

REZONING PETITION

HERITAGE AT MARVIN

JCH NC, LLC

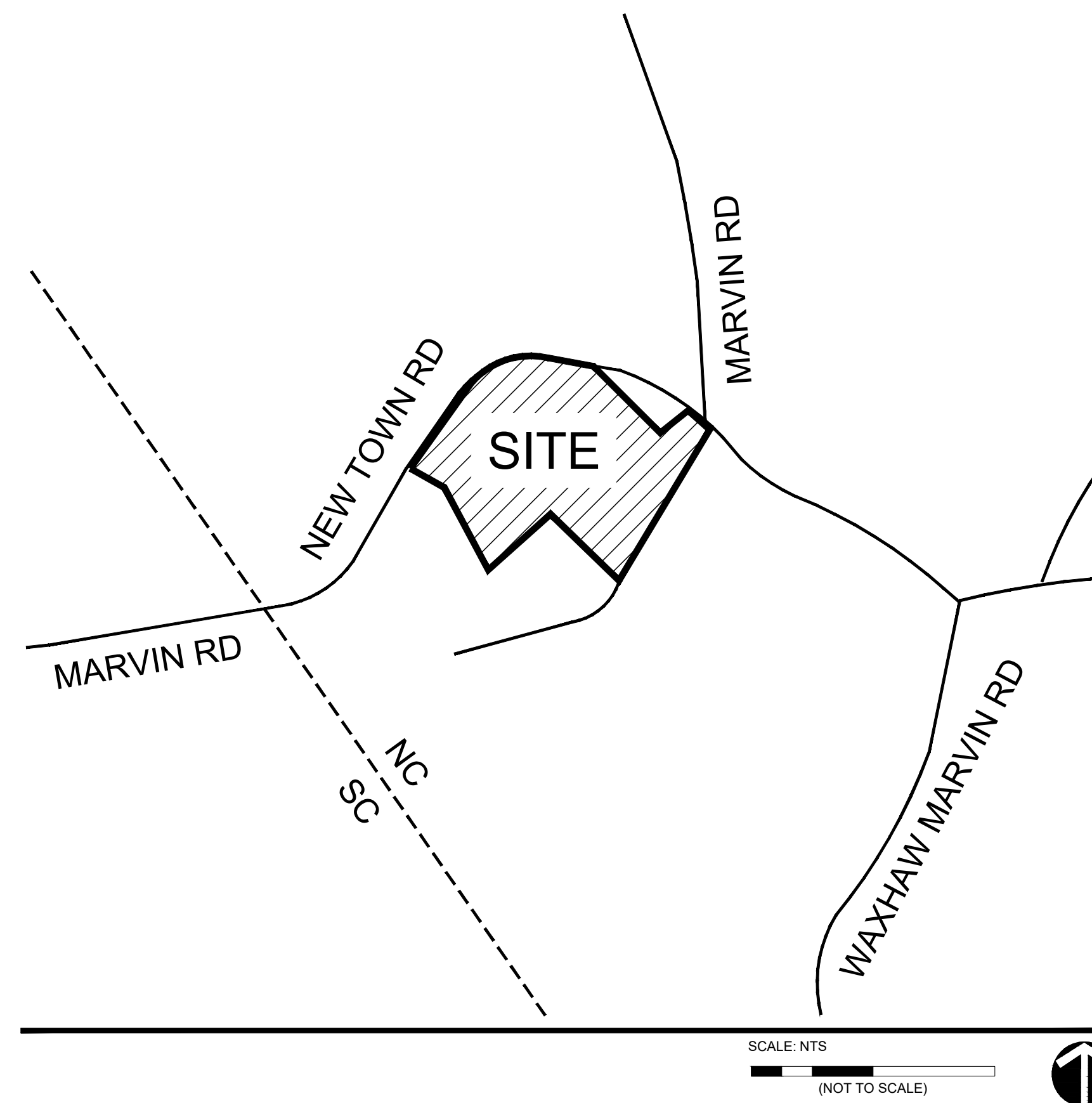
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

DATE: 07/25/2022

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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RZ-2.0	SURVEY
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RZ-7.0	ARCHITECTURE
RZ-8.0	STREET PERSPECTIVES
RZ-9.0	OPEN SPACE
RZ-10.0	CONCEPTUAL IMAGERY
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VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

JCH NC, LLC
370 CENTERPOINTE CIRCLE
SUITE 1136
ALTAMONTE SPRINGS, FL 32701
704.909.9246
CONTACT NAME: BEN KUHN

LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: MARK KIME, PLA

CIVIL ENGINEER

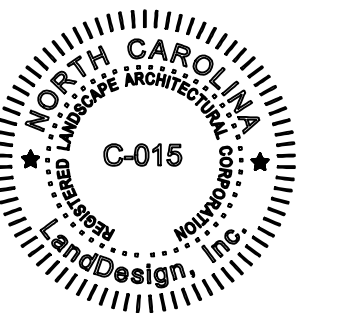
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: MASON GREESON, PE

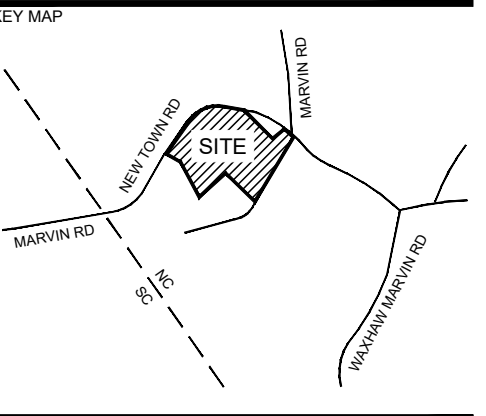
SURVEYOR

CAROLINA DEVELOPMENT SERVICES
MONROW, NC 28110
704.238.1229

SURVEYOR

METROLINA LAND SURVEYING
CHARLOTTE, NC 28227
704.741.1700





HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

LANDDESIGN PROJ# 1021139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	03.17.2022
2	REZONING	05.19.2022
3	REZONING	07.25.2022

DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK

SCALE: HORIZ: N/A
VERT: N/A

SHEET TITLE

SURVEY

SHEET NUMBER

RZ-2.0

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
P (704) 441-1700
F (800) 721-2853
8621 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

TOPOGRAPHIC / PHYSICAL SURVEY
NEW TOWN ROAD
FOR: JONES HOMES
PARCEL # 06-240-005, 20.99 ACRES, # 06-225-022, 24.70 ACRES
SANDY RIDGE TOWNSHIP, VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

PROPERTY INFORMATION:
PARCEL # 06-240-005, DB 4517 PG 404
PARCEL # 06-225-022, DB 189 PG 68, DB 5 FILE 126, PG 1 FILE 201-A

Job No. 095-21-001
Date 1/19/22
Proj. Mgr. DCC
Drawn ART



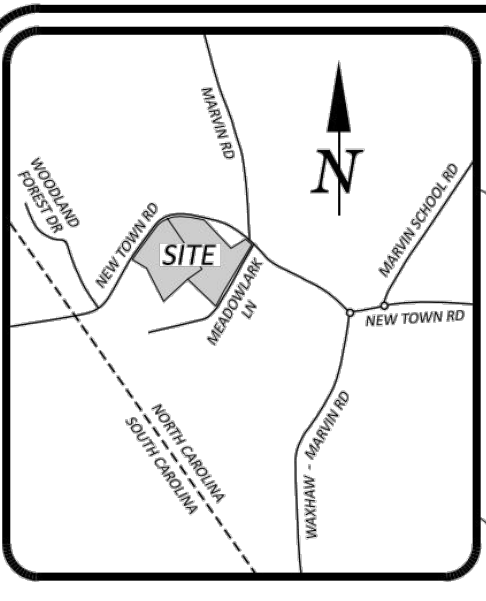
Scale: 1" = 100'

Sheet No. 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,425.80	147.70	147.70	S 97°36'00" E	13°54'15"
C2	1,783.02	119.82	119.78	N 50°54'42" E	13°50'55"
C3	424.52	218.37	218.02	N 58°37'00" E	18°27'54"
C4	192.02	116.21	116.21	N 88°10'31" E	1°30'00"
C5	158.10	212.49	211.23	N 78°50'05" E	21°58'48"
C6	1,136.10	126.89	126.66	S 84°16'20" E	10°30'59"
C7	4,400.02	214.25	214.23	S 77°42'25" E	2°42'24"

LINE	BEARING	DISTANCE
L1	S 44°37'25" E	62.41
L2	S 48°29'31" W	126.81
L3	N 31°08'18" E	263.16
L4	N 31°53'20" E	177.23
L5	N 38°27'08" E	304.44
L6	N 88°28'48" E	172.90
L7	N 61°45'59" W	233.17
L8	N 82°21'24" W	185.52

THE ONLY LINE TABLE	LINE BEARING	DISTANCE
L1	S 44°37'25" E	62.41
L2	S 48°29'31" W	126.81
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L6	N 88°28'48" E	172.90
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VICINITY MAP
(Not to Scale)

- NOTES**
- AREA CALCULATED BY COORDINATE COMPUTATION.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 - IRON RODS AS ALL CORNERS UNLESS NOTED.
 - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 - LOT SUBJECT TO ALL ZONING ORDINANCES OF THE VILLAGE OF MARVIN. BUYER/OWNER MUST VERIFY THAT LOTS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - NO NCSS MONUMENT FOUND WITHIN 2000 FEET.

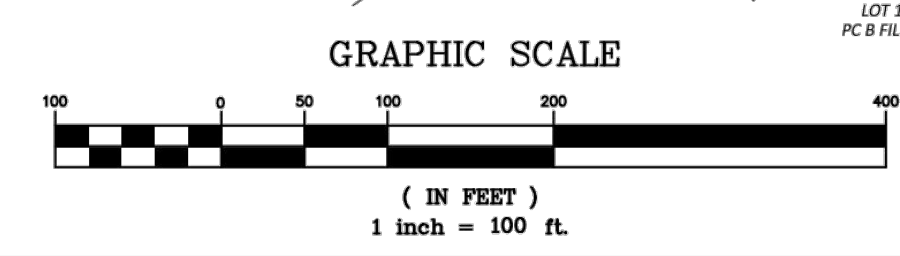
- LEGEND**
- RF REBAR FOUND
 - RS REBAR SET
 - AF AXLE FOUND
 - RF IRON PIPE FOUND
 - SFB SQUARE BAR FOUND
 - CP COMPUTED POINT
 - RW RIGHT-OF-WAY
 - EDP EDGE OF PAVEMENT
 - SF SQUARE FOOT
 - PC PLAT CABINET
 - FB FLAT BOOK
 - DB DEED BOOK
 - FS FRONT SETBACK
 - RY REAR YARD SETBACK
 - SY SIDE YARD SETBACK
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - PP POWER POLE
 - UP UTILITY POLE
 - GW GUY WIRE
 - SS STREET SIGN
 - TP TELEPHONE PEDESTAL
 - LS LINES SURVEYED
 - LN LINES NOT SURVEYED
 - BS BUILDING SETBACKS
 - RO RIGHT-OF-WAY
 - EA EASEMENT
 - OL OVERHEAD POWER LINE
 - WF WIRE FENCE
 - TL TREE LINE
 - VB VIEWSHED BUFFER
 - AP ASPHALT PAVEMENT
 - CO CONCRETE

TOPOGRAPHIC INFO:
ELEVATION DATUM: NAVD 88
CONTOUR INTERVAL: 1 FOOT

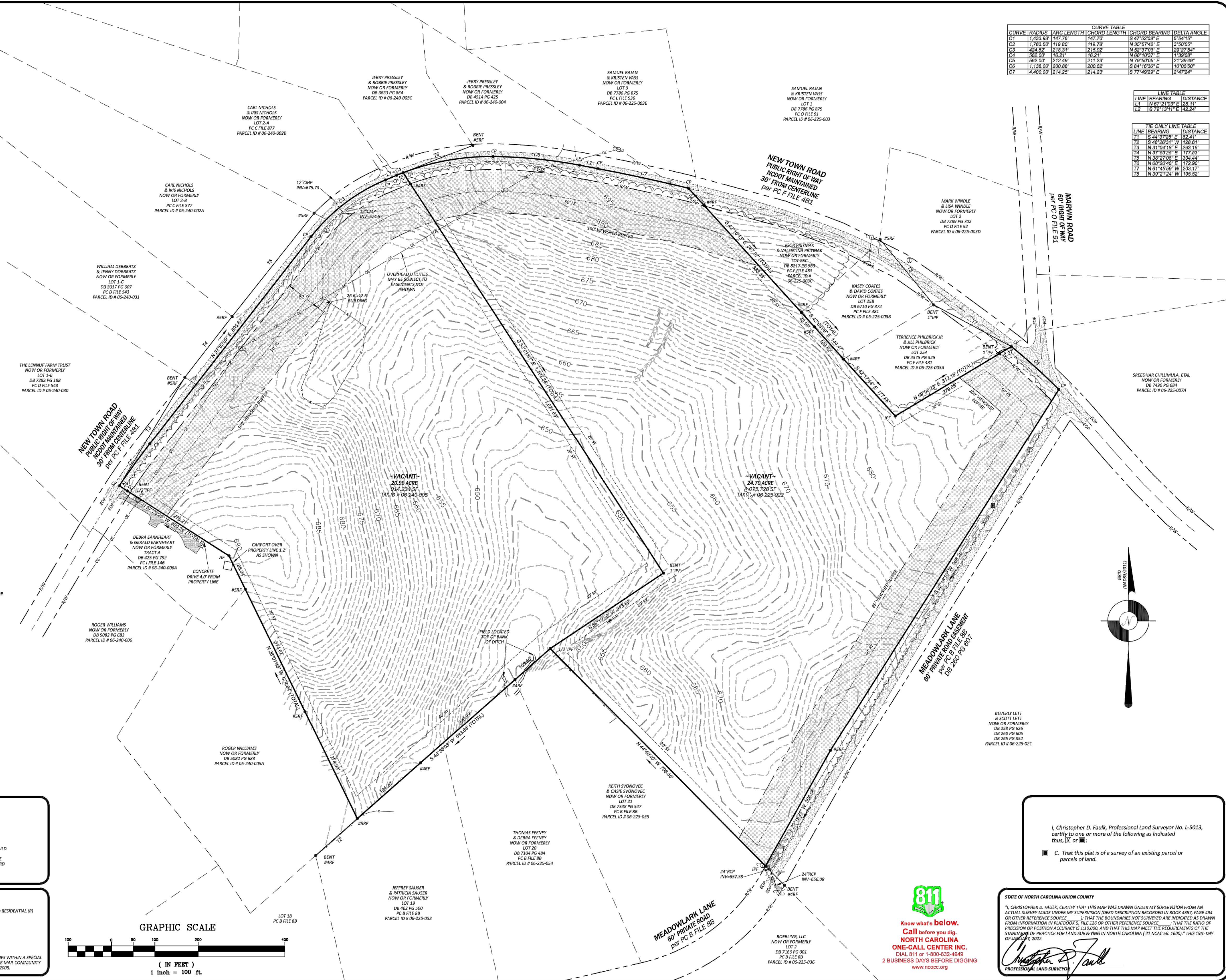
TOPOGRAPHIC LINE NOTE:
THIS IS A TOPOGRAPHIC SURVEY AND IS FOR INFORMATIONAL AND DESIGN PURPOSES ONLY. IT SHOULD NOT BE USED FOR CONVEYANCE OR LEGAL PURPOSES. PARCEL LINES ARE SHOWN IN APPROXIMATE LOCATIONS. THEY WERE DERIVED FROM DEEDS AND PLATS OF RECORD AS WELL AS GIS SHAPEFILES PROVIDED BY THE NORTH CAROLINA STATE LOGAR.

SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RESIDENTIAL (R)
FRONT: 50 FEET
SIDE YARD: 30 FEET
REAR YARD: 30 FEET
MINIMUM LOT WIDTH: 130 FEET
MINIMUM LOT AREA: 43,360 SF

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWS HAZARDOUS LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 871045300, DATED: OCTOBER 16, 2008.



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



BEVERLY LETT & SCOTT LETT
NOW OR FORMERLY
DB 258 PG 626
DB 280 PG 605
DB 280 PG 652
PARCEL ID # 06-225-021

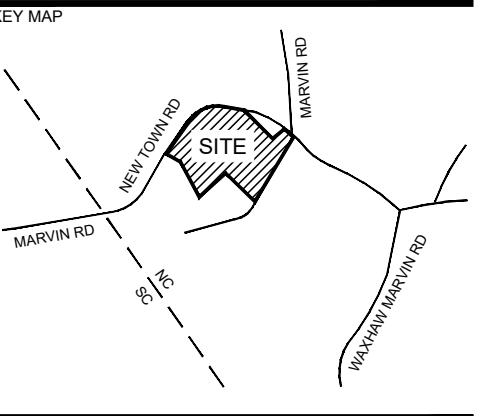
I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, [X] or []:
 C. That this plat is a survey of an existing parcel or parcels of land.



Know what's below.
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ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4849
2 BUSINESS DAYS BEFORE DIGGING
www.811nc.org

STATE OF NORTH CAROLINA UNION COUNTY
I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION IN BOOK 4357, PAGE 484 OR OTHER REFERENCE SOURCE. . .) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLATBOOK S, FILE 126 OR OTHER REFERENCE SOURCE. . . THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) * THIS 180th DAY OF JANUARY 2022.
Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR

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HERITAGE AT MARVIN

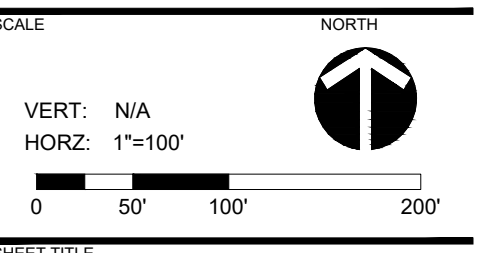
JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

LANDDESIGN PROJ# 1021139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	REZONING	05.19.2022
3	REZONING	07.25.2022

DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK



SITE PLAN

SHEET NUMBER

RZ-3.0

DESIGN IMPACT STATEMENT

THE PROPOSED BY-RIGHT SUBDIVISION OF 68 LOTS WILL HAVE THE ANTICIPATED IMPACTS ON THE SURROUNDING COMMUNITY.

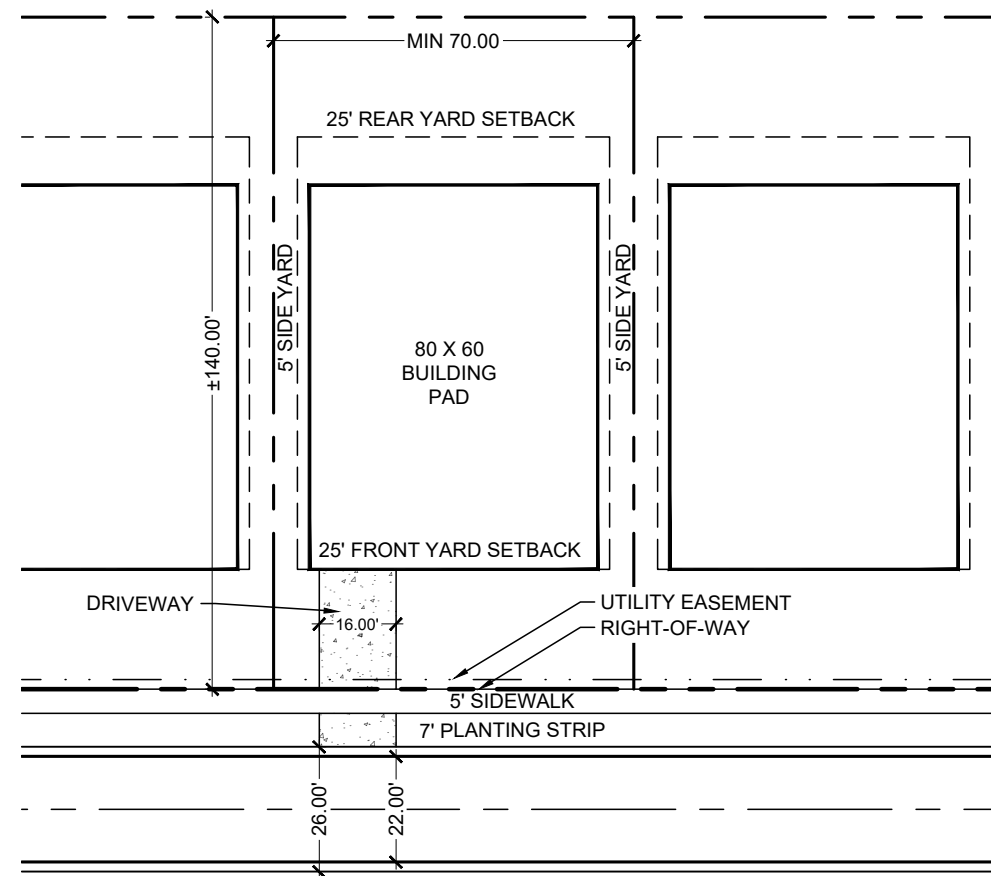
- BASED ON PREVIOUS SCHOOL IMPACT STUDIES FOR MARKET RATE DEVELOPMENT IN UNION COUNTY, THIS SUBDIVISION WILL CONTRIBUTE APPROXIMATELY 23 PRESCHOOL STUDENTS (AGES 0-4), 30 ELEMENTARY SCHOOL STUDENTS (AGES 5-10), 16 MIDDLE SCHOOL STUDENTS (AGES 11-13), AND 17 HIGH SCHOOL STUDENTS (AGES 14-17).
- THIS PROJECT WILL CONTRIBUTE APPROXIMATELY 778 DAILY TRIPS ON THE SURROUNDING ROAD NETWORK WITH APPROXIMATELY 56 AM PEAK TRIPS AND 76 PM PEAK TRIPS.
- FIRST RESPONDERS WILL ACCESS THE PROPERTY FROM A PAIR OF ACCESS POINTS ALONG NEW TOWN ROAD. THE INTERNAL CIRCULATION NETWORK OF THE PROPOSED SUBDIVISION WILL ALLOW ALMOST ALL HOMES MORE THAN ONE POINT OF ACCESS TO THE SURROUNDING ROAD NETWORK.
- THE ESTIMATED DAILY WATER FLOW FOR THE SUBDIVISION IS 51,485 GPD. THE ESTIMATED SEWER FLOW FOR THE SUBDIVISION WILL BE 12,920 GPD.

DEVELOPMENT SUMMARY

PARCEL ID: 06225022, 06240005
 TOTAL ACREAGE: 147.115 ACRES
 -DEDICATED TO NCDOT ROW: 13.283 ACRES
 RESIDUAL ACREAGE: 143.832 ACRES
 JURISDICTION: MARVIN, NC
 ZONING: R (MARVIN)
 PROPOSED ZONING: RO-HD (MARVIN)
 EXISTING USE: VACANT
 PROPOSED USE: CONVENTIONAL SUBDIVISION
 CURRENT OWNERS: ANITA O'DELL (06225022)
 2437 PLEASANT UNION CHURCH RD
 RALEIGH, NC 27614
 JOHN PRIBAS (06240005)
 3650 ALBUSSON TRACE
 ALPHARETTA GA, 30022
 DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM FRONT YARD SETBACK: 25 FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE REQUIRED: 13.15 ACRES
 (30.0% OF GROSS ACREAGE)
 OPEN SPACE PROVIDED: 11.19 ACRES (40.55%)
 TOTAL LOTS: 68
 AVERAGE LOT SIZE: 12,325 SF (0.28 AC)
 DENSITY: 1.55 DUA
 CURRENT MARVIN HERITAGE DISTRICT = 7 HOMES / 123 ACRES
 = DUA OF 0.06
 WITH THE PROPOSED DEVELOPMENT THERE WILL BE 75 HOMES / 123 ACRES FOR A DUA OF 0.61.

NOTE:

- POOL SETBACKS AND ACCESSORY USE SETBACKS TO BE FIVE FEET ON THE SIDES AND REAR YARDS.
- A/C CONDENSERS, POOL EQUIPMENT, AND ROOF OVERHANGS CAN ENCRoACH INTO ALL SETBACKS AS NEEDED. A/C CONDENSERS AND POOL EQUIPMENT NEEDS TO BE STAGGERED IN BETWEEN UNITS AND SCREENED FROM THE PUBLIC RIGHT OF WAY.
- GARBAGE ENCLOSURES TO BE SCREENED FROM THE PUBLIC RIGHT OF WAY.

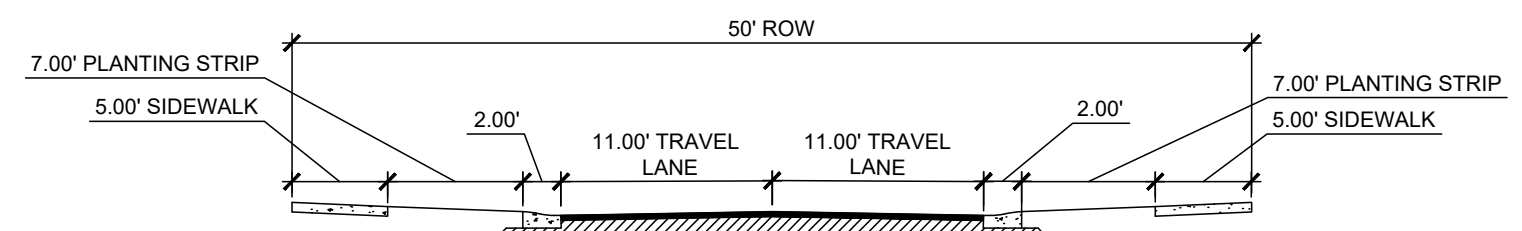
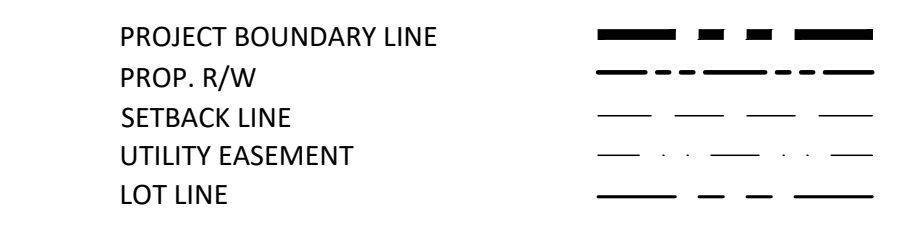


