

CASTLETON VILLAGE

SITE SPECIFIC MASTER PLAN (HEREAFTER “MASTER PLAN”)
& DEVELOPMENT GUIDELINES
2020

NOVEMBER 2020

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SITE SPECIFIC MASTER PLAN & DEVELOPMENT GUIDELINES
JAMESTOWN, NORTH CAROLINA
NOVEMBER 2020

DEVELOPER

Diamondback Investment Group, LLC

SITE SPECIFIC MASTER PLAN

Timmons Group

DEVELOPMENT APPROACH

Timmons Group

CIVIL ENGINEERING & SURVEYING

Timmons Group

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Table of Contents

DEVELOPMENT APPROACH	PAGE	
1. Purpose & Intent	4	
2. Summary Narrative	5	
3. Project Location	6	
PLANNING INITIATIVE		
1. Conceptual Development Plan	7	
2. Proposed Development Summary	8	
3. Schematic Site Layout	9	
4. Conceptual Mixed-Use Layout	10	
5. Conceptual Mixed-Use Perspective 1	11	
6. Conceptual Mixed-Use Perspective 2	12	
7. Internal Circulation System	13	
8. Recreation/Open Space Plan	14	
9. Cultural Resource Treatment	15	
10. Landscape Treatment	16	
11. Phasing Plan	17	
DESIGN CRITERIA		
1. Schematic Lot Diagrams - Attached Dwelling	18	
2. Illustrative Attached Dwelling Elevation	19	
3. Schematic Lot Diagrams - Single Family	20	
4. Illustrative Single Family Elevations	21	
5. Illustrative Single Family Streetscape	22	
6. Driveway Parking Exhibit	23	
ARCHITECTURAL		
1. Compatibility & Architectural Requirements	24	
2. Recreation/Amenities	25	
3. Clubhouse Perspective	26	
4. Signage & Site Features	27	
APPENDIX		
1. Boundary Exhibit/ALTA Survey	28-34	

Purpose and Intent

PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Development Guidelines are used to delineate and regulate the design and construction of the development of Castleton Village. The intent of this document is to facilitate the implementation of the plan and vision as depicted with the Conceptual Development Plan, dated October 26,2020, by Diamondback Investment Group, LLC. The Development Guidelines will assist in ensuring the consistency and quality of the development. Development for Castleton Village shall be substantially in accordance with the guidelines and requirements within this document.



Summary Narrative

Castleton Village will be developed as a master-planned community located southeast of the Guilford College Road and Mackay Road intersection. Situated on approximately 466.6 acres, Castleton Village will incorporate civic uses, neighborhood supporting retail, and/or office components, and a collection of housing types featuring a variety of house sizes, features and price ranges.

In addition, Castleton Village will include an assortment of amenities, including a clubhouse, an outdoor swimming pool, multi-purpose trail, nature trail, dog parks, children's playgrounds, walkable areas, and pocket parks.

1. Total Acreage in PUD: 466.6 acres
2. Total Open Space: 116.3 acres
3. Total Density: 1,269 units (2.72 units per gross acre).
4. Amenity Package:
 - Clubhouse
 - Junior Olympic pool
 - Playground/"Tot" Lot
 - Bark Park
 - Pickle Ball Courts
 - Trails
 - Lawn Areas
 - Gazebos
 - Pocket Parks
 - Appropriate Parking

5. Housing Types: Special care was taken to design Castleton Village to accommodate an array of homebuyers – from first-time, move-up, and age-targeted homes and including both ranch homes and two-story homes.

6. Setbacks: Lot setbacks shall be as follows:

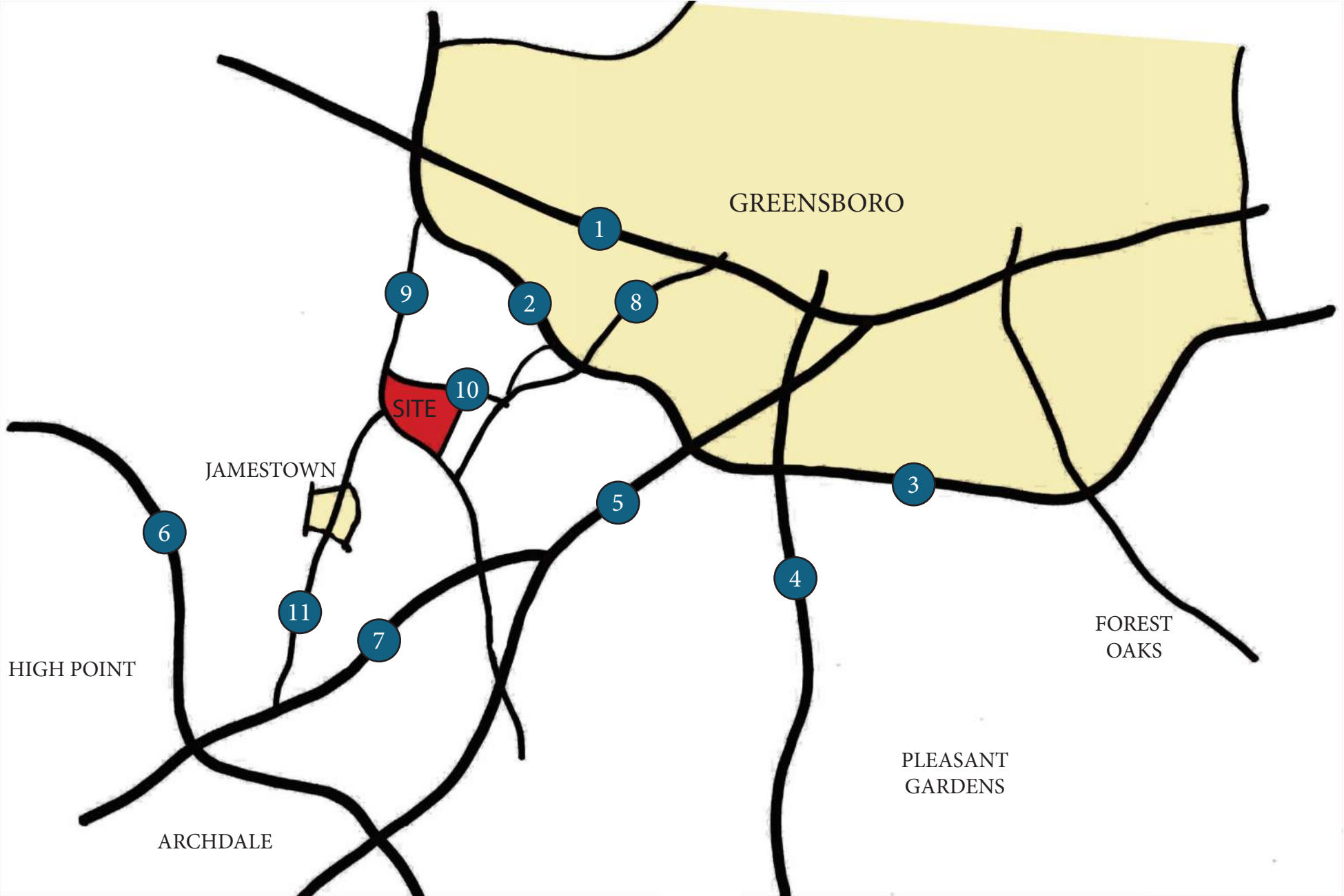
- SI Product: minimum 20-25' front, 8' side, 15' rear & 15' corner
- T1 Product: minimum 20' front, 10' side, 15' rear & 15' corner.
- T2 Product: minimum 20' front, 10' side, 15' rear & 15' corner.



