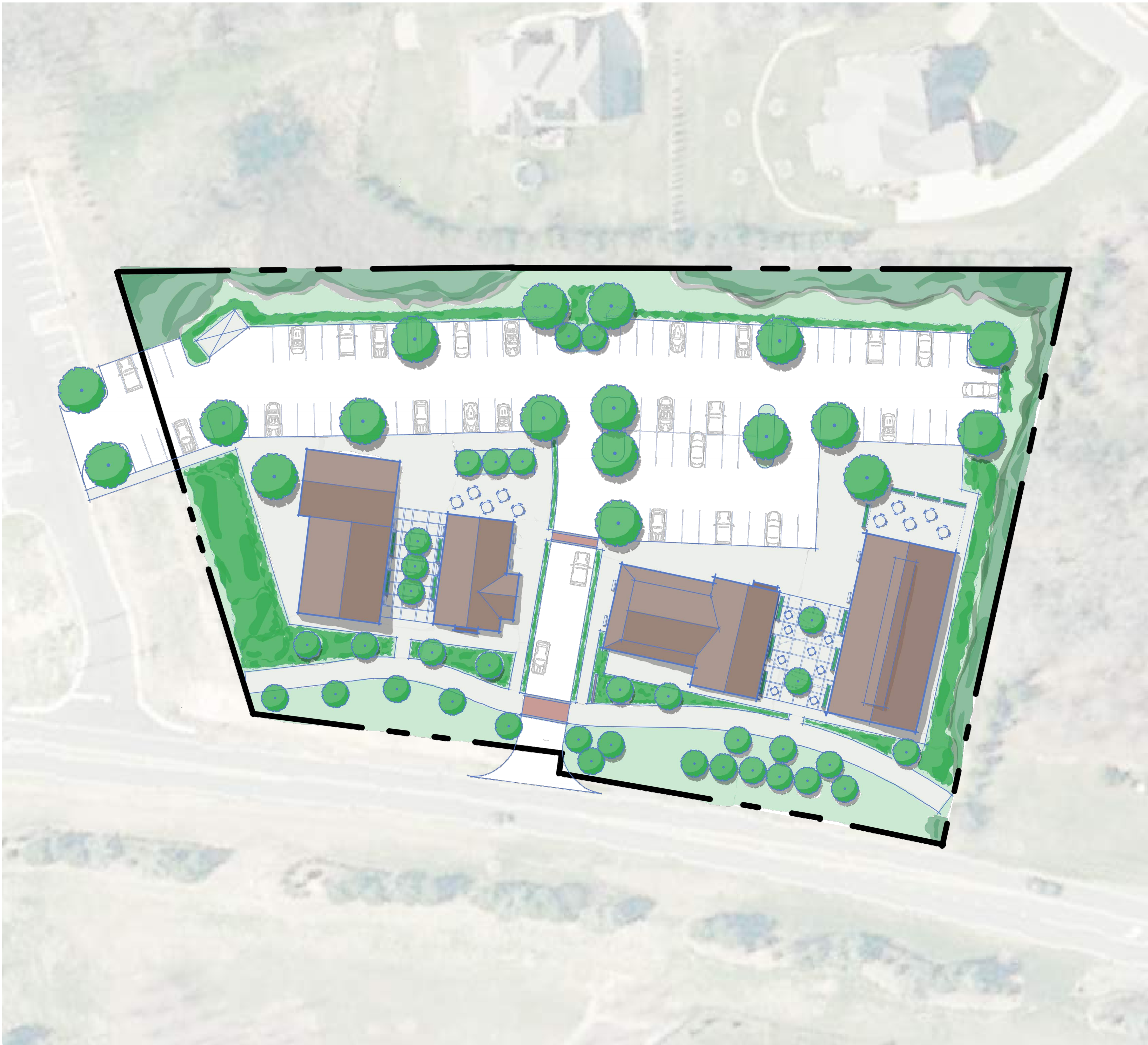
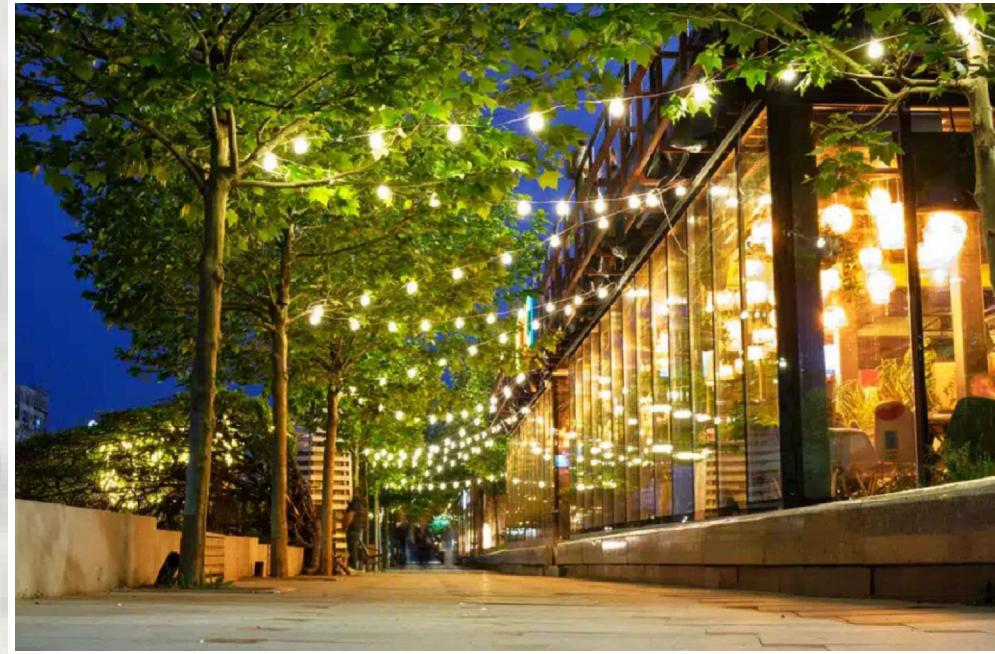


