

CONDITIONAL ZONING PETITION

RED TAIL AT MARVIN

SINGLE-FAMILY SUBDIVISION

JONES HOMES USA

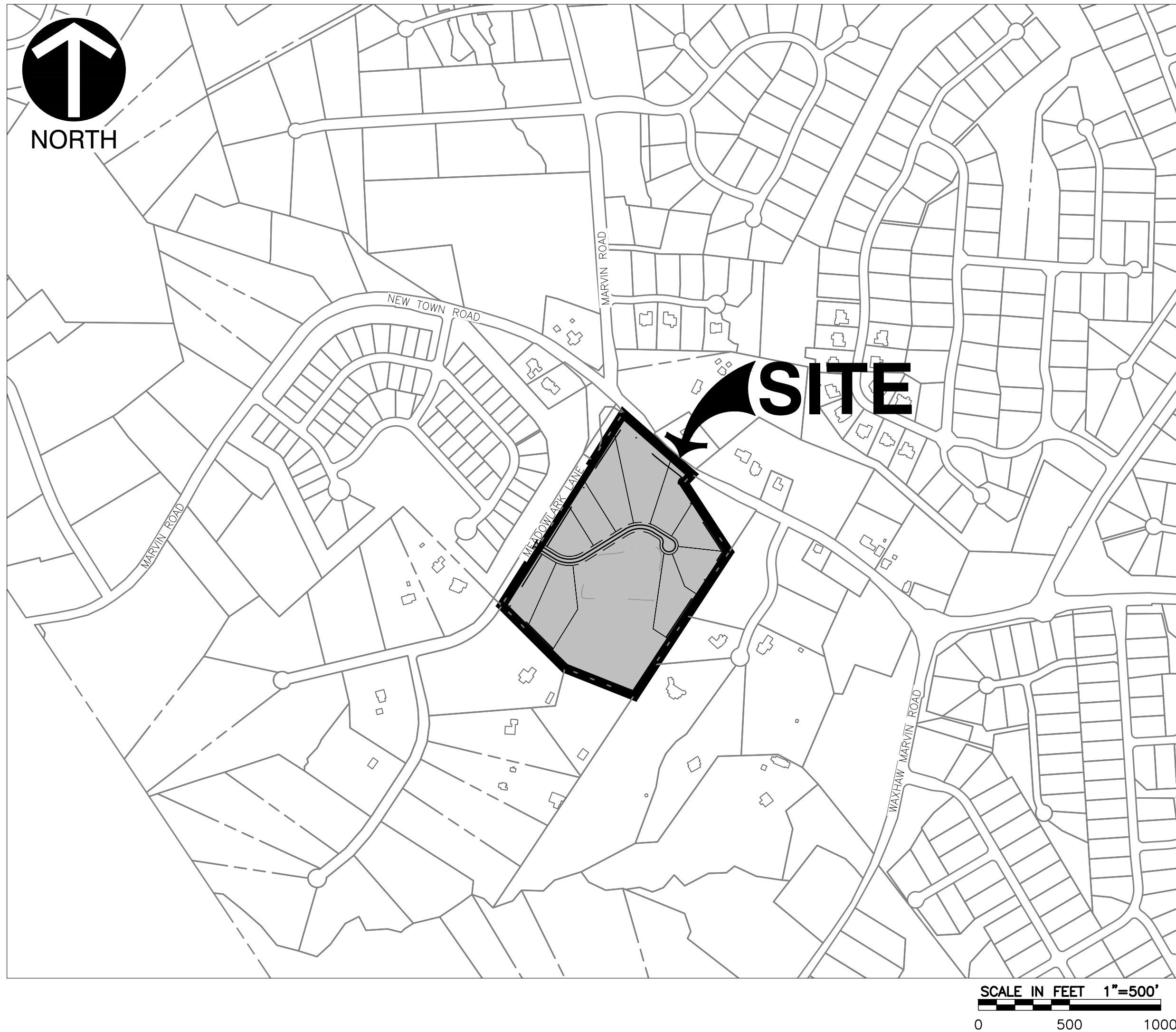
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

OCTOBER 16, 2026

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VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
JCH LETTI, LLC
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SUBMITTAL RECORD	
NO	DATE DESCRIPTION
1	8/30/26 CONDITIONAL ZONING PETITION
2	9/30/26 CONDITIONAL ZONING RESUBMITTAL
3	10/16/26 CONDITIONAL ZONING RESUBMITTAL
ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.	

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CEC Surveying and
Landscape Architects
of NC, PLLC

RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

COVER SHEET	
DATE: OCTOBER 16, 2026	DRAWN BY: NYG
DWG SCALE: AS SHOWN	CHECKED BY: MEK
PROJECT NO: 357-020	MILG
APPROVED BY:	

DRAWING NO.: RZ-00

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DEVELOPMENT STANDARDS

Jones Homes - Red Tail at Marvin 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) - Single - Family Residential Conditional Zoning
--**Existing Use:** Single -Family Dwelling
--**Proposed Uses:** Up to ten (10) single-family detached dwelling units, together with accessory uses and structures permitted in the SFR-1 (CZ) zoning district, as further limited by 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 Lane (the “Site”).

b. **Zoning Districts/Ordinance.** Development of the Site shall be governed by the Rezoning Plan as well as the applicable provisions of the Village of Marvin Development Ordinance in existence as of the filing of the Rezoning Petition (the “MDO”). Unless the Rezoning Plan establishes a more stringent standard, the regulations established under the MDO for the respective zoning classifications shall govern all development 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 the MDO.
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 MDO. 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, Zoning & Subdivision Administrator 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 MDO; in each instance, however, subject to the Petitioner's appeal rights set forth in the MDO.

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, 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 MDO.

2. Permitted Uses:

a. The Site may contain up to ten (10) single-family detached dwelling units, together with accessory uses and structures permitted in the SFR-1 (CZ) zoning district and shown on the Rezoning Plan. No other principal use shall be permitted.

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

3. Residential Lot Regulations:

a. All lots shall comply with the minimum dimensional requirements applicable to the SFR-1 zoning district under Section 8.4-2 of the MDO.

b. The minimum front setback shall be fifty (50) feet. The minimum lot width for each lot shall be measured at its proposed front setback line. The proposed front setback line may be located more than fifty (50) feet from the applicable street right-of-way where necessary to achieve the required minimum lot width of one hundred thirty (130) feet.

c. Covered and uncovered front porches may encroach into the required front setback, only to the extent permitted by the MDO.

d. No structure, swimming pool, pool equipment, A/C condenser, roof projection, or other improvement may be located within the thirty-foot (30') perimeter landscape easement shown on the Rezoning Plan.