Project Location

VICINITY

- 1 I-40
- 2 I-73
- 3 I-85
- 4 I-73
- 5 I-85
- 6 I-74
- 7 ROUTE 70
- 8 HIGH POINT ROAD
- 9 GUILFORD COLLEGE ROAD
- 10 MACKAY ROAD
- 11 GUILFORD ROAD



Conceptual Development Plan

- C CHURCH
- MU MIXED-USE
- C/I CIVIC/INSTITUTIONAL
- T1 TOWNHOUSE 1, 20' X 100' LOTS
- T2 TOWNHOUSE 2, 22' X 100' LOTS
- S1 SINGLE FAMILY 1, 60' X 135' LOTS
- 1 MAIN AMENITY AREA
- 2 OPEN SPACE/NATURAL AREA



Proposed Development Summary

Castleton Village is a mixed-use, walkable community incorporating neighborhood commercial/retail, office, and residential uses and products.

The Castleton Village Community will provide a diverse community and multiple buying choices for future homeowners. First-time, move-up, move-down, and seniors will all be accommodated in a cohesive, well planned community. Special care was taken to unify the community with a transportation backbone accommodating vehicular and pedestrian traffic, provide a connection to major greenspaces/parks, and minimize the impact on natural areas, water bodies, and critical habitat.

The housing product will consist of attached dwellings and single family detached dwellings residing on multiple lot sizes. To further provide a full range of lifestyle choices, Castleton Village plans to provide one of the townhome areas as a for rent community. The Master Plan depicts their anticipated location within the proposed community, and how they will interact and be supported by the proposed circulation network and related parks. The exact location of each product type may fluctuate based on future market demand.

All relevant site statistics and information is as follows:

PARCEL USE SUMMARY (CASTLETON VILLAGE)		
USE		TOTAL AREA
C	CHURCH	7.3 +/- AC
MU	MIXED-USE	3.8 +/- AC
C/I	CIVIC/INSTITUTIONAL	16.1 +/- AC
T1	TOWNHOUSE 20' X 100' LOTS	31.7 +/- AC
T2	TOWNHOUSE 22' X 100' LOTS	38.2 +/- AC
S1	SINGLE FAMILY 60' X 135' LOTS	223.1 +/- AC



RESIDENTIAL SUMMARY		
USE	DENSITY	YIELD
MU - MIXED-USE	9 U/A	34
T1 - TOWNHOUSE	8 U/A	254
T2 - TOWNHOUSE	7 U/A	267
SI - SINGLE FAMILY	3.2 U/A	714
TOTAL		1,269
Overall Project Density: 2.72 Units/Acre		
1,269 Units/466.6 Gross Acres		

Schematic Site Layout

C

MU

C/I

T1

T2

S1

1

2

CHURCH

MIXED-USE

CIVIC/INSTITUTIONAL

TOWNHOUSE 1, 20' X 100' LOTS

TOWNHOUSE 2, 22' X 100' LOTS

SINGLE FAMILY 1, 60' X 135' LOTS

MAIN AMENITY AREA

OPEN SPACE/NATURAL AREA

*This site plan is for illustrative purposes only.

PLANNING INITIATIVE

CASTLETON VILLAGE DEVELOPMENT GUIDELINES 9

Conceptual Mixed-Use Layout

Building Setbacks (From Property Lines)

- Front

10'

- Rear

15'

- Side

15'

Maximum Height

50 Feet

Parking Requirements

- Commercial

1 Space/ 200 SF

- Residential

1.5 Spaces/ Unit

1

MIXED-USE BUILDING

2

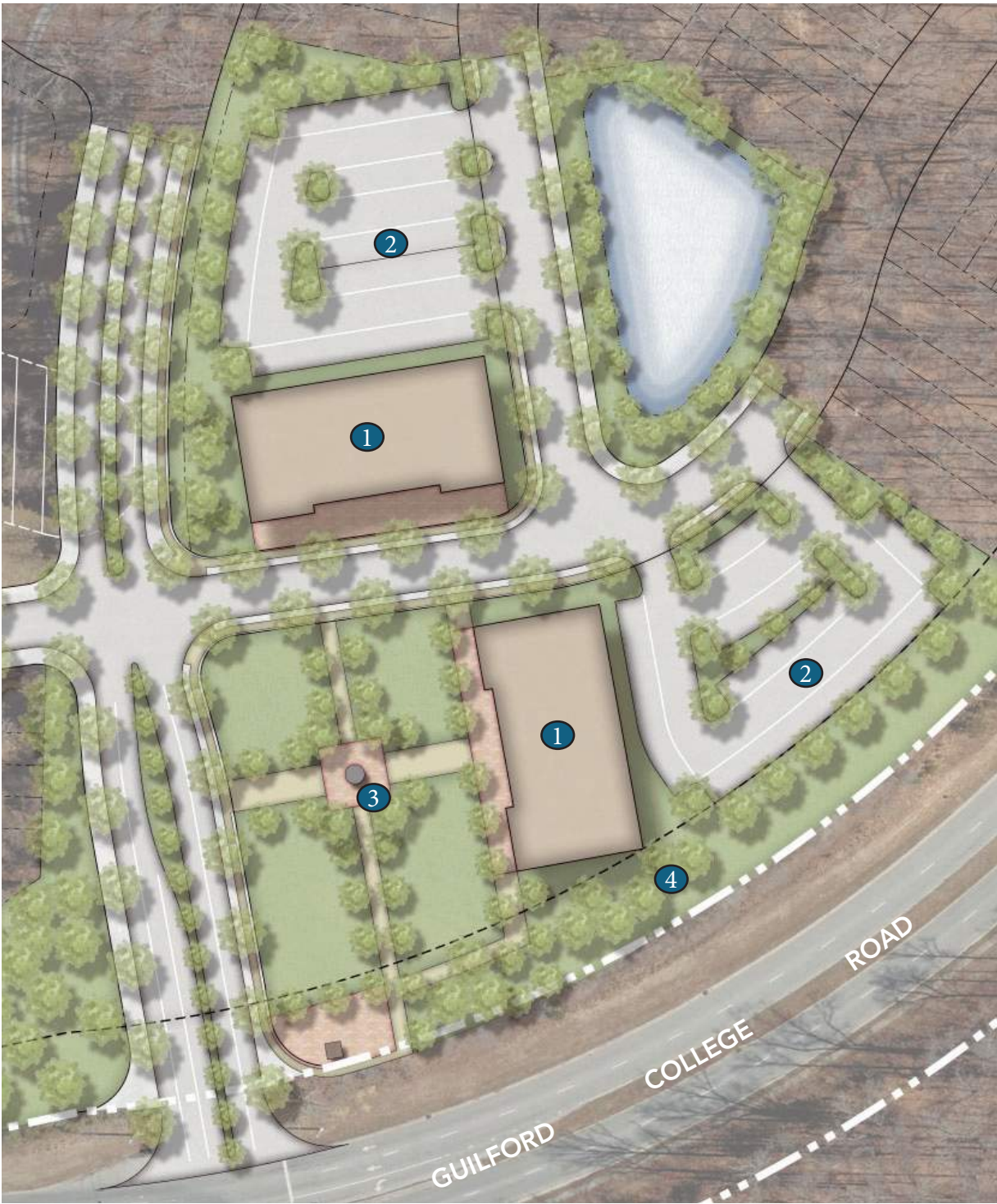
SURFACE PARKING

3

TOWN SQUARE

4

50' SCO BUFFER



*This site plan is for illustrative purposes only.