\\Shore\Projects\2023\23015 Marvin Oaks - ROMS Investment\Marvin Oaks\Sheets\Rezoning\23015-RZ1.dwg / 5/15/2025 12:54 PM



COURTYARD PRECEDENT IMAGERY



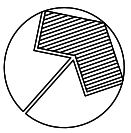
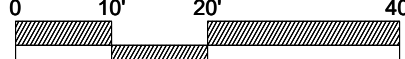
DECORATIVE CROSSWALK PRECEDENT IMAGERY



NOTE

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

SCALE: 1" = 20'



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

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ROMS INVESTMENTS, LLC
1105 BALTUSCK LANE
WAXHAW, NC 28173

LAND SURVEYOR

JEREMY D. GILLIARD, PLS
2712 OLD COURSE ROAD
MONROE, NC 28112
(704) 434-2192

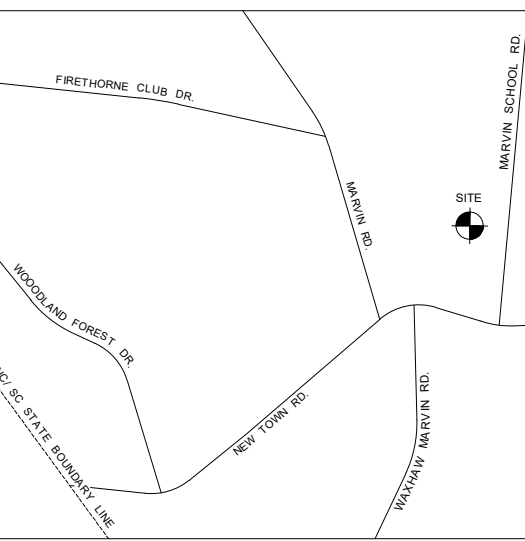
LANDSCAPE ARCHITECT

THE DUGGAN LAW FIRM, PC
101 S. MAIN ST.
MONROE, NC 28112
(704) 775-6610

ARCHITECT

REDLINE DESIGN GROUP
825 TUCKASEE EGG ROAD
SUITE 110
(704) 377-2990

KEY MAP



PROJECT

MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER

23015

DATE

05.20.2025

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

JEREMY D. GILLIARD, PLS

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

NC GRID (NAD 83-CONS)
ACRDOT PROJECT T-50010X

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

OPUS CONTROL NAIL
NAD 83 NC
GRID COORDINATES
N 457,668.709
E 1,457,404.082
P.C. M FILE 910

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. 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 JUDGMENT 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 SUBSISTENT, PAGE 155, OF THE UNION COUNTY REGISTRY, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND IN BOOK PAGE 155, AND THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 41-30. I WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF APRIL, 2024.



