

CONDITIONAL ZONING PETITION

LETT PROPERTY

SINGLE-FAMILY SUBDIVISION

JONES HOMES USA

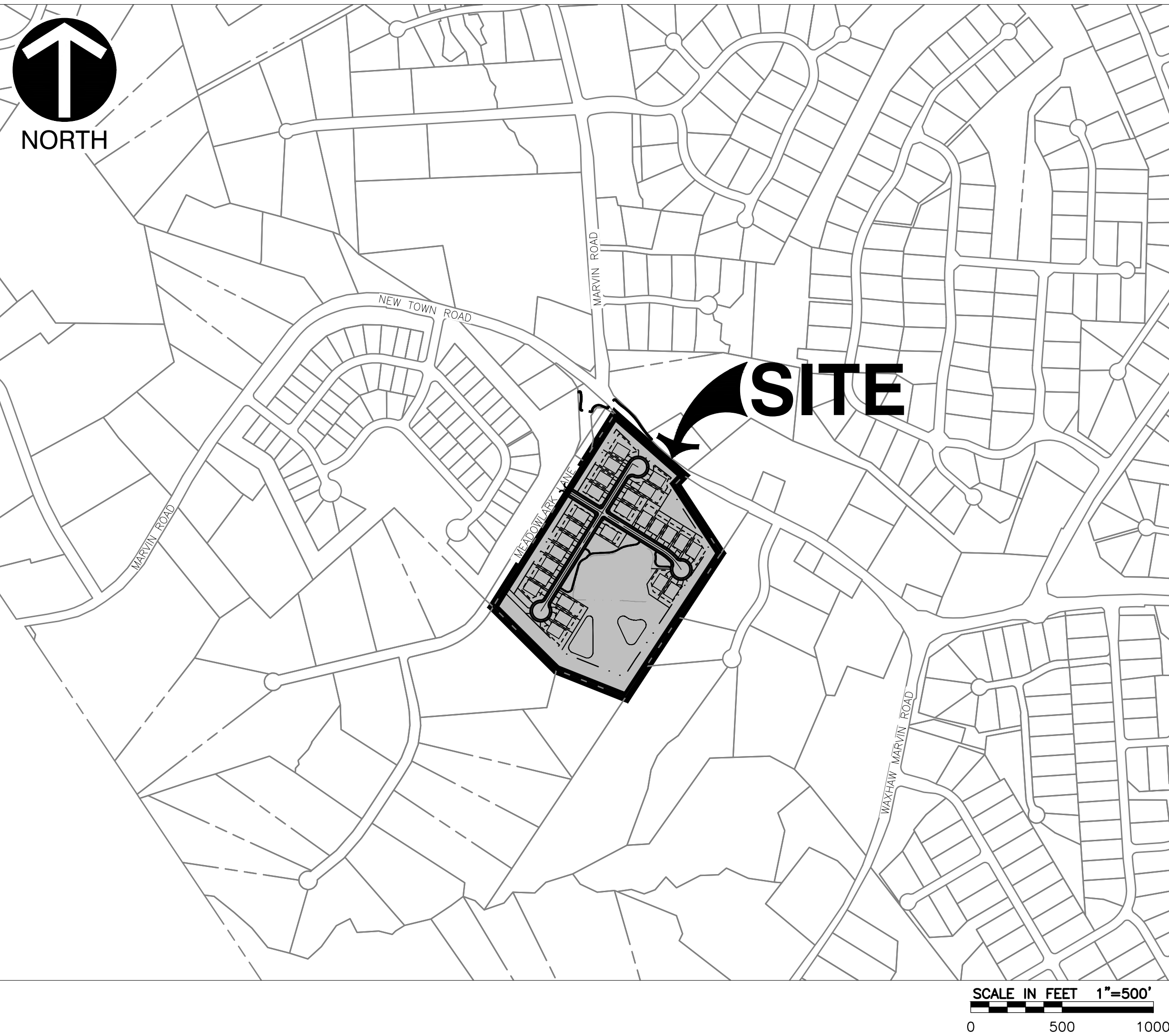
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

04/06/2026

SHEET INDEX

SHEET NUMBER	SHEET TITLE
RZ-00	COVER SHEET
RZ-01	DEVELOPMENT STANDARDS
RZ-02	SURVEY
RZ-03	SITE PLAN
RZ-04	SITE PLAN WITH AERIAL
RZ-05	OPEN SPACE PLAN
RZ-06	LANDSCAPE PLAN
RZ-07	UTILITY PLAN
RZ-08	SLOPE ANALYSIS
RZ-09	ARCHITECTURE
RZ-10	STREET PERSPECTIVES
RZ-11	SITE PLAN RENDERING
RZ-12	HERITAGE DISTRICT

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
JCH LETT, LLC
283 CRANES ROOST ROAD BOULEVARD, SUITE 250
ALTAMONTE SPRINGS, FL 32701
PHONE: (704) 608-4304
CONTACT: SCOTT STEARNS
EMAIL: SSTEARN@JONESHOMESUSA.COM

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (980) 237-0373
CONTACT: CHRIS PALMER
EMAIL: CPALMER@CECINC.COM

LANDSCAPE ARCHITECT
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (980) 237-0373
CONTACT: MARK KIME
EMAIL: MKIME@CECINC.COM