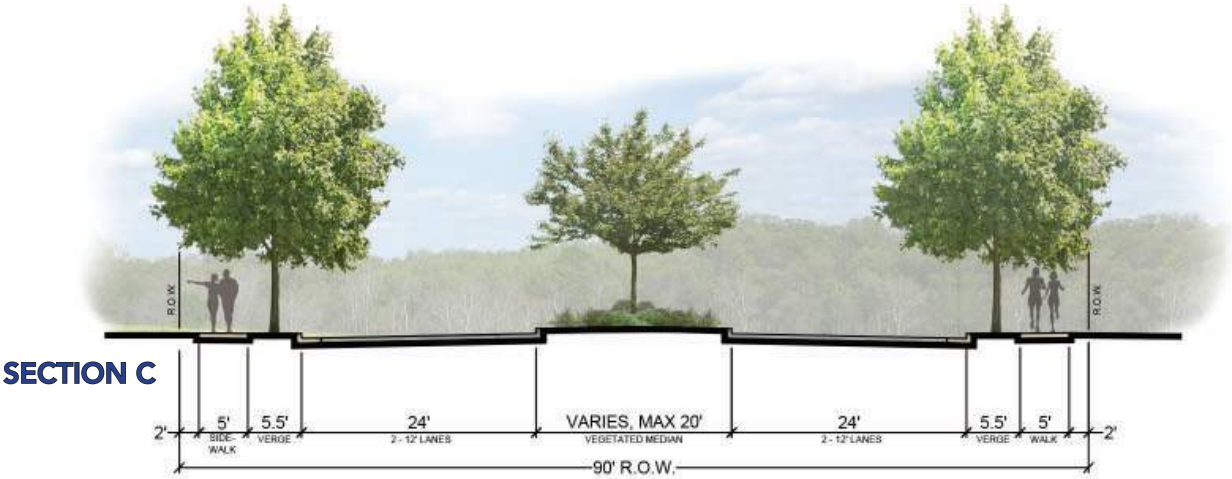
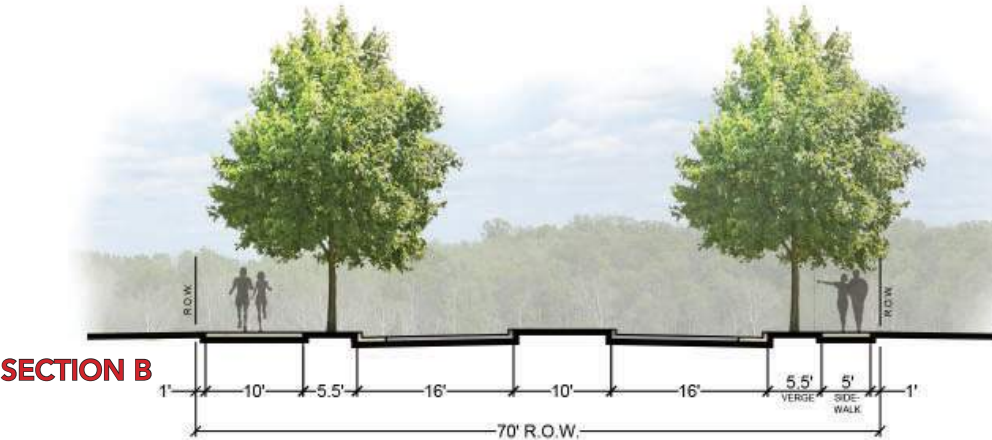
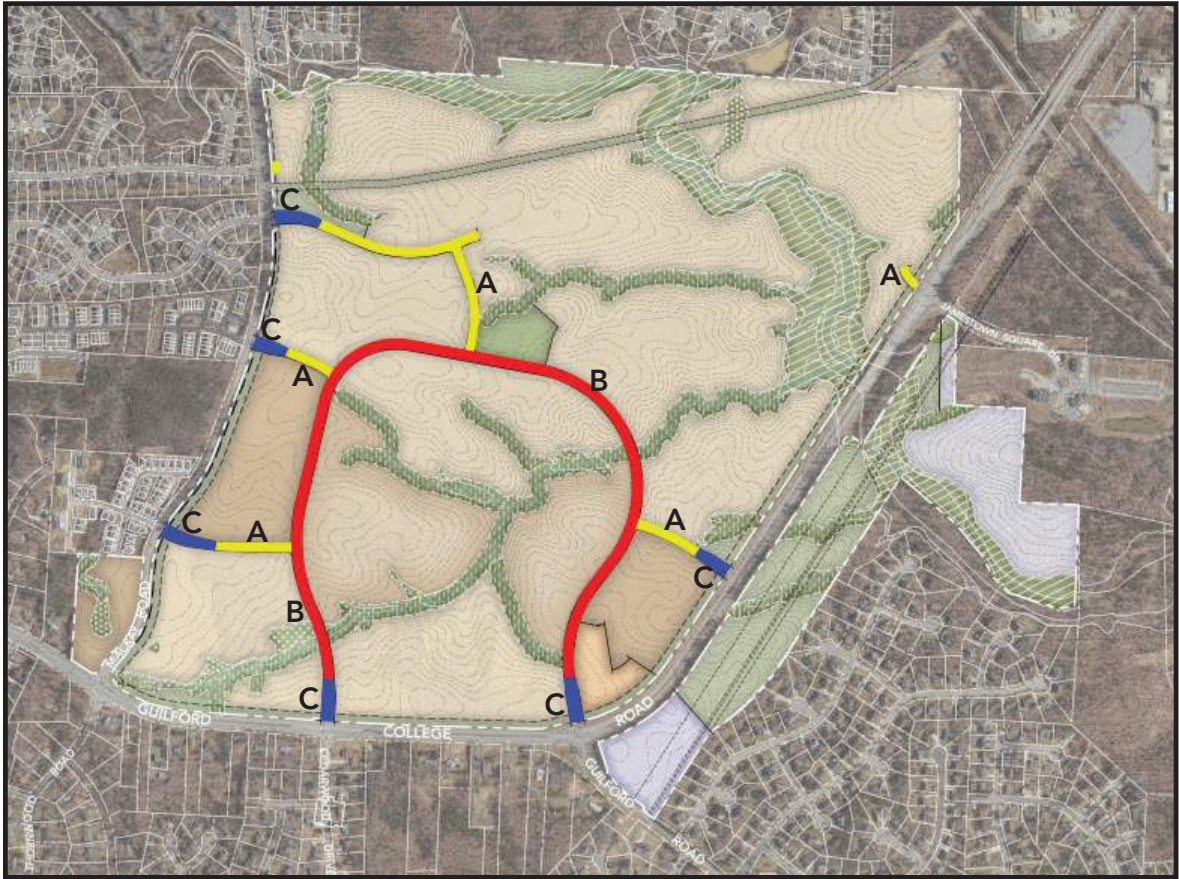
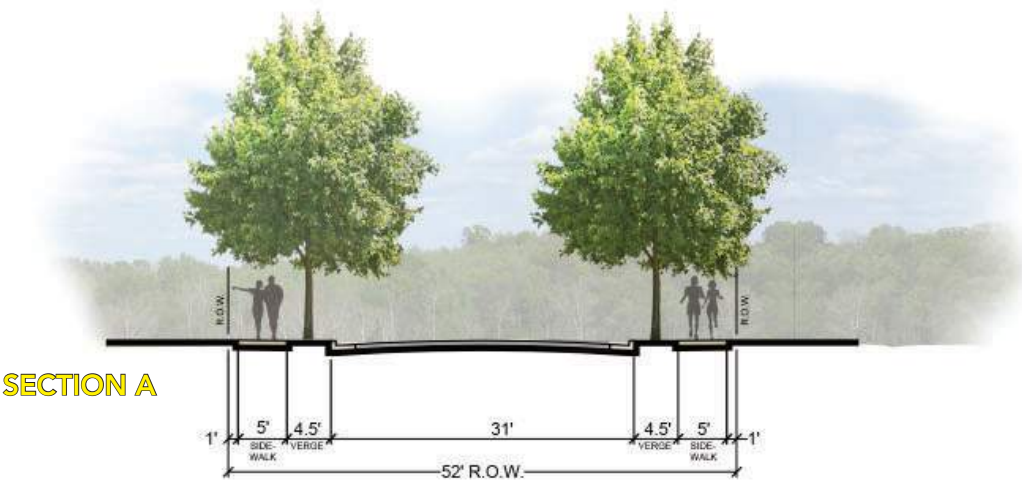
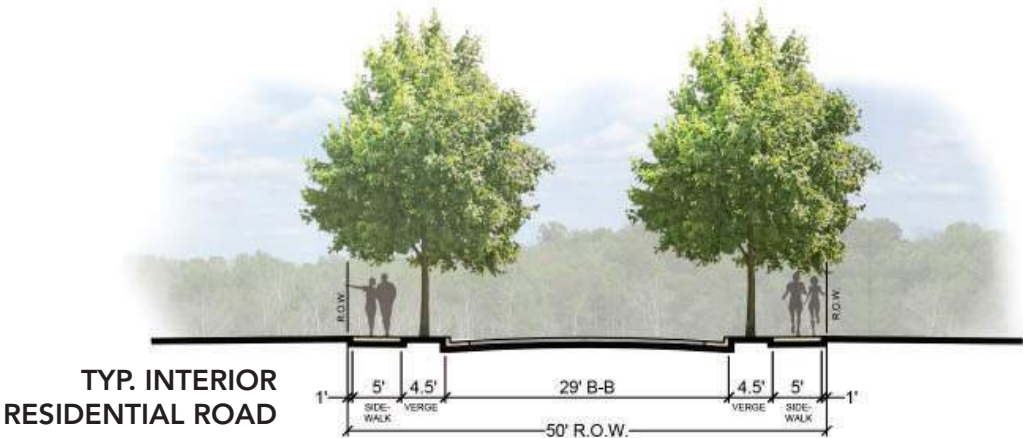
Conceptual Mixed-Use Perspective I



