

COTTONWOOD VILLAGE
A PLANNED DEVELOPMENT

**DEVELOPMENT STANDARDS, CONDITIONS
AND GUIDELINES**

September 7, 2010



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1. PROJECT SETTING

The project is located off of Little Egypt Road between, between NC 73 and the new NC 16 Bypass (see Figure 1). Forney Creek lies along the northern boundary of the project. The project connects with some existing developed outparcels to the northeast which have frontage and access from NC 73. The project also has approximately 1000 feet of frontage along Little Egypt Road. With the completion of the new NC 16 Bypass, this area is growing and has become more conducive for higher intensity development.

Cottonwood Village is a proposed planned development that will consist of a maximum 252 attached residential units and 96,800 SF of commercial/office uses on an approximate 32 acre tract. The project yields a gross residential density of approximately 8 DU/acre and will supply approximately 7 acres (22%) of open space, 1.7 acres of which would be active open space for the residents of the apartments.

The current zoning on the tract is General Industrial (I-G) and General Business (B-G), which does not allow residential uses. Therefore, the proposed zoning for the project is Planned Development-Mixed Use, which allows a mix of residential, commercial and office uses. The Lincoln County Land Use Plan complements this designation.

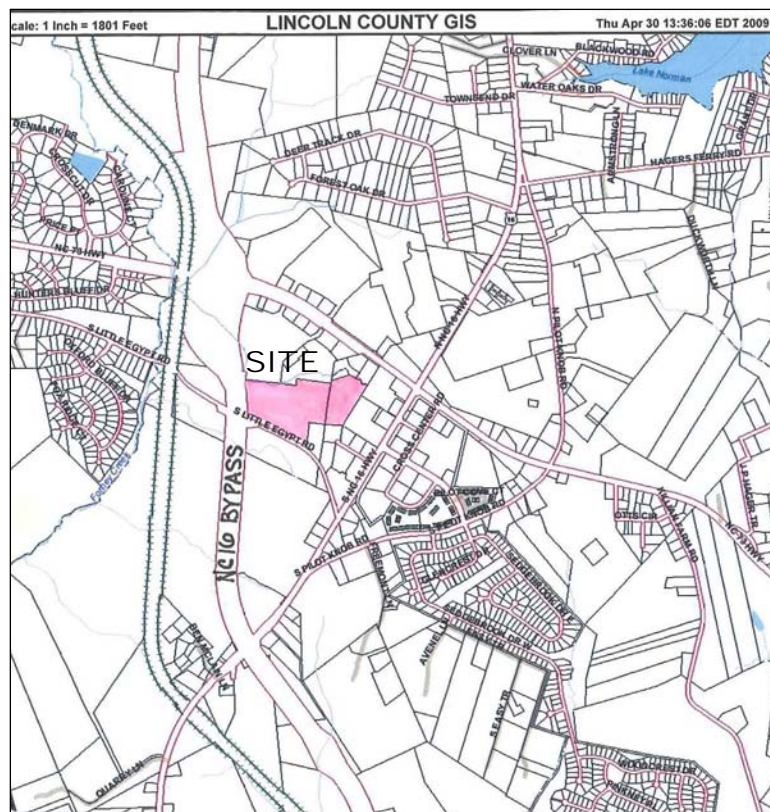


Figure 1 – Site Location

A mix of dwelling unit building sizes is planned for this development to provide a variety for tenants. The largest size residential building shall be 24 units, with others 12 or 18 unit buildings. Final unit type and placement will be determined when the grading plans are prepared for the project. It is also envisioned that some of the units, particularly along the north side of the project site, adjacent to the creek, will have below grade parking or garages in the rear of the units to complement the topography.

2. GENERAL PROVISIONS

The development depicted on the Master Plan is intended to reflect a generalized arrangement of the site in terms of buildings and uses. Final lot configuration, placement and size of individual site elements, streets alignments, etc. may be altered or modified within the limits of the Ordinance as described in Section 9.5.13, and the standards established within these conditional notes during the design development (platting) and construction phases. Street alignments and building layouts may be modified in width and depth dimensions to accommodate final road alignment and lot locations. The Petitioner reserves the right to make minor modifications and adjustments to the approved Master Plan, including reconfiguring buildings and street layouts, subject to staff approval, provided that the total office/commercial space and the total number of residential units does not exceed the maximum permitted. Any major modifications will require resubmittal to the Board of Commissioners.

