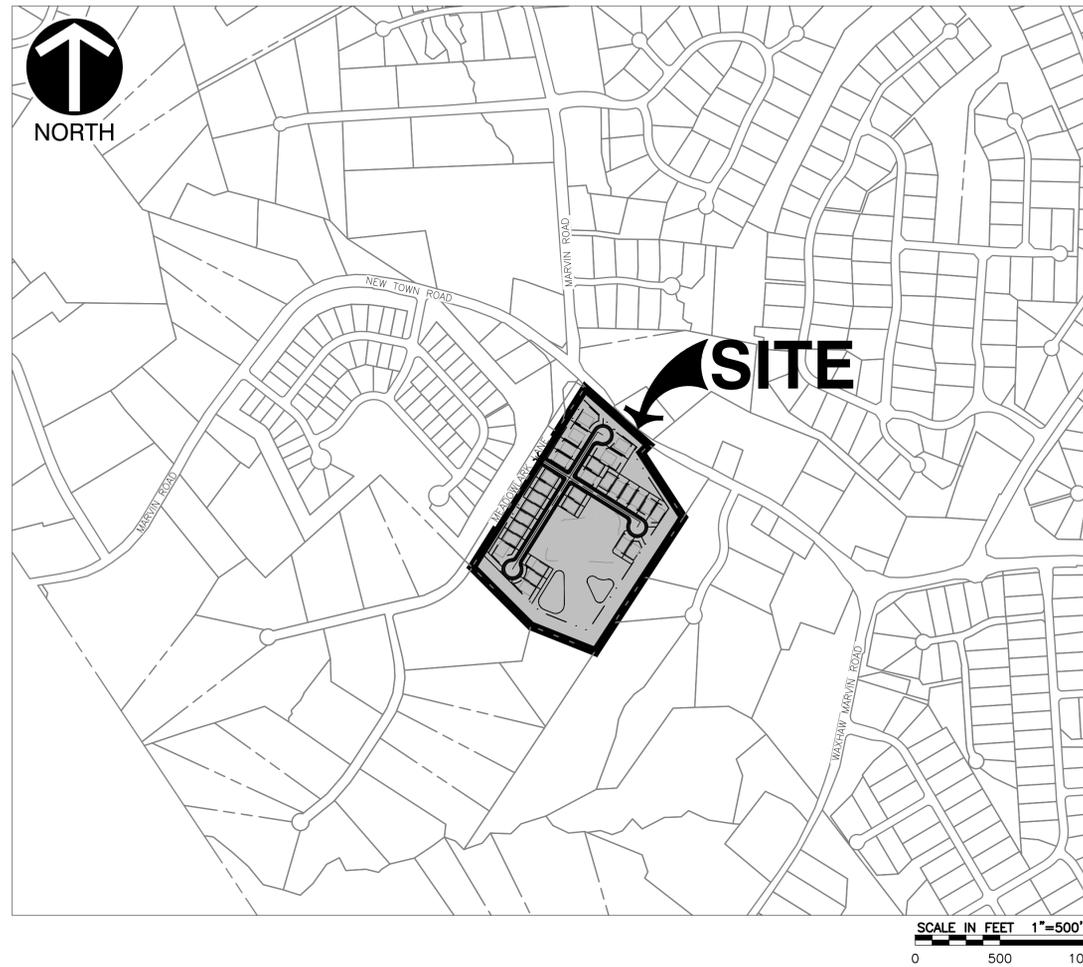


CONDITIONAL ZONING PETITION
LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
 VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA
 01/30/2026

SHEET INDEX

SHEET NUMBER	SHEET TITLE
RZ-01	DEVELOPMENT STANDARDS
RZ-02	SURVEY
RZ-03	SITE PLAN
RZ-04	SITE PLAN W AERIAL
RZ-05	UTILITY PLAN
RZ-06	SLOPE ANALYSIS
RZ-07	ARCHITECTURE
RZ-08	STREET PERSPECTIVES
RZ-09	SITE PLAN RENDERING
RZ-10	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: SSTEARNS@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

