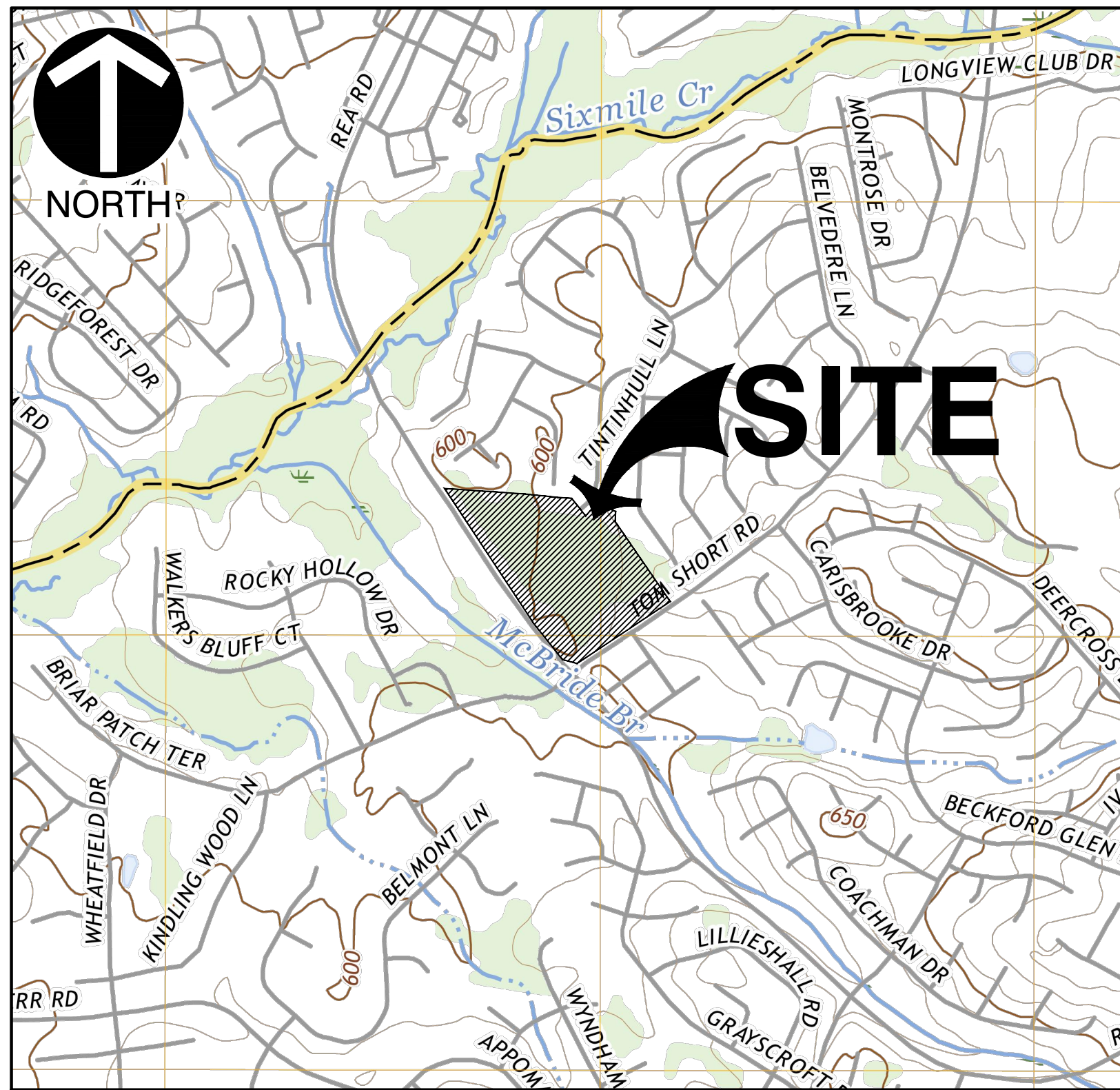


MARVIN COMMONS
CONDITIONAL ZONING SUBMITTAL
VILLAGE OF MARVIN
UNION COUNTY, NORTH CAROLINA
APRIL 3, 2025



USGS MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
MARVIN COMMONS, NC QUADRANGLE, DATED: 2022

