

NOTES:

- THIS PLAN SHALL COMPLY WITH THE TOWN OF SHALLOTTE DEVELOPMENT STANDARDS.
- ALL LIGHTING IS TO BE INTERNALLY LOCATED AND WILL NOT EXCEED 40' IN HEIGHT. ALL LIGHTING SHALL BE INTERNALLY ORIENTED. LIGHTING PLAN SHALL BE PREPARED BY OTHERS.
- THIS PROPERTY IS LOCATED IN VARIOUS FLOOD ZONES ACCORDING TO FRIS MAP PANEL 3720108800K AND AS SHOWN ON THIS PLAN.
- ALL INTERIOR PLANTINGS SHALL BE BLOCKED FOR PROTECTION.
- ALL HVAC UNITS WILL BE SCREENED AND SHALL NOT ENROACH MORE THAN 4' FEET INTO ANY YARD SETBACK.
- OWNER AND OWNER'S CONTRACTOR SHALL COORDINATE WITH BEMC AND ATMC REGARDING THE RELOCATION OF EXISTING AND PROPOSED UTILITIES AS REQUIRED.
- THIS PROJECT SHALL COMPLY WITH THE TOWN OF SHALLOTTE UDO, SECTION 17, WITH RESPECT TO LANDSCAPING IN VEHICLE AREAS AND BUFFERING ALONG THE STREET RIGHT-OF-WAY. A MIN. 3' (FOOT) CLEARANCE ZONE SHALL BE PROVIDED AROUND ALL WATER METERS, SEWER PUMP STATIONS, FIRE HYDRANTS, AND ALL OTHER PUBLIC UTILITY APPARATUS. SEE LANDSCAPING PLAN PREPARED BY OTHERS.
- LANDSCAPING PLAN PREPARED BY OTHERS.
- BASE INFORMATION PROVIDED BY COASTAL GEOMATICS SURVEYING.
- ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.
- ALL PROPOSED SIGNS ON THE PROPERTY WILL REQUIRE A SEPARATE PERMIT ISSUED BY THE TOWN OF SHALLOTTE.
- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWN OF SHALLOTTE THRU THE BRUNSWICK COUNTY FIRE MARSHALL.
- THIS MULTIFAMILY SITE IS REQUIRED TO MEET SECTION 10-3 (H) OF THE SUPPLEMENTAL USE STANDARDS.
- THIS SITE HAS BEEN EVALUATED BY SOUTHERN ENVIRONMENTAL GROUP, INC. FOR WETLANDS. WETLANDS HAVE BEEN LOCATED AS SHOWN BY COASTAL GEOMATICS.

Revisions

5-2-2025 Revised per
4-17-25 TRC comments

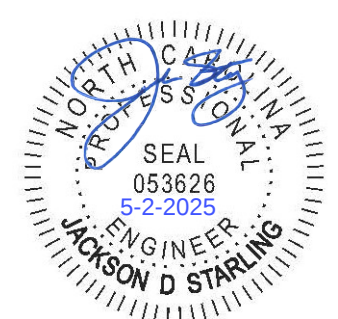
East Coast Engineering, P.C.
ENGINEERS • PLANNERS • CONSULTANTS
4918 Main Street
Post Office Box 2469
Shallotte, North Carolina 28459
Phone: 910.754.8029
Fax: 910.754.8049
Firm License Number C-4785