LAND SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (980) 237-0373
CONTACT: PATRICK CORLESS
EMAIL: PCORLESS@CECINC.COM

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC
CEC Surveying and
Landscape Architects
of NC, PLLC

LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

COVER SHEET	DATE:	APRIL 6, 2026	DRAWN BY:	SRB
	DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
	PROJECT NO:	357-020		
	APPROVED BY:			MILG

DRAWING NO.: **RZ-00**

A:\300-0001\357-0201-0400\Draw\DWG\357020-0101-RZ01-DEVELOPMENT STANDARDS.mxd(2-01) LS4/6/2026 - shawnj - LP 4/14/2026 11:52 AM

DEVELOPMENT STANDARDS

Jones Homes - Heritage Marvin Development Standards

Site Development Data:

--**Total Project Site Area:** ± 24.15 acres
--**Tax Parcel #:** 06225021
--**Existing Zoning:** RR - Rural Residential
--**Proposed Zoning:** HD-RO - Heritage District - Residential Only with five (5) year vested rights
--**Existing Uses:** Single -Family Dwelling\ vacant
--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the HD-RO zoning district as further described in Section 2 below.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Jones Homes USA (the “Petitioner”) to accommodate a residential development. The proposed development will be on an approximately 24.15 acre site located at 1005 Meadowlark Road, (the “Site”).
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Village of Marvin Unified Development Ordinance in existence as of the filing of the Rezoning (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the respective zoning classifications shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depiction of the lots, sidewalks, building elevations, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alteration or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Vested Rights.** This rezoning plan is a site-specific development plan, and approval thereof constitutes vested rights in the rezoning plan pursuant to N.C.G.S. Section 160D-108. Due to the size, level of investment, economic and market conditions and other considerations, the site shall remain vested for a period of five (5) years from the time a site plan approval is granted as authorized in G.S. 160D-108.1. Nothing herein shall limit any other vested rights available at common law or otherwise.

- e. **Construction Plans Required.** The Petitioner reserves the right to combine preliminary plat and civil design plans and specific site and design plan approval process phases. The plans shall receive approval pursuant to the process outline in Article 7 of the Ordinance.

2. Permitted Uses:

- a. The Site may contain up to twenty-nine (29) single family detached dwelling units together with accessory uses as allowed in the HD-RO zoning district.

3. Residential Lot Regulations:

- a. The lots shall meet minimum dimensional requirements per the Ordinance and as generally depicted on the Rezoning Plan.
- b. Covered and uncovered front porches may encroach up to five (5) feet into the required front setback.

4. Access and Transportation Improvements:

- a. Access to the Site will be from Meadowlark Lane as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points and internal vehicular circulation/driveway alignment are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Village of Marvin and/or NCDOT in accordance with applicable published standards.
- c. The Petitioner will convey any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- d. All public roadway improvements will be subject to the standards and criteria of the Village of Marvin and/or NCDOT, as applicable, to the roadway improvements within their respective road system authority.
- e. The new internal public streets will be improved with a seven-foot (7') planting strip and a five-foot (5') sidewalk within a fifty-foot (50') right-of-way.
- f. All sidewalks shall comply with the design and construction standards set forth in the Village of Marvin Technical Standards & Specifications Manual.

5. Architectural Standards:

- a. **General provisions.** The homes constructed on the property will be similar in appearance and character to the building elevations generally depicted in the Rezoning Plan. These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Property. The actual buildings may have variations provided they adhere to the general architectural concepts and intent illustrated herein. Notwithstanding the foregoing, changes and alterations to the elevations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- b. Homes shall include historic styling with front porches, columns, dormer windows, along with a mix of high-quality building materials, including a mix of metal roof accents, gable accents, brick, stone, and cementitious siding.

6. Landscaping, Buffers and Tree Preservation:

- a. A detailed landscaping plan shall be submitted with the preliminary site and civil design plans for review and approval by the Village in accordance with Article 11.
- b. A minimum 100' buffer shall be provided alongside the existing residential subdivisions to the south and east as generally depicted on the Rezoning Plan. A minimum 40' buffer shall be provided along properties abutting Meadowlark Lane and along the northern property boundary as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, limited disturbance within required buffers shall be permitted for the installation, maintenance, repair, or replacement of utilities, sewer lines and associated easements as generally depicted on the Rezoning Plan.
- c. No more than fifty percent (50%) of the buffer area may be disturbed. Existing trees may be counted towards the overall planting requirements. If the Zoning Administrator reasonably determines that existing vegetation does not provide a minimum ninety-five percent (95%) opaque visual buffer, additional vegetative screen shall be installed by the Petitioner.
- d. Street trees shall meet the requirements of Section 11.6-3 of the ordinance. Street trees shall be placed within the right-of-way of newly constructed public streets internal to the Site.
- e. A tree removal and mitigation plan are required prior to preliminary site and civil design plan approval.
- f. The Petitioner shall conserve native plants where possible and replant with native species and identify this on their preliminary site & civil design plans.

8. Environmental Features:

- a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from an engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

9. Lighting:

- a. A photometric plan shall be submitted with the preliminary site and civil design plans for review and approval by the Village in accordance with Chapter 152 and Article 8.

