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Colliers
Engineering
& Design,
Architecture, Landscape Architecture,
Surveying, C.T.P.C.

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REV	DATE	DESCRIPTION
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100	1/1/20	Initial



**Know what's below.
Call before you dig.**

PROTECT YOURSELF

ALL STATES REQUIRE
NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

HUMABUILT
DEVELOPMENT

PLANNED UNIT DEVELOPMENT
PLAN

GRAY BRIDGE RD

TOWN OF SHALLOTTE
BRUNSWICK COUNTY
NORTH CAROLINA

	RALEIGH 2000 Regency Parkway, Suite 295 Cary, NC 27518 Phone: 919.439.6082 COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE SURVEYING, C.T.P.C.
Engineering & Design, Architecture, Landscape Architecture, Surveying, C.T.P.C.	
SCALE: AS SHOWN	DRAWN BY: NLT
DESIGNED BY: ST	REVIEWED BY: AEM
DATE ISSUED: 08/26/2026	PROJECT NUMBER: 25011192A

COVER SHEET

DRAWING NUMBER:

C-100

LINE DATA		
<i>SEGMENT</i>	<i>DIRECTION</i>	<i>LENGTH</i>
<i>L1</i>	<i>N 19° 14' 01" W</i>	<i>1.97'</i>
<i>L2</i>	<i>N 27° 14' 03" E</i>	<i>10.64'</i>
<i>L3</i>	<i>N 57° 54' 58" W</i>	<i>19.01'</i>

<i>CURVE DATA</i>				
<i>SEGMENT</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>DELTA</i>	<i>CHORD</i>
<i>C1</i>	1885.07'	286.67'	8° 42' 48"	S 23° 06' 03" W 286.40'
<i>C2</i>	1685.21'	247.10'	8° 24' 04"	N 23° 35' 14" E 246.88'

LEGEND

	SUBJECT PROPERTY LINE (SURVEYED)
	OS PROPERTY LINE (NOT SURVEYED)
	ROAD RIGHT-OF-WAY
	EDGE OF PAVEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	U/D STORM PIPE
	FENCE (AS DESCRIBED)
	TREELINE
	DIRT ROAD
	TOP OF BANK
	BOTTOM OF BANK
	OVERHEAD POWER
	WATER VALVE MARKER
	IRON FOUND (AS DESCRIBED)
	STREET SIGN
	MONUMENT FOUND
	LIGHT POLE
	TELEPHONE PEDESTAL
	SIGN
	WATER VALVE
	CATV PEDESTAL
	FIRE HYDRANT
	GUY ANCHOR
	POWER POLE
	UNDERGROUND TELEPHONE MARKER
	CALCULATED POINT
	MAILBOX
PB = PLAT BOOK	
DB = DEED BOOK	
PG = PAGE	
RCR = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
COP = CORRUGATED PLASTIC PIPE	
N/Y = NOW OR FORMERLY	
W/I = W/IN	
RF = IRON ROD FOUND	
MONF = MONUMENT FOUND	

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY KNOWN AS TAX PARCEL ID 21400001 IN THE BRUNSWICK COUNTY TAX OFFICE.
 2. ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATES (US SURVEY FOOT) AND IS RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENT HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED. AREA BY COORDINATE METHOD.
 3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN AN AREA DESIGNATED AS FLOOD ZONE AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER(S) 3210210700K AND 322020700K, WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
 4. UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLIER'S ENGINEERING & DESIGN CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
 5. DATE OF FIELD SURVEY: NOVEMBER 25, 2025 - JANUARY 07, 2026.

OWNER : OI INVESTMENT PROPERTIES, LLC ETALS
GRAY BRIDGE ROAD SW
SHALLOTTE, NC 28470

REFERENCES.

DEED BOOK 3488 PAGE 253
PLAT BOOK V PAGE 82

CERTIFICATE OF SURVEY

I, SARAH M. ADAMS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3488 PAGE 253), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FROM THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND ARE DRAWN FROM INFORMATION PROVIDED BY (BRUNSWICK COUNTY GIS) AS SHOWN; THAT THE POSITIONAL ACCURACY IS (0.03' HORIZONTAL, 0.05' VERTICAL) AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600)