SUBMITTAL RECORD	
NO	DATE

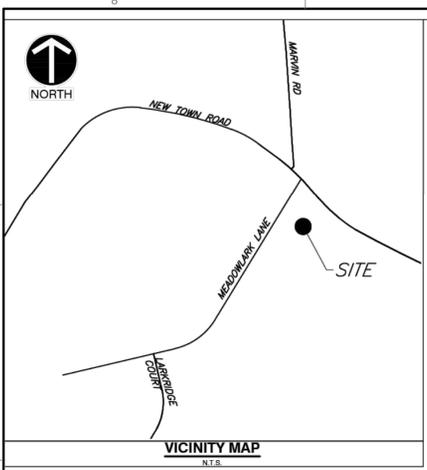
3701 Arco Corporate Drive
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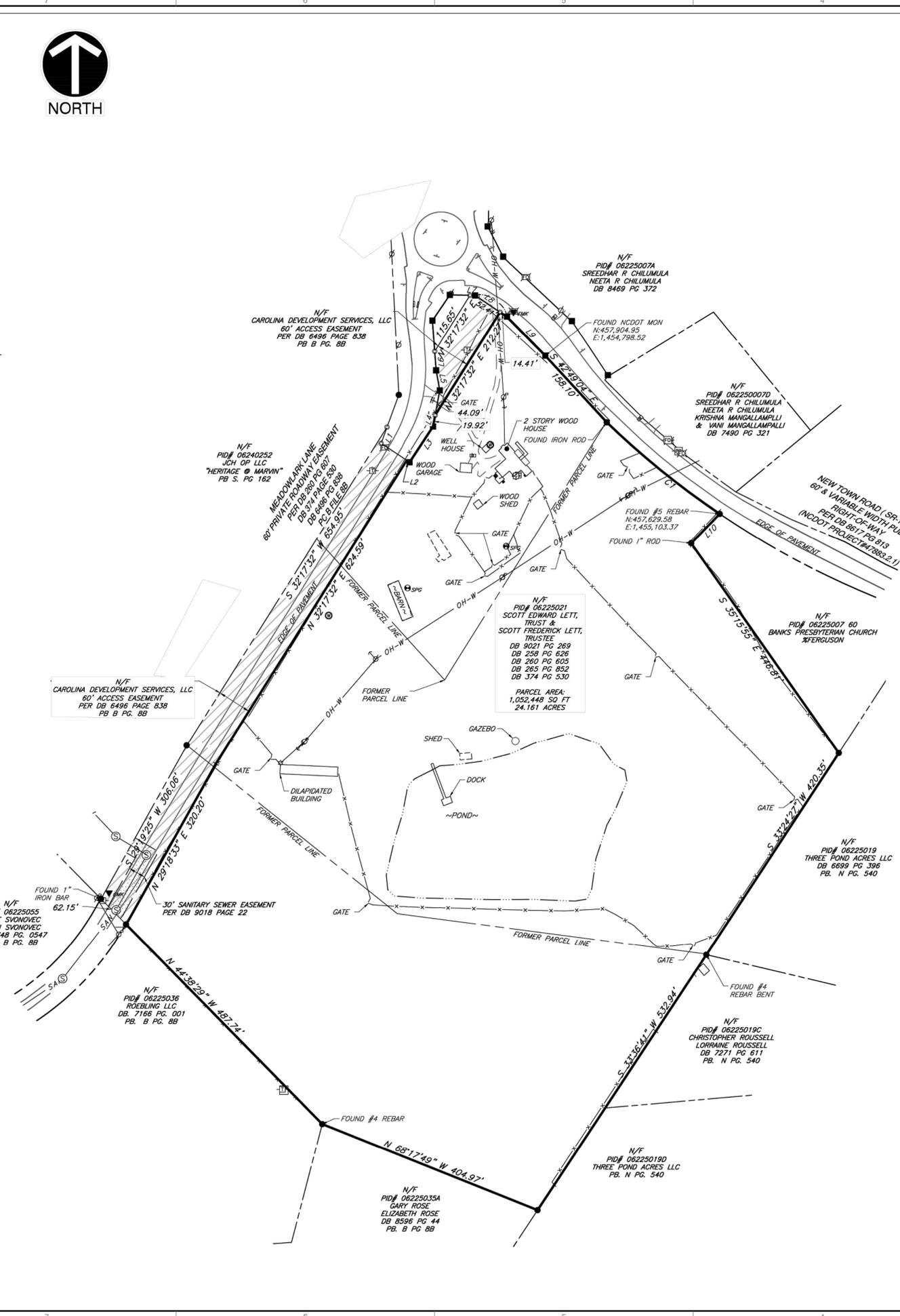
LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

