

CONDITIONAL ZONING PETITION

LETT PROPERTY

SINGLE-FAMILY SUBDIVISION

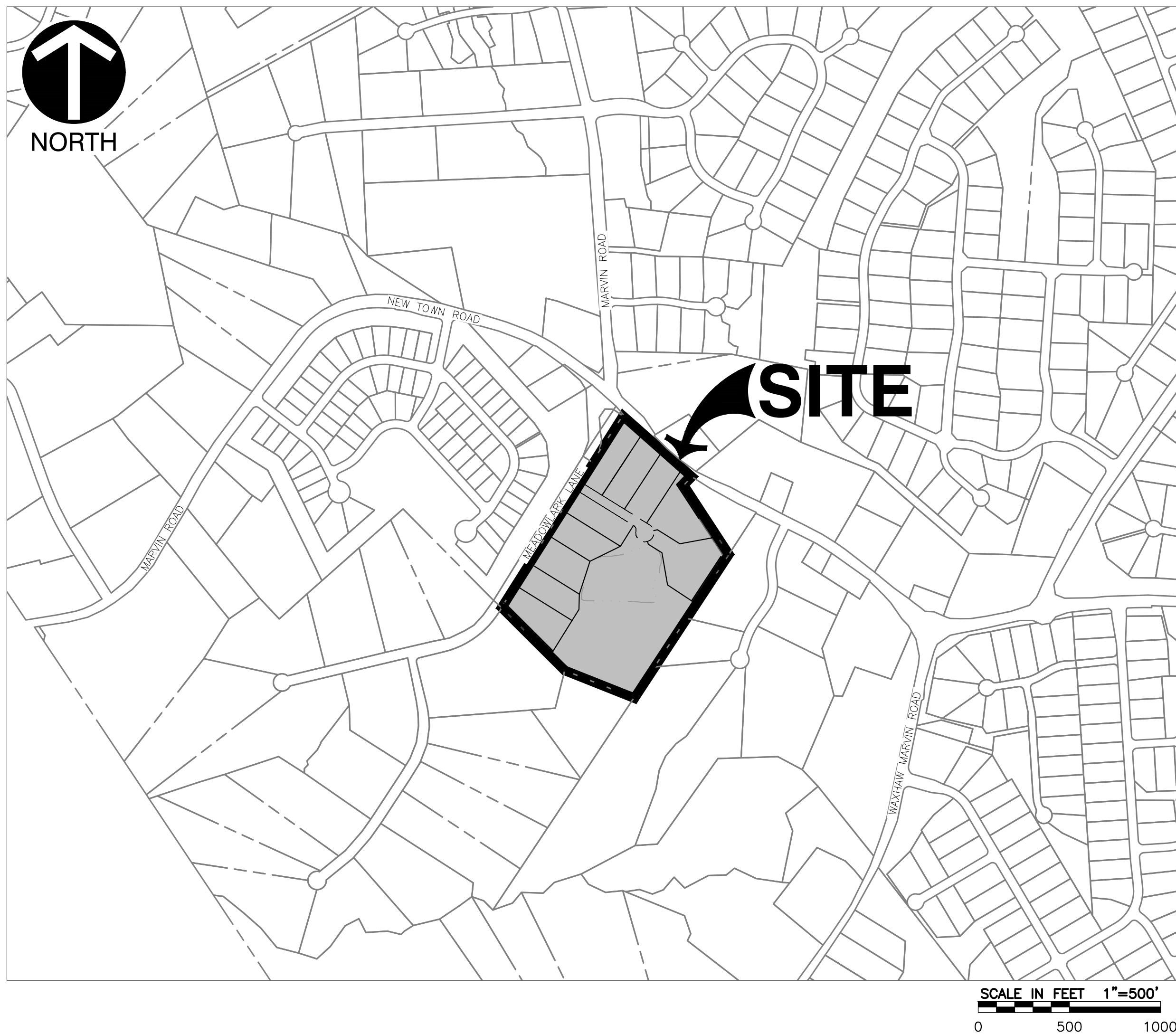
JONES HOMES USA

VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA
SEPTEMBER 9, 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

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

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	8/26/26	CONDITIONAL ZONING PETITION
2	9/9/26	CONDITIONAL ZONING REEVALUTAL

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
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

COVER SHEET	DATE:	SEPTEMBER 9, 2026	DRAWN BY:	NYG
	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\CDP1\357020-0101-0201-DEVELOPMENT STANDARDS.mxd[1:15:19/9/2024 - mmm] - LP 9/9/2024 4:30 PM

DEVELOPMENT STANDARDS

Jones Homes - Lett Property
Development Standards

Site Development Data:

--Total Project Site Area: ± 24.15 acres
--Tax Parcel #: 06225021
--Existing Zoning: RR - Rural Residential
--Proposed Zoning: SFR-1 (CZ) - with five (5) year vested rights
--Existing Use: Single -Family Dwelling
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the SFR- (CZ) 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 alterations 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 ten (10) single family detached dwelling units together with accessory uses as allowed in the SFR-1 (CZ) zoning district.

b. Swimming pools as an accessory use shall be permitted.

3. Residential Lot Regulations:

a. The lots shall meet minimum dimensional requirements and setbacks 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.

c. A minimum setback of ten (10) feet shall be maintained between the water's edge of any swimming pool and any side or rear property line.

4. Access, Pedestrian and Transportation Improvements:

a. Access to the Site will be from Meadowlark Lane as generally depicted on the Rezoning Plan. As the proposed development is limited to residential uses and does not include a mixed-use or commercial component, therefore Article 8 of the Ordinance limiting access is not applicable.

b. The placement and configuration of the vehicular access points and internal vehicular circulation/driveway alignment are subject to 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. In the event that access from Meadowlark Lane is infeasible, the Petitioner shall be allowed to establish access to the Site from New Town Road without requiring an amendment to the Rezoning Plan, subject to applicable review and approval by NCDOT and the Village of Marvin.

