

REZONING PETITION

HERITAGE AT MARVIN

JCH NC, LLC

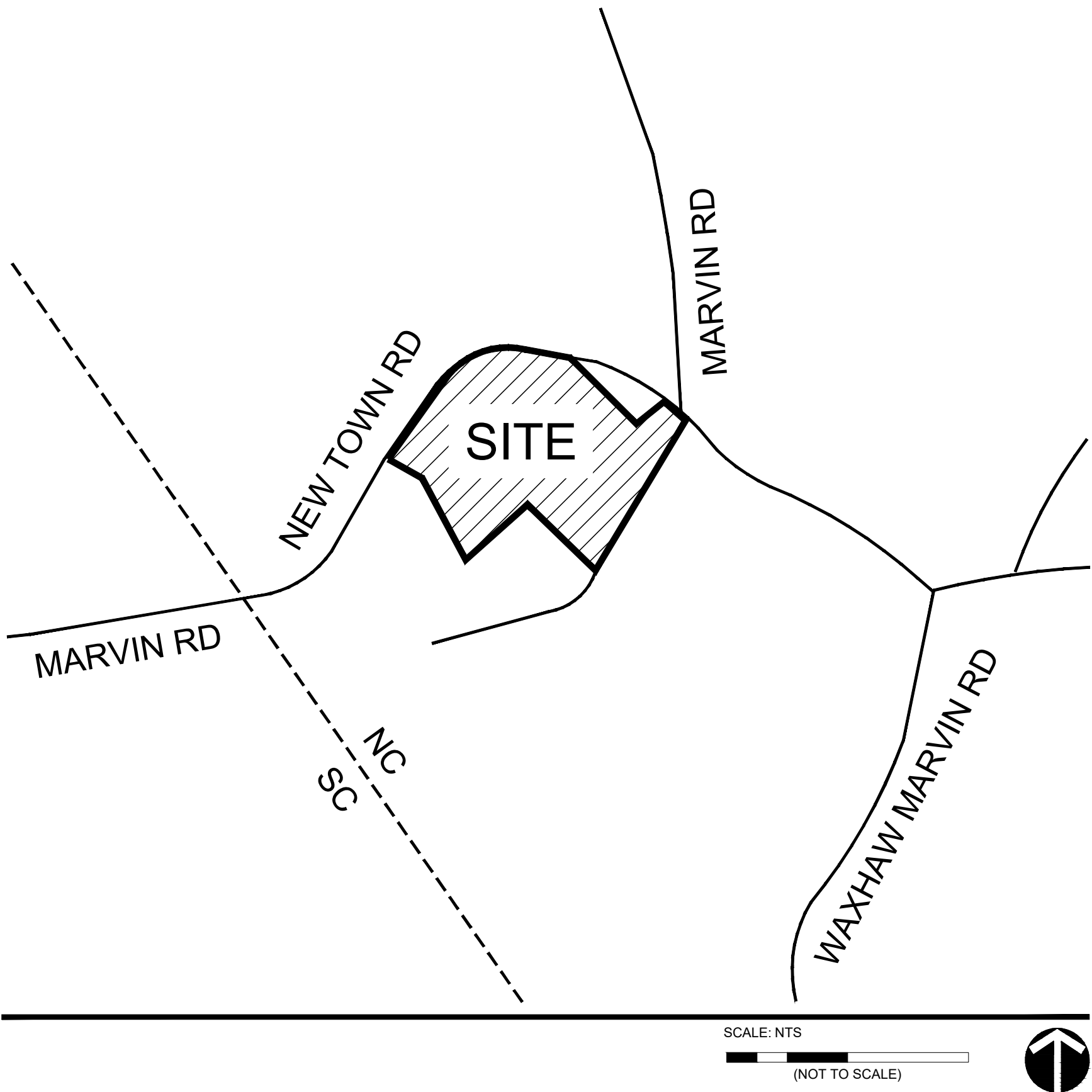
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

DATE: 07/25/2022

SHEET INDEX

SHEET NUMBER	SHEET TITLE
RZ-1.0	COVER
RZ-2.0	SURVEY
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RZ-4.0	SITE PLAN WITH AERIAL
RZ-5.0	UTILITY PLAN
RZ-6.0	SLOPE ANALYSIS
RZ-7.0	ARCHITECTURE
RZ-8.0	STREET PERSPECTIVES
RZ-9.0	OPEN SPACE
RZ-10.0	CONCEPTUAL IMAGERY
RZ-11.0	HERITAGE DISTRICT

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

JCH NC, LLC
370 CENTERPOINTE CIRCLE
SUITE 1136
ALTAMONTE SPRINS, 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

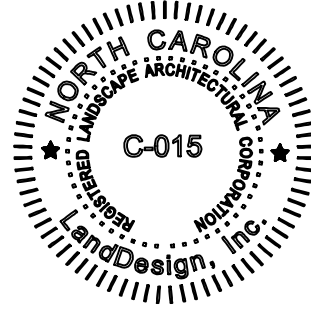
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: MASON GREESON, PE

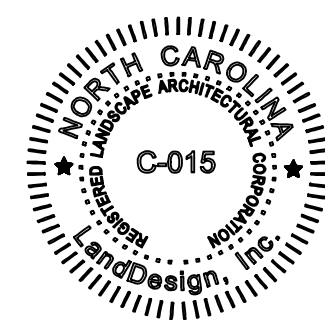
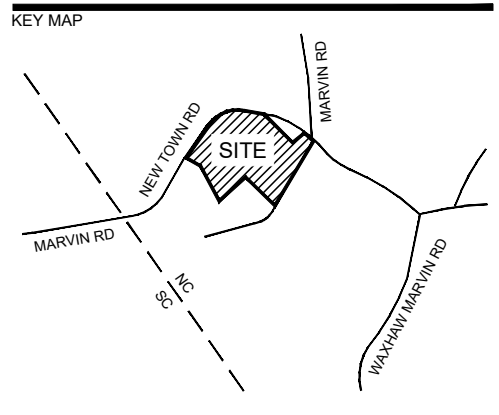
SURVEYOR

CAROLINA DEVELOPMENT SERVICES
MONROW, NC 28110
704.238.1229

SURVEYOR

METROLINA LAND SURVEYING
CHARLOTTE, NC 28227
704.741.1700





PROJECT

HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

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

VERT: N/A
HORZ: N/A

SHEET TITLE

SURVEY

SHEET NUMBER

RZ-2.0

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

P (704) 441-1700
F (800) 721-2353
NC REG-4584 & SC REG-6106
8521 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 4357 PG 494
PARCEL # 06-225-022, DB 189 PG 86, DB 5 FILE 126, PG 1 FILE 91-A

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



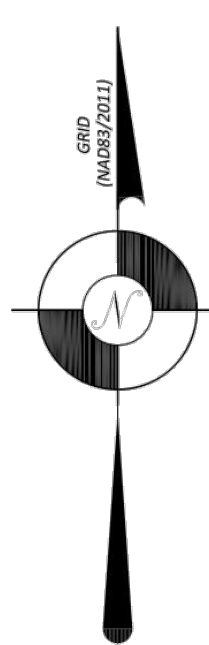
Scale: 1" = 100'

Sheet No. 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,433.85	147.76	147.70	S 47°56'00" E	5°54'15"
C2	1,785.00	115.80	115.79	N 30°57'42" E	5°50'05"
C3	424.52	218.37	215.02	N 62°37'00" E	28°27'54"
C4	592.00	176.21	176.21	N 60°10'31" E	1°30'00"
C5	582.00	212.49	211.23	N 70°50'05" E	21°39'49"
C6	1,136.00	220.89	200.62	S 84°12'30" E	10°30'55"
C7	4,400.00	214.25	214.23	S 77°42'25" E	2°42'24"

LINE BEARING	DISTANCE
1.1	N 60°10'31" E 176.21
1.2	S 70°13'11" E 42.24

TIE ONLY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S 44°37'25" E	62.41'
T2	S 48°26'31" W	128.61'
T3	N 31°04'18" E	293.16'
T4	N 37°53'25" E	177.53'
T5	N 38°27'06" E	304.44'
T6	N 68°26'46" E	172.90'
T7	N 61°45'59" W	203.17'
T8	N 39°21'24" W	195.52'