4. Access, Pedestrian and Transportation Improvements:

a. Access to the Site shall 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 modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Village of Marvin in accordance with applicable published standards.

c. The internal roadway serving the Site shall be designated as a private street and shall be constructed to the applicable public street standards contained in the Village of Marvin Technical Standards & Specifications Manual.

d. The private street shall be owned and maintained by the homeowners' association. The Village shall have no responsibility for ownership, maintenance, repair, or replacement of the private street. Private ownership and maintenance obligations shall be disclosed on the final plat and addressed in the recorded restrictive covenants.

e. The Developer shall repair, at its expense, any damage to Meadowlark Lane caused by construction traffic or utility installation associated with development of the Site. Any required repairs shall be completed before issuance of the final certificate of occupancy, unless another schedule is approved by the Village Engineer.

f. A sidewalk shall be provided along the north side of the internal private street, generally as depicted on the Rezoning Plan, and shall comply with the design and construction standards contained 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 incorporate historic styling with front porches, columns, dormer windows, along with a mix of high-quality building materials, including metal roof accents, gable accents, brick, stone, and cementitious siding.

c. Each dwelling shall provide brick, stone, or a combination of brick and stone on not less than seventy percent (70%) of the exterior wall area of each elevation, exclusive of windows, doors, roof areas, and foundations. Board-and-batten, shake-style siding, cementitious siding, and similar materials may be used as architectural accents.

d. If an architectural elevation, color palette, material option, image, or note on Sheet RZ-09 conflicts with this Section 5, the requirements of this Section 5 shall control.

6. Perimeter Easements 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 of the MDO. The plans shall include the Tree Conservation Area tabulation required by MDO Table 11.3.

b. The thirty-foot (30') landscape easement shall be provided as depicted on the Rezoning Plan and shall be shown on the final plat.

c. The thirty-foot (30') landscape easement shall remain undisturbed. No structures, swimming pools, equipment, clearing, grading, or other land disturbance shall be permitted within the easement, except for the entrance drive and utility crossings expressly depicted on Sheet RZ-07.

d. Fencing and supplemental landscaping may be installed within the landscape easement, provided installation does not materially disturb existing vegetation. Invasive plants and dead, diseased, or hazardous trees or shrubs may be removed using methods that minimize disturbance to remaining vegetation.

e. In addition to all tree replacement and mitigation requirements of the MDO and any approved tree mitigation plan, any tree measuring thirty-six (36) inches or greater in diameter at breast height (DBH) 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 Site or at another location approved by the Village and shall be in addition to any replacement trees otherwise required by the MDO.

f. The Petitioner shall conserve native plants where possible and replant with native species and identify this on their preliminary site & civil design plans.

g. The Petitioner shall preserve the specific significant trees identified for preservation on Sheet RZ-06. Any tree located within or materially affected by an approved entrance drive or utility crossing shall not be identified as a committed preservation tree.

h. Existing vegetation along New Town Road at the rear of Lots 6 and 7 shall be preserved to the maximum extent practicable. Gaps in existing vegetation shall be supplemented with evergreen plantings to provide additional year-round screening. Species, spacing, and planting specifications shall be reviewed during land development permitting.

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. Miscellaneous Conditions:

a. The final plat for any parcel within the Development shall reference this Development Agreement.

b. The Development shall be subject to the applicable requirements of the Village of Marvin Technical Standards & Specifications Manual and other applicable Village engineering standards.

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 Planning, Zoning & Subdivision Administrator for review and comment prior to issuance of a land development permit.

e. The restrictive covenants and homeowners' association documents shall address, at a minimum, HOA ownership and maintenance of the private street, common open space, the thirty-foot (30') landscape easement, stormwater facilities, landscaping, and other common improvements.

f. Existing vegetation within the perimeter landscape easement, designated tree-preservation areas, and open-space areas shall be preserved in accordance with the Rezoning Plan and Section 6 of these Development Standards. Subsequent construction-plan approval shall not authorize disturbance within the perimeter landscape easement except for the entrance drive and utility crossings expressly depicted on Sheet RZ-07.

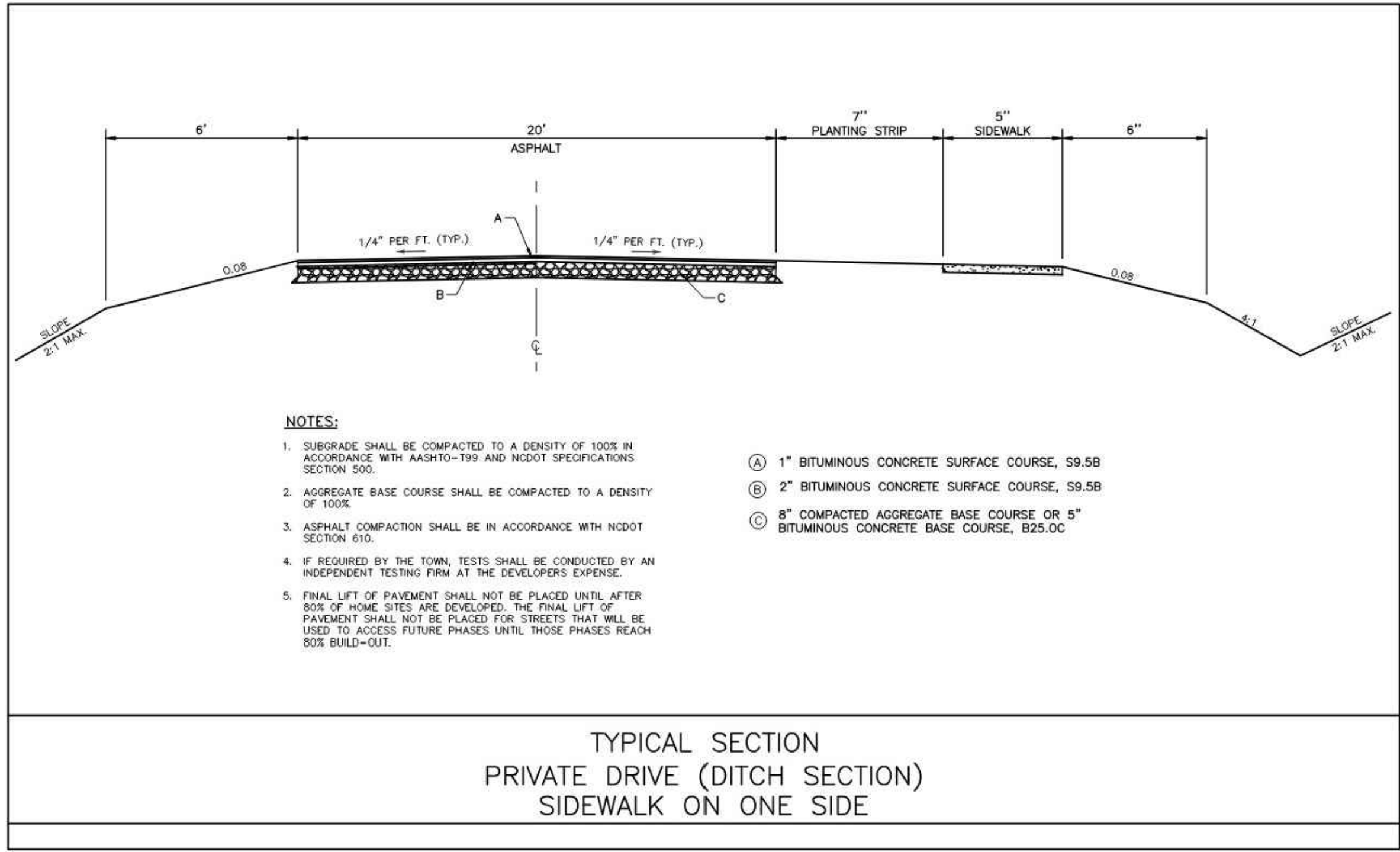
g. Tree-preservation areas and limits of disturbance shall be identified on the land development plans consistently with the Rezoning Plan and these Development Standards.

