

CONDITIONAL ZONING PETITION

LETT PROPERTY

SINGLE-FAMILY SUBDIVISION

JONES HOMES USA

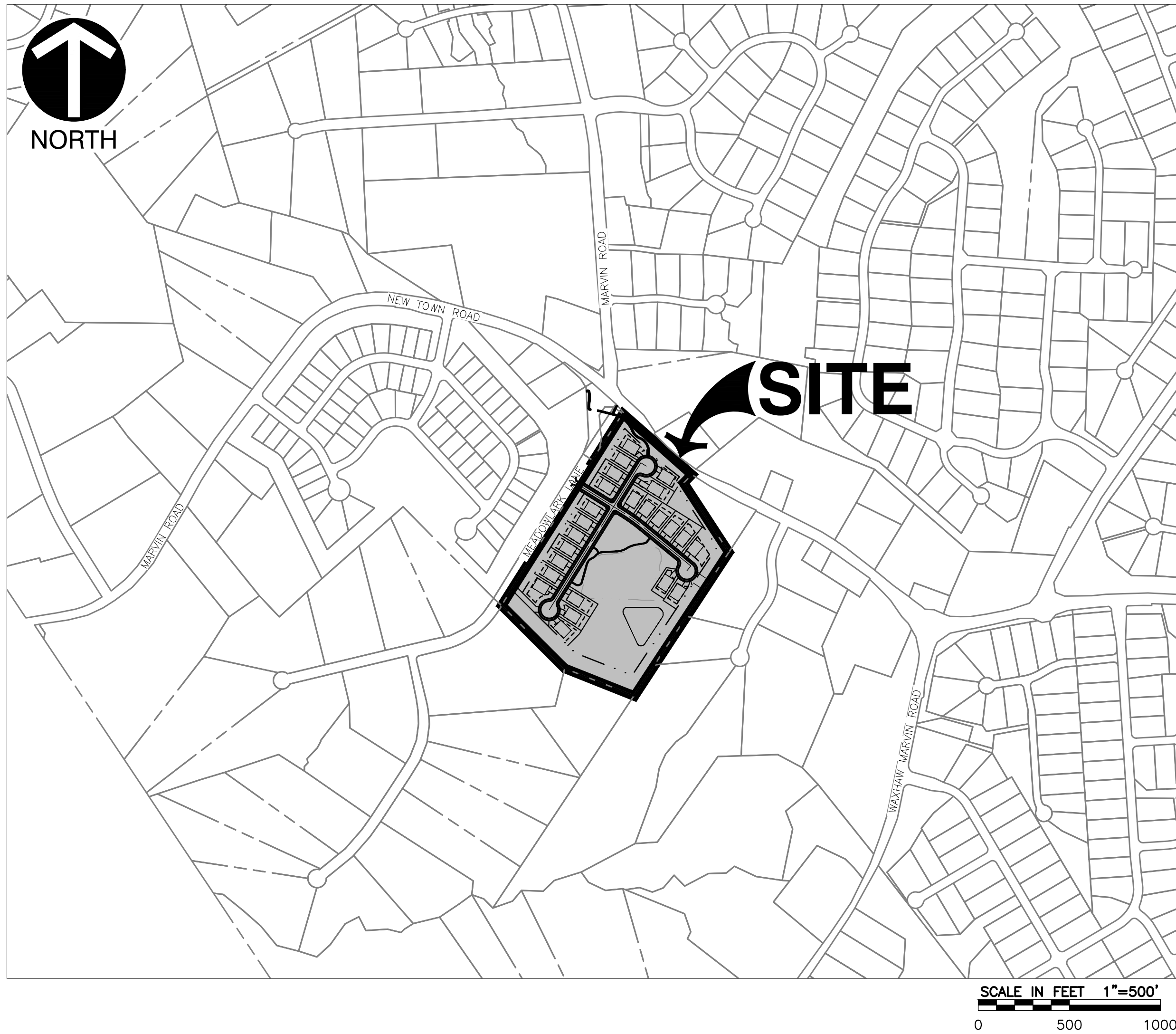
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

07/09/2026

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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
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LANDSCAPE ARCHITECT
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
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PHONE: (980) 237-0373
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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