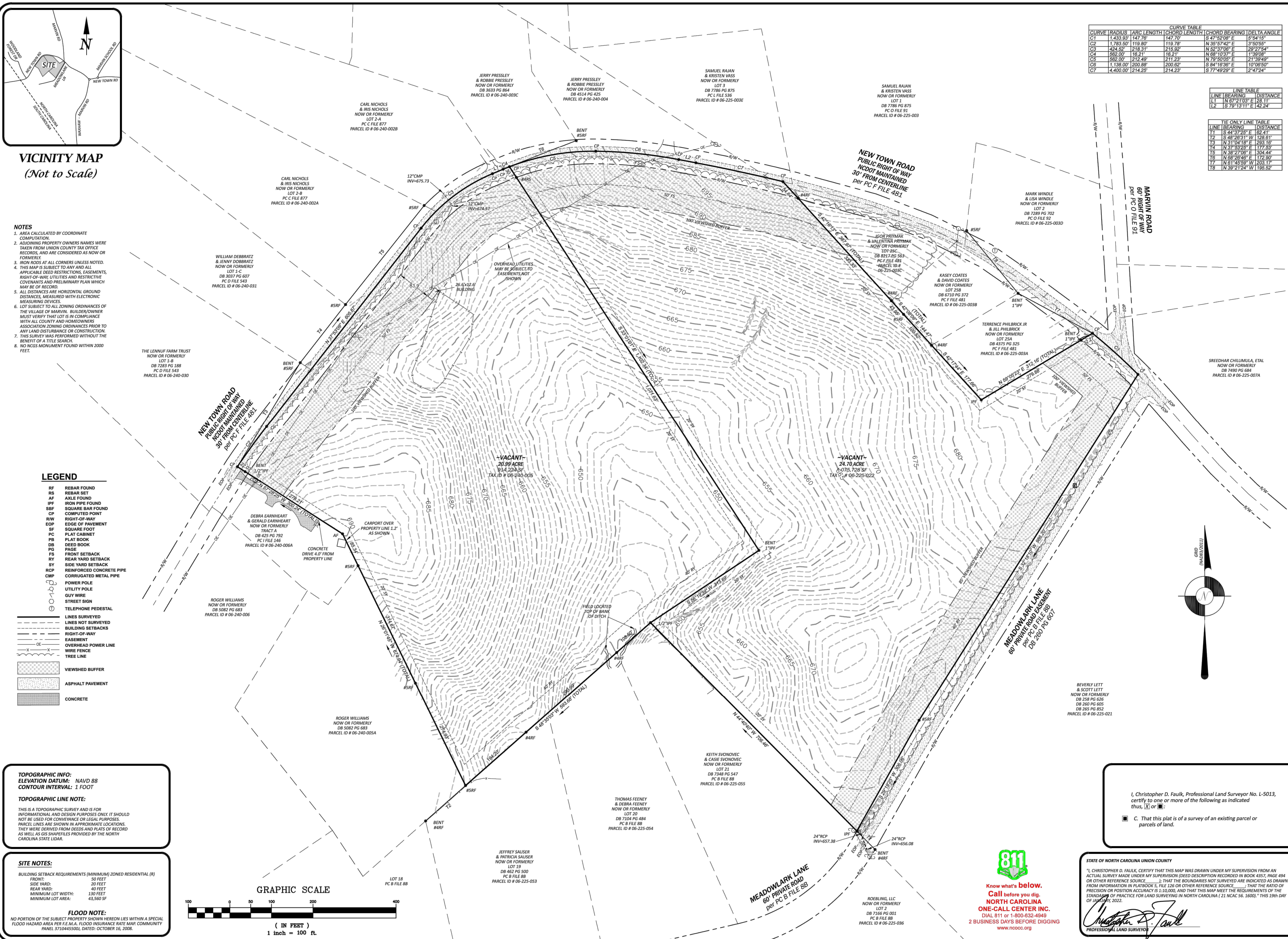
BEVERLY LETT
& SCOTT LETT
NOW OR FORMERLY
DB 258 PG 626
DB 260 PG 605
DB 380 PG 852
PARCEL ID # 06-225-021

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.

811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
WWW.ONECALL.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 RECORDED IN BOOK 4357, PAGE 494
ON 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 56.1800). *THIS 19th DAY
OF JANUARY, 2022.
Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR

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VICINITY MAP
(Not to Scale)

- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADDITIONAL PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. 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.
 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE VILLAGE OF MARVIN. BUYER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 8. NO NCSS MONUMENT FOUND WITHIN 2000 FEET.

LEGEND

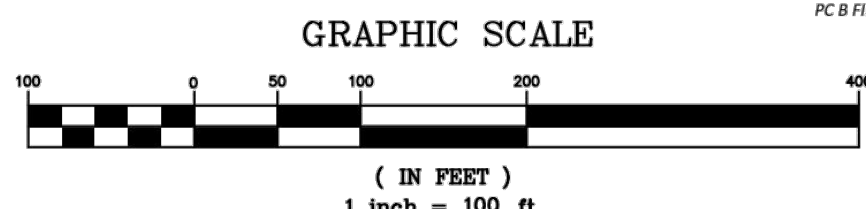
- RF REBAR FOUND
- RS REBAR SET
- AF AXLE FOUND
- BP BORN PIPE FOUND
- SBF SQUARE BAR FOUND
- CP COMPUTED POINT
- RW RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT
- SF SQUARE FOOT
- PC PLAT CABINET
- SB SLAT BOOK
- DB DEED BOOK
- PS FRONT SETBACK
- RY REAR YARD SETBACK
- SY SIDE YARD SETBACK
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PO POWER POLE
- UP UTILITY POLE
- GW GUY WIRE
- SS STREET SIGN
- TE TELEPHONE PEDESTAL
- LS LINES SURVEYED
- LN LINES NOT SURVEYED
- BL BUILDING SETBACKS
- RO RIGHT-OF-WAY
- EA EASEMENT
- OP 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 LDM.

SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RESIDENTIAL (R)
FRONT: 30 FEET
SIDE YARD: 20 FEET
REAR YARD: 10 FEET
MINIMUM LOT WIDTH: 130 FEET
MINIMUM LOT AREA: 43,560 SF

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 8710455500, DATED: OCTOBER 16, 2005.





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: ±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: 70 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

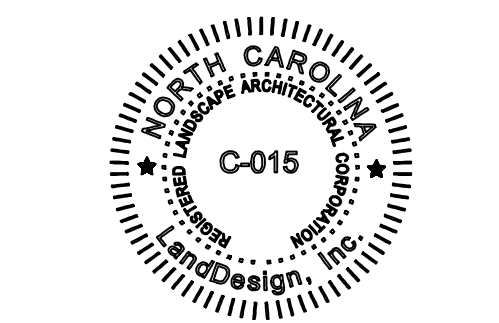
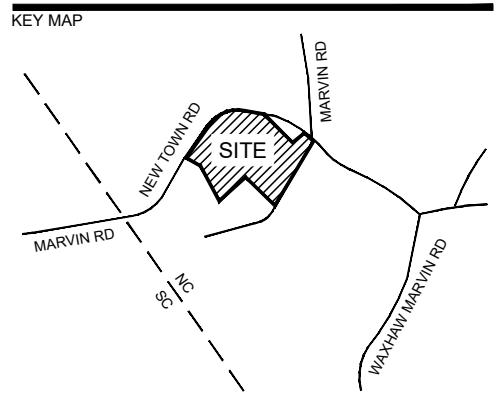
OPEN SPACE REQUIRED: 13.15 ACRES
(30.0% OF GROSS ACREAGE)
OPEN SPACE PROVIDED: ±19.10 ACRES (40.55%)

TOTAL LOTS: 68
AVERAGE LOT SIZE: 12,325F (0.28 AC)
DENSITY: 1.55 DUA

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 ENCR OACH 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.