COVER SHEET	
DATE:	FEBRUARY 2, 2026
DWG SCALE:	AS SHOWN
PROJECT NO.:	357-020
APPROVED BY:	
SRB	MEK
MILG	

DRAWING NO.: **RZ-00**



- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - OH-W 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



- SURVEYOR'S NOTES:**
- THE BASIS OF BEARING IS GRID NORTH DERIVED FROM VIRTUAL REFERENCE STATION METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, NORTH CAROLINA ZONE 3200. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2018. THIS DATUM WAS DERIVED FROM THE VIRTUAL REFERENCE STATION OF NORTH CAROLINA.
 - THERE WAS NO NGS OR NCGS MONUMENT OBSERVED WITHIN 2000 FEET OF THE SUBJECT PARCEL.
 - IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST OR RECORD OR NOT OF RECORD.
 - ALL DISTANCE SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. DISTANCES SHOWN ARE IN US SURVEY FOOT AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 - PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
 - THE SUBJECT PARCEL SURVEYED IS LOCATED IN A MINIMAL FLOOD ZONE. FLOOD PLAIN ZONE: X FEMA PANEL NUMBER: 3710445500K EFFECTIVE DATE: 10/16/2008
 - SUBJECT PROPERTY BOUNDARY INFORMATION WAS BASED ON INFORMATION FROM DB 9021 PG 271, DB 265 PG 852, DB 260 PG 605, AND DB 258 PG 626.
 - ALL SHOWN REBAR ARE #4 REBAR, UNLESS OTHERWISE NOTED.

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

BOUNDARY CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAN 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 852, DEED BOOK 260 PAGE 605, AND DEED BOOK 258 PAGE 626; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK B PAGE 88 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:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.05"
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 11/14/23
 DATUM/EPOCH: NAD83(2011)
 GEOID MODEL: GEOID18
 COMBINED GRID FACTOR: 0.9998541528
 UNITS: US SURVEY FEET

I FURTHER CERTIFY THAT THIS PLAN 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.

I FURTHER CERTIFY TO THE FOLLOWING:

___ 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:

(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;

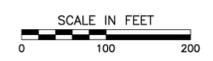
___ (B) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

___ (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



DRAFT

SUBMITTAL RECORD

NO.	DATE	DESCRIPTION

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 OR MARVIN, NORTH CAROLINA**