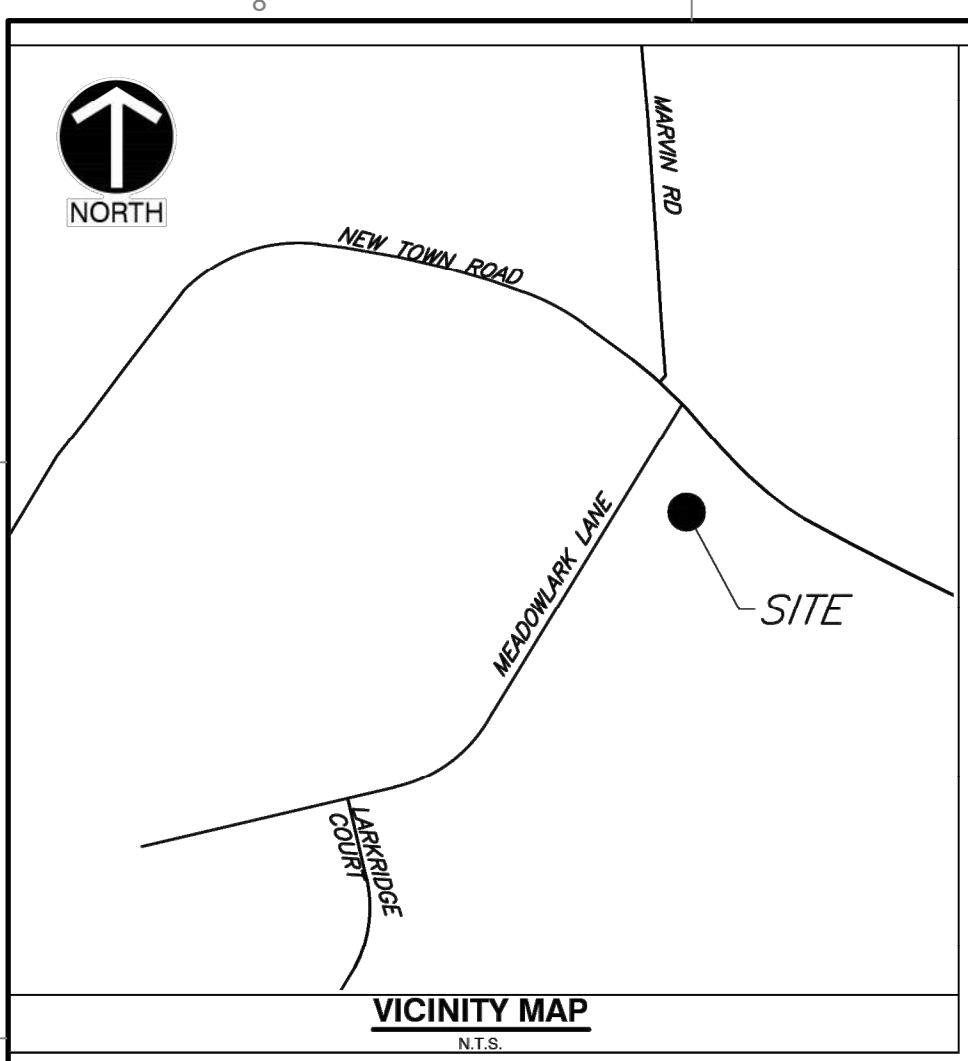
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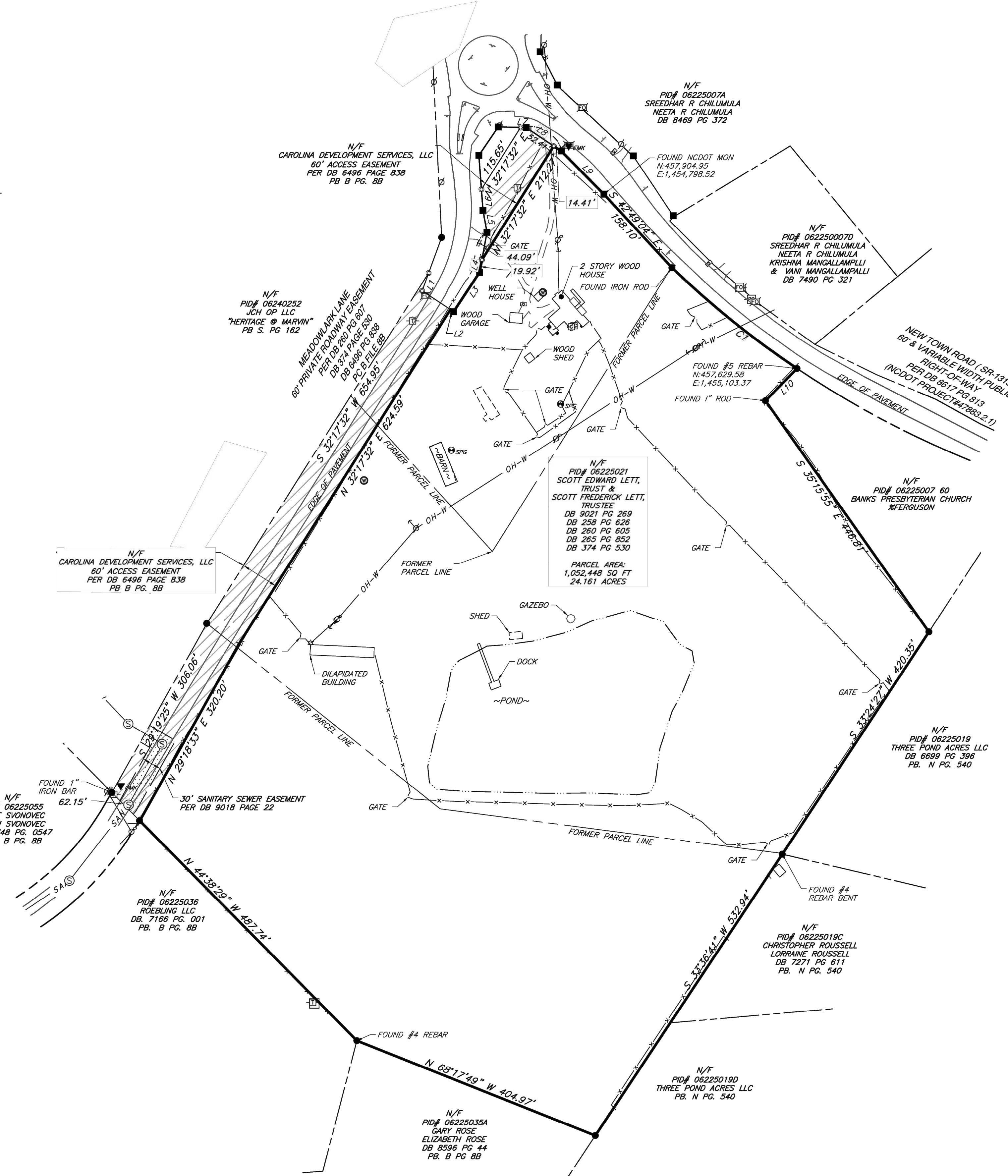
ROSE POND
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