PROJECT

HERITAGE AT
MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

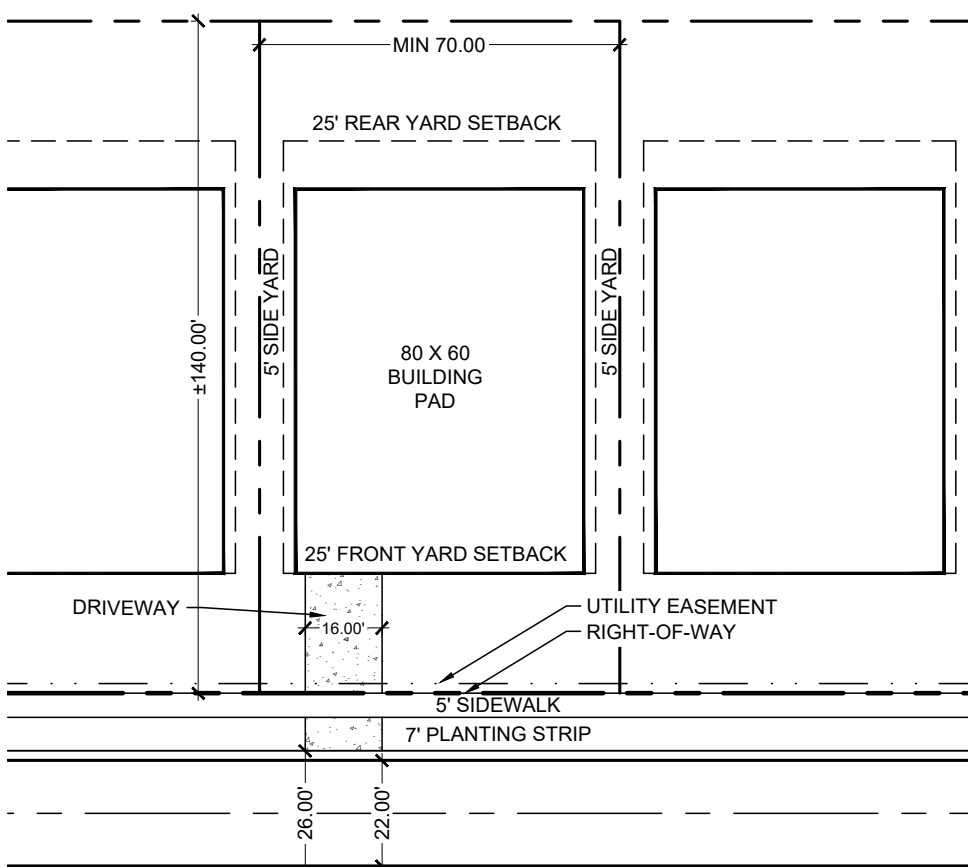
LANDDESIGN PROJ# 1021139

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

SCALE: VERT: N/A
HORZ: 1"=100'
SHEET TITLE: SITE PLAN
SHEET NUMBER: RZ-3.0



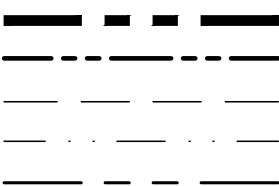
TYPICAL LOT PLAN

HATCH LEGEND

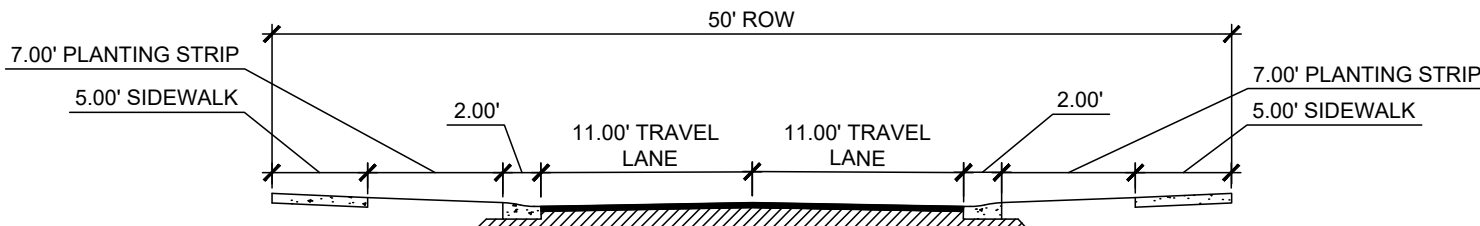
VIEWSHED BUFFER

LINETYPE LEGEND

PROJECT BOUNDARY LINE
PROP. R/W
SETBACK LINE
UTILITY EASEMENT
LOT LINE



TYPICAL STREET CROSS SECTION



ADJACENT PROPERTIES

- PID: 06225003A
TERRENCE JR PHILBRICK
10209 NEWTOWN RD
WAXHAW, NC 28173
DB 4375 PG 325
- PID: 06225003B
KASEY COATES
10213 NEW TOWN RD
MARVIN, NC 28173
DB 1068 PG 569
- PID: 06225003C
SCOTT LETT
1005 MEADOWLARK LN
WAXHAW, NC 28173
DB 1068 PG 569
- PID: 06225003
SAMUEL M RAJAN
840 MARVIN RD
WAXHAW, NC 28173
DB 5302 PG 37
- PID: 06225003E
SAMUEL M RAJAN
840 MARVIN RD
WAXHAW, NC 28173
DB 5302 PG 37
- PID: 06240004
ALEXANDER PRESSLEY
10316 NEW TOWN RD
MARVIN, NC 28173
DB 4514 PG 425
- PID: 06240003C
JERRY A PRESSLEY
10316 NEW TOWN RD
MARVIN, NC 28173
DB 3633 PG 864
- PID: 06240002B
CARL S NICHOLS
10410 NEW TOWN RD
MARVIN, NC 28173
DB 691 PG 53
- PID: 06240002A
CARL S NICHOLS
10410 NEW TOWN RD
MARVIN, NC 28173
DB 564 PG 218
- PID: 062400031
WILLIAM K DOBBRATZ
10416 NEW TOWN RD
WAXHAW, NC 28173
DB 3037 PG 607
- PID: 06240006A
DEBRA EARNHEART
10501 NEW TOWN RD
MARVIN, NC 28173
DB 425 PG 792
- PID: 06240005A
ROGER WILLIAMS
155 SUSANNAH LN
PAWLEYS ISLAND, SC 29585
DB 5082 PG 683
- PID: 06225053
JEFFREY SAUSER
1210 MEADOWLARK LN
MARVIN, NC 28173
DB 462 PG 500
- PID: 06225054
XIQUEES FEENEY
1200 MEADOWLARK LN
WAXHAW, NC 28173
DB 3054 PG 108
- PID: 06225055
KEITH SVONOVEC
1110 MEADOWLARK LN
WAXHAW, NC 28173
DB 6201 PG 810
- PID: 06225021
BEVERLY LETT
1005 MEADOWLARK LN
MARVIN, NC 28173
DB 258 PG 626
DB 260 PG 605
DB 265 PG 852
- 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
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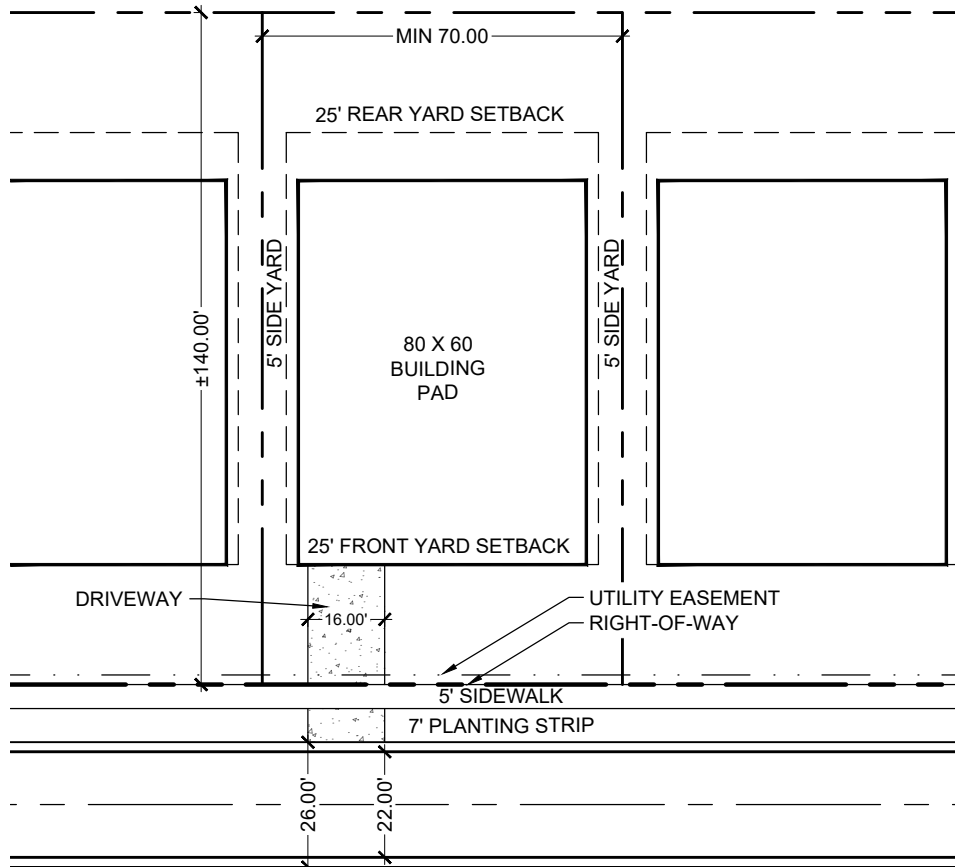
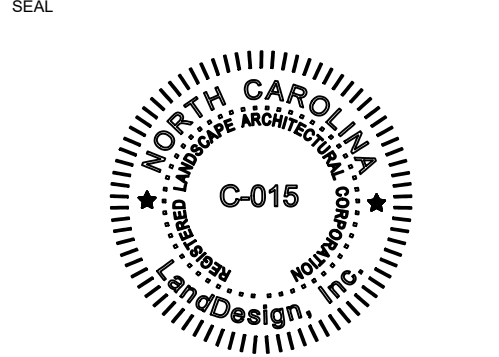
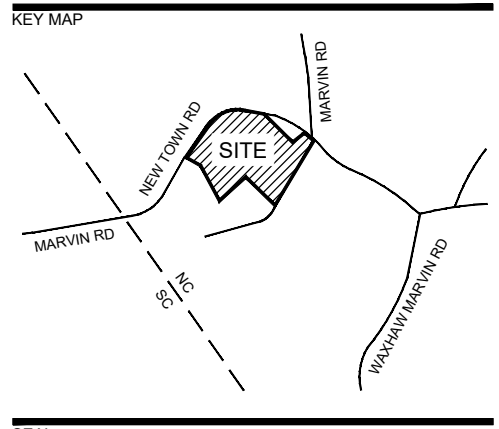
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DEVELOPMENT STANDARDS:
MINIMUM LOT AREA: 10,000 SF
MINIMUM FRONT YARD SETBACK: 25 FEET
MINIMUM LOT WIDTH: 60 FEET AT FRONT SETBACK
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

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

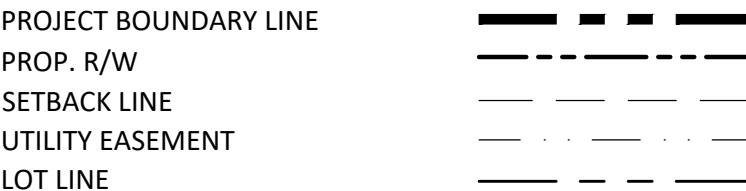


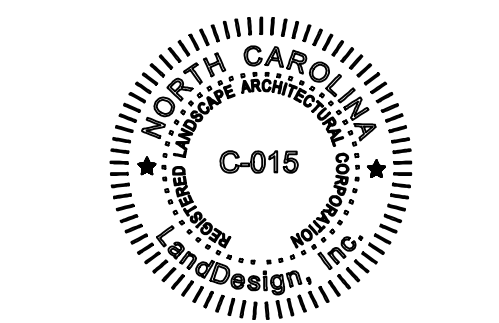
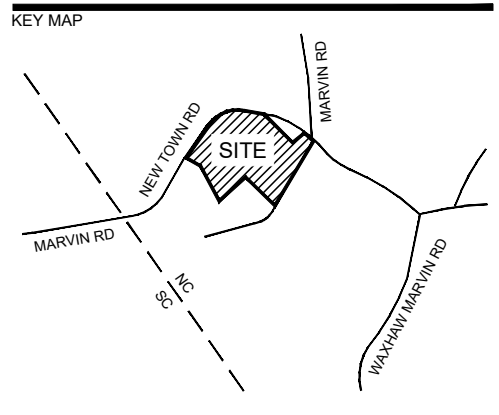
TYPICAL LOT PLAN

HATCH LEGEND



LINETYPE LEGEND





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

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

UTILITY PLAN

SHEET NUMBER
RZ-5.0

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DEVELOPMENT NOTES:

- CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- 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.

