

7/22/2024 11:05:26 AM
S:\24053 - FMJ_Tract_Shallowford\G3_Planning\Running_package\Master Plan - rezoning - parking alteration.dwg
© COPYRIGHT G3 ENGINEERING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL, ARE INVALID.

- GENERAL NOTES**
- ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.
 - PLANS TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS
 - ALL STRIPING AND ROAD SIGNAGE TO COMPLY WITH CURRENT MUTCD STANDARDS.
 - ALL HVAC TO BE SCREENED PER SECTION 17-19 OF THE SHALLOTTE UDO.

HOMEOWNERS / PROPERTY OWNERS ASSOCIATION

- 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 SPACES.
- NO PARKING ON STREET RIGHT OF WAYS WILL BE ALLOWED BY HOA/COVENANTS
- NO ACCESSORY STRUCTURES ALLOWED ON FEE-SIMPLE SINGLE FAMILY LOTS

STORMWATER

- THE PROJECT IS CURRENTLY PLANNED AS A HIGH DENSITY STORMWATER PROJECT AND WILL BE DESIGNED/PERMITTED IN ACCORDANCE WITH STATE & TOWN REGULATIONS.

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

WETLAND NOTES

- WETLANDS JD IS IN PROGRESS.
- ANY IMPACTS WILL BE PERMITTED.

TREE SURVEY & BUFFER VEGETATION NOTES

- NO HERITAGE TREES OUTSIDE OF WETLANDS KNOWN
- ALL EXISTING VEGETATION WITHIN BUFFERS TO BE PRESERVED TO GREATEST EXTENT POSSIBLE.

PROJECT ROAD NOTES

- ALL ROADS ARE PROPOSED AS PUBLIC RIGHT OF WAYS CONSTRUCTED TO TOWN OF SHALLOTTE / NCDOT SUBDIVISION ROADS/TND ALIGNMENT STANDARDS.
- 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.
- 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.
- ADDRESSING WILL COMPLY WITH TOWN OF SHALLOTTE REQUIREMENTS.

TRAFFIC IMPACTS

- A TRAFFIC IMPACT ANALYSIS HAS BEEN COMPLETED FOR THE CURRENTLY APPROVED SITE PLAN. AN UPDATED TRAFFIC STUDY IS IN PROGRESS WHICH UPDATES THE TRAFFIC DATA BASED UPON THE UPDATED LAND PLAN AND UNIT COUNT.
- TRAFFIC IMPROVEMENTS WILL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE TIA.

PARKING

- REFER TO DEVELOPMENT SUMMARY TABLE FOR PARKING CALCULATIONS.

PHASING

- 3 PHASES ARE PLANNED FOR THIS DEVELOPMENT TO BE BROKEN OUT BY PRODUCT TYPE WITHIN PUD.
- SUB-PHASES MAY BE DEVELOPED AS NEEDED BY THE DEVELOPER
- AT THIS TIME, THE ORDER OF PHASE CONSTRUCTION IS NOT KNOWN BUT WILL BE IDENTIFIED WITH SITE SPECIFIC PLAN SUBMITTALS.
- 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 AND EROSION CONTROL PERMITS WILL DETERMINE THE NEED.

