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SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: THE TIDES OF SHALLOTTE, LLC
ADDRESS: 639 EXECUTIVE PLACE, SUITE 400
FAYETTEVILLE, NC 28305
PHONE: (910) 481-0503

APPLICANT: WITHERSRAVENEL

ATTN: WATSON CAVINESS

PARCEL NOS.:
108820928230
109817012327

PROJECT INFORMATION:

TOTAL TRACT AREA: 112.35 AC +/-

ZONING DISTRICT: MF-10

MAX BUILDING HEIGHT: 40 FEET

PROJECTED WASTEWATER FLOW:

PHASE 1: 295 APARTMENT UNITS =	42,840 GPD
CLUBHOUSE & POOL HOUSE =	3,000 GPD
1 SINGLE FAMILY HOME =	210 GPD
1 MAINTENANCE BUILDING =	500 GPD
PHASE 2: 102 APARTMENT UNITS =	14,700 GPD
TOTAL:	61,250 GPD

DEVELOPMENT DATA:

TOTAL RESIDENTIAL UNITS: 397 TOTAL
PHASE 1:
MULTIFAMILY: 294 UNITS
1 BEDROOM UNITS: 102 (102 BEDROOMS)
2 BEDROOM UNITS: 162 (324 BEDROOMS)
3 BEDROOM UNITS: 30 (90 BEDROOMS)
SINGLE FAMILY: 1 UNIT (3 BEDROOMS)
PHASE 2:
MULTIFAMILY: 102 UNITS
1 BEDROOM UNITS: 42 (42 BEDROOMS)
2 BEDROOM UNITS: 54 (108 BEDROOMS)
3 BEDROOM UNITS: 6 (18 BEDROOMS)

DENSITY: 3.54 UNITS / AC

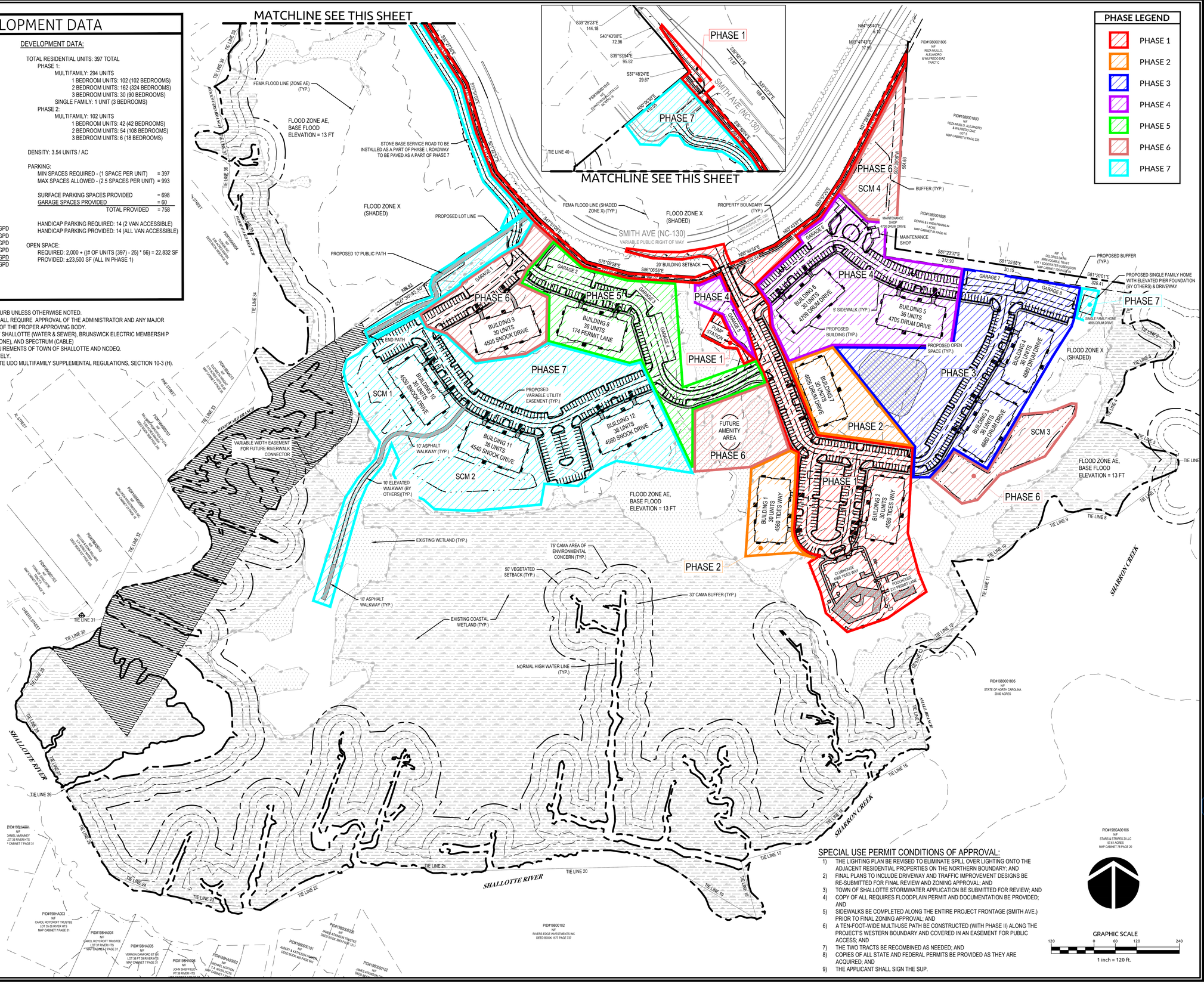
PARKING:
MIN SPACES REQUIRED - (1 SPACE PER UNIT) = 397
MAX SPACES ALLOWED - (2.5 SPACES PER UNIT) = 993