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 and tree mitigation 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. In addition to all tree replacement and mitigation requirements of the Marvin Development Ordinance and any approved tree mitigation plan, any tree measuring thirty-six (36) inches diameter at breast height (DBH) or greater that is removed as part of the development shall be replaced with a minimum of two (2) four-inch (4") caliper canopy trees and two (2) six-inch (6") caliper canopy trees. Such replacement trees shall be installed on the Property or at another location approved by the Village and shall be in addition to any replacement trees otherwise required by ordinance
- c. The Petitioner shall conserve native plants where possible and replant with native species and identify this on their preliminary site & civil design plans.

7. 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.

8. 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.

9. 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.
- c. Development of the Property shall comply with the approved Rezoning Plan, including all development standards, notes, and conditions contained therein.
- d. Draft restrictive covenants and homeowners' association documents for the development shall be submitted to the Village Planner for review and comment prior to issuance of a land development permit.
- e. The Developer shall preserve existing vegetation within perimeter buffers and designated open space areas to the maximum extent practicable and in accordance with the approved Rezoning Plan. Utility crossings, grading, and other disturbances necessary to implement the approved development may occur as shown on approved construction plans. Tree preservation and limit-of-disturbance areas shall be identified during construction plan review.
- f. Tree mitigation shall be provided in accordance with the Village of Marvin Development Ordinance. In addition, the Developer will work in good faith during construction plan review to identify opportunities for preservation of significant existing trees within perimeter buffers and open space areas and to incorporate supplemental mitigation planting where practicable.

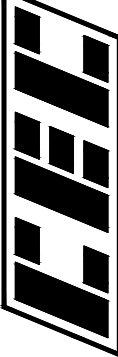
10. Amendments to the Rezoning Plan:

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.

11. 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.

SUBMITTAL RECORD	
NO	DATE DESCRIPTION
1	8/30/24 CONDITIONAL ZONING PETITION
2	9/9/24 CONDITIONAL ZONING RESUBMITTAL



CEC Surveying and
Landscape Architects
of NC, PLLC

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

DEVELOPMENT STANDARDS

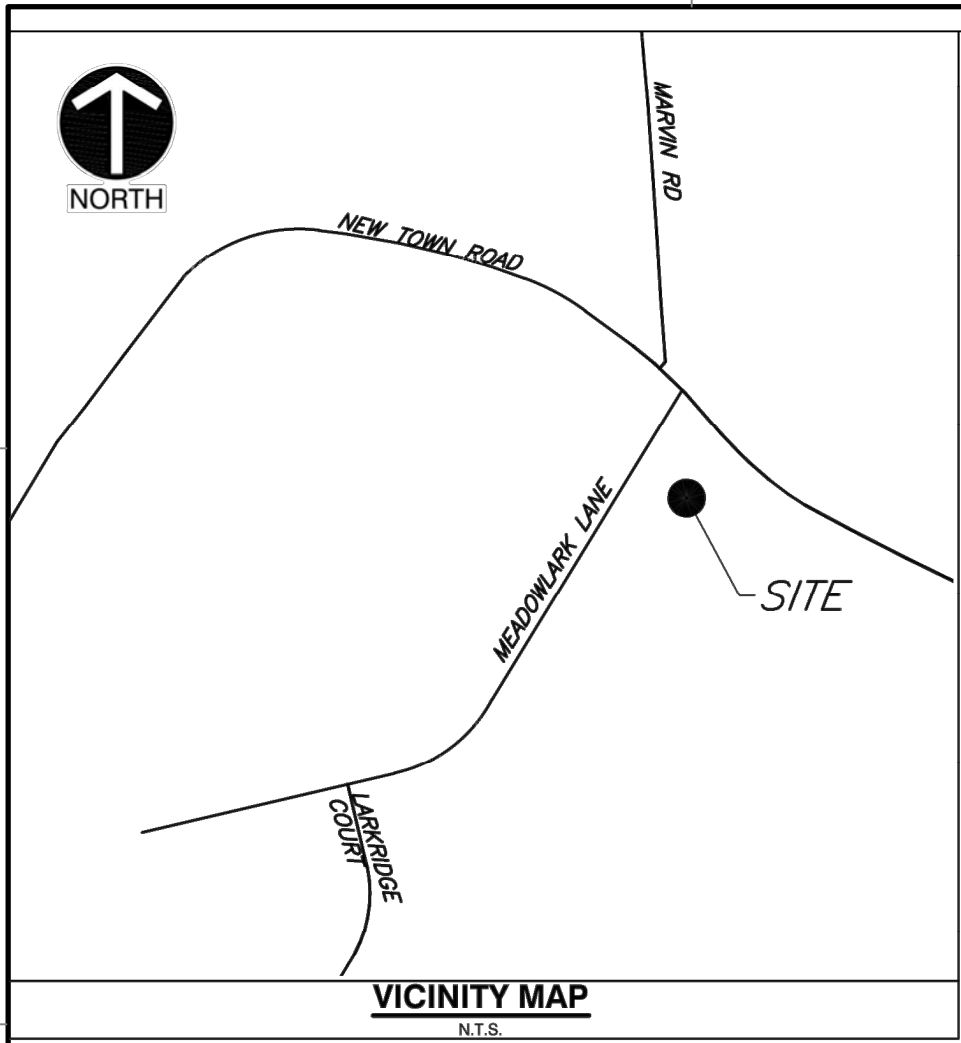
LETT PROPERTY
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DATE: SEPTEMBER 9, 2025
DWG SCALE: AS SHOWN
PROJECT NO: 357-020
APPROVED BY:

DRAWN BY: NYG
MEK
357-020
MLG

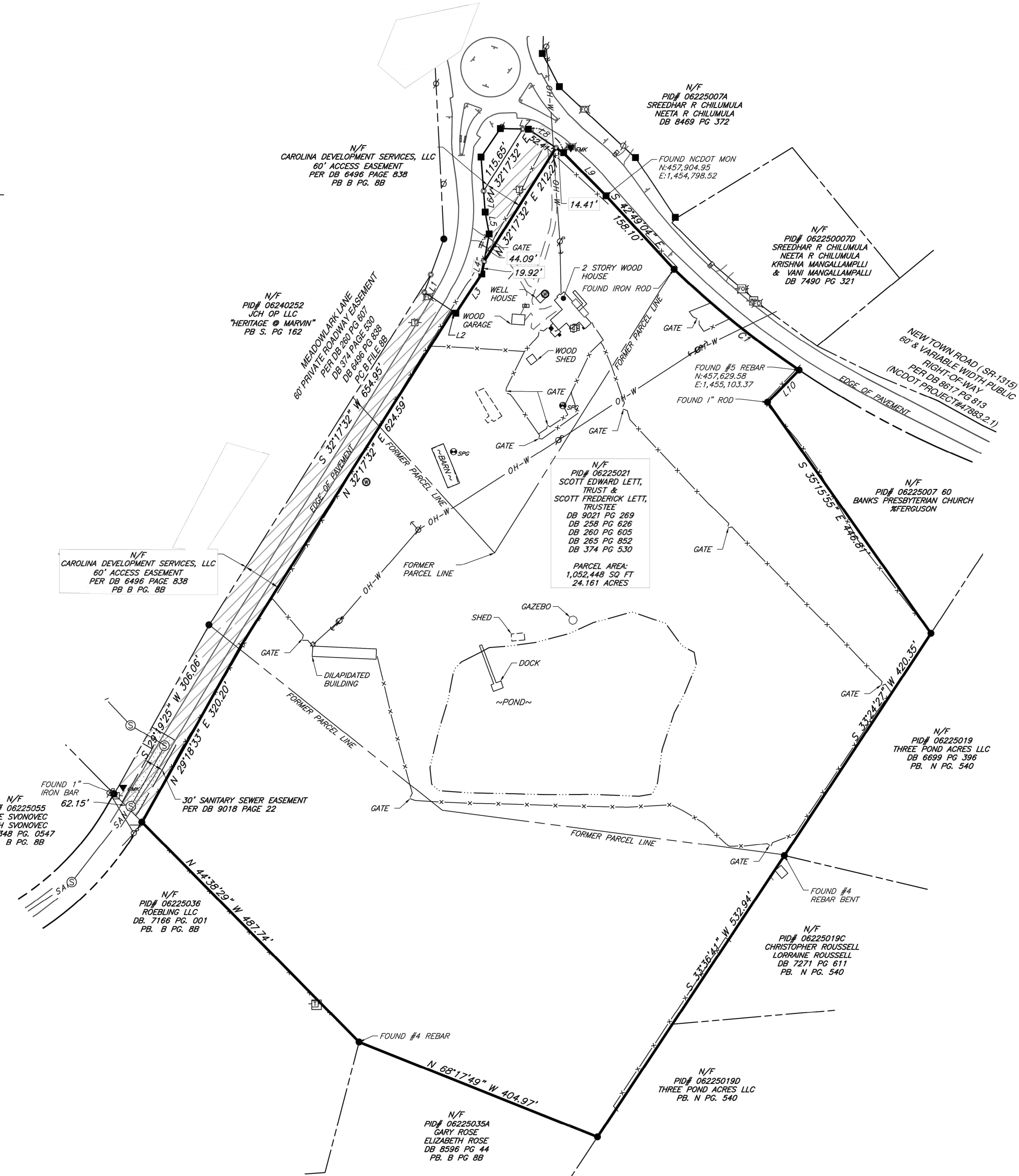
DRAWING NO.: RZ-01

A:\300-0001\357-0201\CAD\DWG\DWG\1307020-0101-0202-SURVEY.dwg[1307020-0101-0202-SURVEY.dwg] - L1: 9/9/2026 4:30 PM



EXISTING LEGEND:

- 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



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 NGS 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;

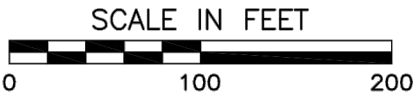
____(B). THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

____(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

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



LETT PROPERTY
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

SURVEY

DATE: SEPTEMBER 5, 2025
DRAWN BY: NYG
DWG SCALE: MEK
PROJECT NO.: 357-020
CHECKED BY: AS SHOWN
APPROVED BY: MLG

DRAWING NO.:

RZ-02

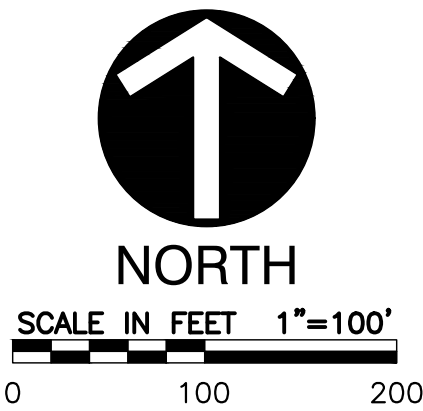


NOTE:

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.