10. Miscellaneous Conditions:

- a. The final plat for any parcel within the Development shall also reference this Agreement.
- b. The Development shall be subject to the Village of Marvin Engineering Standards and Procedures Manual (upon adoption)

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

12. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DEVELOPMENT STANDARDS

DRAWING NO.:

RZ-01

DATE: APRIL 6, 2026
DWG SCALE: AS SHOWN
PROJECT NO: 357-020
APPROVED BY: MLG

SRB
MEK
357-020
MLG

SUBMITTAL RECORD

DESCRIPTION

NO. DATE



	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	EXISTING FENCE
	EXISTING SANITARY SEWER EASEMENT
	EXISTING ACCESS EASEMENT
	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	COMPUTED POINT
	MAILBOX
	SIGN
	LIGHT STANDARD
	AC UNIT
	FARM SPIGOT
	WATER WELL
	SANITARY MANHOLE
	GAS METER
	POWER POLE
	GUY WIRE
	FIBER PEDESTAL
	FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
	FIBER OPTIC MARKER
	TELEPHONE PEDESTAL
	AC UNIT
	TRANSFORMER
	GAS LINE MARKER
	GUY POLE



I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 9021 PAGE 269, DEED BOOK 265 PAGE 269, DEED BOOK 266 PAGE 268, DEED BOOK 288 PAGE 626; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK B PAGE 86 AND PLAT BOOK N PAGE 540; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT A PORTION OF THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

DATE OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.05"
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 11/14/14, 04/24/15
DATUM/EPOCH: NAD83/2011.1
GEOID MODEL: GEOID11B
COMBINED GRID FACTOR: 0.9998541528
UNITS: US SURVEY FEET

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF NOVEMBER, A.D., 2025.

____, THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

____. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

ANY ONE OF THE FOLLOWING:

ANY ONE OF THE FOLLOWING:

☒ (A). THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

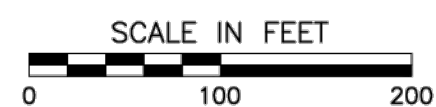
____(B). THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

___(C). THAT THE SURVEY IS A CONTROL SURVEY.

____(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

____(E). THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

PATRICK J. CORLESS, JR., PLS #L-5509



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 20°03'36" W	30.22'
L2	S 56°36'58" E	5.96'
L3	N 33°23'01" E	74.46'
L4	N 10°33'16" E	19.91'
L5	N 10°24'54" W	35.28'
L6	N 04°17°59" W	33.11'
L7	S 88°51'07" E	8.89'
L8	S 56°07'37" E	52.41'
L9	S 44°42'01" E	95.41'
L10	S 44°16°50" W	71.44'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1482.85'	9°52'07"	255.41'	255.09'	S 51°03'08" E

SUBMITTAL RECORD

[illegible]

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

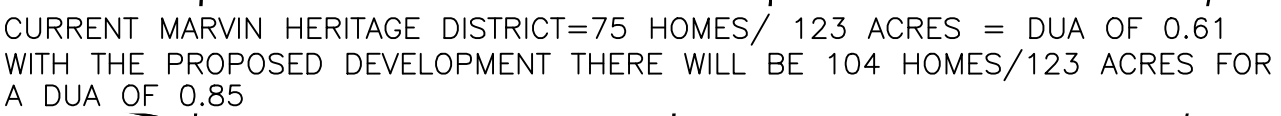
SURVEY

DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:	MLG		

DRAWING NO.:

RZ-02

DRAFT



DEVELOPMENT SUMMARY:

PARCEL ID:	06225021
TOTAL ACREAGE:	±24.151 ACRES
MUNICIPALITY:	VILLAGE OF MARVIN UNION COUNTY NORTH CAROLINA
EXISTING ZONING:	RR (MARVIN)
PROPOSED ZONING:	HD-RO (MARVIN)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT:

SINGLE-FAMILY DETACHED HOMES:	26 UNITS
MIN. LOT SIZE:	12,000 SF
MIN. LOT WIDTH:	80 FT
PROPOSED DENSITY:	±1.08 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK:	25 FEET
SIDE SETBACK:	7.5 FEET
CORNER SETBACK:	17.5 FEET
REAR SETBACK:	25 FEET

