

Marvin Grove

9904 & 9908 Newtown Road

Marvin, NC

Planning Board Meeting

September 17, 2024



Zepa Industries

**JOHNSTON
ALLISONHORD**
START HERE



Land Planning & Civil Design
Project Management

West Engineering, Inc.

224 Westinghouse Blvd., Suite 603
Charlotte, North Carolina 28275
(704) 363-8178 (office)
(704) 363-4748 (fax)
NC Corporation C-1051

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COMPOSITE PRELIMINARY SITE OVERVIEW

ZEPSA CONSTRUCTION, INC.
9908 NEW TOWN ROAD
MARVIN, NC 28173-8578

JOHNSTON ALLISON HORD COUNTY

SHEET STATUS

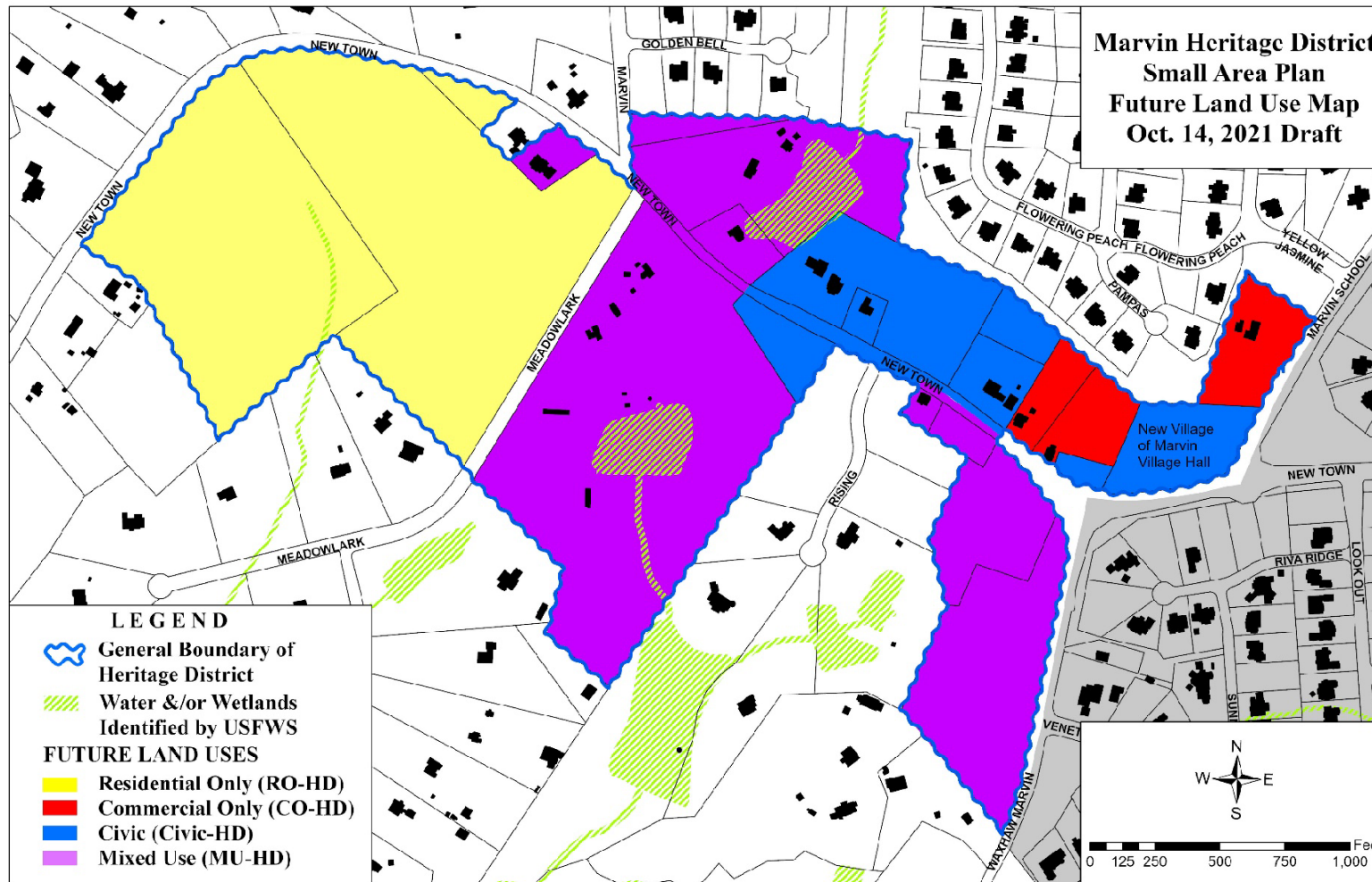
BY	DATE	COMMENT	BY

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO.: 227003
SHEET NO.: C-1.1

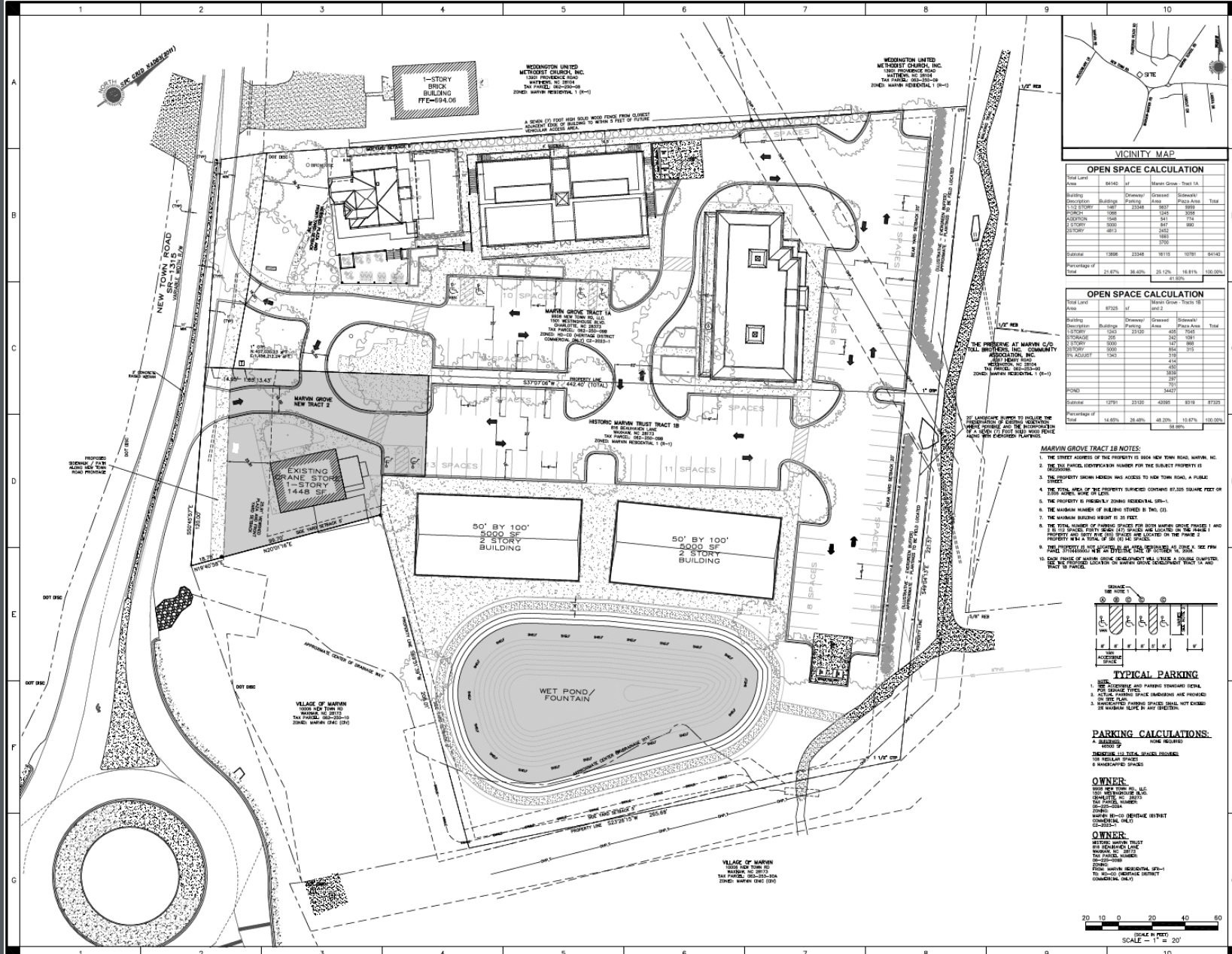
Project Location



Marvin Heritage District
 Small Area Plan
 Future Land Use Map
 Oct. 14, 2021 Draft