COVER SHEET	DATE:	JULY 08, 2026	DRAWN BY:	SRB
	DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
	PROJECT NO:	357-020		
	APPROVED BY:			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:

- 1.) 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.
- 2.) THERE WAS NO NGS OR NCGS MONUMENT OBSERVED WITHIN 2000 FEET OF THE SUBJECT PARCEL.
- 3.) IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
- 4.) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST OR RECORD OR NOT OF RECORD.
- 5.) ALL DISTANCE SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. DISTANCES SHOWN ARE IN US SURVEY FOOT AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- 6.) 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.
- 7.) THE SUBJECT PARCEL SURVEYED IS LOCATED IN A MINIMAL FLOOD ZONE.
FLOOD PLAIN ZONE: X
FEMA PANEL NUMBER: 3710445500JK
EFFECTIVE DATE: 10/16/2008
- 8.) 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.
- 9.) 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 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 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: 11/14/25
DATUM/EPOCH: NAD83(2011)
GEOID MODEL: GEOID18
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.

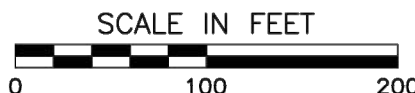
I FURTHER CERTIFY TO THE FOLLOWING:
___ THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
___ THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES 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



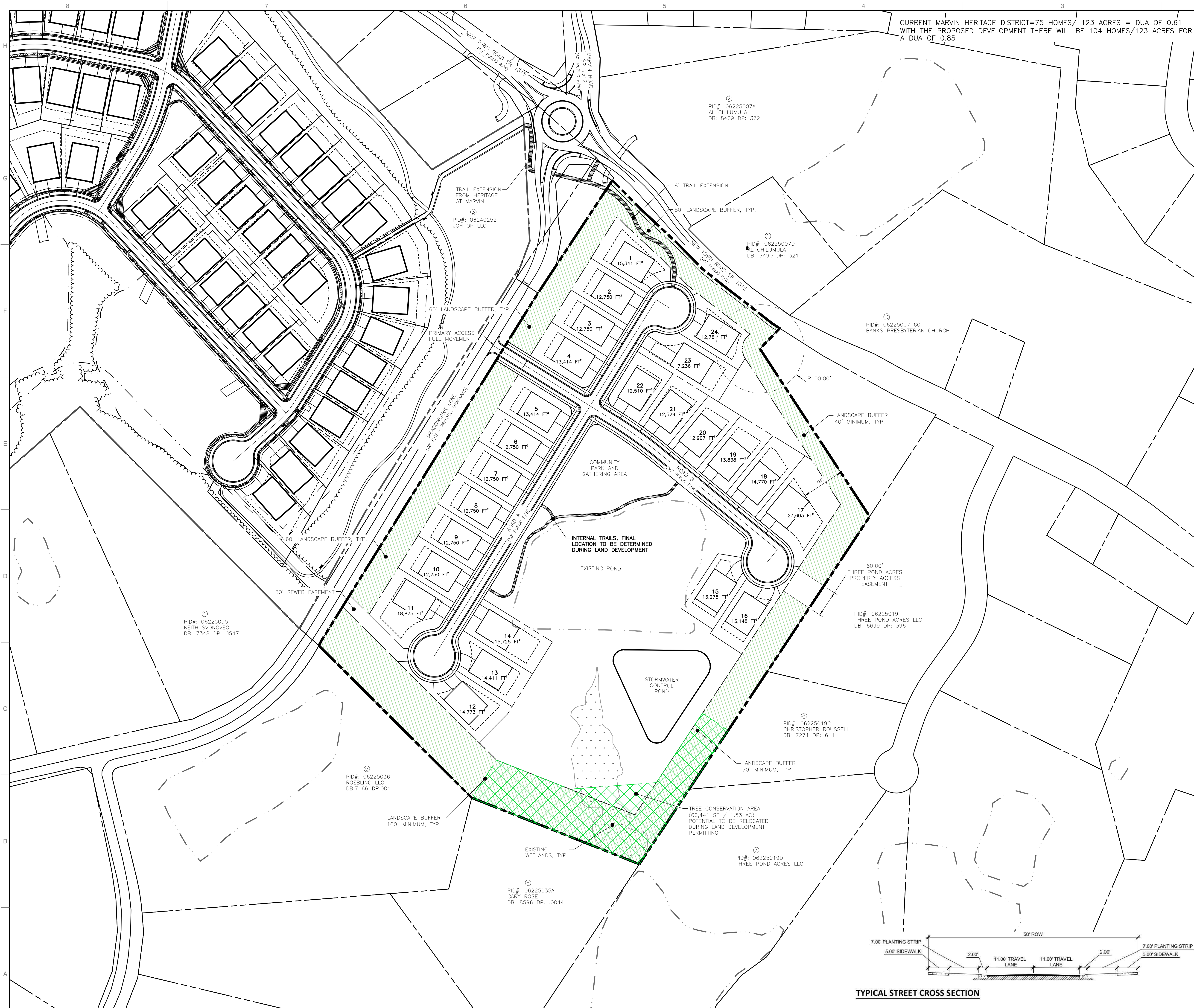
SUBMITTAL RECORD	
NO.	DATE

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**ROSE POND
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

SURVEY		SRB	MEK	MLG
DATE:	JULY 06, 2025	DRAWN BY:	AS SHOWN	CHECKED BY:
DWG SCALE:	AS SHOWN	PROJECT NO.:	357-020	APPROVED BY:
DRAWING NO.: RZ-02				

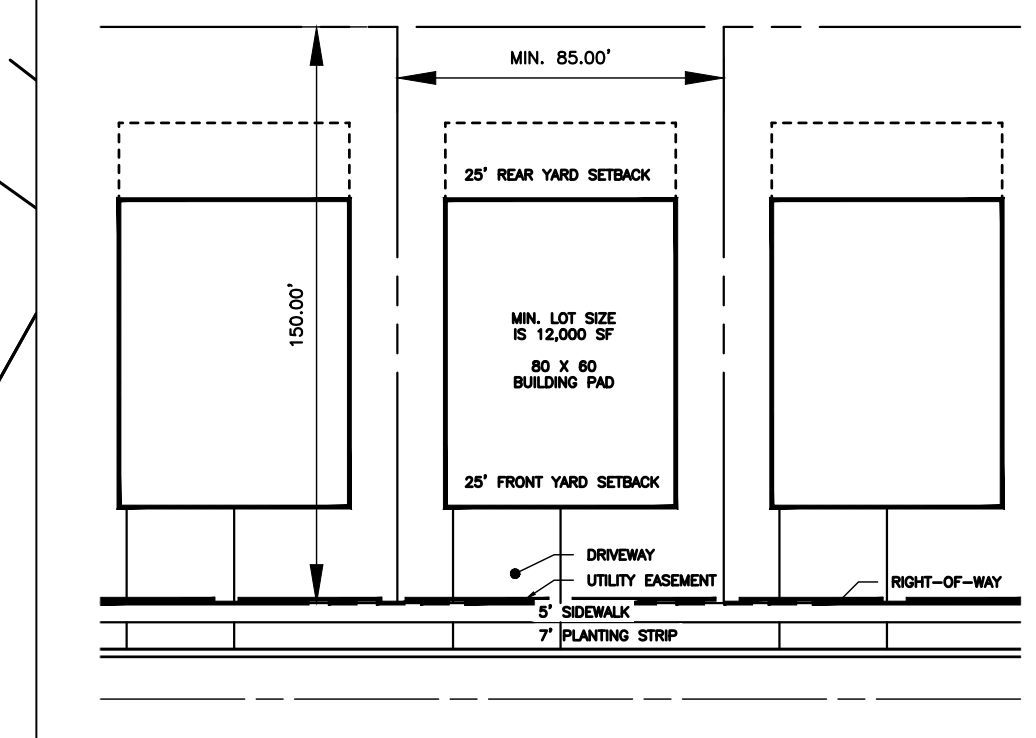


CURRENT MARVIN HERITAGE DISTRICT=75 HOMES/ 123 ACRES = DUA OF 0.61
WITH THE PROPOSED DEVELOPMENT THERE WILL BE 104 HOMES/123 ACRES FOR
A DUA OF 0.85

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

<u>PROPOSED DEVELOPMENT:</u>	
SINGLE-FAMILY DETACHED HOMES:	24 UNITS
MIN. LOT SIZE:	12,000 SF
MIN. LOT WIDTH:	85 FT
PROPOSED DENSITY:	±0.99 DUA

<u>PRIMARY BUILDING SETBACKS:</u>	
FRONT SETBACK:	25 FEET
SIDE SETBACK:	12.5 FEET
CORNER SETBACK:	17.5 FEET
REAR SETBACK:	25 FEET
FRONT PORCH ENCROACHMENT	5 FEET
POOL DECK SETBACK	
(REAR AND SIDE)	10 FEET
POOL SETBACK (WATER)	
(REAR AND SIDE)	15 FEET



