

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SUBJECT PROPERTY BOUNDARY	—————	- - - - -
ADJACENT PROPERTY	—————	—————
SUBJECT PROPERTY, SEE TABLE	A	



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Digitally signed
 by Elizabeth M
 Nelson
 Date:
 2025.01.14
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ISSUED FOR REGULATORY REVIEW
 NOT ISSUED FOR CONSTRUCTION

PROJECT NO: 24-3031
 DRAWN BY: EMN
 CHECKED BY: EMN
 DATE: NOVEMBER 27, 2024

REVISIONS		
REV	DATE	COMMENT
01	01/14/25	REVISED PER TRC COMMENTS

- PROJECT NOTES**
- BASE MAP FROM DIGITAL INFORMATION DOWNLOADED FROM BRUNSWICK COUNTY GIS.
 - NO PHYSICAL PROPERTY IS BEING TRANSFERRED BY THIS MAP, AND THIS MAP SHALL NO WAY BE USED TO DETERMINE BOUNDARIES.
 - NO PHYSICAL SURVEY HAS BEEN PERFORMED ON THIS PROPERTY IN PREPARATION OF THIS MAP. ALL EXISTING CONDITIONS SHOWN HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY. PRIOR TO ANY DEVELOPMENT, ALL DIMENSION AND SETBACKS SHALL BE CONFIRMED BY A LICENSED SURVEYOR. THIS MAP IS FOR PLANNING AND ZONING COMPLIANCE REVIEW AND NOT FOR CONSTRUCTION.

SITE INFORMATION	
PROPERTY OWNER / OWNER ADDRESS	BLUM INVESTMENT GROUP GOLF LLC 27 BRIERWOOD ROAD, SHALLOTTE NC 28470
APPLICANT / APPLICANT ADDRESS	BLUM INVESTMENT GROUP GOLF LLC 27 BRIERWOOD ROAD, SHALLOTTE NC 28470
SITE ADDRESS	27 BRIERWOOD ROAD, SHALLOTTE NC 28470
ZONING DISTRICT	SH-RA-15
PROPOSED USE	REOPEN GOLF COURSE HOLES 1-9, CLUBHOUSE WITH RESTAURANT AND UPGRADE AMENITIES TO PICKLEBALL COURTS, KIDS PLAY AREA, AND SWIMMING POOL.

EXISTING CLUBHOUSE & RESTAURANT BREAKDOWN OF SQUARE FOOTAGE AND USE			
TYPE*	GS AREA*	USE	
FOP, PORCH OPEN FIN.	2,916 SF	GOLF COURSE ENTRY AND RESTAURANT (USE 70 SEAT RESTAURANT OR MAXIMUM 2,450 SF OF TOTAL GROSS FOOTAGE FOR RESTAURANT USE.	
FUS, UPPER STORY FIN.	1,500 SF	PERSONAL STORAGE FOR OWNER	
LLF, LOWER LEVEL FIN.	1,450 SF	PREVIOUSLY OFFICE, CURRENTLY UNFINISHED	
LLS, LOWER LEVEL SEMI-FIN.	3,306	GOLF CART STORAGE	

* DATA PER BRUNSWICK COUNTY 2024 TAX APPRAISAL CARD.

OVERALL SITE PLAN

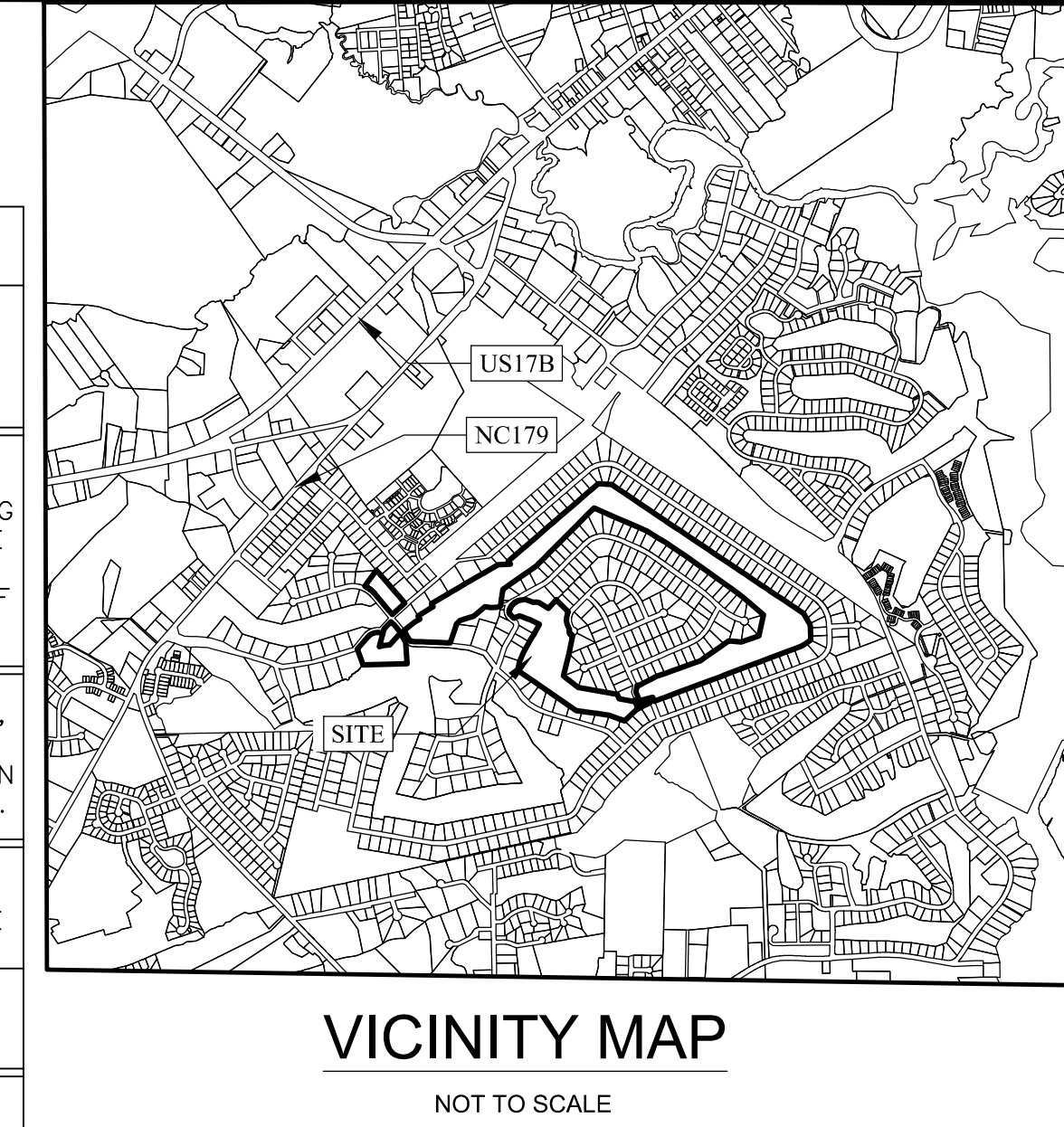
SCALE 1" = 200'