Note: Boundaries of the Marvin Heritage District (external) and Future Land Uses (internal) shown on this map are not zoning districts and are advisory in nature, without independent regulatory effect. These boundaries will be considered by the Planning Board and Village Council when considering map amendments (rezonings) to the Official Zoning Map. When the Planning Board and Village Council consider proposed rezonings, this map will be consulted. These boundary lines (external and internal) are generalized, and as such, are not intended to be precisely aligned with parcel lines.



West Engineering, Inc.
Land Planning & Civil Survey
Project Management
3401 Marlowe Corporate Lane
Charlotte, North Carolina 28203
(704) 552-3379 (office)
(704) 552-5100 (cell)
NC Certificate C-2651

VICINITY MAP

OPEN SPACE CALCULATION

Building	Openway	Grassed	Shaded	Total
1-1 STORY	1243	21320	492	22955
2-1 STORY	506	245	1987	3138
3-1 STORY	1000	848	247	2095
4-1 STORY	500	848	395	1743
5-1 STORY	4913	1662	2952	9527
Subtotal	13262	23344	3871	30477
Percentage of Total	21.87%	38.40%	25.12%	100.00%

OPEN SPACE CALCULATION

Building	Openway	Grassed	Shaded	Total
1-1 STORY	1243	21320	492	22955
2-1 STORY	506	245	1987	3138
3-1 STORY	1000	848	247	2095
4-1 STORY	500	848	395	1743
5-1 STORY	4913	1662	2952	9527
Subtotal	12761	23320	4206	30287
Percentage of Total	18.03%	38.40%	48.20%	100.00%

MARVIN GROVE TRACT 1B NOTES:

- THE STREET ADDRESS OF THE PROPERTY IS 9904 NEW TOWN ROAD, MARVIN, NC.
- THE 2025 PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 02-255-27-01.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO HIGH TOWN ROAD, A PUBLIC STREET.
- THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 87,388 SQUARE FEET OF LAND.
- THE PROPERTY IS PRESENTLY ZONED RESIDENTIAL 1 (R-1).
- THE MAXIMUM NUMBER OF BUILDINGS PERMITTED IS TWO (2).
- THE MAXIMUM BUILDING HEIGHT IS 24 FEET.
- THE TOTAL NUMBER OF PARKING SPACES FOR BOTH MARVIN GROVE TRACTS 1 AND 2 IS 153 SPACES. PARKING SPACES ARE LOCATED ON THE MARVIN GROVE TRACT 1 AND TRACT 2. ALL 153 SPACES ARE LOCATED ON THE MARVIN GROVE TRACT 1 AND TRACT 2.
- THE TOTAL NUMBER OF HANDICAPPED SPACES IS 15. SEE PLAN SHEET FOR LOCATIONS OF HANDICAPPED SPACES.
- FOR THE PURPOSE OF THIS PLAN, THE 15 HANDICAPPED SPACES ARE TO BE CONSIDERED AS 15 SPACES.
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TYPICAL PARKING

- SEE PLAN SHEET FOR HANDICAPPED SPACES.
- SEE PLAN SHEET FOR HANDICAPPED SPACES.
- ACTUAL PARKING SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE ACTUAL CONSTRUCTION OF THE PROJECT.
- HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% OF THE TOTAL NUMBER OF SPACES.

PARKING CALCULATIONS:

A. BUILDING: 1000 S.F. = 1000 S.F. = 1000 S.F. = 1000 S.F.

B. HANDICAPPED SPACES: 15

C. TOTAL SPACES: 153

D. TOTAL SPACES: 153

OWNER:
9904 NEW TOWN RD, LLC
1000 WESTPARK BLVD
MARVIN, NC 28126
TAX PARCEL: 02-255-27-01
ZONING: RESIDENTIAL 1 (R-1)
TO: MARVIN GROVE TRACT 1 (R-1)
COMMISSION: DISTRICT COMMISSION, DISTRICT 1