SITE PLAN	DATE:	SEPTEMBER 9, 2026	DRAWN BY:	NYG
	DWG SCALE:		CHECKED BY:	MEK
	PROJECT NO:			
	APPROVED BY:			357-020
				MLG

RZ-03





DEVELOPMENT SUMMARY:

PARCEL ID:
06225021

±24.151 ACRES

MUNICIPALITY:

VILLAGE OF MARVIN
UNION COUNTY
NORTH CAROLINA

EXISTING ZONING:
PROPOSED ZONING:
PROPOSED USE:

RR (MARVIN)
SFR-1 (CZ)
SINGLE-FAMILY DETACHED
RESIDENTIAL LOTS

PROPOSED DEVELOPMENT:

SINGLE-FAMILY LOTS:

10 UNITS

MIN. LOT SIZE:
MIN. LOT WIDTH:

1.00 ACRES
144 FT

PROPOSED DENSITY:

±0.42 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK:
SIDE SETBACK:
CORNER SETBACK:
REAR SETBACK:

50 FEET
16 FEET
25 FEET
40 FEET

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED:
OPEN SPACE PROVIDED:
-EXISTING POND:
-WETLANDS:
-STEEP SLOPES:
NET OPEN SPACE PROVIDED:

1.21 ACRES (5.0%)
9.25 ACRES (38.3%)
2.36 ACRES
0.74 ACRES
0.54 ACRES
5.61 ACRES (23.2%)

ADJACENT PROPERTIES

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

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

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

4.PID#:06225055
KEITH SVONOVEC
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:001

6.PID#:06225035A
GARY ROSE
1209 LARKRIDGE 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 RD
INDIAN TRAIL, SC 29707
Deed Book:6599 Deed Page:396

10.PID#:06225007 60
BANKS PRESBYTERIAN CHURCH
10012 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 ENCR OACH INTO ALL SETBACKS AS NEEDED. A/C CONDENSERS & POOL EQUIPMENT NEEDS TO BE STAGGERED IN BETWEEN UNITS & SCREENED FROM THE PUBLIC RIGHT OF WAY.

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	8/30/26	CONDITIONAL ZONING PETITION
2	9/9/26	CONDITIONAL ZONING RESUBMITTAL

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

CEC Surveying and
Landscape Architects
of NC, PLLC

SITE PLAN WITH AERIAL

DATE: SEPTEMBER 9, 2026 [DRAWN BY: NYG]
DWG SCALE: AS SHOWN [CHECKED BY: MEK]
PROJECT NO: 357-020
APPROVED BY: MLG

DRAWING NO.: RZ-04

LETT PROPERTY
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

NORTH

SCALE IN FEET 1"=100'

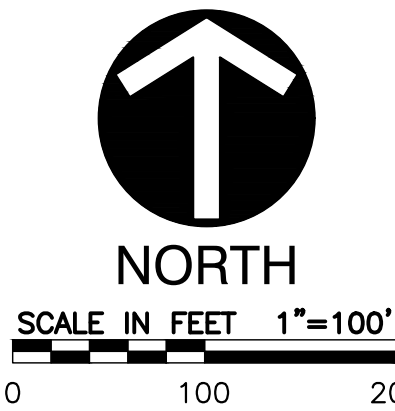
0 100 200

A:\357-020\357-0201\CAD\DWG\DWG\13572020-0101-R201-SITE PLAN.dwg[8/9/2026 10:33 AM] - LRS 9/9/2026 10:33 AM



OPEN SPACE REQUIRED:	1.21 ACRES	(5.0%)
OPEN SPACE PROVIDED:	9.25 ACRES	(38.3%)
-EXISTING POND:	2.36 ACRES	
-WETLANDS:	0.74 ACRES	
-STEEP SLOPES:	0.54 ACRES	
NET OPEN SPACE PROVIDED:	5.61 ACRES	(23.2%)

DRAWING NO.:
RZ-05



A:\300-0001\357-0201-0400\Draw\DWG\357020-0401-0206-LANDSCAPE PLAN.dwg(15:19/9/2026 - mshms) - LP: 9/9/2026 10:44 AM



DEVELOPMENT SUMMARY:

PARCEL ID: 06225021 ±24.151 ACRES

MUNICIPALITY: VILLAGE OF MARVIN
UNION COUNTY
NORTH CAROLINA

EXISTING ZONING: RR (MARVIN)
PROPOSED ZONING: SFR-1 (CZ)
PROPOSED USE: SINGLE-FAMILY DETACHED
RESIDENTIAL LOTS

PROPOSED DEVELOPMENT:

SINGLE-FAMILY LOTS: 10 UNITS

MIN. LOT SIZE: 1.00 ACRES
MIN. LOT WIDTH: 144 FT

PROPOSED DENSITY: ±0.42 DUA

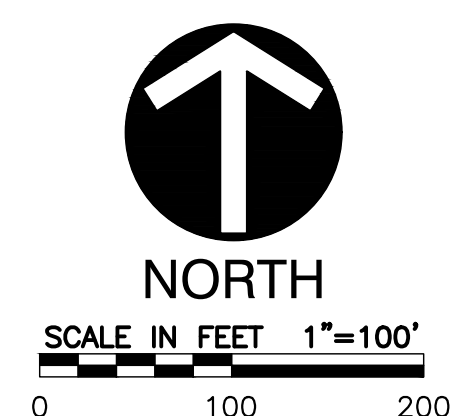
PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 50 FEET
SIDE SETBACK: 16 FEET
CORNER SETBACK: 25 FEET
REAR SETBACK: 40 FEET

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 1.21 ACRES (5.0%)
OPEN SPACE PROVIDED: 9.25 ACRES (38.3%)
-EXISTING POND: 2.36 ACRES
-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 5.61 ACRES (23.2%)

NOTE:
1. PETITIONER COMMITS TO PRESERVING 50% OF SIGNIFICANT TREES SHOWN
BASED ON FINAL GRADING AND TREE HEALTH TO BE DETERMINED DURING LAND
DEVELOPMENT PERMITTING.