ESTIMATED SEWER FLOWS:

SINGLE FAMILY 68 HOMES @ 190 GPD = 12,920 GPD

TOTAL ESTIMATED DEMAND = 12,920 GPD

NATURE OF WASTEWATER: DOMESTIC
FLOWS TO CLTWTWR 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:

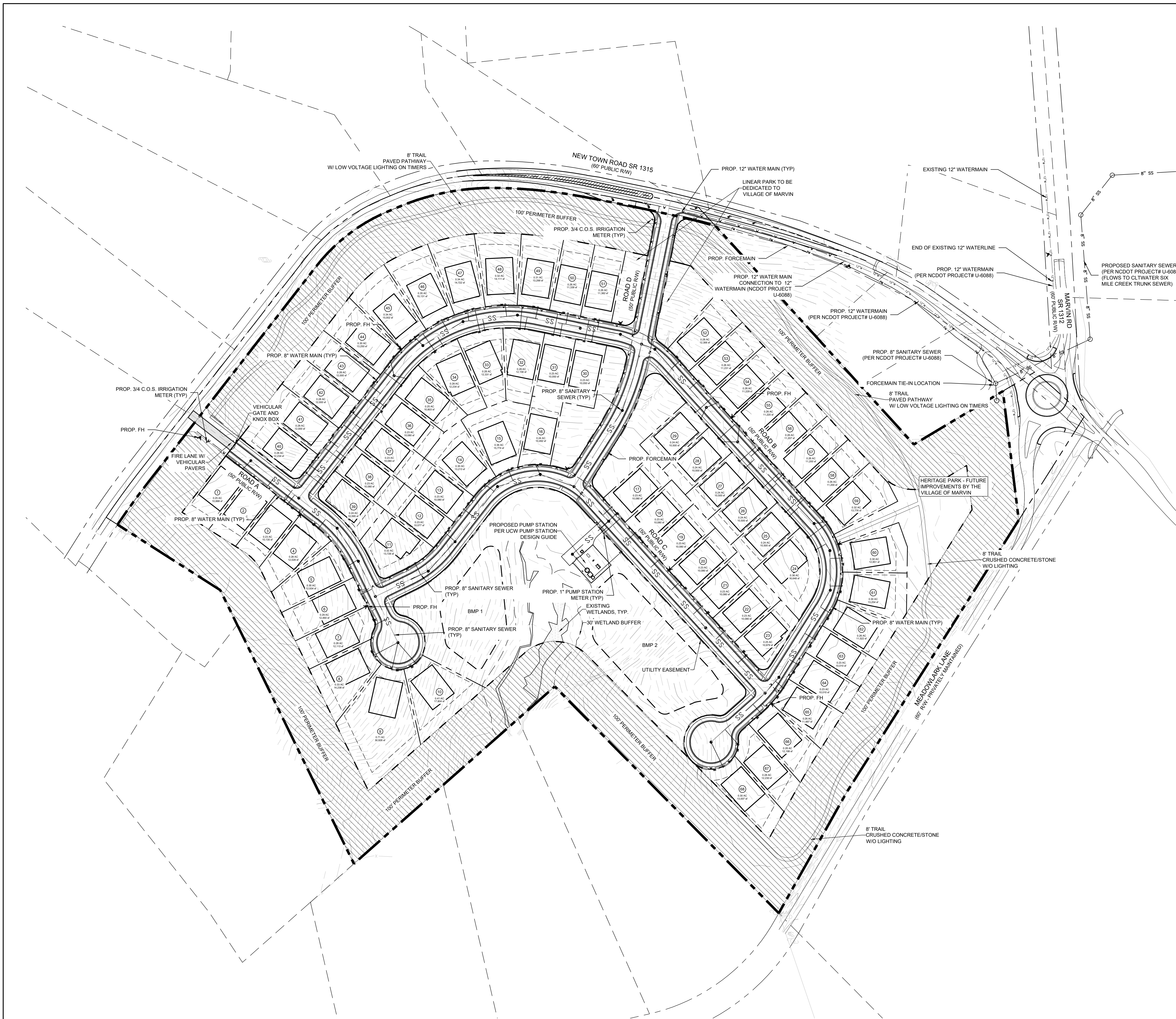
68 - 3/4" WATER METERS
70 - 3/4" IRRIGATION METERS
1 - 1" METER FOR PUMP STATION

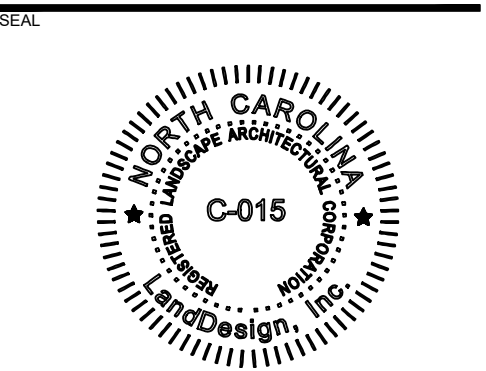
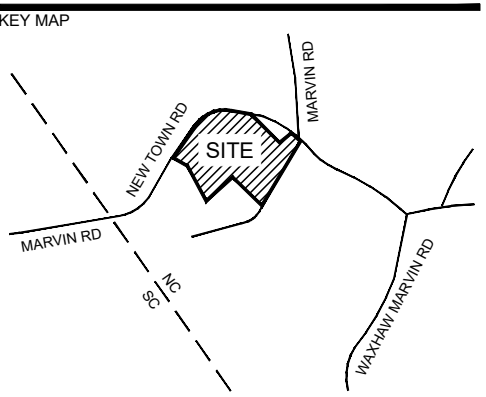
UTILITY QUANTITIES
PVC WATER LINE -5525 LF
FIRE HYDRANTS - 11 EA

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





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VILLAGE OF MARVIN
UNION COUNTY, NC

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DRAWN BY: RMS
CHECKED BY: MEK

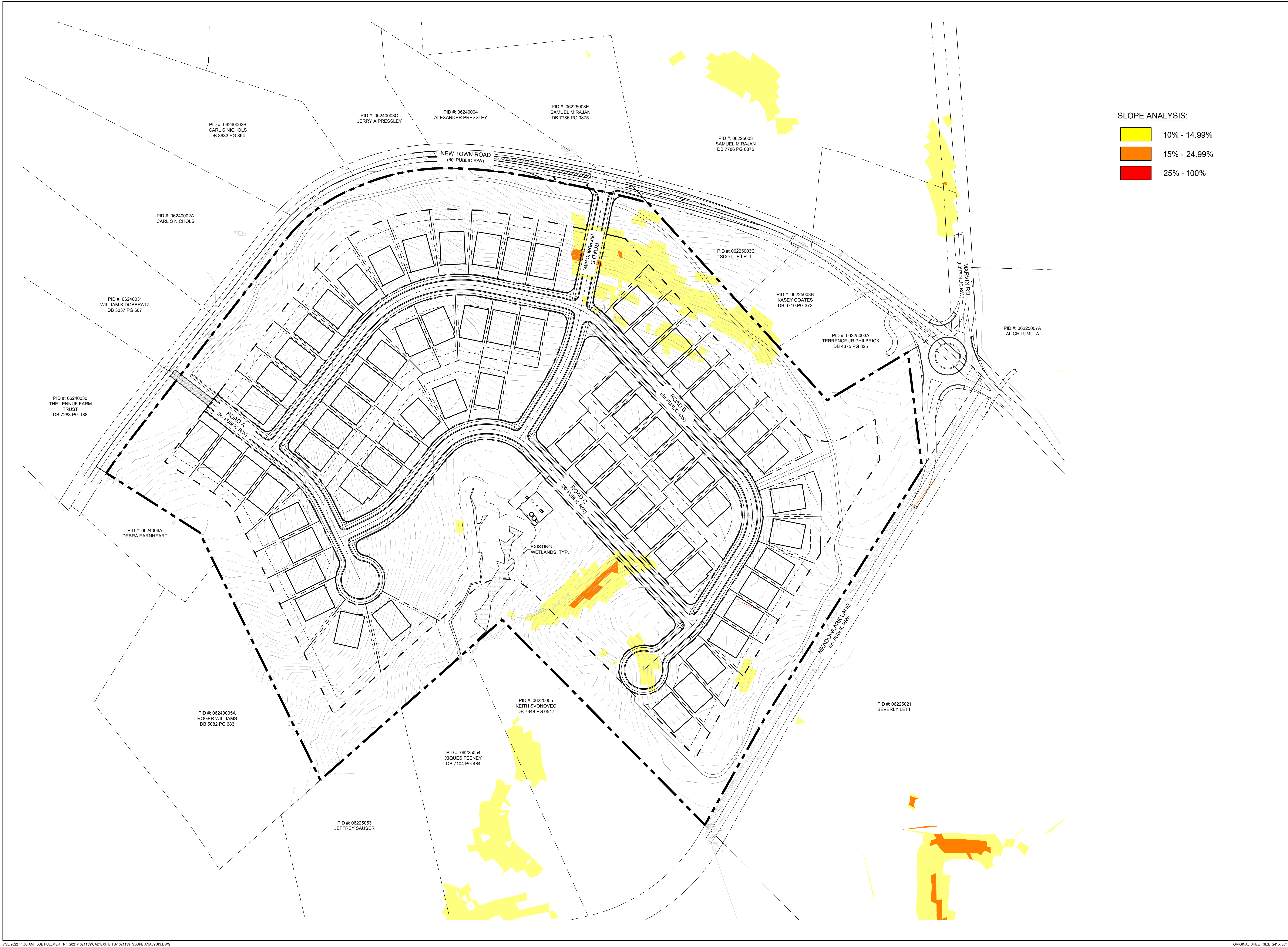
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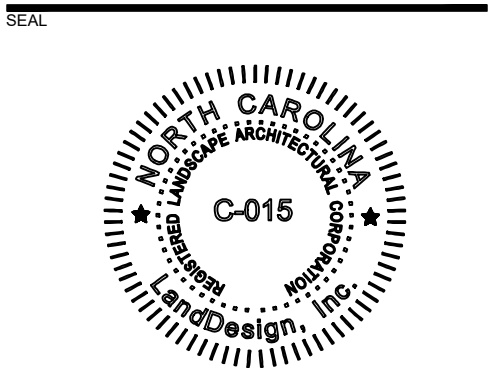
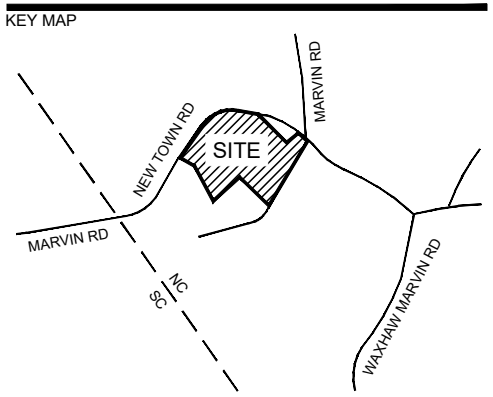
SHEET TITLE