NOTES:

- NO USGS HORIZONTAL MONUMENT FOUND WITHIN 500' OF SITE
- OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN
- PROPERTY SUBJECT TO FULL TITLE SEARCH
- THIS PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS EITHER IMPLIED OR RECORDED
- ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REGULATIONS OF RECORD
- THIS MAP IS NOT PREPARED IN ACCORDANCE WITH GS 41-30 AND IS INTENDED FOR RECORDATION
- RATIO OF PRECISION IS 1:10,000
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE NAMED IN THE TITLE BLOCK
- ZONED CITY OF MARVIN



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 PAYMENT
FMN = FOUND MAG NAIL
FIP = FOUND IRON PIPE
CP = COMPUTED POINT
NYS = NOT TO SCALE
MBL = MINIMUM BUILDING LINE
SY = SIDE YARD
RY = REAR YARD

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

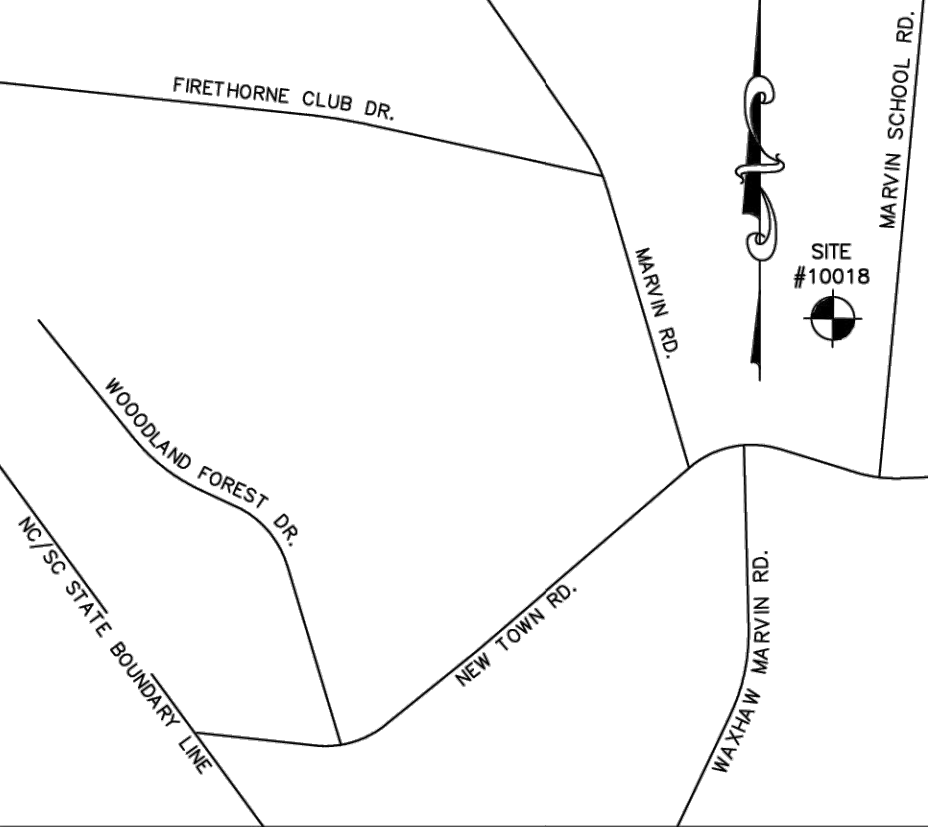
BOUNDARY LINE	
1	S 28°44'07" W 10.61
2	N 67°53'29" W 20.59
3	N 64°43'29" W 20.59
4	S 27°46'31" W 55.61