OWNER:
MARVIN GROVE TRUST
MARVIN GROVE TRACT 1B
1000 WESTPARK BLVD
MARVIN, NC 28126
TAX PARCEL: 02-255-27-01
ZONING: RESIDENTIAL 1 (R-1)
TO: MARVIN GROVE TRACT 1 (R-1)
COMMISSION: DISTRICT COMMISSION, DISTRICT 1

OWNER:
MARVIN GROVE TRACT 2
1000 WESTPARK BLVD
MARVIN, NC 28126
TAX PARCEL: 02-255-27-02
ZONING: RESIDENTIAL 1 (R-1)
TO: MARVIN GROVE TRACT 2 (R-1)
COMMISSION: DISTRICT COMMISSION, DISTRICT 1

SHEET STATUS

NO.	DATE	COMMENTS	BY
1	02/27/24	ISSUED FOR REVIEW	TRZ

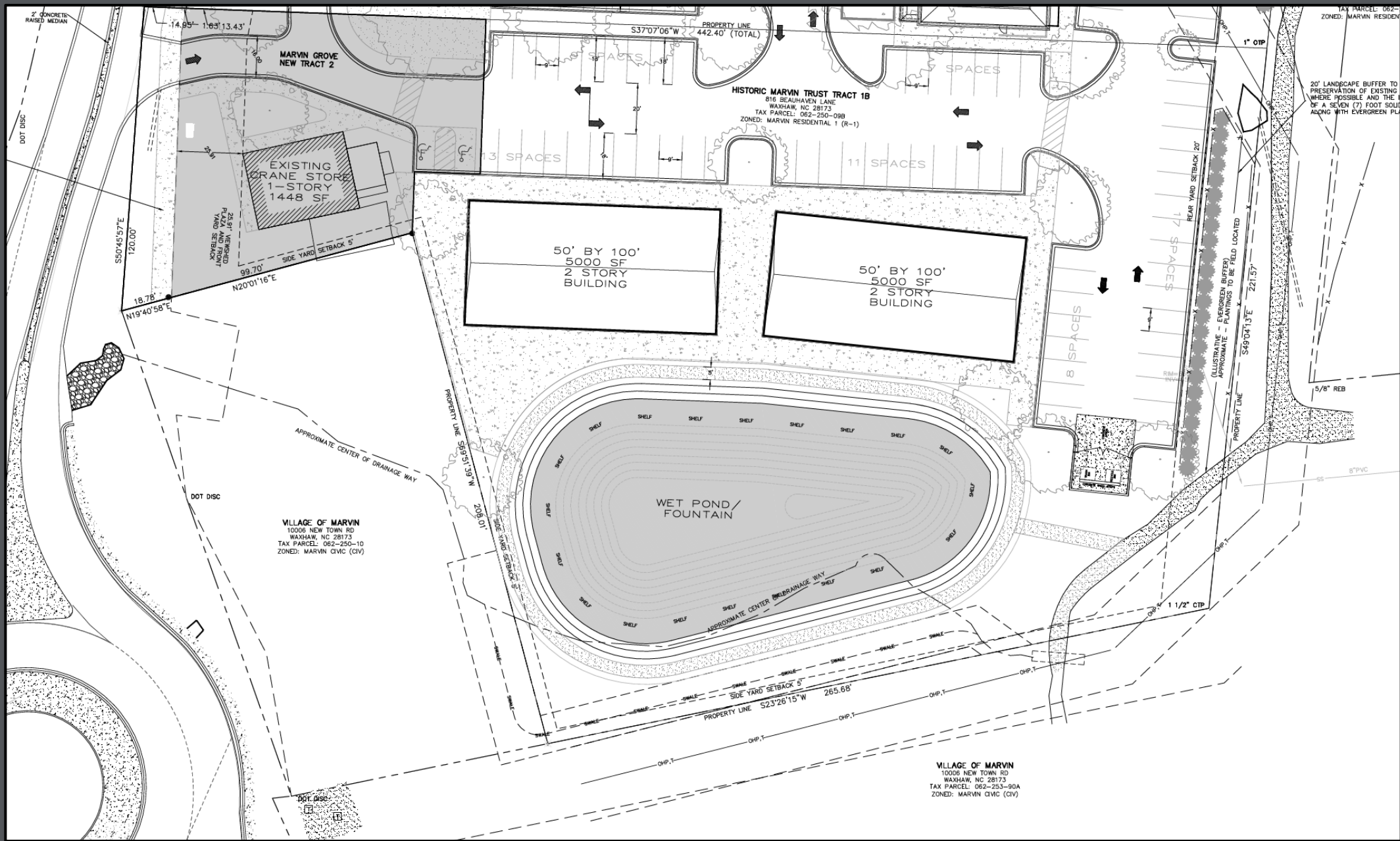
SCALE IN FEET: 1" = 20'