TYPICAL LOT PLAN

ADJACENT PROPERTIES

1.PID#06225007D
AL CHILUMULA
208 BLACKHEATH CT
WAXHAW, NC 28173
Deed Book:7490 Deed Page:321

2.PID#06225007A
AL CHILUMULA
208 BLACKHEATH CT
WAXHAW, NC 28173
Deed Book:8469 Deed Page:0372

3.PID#06240252
JCH OP LLC
283 CRANES ROOST BLVD STE 250
ALBERTA SPRINGS, FL 32701

4.PID#06225005
KEITH GYONDGE
1110 MEADOWLARK LN
WAXHAW, NC 28173
Deed Book:7348 Deed Page:0547

5.PID#06225036
ROEBLING LLC
1109 MEADOWLARK LN
WAXHAW, NC 28173
Deed Book:7166 Deed Page:0001

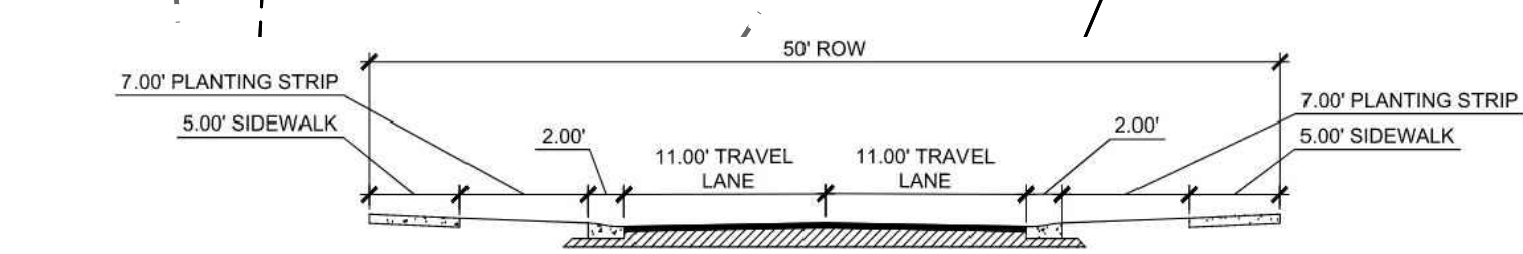
6.PID#06225035A
GARY ROSE
120R LARKKIDGE CT
WAXHAW, NC 28173
Deed Book:8596 Deed Page:0044

7.PID#06225019D
THREE POND ACRES LLC
8024 CALVIN HALL RD
INDIAN TRAIL, SC 29707

8.PID#06225019C
CHRISTOPHER ROUSSELL
912 RISING RD
WAXHAW, NC 28173
Deed Book:7271 Deed Page:611

9.PID#06225019
THREE POND ACRES LLC
8024 CALVIN HALL
INDIAN TRAIL, SC 29707
Deed Book:6699 Deed Page:396

10.PID#06225007 60
BANKS PRESBYTERIAN CHURCH
100121 NEW TOWN ROAD
WAXHAW, NC 28173



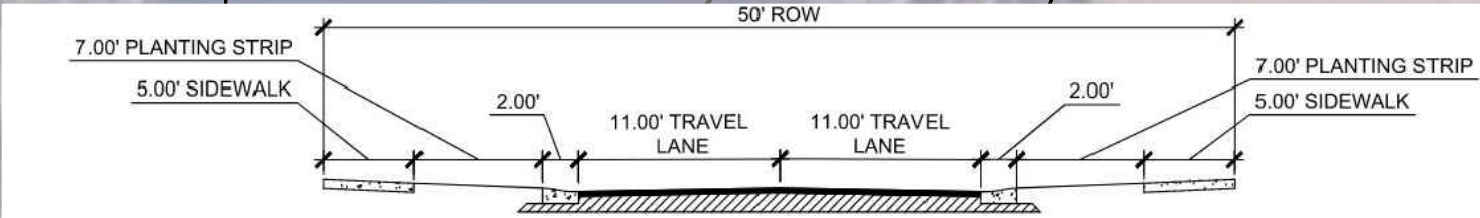
NOTE:

1. POOL SETBACKS & ACCESSORY USE SETBACKS TO BE TEN (10) 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.

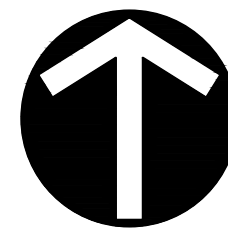


A circular north arrow pointing upwards, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar labeled "SCALE IN FEET" with markings for 0, 100, and 200 feet. To the right of the scale bar, it says "1\"=100'".