SLOPE ANALYSIS

SHEET NUMBER

RZ-6.0





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

SCALE NORTH

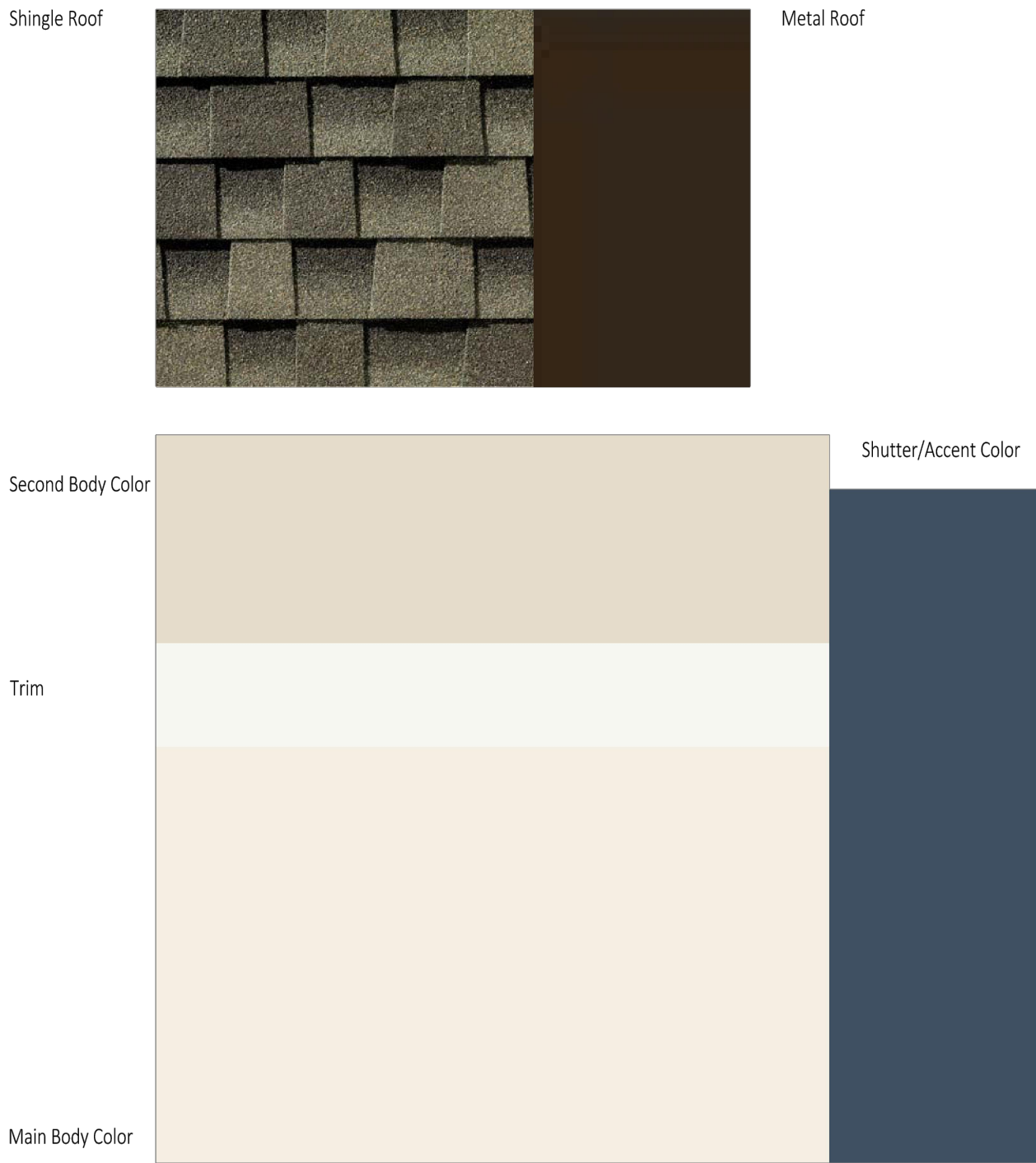
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SHEET TITLE

ARCHITECTURE

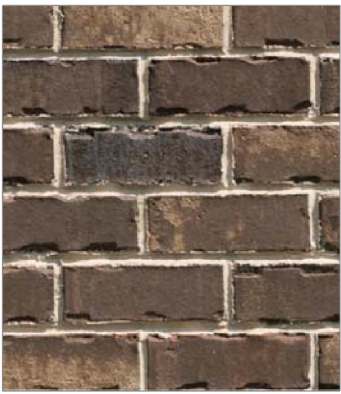
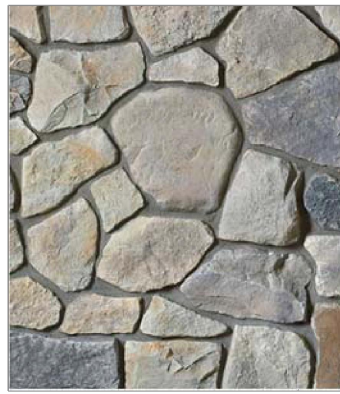
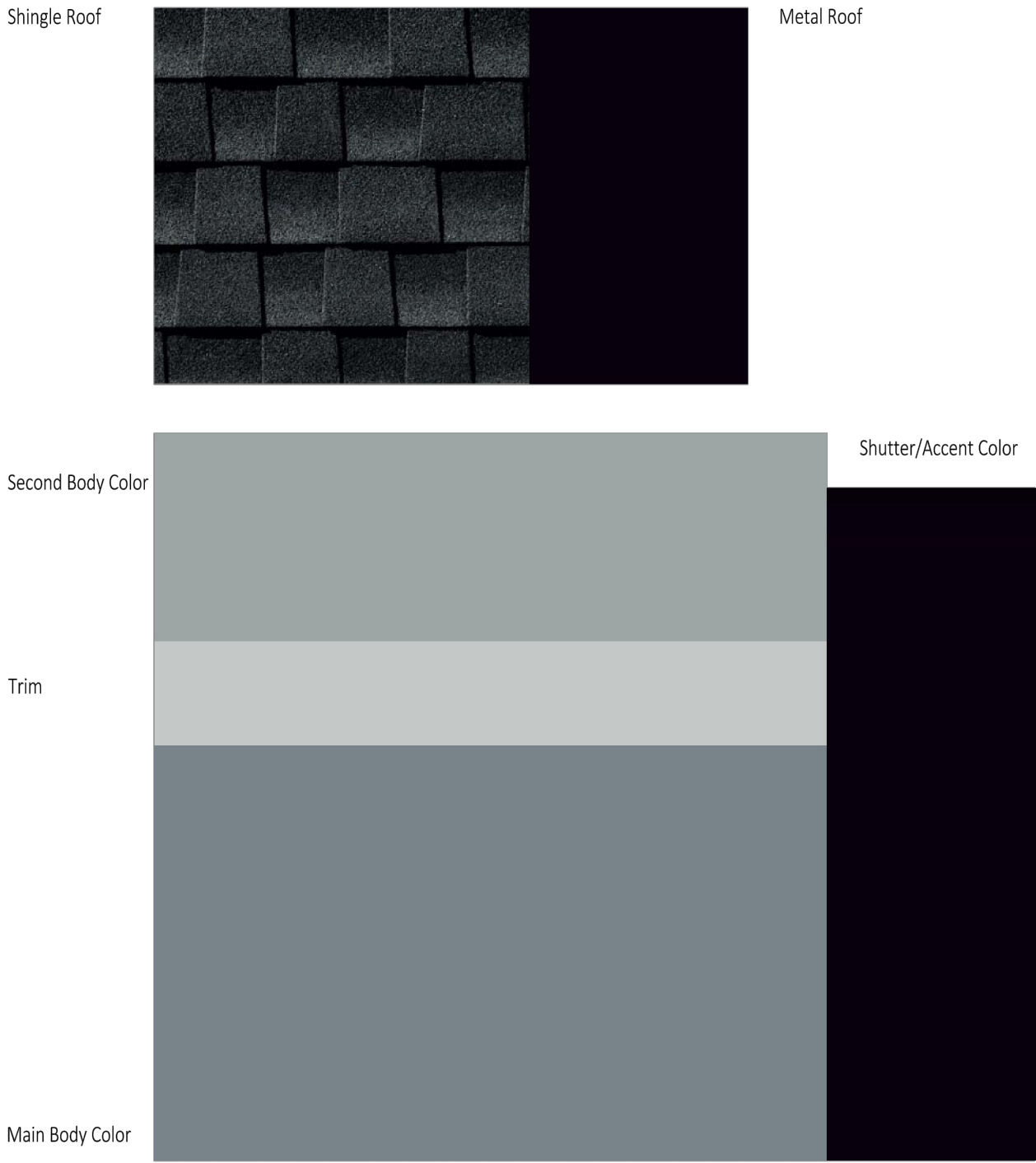
SHEET NUMBER