3. DEVELOPMENT STANDARDS

Pursuant to Sections 2.4.9 and 9.5 of the Lincoln County Unified Development Ordinance entitled Planned Development Districts and Planned Development Review respectively; the Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of the Rezoning Petition. These standards, as established both by the conditional notes as set out below and as depicted on the master plan shall be followed for development of the property. Unless otherwise approved as part of these conditional notes, the Lincoln County Unified Development Ordinance shall prevail when developing the site.

The Project will consist of 12, 18 and 24 unit apartment buildings and will total 252 units, yielding and overall gross density of 8 units per acre. Some buildings may be 3-4 splits to accommodate steep grades, which will also and reduce environmental impacts. Additionally, some of the 3-4 split units may have garages to accommodate grades. Final engineering will determine the exact location of these buildings.

Each unit shall contain no less than 2 different materials on the front and side facades exclusive of trim. The rear façade may consist of one material. These materials may consist of brick, stucco, stone, architectural concrete, cement fiber board, hardiplank, vinyl accents, wood, or shakes. Typical building construction and architecture will meet the General Development Standards of Article 3 UDO. Building facades will be similar to the following building illustrations.



Representative Architecture for Apartment Units

The office/commercial buildings will be 2-story buildings ranging from 10,000 SF to 16,600 SF. Each building shall contain no less than 2 different materials on all four sides exclusive of trim. These materials may consist of brick, stucco, stone, architectural concrete, cement fiber board, hardiplank, wood, or shakes. Typical building construction and architecture will meet the General Development Standards of Article 3 UDO and be similar to the following building illustrations.



Representative Architecture for Office/Commercial Buildings

A. PERMITTED USES

- a. The project shall be limited to 252 attached residential dwellings and any incidental or accessory uses, which are permitted by right or under prescribed conditions in Article 4, specific Use Standards in the Lincoln County Unified Development Ordinance.
- b. Uses on the Common Open Space (COS) may include landscaping, fences, walls, berms, pedestrian and bicycle paths, recreational uses, entry signage, monuments, and stormwater ponds.

B. DENSITY

Gross residential density for the project will not exceed 8 units per acre. Open space areas shall be included in the calculations for gross residential density.

C. LOT STANDARDS

The proposed Cottonwood Village includes front setbacks of 50 feet and side and rear setbacks of 30 feet from the project perimeter. Individual future lots for the commercial buildings will be a 5 feet from the future public right of way, 30 feet rear setback and 15 feet side setback. Lot platting will meet the Lincoln County subdivision ordinance.

D. GENERAL SITE DESIGN

The following items are offered above the base zoning requirements as part of this development:

- a. All fencing shall be consistent in nature and subject to review and approval by the property management association and respect all sight triangles. Front yard fencing, including fencing on corner lots, shall not exceed 4' in height. Fence materials may include wood, metal, or decorative PVC.
- b. The project will contain the following amenity features:
 1. Pool and Clubhouse
 2. Child play equipment (Tot Lot)
 3. Picnic tables
 4. Benches
 5. Landscape areas
 6. Enhanced entry
 7. Wet ponds (BMP) that will serve as an area to observe wildlife
 8. Pedestrian trail
 9. Open promenade for hosting events
 10. A signage plan shall be submitted for the development at the time construction drawings are prepared for the first section of the development. All signage shall conform to standards of the Lincoln County Unified Development Ordinance. Signage shall be monument style constructed of stone or brick material with integrated metal fencing or other similar mixture of materials at the petitioner's

discretion, which complement the architectural characteristics of the neighborhood.

11. Textured pavement to provide a sense of arrival into the development and alert drivers to the approaching intersection will be installed. Additionally, raised speed platforms shall be installed at critical intersections to slow traffic and allow safe crossing for pedestrians.
12. Landscaped medians will be provided along the entry road into the development.
13. The project will utilize permeable pavers in parking areas adjacent to the creek buffer.
14. A car wash area will be provided for the residents.



Typical Tot Lot



Typical Tenant Car Wash

- c. Canopy street trees shall be placed at 40 feet on center in the landscape strip. Any existing trees in excess of 6 caliper inches within 20 feet of the right of way shall be credited for one required tree to be planted. Driveway locations may vary the placement of street trees.
- d. Decorative lighting shall be used through the project. Lighting in the commercial/office areas shall be of an acorn style or similar fixture type with full cutoff as required by the UDO.

E. PARKING

- a. Parking has been provided at the rate of 1.75 spaces per residential dwelling unit, which creates a demand of 441 spaces.
- b. The commercial office area has 96,800 square feet and 242 spaces are required to meet the minimum of 1 space per 400 SF. Office space typically requires additional parking spaces than the minimum required; therefore, an additional 63 spaces for a total of 746 are proposed for this development.
- c. In an effort to reduce impervious surfaces, the project proposes using pervious concrete for 68 parking spaces along the rear (north) portion of the parking lot adjacent to the creek.
- d. Trees shall be planted within parking area landscape islands in accordance with the UDO.

F. OPEN SPACE AND BUFFER YARDS

- a. The project will offer 22% of common open space, which is above the 12.5% requirement. Most of the required open space will be usable (out of floodplain/riparian buffers). Common open space will be provided as generally depicted on the Rezoning Plan.
- b. The project will offer a 10-40 feet Class "C" perimeter buffers as depicted on the Rezoning Plan.

G. STORMWATER COMPLIANCE

The Conditional District will be subject to Lincoln County's storm water management regulations in place at the time of preliminary plat submittal. Storm water detention ponds and/or other BMPs will be incorporated into the design. Low impact development (LID) measures will be incorporated into the design where feasible. Storm water treatment is required for a portion of the parking areas per Section 3.6 of the Lincoln County UDO.

H. ESTABLISHMENT OF A PROPERTY ASSOCIATION

A Property Management Association shall be established and will be responsible for maintaining all private roadways/rights-of-way landscaping, signs, amenity features, storm water BMPs, and common open space areas. The documents covering the structure and nature of the organization shall be filed with the recorded final plat.

I. VEHICULAR ACCESS AND ROAD IMPROVEMENTS

- a. Vehicular access: Access will be provided via a main entrance on S. Little Egypt Road as well as on NC Hwy 73. Also, there will be two secondary entrance points on S. Little Egypt for parking access. A future connection to Advance Avenue is also proposed as shown on the Rezoning Plan. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- b. Improvements to Existing Roads: A Traffic Impact Analysis has been prepared for this project. Based upon initial NCDOT and Lincoln County comments, road improvements will be required. Improvements by developer include, per phase of construction and intersection location:

Phase 1:

1. NC Hwy 73 @Site Access:
 - Provide for a separate right-turn lane on the northbound approach for traffic exiting the site,
 - Provide for a westbound left-turn lane (leftover) with 175 ft of storage and appropriate taper and striping.
2. NC Hwy 16 Business @ S. Little Egypt Road:
 - Install a northbound left-turn lane with 50 ft of storage and appropriate taper and striping.

Phase 2:

1. NC Hwy 16 Business @ S. Pilot Knob Road:
 - Install a northbound right-turn lane with 125 ft of storage and appropriate taper and striping.
2. NC Hwy 16 Business @ Waterside Crossing Blvd:
 - Stripe the westbound approach to have a left-turn lane and a right-turn lane. Note: the existing shared lane is 24 feet wide therefore no additional pavement is necessary.

After full build-out, NCDOT may consider a traffic signal at the Site Access on NC Hwy 73 if warranted.

J. RESTRICTIVE COVENANTS

Restrictive Covenants will be created and recorded prior to final plat recordation, to establish, among other items, permitted uses and maintenance responsibility of the property management association. Restrictive covenants will include language that ensures stream buffers, perimeter buffers, and setback areas are protected.

K. PERMITTING

The Petitioner understands that all permits from Lincoln County and appropriate agencies must be obtained prior to grading or construction activities.

L. CONSTRUCTION SCHEDULE AND PHASING

Proposed phasing plans will be developed and presented during the Preliminary and/or Final Plat process. The residential and commercial sections of the site will likely be in separate phases. The clearing and grading phases will coincide with the phase of development.