OWNER/TEAM INFORMATION

CIVIL ENGINEER

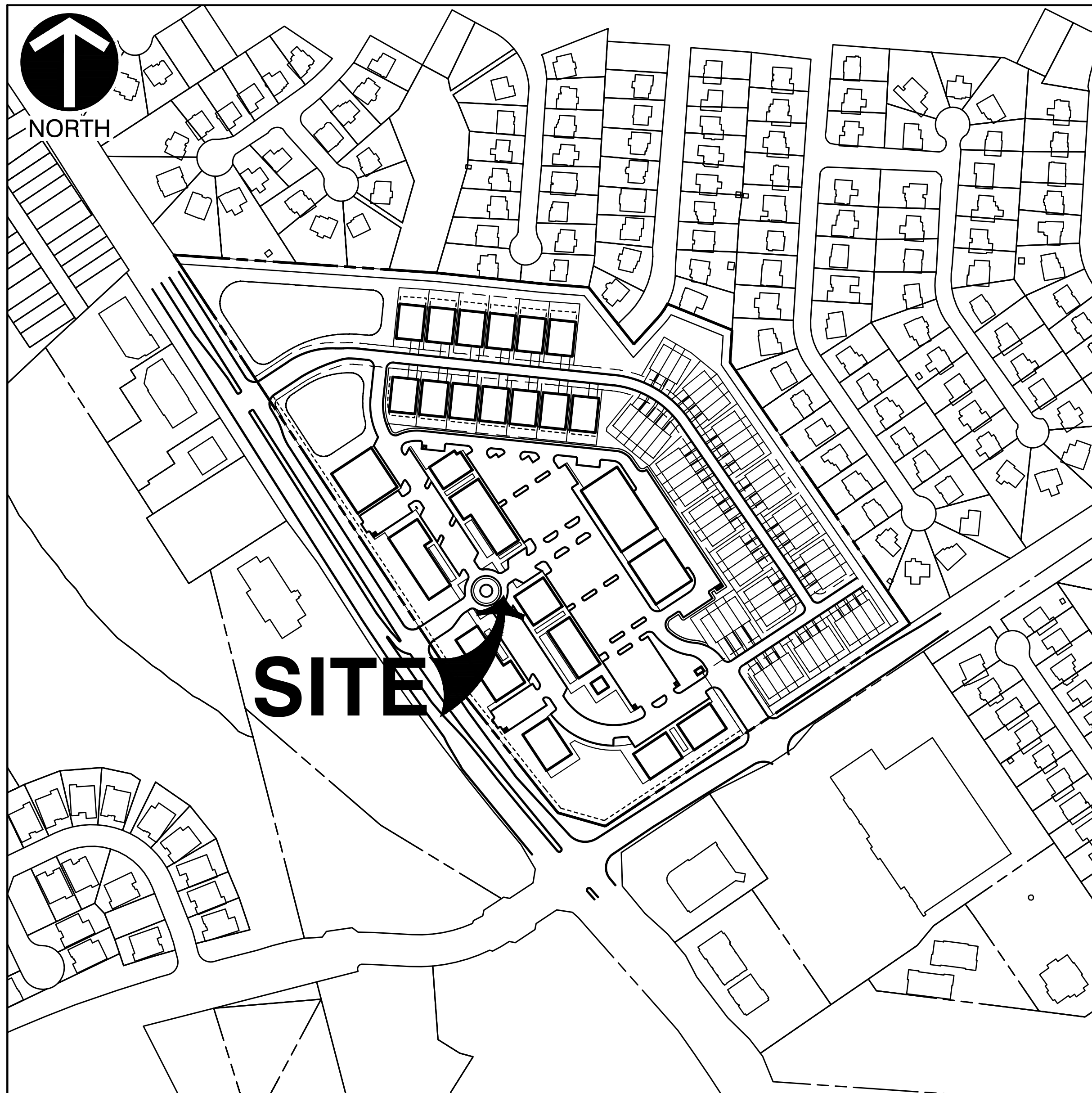
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
FX: (980) 237-0372
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

JCH NC, LLC
370 CENTERPOINTE CIRCLE, SUITE 1136
ALTAMONTE SPRINGS FL
PH: (407) 834-9560
CONTACT: SCOTT STEARNS
EMAIL: SSTEARN@JONESHOMESUSA.COM