Marvin Grove - Tract 1B & New Tract 2



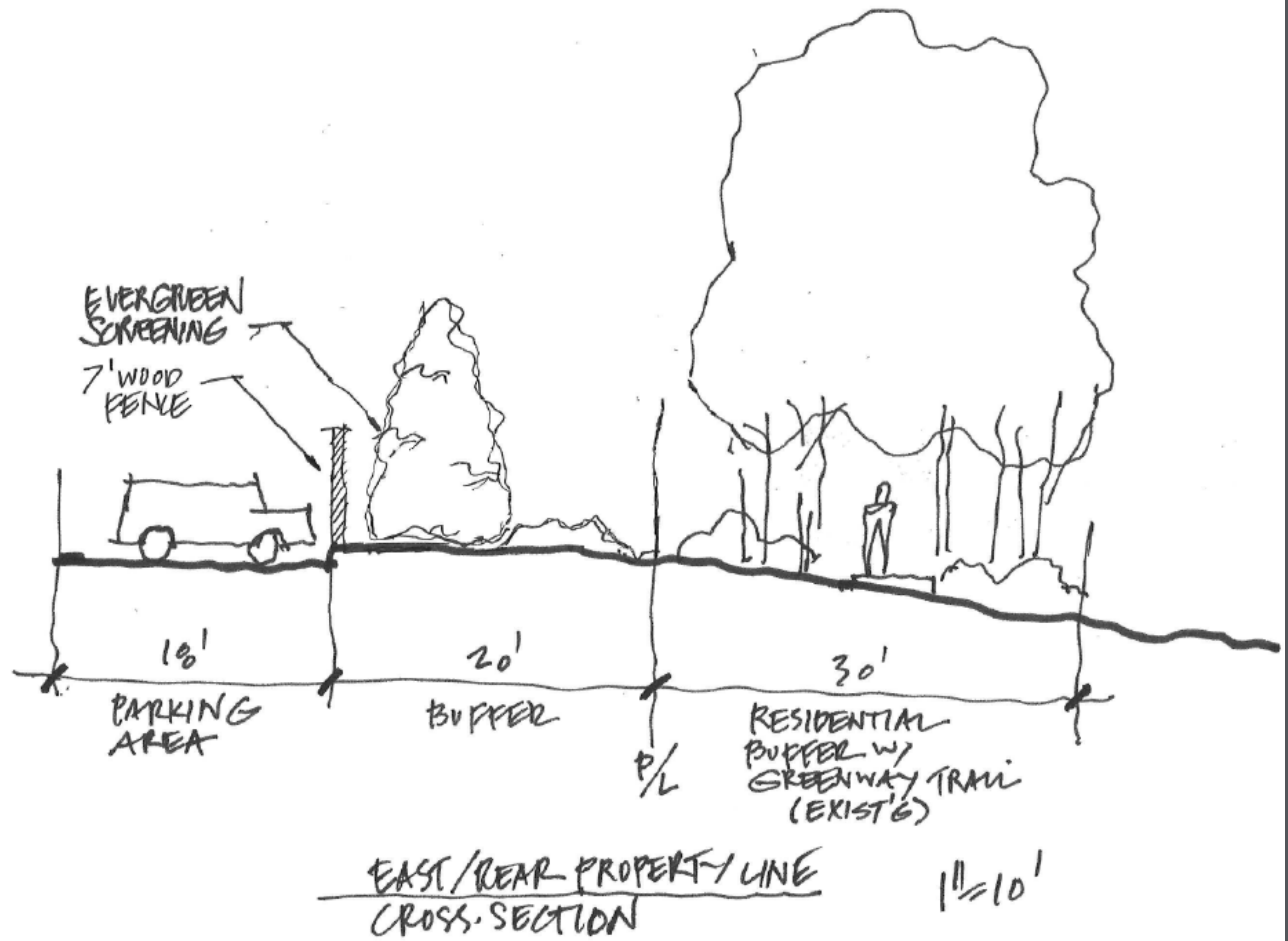
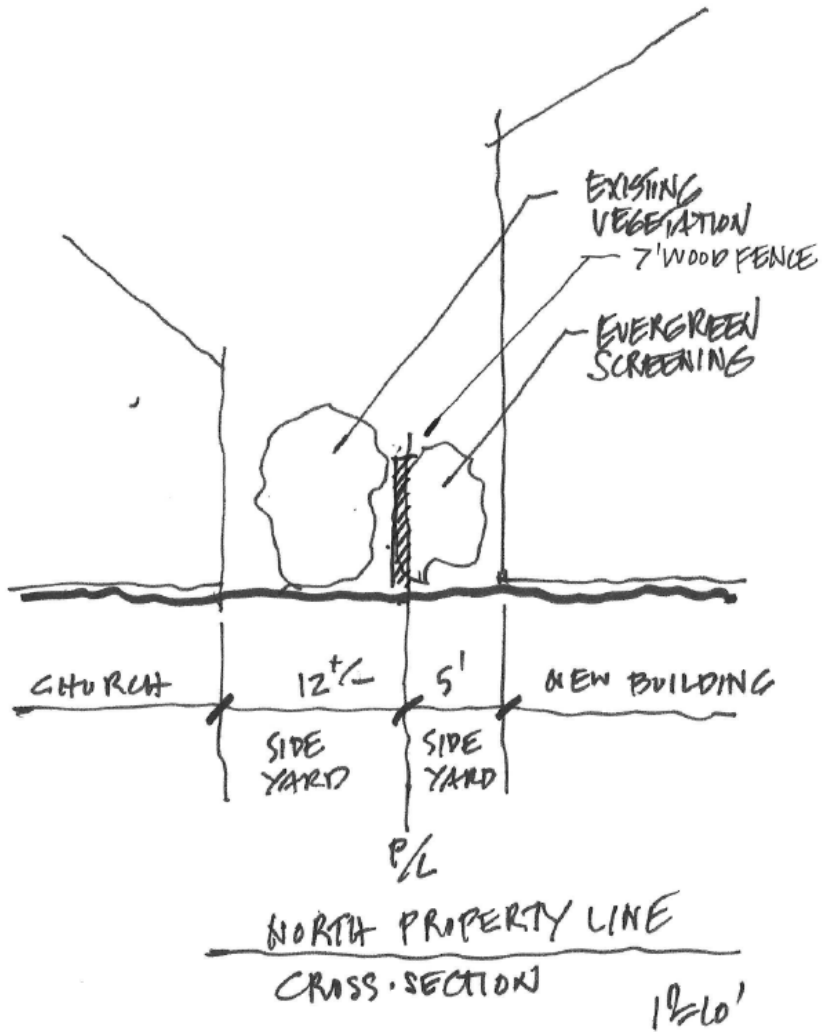
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Marvin Grove - Tract 1B & New Tract 2



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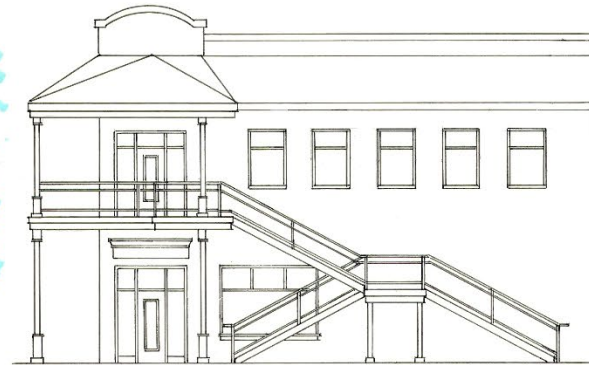
Marvin Grove - Cross Sections





9908 New Town Rd.
Extended Parcel
Marvin, NC

Elevations and colors are illustrative and subject to change.



9908 New Town Rd.
Extended Parcel
Marvin, NC

Elevations and colors are illustrative and subject to change.