RZ-7.0

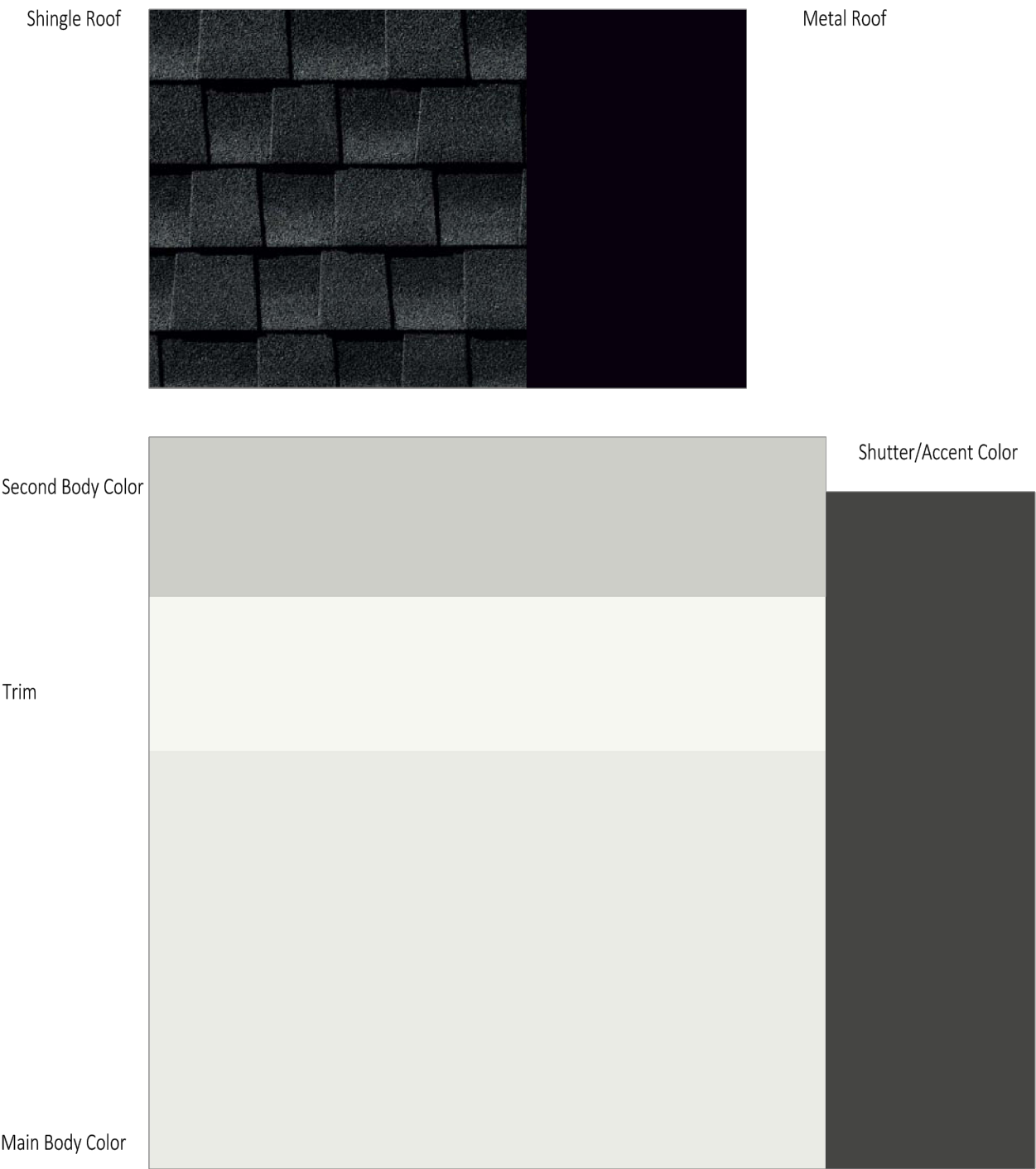


Farmhouse 3

Brick

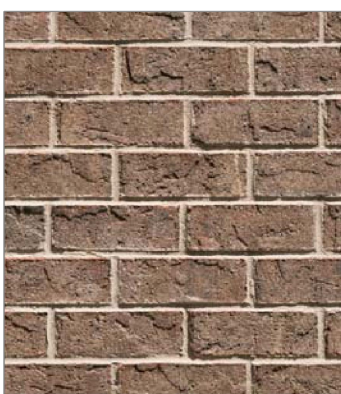
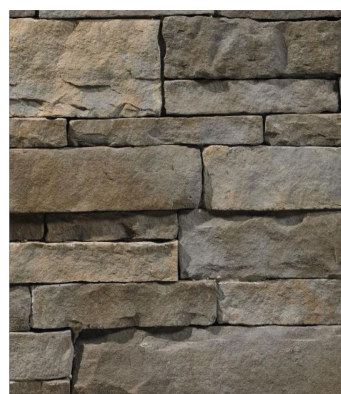
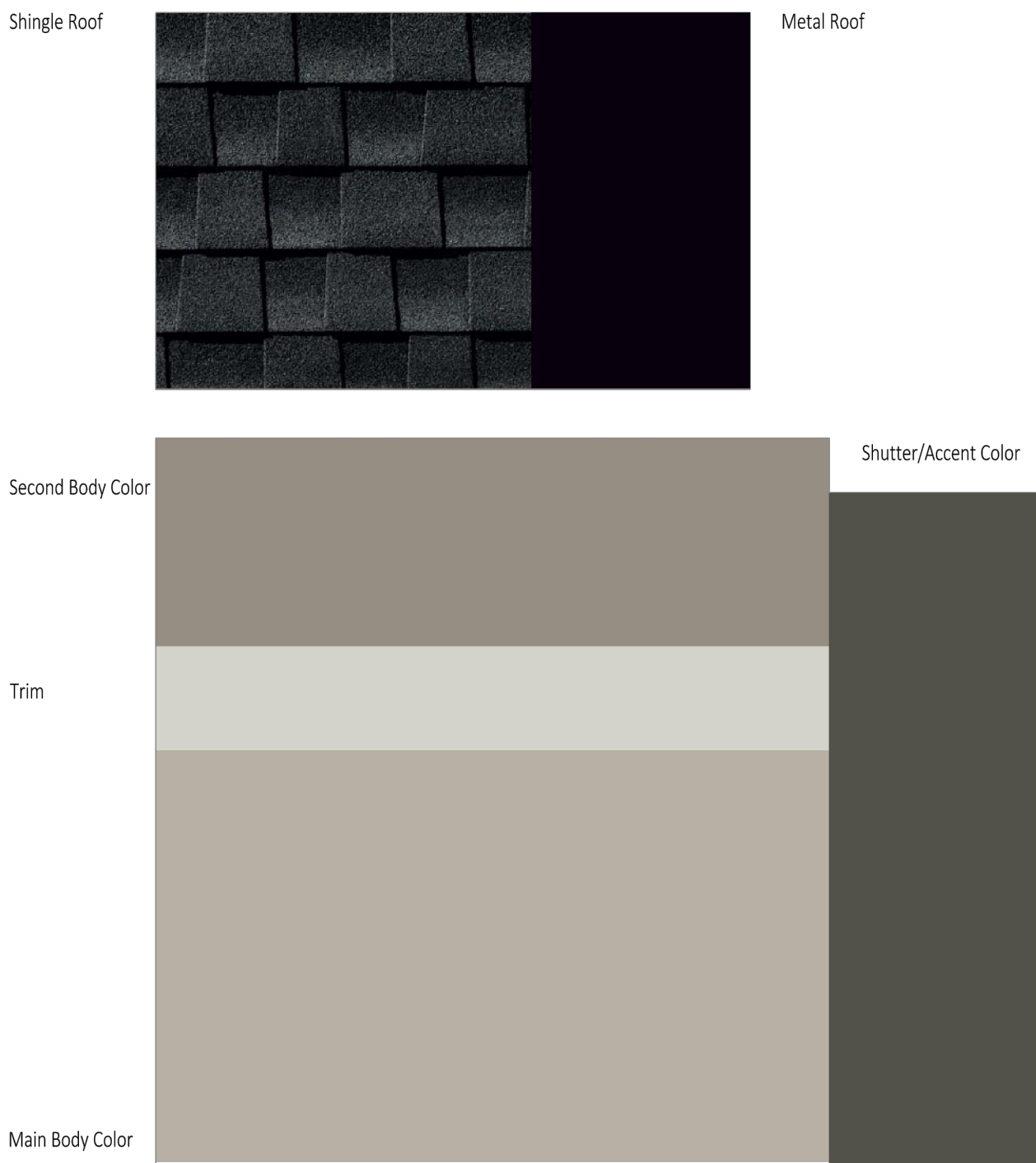