9. 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 MDO.

10. 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 MDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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JONES HOMES USA
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DEVELOPMENT STANDARDS

DATE: OCTOBER 16, 2026 | DRAWN BY: NYG
DWG SCALE: AS SHOWN | CHECKED BY: MEK
PROJECT NO: 367-020
APPROVED BY: MLG

DRAWING NO.:

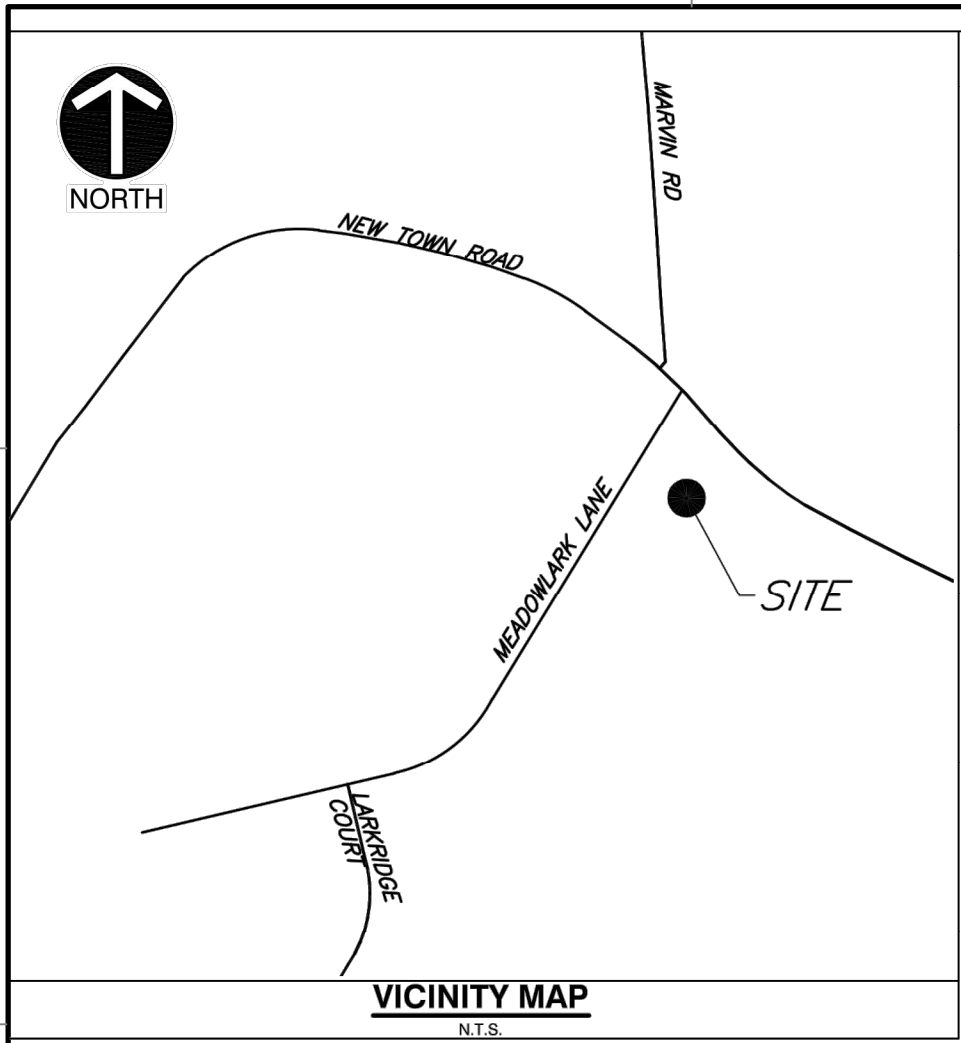
RZ-01

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	8/30/08	CONDITIONAL ZONING PETITION
2	9/30/08	CONDITIONAL ZONING RESUBMITTAL
3	10/16/08	CONDITIONAL ZONING RESUBMITTAL
4		
5		