Conceptual Mixed-Use Perspective 2



Internal Circulation System



Recreation/Open Space Plan

Open Space Data:

Total Site (Castleton Village):	466.6 +/- AC.
Open Space Required:	17.2 +/- AC
- 5% of Residential Area	14.7 +/- AC.
- 10% of Commercial Area	2.5 +/- AC.
Open Space Provided:	116.3 +/- AC.
Wetlands/Stream Buffers (Outside Floodplain)	42.4 +/- AC.
Floodplain (50% of Total Floodplain Area)	21.5 +/- AC.
Recreational/Natural Areas	52.4 +/- AC.

1

MULTI-USE PATH

2

PUBLIC NATURE TRAIL

3

PRIVATE TRAIL

4

CONNECTING INTERNAL SIDEWALKS

5

TRAIL HEAD

A

MAIN DEVELOPMENT AMENITY

- JR. OLYMPIC SIZE SWIMMING POOL
- SPLASH PAD
- BASKETBALL COURTS
- LARGE PLAYGROUND

B

POCKET/COMMUNITY PARKS

- GAZEBOs
- TOT LOTS
- OTHER SMALL REC. FEATURES



Cultural Resource Treatment

EXISTING & HISTORICAL BUILDINGS

The Developer of Castleton Village understands and appreciates that the subject property has historical significance to the Town of Jamestown. Through conversations with the Johnson family and the Jamestown Historical Society we have learned about the interesting heritage of this property as a hunting reserve. Unfortunately, the original hunting lodge no longer exists, however the Jamestown Historical Society provided us with the architectural elevations of that building. We are using the lodge as the design inspiration for the Castleton Village amenity center and the commercial buildings. In doing so, it is our intent to not only honor the previous life of this property but also ground the Castleton Village development in meaningful pieces of Jamestown's history. The Futrell-Mackey-Armstrong House is another historical feature on this site. The house still stands today but is in a very advanced state of disrepair. After a thorough evaluation by the appropriate experts in building and renovation, we have concluded that we are sadly not able to rehabilitate the structure for incorporation into the Castleton Village development. We are willing to donate the structure to an organization who would like to preserve it off-site and we welcome those discussions.



Landscape Treatment

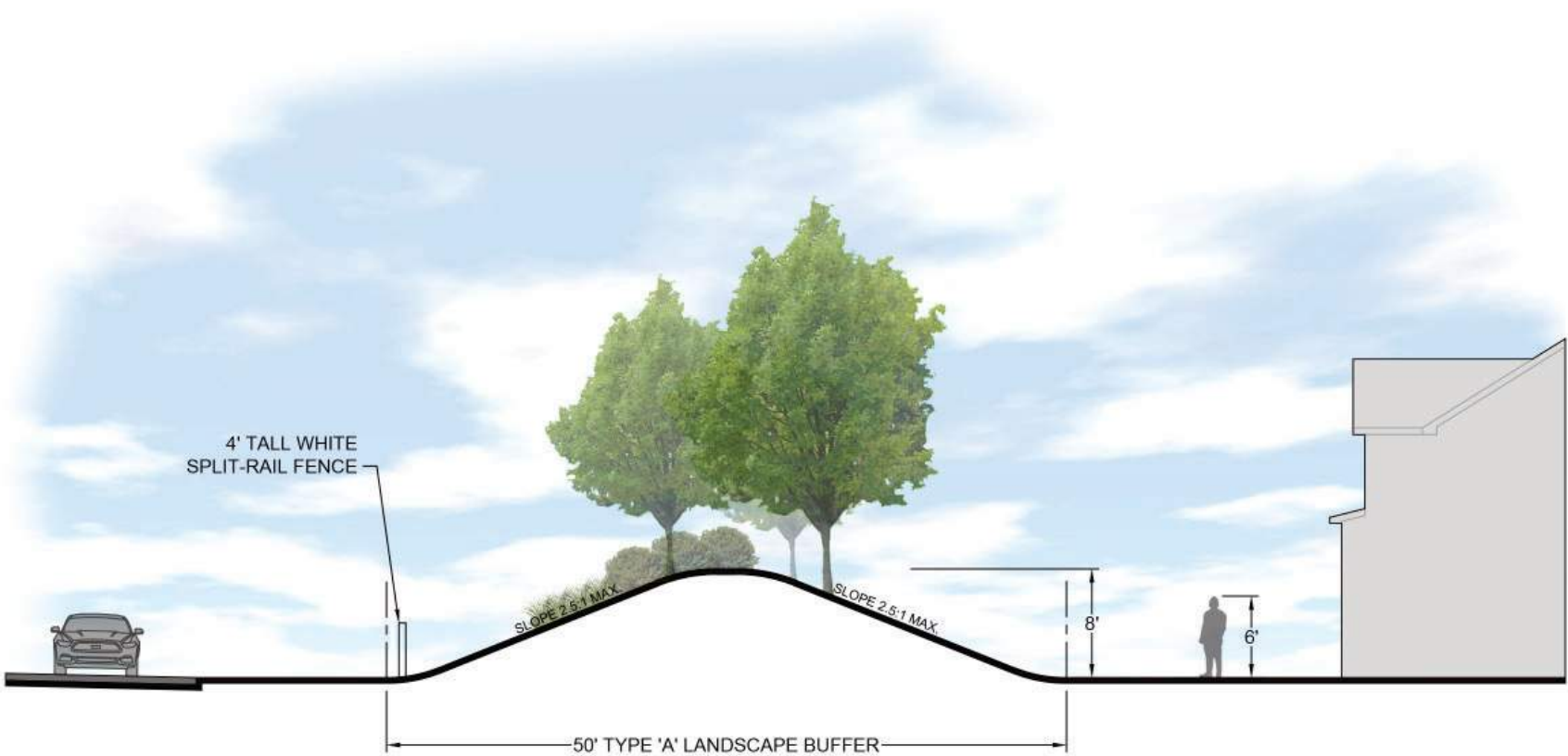
TREE CONSERVATION

In addition to following the Town’s adopted and existing tree protection standards, Castleton Village will incorporate significant tree conservation areas inside the substantial stream buffers and floodplain that exist on the site. Collectively, there is 85.4 +/- acres of undisturbed buffer and floodplain area that equates to the same area in tree and vegetation conservation. Importantly, as you can see from the site layout, these areas traverse the entire acreage and thereby ensure that meaningful, mature vegetation will exist and provide a tree canopy throughout the new development.