Shingle 4



Georgian 1

Brick



French Country 2



Streetscape

THE HERITAGE AT MARVIN

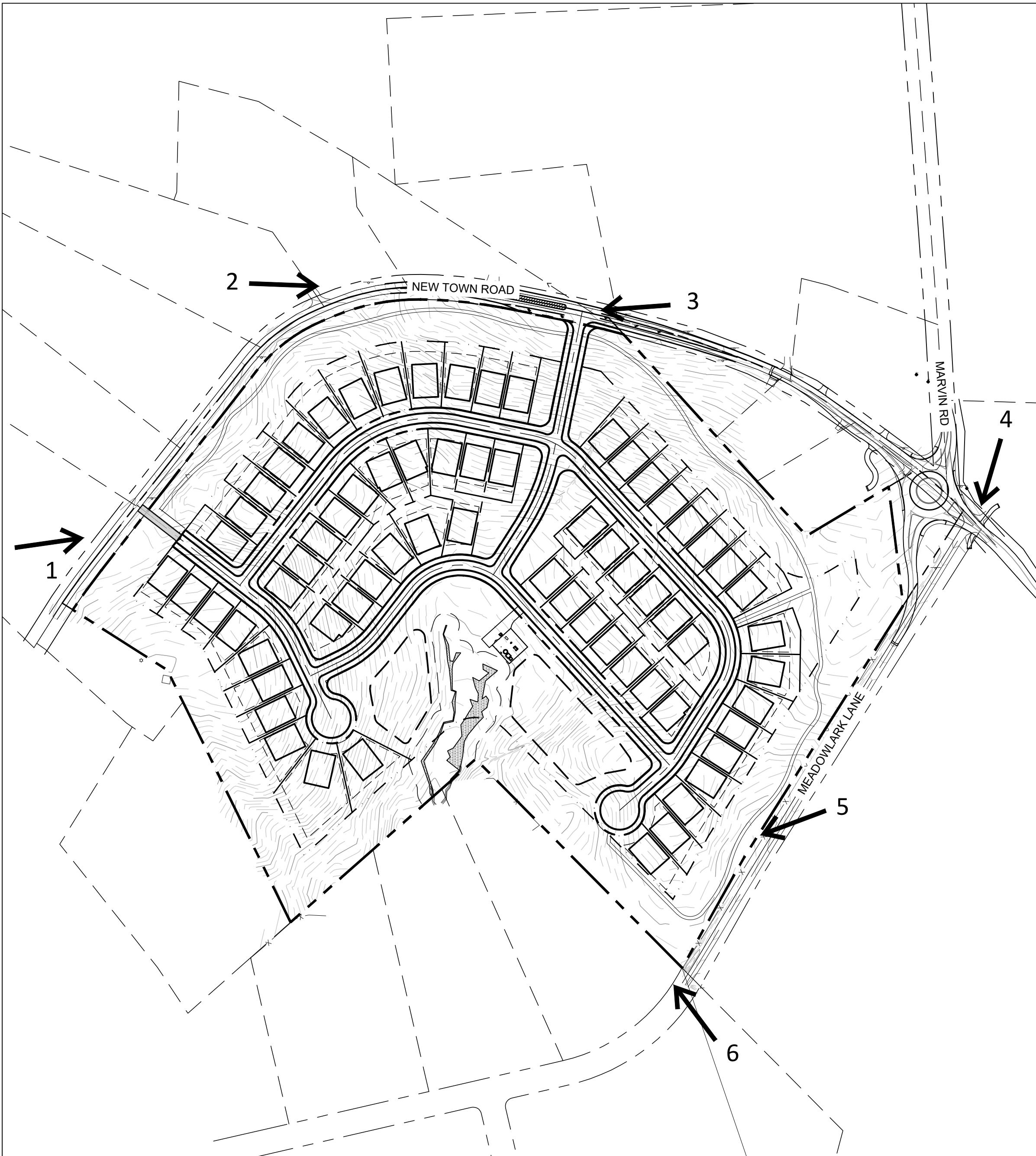
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AA26002897