SUBMITTAL RECORD	
NO	DATE
1	8/30/26
2	9/9/26
DESCRIPTION	
1	CONDITIONAL ZONING PETITION
2	CONDITIONAL ZONING RESUBMITTAL

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

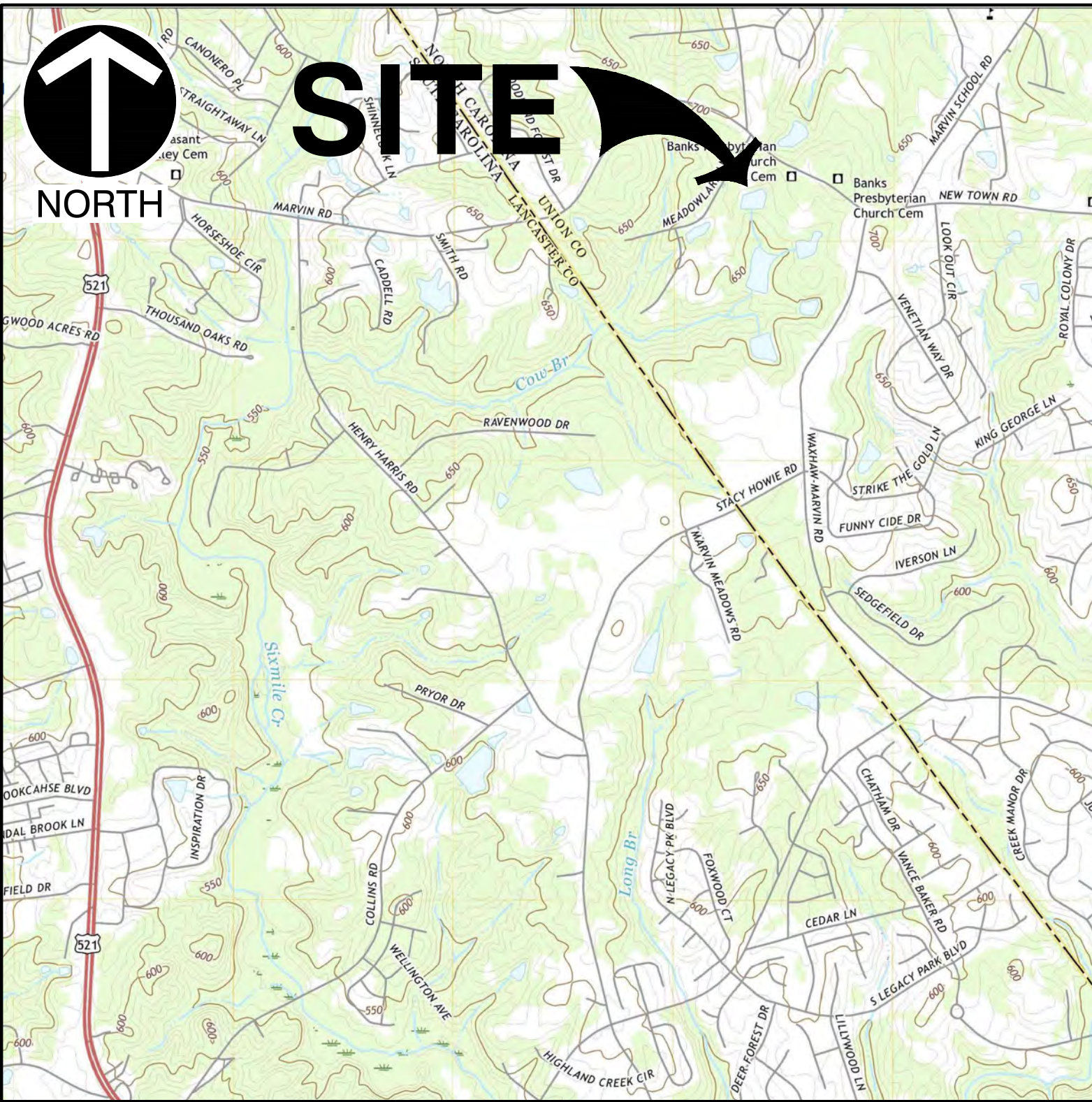
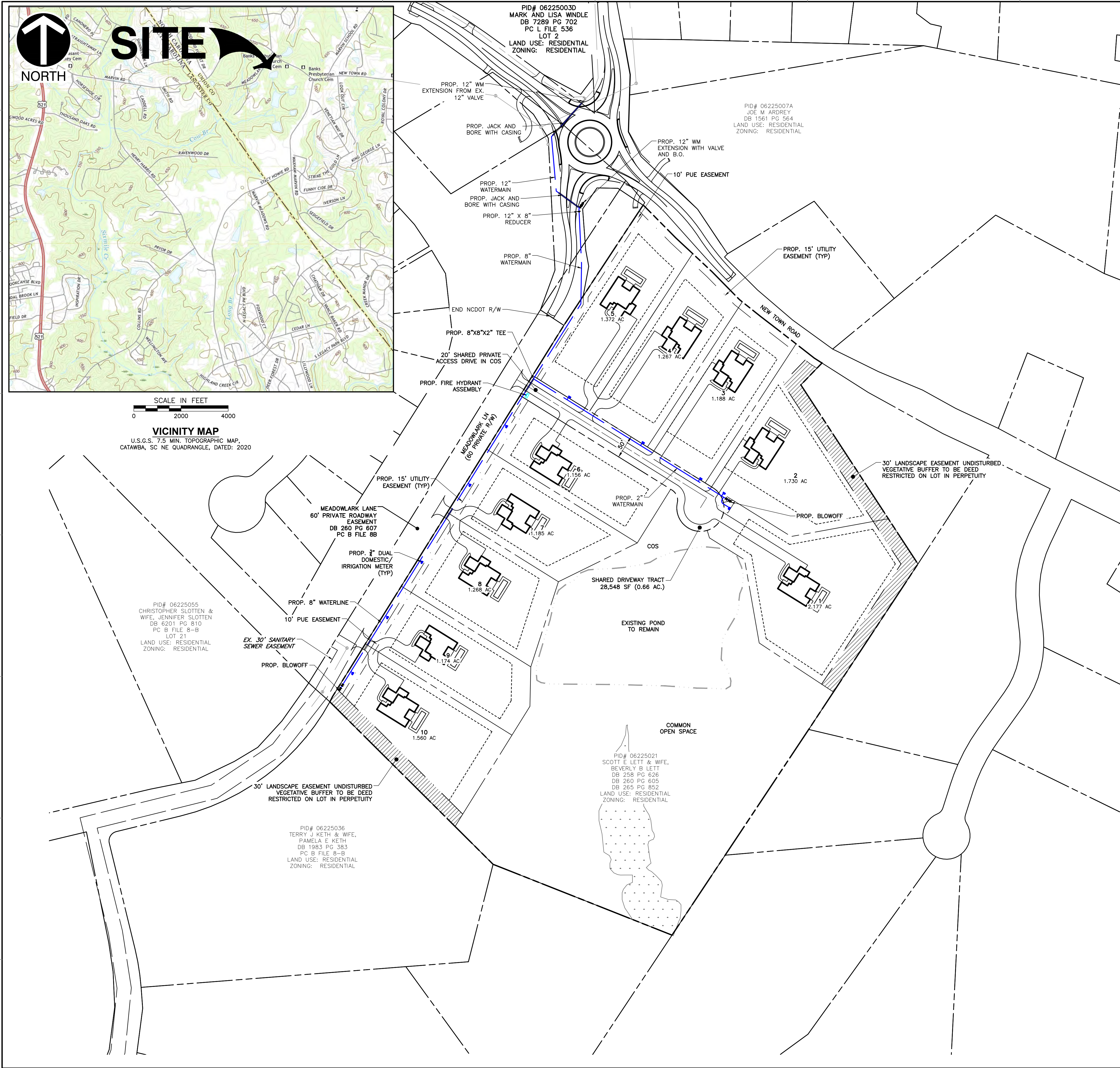
**LETT PROPERTY
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