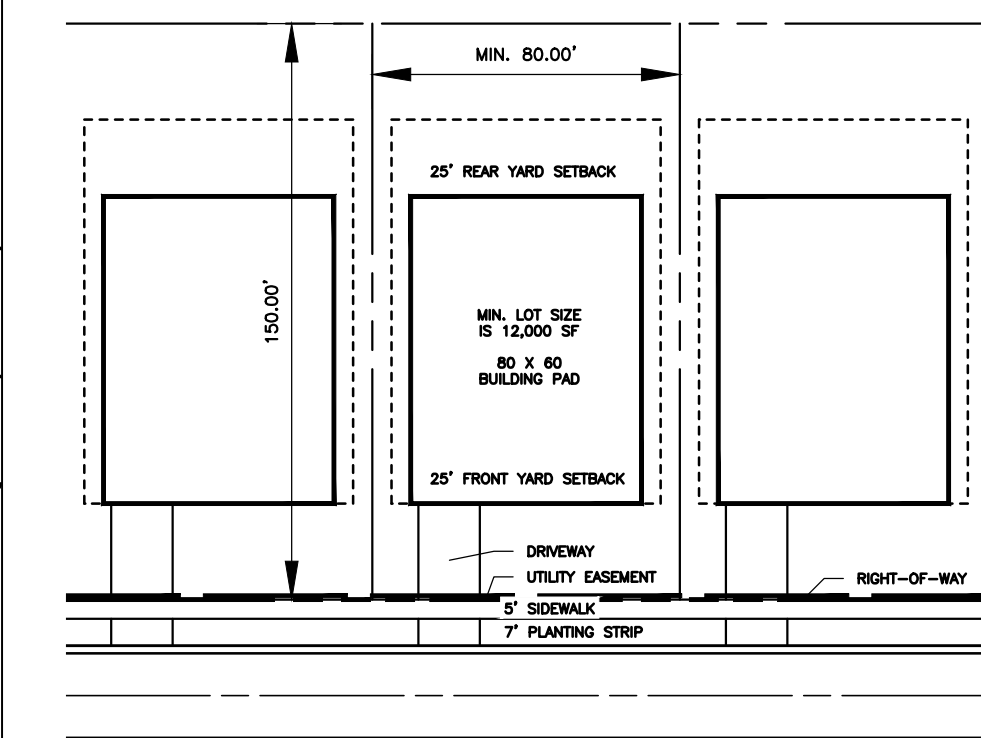
OPEN SPACE REQUIRED: 7.24 ACRES
(30% OF GROSS
ACREAGE)

ACTIVE OPEN SPACE: 0.95 ACRES

INACTIVE OPEN SPACE:	12.31 ACRES (50.97%)
----------------------	-------------------------

TOTAL OPEN SPACE PROVIDED: ±13.26 ACRES
(54.87%)

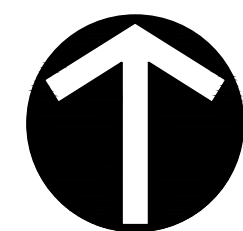
- NOTE:
1. POOL SETBACKS & ACCESSORY USE SETBACKS TO BE FIVE FEET ON THE SIDE & REAR YARDS.
 2. A/C CONDENSERS, POOL EQUIPMENT, & ROOF OVERHANGS CAN ENCRoACH INTO ALL SETBACKS AS NEEDED. A/C CONDENSERS & POOL EQUIPMENT NEEDS TO BE STAGGERED IN BETWEEN UNITS & SCREENED FROM THE PUBLIC RIGHT OF WAY.



TYPICAL LOT PLAN

ADJACENT PROPERTIES

1.PID#06225007D AL CHILLUMULA 206 BLACKHATCH CT WAXHAW, NC 28173 Deed Book:749D Deed Page:321	6.PID#06225035A GARY ROSE 1209 LARKKIRKE CT WAXHAW, NC 28173 Deed Book:859E Deed Page:0044
2.PID#06225007A AL CHILLUMULA 206 BLACKHATCH CT WAXHAW, NC 28173 Deed Book:8469 Deed Page:0372	7.PID#06225019D THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707
3.PID#06240252 JCH OP LLC 283 CRANES ROOST BLVD STE 250 ALTAMONTE SPRINGS, FL 32701	8.PID#06225019C CHRISTOPHER ROUSSELL 912 RISING RD WAXHAW, NC 28173 Deed Book:7271 Deed Page:611
4.PID#06225005C KEITH SVOONOVEC 1111 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:7348 Deed Page:0547	9.PID#06225019 THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707 Deed Book:6699 Deed Page:396
5.PID#06225036 ROEBLING LLC 1109 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:716E Deed Page:001	10.PID#06225007 60 BANKS PRESBYTERIAN CHURCH 100121 NEW TOWN ROAD WAXHAW, NC 28173



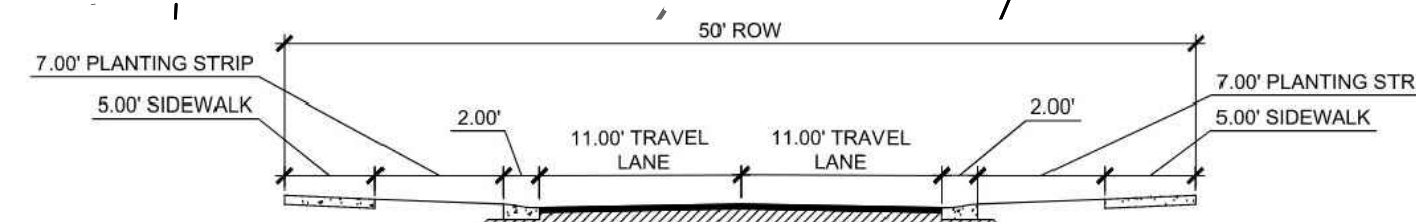
NORTH

SCALE IN FEET 1"=100'



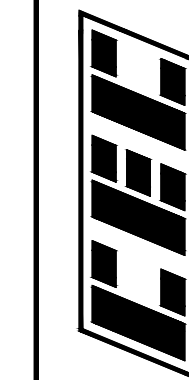
A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers for 0, 100, and 200 feet.