LANDSCAPE ARCHITECT

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (704) 293-5289
CONTACT: MARK KIME, PLA
EMAIL: MKIME@CECINC.COM



SITE MAP
SCALE IN FEET 1"=50'
0 50 100

| Sheet List Table | |
|------------------|-----------------------|
| Sheet Number | Sheet Title |
| RZ-000 | COVER SHEET |
| RZ-001 | DEVELOPMENT STANDARDS |
| RZ-100 | EXISTING SITE PLAN |
| RZ-200 | TECHNICAL DATA SHEET |
| RZ-201 | SITE CONCEPT PLAN A |
| RZ-202 | SITE CONCEPT PLAN B |
| RZ-300 | SITE LANDSCAPE PLAN A |
| RZ-301 | SITE LANDSCAPE PLAN B |
| RZ-400 | ELEVATIONS |
| RZ-401 | PRECEDENT IMAGERY |
| RZ-402 | PRECEDENT IMAGERY |

REVISION RECORD

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Consultants, Inc.

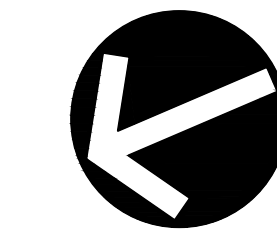
MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA

COVER SHEET

| | | | |
|-------------|---------------|--------------|-----|
| DATE: | APRIL 3, 2025 | DRAWN BY: | IGC |
| DWG SCALE: | AS SHOWN | CHECKED BY: | SRB |
| PROJECT NO: | 346-518 | APPROVED BY: | MEK |

DRAWING NO:
RZ-000

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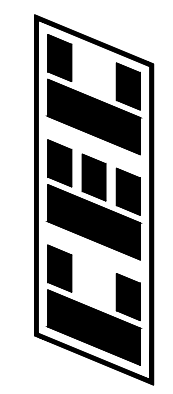
NORTH
SCALE IN FEET 1"=80'
0 80 160

- | | |
|---|---|
| PERKINS BRIAN K & PERKINS CONSTANCE PIN: 06198384 ADDRESS: 9102 DARTINGTON LN DB: 6290 DP: 457 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | TYLZNER JAMES & TYLZNER DANA PIN: 06198455 ADDRESS: 8912 WHITTINGHAM DR DB: 7196 DP: 171 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| HA CHANG & HA HONG PIN: 06198385 ADDRESS: 9102 DARTINGTON LN DB: 3830 DP: 154 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | RUBOTTOM KELLY D & RUBOTTOM JENNIFER P PIN: 06198456 ADDRESS: 8912 WHITTINGHAM DR DB: 3006 DP: 795 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| FONG SZE SHEN & CHEUNG WEE FONG PIN: 06198389 ADDRESS: 208 ELVEN CT DB: 6839 DP: 102 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | RILEY JAMES & WOOD ANNE PIN: 06198457 ADDRESS: 8912 WHITTINGHAM DR DB: 8043 DP: 074 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| CHILIAN JESSICA & CHILIAN RICHARD TYLER PIN: 06198390 ADDRESS: 8912 WHITTINGHAM DR DB: 7445 DP: 0753 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | SANSETTY YAMY & SANSETTY USHA K PIN: 06198458 ADDRESS: 8912 WHITTINGHAM DR DB: 3271 DP: 109 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| SOMERSET HOMEOWNERS ASSOCIATION OF UNION INC PIN: 06198311 O TYNDALE CT DB: 1284 DP: 513 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | PETTINATI MELISSA & PETTINATI SHAWN PIN: 06198459 ADDRESS: 8918 WHITTINGHAM DR DB: 7216 DP: 475 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| YALOW SHARIEL & FEMMA ROCKY PIN: 06198306 ADDRESS: 226 TYNDALE CT DB: 4926 DP: 055 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | PARK KEVIN T & JU HEE PIN: 06198460 ADDRESS: 8920 WHITTINGHAM DR DB: 3671 DP: 804 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| JAYMS SONIA & JAYMS SYLVIA PIN: 06198325 ADDRESS: 227 TYNDALE CT DB: 8600 DP: 0745 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | JAMES MATTHEW CLARK & JAMES KASSIDY PETERSON PIN: 06198461 ADDRESS: 8920 WHITTINGHAM DR DB: 8658 DP: 0733 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| KELLEY FORREST COOPER & KELLEY CATHERINE PRICE PIN: 06198461 ADDRESS: 9024 TINTINALL LN DB: 7430 DP: 0411 ZONING: PUD6-B2 LAND USE: RESIDENTIAL | MSM PROPERTIES LLC PIN: 06198462 ADDRESS: 9024 WHITTINGHAM DR DB: 4192 DP: 844 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |
| 2019-1 IN BORROWER LP PIN: 06198182 ADDRESS: 9023 TINTINALL LN DB: 7389 DP: 0103 ZONING: PUD6-R6 LAND USE: RESIDENTIAL | SHAH ANNA PIN: 06198463 ADDRESS: 8926 WHITTINGHAM DR DB: 8066 DP: 0304 ZONING: PUD6-R6 LAND USE: RESIDENTIAL |