During the approval process, we will work with a certified arborist or forester to determine any heritage or critical trees for preservation. This process will ensure that Castleton Village incorporates and maintains any significant tree features that may be present on the site.

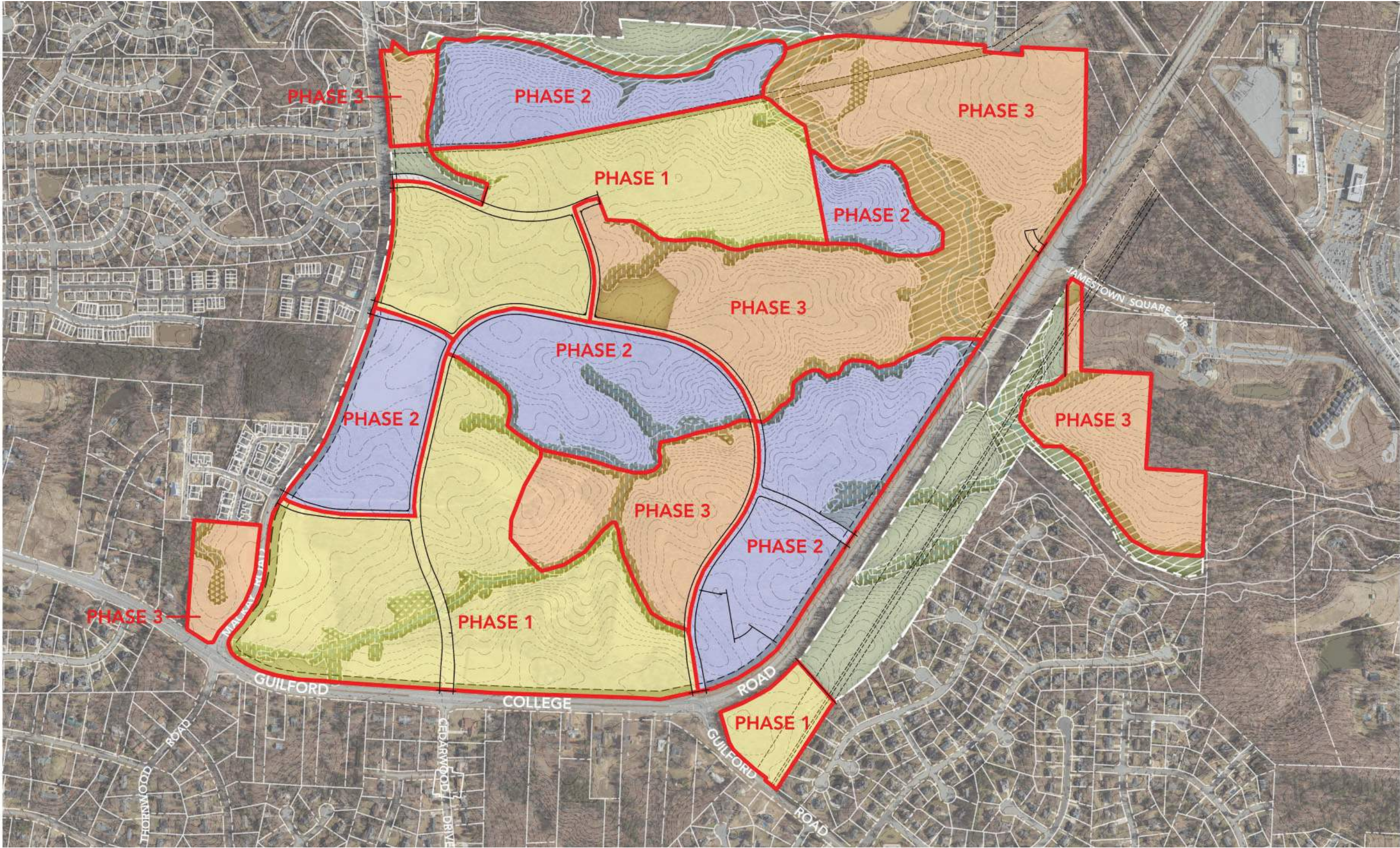
LANDSCAPE BUFFERING

Castleton Village will abide by the currently existing landscape requirements in the Land Development Ordinance. This means all internal streetscapes and parking lots will be planted as is already required in Jamestown. Additionally, we are proposing to provide enhanced buffer treatment along Guilford College Road to ensure the scenic quality of this thoroughfare, to soften the impact to existing residents across Guilford College Road and Mackay road up to the Renaissance Parkway intersection, and to provide privacy screening to future Castleton Village residents. New plantings will be implemented in areas absent of existing trees and vegetation.



NOTE: All plants materials and quantities shall be approved by the Jamestown Planning Director.

Phasing Plan



Schematic Lot Diagrams - Attached Dwelling

T1 - ATTACHED DWELLING

Lot Size	2,000 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	36'

T2 - ATTACHED DWELLING

Lot Size	2,200 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	36'



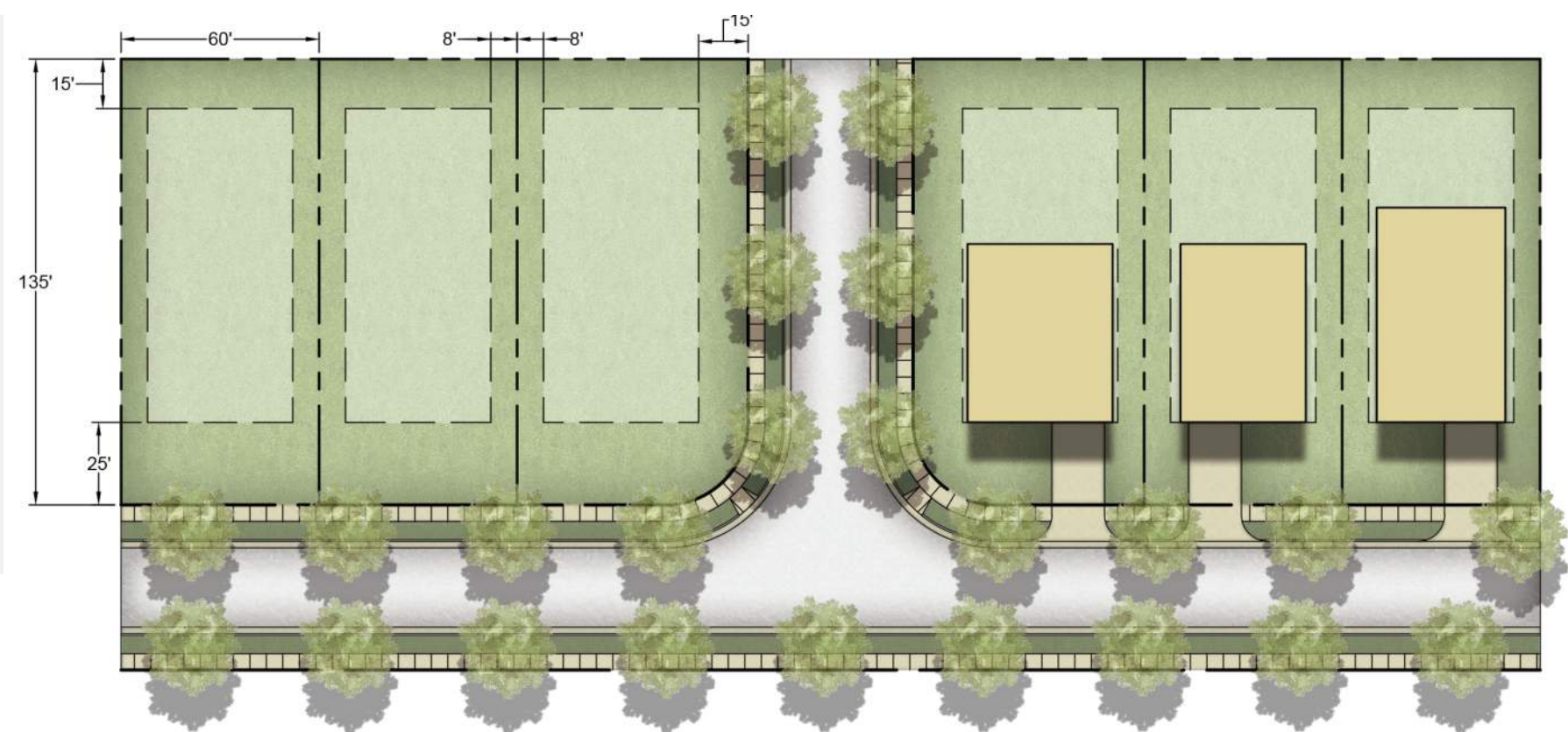
Illustrative Attached Dwelling Streetscape