TYPICAL STREET CROSS SECTION



DESCRIPTION	SUBMITTAL RECORD
-------------	------------------

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



CEC Surveying and
Landscape Architects
of NC, PLLC

**LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

SITE PLAN

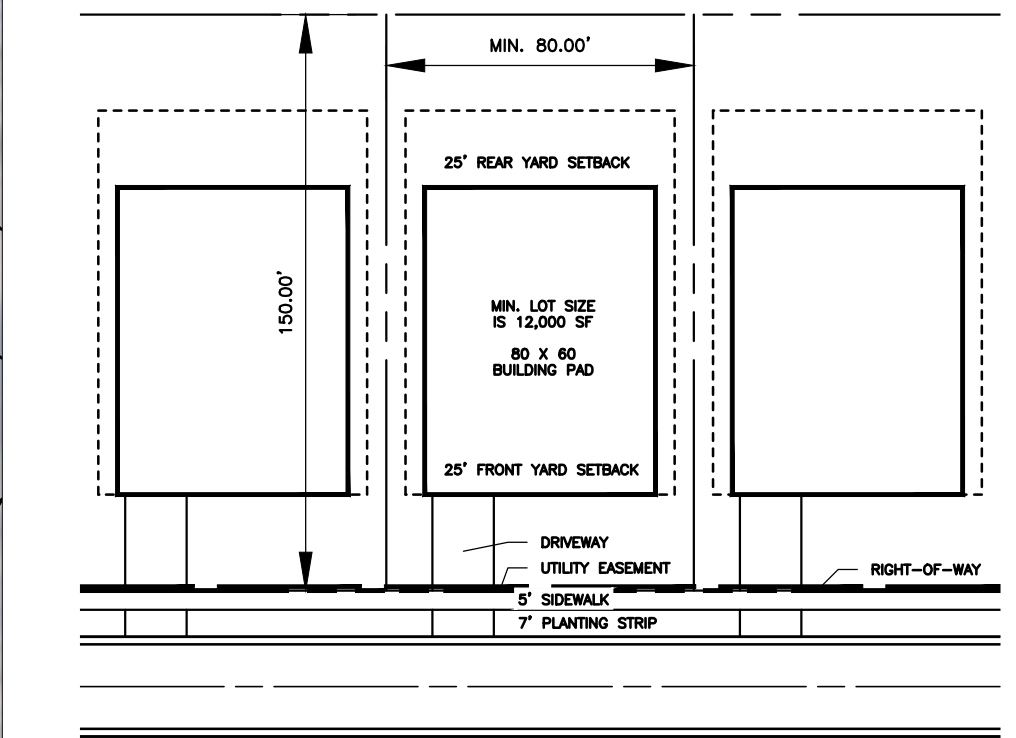
DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:	MLG		

DRAWING NO.:

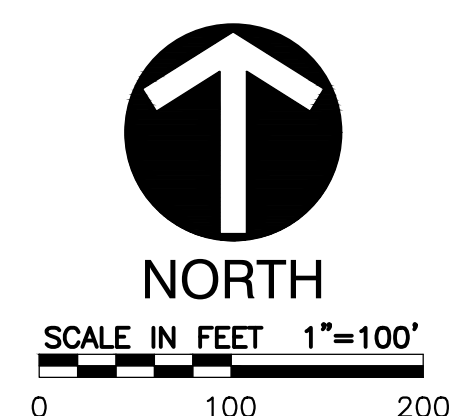
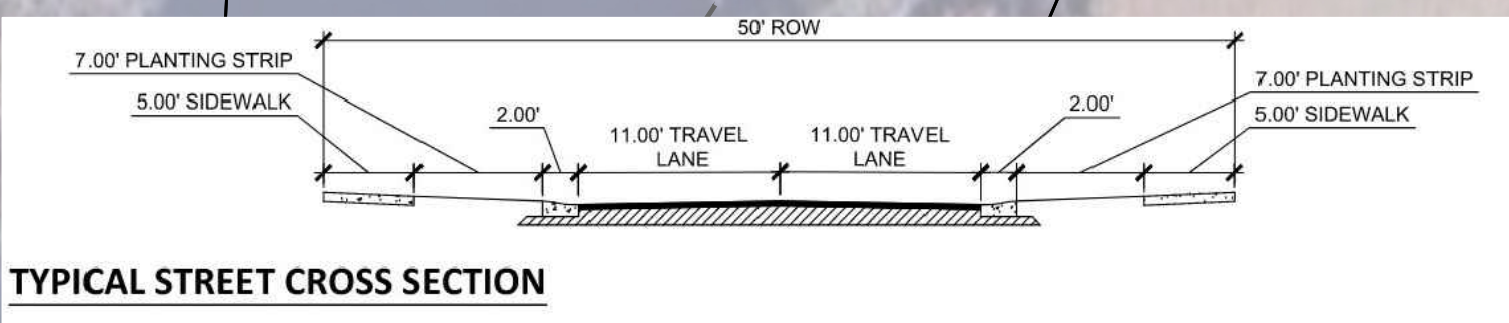
RZ-03