TYPICAL LOT PLAN

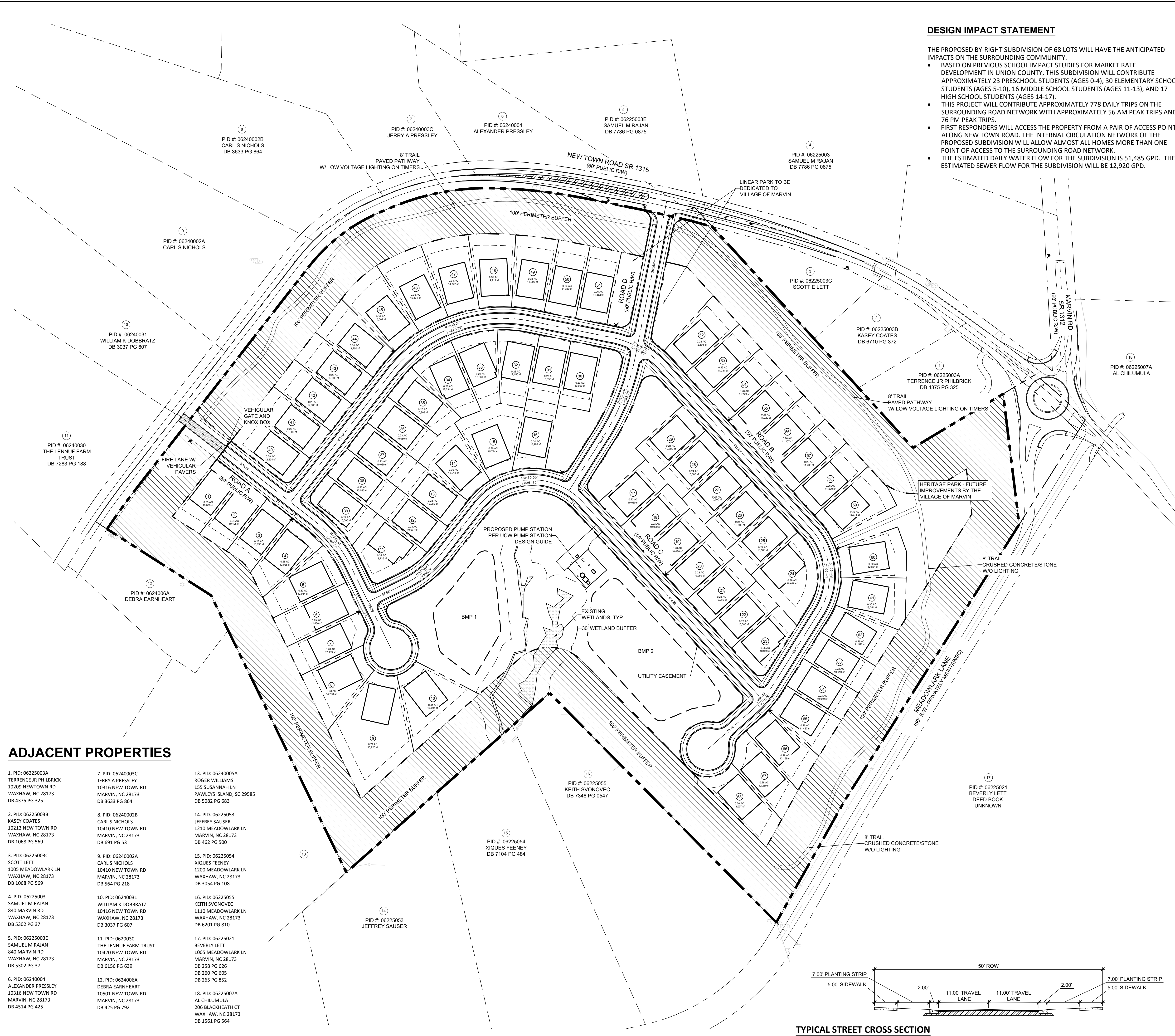
HATCH LEGEND



LINETYPE LEGEND



TYPICAL STREET CROSS SECTION



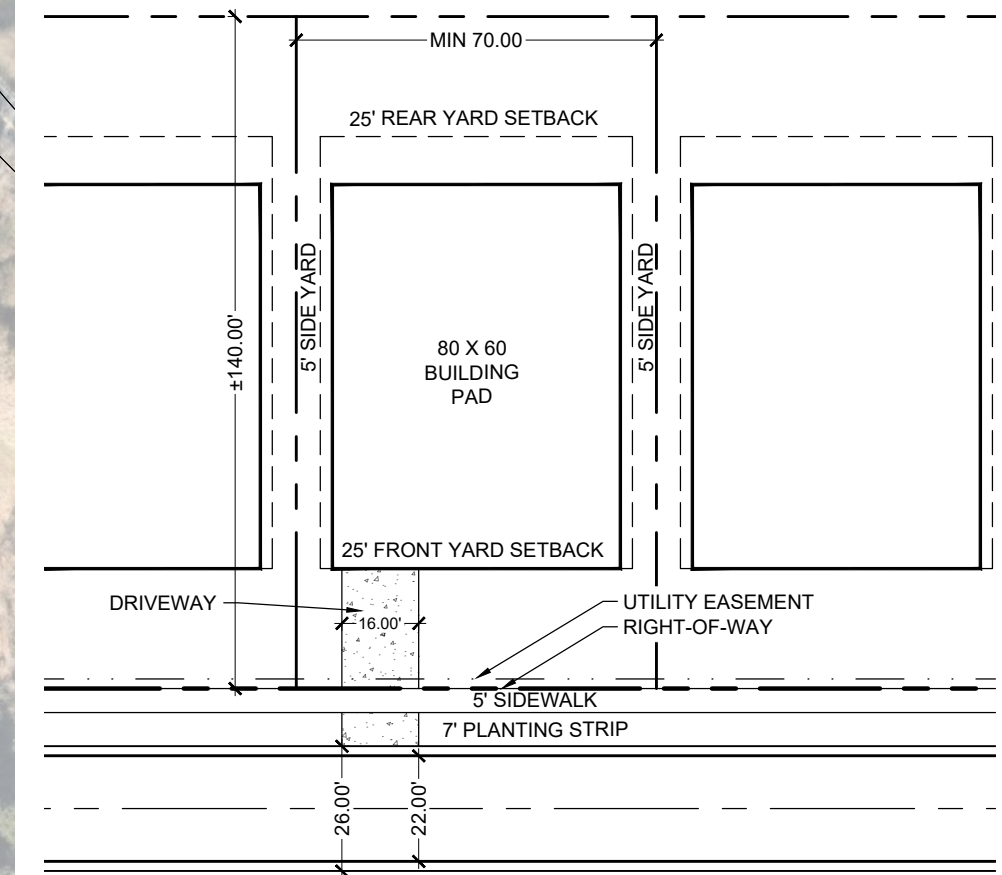
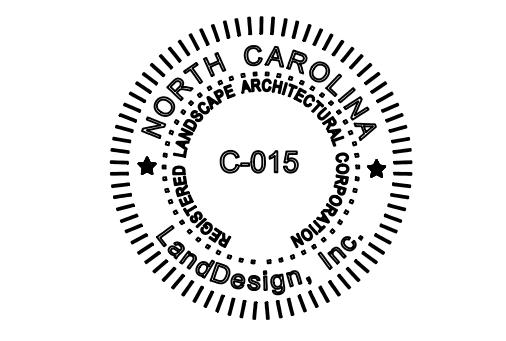
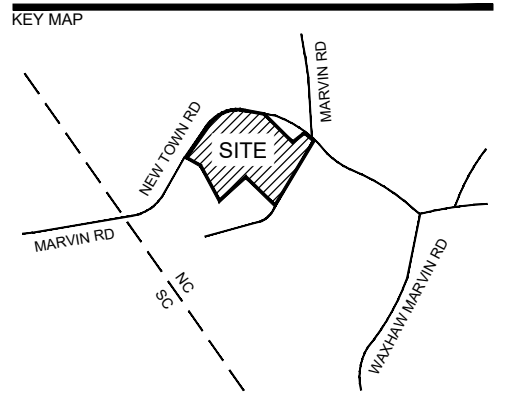
ADJACENT PROPERTIES

- | | | |
|--|--|---|
| 1. PID: 06225003A
TERRENCE JR PHILBRICK
10209 NEWTOWN RD
WAXHAW, NC 28173
DB 4375 PG 325 | 7. PID: 06240003C
JERRY A PRESSLEY
10316 NEW TOWN RD
MARVIN, NC 28173
DB 3633 PG 864 | 13. PID: 06240005A
ROGER WILLIAMS
155 SUSANNAH LN
PAWLEYS ISLAND, SC 29585
DB 5082 PG 683 |
| 2. PID: 06225003B
KASEY COATES
10213 NEW TOWN RD
MARVIN, NC 28173
DB 1068 PG 569 | 8. PID: 06240002B
CARL S NICHOLS
10410 NEW TOWN RD
MARVIN, NC 28173
DB 691 PG 53 | 14. PID: 06225053
JEFFREY SAUSER
1210 MEADOWLARK LN
MARVIN, NC 28173
DB 462 PG 500 |
| 3. PID: 06225003C
SCOTT LETT
1005 MEADOWLARK LN
WAXHAW, NC 28173
DB 1068 PG 569 | 9. PID: 06240002A
CARL S NICHOLS
10410 NEW TOWN RD
MARVIN, NC 28173
DB 691 PG 53 | 15. PID: 06225054
XIQUES FEENEY
1200 MEADOWLARK LN
WAXHAW, NC 28173
DB 564 PG 108 |
| 4. PID: 06225003
SAMUEL M RAJAN
840 MARVIN RD
WAXHAW, NC 28173
DB 5302 PG 37 | 10. PID: 062400031
WILLIAM K DOBRATZ
10416 NEW TOWN RD
MARVIN, NC 28173
DB 3037 PG 607 | 16. PID: 06225055
KEITH SVONOVEC
1110 MEADOWLARK LN
WAXHAW, NC 28173
DB 6201 PG 810 |
| 5. PID: 06225003E
SAMUEL M RAJAN
840 MARVIN RD
WAXHAW, NC 28173
DB 5302 PG 37 | 11. PID: 0620030
THE LENNUF FARM TRUST
10420 NEW TOWN RD
MARVIN, NC 28173
DB 6156 PG 639 | 17. PID: 06225021
BEVERLY LETT
1005 MEADOWLARK LN
MARVIN, NC 28173
DB 258 PG 626 |
| 6. PID: 06240004
ALEXANDER PRESSLEY
10316 NEW TOWN RD
MARVIN, NC 28173
DB 4514 PG 425 | 12. PID: 06240006A
DEBRA EARNHEART
10501 NEW TOWN RD
MARVIN, NC 28173
DB 425 PG 792 | 18. PID: 06225007A
AL CHILUMULA
206 BLACKHEATH CT
WAXHAW, NC 28173
DB 1561 PG 564 |



DEVELOPMENT SUMMARY

PARCEL ID: 06225022, 06240005
 TOTAL ACREAGE: ±47.115 ACRES
 -DEDICATED TO NCDOT ROW: ±3.283 ACRES
 RESIDUAL ACREAGE: ±43.832 ACRES
 JURISDICTION: MARVIN, NC
 ZONING: R (MARVIN)
 PROPOSED ZONING: RO-HD (MARVIN)
 EXISTING USE: VACANT
 PROPOSED USE: CONVENTIONAL SUBDIVISION
 CURRENT OWNERS: ANITA O'DELL (06225022)
 2437 PLEASANT UNION CHURCH RD
 RALEIGH, NC 27614
 JOHN PRIBAS (06240005)
 3650 AUBUSSON TRACE
 ALPHARETTA GA, 30022
 DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM FRONT YARD SETBACK: 25 FEET
 MINIMUM LOT WIDTH: 60 FEET AT FRONT SETBACK
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE REQUIRED: 13.15 ACRES
 (30.0% OF GROSS ACREAGE)
 OPEN SPACE PROVIDED: 19.10 ACRES (40.55%)
 TOTAL LOTS: 68
 AVERAGE LOT SIZE: 12,325F (0.28 AC)
 DENSITY: 1.55 DUA

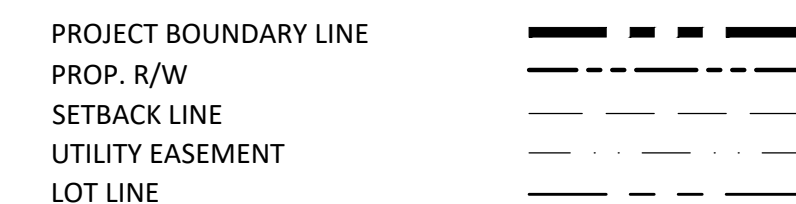


TYPICAL LOT PLAN

HATCH LEGEND



LINETYPE LEGEND



HERITAGE AT MARVIN

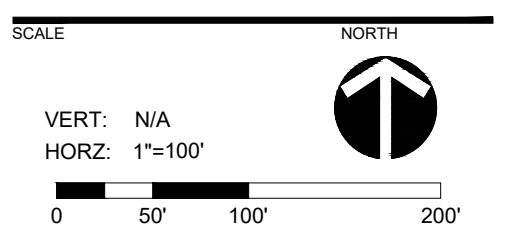
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 VILLAGE OF MARVIN
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LANDDESIGN PROJ.# 1021139

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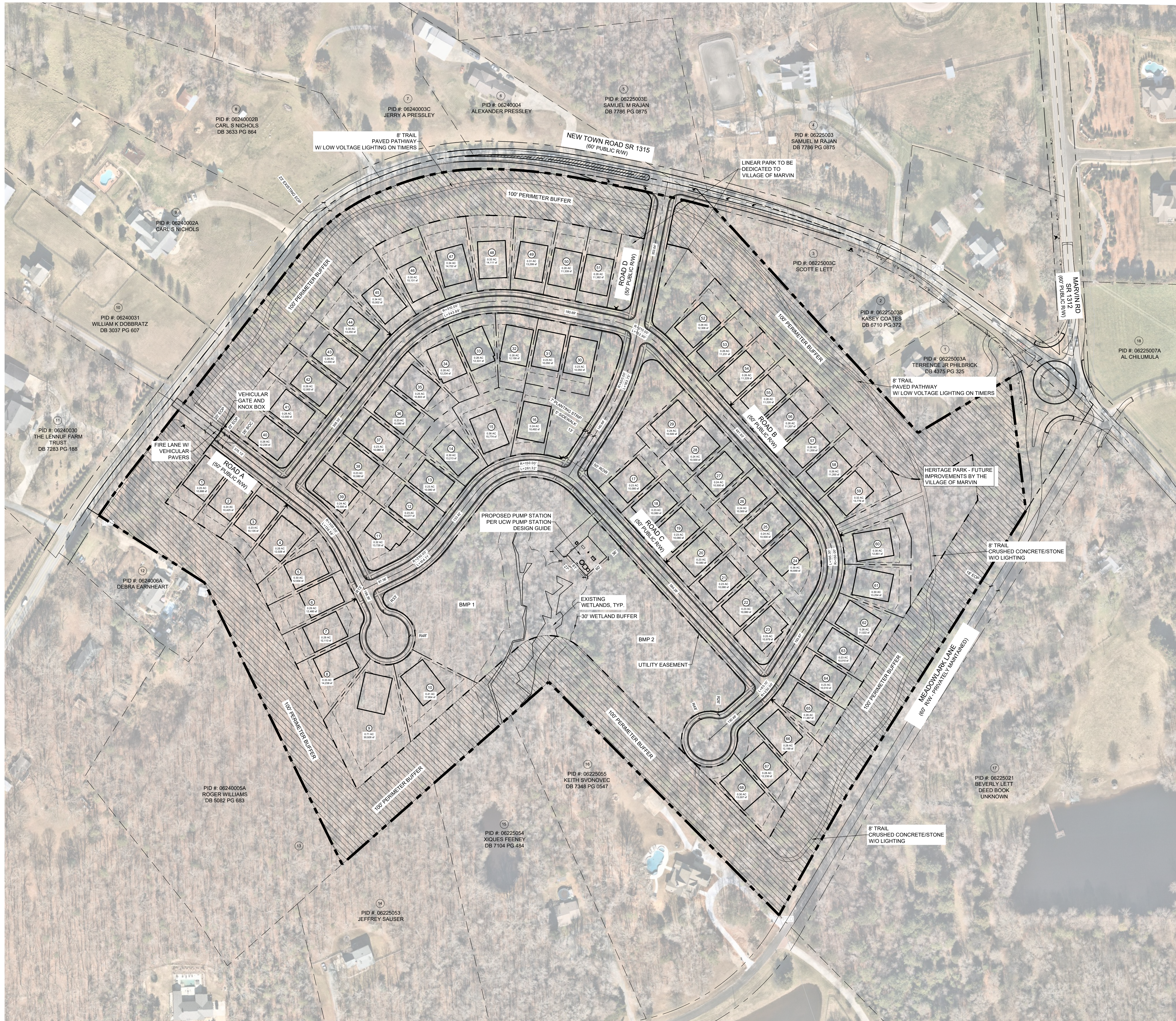
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DESIGNED BY: MEK
 DRAWN BY: RMS
 CHECKED BY: MEK