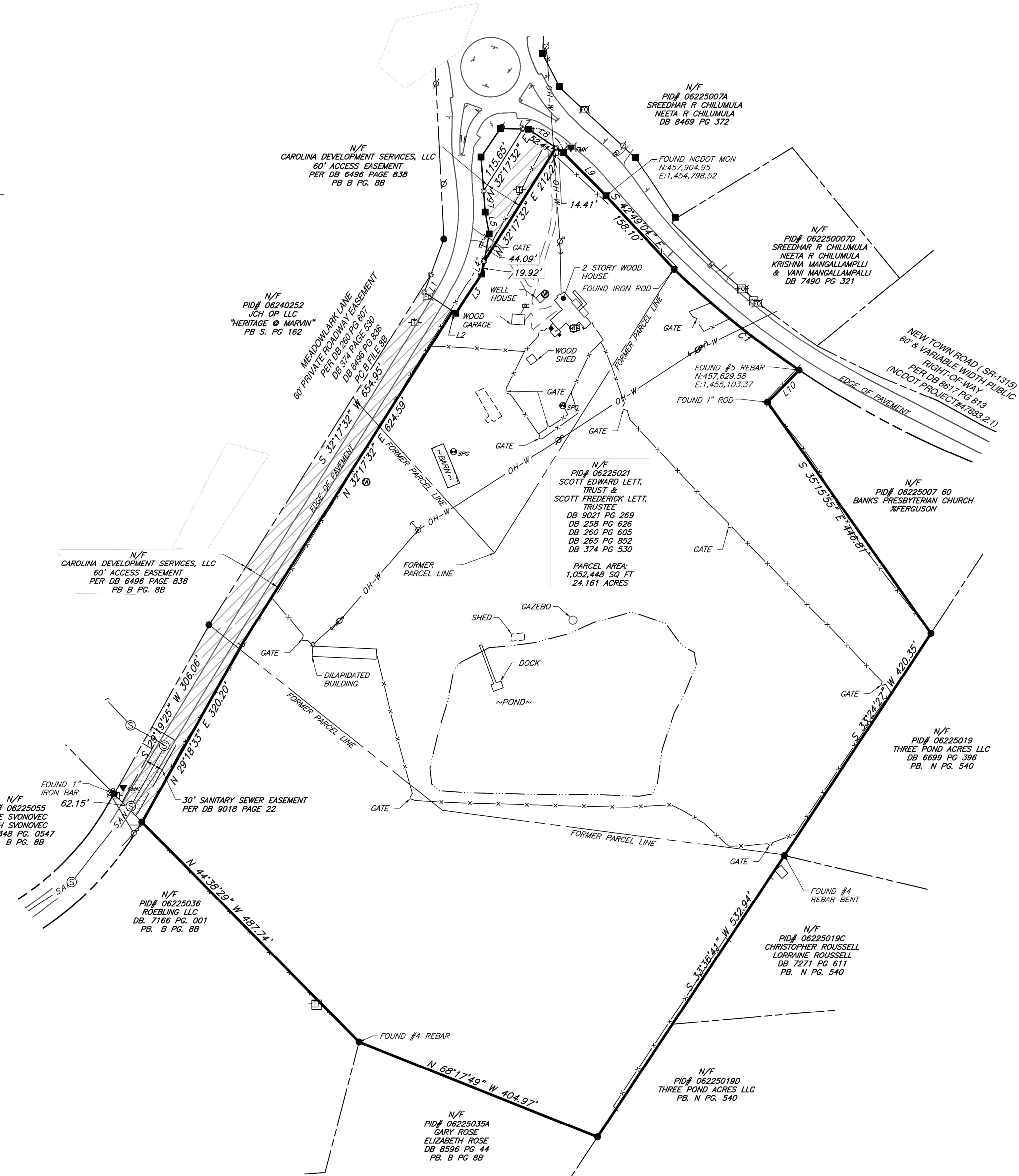
ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF PR, PLLC. ALL OTHER ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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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:

- 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: 3710445500JK
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 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;

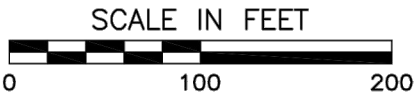
___(B). THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

___(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	DESCRIPTION
1	9/30/26	CONDITIONAL ZONING RESUBMITTAL
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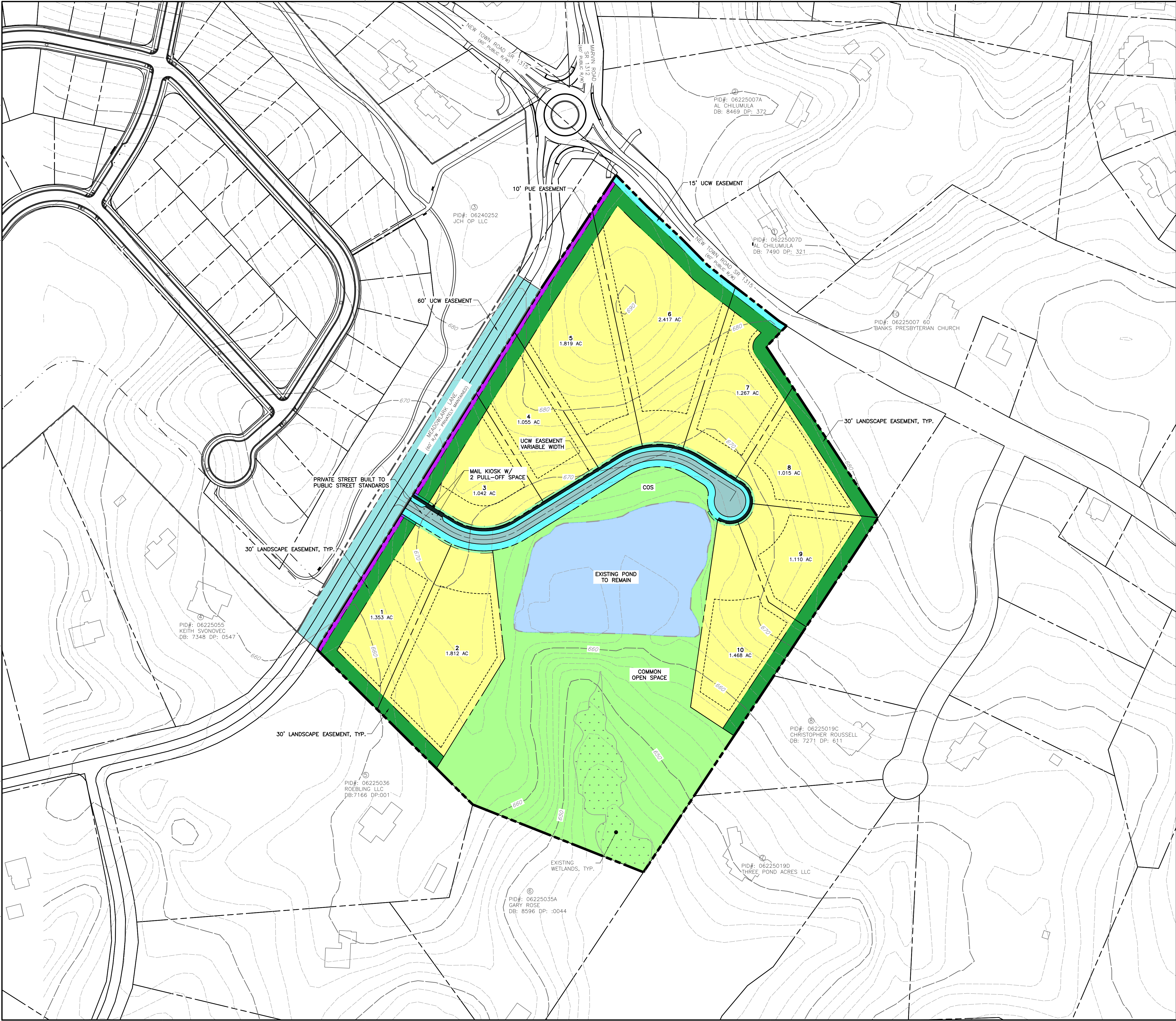
CEC Surveying and
Landscape Architects
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RED TAIL AT MARVIN
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JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

