

PHASE 4

23.30 AC.

(48 LOTS)

PHASE 6

14.87 AC.

(39 LOTS)

A TABLE		PHASE BREAKDOWN						
TOWN OF SHALLOTE	PHASE		4	5A	5B	6	TOTAL	
108808889116 (32.64 Ac.), 109805090231 (63.39 Ac.)	PROPOSED USE		SINGLE FAMILY					
1820004221 (32.64 Ac.),		# OF UNITS	48	44	76	39	207	
1820004201 (63.39 Ac.) WEYERHAEUSER NR COMPANY	GROSS DENSITY	<u>TOTAL UNITS</u> TOTAL AREA	2.06 UNITS ACRE	1.95 UNITS	2.16 UNITS ACRE	2.62 UNITS ACRE	2.16 UNITS ACRE	
D.R. HORTON	[1]	TOTAL AREA [AC.]	23.30 AC.	22.62 AC.	35.23 AC.	14.87 AC.	96.02 AC.	
205 PERRY LANE RD. BRUNSWICK, GA 31525	[2]	LOTS [AC.]	8.91 AC.	8.19 AC.	13.00 AC.	7.09 AC.	37.18 AC.	
	[3]	RIGHT OF WAY [AC.]	3.37 AC.	2.30 AC.	3.73 AC.	2.60 AC.	12.01 AC.	
96.03 AC.	[4]	PONDS [AC.]	0.96 AC.	1.76 AC.	1.36 AC.	0.76 AC.	4.84 AC.	
81.82 AC.	[6]	EASEMENT (UTILITY ESMT. / RIGHT OF WAY ESMT.)	0.36 AC.	0.00 AC.	0.14 AC.	0.35 AC.	0.86 AC.	
PD SINGLE FAMILY	[5]	OPEN SPACE PROVIDED [AC.] [5] = [1] - [2] - [3] - [4]	9.70 AC.	10.37 AC.	16.99 AC.	4.07 AC.	41.13 AC.	
F = 20' R = 10' S = 8' C = 10'	WETLANDS (REMAINING) [AC.]		5.01 AC.	4.93 AC.	10.26 AC.	0.96 AC.	21.16 AC.	
6,000 SF	PARKING (REQUIRED)	MINIMUM: 1.5 SPACES UNIT	72 SPACES	66 SPACES	114 SPACES	59 SPACES	311 SPACES	
56'			MIN.	MIN.	MIN.	MIN.	MIN.	
40'		MAXIMUM: 2.5 SPACES UNIT	120 SPACES MAX.	110 SPACES MAX.	190 SPACES MAX.	98 SPACES MAX.	518 SPACES MAX.	
8' MIN	PARKING (PROVIDED)	1 (GARAGE) + 1 (DRIVEWAY) = 2 SPACES LOT	96 SPACES PROV.	88 SPACES PROV.	152 SPACES PROV.	78 SPACES PROV.	414 SPACES PROV.	
0.097 AC								
15% X 96.03 AC. = 14.40 AC								

SITE DATA TABLE

MUNICIPALITY

PIN#

PIN ID

PROPERTY OWNER

DEVELOPER

**OWNER ADDRESS** 

TOTAL ACREAGE

DISTURBED ACREAGE

ZONING

PROPOSED USE

SETBACKS (MINIMUM)

MIN LOT SIZE

MIN LOT WIDTH

MAX BLDG HEIGHT

STREET BUFFER

WETLAND FILL (PHASES 4, 5, 6)

REQUIRED OPEN SPACE

SHALLOTTE PROPERTY HOLDINGS LLC 109-805-077-512 D.B. 3857 PG. 64

PHASE 6

14.87 AC.

(39 LOTS)



SAVY SUE HOLDINGS LLC & ZBL LLC 109-805-182-810 D.B. 4552 PG. 588

<u>GENERAL NOTES</u>

1. ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.

2. PLANS TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS

3. ALL STRIPING AND ROAD SIGNAGE TO COMPLY WITH CURRENT MUTCD STANDARDS.

4. ALL HVAC TO BE SCREENED PER SECTION 17-19 OF THE SHALLOTTE UDO. 5. NO ACCESSORY STRUCTURES SHALL BE ALLOWED WITHIN RESIDENTIAL LOTS.

ACCORDANCE WITH STATE & TOWN REGULATIONS.