SHEET TITLE: **SITE PLAN WITH AERIAL**

SHEET NUMBER: **RZ-4.0**





DEVELOPMENT SUMMARY

PARCEL ID: 06225022, 06240005
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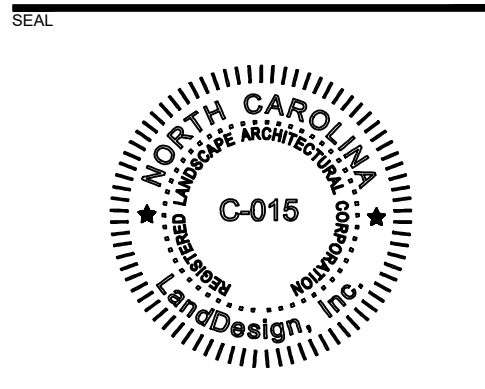
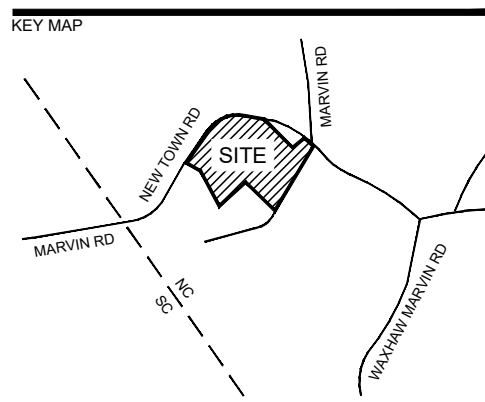
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 JOHN PRIBAS (06240005)
 3650 AUBUSSON TRACE
 ALPHARETTA GA, 30022

DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM FRONT YARD SETBACK: 25 FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

OPEN SPACE REQUIRED: 13.15 ACRES
 (30.0% OF GROSS ACREAGE)
 OPEN SPACE PROVIDED: ±19.10 ACRES (40.55%)
 TOTAL LOTS: 68
 AVERAGE LOT SIZE: 12,325F (0.28 AC)
 DENSITY: 1.55 DUA

DEVELOPMENT NOTES:

1. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.



HERITAGE AT MARVIN

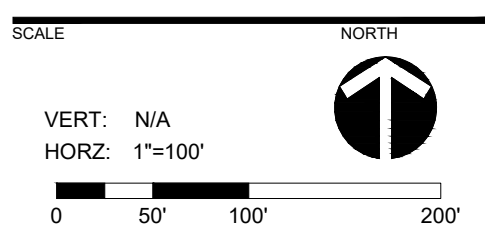
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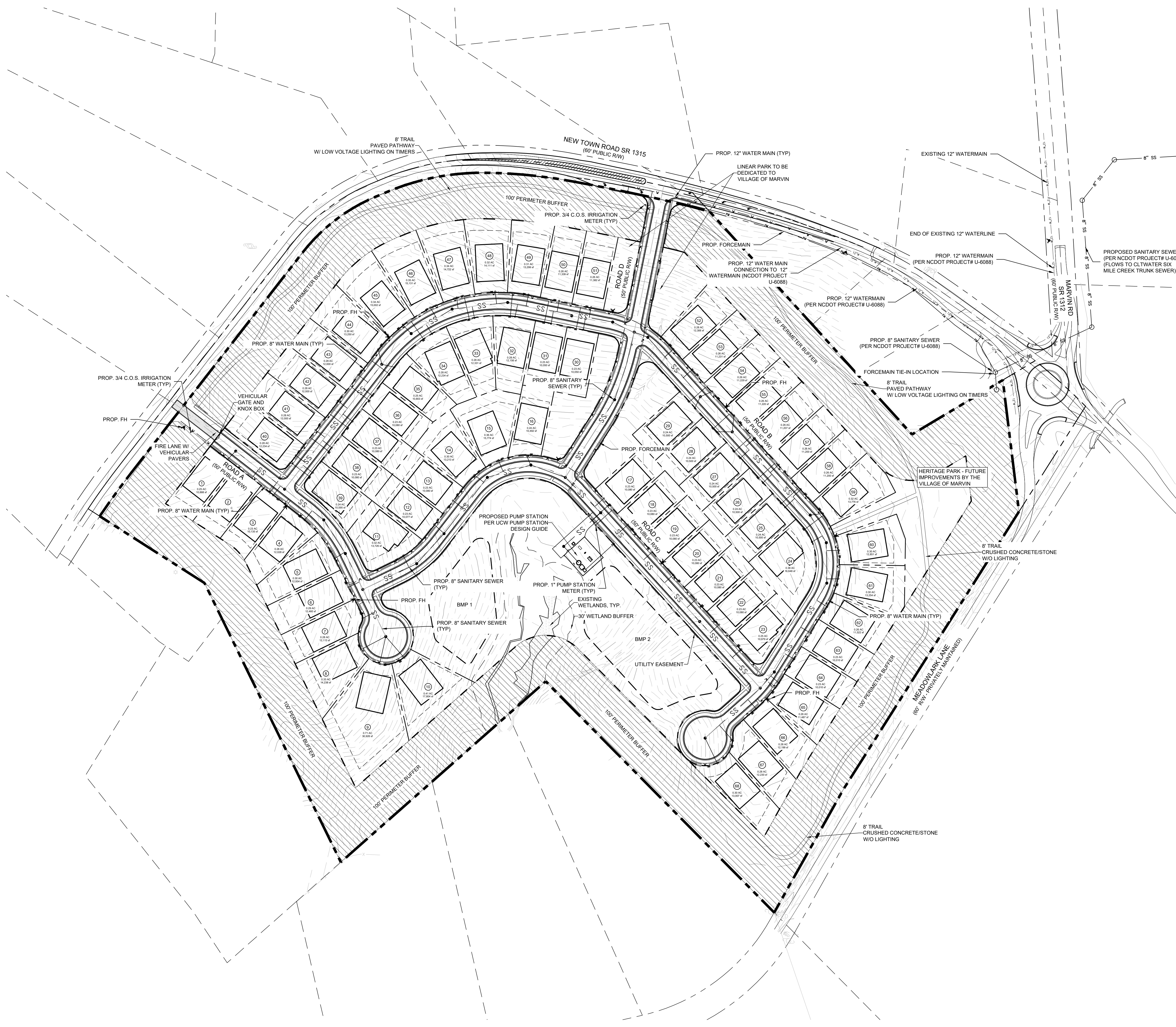


SHEET TITLE

UTILITY PLAN

SHEET NUMBER

RZ-5.0



ESTIMATED SEWER FLOWS:
 SINGLE FAMILY 68 HOMES @ 190 GPD = 12,920 GPD
 TOTAL ESTIMATED DEMAND = 12,920 GPD

NATURE OF WASTEWATER: DOMESTIC
 FLOWS TO CLT WATER VIA UNION COUNTY WATER & SEWER

ESTIMATED WATER FLOWS:
 SINGLE FAMILY 68 HOMES @ 400GPD = 27,200 GPD

IRRIGATION
 HOME METERS 68 HOMES @ 200 GPD = 13,600 GPD
 COMMON AREA 125,000 SF @ 1" PER WEEK/7 DAYS = 10,685 GPD

TOTAL ESTIMATED DEMAND = 51,485 GPD
 FIRE FLOW - 1,000 GPM FOR 2 HOUR DURATION = 120,000 GALLONS

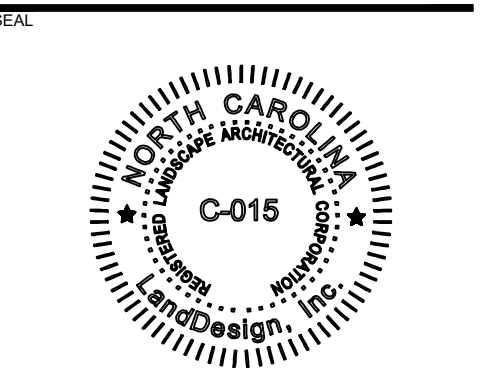
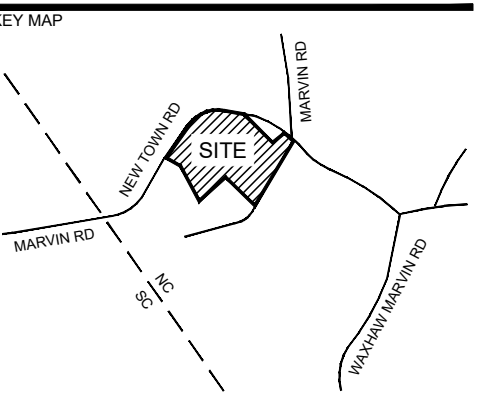
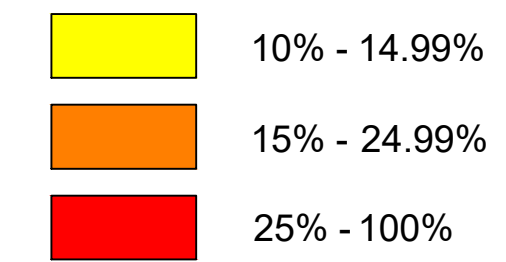
ESTIMATED WATER METERS:
 68 - 3/4" WATER METERS
 70 - 3/4" IRRIGATION METERS
 1 - 1" METER FOR PUMP STATION

UTILITY QUANTITIES
 PVC WATER LINE - 5525 LF
 FIRE HYDRANTS - 11 EA
 SANITARY SEWER LINE - 4090 LF
 SANITARY SEWER MANHOLES - 31 EA
 SANITARY SERVICES - 68 EA
 FORCEMAIN - 1985 LF

CONSTRUCTION SCHEDULE:
 APPROVALS: SEPTEMBER 2022
 BEGIN CONSTRUCTION: OCTOBER 2022
 COMPLETED CONSTRUCTION: DECEMBER 2023



SLOPE ANALYSIS:



PROJECT
HERITAGE AT MARVIN

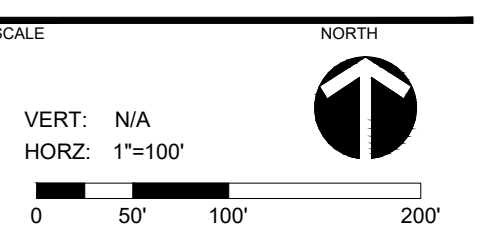
JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

LANDDESIGN PROJ.# 1021139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	03.17.2022
2	REZONING	05.19.2022
3	REZONING	07.25.2022

DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK

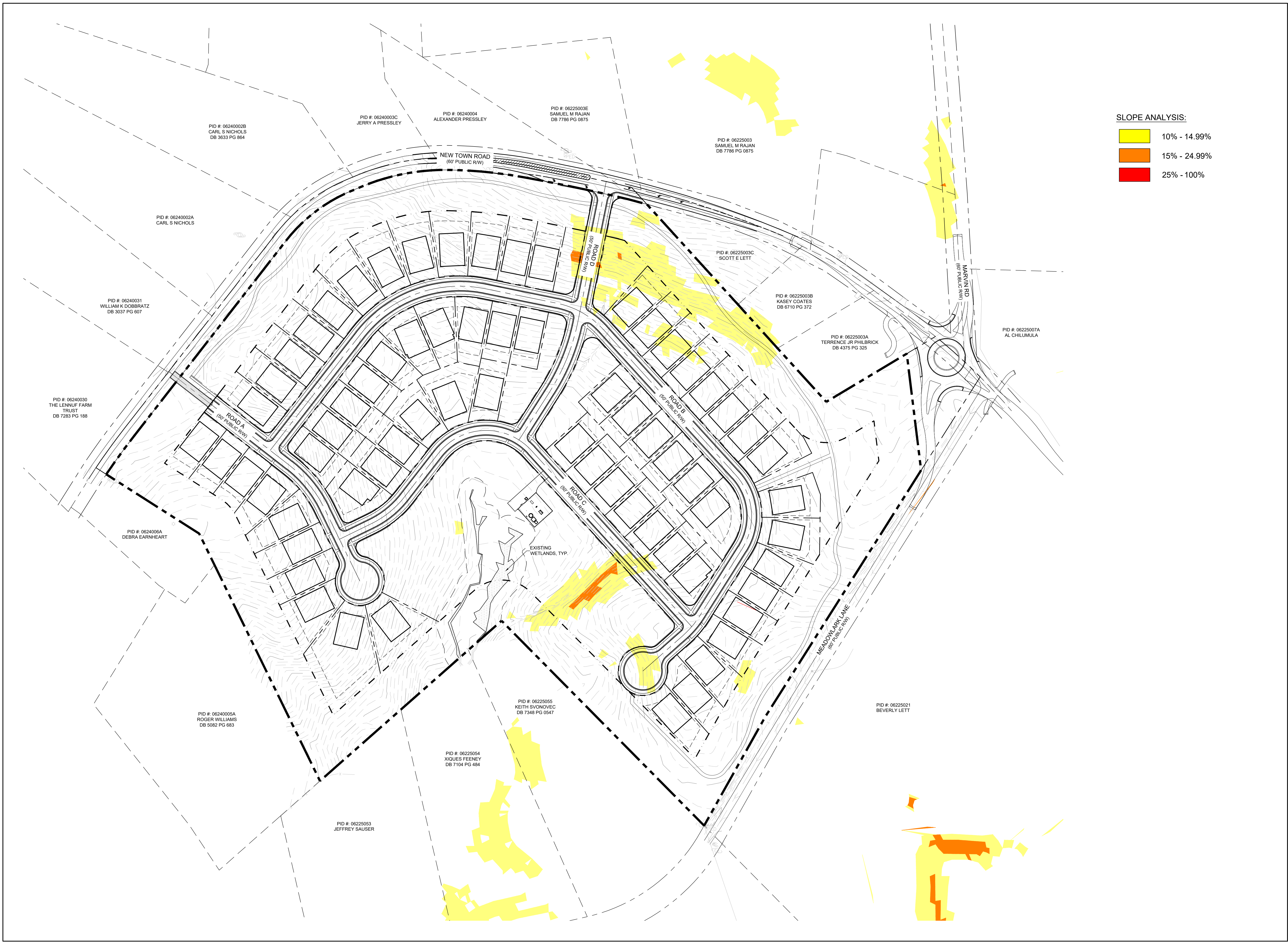


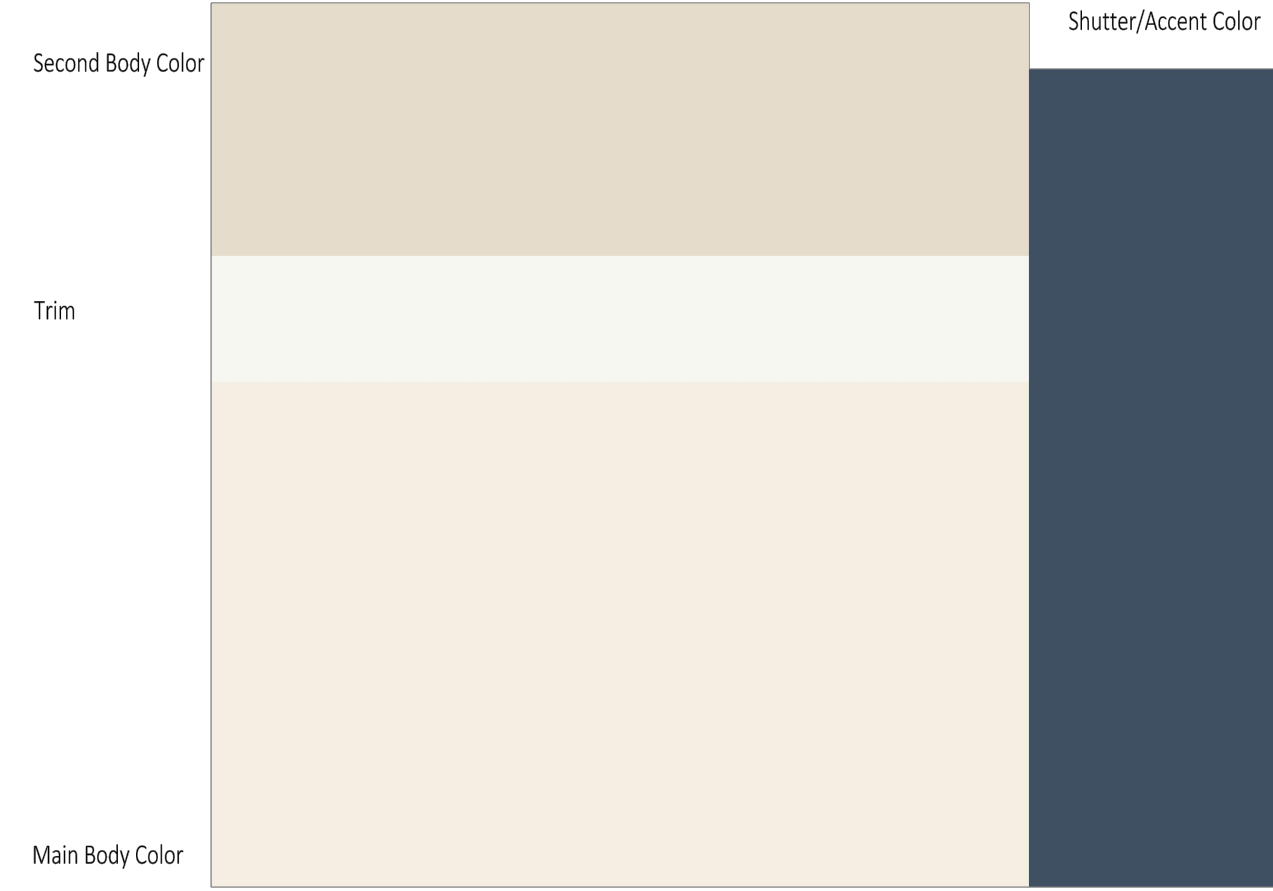
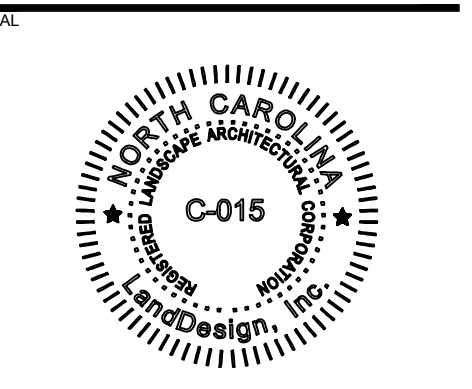
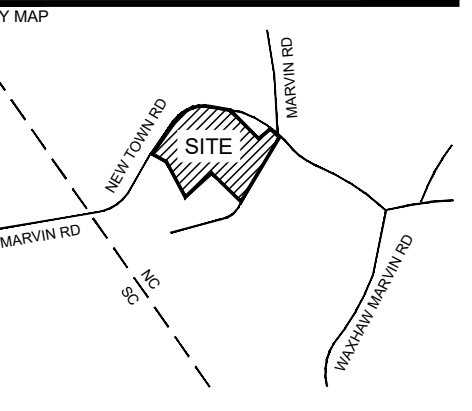
SHEET TITLE