SURVEY		NYG	MEK	MLG
DATE:	OCTOBER 16, 2026	DRAWN BY:		
DWG SCALE:	AS SHOWN	CHECKED BY:		
PROJECT NO:	357-020			
APPROVED BY:				

DRAWING NO.:
RZ-02

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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: 130 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

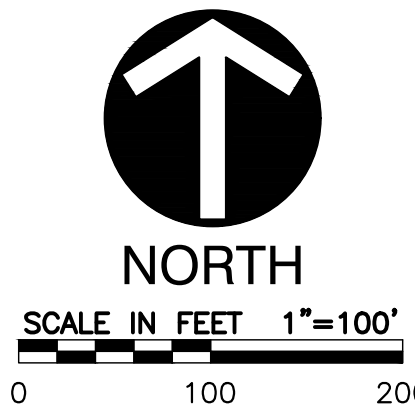
OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 1.21 ACRES (5.0%)
OPEN SPACE PROVIDED: 8.54 ACRES (35.3%)
-EXISTING POND: 2.36 ACRES
-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 4.90 ACRES (20.2%)

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 FIFTEEN (15) 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
1	8/30/20
2	9/30/20
3	10/16/20

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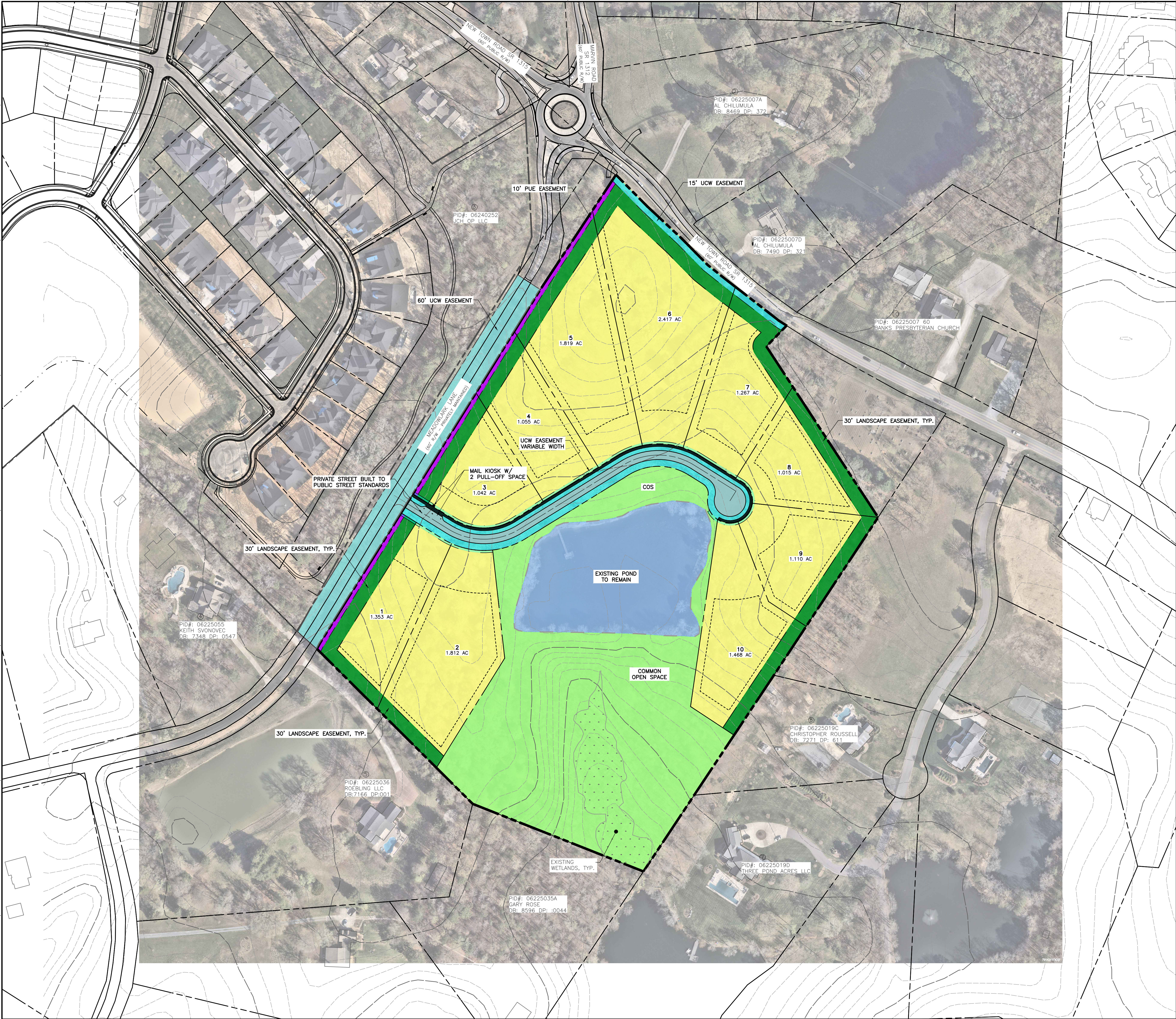


RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

SITE PLAN	
DATE: OCTOBER 16, 2020	DRAWN BY: NYG
DWG SCALE: AS SHOWN	CHECKED BY: MEK
PROJECT NO: 357-020	MLG
APPROVED BY:	

DRAWING NO.: RZ-03

A:\300-0001\357-0001\0400\DWG\DWG\1307020-001-8001-SITE PLAN.dwg(10/16/2020 - 3:39 PM) - LP: 10/16/2020 3:39 PM



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: 130 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

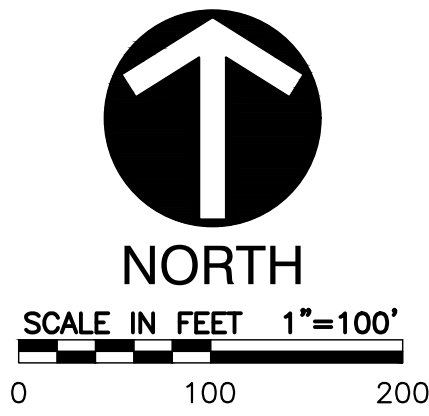
OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 1.21 ACRES (5.0%)
OPEN SPACE PROVIDED: 8.54 ACRES (35.3%)
-EXISTING POND: 2.36 ACRES
-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 4.90 ACRES (20.2%)

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 FIFTEEN (15) 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	8/30/20	CONDITIONAL ZONING RESUBMITTAL
2	9/9/20	CONDITIONAL ZONING RESUBMITTAL
3	10/16/20	CONDITIONAL ZONING RESUBMITTAL

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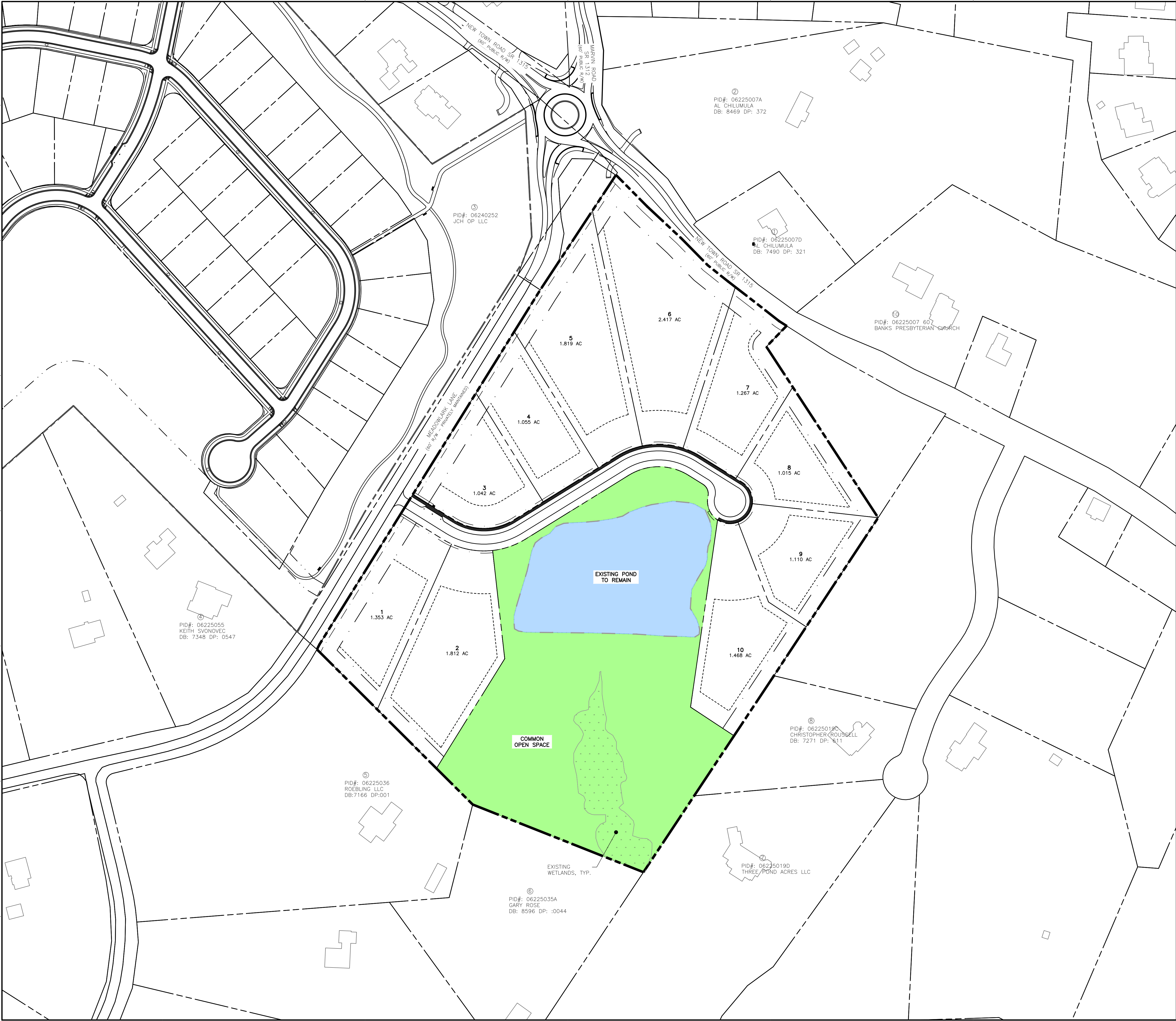
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CEC Surveying and
Landscape Architects
of NC, PLLC

**RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

SITE PLAN WITH AERIAL	
DATE: OCTOBER 16, 2020	DRAWN BY: NYG
DWG SCALE: AS SHOWN	CHECKED BY: MEK
PROJECT NO: 357-020	APPROVED BY: MLG

DRAWING NO.: **RZ-04**

A:\300-0001\357-0201\0400\dwg\01\1307020-0101-0205-0201\SMC\mg102-03\15101012028 - mkm.dwg - LP: 10/16/2028 3:40 PM



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: 130 FT
PROPOSED DENSITY: ±0.42 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 50 FEET
SIDE SETBACK: 16 FEET
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OPEN SPACE PROVIDED: 8.54 ACRES (35.3%)
-EXISTING POND: 2.36 ACRES
-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 4.90 ACRES (20.2%)

SUBMITTAL RECORD	
NO	DATE
1	8/30/08
2	9/30/08
3	10/10/08

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RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