M. MODEL HOMES/SALES OFFICES

Model apartments may be constructed within residential areas at the developer's discretion. Mobile temporary sales offices shall be allowed at the developer's discretion and shall be subject to any special permits required by Lincoln County. All models shall have an approved all weather surface (stone, asphalt, etc.) prior to the issuance of a Certificate of Occupancy.

N. WATER AND SEWER AVAILABILITY

The property is within the East Lincoln Water and Sewer District and the Petitioner understands that water and sewer availability must be approved by Lincoln County prior to development. It is the Petitioner's responsibility to incur all permit fees, availability fees, infrastructure costs for providing the water and sewer throughout the project for all buildings. The Petitioner will comply with all the district's water and sewer standards.

Water and sewer lines currently exist within the property.

O. SCHOOL IMPACTS

Information provided by Lincoln County indicate that three schools will be impacted by Cottonwood Village: Catawba Springs Elementary, East Lincoln Middle, and East Lincoln High. Based upon the pre-development versus post-development spreadsheet prepared by the County, the estimated enrollment increases are as follows:

Catawba Springs Elementary	53 students
East Lincoln Middle	28 students
East Lincoln High	35 students

A copy of the spreadsheet prepared by the County is included in the Appendix for reference.

P. APPLICABLE ORDINANCES

Development will be subject to the standards and requirements of the UDO in effect at the date of submission of the application for rezoning.

Q. BINDING EFFECT

All conditions applicable to the development of the property approved with this rezoning, unless amended by the manner provided in the UDO, shall be binding to the Petitioner and subsequent owners of the Site and their assigns.

R. AMENDMENTS TO THE APPROVED CONDITIONAL DISTRICT PLAN

It is understood that the owner or owners of the property must apply for any future amendments to the Development Standards, Conditional Notes and in accordance to the provisions of the UDO, Section 9.5.13.

APPENDIX
SCHOOL IMPACT SPREADSHEET

Cottonwood Village Education System Impact Analysis

Lincoln County's Adequate Public Facilities Program (APFP) ensures that adequate capacity exists in classrooms prior to the approval of development. The current development proposal, Cottonwood Village is made up of 252 residential units. Cottonwood Village is located in APF sub-district 20 which is made up of Catawba Springs Elementary, East Lincoln Middle and East Lincoln High. The development of the 252 proposed units does not exceed the capacity allowed under the APFP of 110%. In order to exceed the capacity of the sub-district another 1028 residential units would have to be constructed. The effects of the development on the school system are outlined below.

Pre-Development

Sub-District 20	School	Enrollment	Capacity	% Capacity	Test Enrollment	Approved Cap.	Total Enrollment	Capacity	Test % Capacity	SGR	Units
Elem	Catawba Springs	577	966	59.75%	0	0	577	966	59.75%	0.21	0
Inter					0		0	0		0	0
Mid	East	758	1124	67.45%	0	14	772	1124	68.67%	0.11	0
High	East	1040	1124	92.50%	0	18	1057	1124	94.06%	0.14	0

Post Development

Sub-District 20	School	Enrollment	Capacity	% Capacity	Test Enrollment	Approved Cap.	Total Enrollment	Capacity	Test % Capacity	SGR	Units
Elem	Catawba Springs	577	966	59.75%	52.92	0	630	966	65.23%	0.21	252
Inter					0		0	0		0	252
Mid	East	758	1124	67.45%	27.72	14	800	1124	71.14%	0.11	252
High	East	1040	1124	92.50%	35.28	18	1092	1124	97.20%	0.14	252

Legend

Column	Description
Sub-District	School Combination
School	School Name
Enrollment	School enrollment as of 2009-2010's 20th day (last official count)
Capacity	Functional capacity of the school in 2009-2010
% Capacity	Percent of the functional capacity occupied for 2009-2010
Test Enrollment	Number of students generated at each school level by the development proposal
Approved Cap.	Number of approved seats under this program (Units not yet built)
Total Enrollment	Sum of enrollment and approved capacity
Capacity	Capacity of the school 3 years out (APF horizon year). Capital improvement factored in.
Test % Capacity	Sum of enrollment, approved capacity and utilization for future capacity. % Capacity in 2012.
SGR	Student Generation Rate
Units	Number of units in the proposed development.