



Follow-up Question and Answer Exchange Between Kinderton Village Master Board, Sub-Associations, Residents, and Representatives from Homes Urban.

After the initial joint meeting with our Master Association, Sub-associations, and Homes Urban, follow-up questions have been posed by residents who have expressed a desire to obtain answers in writing from the developer.

A revised site plan which in part addresses concerns expressed from residents, is included on the last page of this document. *Highlighted in the foot notes of the plan, "NOTE: This plan is conceptual in nature and subject to change".*

On the following pages are a compilation of questions, many of which were discussed during our recent community planning meetings at the clubhouse. The accompanying comments and answers are provided by Mr. Robert Morgan from Homes Urban.

As this process continues to move forward, Homes Urban appears to be interested in hearing what our residents have to say, entertaining our suggestions, and requests.

However, this is not to suggest or imply that concerns expressed or opinions made to the developer will be implemented and/or approved for any final plans they might submit.



Dear Kinderton HOA,

At a meeting held with Kinderton HOA leadership in early April, several requests were made as it relates to our proposed apartment community immediately behind the Lowes Foods store anchored shopping center. Please see below for our response to several comments/ recommendations – our response is the bullet points.

Building nearest Old Towne Road (building 1 on site plan) – it was requested that this building be moved further back into the site:

- Buildings along Old Towne Road have been removed. We can also assess placing rental town homes along this portion of Old Towne Road.
- If no buildings are constructed in this area, this area will more than likely be undisturbed and exist as it currently exists today.

Building nearest lake (building 9 on site plan) – it was requested that this building be moved back from the edge of the lake:

- It has been pushed back as much as the site plan allows

Old Towne Road entrance to the apartment community – it was requested that the entrance be moved as far away from Kinderton Village as possible and consider gating and/or having the entrance exit only for our residents:

- This entrance has been pushed well away from its previous intersection with Town Park Drive. We will work with Duke Energy to see if this entrance can be pushed back further and located within the Duke powerline easement.



- We intend for this entrance to be an entry point and an exit point for our residents. We have not considered gating the project but can assess putting a gate at the Old Towne Road entrance. One concern with gating is that we understand Kinderton Village would like to minimize traffic into the neighborhood. If this entrance is gated not allowing guests to enter at this location, it could force additional traffic into Kinderton Village.

Building type/design – we were asked to provide more information:

- The buildings will be class A luxury suburban apartments. Building materials will be brick and Hardie plank siding. They will be similar to Comet Bermuda Run.

Stormwater – we were asked how stormwater will be handled:

- Consistent with the original Kinderton drainage plan, our stormwater will ultimately flow into the Kinderton pond. We will embark on an engineering study that will determine how our stormwater is handled. As part of this and as part of permitting, we will work with the Kinderton Village HOA, Davie County and the Town Bermuda Run.
- Our intent is to have an agreement with the Kinderton Village HOA to pay for our fair share of pond maintenance.

Buffers – we were asked how our community will be buffered from Kinderton Village:

- Per Town guidelines, our perimeter requires at least a 30-foot buffer. Furthermore, our boundary with Kinderton Village includes a Kinderton Village HOA owned buffer before our property line touches any individual lots. Therefore, a buffer of at least 30 feet will provide separation. Finally, we have paid special attention to moving buildings as far away from existing homes as our site will allow.
- In terms of the landscaping in this buffer, we will work with the Town of Bermuda Run and the Kinderton Village HOA to create a buffer plan that provides adequate visual separation. This will include evergreen materials.

Project Amenities will include:

- Clubhouse containing: fitness center, recreation/lounge area, co-working spaces
- Swimming pool with large sundeck and grilling stations
- Dog park
- Sidewalks throughout the community linking the amenities
- Detached garages for covered parking
- Valet trash service

We have attached the most recent version of our site plan that addresses many of the comments above.



Sincerely,

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HOMES URBAN
DEVELOPMENT



HOME OWNERS ASSOCIATION

General Notes

1. Base information provided by public GIS data and should be verified for accuracy.
2. All site plan, zoning and wetland information utilized in the preparation of this plan is conceptual in nature and subject to change.
3. All stream and/or wetland information provided by public GIS data. Any stream and/or wetland information shown on this plan is conceptual in nature and should be verified by a jurisdictional boundary by a third party consultant.
4. All access points, streets and driveways are conceptual in nature and subject to change. These items will need to be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
5. Open Space and Tree Save requirements are conceptual in nature and subject to change. Tree save areas are based on aerial photography and will need to be verified by a survey. All tree save and open space calculations shall be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
6. Stormwater areas are conceptual in nature based on a 30% of developed area and subject to change based on preliminary grading and drainage studies.
7. No utility availability or locations were acquired prior to the creation of this conceptual study. Utility grid maps will need to be obtained from the authority having jurisdiction.
8. SWH is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information provided by public sources.

ZONING & PRELIMINARY DUE DILIGENCE CHART

CURRENT OR PROPOSED ZONING	UM
OVERLAY ZONE	NA
NORTH BUFFER	30'
SOUTH BUFFER	30'
EAST BUFFER	30'
WEST BUFFER	30'
ADDITIONAL BUFFER	NA
STREAM BUFFER	30/10'
CRITICAL BUFFER	NA
FRONT SETBACK	10'
REAR SETBACK	10'
ADDITIONAL SETBACK	NA
LOT OR BUILDING COVERAGE	15/33.33%
FLOOD ZONE	NA
BUILDING HEIGHT	40' (1.5 SPACES / UNIT)
PARKING REQUIREMENT	215.224 (RPN)
OPEN SPACE REQUIREMENT	215.224 (RPN)
FRONTAGE REQUIREMENT	NA
MIN. BLOCK SIZE	NA
TREE REQUIREMENTS	800'
STORMWATER APPROACH	800'
TREE ASSESSMENT PROPOSED	N
CULTURAL RESOURCES	N
ENVIRONMENTAL ISSUES	Y/N
PUMP STATION METHOD	Y/N
UTILITY/VEGETATION GROWTH BOUNDARY	N
OTHER REQUIREMENTS	

SITE DATA

TOTAL SITE AREA	18.0 ACRES (SURVEYED FROM GREATER 22.24 ACRES TRACT)
LOT SIZE	NA
PROPOSED LOTS	NA
LF OF ROAD	

DEVELOPMENT SUMMARY

270 MULTI-FAMILY UNITS SEE PARKING SUMMARY FOR PARKING CALCULATIONS			
PARKING SUMMARY			
	# OF UNITS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL			
MULTIFAMILY	270	405	405



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



KINDERTON VILLAGE APARTMENTS

HOMES URBAN
BERMUDA RUN, NC
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