SITE DEVELOPMENT PLANS
FOR
CRANWOOD SHALLOTTE
SHALLOTTE, NORTH CAROLINA
CONDITIONAL REZONING MASTER PLAN

Date: 03-27-2025
Scale: AS SHOWN
Drawn By: MGB
Checked By: JDS

**FOR TOWN
APPROVAL**

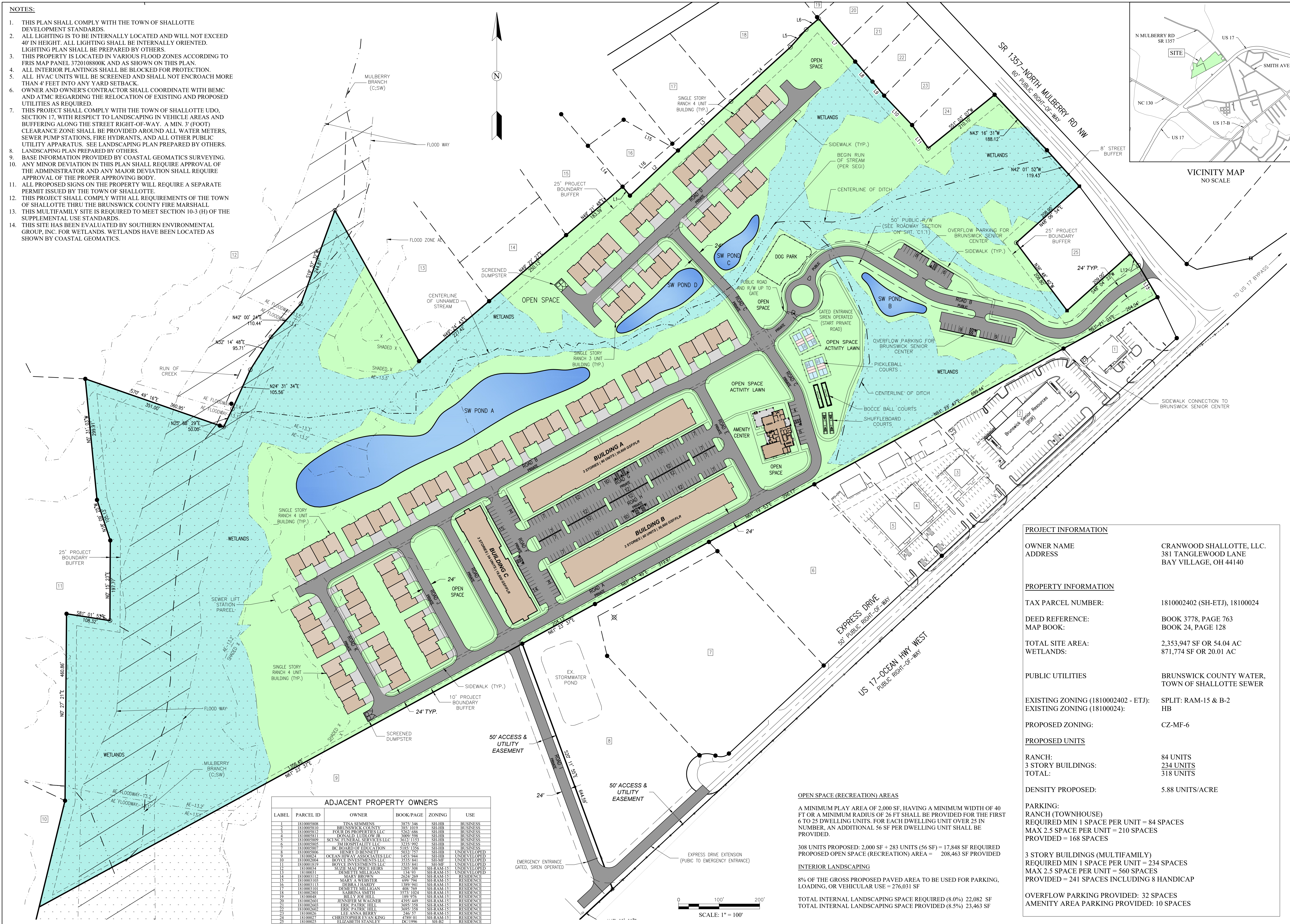
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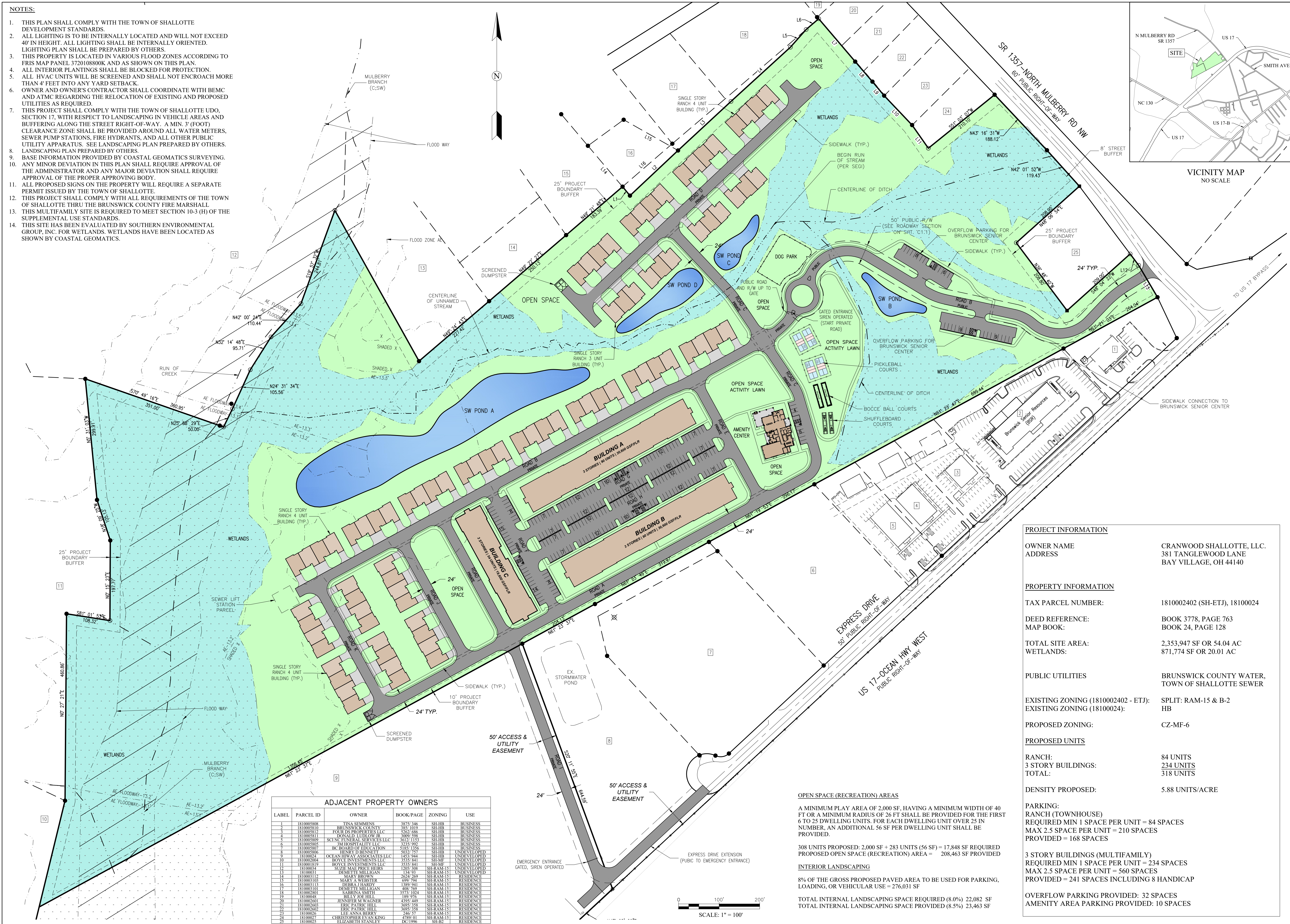
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ECE PROJECT NO. 2832