EXISTING SITE PLAN

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|--------------|---------------|-------------|-----|
| DATE: | APRIL 3, 2025 | DRAWN BY: | IGC |
| DWG SCALE: | AS SHOWN | CHECKED BY: | SRB |
| PROJECT NO: | 346-518 | | |
| APPROVED BY: | | | MEK |

MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA



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Suite 400
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Ph: 980.237.0373
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REVISION RECORD

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DRAWING NO:
RZ-100

VARIES PER BUILDING UNIT QUANTITY

24.00'

8.00'

10' REAR SETBACK

8' SIDE SETBACK

8' SIDE SETBACK

24' FRONT SETBACK

36.00'

100.00'

18.00'

| | | | |
|-----------------------------|---------------|---------------------|---------|
| DRAWING NO. : RZ-201 | | SITE CONCEPT PLAN A | |
| | | | |
| DATE: | APRIL 3, 2025 | DRAWN BY: | IGC |
| DWG SCALE: | | AS SHOWN | SRB |
| PROJECT NO.: | | | 346-518 |
| APPROVED BY: | | | MEK |

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LANDSCAPE CALCULATIONS SUMMARY:

STREET TREES:

REQUIRED: ONE LARGE MATURING TREE IS REQUIRED FOR EVERY 62 LINEAR FEET OF STREET FRONTAGE.
PROPOSED STREET TREES WILL COMPLY WITH REQUIRED PLANTING RATE.

PARKING LOT TREES:

5' TYPE D PARKING BUFFER: A PERIPHERAL PLANTING STRIP INTENDED TO SEPARATE USES, PROVIDE VEGETATION IN DENSELY DEVELOPED AREAS, AND TO ENHANCE THE APPEARANCE OF INDIVIDUAL PROPERTIES.

REQUIRED EVERGREEN TREES: 0 TREES PER 100 LF= 0
REQUIRED CANOPY TREES: 0 TREES PER 100 LF= 0
REQUIRED UNDERSTORY TREES: 2 TREES PER 100 LF= 26 TREES
REQUIRED SHRUB RATE: 18 TREES PER 100 LF= 234 SHRUBS

PROPOSED PERIMETER PARKING BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.

PLANTING RATE: FOR EVERY FIFTEEN HUNDRED (1500) SQUARE FEET OF VEHICULAR USE AREA (VUA), ONE (1) DECIDUOUS TREE AND FOUR (4) SHRUBS MUST BE PLANTED. AT LEAST SEVENTYFIVE (75) PERCENT OF THE TREES SHALL BE LARGE MATURING SPECIES. TREES AND SHRUBS MUST BE PLANTED WITHIN FIFTEEN (15) FEET OF THE VUA TO MEET THE REQUIREMENT.

PROPOSED PARKING LOT PLANTINGS WILL COMPLY WITH REQUIRED PLANTING RATE.

PERIMETER BUFFER YARDS:

20' TYPE C PERIMETER BUFFER: A LOW-DENSITY SCREEN INTENDED TO PARTIALLY BLOCK VISUAL CONTACT BETWEEN USES WITH A MINIMUM OF 60% OPACITY.

REQUIRED EVERGREEN TREES: 4 TREES PER 100 LF= 100 TREES
REQUIRED CANOPY TREES: 2 TREES PER 100 LF= 50 TREES
REQUIRED UNDERSTORY TREES: 3 TREES PER 100 LF= 75 TREES
REQUIRED SHRUB RATE: 17 SHRUBS PER 100 LF= 425 SHRUBS

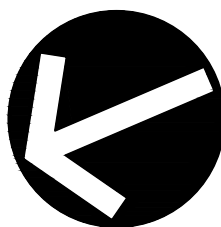
PROPOSED PERIMETER BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.

CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE TO MEET BUFFER REQUIREMENTS. CONTRACTOR TO SUPPLEMENT EXISTING VEGETATION AS NEEDED TO MEET BUFFER REQUIREMENTS.