Schematic Lot Diagrams - Single Family

SI - SINGLE FAMILY PRODUCT

Lot Size	8,100 SF
Frontyard Setback	20' - 25'
Side Corner Setback	15'
Side Yard Setback	8'
Rear Yard Setback	15'
Maximum Height	36'
Lot Width	60'
House Box Width	40'-44'



- All house footprints shown are 40'-44' wide.
- All dimensions shown are minimums.

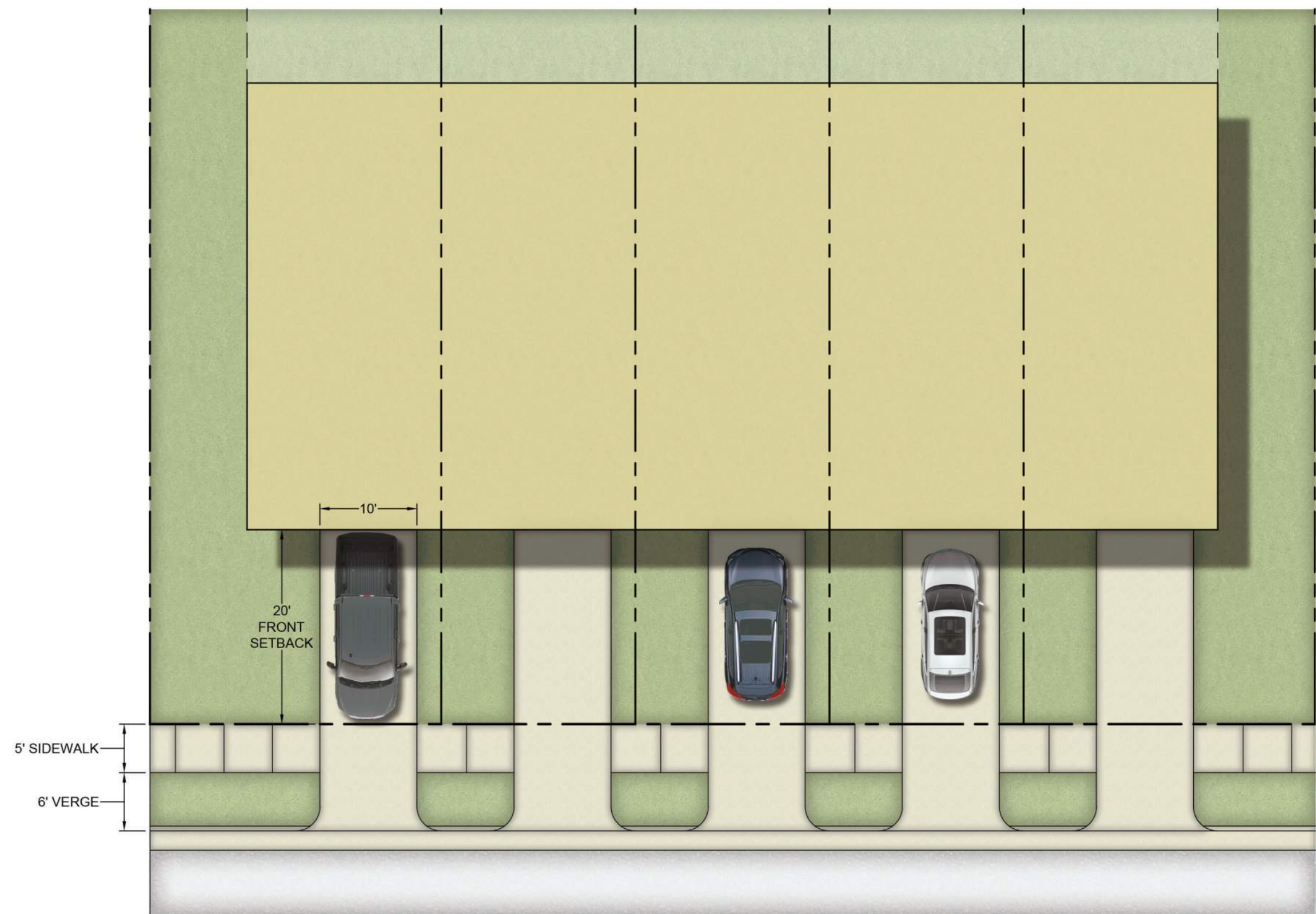
Illustrative Single Family Elevations



Illustrative Single Family Streetscape



Driveway Parking Exhibit



Compatibility and Architectural Requirements

GENERAL COMPATIBILITY

Specific emphasis shall be placed on creating a unique and varied character within Castleton Village. The intent is to create a community with an overall atmosphere that is well interconnected, pedestrian friendly and architecturally compatible. Avoiding monotony and completely homogenous buildings will also be a priority. Therefore, using the widest range of compatible building types, home products, detailing materials, articulated front facades and decorative features is imperative.

UNITY OF DEVELOPMENT & MASTER SIGN PLAN

All development in Castleton Village, regardless of use, will be required to adhere to the development scheme and aesthetic, as evidenced in this booklet. Elements indicated below are in addition to that guiding principle. All ground signage and internal monumentation shall adhere to the design template provided at page 27 of this booklet.

STANDARDS FOR COMMERCIAL BUILDINGS

- Maximum building height shall be limited to fifty (50) feet with no more than three stories.
- Maximum building size shall be limited to 15,000 square feet.
- All rooftop equipment and apparatus shall be screened.
- Dumpsters shall be located at the rear of any commercial building and screened.
- Front building facades will feature articulation materials such as awnings, blade signs, and other raised wall signage.
- Building fronts shall have the ability to feature outdoor dining areas.
- Hardscaped areas in front of the buildings shall feature decorative features such as brick inlays or stamped decorative concrete.
- Foundation plantings and/or decorative planters shall be required along the front of each building.
- Flat roofs are prohibited.

STANDARDS FOR ALL RESIDENTIAL HOMES

- All homes will have a minimum of 1,400 square feet of conditioned space.
- All homes will have covered front entryways.
- All homes will provide projected eaves.
- Homes may be slab on grade, crawl space or may have a basement floor depending on topographic conditions or program.
- All homes will have main roof line with minimum 6:12 pitch.
- All homes will have garages.
- A minimum of 30% of all single family homes shall be on crawlspace or raised slab foundation.
- At least 50% of all homes shall utilize brick and/or stone on the front facade at a minimum of 25% of such facade.
- The use of brick or stone materials on a front facade will continue from the ground level up to and including at least the first level or story of the structure.
- All homes will utilize architectural shingles.
- All garage doors will feature some form(s) of articulation such as windows, seperated entry bays, raised/decorative paneling, decorative straps, and/or decorative sconce lights affixed at sides of garage.
- Each facade of all homes will feature at least two windows on each vertical level.
- Any vinyl used as a primary material will have a minimum thickness of 44-46 millimeters and will be a decorative, texturized vinyl.
- All homes shall have foundation plantings installed at the time of issuance of certificate of occupancy or during the following growing season for homes that are completed in a time of year not conducive to new plant material.