SLOPE ANALYSIS

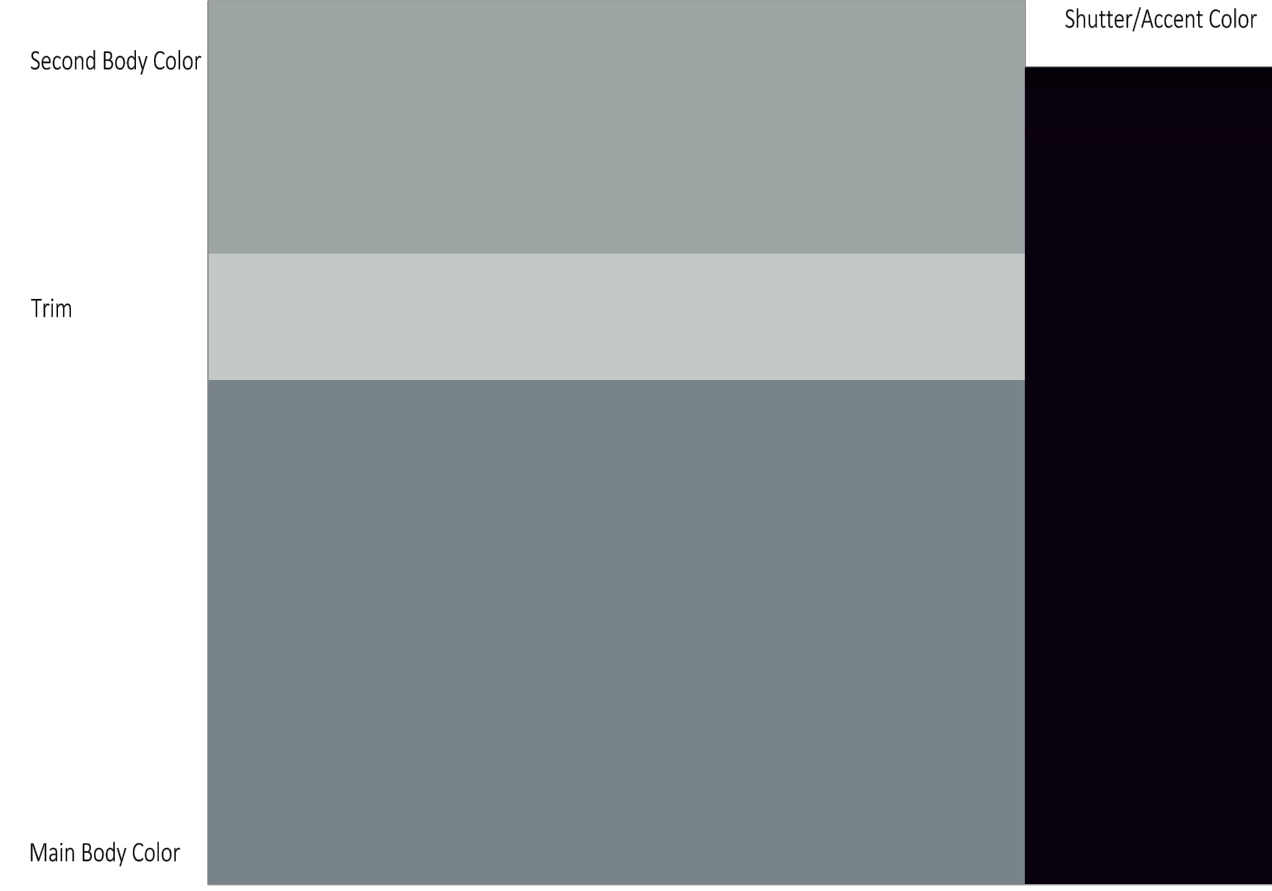
SHEET NUMBER

RZ-6.0

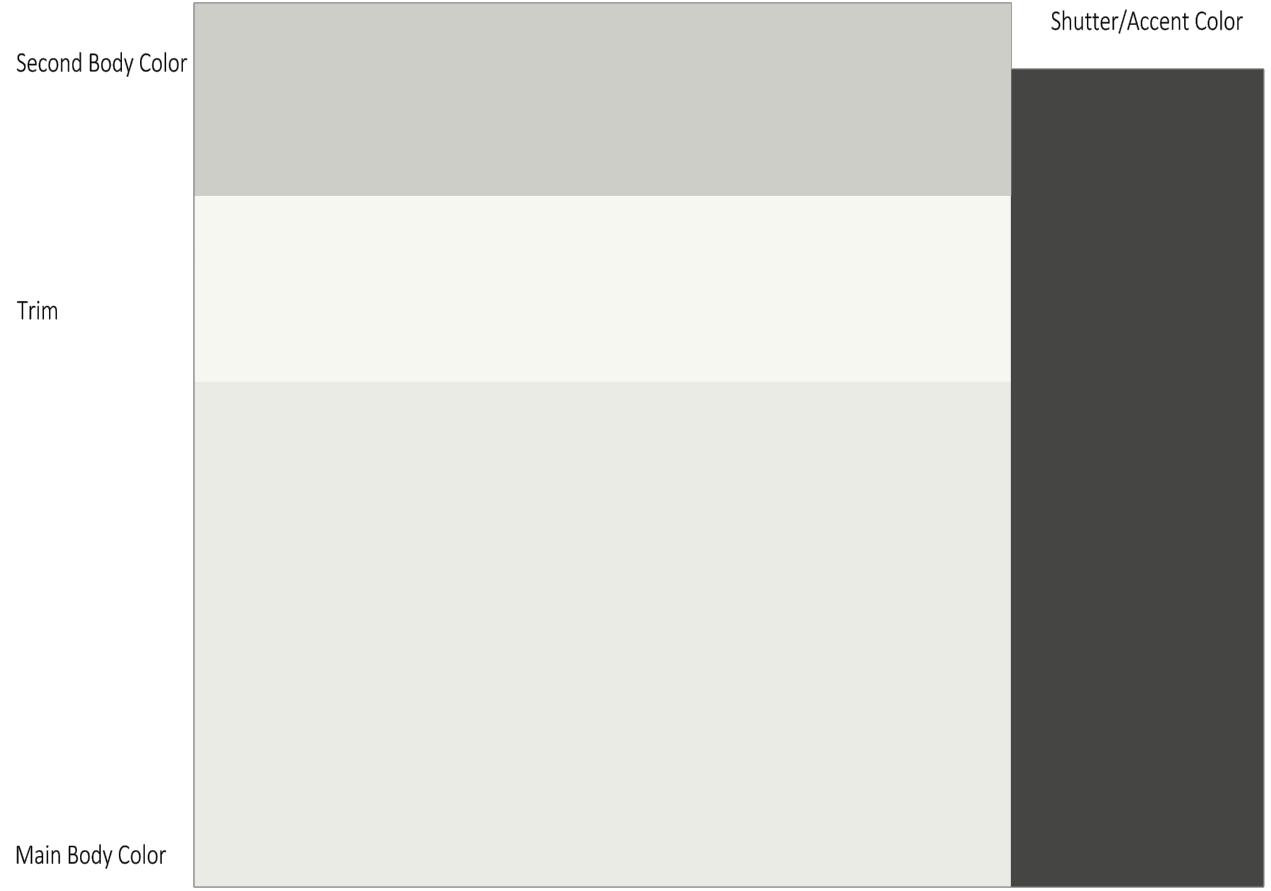




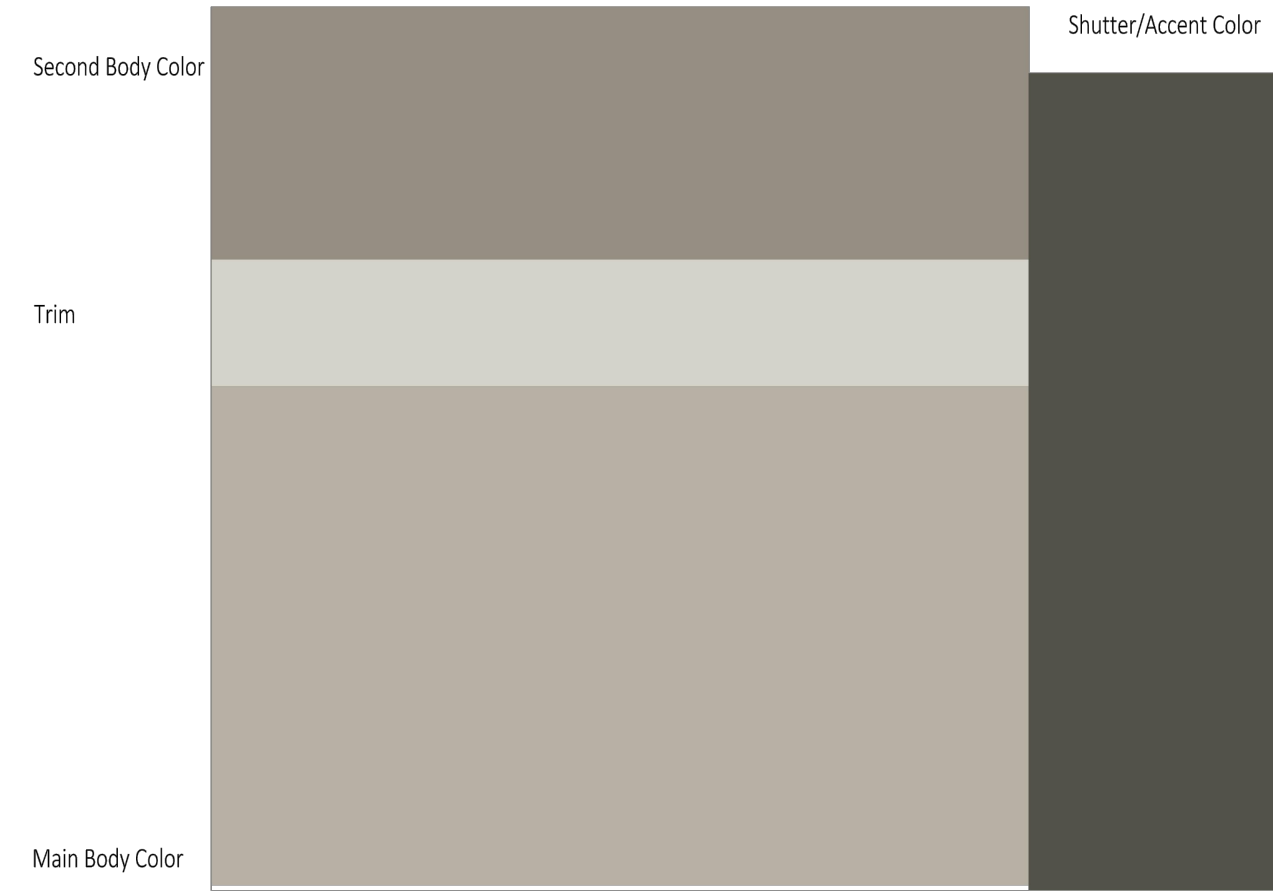
JONES HOMES USA Farmhouse 3



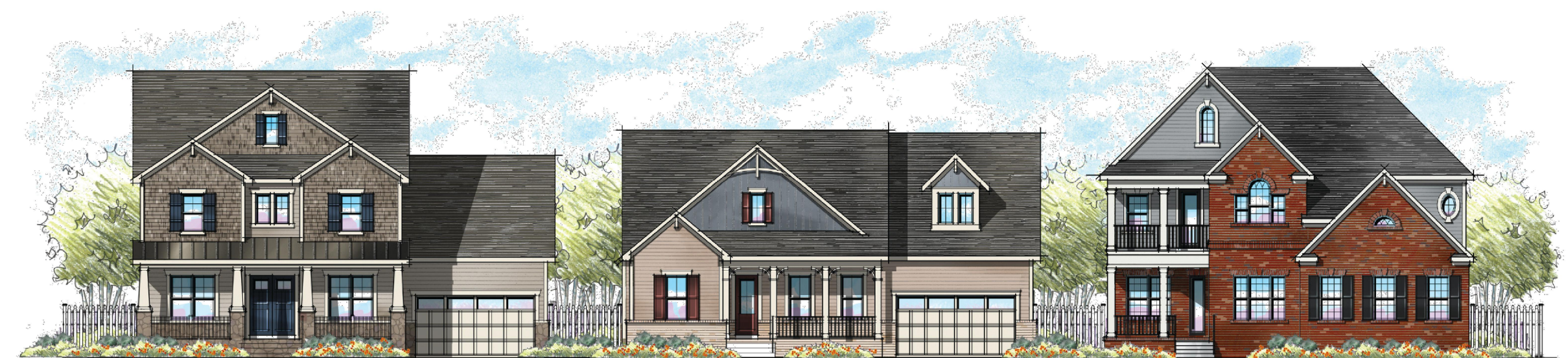
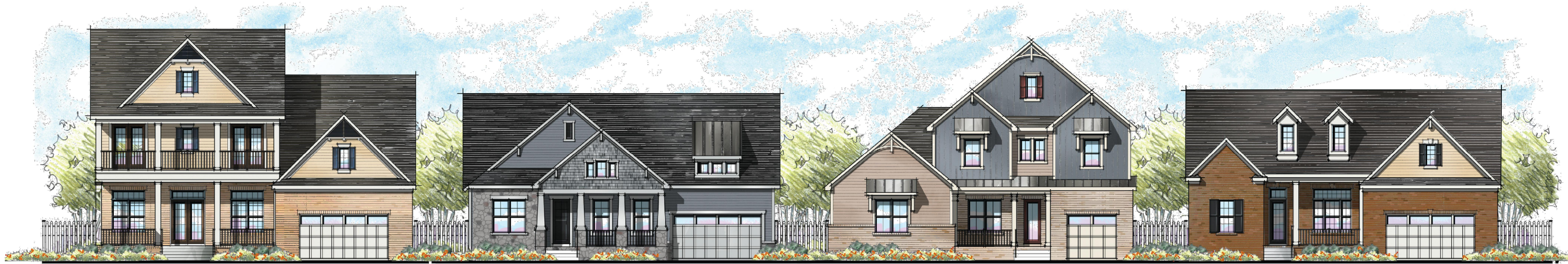
JONES HOMES USA Shingle 4



JONES HOMES USA Georgian 1



JONES HOMES USA French Country 2



Streetscape

THE HERITAGE AT MARVIN
21089-1
AA26002897
07.15.22
©2022 Housing Design Matters



PROJECT
HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

LANDESIGN PROJ.# 1021139

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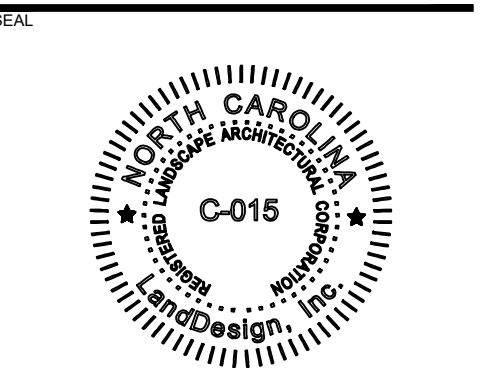
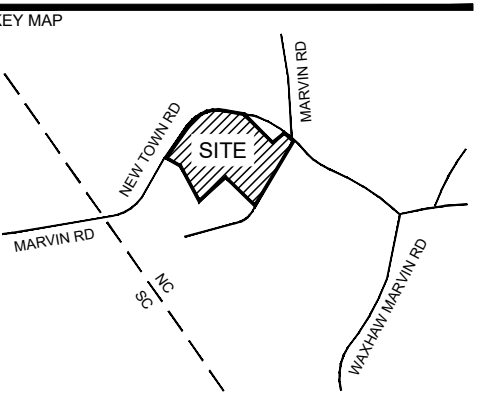
DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
ARCHITECTURE

SHEET NUMBER
RZ-7.0



PROJECT
HERITAGE AT MARVIN

JCH NC, LLC
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SCALE: NORTH

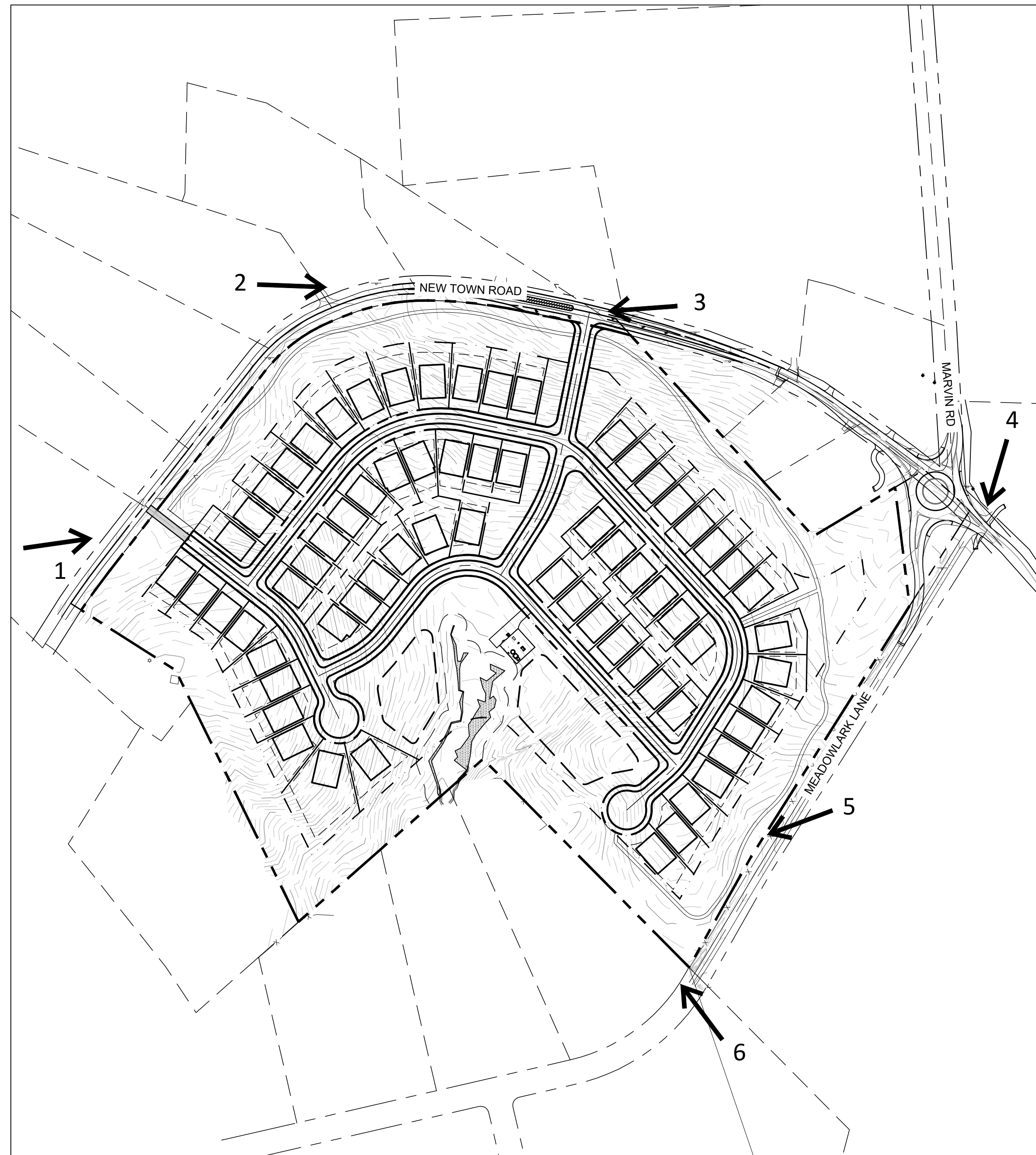
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HORZ: N/A