5/2/2025 10:34 AM
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ADJACENT PROPERTY OWNERS				
LABEL	PARCEL ID	OWNER	BOOK/PAGE	ZONING USE
1	181000508	IRIS SIMMONS	1582 1019	SH-HB BUSINESS
2	181000510	BRUNSWICK COUNTY	282 1019	SH-HB BUSINESS
3	181000512	FOUR US PROPERTIES LLC	520 686	SH-HB BUSINESS
4	181000514	DONALD L. LUDLOW JR.	908 598	SH-HB BUSINESS
5	181000509	SCINCE FUNERAL SERVICES LLC	610 1153	SH-HB BUSINESS
6	181000505	SW HOSPITALITY LLC	255 992	SH-HB BUSINESS
7	181000507	BC BOARD OF EDUCATION	5185 1356	SH-HB BUSINESS
8	181000506	BOYCE INVESTMENTS LLC	1705 841	SH-HB BUSINESS
9	18100024	OCEANVIEW ASSOCIATES LLC	1453 944	SH-HB UNDEVELOPED
10	181000004	BOYCE INVESTMENTS LLC	1705 841	SH-HB UNDEVELOPED
11	181000139	BOYCE INVESTMENTS LLC	3535 841	SH-HB UNDEVELOPED
12	181000134	BOYCE INVESTMENTS LLC	3535 841	SH-HB UNDEVELOPED
13	18100031	DEMETRIE MILLIGAN	134 93	SH-RAM-15 UNDEVELOPED
14	181000119	NOBLE MARY ANN T. HARRIS	189 976	SH-RAM-15 RESIDENCE
15	181000103	MARY A WEBSTER	699 794	SH-RAM-15 RESIDENCE
16	181000113	DEBRA HARDY	1389 741	SH-RAM-15 RESIDENCE
17	181000101	DEMETRIE MILLIGAN	408 789	SH-RAM-15 RESIDENCE
18	181000201	SABRINA SMITH	3773 1024	SH-RAM-15 RESIDENCE
19	181000408	BILLY JOE HILL	189 976	SH-RAM-15 RESIDENCE
20	181000501	JENNIFER M WAGNER	4395 449	SH-RAM-15 RESIDENCE
21	181000503	ERIC PATRIC HILL	3695 138	SH-RAM-15 RESIDENCE
22	181000502	ERIC PATRIC HILL	3695 138	SH-RAM-15 RESIDENCE
23	181000504	LIE ANNA BERRY	246 57	SH-RAM-15 RESIDENCE
24	18100027	CHRISTOPHER EVAN KING	4789 01	SH-RAM-15 RESIDENCE
25	18100025	ELIZABETH STANLEY	DC1990	SH-B2 RESIDENCE