SURFACE PARKING SPACES PROVIDED = 698
GARAGE SPACES PROVIDED = 60
TOTAL PROVIDED = 758

HANDICAP PARKING REQUIRED: 14 (2 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED: 14 (ALL VAN ACCESSIBLE)

OPEN SPACE:
REQUIRED: 2,000 + ((# OF UNITS (397) - 25) * 56) = 22,832 SF
PROVIDED: ±23,500 SF (ALL IN PHASE 1)

NOTES:
1) ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2) ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.
3) UTILITY PROVIDERS INCLUDE: TOWN OF SHALLOTTE (WATER & SEWER), BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION(POWER), AT&T (TELEPHONE), AND SPECTRUM (CABLE)
4) PROJECT TO MEET STORMWATER REQUIREMENTS OF TOWN OF SHALLOTTE AND NCDEQ.
5) SIGNAGE WILL BE PERMITTED SEPARATELY.
6) PROJECT TO ADHERE TO THE SHALLOTTE UDO MULTIFAMILY SUPPLEMENTAL REGULATIONS, SECTION 10-3 (H).



SPECIAL USE PERMIT CONDITIONS OF APPROVAL:

1) THE LIGHTING PLAN BE REVISED TO ELIMINATE SPILL OVER LIGHTING ONTO THE ADJACENT RESIDENTIAL PROPERTIES ON THE NORTHERN BOUNDARY; AND
2) FINAL PLANS TO INCLUDE DRIVEWAY AND TRAFFIC IMPROVEMENT DESIGNS BE RE-SUBMITTED FOR FINAL REVIEW AND ZONING APPROVAL; AND
3) TOWN OF SHALLOTTE STORMWATER APPLICATION BE SUBMITTED FOR REVIEW; AND
4) COPY OF ALL REQUIRES FLOODPLAIN PERMIT AND DOCUMENTATION BE PROVIDED; AND
5) SIDEWALKS BE COMPLETED ALONG THE ENTIRE PROJECT FRONTAGE (SMITH AVE.) PRIOR TO FINAL ZONING APPROVAL; AND
6) A TEN-FOOT-WIDE MULTI-USE PATH BE CONSTRUCTED (WITH PHASE II) ALONG THE PROJECT'S WESTERN BOUNDARY AND COVERED IN AN EASEMENT FOR PUBLIC ACCESS; AND
7) THE TWO TRACTS BE RECOMBINED AS NEEDED; AND
8) COPIES OF ALL STATE AND FEDERAL PERMITS BE PROVIDED AS THEY ARE ACQUIRED; AND
9) THE APPLICANT SHALL SIGN THE SUP.

GRAPHIC SCALE
120 0 60 120 240
1 inch = 120 ft.

WithersRavenel
Engineers | Planners | Surveyors
219 Station Road | Ste 101 | Wilmington, NC 28405 | t: 910.256.9277 | license # F-1479 | www.withersravenel.com

THE TIDES
NORTH CAROLINA
SHALLOTTE

OVERALL ONSITE SITE PLAN

Job No. 02201370
Date 03/27/25
Drawn By TMG
JSB
Designer JSB

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD
Docusigned by: Joseph Boyd 3/24/2026

Revisions		
5	PER NCDOT COMMENTS	12/20/2022
6	PER NCDOT & OWNER COMMENTS	1/24/2023
7	PER NCDOT COMMENTS	5/6/2023
8	PER CONTRACTOR COMMENTS	5/30/2023
9	PER COUNTY HEALTH SERVICES	6/15/2023
10	PER NCDOT COMMENTS	7/24/2023
11	PER FLOODPLAIN REVIEW COMMENTS	10/4/2023
12	PER COUNTY COMMENTS	3/19/2024

Sheet No.
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