<u>HOMEOWNERS / PROPERTY OWNERS ASSOCIATION</u>

1. A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR THIS DEVELOPMENT IDENTIFYING RESPONSIBILITIES FOR MAINTENANCE OR IMPROVEMENTS SUCH AS STORMWATER FACILITIES, PRIVATELY MAINTAINED PARKING AND PAVED AREAS, AND/OR PRIVATE OPEN

THE PROJECT IS CURRENTLY PLANNED AS A HIGH DENSITY STORMWATER PROJECT AND WILL BE DESIGNED/PERMITTED IN

2. NO PARKING ON STREET RIGHT OF WAYS WILL BE ALLOWED BY HOA/COVENANTS.

FLOODPLAIN NOTES

1. THIS PARCEL IS IN FLOOD ZONE X ACCORDING TO FEMA FLOOD MAP 3720108800K WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.

## WETLAND NOTES 1. WETLANDS JD IS IN PROGRESS.

2. ANY IMPACTS WILL BE PERMITTED.

UTILITIES

1. THIS DEVELOPMENT WILL BE SERVED BY TOWN OF SHALLOTTE PUBLIC WORKS (SEWER) & BRUNSWICK COUNTY PUBLIC UTILITIES

2. ALLOCÁTION OF 60 LOTS AT A TIME IS ISSUED BY TOWN OF SHALLOTTE. THE TOWN OF SHALLOTTE WILL NOT ACCEPT DEDICATION OF UTILITY LEFT IN AN "ABANDONED STATE" FOR EXTENDED PERIODS OF TIME.

# PROJECT ROAD NOTES 1. ALL ROADS ARE PROPOSED AS PUBLIC RIGHT OF WAYS CONSTRUCTED TO TOWN OF SHALLOTTE / NCDOT SUBDIVISION ROADS/TND

### ALIGNMENT STANDARDS.

2. ALL ROADS IN THE PROJECT WILL BE ACCESSIBLE TO FIRE AND EMERGENCY SERVICES.

- ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM UNLESS OTHER DESIGN RADIUS IS DETERMINED DURING TRC/TOWN REVIEW. 3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING
- CONSTRUCTION AND MEET REQUIRED STREET SIGN SPECIFICATIONS. 4. ADDRESSING WILL COMPLY WITH TOWN OF SHALLOTTE REQUIREMENTS AND WILL BE ASSIGNED ONCE THE COUNTY ASSIGNS STREET
- NUMBER RANGES. ALL ADDRESSING WILL BE BE ASSIGNED AND APPROVED BY THE TOWN ZONING ADMINISTRATOR. 5. A MINIMUM 10' UTILITY ACCESS EASEMENT SHALL BE PROVIDED ON ALL PROPOSED PUBLIC RIGHT OF WAYS.
- 6. A 50' RIGHT OF WAY EASEMENT SHALL BE PROVIDED FOR FUTURE ALLOWANCE FOR CONNECTIVITY TO ADJACENT DEVELOPMENT.
- PUMP STATION, NECESSARY INFRASTRUCTURE AND PHASE SPECIFIC STORMWATER TO BE CONSTRUCTED WITH FIRST PHASE.
- STORMWATER AND/OR INFRASTRUCTURE MAY REQUIRE INSTALLATION BEYOND THE LIMITS OF PHASE 1, BUT WITHIN THE LIMITS OF DISTURBANCE DUE TO THE NEED TO MAINTAIN AND HANDLE OFFSITE DRAINAGE PATTERNS WITHOUT INTERRUPTION. STORMWATER

STREET BUFFER: 8' WIDE BUFFER CONTAINING 1 CANOPY TREE AND 6 SHRUBS PER 50 LF ALONG THE ENTIRE STREET FRONTAGE.

TRAFFIC IMPROVEMENTS SHALL BE INSTALLED PER PHASE OF DEVELOPMENT AS SPECIFIED BELOW AND DEPICTED IN THE ATTACHED SITE

# CONSTRUCT EASTBOUND AND WESTBOUND APPROACH WITH ON INGRESS LANE AND ONE EGRESS LANE WITH INTERNAL PROTECTED

3. CONSTRUCT A NORTHBOUND LEFT TURN LANE ON FOREST ST. EXTENDED NW WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER. 4. CONSTRUCT NORTHBOUND RIGHT TURN LANE ON FOREST ST. EXTENDED NW WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

CONSTRUCT WESTBOUND APPROACH WITH ONE INGRESS LANE AND ONE EGRESS LANE WITH INTERNAL PROTECTED STEM OF 50



4 DEN

DESIGNED: MTG APPROVED: BNG PROJ. NO. DATE: 6/25/2025

STREAM

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