OPEN SPACE (RECREATION) AREAS

A MINIMUM PLAY AREA OF 2,000 SF, HAVING A MINIMUM WIDTH OF 40 FT OR A MINIMUM RADIUS OF 26 FT SHALL BE PROVIDED FOR THE FIRST 6 TO 25 DWELLING UNITS. FOR EACH DWELLING UNIT OVER 25 IN NUMBER, AN ADDITIONAL 56 SF PER DWELLING UNIT SHALL BE PROVIDED.

308 UNITS PROPOSED: 2,000 SF + 283 UNITS (56 SF) = 17,848 SF REQUIRED
PROPOSED OPEN SPACE (RECREATION) AREA = 208,463 SF PROVIDED

INTERIOR LANDSCAPING

8% OF THE GROSS PROPOSED PAVED AREA TO BE USED FOR PARKING, LOADING, OR VEHICULAR USE = 276,031 SF

TOTAL INTERNAL LANDSCAPING SPACE REQUIRED (8.0%) 22,082 SF
TOTAL INTERNAL LANDSCAPING SPACE PROVIDED (8.5%) 23,463 SF

PROJECT INFORMATION

OWNER NAME
ADDRESS
CRANWOOD SHALLOTTE, LLC.
381 TANGLEWOOD LANE
BAY VILLAGE, OH 44140

PROPERTY INFORMATION

TAX PARCEL NUMBER: 1810002402 (SH-ETJ), 18100024
DEED REFERENCE: BOOK 3778, PAGE 763
MAP BOOK: BOOK 24, PAGE 128
TOTAL SITE AREA: 2,353,947 SF OR 54.04 AC
WETLANDS: 871,774 SF OR 20.01 AC

PUBLIC UTILITIES
BRUNSWICK COUNTY WATER,
TOWN OF SHALLOTTE SEWER

EXISTING ZONING (1810002402 - ETJ): SPLIT: RAM-15 & B-2
EXISTING ZONING (18100024): HB

PROPOSED ZONING: CZ-MF-6

PROPOSED UNITS

RANCH: 84 UNITS
3 STORY BUILDINGS: 234 UNITS
TOTAL: 318 UNITS

DENSITY PROPOSED: 5.88 UNITS/ACRE

PARKING:
RANCH (TOWNHOUSE)
REQUIRED MIN 1 SPACE PER UNIT = 84 SPACES
MAX 2.5 SPACE PER UNIT = 210 SPACES
PROVIDED = 168 SPACES

3 STORY BUILDINGS (MULTIFAMILY)
REQUIRED MIN 1 SPACE PER UNIT = 234 SPACES
MAX 2.5 SPACE PER UNIT = 560 SPACES
PROVIDED = 241 SPACES INCLUDING 8 HANDICAP