SHEET TITLE

STREET PERSPECTIVES

SHEET NUMBER

RZ-8.0



PLAN

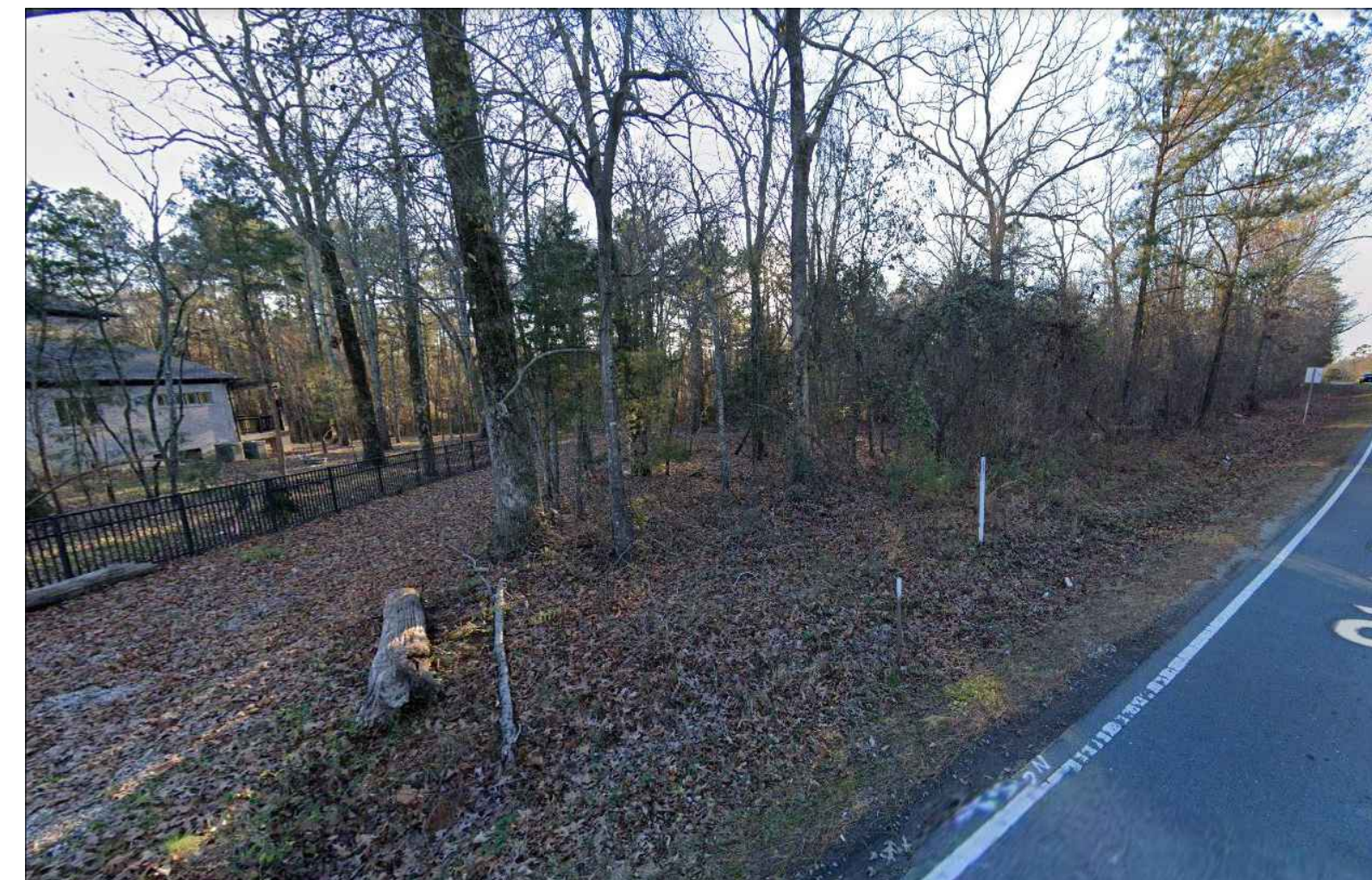
SCALE 1:200



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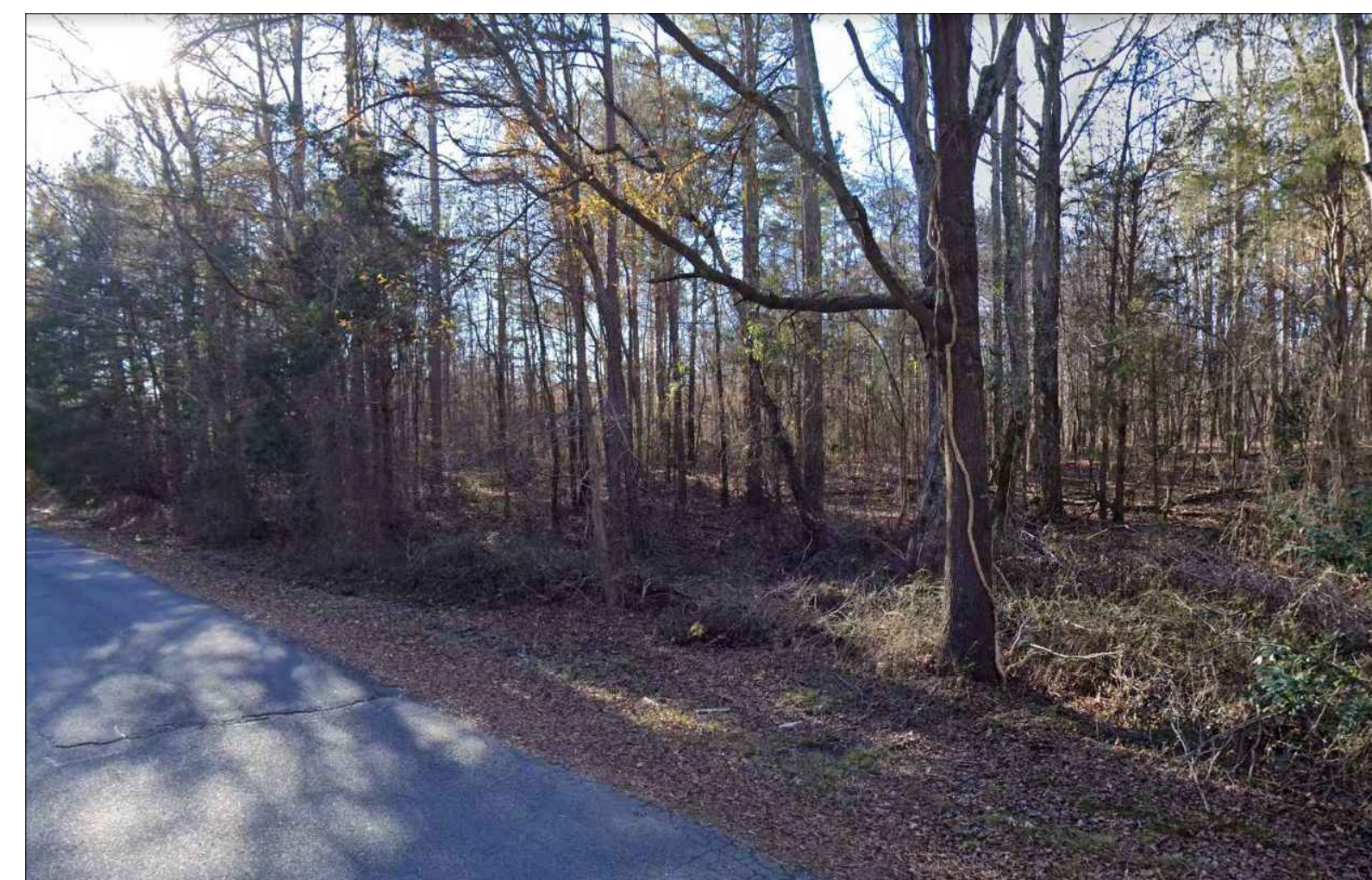
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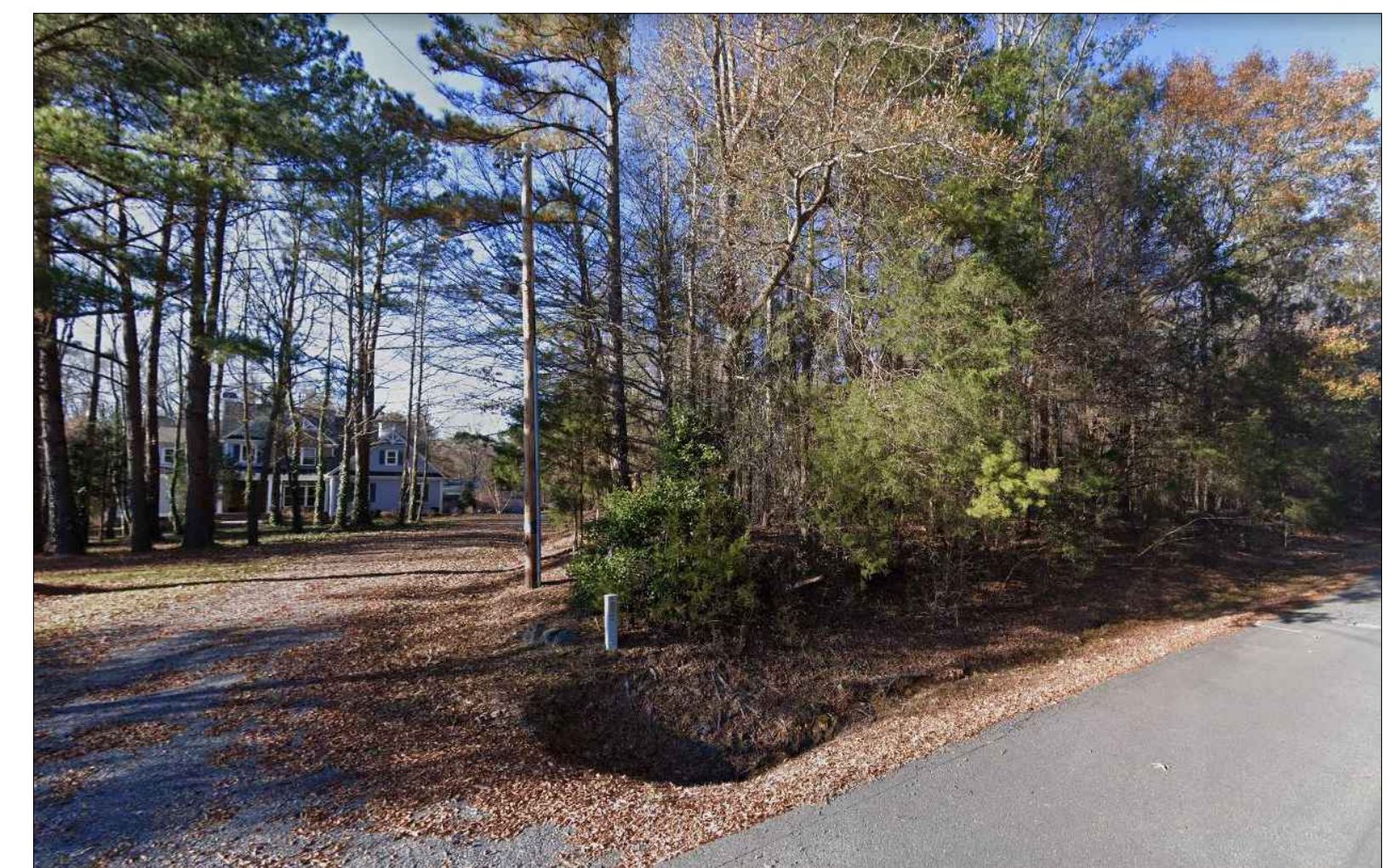
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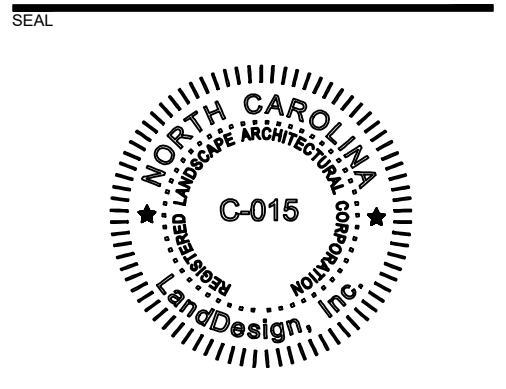
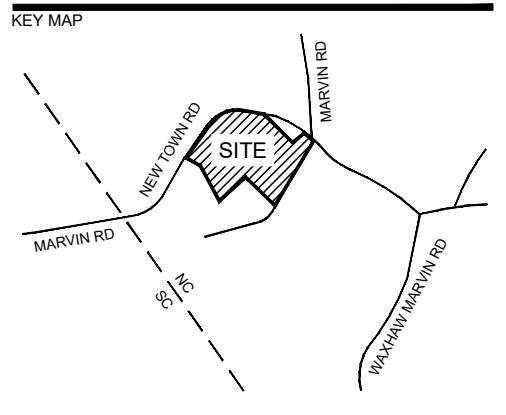
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5



6



PROJECT

HERITAGE AT MARVIN

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VILLAGE OF MARVIN
UNION COUNTY, NC

LANDDESIGN PROJ# 1021139

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DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

OPEN SPACE

SHEET NUMBER

RZ-9.0

OPEN SPACE REQUIRED: 13.15 ACRES
(30.0% OF GROSS ACREAGE)
OPEN SPACE PROVIDED: ±19.10 ACRES (40.55%)



DEDICATED ROW
(+/- 1.13 AC)

OPEN SPACE
(+/- 1.05 AC)