DEVELOPMENT SUMMARY:	
PARCEL ID:	06225021
TOTAL ACREAGE:	±24.151 ACRES
MUNICIPALITY:	VILLAGE OF MARVIN UNION COUNTY NORTH CAROLINA
EXISTING ZONING:	RR (MARVIN)
PROPOSED ZONING:	HD-RO (MARVIN)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
PROPOSED DEVELOPMENT:	
SINGLE-FAMILY DETACHED HOMES:	26 UNITS
MIN. LOT SIZE:	12,000 SF
MIN. LOT WIDTH:	80 FT
PROPOSED DENSITY:	±1.08 DUA
PRIMARY BUILDING SETBACKS:	
FRONT SETBACK:	25 FEET
SIDE SETBACK:	7.5 FEET
CORNER SETBACK:	17.5 FEET
REAR SETBACK:	25 FEET
OPEN SPACE REQUIRED:	7.24 ACRES (30% OF GROSS ACREAGE)
ACTIVE OPEN SPACE:	0.95 ACRES (3.9%)
INACTIVE OPEN SPACE:	12.31 ACRES (50.97%)
TOTAL OPEN SPACE PROVIDED:	±13.26 ACRES (54.87%)



TYPICAL LOT PLAN	
ADJACENT PROPERTIES	
1.PID#:06225007D AL CHILUMULA 206 BLACKHEATH CT WAXHAW, NC 28173 Deed Book:7490 Deed Page:321	6.PID#: 06225035A GARY ROSE 1209 LARKRIDGE CT WAXHAW, NC 28173 Deed Book:8596 Deed Page:0044
2.PID#:06225007A AL CHILUMULA 206 BLACKHEATH CT WAXHAW, NC 28173 Deed Book:8469 Deed Page:0372	7.PID#:06225019D THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707
3.PID#:06240252 JCH OP LLC 283 CRANES ROOST BLVD STE 250 ALTAMONTE SPRINGS, FL 32701	8.PID#:06225019C CHRISTOPHER ROUSSELL 912 RISING RD WAXHAW, NC 28173 Deed Book:7271 Deed Page:611
4.PID#: 06225055 KEITH SVONOVEC 1110 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:7348 Deed Page:0547	9.PID#:06225019 THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707 Deed Book:6699 Deed Page:396
5.PID#:06225036 ROEBLING LLC 1109 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:7166 Deed Page:001	10.PID#:06225007 60 BANKS PRESBYTERIAN CHURCH 10012 NEW TOWN ROAD WAXHAW, NC 28173



3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC Surveying and
Landscape Architects
of NC, PLLC

LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

SITE PLAN WITH AERIAL

DATE: APRIL 6, 2026
DRAWN BY: AS SHOWN
CHECKED BY: 357-020
APPROVED BY: MLG

DRAWING NO.: RZ-04

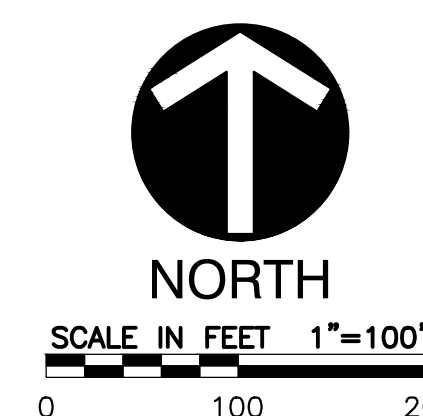
A:\300-0001\357-0201\3570200-001-0201-SITE PLAN.dwg(10-11-2026) - LP: 4/11/2026 11:05 AM



TOTAL OPEN SPACE PROVIDED: ±13.26 ACRES
(54.87%)

DRAWING NO.:		DATE:		APRIL 6, 2026		DRAWN BY:		SRB	
		DWG SCALE:		AS SHOWN		CHECKED BY:		MEK	
		PROJECT NO.:		357-020		APPROVED BY:		MLG	
		APPROVED BY:							