[illegible]



TYPICAL STREET CROSS SECTION



NORTH

SCALE IN FEET 1"=100'

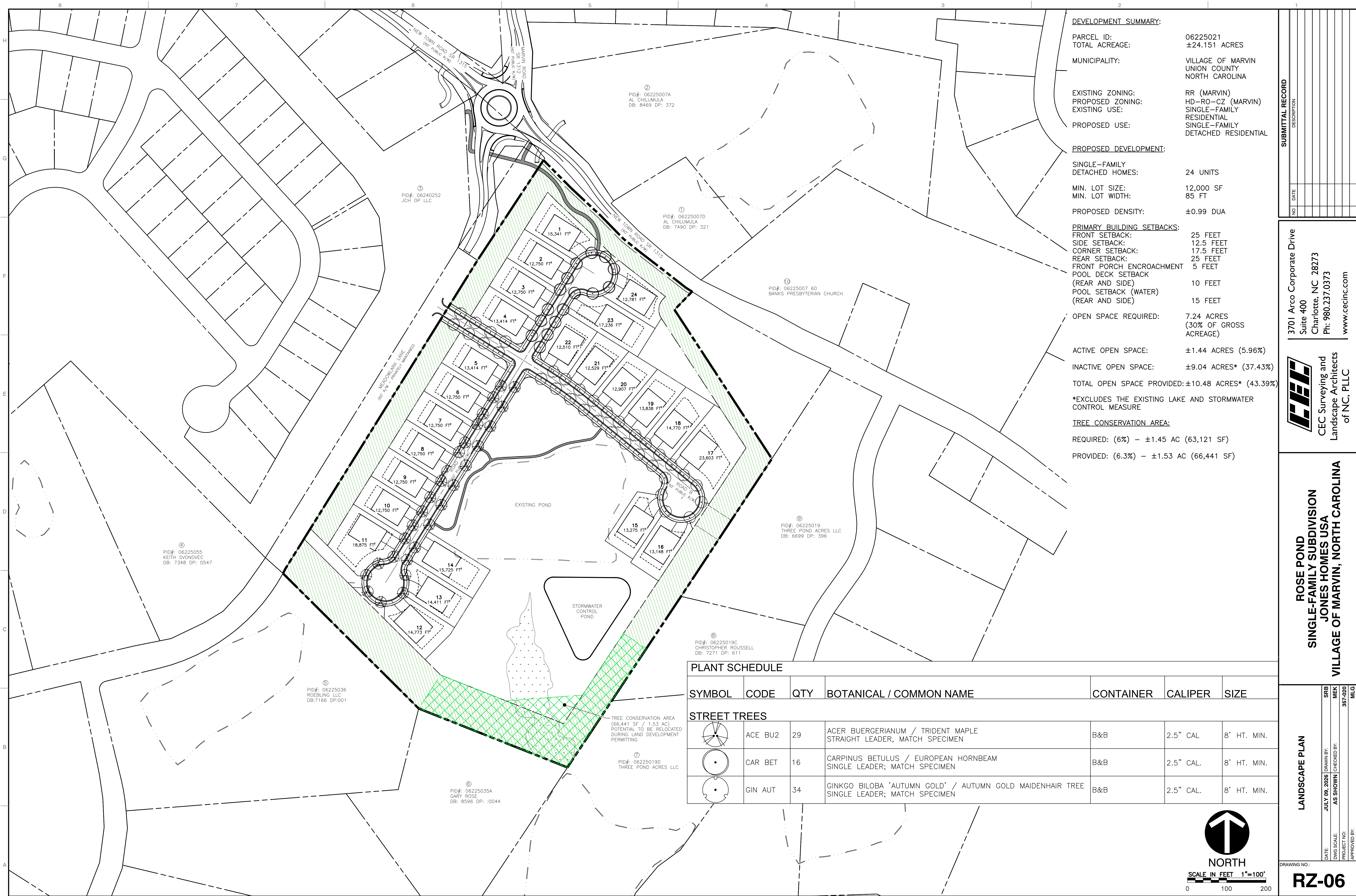


A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 100, and 200.

RZ-04



A:\300-0001\357-0201\CAD\DWG\DWG\1307020-001-0206-LANDSCAPE PLAN.dwg(16-06) 15/7/2026 11:51 AM - (printed) - LP 7/9/2026 11:51 AM



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-CZ (MARVIN)
EXISTING USE: SINGLE-FAMILY
RESIDENTIAL
SINGLE-FAMILY
DETACHED RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY
DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT:

SINGLE-FAMILY
DETACHED HOMES: 24 UNITS
MIN. LOT SIZE: 12,000 SF
MIN. LOT WIDTH: 85 FT
PROPOSED DENSITY: ±0.99 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 25 FEET
SIDE SETBACK: 12.5 FEET
CORNER SETBACK: 17.5 FEET
REAR SETBACK: 25 FEET
FRONT PORCH ENCROACHMENT 5 FEET
POOL DECK SETBACK (REAR AND SIDE) 10 FEET
POOL SETBACK (WATER) (REAR AND SIDE) 15 FEET

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

ACTIVE OPEN SPACE: ±1.44 ACRES (5.96%)

INACTIVE OPEN SPACE: ±9.04 ACRES* (37.43%)

TOTAL OPEN SPACE PROVIDED: ±10.48 ACRES* (43.39%)

*EXCLUDES THE EXISTING LAKE AND STORMWATER
CONTROL MEASURE

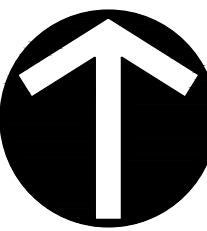
TREE CONSERVATION AREA:

REQUIRED: (6%) - ±1.45 AC (63,121 SF)

PROVIDED: (6.3%) - ±1.53 AC (66,441 SF)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
STREET TREES						
	ACE BU2	29	ACER BUERGERIANUM / TRIDENT MAPLE STRAIGHT LEADER, MATCH SPECIMEN	B&B	2.5" CAL	8' HT. MIN.
	CAR BET	16	CARPINUS BETULUS / EUROPEAN HORNBEAM SINGLE LEADER; MATCH SPECIMEN	B&B	2.5" CAL.	8' HT. MIN.
	GIN AUT	34	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE SINGLE LEADER; MATCH SPECIMEN	B&B	2.5" CAL.	8' HT. MIN.



NORTH

SCALE IN FEET 1"=100'
0 100 200

SUBMITTAL RECORD

DESCRIPTION

NO. DATE

3701 Arco Corporate Drive
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LANDSCAPE PLAN

DRAWING NO.:

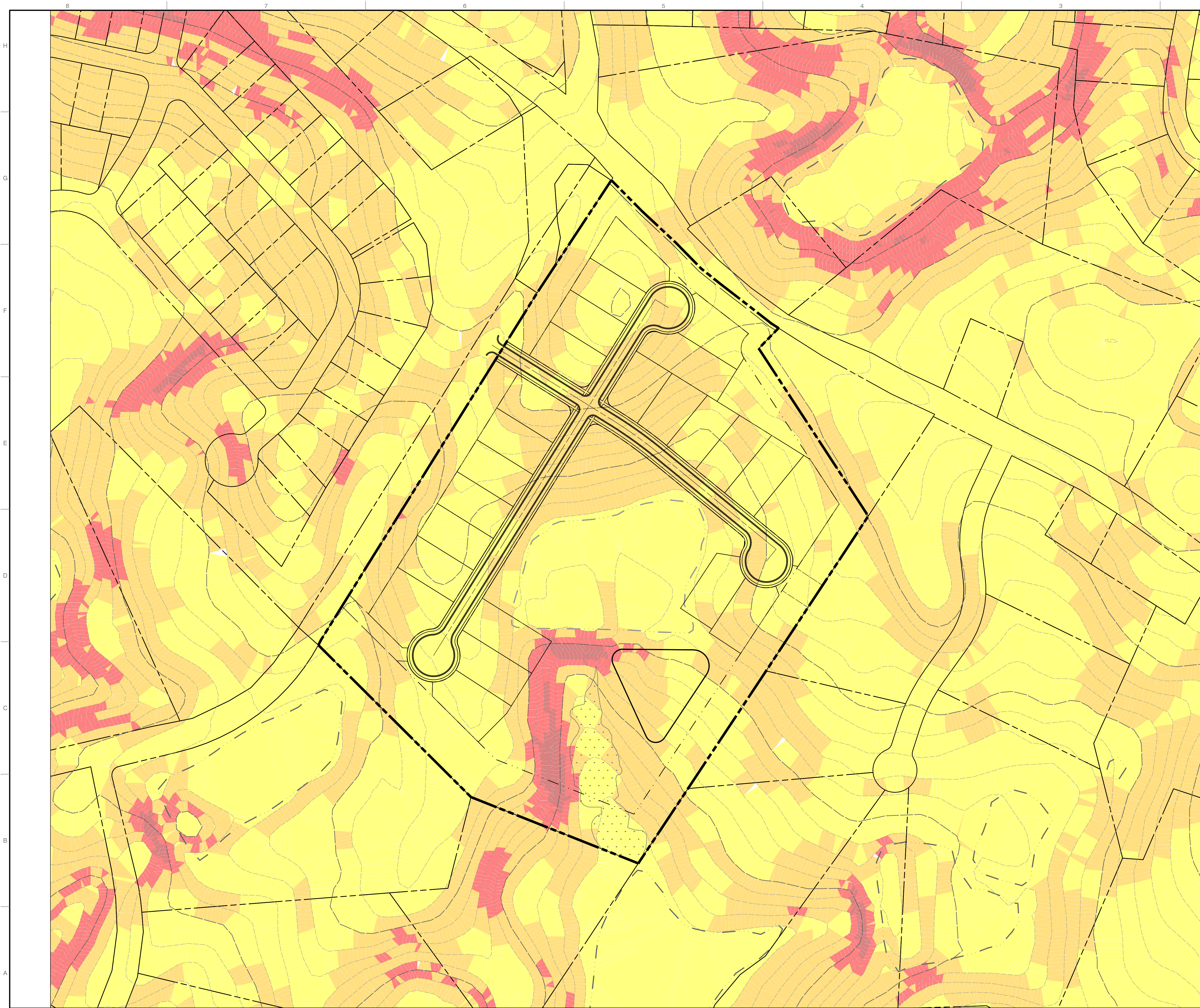
RZ-06

DATE: JULY 06, 2026
DRAWN BY: SRB
MEK
PROJECT NO: 357-020
CHECKED BY: AS SHOWN
APPROVED BY: MLG



RZ-07

A:\300-000\357-020\1\357020-0101-RZ-08-SLOPE ANALYSIS.dwg (RZ-08) LS(5/15/2024 - unknown) - Lp: 7/9/2024 11:52 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.:

SLOPE ANALYSIS

DATE:	JULY 06, 2024	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO.:	357-020	MILG	

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SUBMITTAL RECORD

DESCRIPTION

NO. DATE

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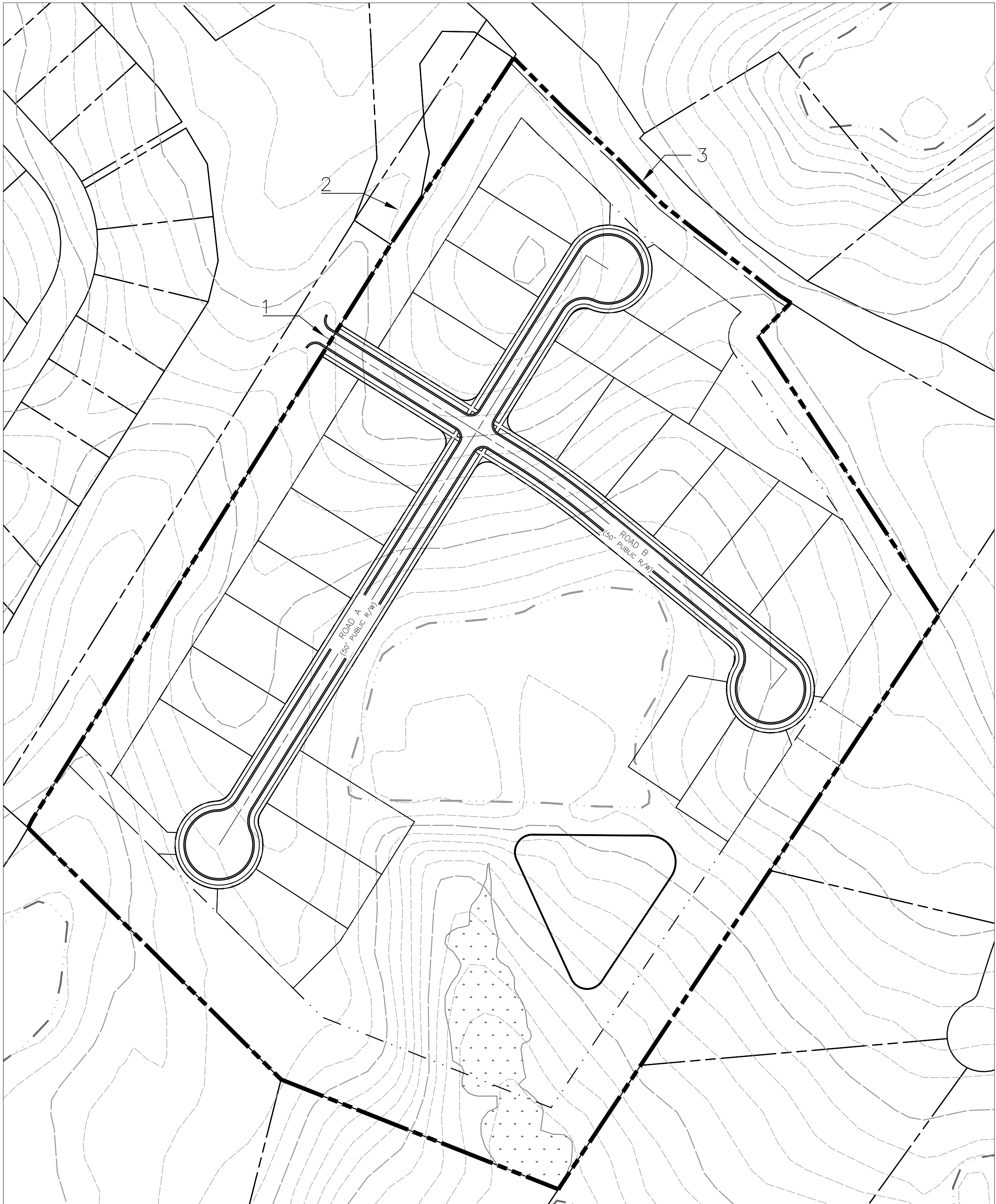
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A:\180-000\187-020\187-020\DWG\187-020-010-0210-STREET PERSPECTIVES.dwg(187-10) (5/15/2028 - stream) - LP: 7/9/2028 11:53 AM



PLAN

SCALE 1:100



1

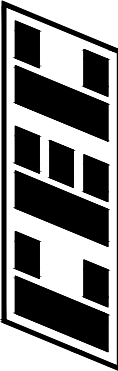


2



3

STREET PERSPECTIVES			
DATE:	JULY 08, 2028	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
APPROVED BY:			MILG



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VILLAGE OF MARVIN, NORTH CAROLINA

SUBMITTAL RECORD	
NO	DATE

DRAWING NO.: **RZ-10**