OPUS CONTROL NAIL
NAD 83 NC
GRID COORDINATES
N 456,348.829
E 1,456,368.075
P.C. M FILE 910

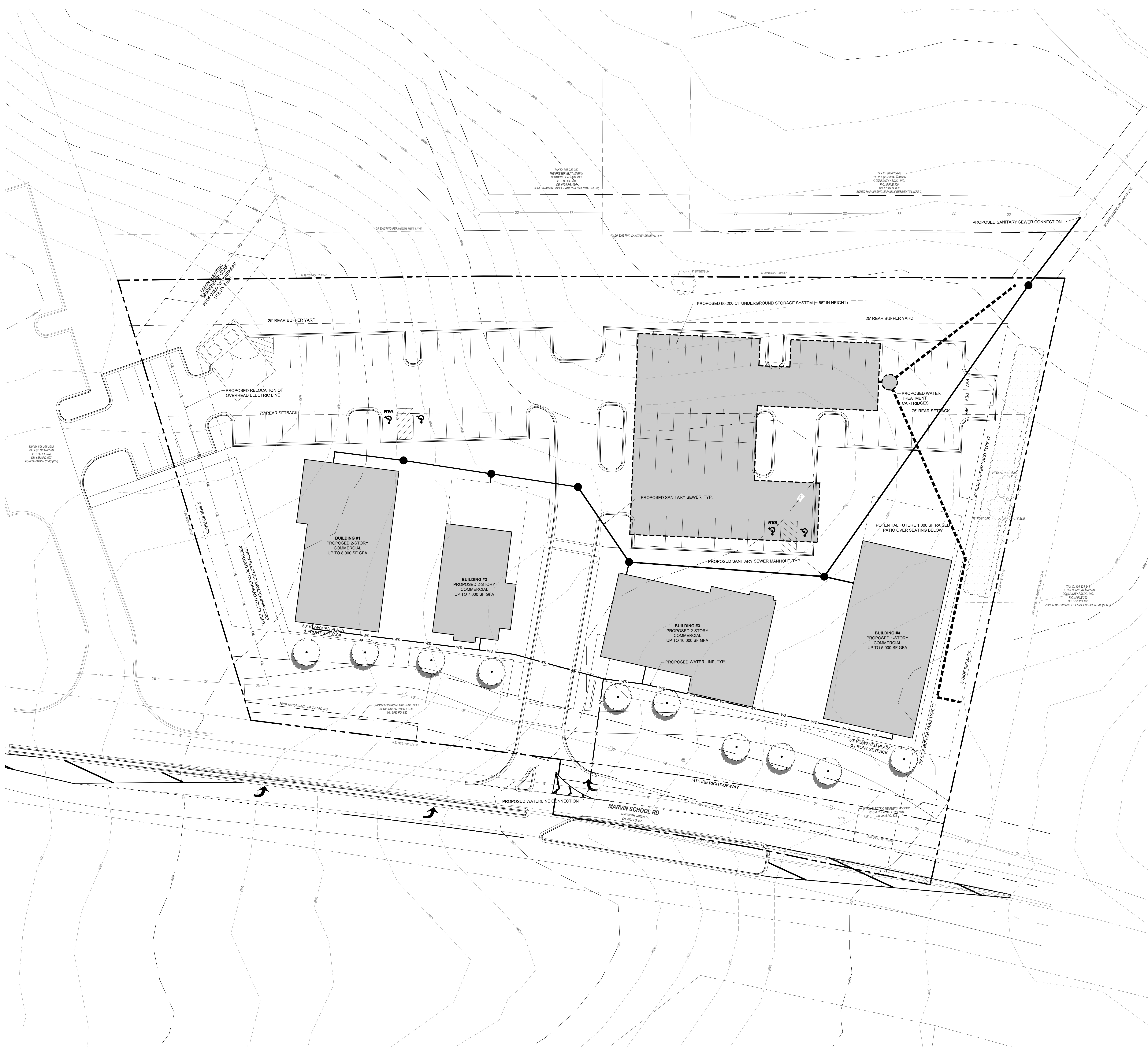
TAX ID. #06-225-390
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 910
DB. 6738 PG. 080

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

NOT TO SCALE



\\P0108\Projects\2023\23015 Marvin Oaks - ROMS Investment\Marvin Oaks\Sheets\Re zoning\23015-RZ1.dwg / 5/15/2025 12:54 PM



STORMWATER MANAGEMENT

STORMWATER MANAGEMENT WILL BE SUBJECT TO MARVIN AND NORTH CAROLINA DESIGN GUIDELINES. IT WILL BE PROVIDED VIA AN UNDERGROUND WATER QUALITY AND DETENTION STORAGE SYSTEM. THE FOOTPRINT, VOLUME, AND LOCATION OF THE SYSTEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE DURING DESIGN IN ORDER TO MEET STORMWATER MANAGEMENT REQUIREMENTS.



