

MARVIN SCHOOL RD SINGLE FAMILY

9509 & 9523 Marvin School Rd

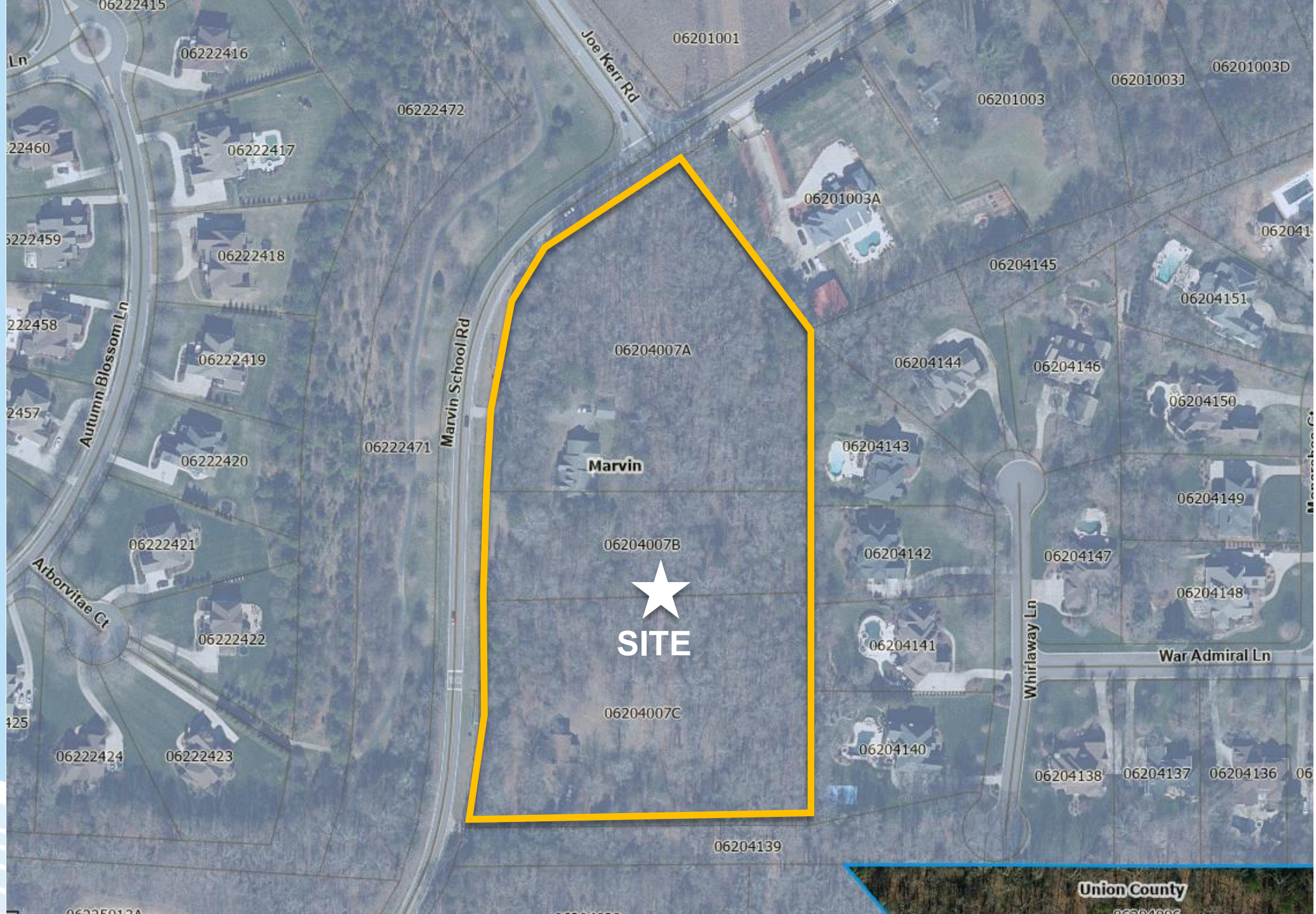
CZ-2026-2



SITE CONTEXT

9.46 AC (GIS)
9.54 (Survey)

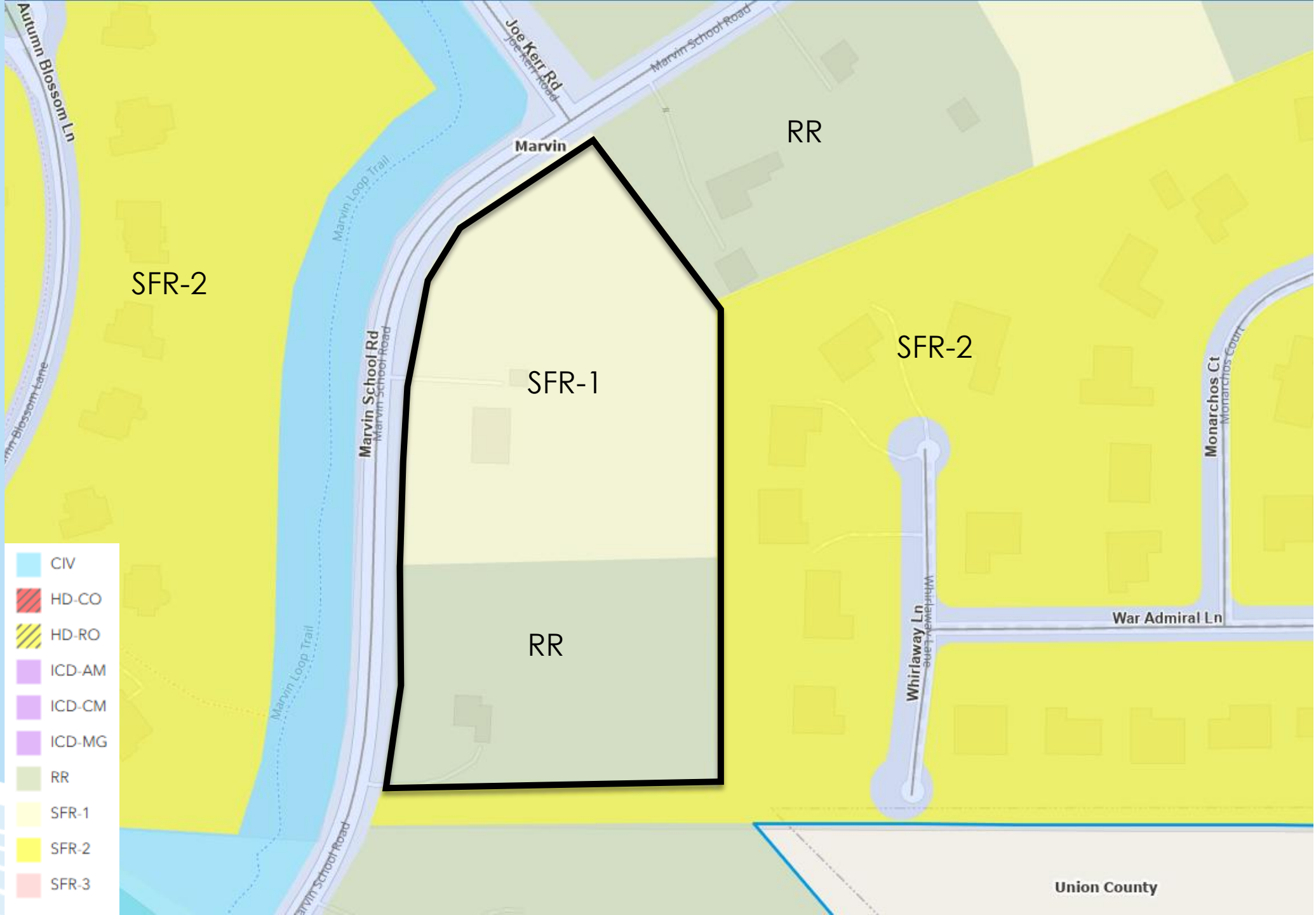
9509-9523
MARVIN
SCHOOL RD



ZONING

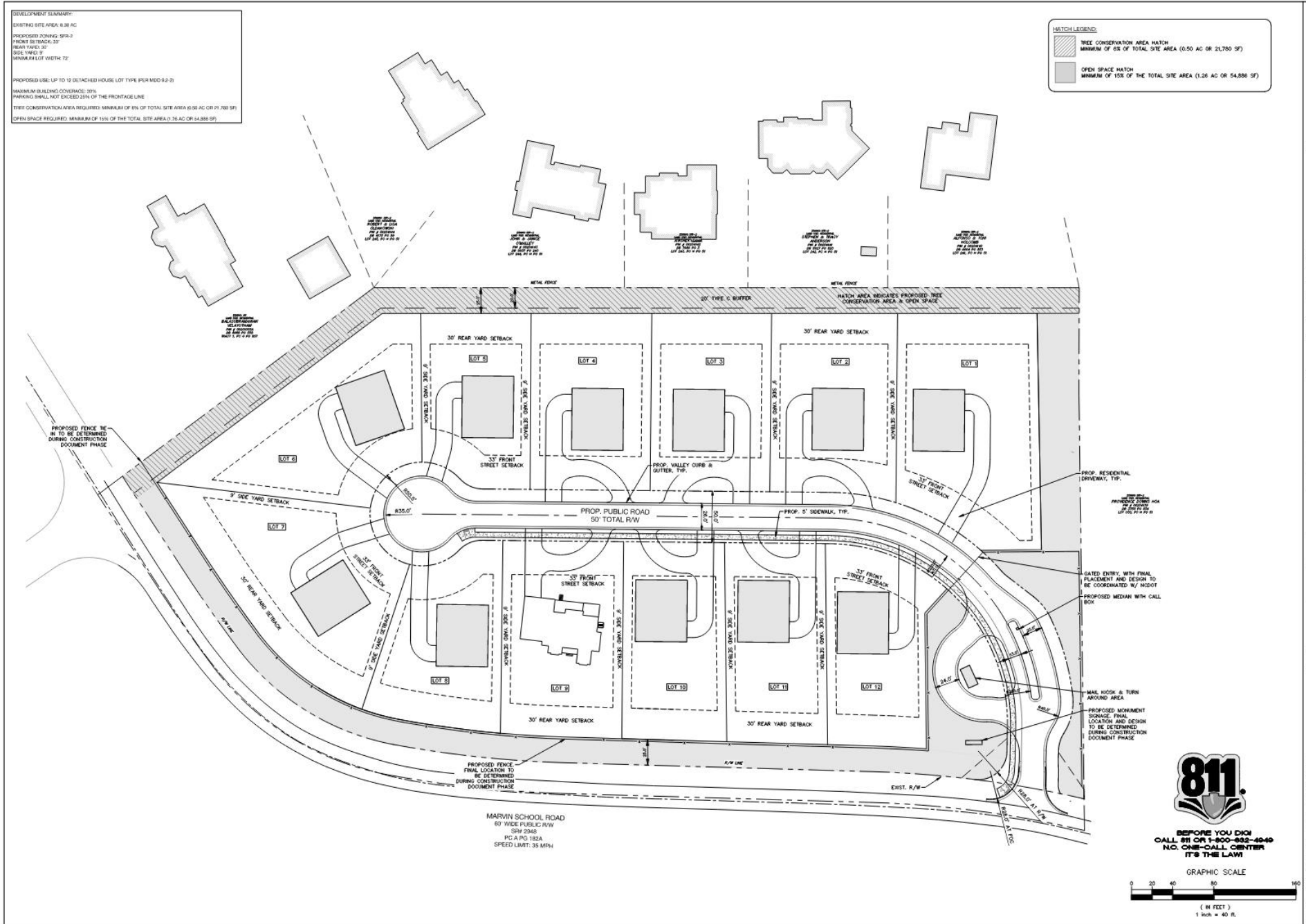
Current: Rural Residential (RR) & Single-Family Residential (SFR-1)

Proposed: Single-Family Residential (SFR-2)



PROPOSE D PLAN

12 DETACHED SINGLE-FAMILY LOTS



1215 W. HARRIS ST. SUITE 400
 CHAPEL HILL, NC 27514
 P: 704.334.2823
 info@urbanpartners.com

Ac 999 No. P-0918 No. 03/19/2026

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

03/19/2026

Arcons Design Studio, PC
 Rajeev Bhava

11000 Independence Pointe Pkwy, Suite 300
 Matthews, NC 28105

Marvin School Rd
 Single Family
 Site Plan

9523 Marvin School Rd, Wixomhaw, NC 28173

NO.	DATE	BY	REVISIONS

Project No: 25-CLT-110
 Date: 07.21.2026

Sheet No:

C-3.0

PROPOSE D PLAN

12 DETACHED
SINGLE-FAMILY
LOTS



Questions?