OPEN SPACE PLAN	
DATE:	OCTOBER 16, 2028
DWG SCALE:	AS SHOWN
PROJECT NO:	357-020
APPROVED BY:	
NYG	MEK
357-020	MKG

DRAWING NO.: RZ-05

A:\300-0001\357-0201\0400\Draw\CD\1307020-001-0206-LANDSCAPE PLAN.dwg(15/10/2026 3:41 PM) - LP: 10/10/2026 3:41 PM



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

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-WETLANDS: 0.74 ACRES
-STEEP SLOPES: 0.54 ACRES
NET OPEN SPACE PROVIDED: 4.90 ACRES (20.2%)

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION
1	8/30/08	CONDITIONAL ZONING RESUBMITTAL
2	9/30/08	CONDITIONAL ZONING RESUBMITTAL
3	10/10/08	CONDITIONAL ZONING RESUBMITTAL

LANDSCAPE PLAN

DATE: OCTOBER 16, 2025 [DRAWN BY: NYG]
DWG SCALE: AS SHOWN [CHECKED BY: MEK]
PROJECT NO: 357-020
APPROVED BY: MLG

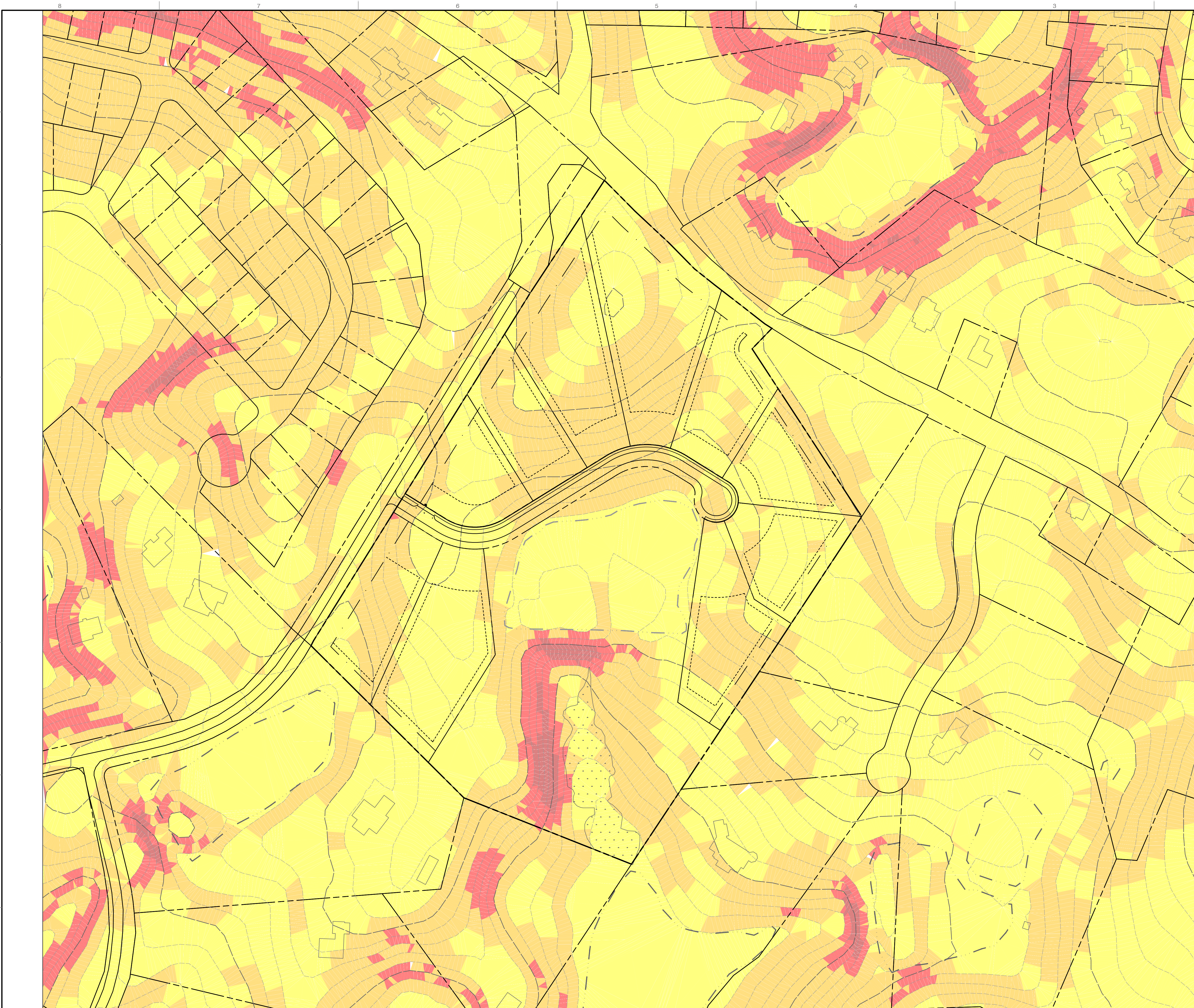
**RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

**CEC Surveying and
Landscape Architects
of NC, PLLC**

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DRAWING NO.: **RZ-06**

A:\300-0001\357-0201-CAD\DWG\DWG\3570200-0101-RZ-08-SLOPE ANALYSIS.dwg (RZ-08) LS(10/12/2026 - mmm) - LP: 10/16/2026 3:44 PM



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

DATE:	OCTOBER 16, 2025	DRAWN BY:	NYG
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO.:	357-020		
APPROVED BY:			MILG

RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA



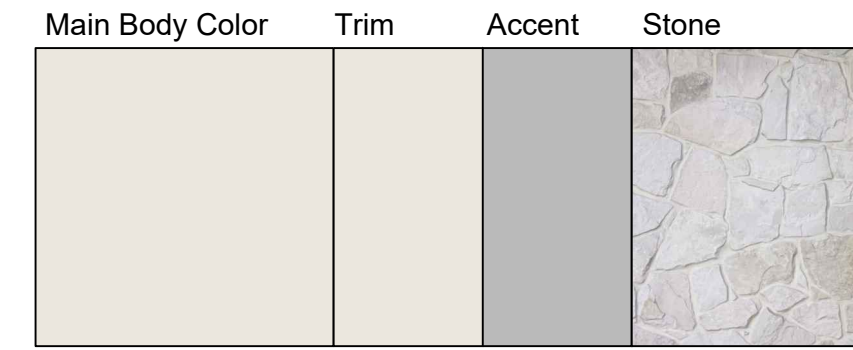
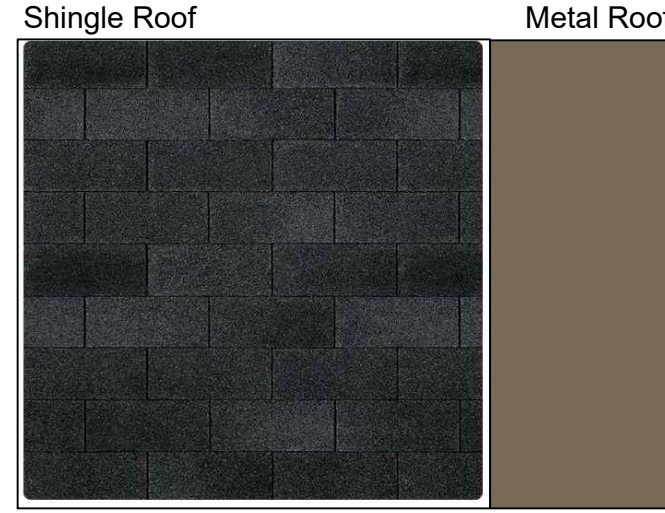
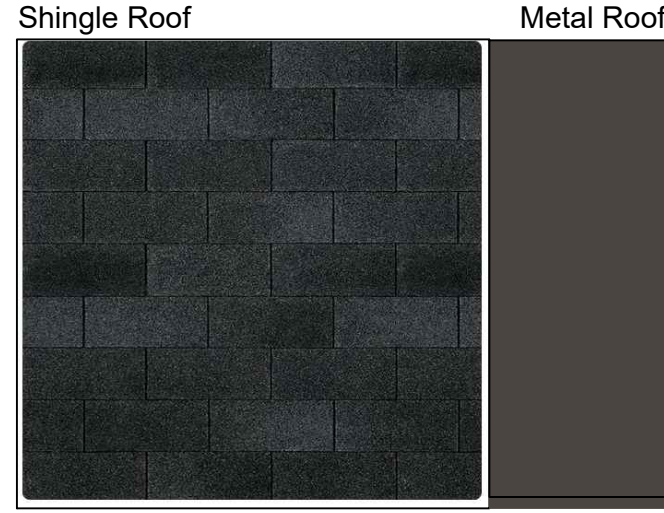
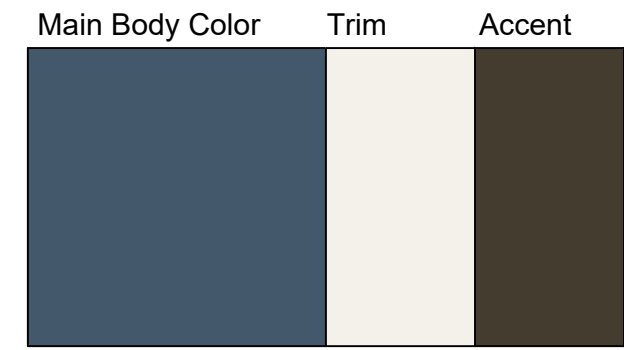
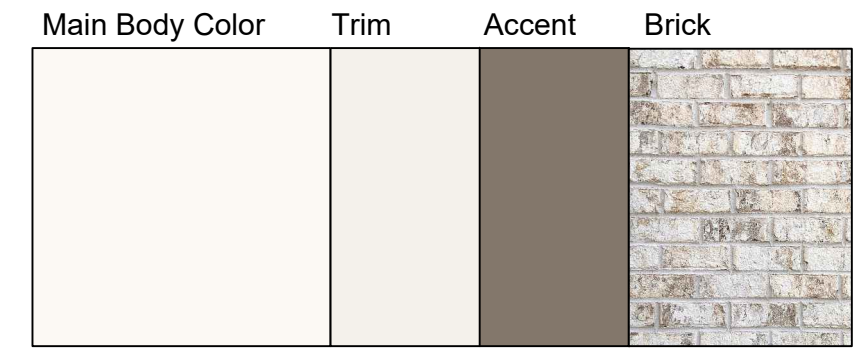
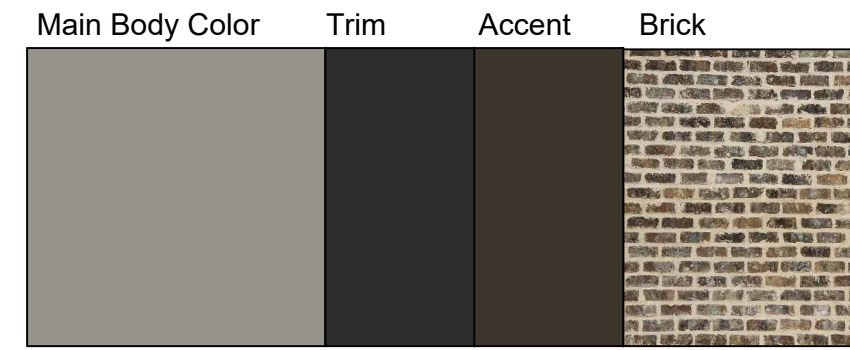
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SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	8/30/08	CONDITIONAL ZONING RESUBMITTAL
2	9/30/08	CONDITIONAL ZONING RESUBMITTAL
3	10/16/08	CONDITIONAL ZONING RESUBMITTAL

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

A:\300-2001\357-3201\CAD\DWG\3573201-0101-0209-ARCHITECTURE\02-09\3573201-0101-0209-01.dwg (10/16/2024 3:45 PM) - LP: 10/16/2024 3:45 PM



OPTION 1

OPTION 2

OPTION 3

OPTION 4

OPTION 5



FERNWOOD



WILDWOOD



DOGWOOD



ACACIA I



LAUREL II

ELEVATIONS

SUBMITTAL RECORD	
NO	DATE
1	8/30/20
2	9/30/20
3	10/16/20

DESCRIPTION	
1	CONDITIONAL ZONING RESUBMITTAL
2	CONDITIONAL ZONING RESUBMITTAL
3	CONDITIONAL ZONING RESUBMITTAL

ENGINEERING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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RED TAIL AT MARVIN
RESIDENTIAL SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DATE:	OCTOBER 16, 2025	DRAWN BY:	NYG
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020	APPROVED BY:	MILG

ARCHITECTURE

DRAWING NO.: **RZ-09**