UTILITIES

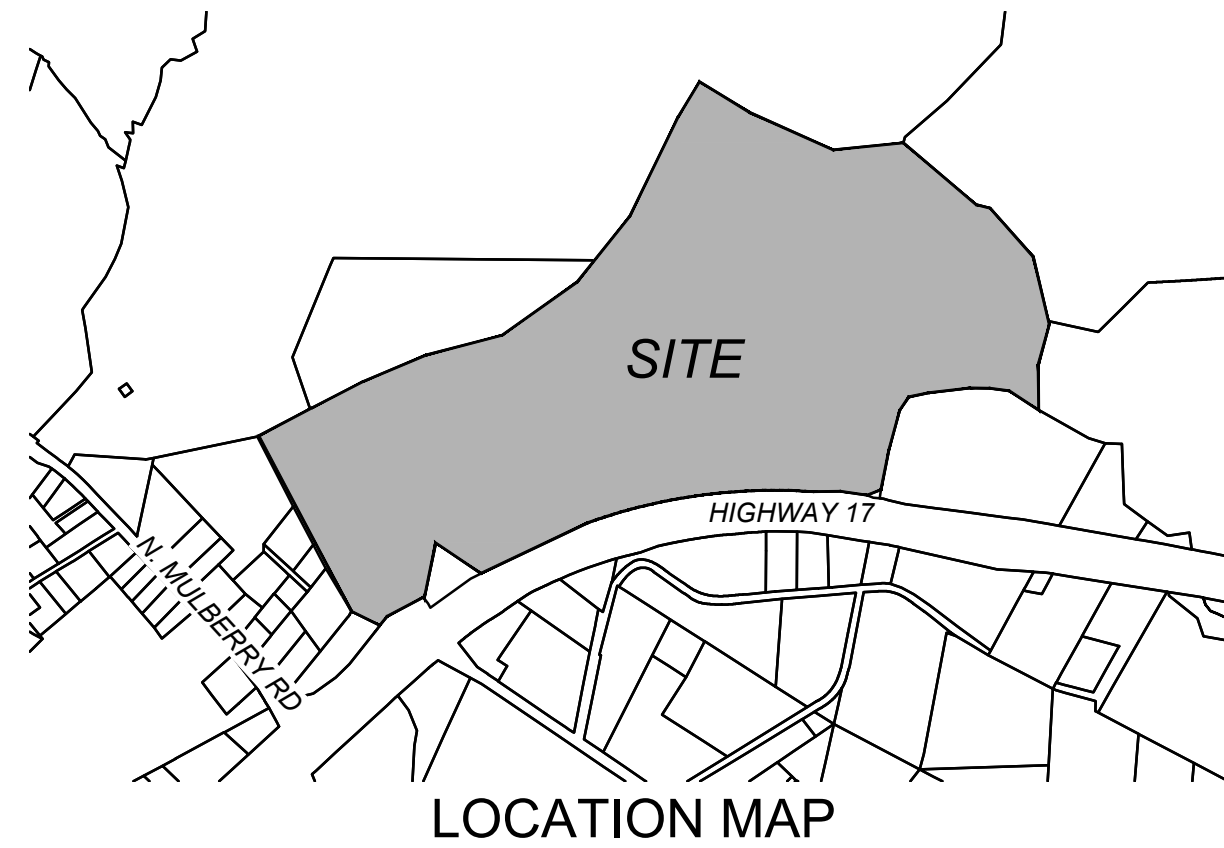
- WATER AND SEWER UTILITIES WILL BE COORDINATED WITH BRUNSWICK COUNTY AND TOWN OF SHALLOTTE ENGINEERING & UTILITIES, RESPECTIVELY.

STREETLIGHT NOTES

- STREETLIGHTS WILL BE DESIGNED AND INSTALLED BY BEMC AND WILL MEET TOWN OF SHALLOTTE UDO REQUIREMENTS.

LANDSCAPE NOTES

- ALL REQUIRED LANDSCAPE AND BUFFERS WILL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH TOWN OF SHALLOTTE UDO.
- STREET BUFFER: 8' WIDE BUFFER CONTAINING 1 CANOPY TREE AND 6 SHRUBS PER 50 LF ALONG THE ENTIRE STREET FRONTAGE.
- PROJECT BOUNDARY BUFFER: 30' WIDE BUFFER CONTAINING 1 CANOPY TREE, 5 UNDERSTORY TREES AND 8 SHRUBS PER 50 LF OR EXISTING VEGETATION; TO BE AUGMENTED ACCORDING TO THIS STANDARD IN THE FIELD IF AREAS OF BUFFER ARE FOUND TO BE INSUFFICIENT; VEGETATION WITHIN BUFFER AREA TO REMAIN UNDISTURBED UNLESS REQUIRED FOR STORMWATER, UTILITIES OR RELATED GRADING.