Urban Design Partners

@urbandesignpartners.com

(704) 334-3303



PROPOSED SCHEMATIC ELEVATIONS



BOARDS & BATTENS
CEMENTITIOUS SIDING
STONE



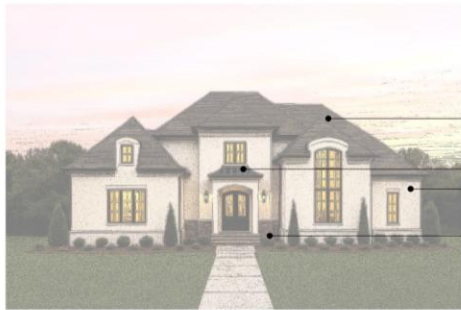
SHINGLES
STUCCO
STONE



BOARDS & BATTENS
CEMENTITIOUS SIDING
STONE



SHINGLES
BOARDS & BATTENS
CEMENTITIOUS SIDING
STONE



SHINGLES
METAL ROOFING
STUCCO
STONE



SHINGLES
BOARDS & BATTENS
METAL ROOFING
STUCCO
BRICK



SHINGLES
METAL ROOFING
STONE
STUCCO

ARCHITECTURAL & DEVELOPMENT STANDARDS
Density & Dwelling Count
Development shall consist of up to 12 single-family detached dwellings.

Home Size
Netted square footage per dwelling shall range between 4,000 and 5,000 netted square feet.

Ceiling Heights
Minimum 10'-0" first floor ceiling height. Minimum 8'-0" ceiling heights on second floor or upper levels. All homes shall be constructed on a critical space. Homes on slabs are not permitted.

Architectural Styles Permitted
Homes shall conform to one or more of the following architectural families:
-European Transitional
-Modern Farmhouse / Southern Transitional
-Stone Manor / Rustic Transitional Estate

Garage Orientation
Side-loaded garages required as primary configuration.
A third front-facing bay is permitted only if visually subordinate to the main home.

Materials Requirements
Street-facing facades shall incorporate minimum two materials selected from brick, painted brick, stucco, stone veneer, fiber cement siding/panels. Architectural roof shingles shall be used. Standing seam metal roof accents permitted and encouraged.

Entry Form Requirements
Homes shall provide a porch, recessed stoop, or roofed entry element.

Facade Design & Variation Requirements
No identical facades may occur on adjacent lots or across the street.
Architectural styles shall be varied along the streetscape.

Each home shall use articulated roof forms, vertically oriented window proportions, and visually prominent entries. Windows shall maintain vertical proportions and balanced symmetry. Equal attention to detail and architectural definition must be given to all sides of the structure including, but not limited to, the foundations, banding, accent materials, roof character and window treatment.

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15551 Independence Park Parkway
Suite 200
Raleigh, North Carolina 27615
P: 704-542-5252 F: 704-542-3333

PROJECT:

MARVIN ENCLAVE
MARVIN NORTH CAROLINA

PROJECT MANAGER:

Ryker Bivak

JOB NO.:

25-116-MARVIN-00

DATE:

10/16/2024

REVISIONS:

No. _____ Date _____

No. _____ Date _____

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SHEET NAME:
EXTERIOR ELEVATION SCHEMATICS

DATE (A3):

SHEET NO.:

SKI

01.02.25

NOTE:
THE ELEVATIONS ARE REPRESENTATIVE ONLY & ARE NOT FINAL DESIGNS. FINAL HOME ELEVATIONS ARE SUBJECT TO CHANGE. FINAL HOME ELEVATIONS TO BE FORMITTED THRU CONSTRUCTION DOCUMENTATION PHASE.



TRANSFORMING COMMUNITIES THROUGH COLLABORATIVE
DESIGN



URBAN
DESIGN
PARTNERS