FUTURE ROUNDABOUT
ROAD IMPROVEMENT

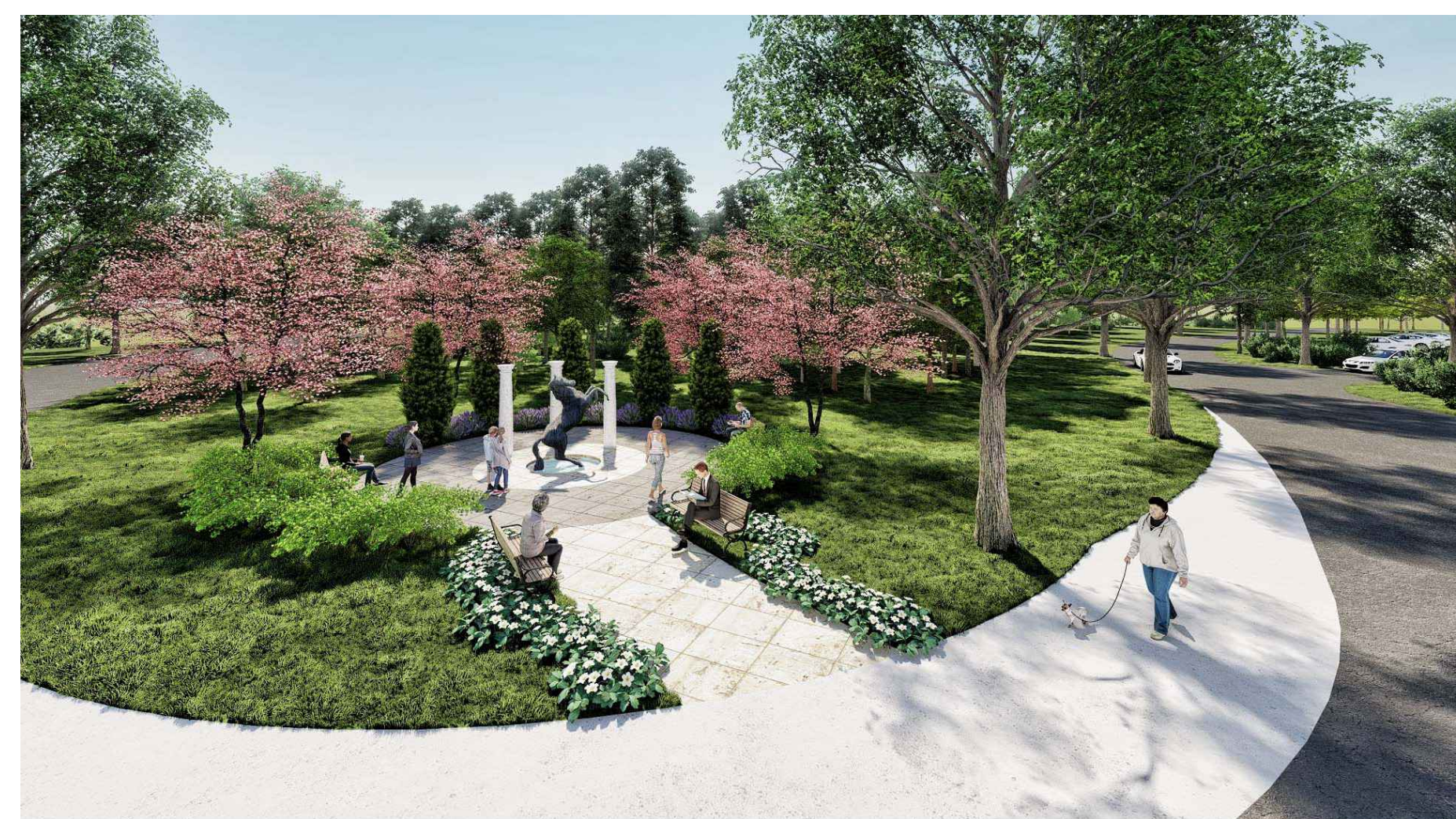
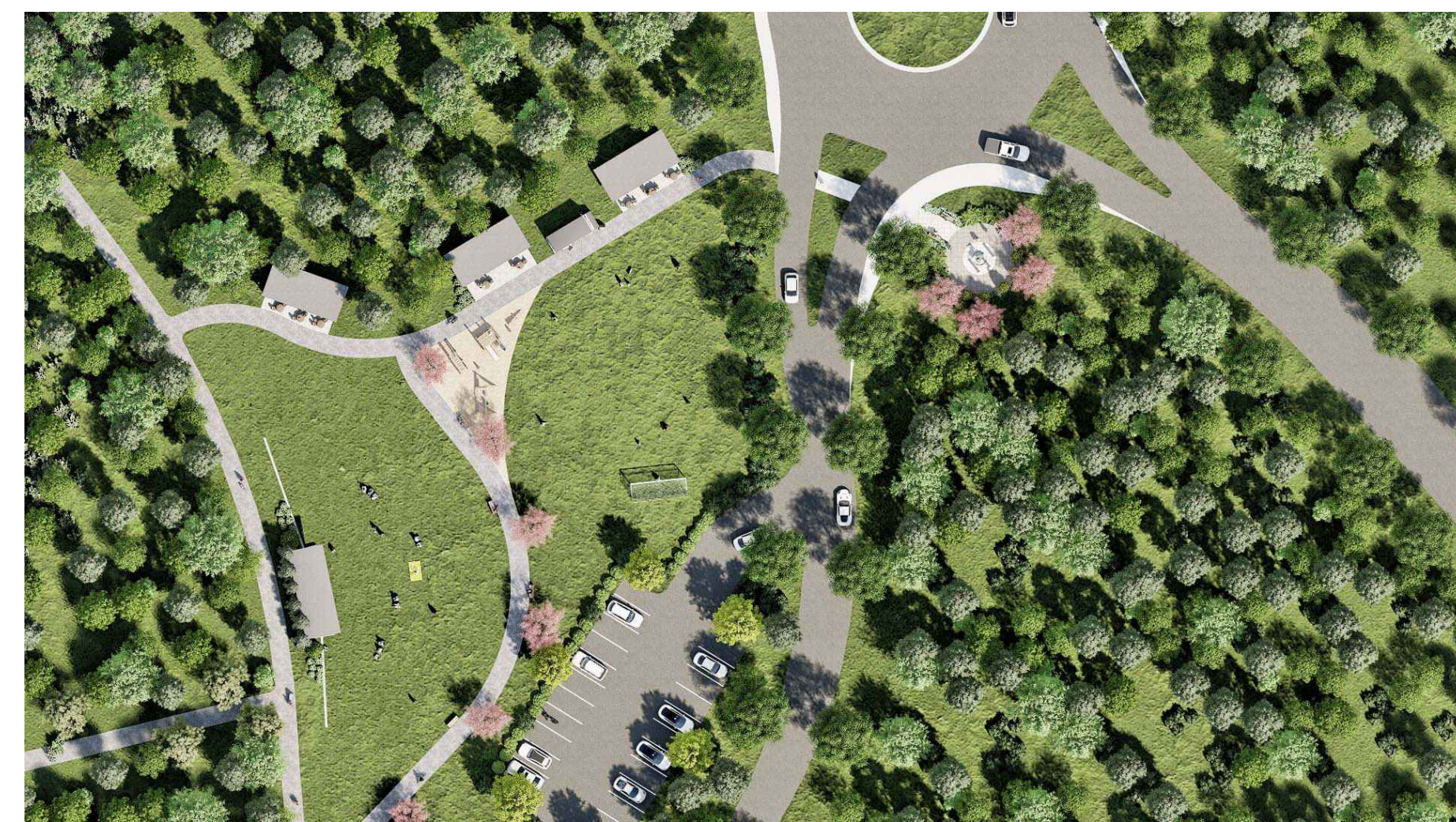
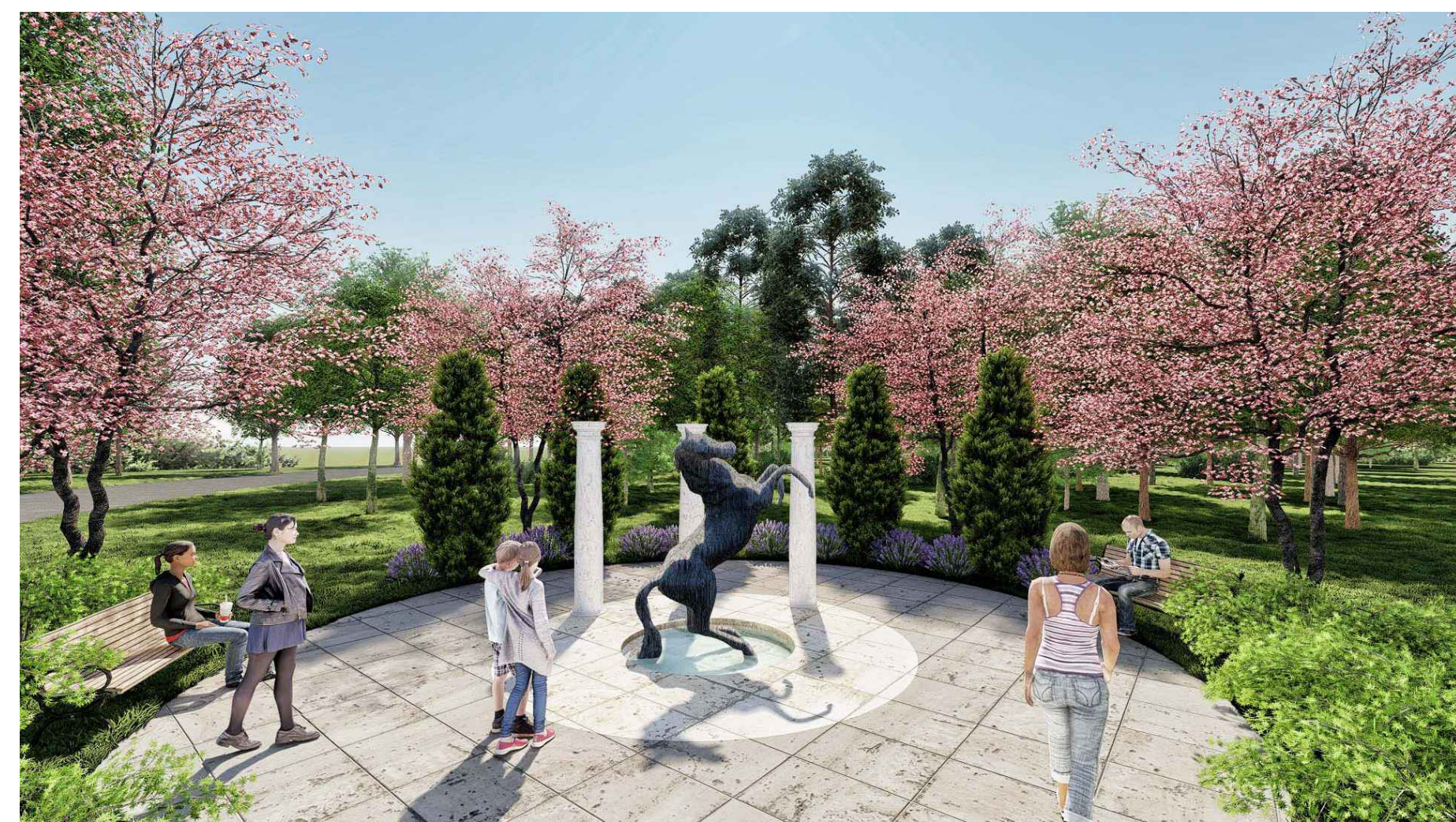
ROW DEDICATION
(+/- 0.70 AC)

POTENTIAL FUTURE
IMPROVEMENTS BY
TOWN OF MARVIN

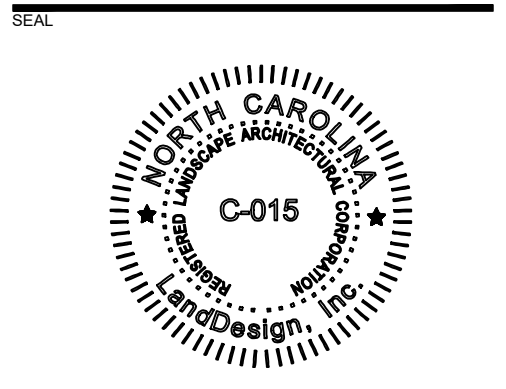
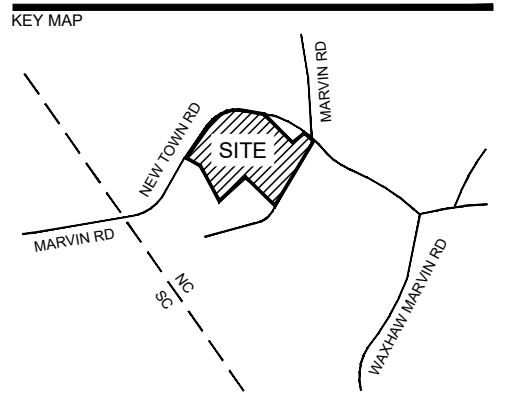
HERITAGE PARK - FUTURE
IMPROVEMENTS BY TOWN
OF MARVIN (+/- 2.25 AC)

TRAIL / LINEAR PARK
(+/- 5.82 AC)

EXISTING
WETLANDS
PROPOSED
PUMP STATION



CONCEPTUAL IMAGERY OF HERITAGE PARK - FUTURE IMPROVEMENTS BY THE VILLAGE OF MARVIN



HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

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DESIGNED BY: MEK
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SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

CONCEPTUAL IMAGERY

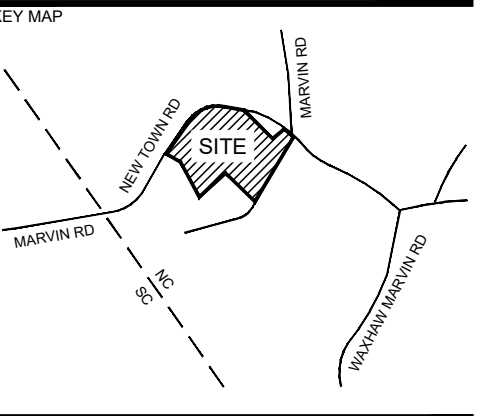
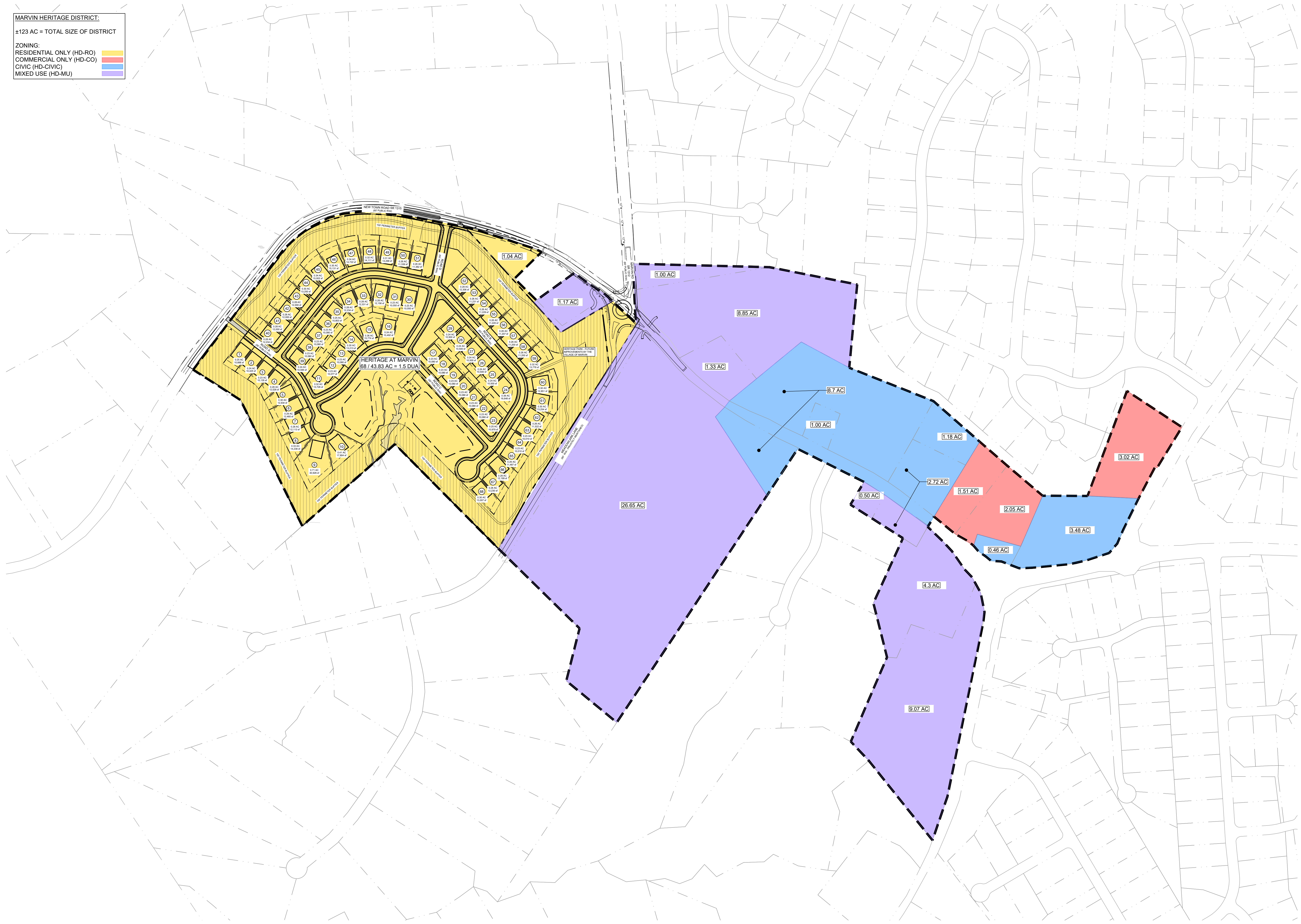
SHEET NUMBER

RZ-10.0



MARVIN HERITAGE DISTRICT:
±123 AC = TOTAL SIZE OF DISTRICT

ZONING:
RESIDENTIAL ONLY (HD-RO) ■
COMMERCIAL ONLY (HD-CO) ■
CIVIC (HD-CIVIC) ■
MIXED USE (HD-MU) ■



PROJECT:
HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
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DESIGNED BY: MEK
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SCALE: NORTH

VERT: N/A
HORZ: 1"=100'

SHEET TITLE
HERITAGE DISTRICT

SHEET NUMBER
RZ-11.0