LANDSCAPE PLAN

DRAWING NO.: **RZ-06**

DATE: SEPTEMBER 9, 2026 [DRAWN BY: NYG]
DWG SCALE: AS SHOWN [CHECKED BY: MEK]
PROJECT NO.: 357-020
APPROVED BY: MLG

A:\300-2001\357-2001\CAD\DWG\Enables\357000-C001-L001\Utility Sketch Plan.dwg(14071) LS(9/9/2026 -- mmm) -- LP: 9/9/2026 10:47 AM



SCALE IN FEET
0 2000 4000
VICINITY MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
CATAWBA, SC NE QUADRANGLE, DATED: 2020

DEVELOPMENT SUMMARY:

PARCEL ID: 06225021 ±24.151 ACRES
MUNICIPALITY: VILLAGE OF MARVIN
UNION COUNTY
NORTH CAROLINA
EXISTING ZONING: RR (MARVIN)
PROPOSED ZONING: SFR-1 (CZ)
PROPOSED USE: SINGLE-FAMILY DETACHED
RESIDENTIAL LOTS

PROPOSED DEVELOPMENT:

SINGLE-FAMILY LOTS: 10 UNITS
MIN. LOT SIZE: 1.00 ACRES
MIN. LOT WIDTH: 144 FT
PROPOSED DENSITY: ±0.42 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 50 FEET
SIDE SETBACK: 16 FEET
CORNER SETBACK: 25 FEET
REAR SETBACK: 40 FEET

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 1.21 ACRES (5.0%)
OPEN SPACE PROVIDED: 9.25 ACRES (38.3%)
-EXISTING POND: 2.36 ACRES
-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 5.61 ACRES (23.2%)

ESTIMATED SEWER FLOWS:

PROPOSED SEPTIC

ESTIMATED WATER FLOWS:

SINGLE FAMILY 10 HOMES @ 400GPD = 4,000 GPD

IRRIGATION
HOME METERS 10 HOMES @ 200 GPD = 2,000 GPD

TOTAL ESTIMATED DEMAND = 6,000 GPD

FIRE FLOW - 1,000 GPM FOR 2 HOUR DURATION = 120,000 GALLONS

ESTIMATED WATER METERS:

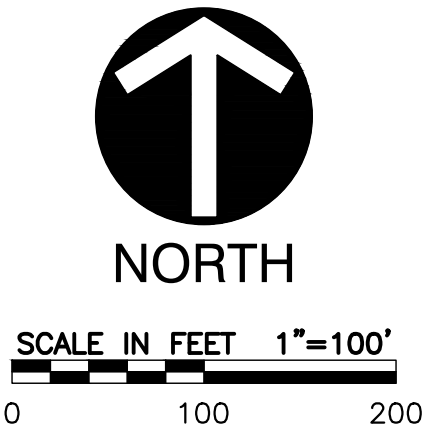
10 - ¾" WATER METERS
10 - ¾" IRRIGATION METERS (LOTS)