TRACT 1 BREAKDOWN		SITE DATA TABLE	
PROPOSED USE	DUPLEX	MUNICIPALITY	TOWN OF SHALLOTTE
TOTAL AREA	26.79 AC	PIN #	108-807-682-428
# OF UNITS	102	PROPERTY OWNER	FMJ HOLDINGS LLC ETALS
WETLAND FILL	0.256 AC	OWNER ADDRESS	9 HARVARD PL ASHVILLE, NC 28806-2531
ROADWAY LENGTH	3,853 LF	TOTAL ACREAGE	125.25 AC.
PONDS	2.82 AC	DISTURBED ACREAGE	78.96
PUMP STATION	0.06 AC	ZONING	SH-PUD / SH-HB
PARKING REQ. (DUPLEX)	2 SPACES PER UNIT = 204 SPACES	PROPOSED USE	SF (FEE SIMPLE), MULTIFAMILY, DUPLEX
PARKING PROPOSED (DUPLEX)	264 SPACES	SETBACKS (MINIMUM)	F = 15' R = 10' S = 5' C = 10'
DENSITY	3.81 UNITS/AC	BLDG SEPERATION (RES.)	10' MIN
TRACT 2 BREAKDOWN		BLDG SEPERATION (MF)	20' MIN
PROPOSED USE	MULTIFAMILY	MAX BLDG HEIGHT	50' (MULTIFAMILY BUILDINGS)
TOTAL AREA	14.09 AC.	STREET BUFFER	8' MIN
# OF UNITS	198	# OF UNITS	423 UNITS
PONDS	1.66 AC.	WETLANDS (EXISTING)	35.402 AC
PARKING REQ. (MULTIFAMILY)	1 SPACE MIN PER UNIT 2.5 SPACES MAX PER UNIT = 198 SPACES MIN = 495 SPACES MAX	WETLANDS (REMAINING)	35.024 AC
PARKING PROPOSED (MULTIFAMILY) EXCLUDING GARAGE	379 SPACES (EXCL. GARAGES)	REQUIRED OPEN SPACE	16.38 AC
DENSITY	14.05 UNITS/AC	PROPOSED OPEN SPACE	12.50 AC. + 35.02 AC = 47.52 AC.
		DENSITY	4 DU/AC



TRACT 3 BREAKDOWN	
PROPOSED USE	SINGLE FAMILY (FEE SIMPLE)
TOTAL AREA	68.34 AC.
# OF UNITS	123
WETLAND FILL	0.122 AC
ROADWAY LENGTH	4,866 LF
PONDS	10.52 AC.
PUMP STATION	0.06 AC
PARKING REQ. (SF)	1.5 SPACE MIN PER UNIT 2.5 SPACES MAX PER UNIT = 189 SPACES MIN = 315 SPACES MAX
PARKING PROPOSED (SF) (1 DRIVEWAY + 1 GARAGE)	252 SPACES
DENSITY	1.79 UNITS/AC

PHASING SEQUENCE:

- TRACT 1 (IN-COMMON DUPLEX "CASITAS")
- TRACT 3 (FEE-SIMPLE SINGLE FAMILY)
- TRACT 2 (IN-COMMON MULTIFAMILY)
- COMMERCIAL

NOT FOR CONSTRUCTION

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HAYDEN POINTE
BRUNSWICK COUNTY, SHALLOTTE, NC

PREPARED FOR
NFUSION II, LLC

PUD MASTER DEVELOPMENT PLAN

SCALE: 1" = 200'

0 100 200 400

DESIGNED: BNG
DRAWN: BNG
APPROVED: BNG
PROJ. NO. 24053
DATE: 04-16-24

SHEET

MDP