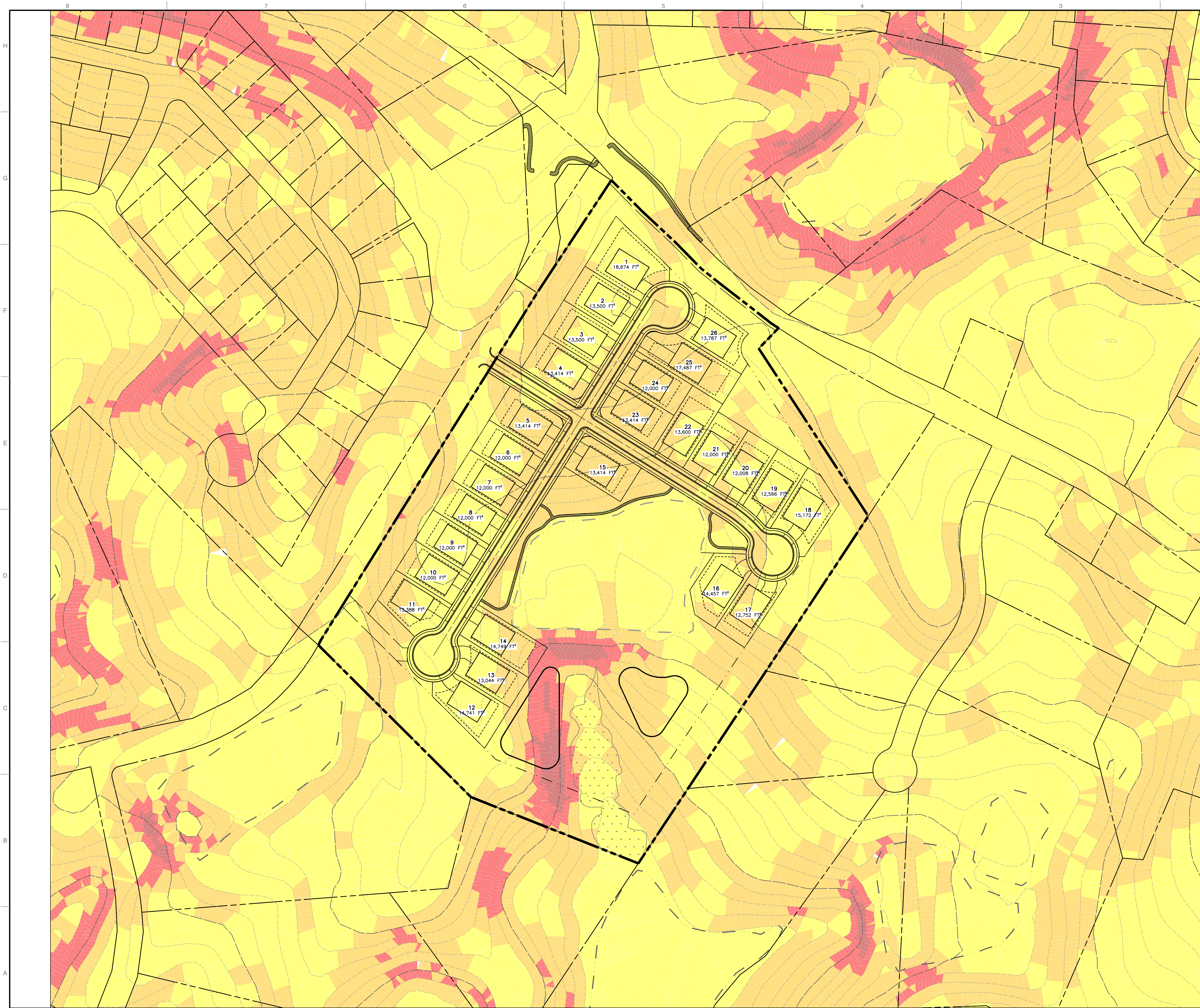
DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:			357-020
APPROVED BY:			MLG