Recreation/Amenities

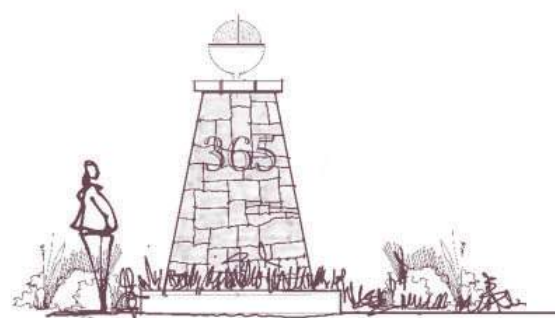
The Open Space Plan for the Castleton Village Community focuses on the consolidation of improved open space and creating park areas for both active and passive recreational activity. The proposed parks become anchors and are central features within the community. These parks are connected with an internal circulation system for both vehicular and pedestrian uses. Park spaces are essential for large residential communities because they can support the widest variety of uses and activities. Additionally, they can be utilized for community events such as holiday festivals and accommodate youth sports.



Clubhouse Perspective



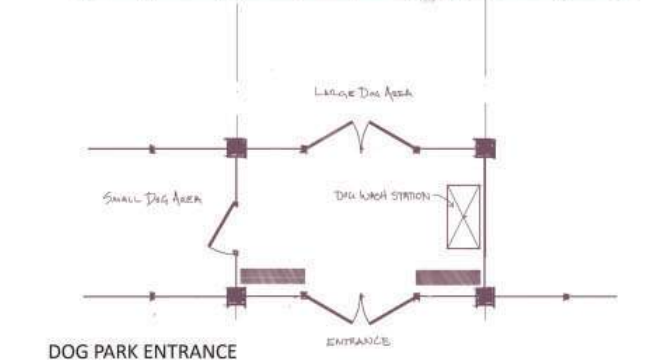
Signage & Site Features



SPECIFIC COMMUNITY MONUMENT



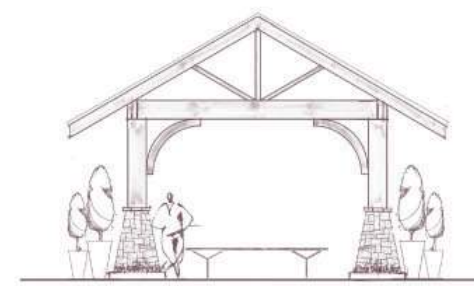
PLACE MARKER - AMENITY DEMARK SIGNAGE



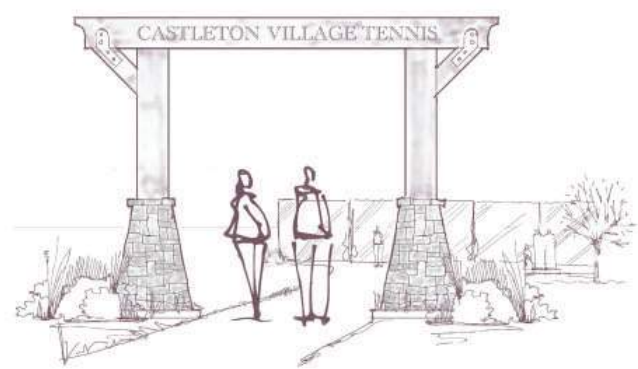
DOG PARK ENTRANCE



MAIN ENTRY MONUMENT SIGNAGE



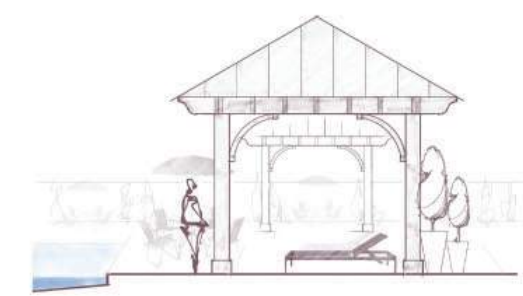
COMMUNITY GAZEBO



TENNIS COURT ENTRY MONUMENT



PLAYGROUND ENTRANCE



POOL CABANA

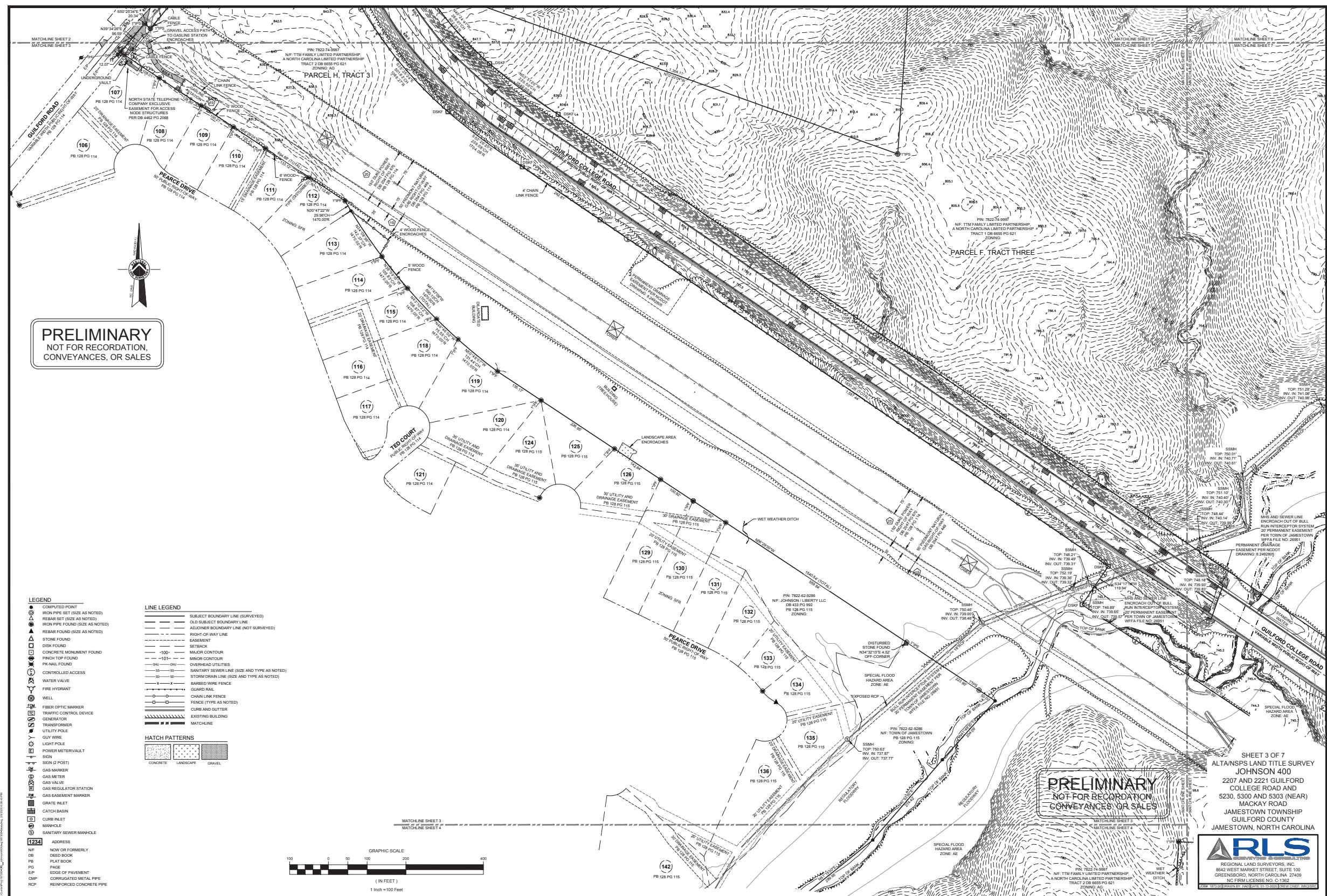
Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey



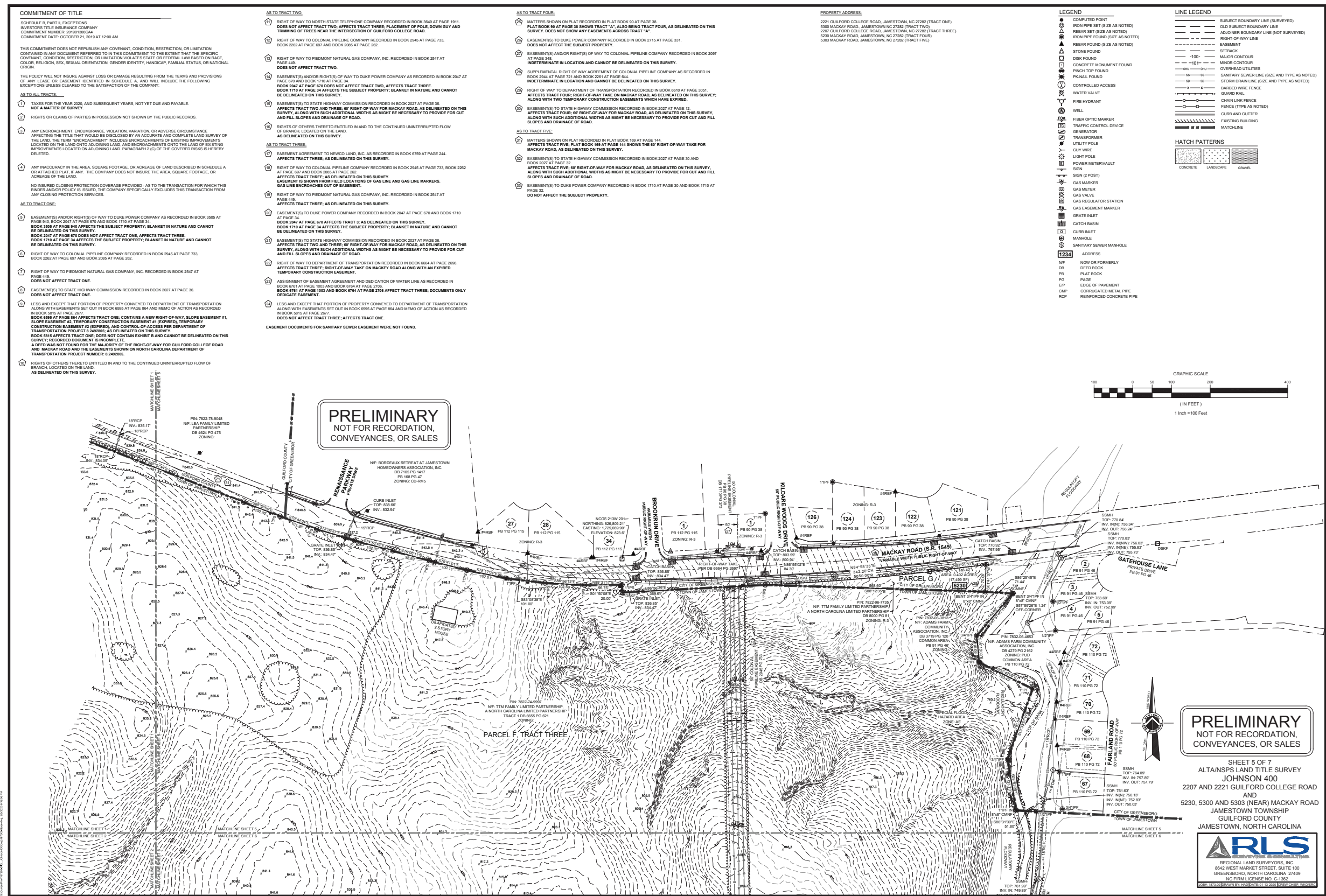
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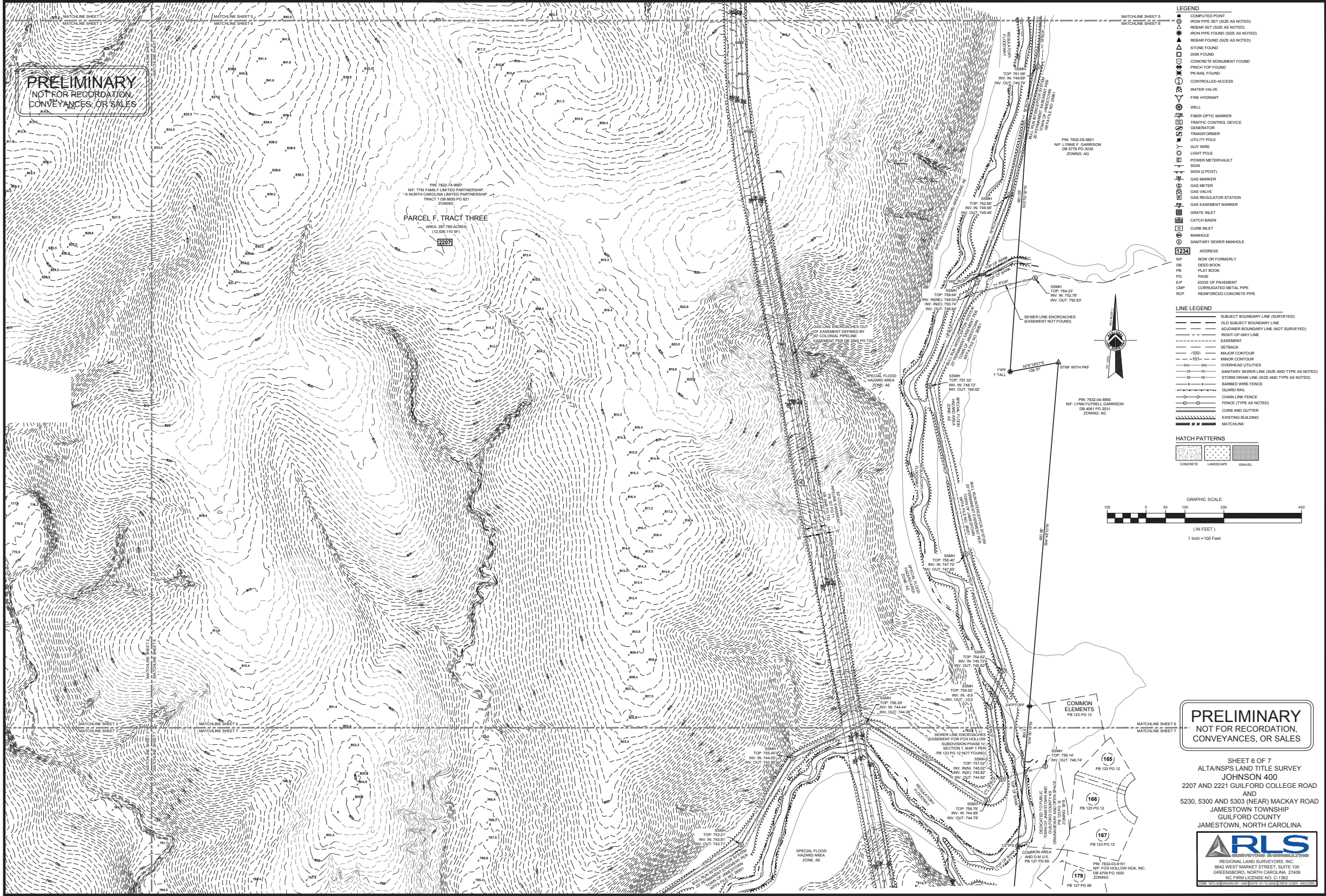
Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey