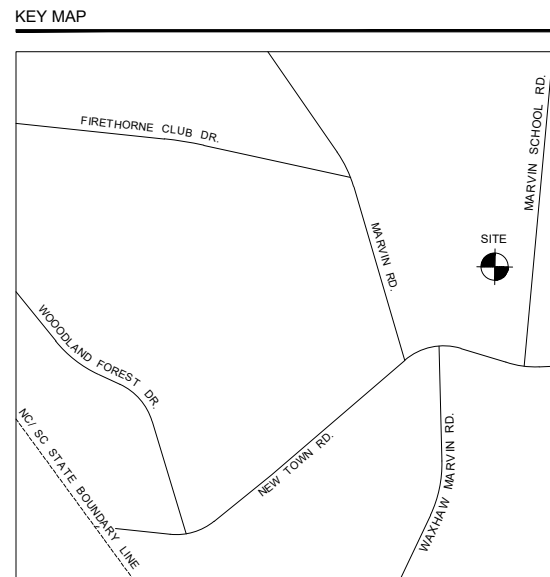
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urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.352.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

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LAND SURVEYOR
JEREMY D. GILLIARD, PLS
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LAND USE ATTORNEY
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ARCHITECT
REDLINE DESIGN GROUP
825 TUCKASEEGEE ROAD
SUITE 110
(704) 377-2990