OVERFLOW PARKING PROVIDED: 32 SPACES
AMENITY AREA PARKING PROVIDED: 10 SPACES

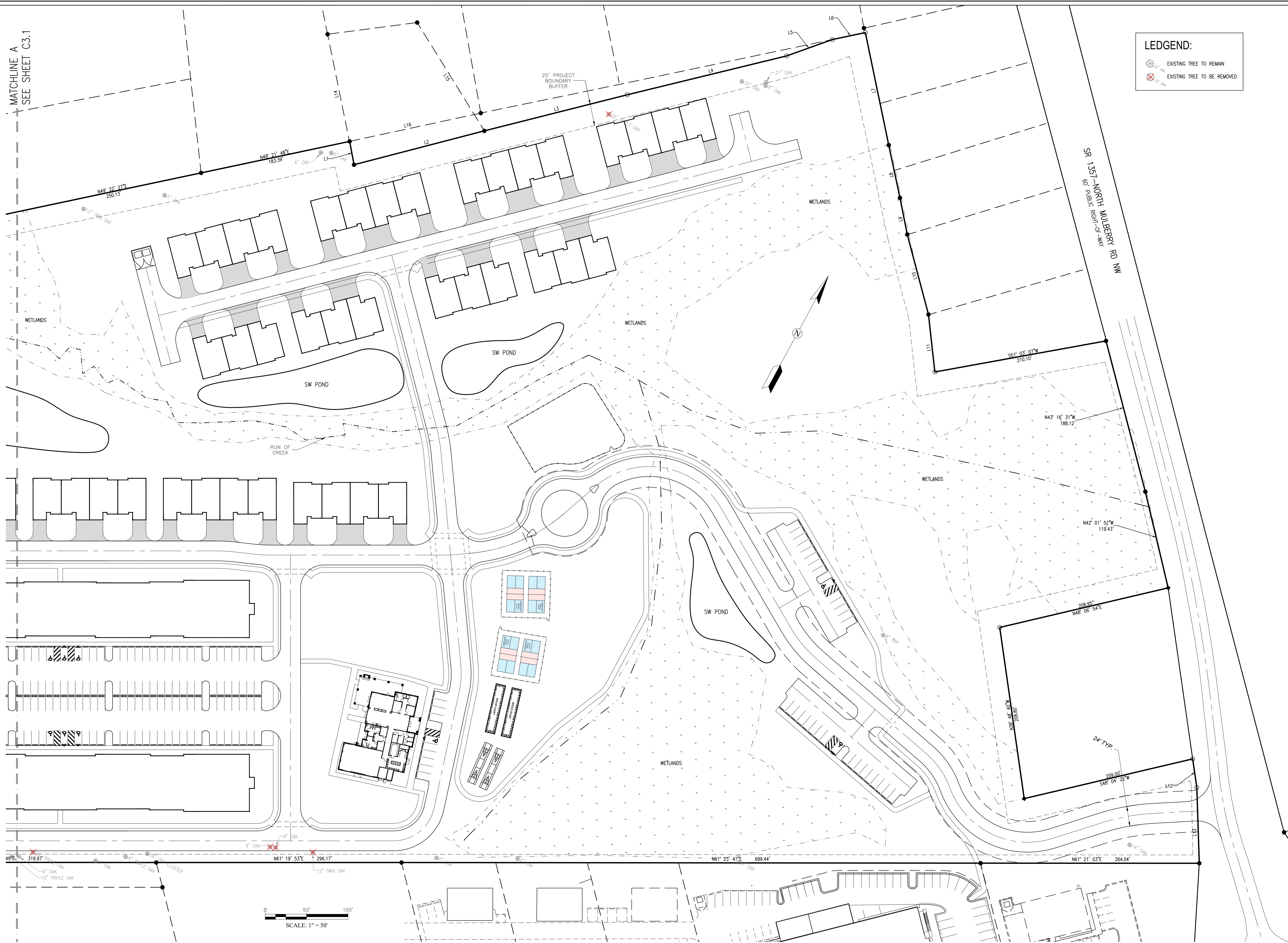


PHASING PLAN

**FOR TOWN
APPROVAL**

C1.1	
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MATCHLINE A
SEE SHEET C3.1

LEDGEND:

-  32" ϕ EXISTING TREE TO REMAIN
 32" ϕ EXISTING TREE TO BE REMOVED

Revisions

[illegible]

East Coast Engineering, P.C.

ENGINEERS • PLANNERS • CONSULTANTS

4918 Main Street
Post Office Box 2469
Shallotte, North Carolina 28459

SITE DEVELOPMENT PLANS

CRANWOOD SHALLOTTE
FOR
SITE DEVELOPMENT PLANS
SHALLOTTE, NORTH CAROLINA

TREE IMPACT PLAN

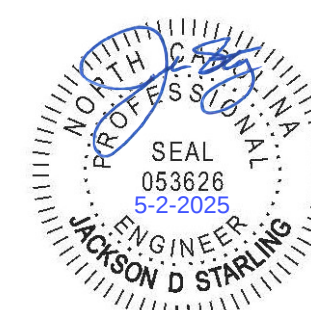
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