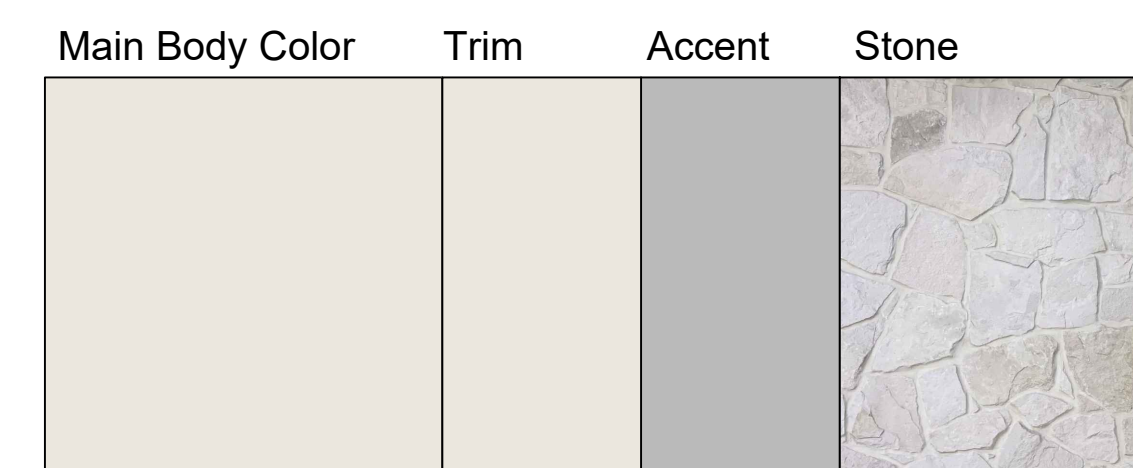
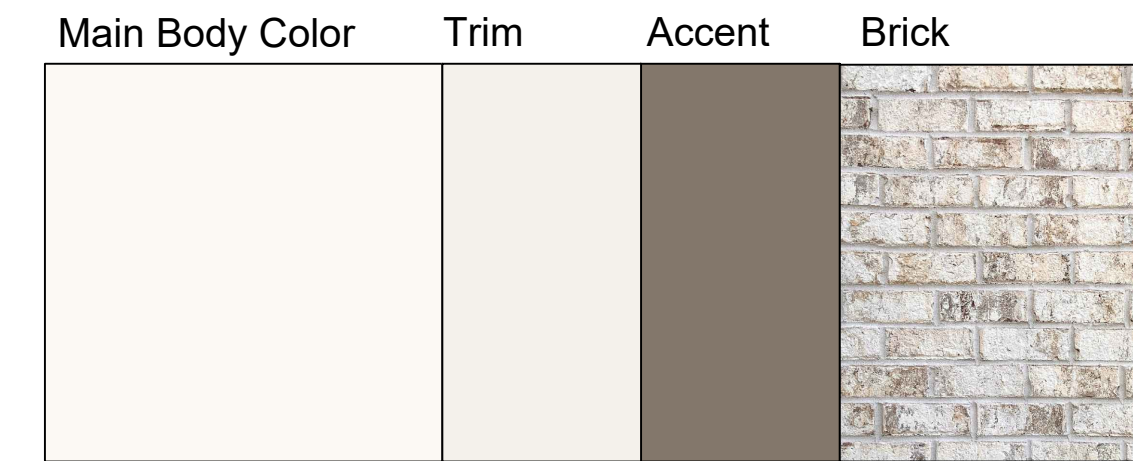
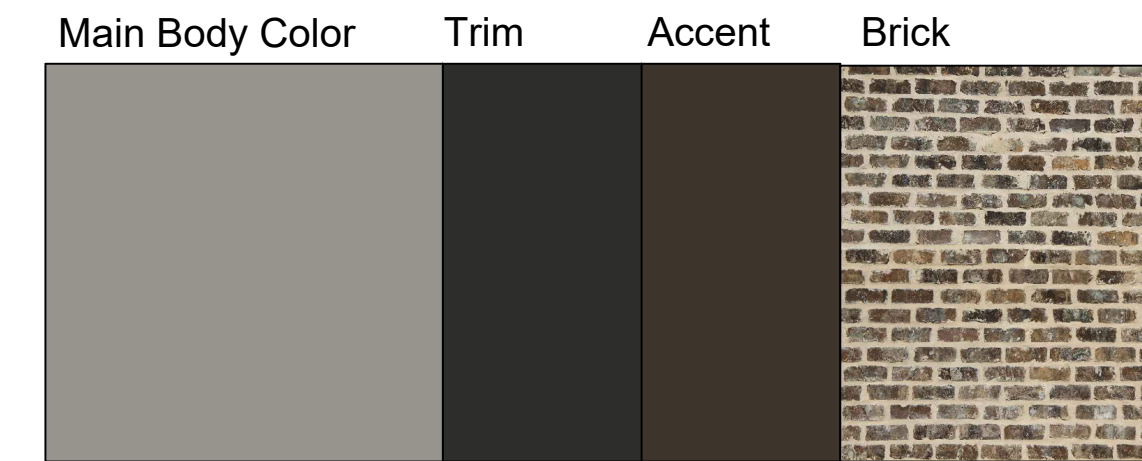
DRAWING NO.:
RZ-07

A:\300-0001\357-0201\CAD\DWG\DWG\357020-0101-RZ-08-SLOPE ANALYSIS.dwg (RZ-08) LS(4/3/2026 - emmiller) - LP 4/11/2026 1:05 AM

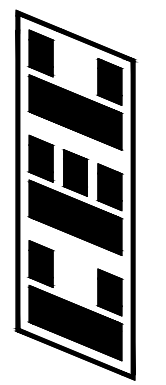


SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	5.00%	Yellow
2	5.00%	10.00%	Orange
3	10.00%	15.00%	Red
4	15.00%	25.00%	Dark Red

DRAWING NO.: RZ-08		SLOPE ANALYSIS		LETT PROPERTY SINGLE-FAMILY SUBDIVISION JONES HOMES USA VILLAGE OF MARVIN, NORTH CAROLINA		 CEC Surveying and Landscape Architects of NC, PLLC		3701 Arco Corporate Drive Suite 400 Charlotte, NC 28273 Ph: 980.237.0373 www.cecinc.com		SUBMITTAL RECORD	
DATE:	APRIL 6, 2026	DRAWN BY:	SRB	NO.		DATE		DESCRIPTION			
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK								
PROJECT NO:	357-020										
APPROVED BY:			MILG								

[illegible]

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



CEC Surveying and
Landscape Architects
of NC, PLLC

LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

ARCHITECTURE

DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:	MLG		

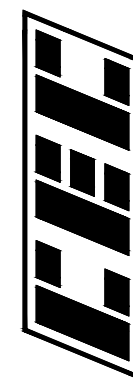
DRAWING NO.:

RZ-09

SITE PLAN RENDERING

DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:	MI G		

**LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**



CEC Surveying and
Landscape Architects
of NC, PLLC

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

SUBMITTAL RECORD	
DESCRIPTION	

[illegible]

LETT PROPERTY

±123 AC = TOTAL SIZE OF DISTRICT

ZONING:

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

NEW TOWN ROAD SR 1315
(60' PUBLIC R/W)

HERITAGE AT MARVIN
43.83 AC

MEADOWLARK LANE
(80' R/W - PRIVATELY MAINTAINED)

LETT PROPERTY
26/24.151 AC=1.1 DUA

DRAWING NO.:

HERITAGE DISTRICT

DATE:	APRIL 6, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:	MLG		

LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA



CEC Surveying and
Landscape Architects
of NC, PLLC

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

SUBMITTAL RECORD

DESCRIPTION

NO	DATE
----	------

NO	DATE
----	------