PROJECT
MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
05.20.2025

ISSUED FOR
REZONING

REVISIONS			
NO.	DATE	DESCRIPTION	BY

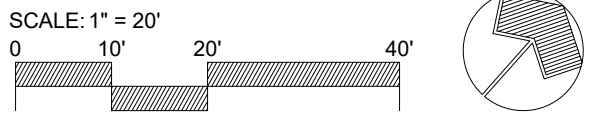
PROJ. MANAGER: SKY
DRAWN BY: SKY + CM
CHECKED BY: SKY + CM

SEAL

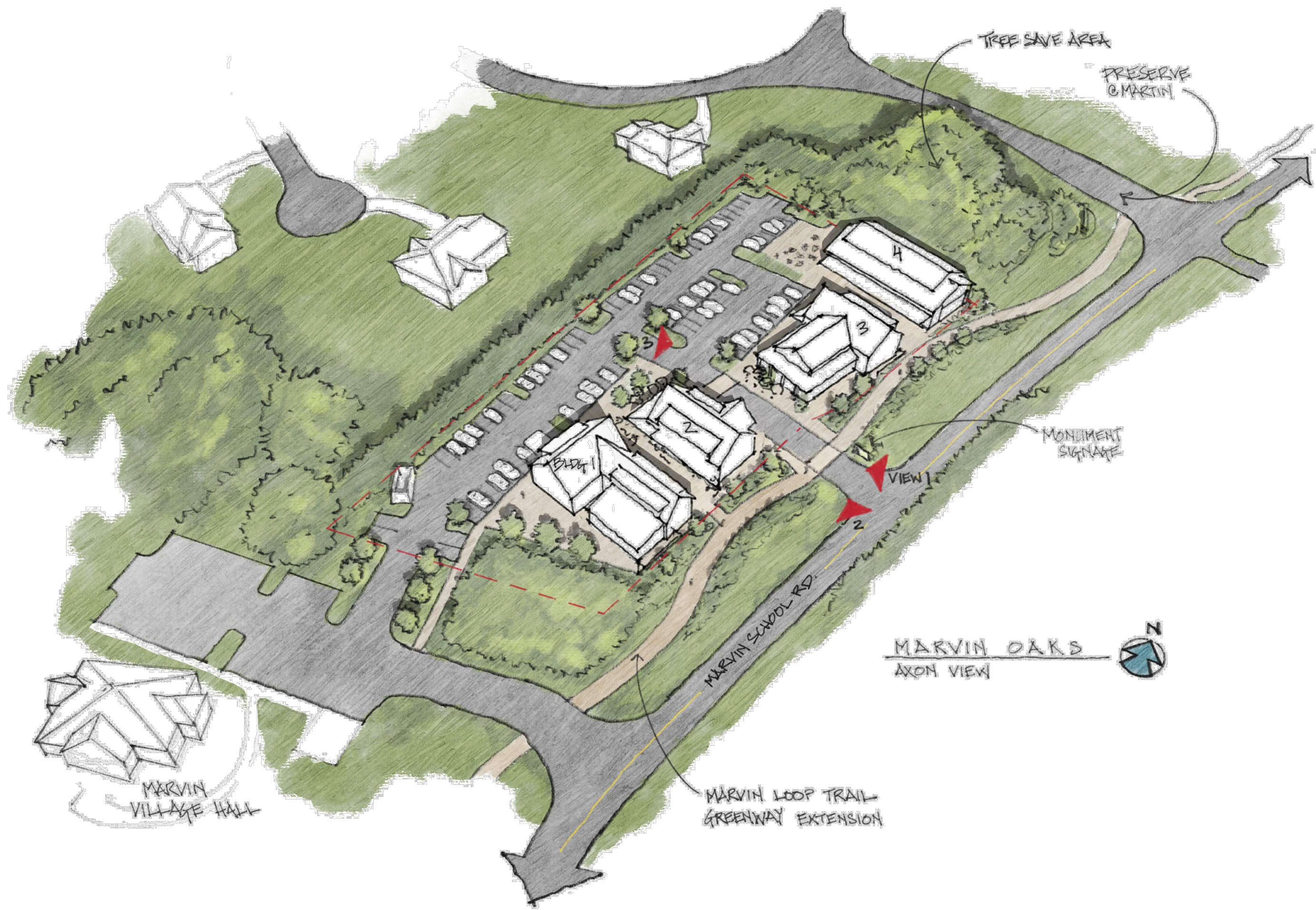
SCALE
AS INDICATED

DRAWING
**SCHEMATIC UTILITY +
STORMWATER MANAGEMENT
PLAN**

RZ-4



\\01000000\Projects\2023\2023 Marvin Oaks - Roms Investment\Marvin Oaks\Sheets\Re zoning\23015-RZ1.dwg / 5/15/2025 12:54 PM



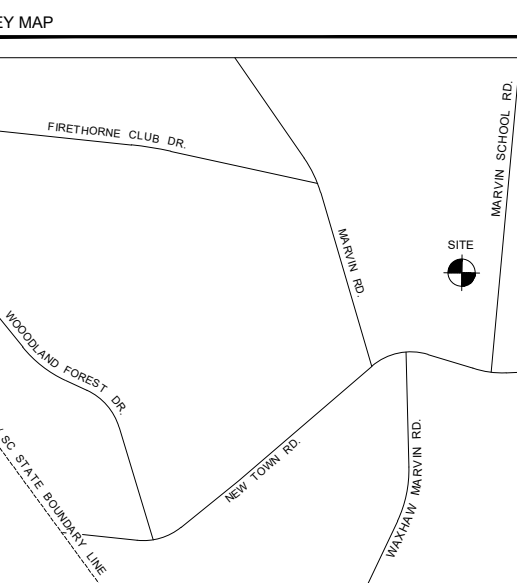
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MARVIN OAKS

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MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
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DATE
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ISSUED FOR
REZONING