07.15.22

©2022 Housing Design Matters





PLAN

SCALE 1:200



1



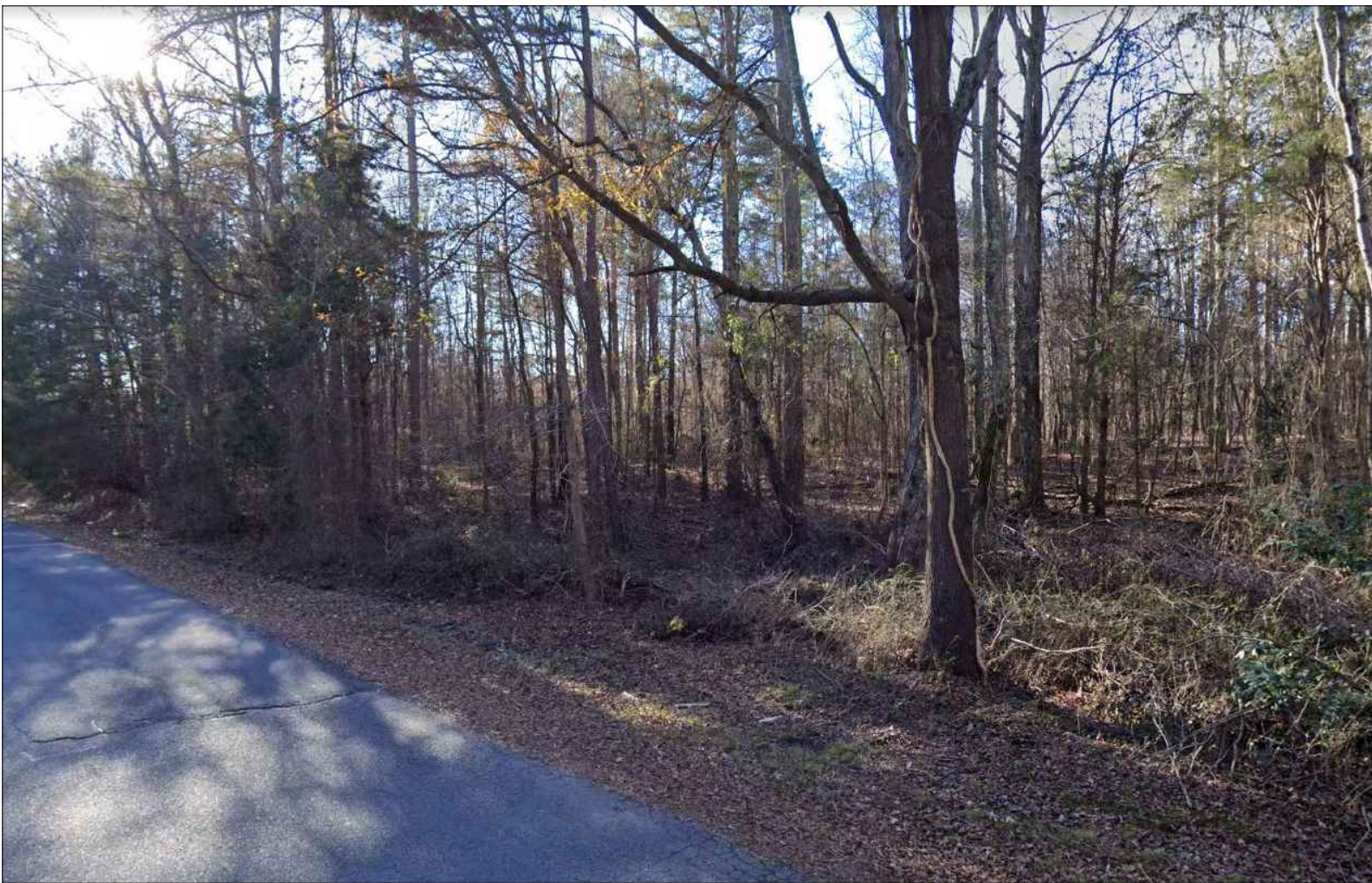
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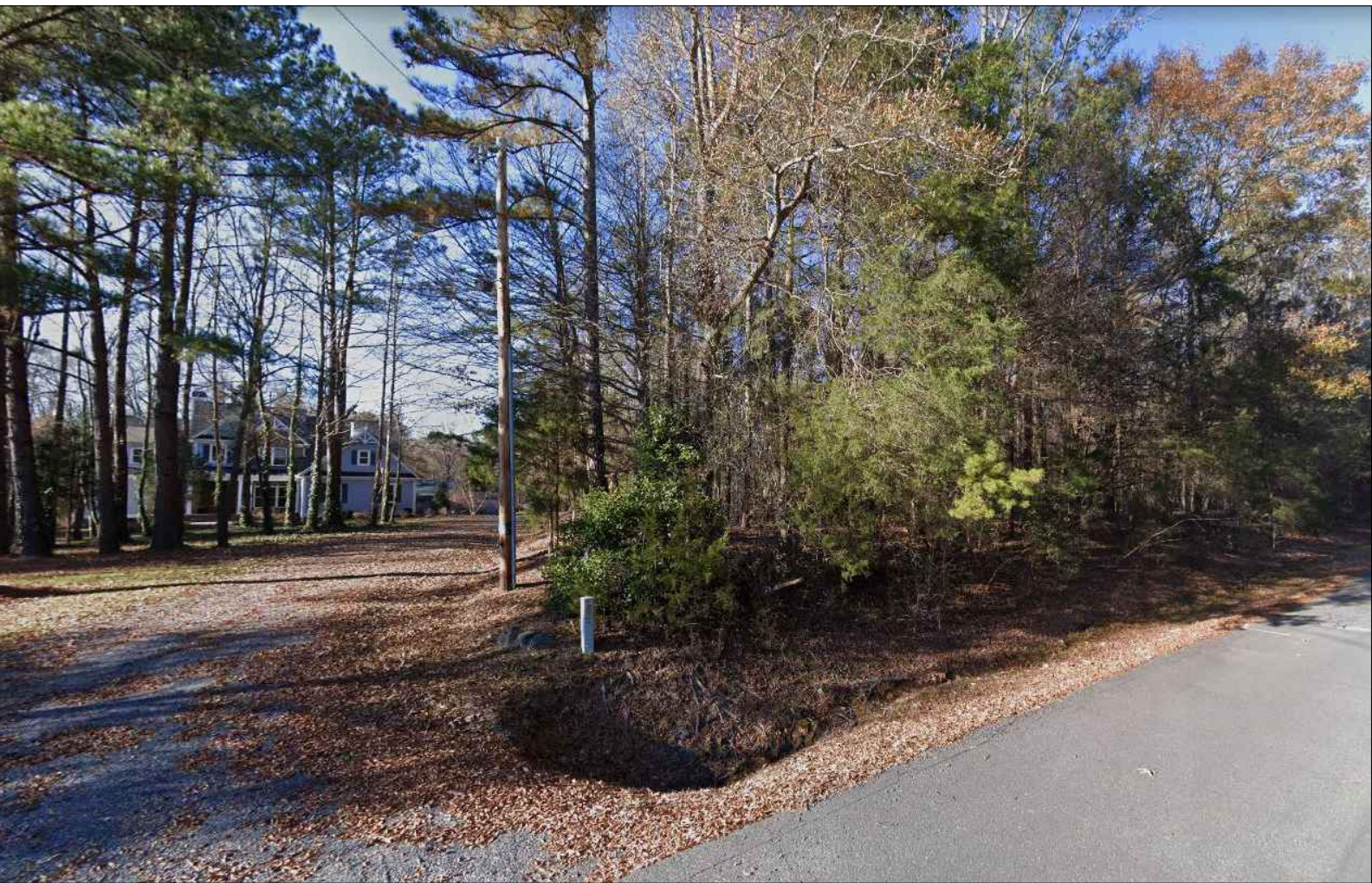
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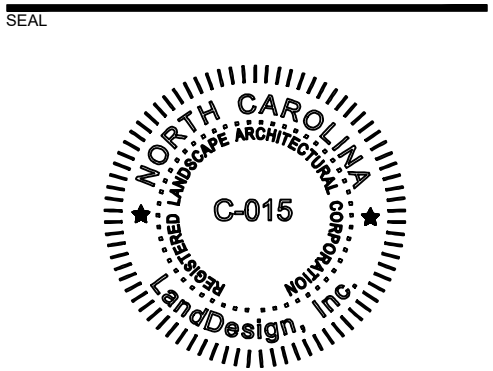
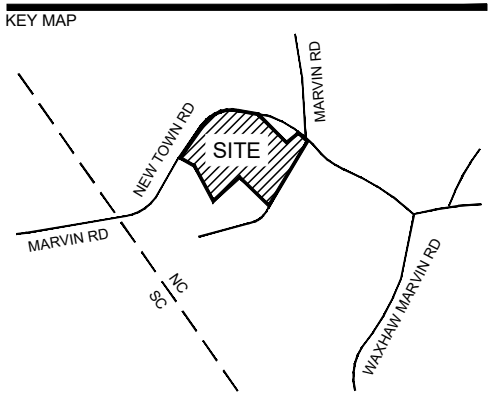
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5



6



PROJECT

HERITAGE AT
MARVIN

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VILLAGE OF MARVIN
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DESIGNED BY: MEK
DRAWN BY: RMS
CHECKED BY: MEK

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

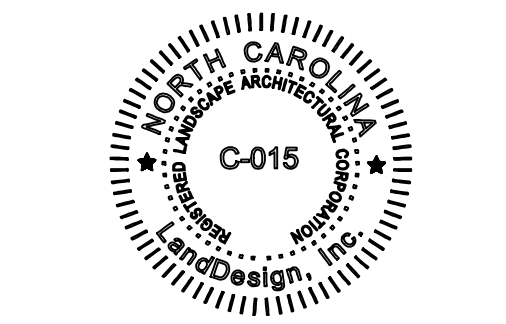
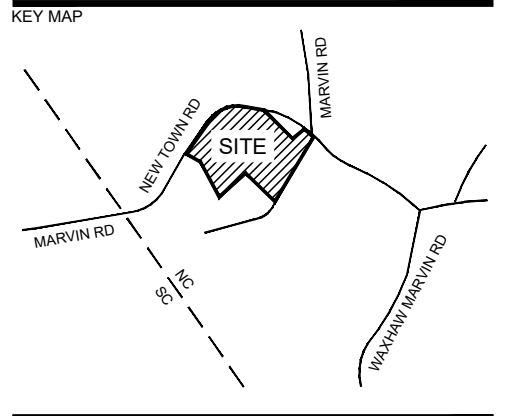
STREET PERSPECTIVES

SHEET NUMBER

RZ-8.0



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



HERITAGE AT MARVIN

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SCALE: NORTH

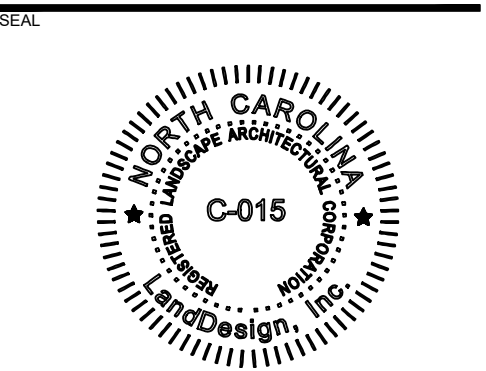
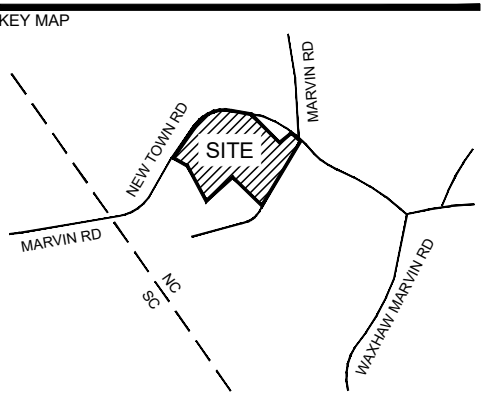
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SHEET TITLE

OPEN SPACE

SHEET NUMBER

RZ-9.0



PROJECT

HERITAGE AT
MARVIN

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

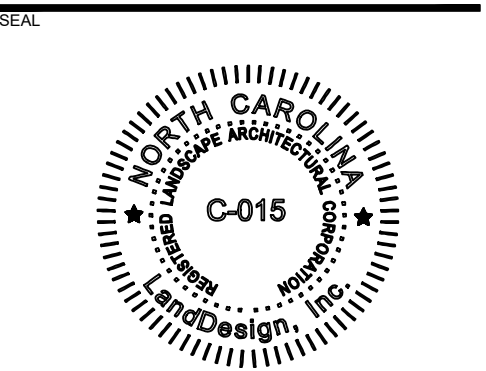
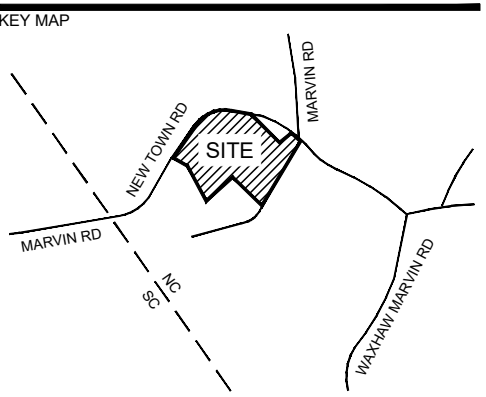
CONCEPTUAL IMAGERY

SHEET NUMBER

RZ-10.0



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



PROJECT

HERITAGE AT MARVIN

JCH NC, LLC
VILLAGE OF MARVIN
UNION COUNTY, NC

LANDDESIGN PROJ# 1021139

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SCALE: NORTH
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE

HERITAGE DISTRICT

SHEET NUMBER

RZ-11.0

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)	