PARKING TABLE					
PHASE	USE / ACTIVITY	MINIMUM VEHICLE SPACES PER SEC 20-6	MAXIMUM VEHICLE SPACES PER SEC 20-6	PARKING REQUIRED PER SEC 29-4	PARKING PROVIDED
1	GOLF COURSE WITH RESTAURANT - GOLF COURSE - RESTAURANT, WITH INCIDENTAL CONSUMPTION OF ALCOHOLIC BEVERAGES	20 SPACES 1 PER 125 SF GFA X 2,450 SF* = 20 PACES	124 SPACES 6 PER HOLE X 9 HOLES = 54 SPACES 1 PER 35 SF GFA X 2,450 SF* = 70 SPACES		A MINIMUM 20 SPACES (19 REG, 1 HC) OF THE EXISTING SPACES ON TRACTS A & E TO BE RE-STRIPED IN ACCORDANCE WITH TOWN OF SHALLOTTE UDO
2	PICKLE BALL (USE TENNIS & HANDBALL COURTS) + BASKETBALL COURT			TWO (2) SPACES PER PICKLE BALL COURT X 9 COURTS + FIVE (5) SPACES PER BASKETBALL COURT = 23 SPACES	A MINIMUM OF 23 (22 REG, 1 HC) PAVED, STRIPED SPACES TO BE PROVIDED ON TRACT D OR TRACTS A & E.
3	PLAYGROUND SWIMMING POOL			ONE (1) SPACE FOR EACH FIVE (5) PATRONS	IF REQUIRED, PARKING TO BE PROVIDED WITH SITE SPECIFIC PLAYGROUND SITE & LANDSCAPE PLAN PARKING TO BE PROVIDED WITH SITE SPECIFIC POOL SITE & LANDSCAPE PLAN

* SEE EXISTING CLUBHOUSE & RESTAURANT BREAKDOWN OF SQUARE FOOTAGE AND USE TABLE

SUBJECT PARCEL TABLE				
SUBJECT PARCEL	TAX PARCEL #	CALC. ACREAGE (SF/AC)	CURRENT ZONING	PLAT REFERENCE*
A	2132B00101	41,607 SF / 0.95 AC	SH-RA-15	TR-2 PL 25/144
B	2141A001	2,237,264 SF/51.36 AC	SH-RA-15	TR-5 PL 0/316-321
C	2141A092	777,293 SF / 17.84 AC	SH-RA-15	TR-6 PL 0/316-321
D	2132A038	104,147 SF / 2.39 AC	SH-RA-15	TR-3 PL 0/317
E	PORTION OF 2132B001	172,436 SF / 3.96 AC	SH-RA-15	TR-P/O PL 0/316

* SEE RECORDED PLAT REFERENCE FOR PROPERTY BEARINGS & DISTANCES. BOUNDARY SHOWN IS FROM BC GIS DATA DOWNLOAD AND SHOULD NOT BE USED FOR CONVEYANCE OF PROPERTY.



OWNER / DEVELOPER:
BLUM INVESTMENT GROUP GOLF LLC
 27 BRIERWOOD ROAD
 SHALLOTTE, NC

PROJECT:
BRIERWOOD CLUB
 27 BRIERWOOD ROAD
 SHALLOTTE, NC

SCALE: 1" = 200'

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-101