



COTTONWOOD VILLAGE

A PLANNED DEVELOPMENT COMMUNITY



1. 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 (planning) 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 modify and/or reconfigure lots and street layouts, provided that the total number of lots for the entire residential development does not exceed the maximum total number permitted. Any significant changes beyond that allowed in the ordinance to the approved I Master Plan will require subsequent staff approval and/or Planning and Zoning (P&Z) Commission approval.

2. STORMWATER

Stormwater treatment for a portion of the parking areas shall include BMP's per section 3.6 of the Lincoln County UDO and NCDENR guidelines.

Cottonwood Village	
Site Development Data	
Tax Parcel ID's	4602-42-0713, 4602-33-2019, 4602-43-0694, 4602-33-9093
Current Zoning	IG and BG
Proposed Zoning	Planned MU
Total Site Area	31.66 Acres
Proposed Number of Dwelling Units	252
Proposed Office/Commercial Square Footage	96800 SF
Parking	
Required	683
Attached Residential Dwelling (1.75 Spaces/Unit)	441
Commercial/Office (1 Space/400 SF)	242
Proposed Number of Parking Spaces	746 (68 PERMEABLE)
Proposed Number of Buildings	23
Water/Sewer	Lincoln County
Proposed Density	8 DU/Acre
Max.Density	8 DU/Acre
Watershed	None
Lincoln County Comprehensive Plan	Regional Business/Mixed Residential
Buffer Yards	10'-40' Class C
Community Minimum Setbacks (Project Perimeter)	
Front	50'
Side	30'
Rear	30'
Commercial Building Setbacks	
Front	0' Build to Line from R/W
Side	15' from Property Line
Rear	30' from Property Line
Open Space Calculations	
Open Space Required	12.5% or 4.0 AC.
Total Open Space Provided	Approx. 309,824 SF/7.1 AC
Active Open Space Area	Approx. 73,614 SF/1.7 AC.
Passive Open Space	Approx. 236,210 SF/5.4 AC.

Cottonwood Village

Planned Development

WSP-SELLS
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NO	BY	DATE	REVISION
1	DB	7/6/10	REV. BLDG MIX ADDED SIGNAGE INFO.
2	DB	8/18/10	REV. BUFFER YARD NOTE
3	DB	9/7/10	REV. RESIDENTIAL UNITS
4	DB	9/9/10	REV. SIDEWALK

PROJECT #: 086073 DATE: 09.10.06
DRAWN BY: KAF DRAWN BY: DE
CHECKED BY: DE
TITLE: REZONING PLAN
SHEET: RP-1
REZONING PLAN
RP-1

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1 inch = 100 ft.

(IN FEET)