LEGEND

- STREET TREES
- PARKING LOT TREES

- 20' CLASS C BUFFER YARD
- 25' CLASS D BUFFER YARD



NORTH

SCALE IN FEET 1"=80'
0 80 160

REVISION RECORD

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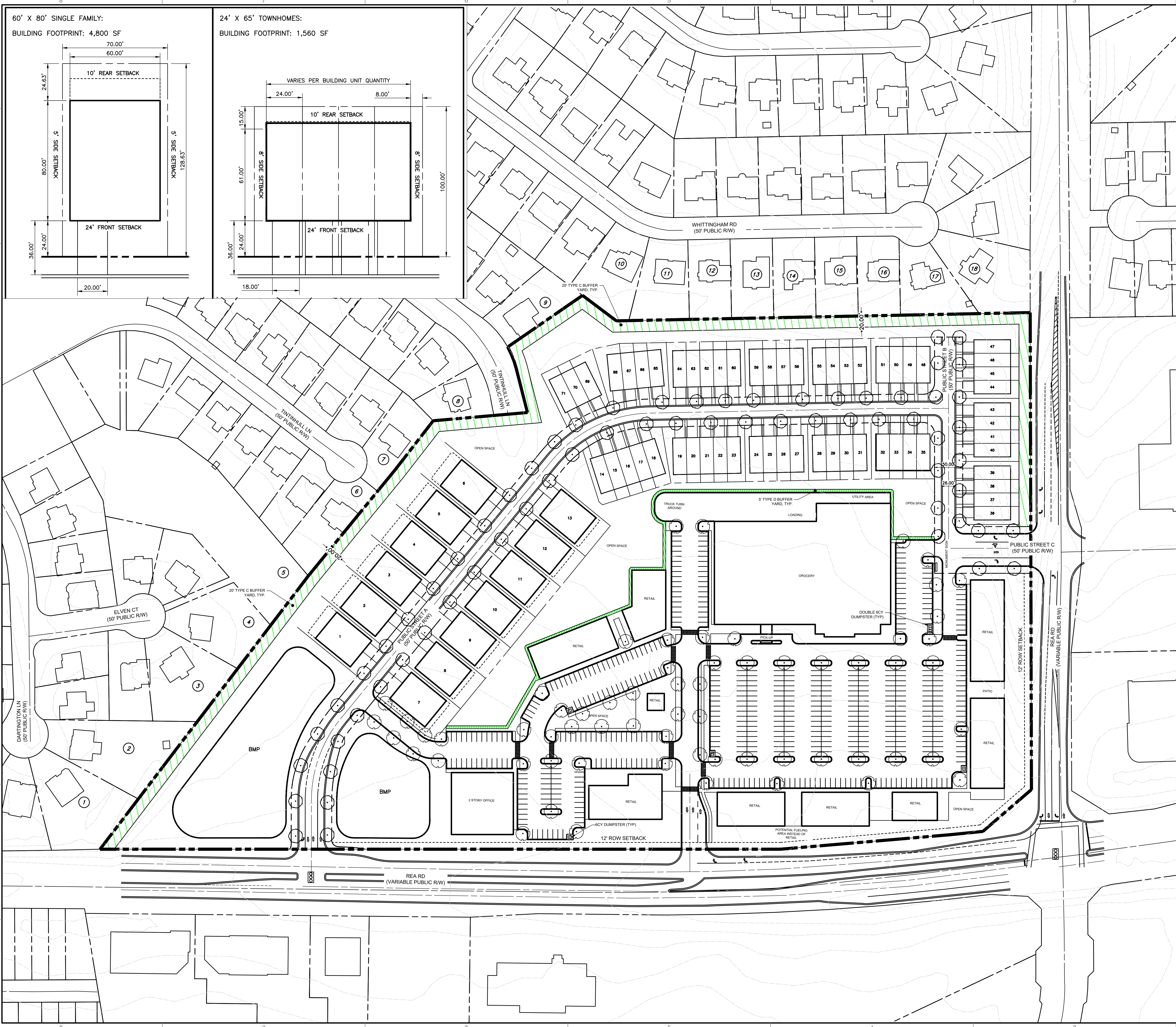
Civil & Environmental
Consultants, Inc.

LANDSCAPE PLANS

DATE: APRIL 3, 2025 | DRAWN BY: IGC
DWG SCALE: AS SHOWN | CHECKED BY: SRB
PROJECT NO: 346-518
APPROVED BY: MEK

LANDSCAPE PLANS
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA

DRAWING NO:
RZ-300



LANDSCAPE CALCULATIONS SUMMARY:

STREET TREES:

REQUIRED:
ONE LARGE MATURING TREE IS REQUIRED FOR EVERY 62 LINEAR FEET OF STREET FRONTAGE.
PROPOSED STREET TREES WILL COMPLY WITH REQUIRED PLANTING RATE.

PARKING LOT TREES:

5' TYPE D PARKING BUFFER: A PERIPHERAL PLANTING STRIP INTENDED TO SEPARATE USES, PROVIDE VEGETATION IN DENSELY DEVELOPED AREAS, AND TO ENHANCE THE APPEARANCE OF INDIVIDUAL PROPERTIES.

REQUIRED EVERGREEN TREES: 0 TREES PER 100 LF= 0
 REQUIRED CANOPY TREES: 0 TREES PER 100 LF= 0
 REQUIRED UNDERSTORY TREES: 2 TREES PER 100 LF= 26 TREES
 REQUIRED SHRUB RATE: 18 TREES PER 100 LF= 234 SHRUBS

PROPOSED PERIMETER PARKING BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.

PLANTING RATE: FOR EVERY FIFTEEN HUNDRED (1500) SQUARE FEET OF VEHICULAR USE AREA (VUA), ONE (1) DECIDUOUS TREE AND FOUR (4) SHRUBS MUST BE PLANTED. AT LEAST SEVENTYFIVE (75) PERCENT OF THE TREES SHALL BE LARGE MATURING SPECIES. TREES AND SHRUBS MUST BE PLANTED WITHIN FIFTEEN (15) FEET OF THE VUA TO MEET THE REQUIREMENT.

PROPOSED PARKING LOT PLANTINGS WILL COMPLY WITH REQUIRED PLANTING RATE.

PERIMETER BUFFER YARDS:

20' TYPE C PERIMETER BUFFER: A LOW-DENSITY SCREEN INTENDED TO PARTIALLY BLOCK VISUAL CONTACT BETWEEN USES WITH A MINIMUM OF 60% OPACITY.

REQUIRED EVERGREEN TREES: 4 TREES PER 100 LF= 100 TREES
 REQUIRED CANOPY TREES: 2 TREES PER 100 LF= 50 TREES
 REQUIRED UNDERSTORY TREES: 3 TREES PER 100 LF= 75 TREES
 REQUIRED SHRUB RATE: 17 SHRUBS PER 100 LF= 425 SHRUBS

PROPOSED PERIMETER BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.


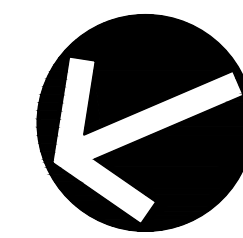
CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE TO MEET BUFFER REQUIREMENTS. CONTRACTOR TO SUPPLEMENT EXISTING VEGETATION AS NEEDED TO MEET BUFFER REQUIREMENTS.

LEGEND

 STREET TREES

 PARKING LOT TREES

20' CLASS C BUFFER YARD

 25' CLASS D BUFFER YARD

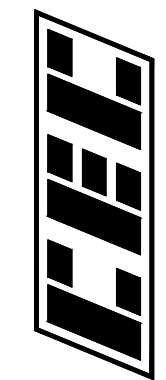
NORTH

SCALE IN FEET 1"=80'

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**MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA**

SITE LANDSCAPE PLAN B

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|--------------|---------------|-------------|-----|
| DATE: | APRIL 3, 2025 | DRAWN BY: | IGC |
| DWG SCALE: | AS SHOWN | CHECKED BY: | SRB |
| PROJECT NO: | 346-518 | | |
| APPROVED BY: | MEK | | |

DRAWING NO.:

RZ-301

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TOWNHOMES ELEVATION



SINGLE-FAMILY ELEVATION

| REVISION RECORD | |
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MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA

| PRODUCT ELEVATIONS | |
|--------------------|---------------|
| DATE: | APRIL 3, 2025 |
| DWG SCALE: | AS SHOWN |
| PROJECT NO: | 346-518 |
| APPROVED BY: | MEK |
| DRAWN BY: | IGC |
| CHECKED BY: | SRB |

DRAWING NO:
RZ-400

LIFESTYLE



COMMUNITY



DINING



EVENTS



SHOPPING



THE VISION

