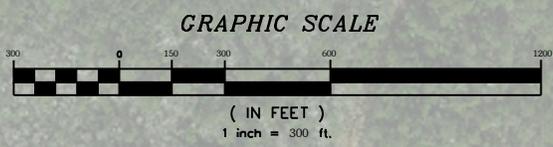
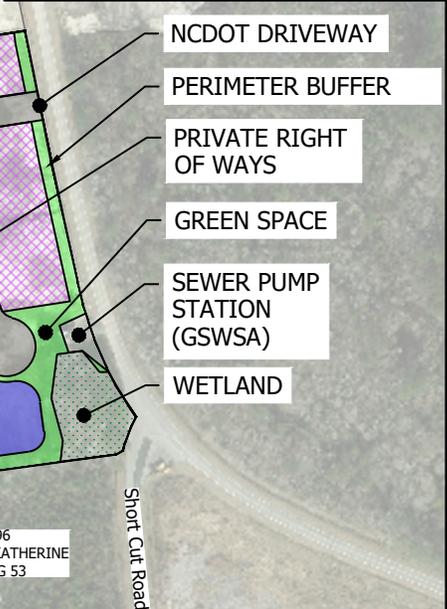




COTTONWOOD PHASE 3 PD

TOTAL AREA	±30.3 AC (NC)
COMMERCIAL PORTION ±9.2 AC (30%)	
COMMERCIAL	±7.7 AC
POND	±1.5 AC
SETBACKS (COMMERCIAL)	
FRONT	40'
REAR	25'
SIDE	15'
SIDE CORNER	20'
RESIDENTIAL PORTION ±21.1 AC (70%)	
OPEN SPACE:	±8.0 AC
LOTS	±5.7 AC
WETLANDS	±3.2 AC
RIGHT OF WAY	±2.2 AC
POND	±2.0 AC
SINGLE FAMILY UNITS (DETACHED)	
TOTAL UNITS	45
MIN LOT SIZE	5,250 SF
MIN LOT DIMENSIONS	50'x105'
MAX PAD DIMENSIONS	75'x35'
RESIDENTIAL DENSITY	
TOTAL UNITS	45
DENSITY GROSS	±2.1 U/A
DENSITY NET	±2.5 U/A
SETBACKS (SINGLE FAMILY)	
FRONT	20'
REAR	10'
SIDE	7.5'
SIDE CORNER	10'
(MIN BUILDING SEPARATION 15')	
ROADWAYS	
50' PRIVATE RIGHT OF WAYS	1,600 LF
NCDOT DRIVEWAYS	2



JOB NO:	24.184
SCALE:	1" = 300
DESIGNED BY:	PTH
CHECKED BY:	PTH
DATE:	01/05/2026

LAND PLAN

COTTONWOOD PHASE 3

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