NOTE:

- 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 AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE DEVELOPMENT PROCESS WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

QUANTITIES:

2" WATERMAIN- 495 LF
8" WATERMAIN- 1,175 LF
12" WATERMAIN- 280 LF
FIRE HYDRANT- 1 EA



SUBMITTAL RECORD	
NO	DATE
1	8/9/2026
2	9/9/2026
CONDITIONAL ZONING PETITION	
CONDITIONAL ZONING RESUBMITAL	

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

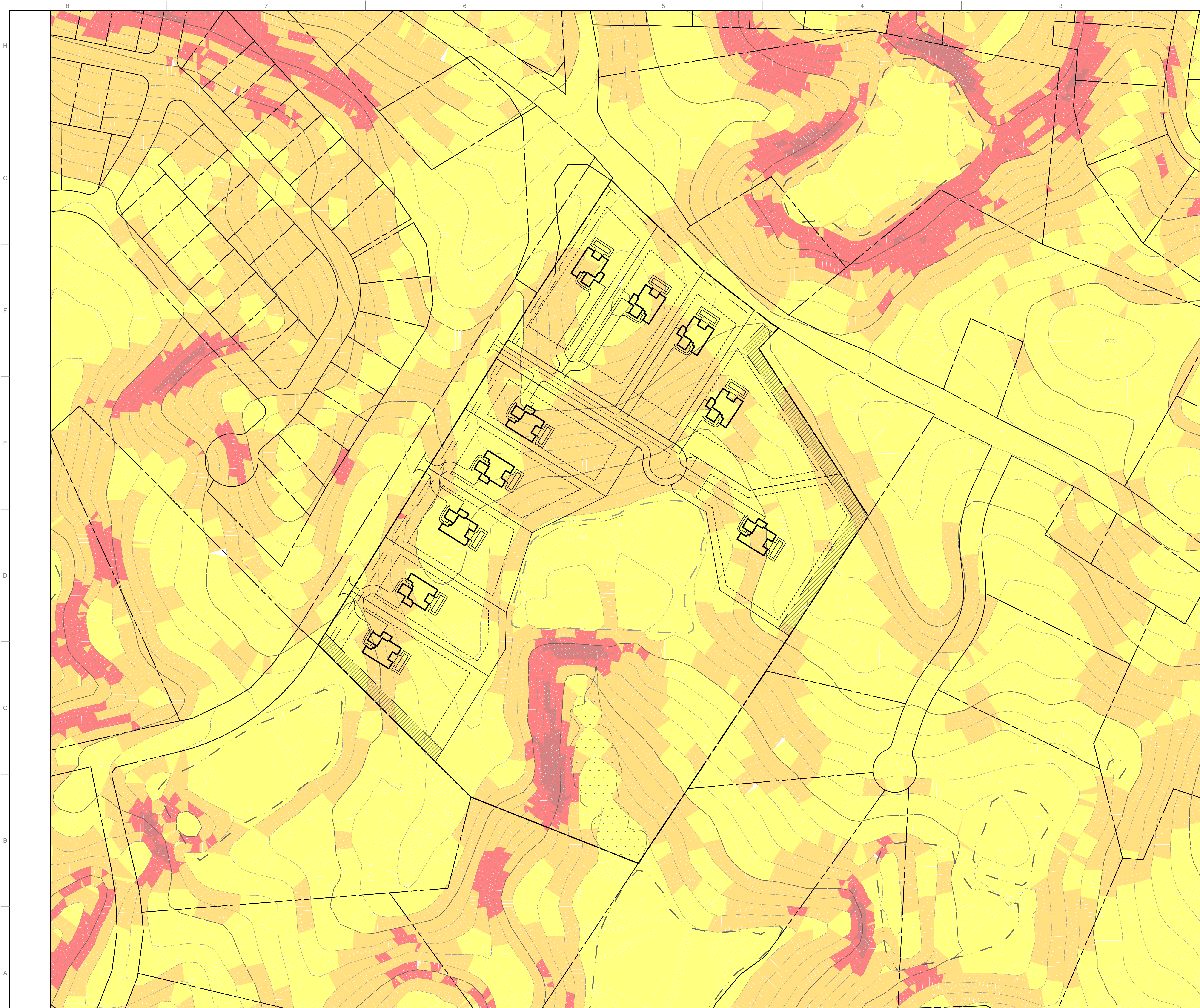


**LETT PROPERTY
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

UTILITY SKETCH PLAN	
DATE: SEPTEMBER 9, 2026	DRAWN BY: NYG
DWG SCALE: AS SHOWN	CHECKED BY: MEK
PROJECT NO: 357-020	APPROVED BY: MLG

DRAWING NO.: **RZ-07**

A:\300-000\357-0201-CAD\DWG\DWG\357020-0101-RZ-08-SS-ENG\RZ-08\LS\9/9/2026 - mmm) - LP: 9/9/2026 10:48 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

NO

DATE

DESCRIPTION

1

9/9/26

CONDITIONAL ZONING PETITION

2

9/9/26

CONDITIONAL ZONING RESUBMITTAL

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
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DATE: SEPTEMBER 9, 2026

DWG SCALE: AS SHOWN

PROJECT NO: 357-020

APPROVED BY:

NYG

MEK

357-020

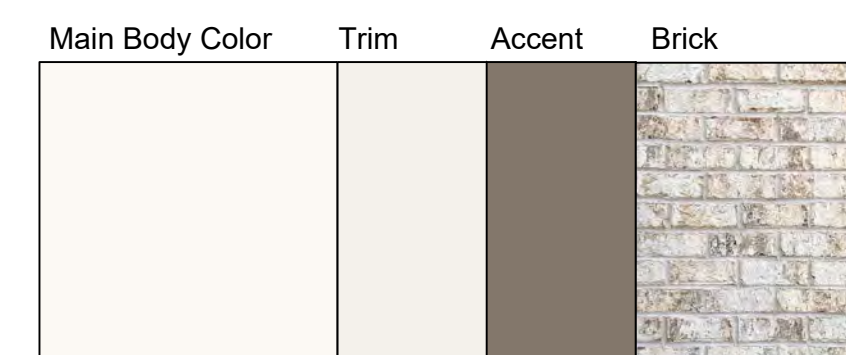
MILG

SLOPE ANALYSIS

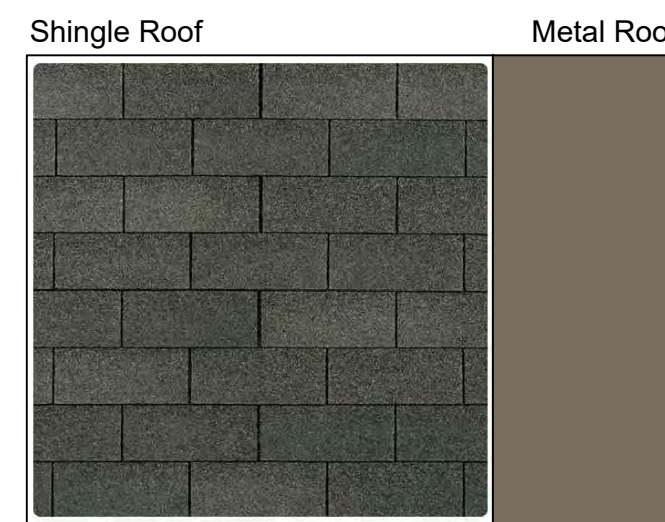
DRAWING NO.: RZ-08



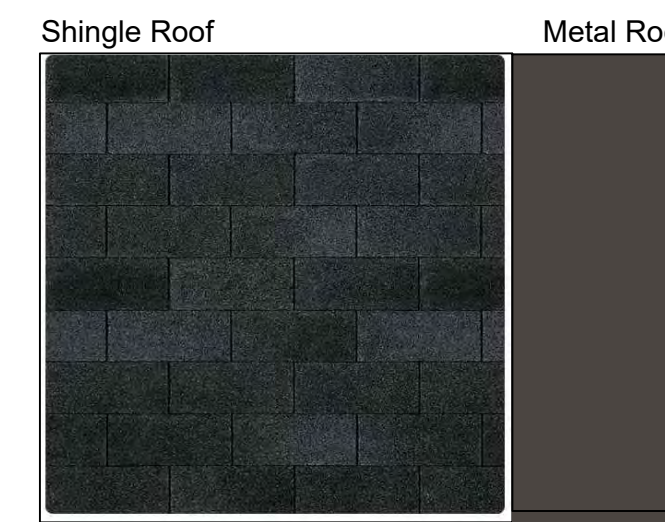
OPTION 1



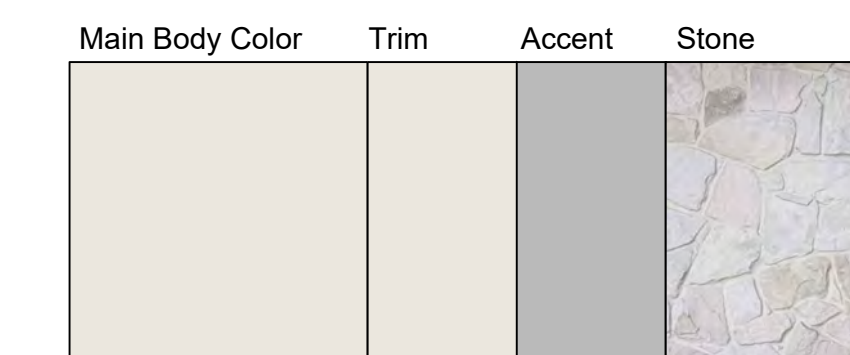
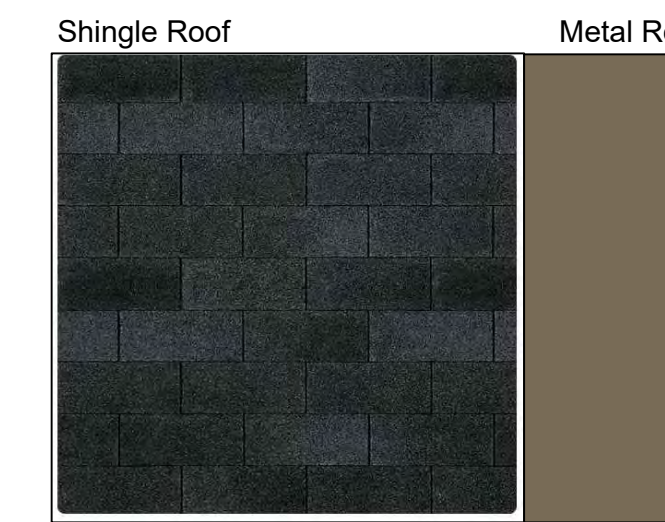
OPTION 2



OPTION 3



OPTION 4



OPTION 5



ELEVATIONS



**BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**

NORTH CAROLINA BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS LICENSE NO. P-2755

ARCHITECTURE

DRAWING NO.:

RZ-09

[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
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DATE:	SEPTEMBER 9, 2026	DRAWN BY:	NYG
WVG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		
REVISOR BY:			