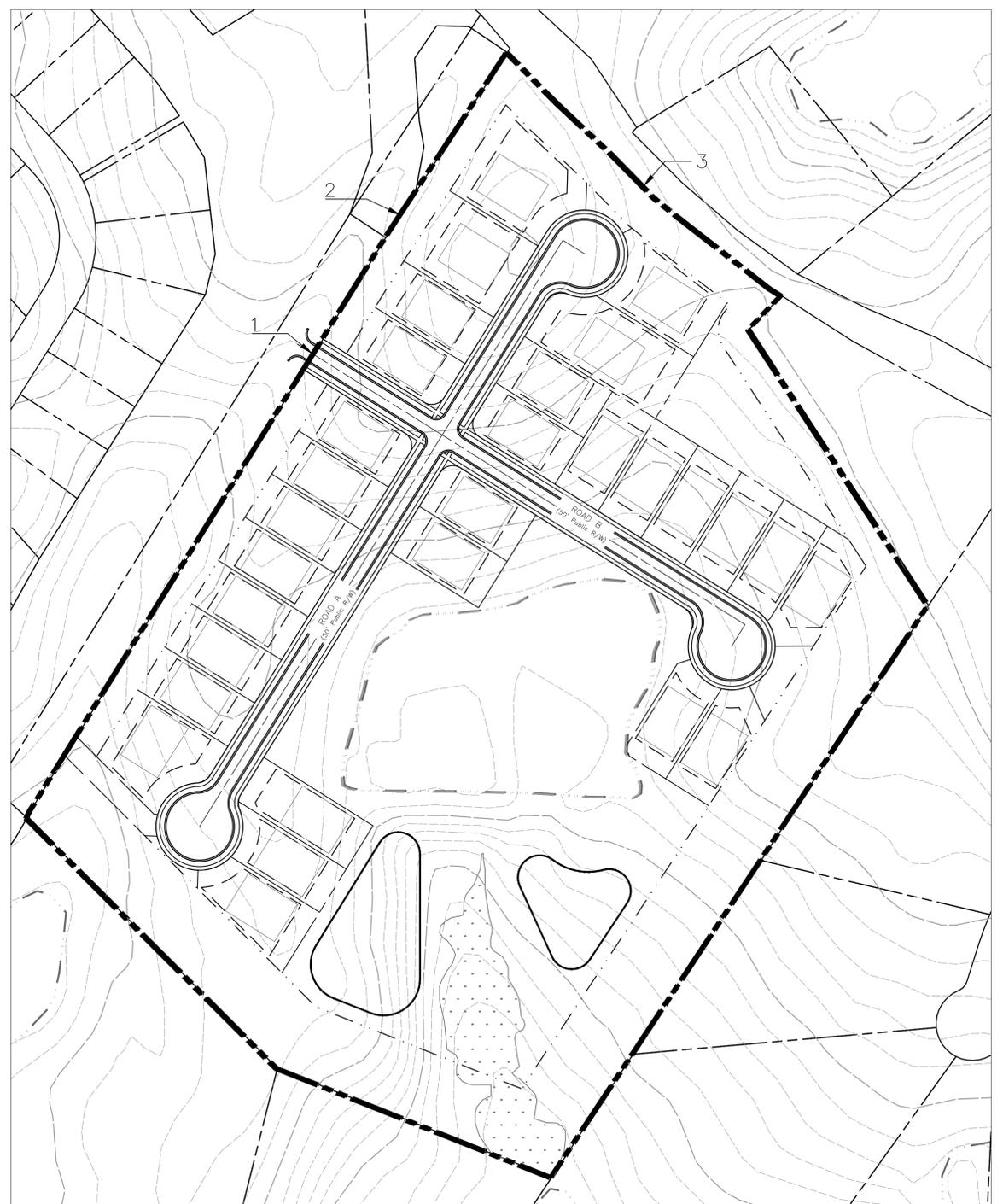
SURVEY

DATE	DATE	SRB
FEBRUARY 2, 2025	DRAWN BY:	MEK
DWG SCALE:	AS SHOWN	CHECKED BY:
PROJECT NO:	357-020	MILG
APPROVED BY:		

DRAWING NO.: **RZ-02**

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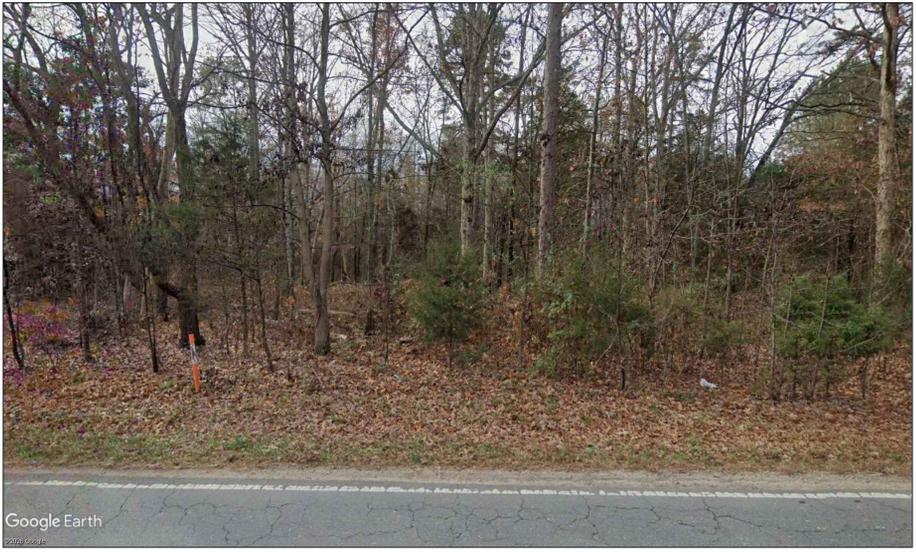
PLAN SCALE 1:100



1



2



3

SUBMITTAL RECORD	
NO.	DATE

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 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
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**LETT PROPERTY SUBDIVISION
 SINGLE-FAMILY SUBDIVISION
 JONES HOMES USA
 VILLAGE OR MARVIN, NORTH CAROLINA**

STREET PERSPECTIVES	
DATE:	FEBRUARY 2, 2025
DWG SCALE:	AS SHOWN
PROJECT NO.:	357-020
APPROVED BY:	
SRB	MEK
	357-020
	MILG

DRAWING NO.: **RZ-08**