REVISIONS

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

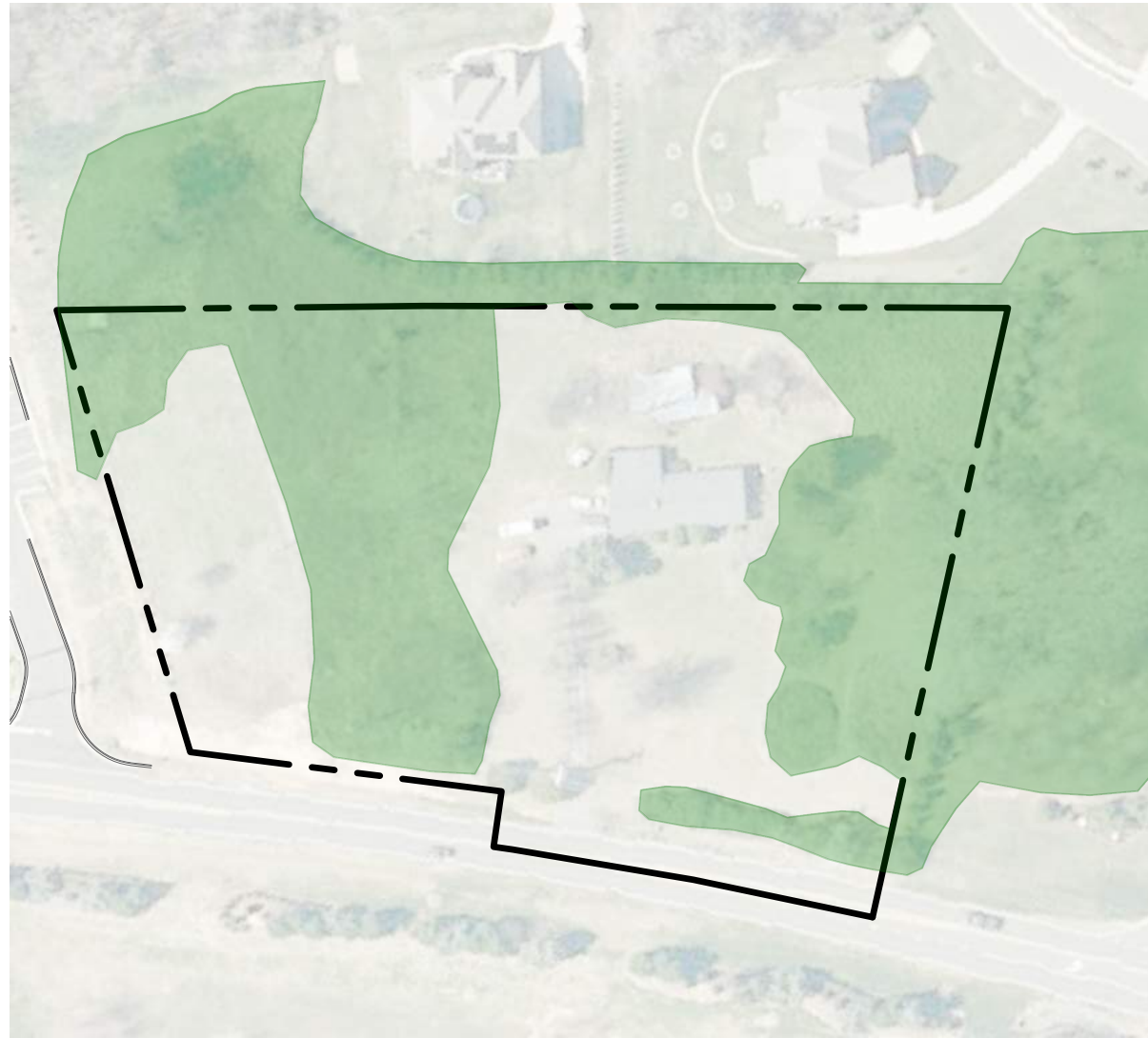
SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

ROUTE 2: \\Share\\Projects\\2023\\23015 Marvin Oaks- ROMS Investment\\Marvin Oaks\\Sheets\\Rezoning\\23015-RZ1.dwg / 5/15/2025 12:55 PM



1 EXISTING TREE CANOPY

SCALE: 1" = 100'



OPEN SPACE + TREE SAVE REQUIREMENTS	
REQUIRED OPEN SPACE:	30% OF SITE AREA (38,450 SF)
PROVIDED OPEN SPACE:	38,450 SF
REQUIRED TREE SAVE:	1.5% OF SITE AREA (1,920 SF)
PROVIDED TREE SAVE:	1,950 SF



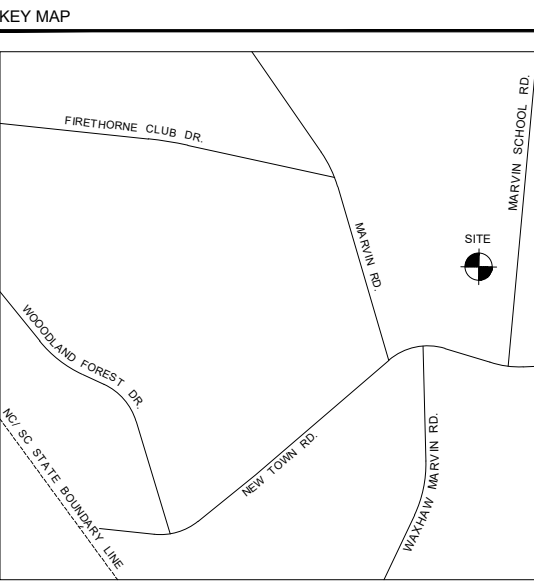
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SEAL

SCALE
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DRAWING
ARCHITECTURAL CHARACTER

RZ-5