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

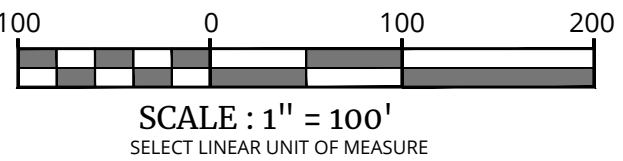
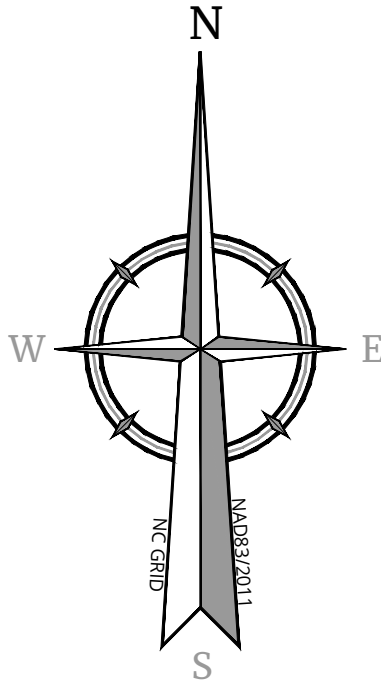
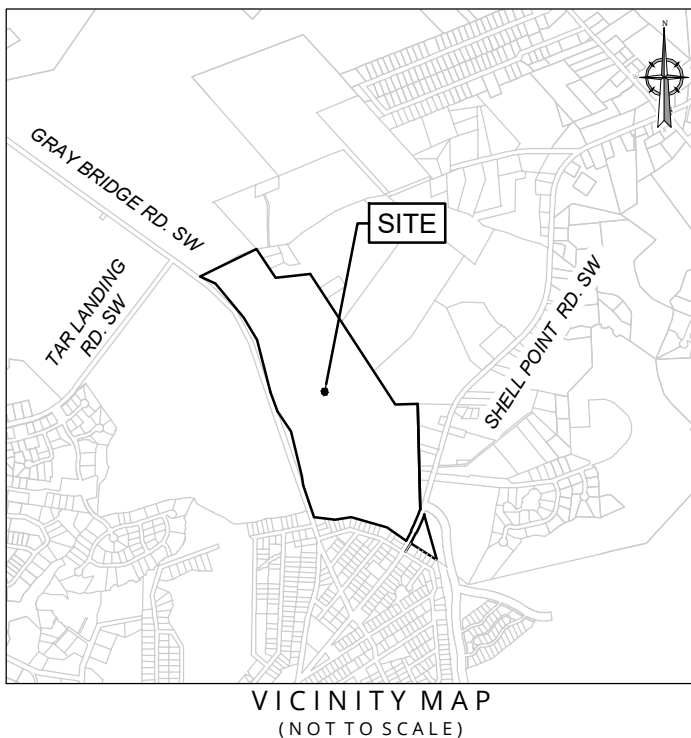
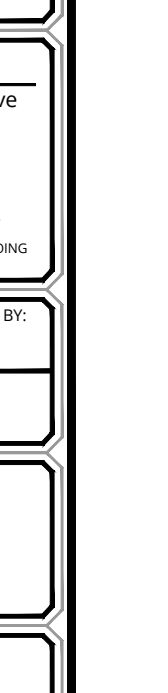
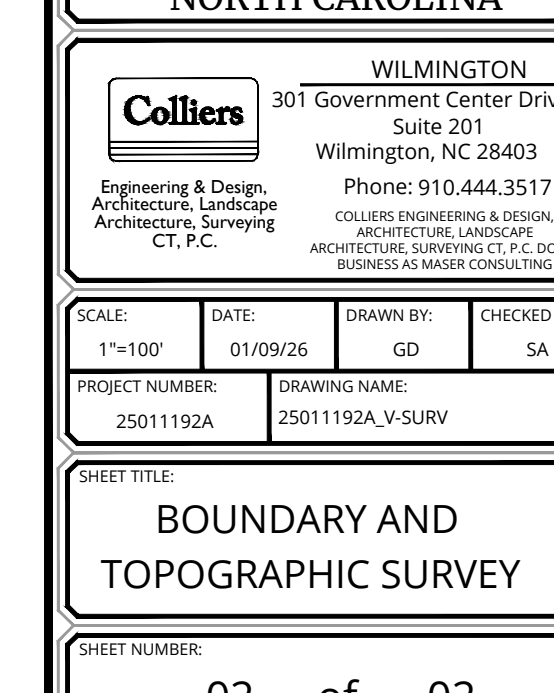
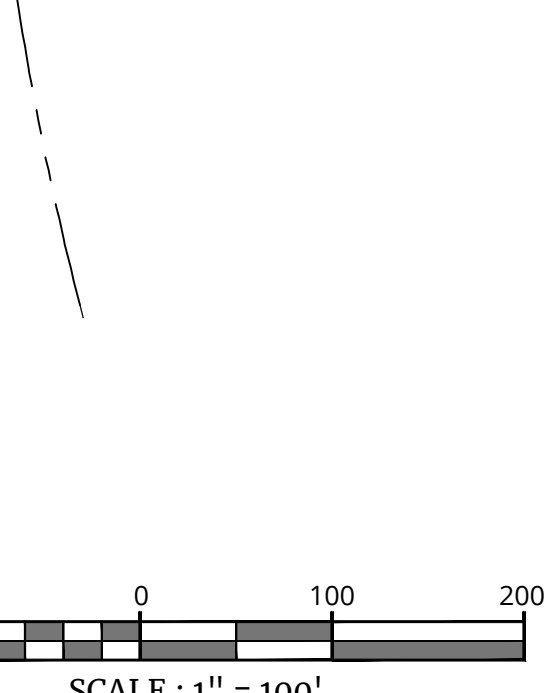
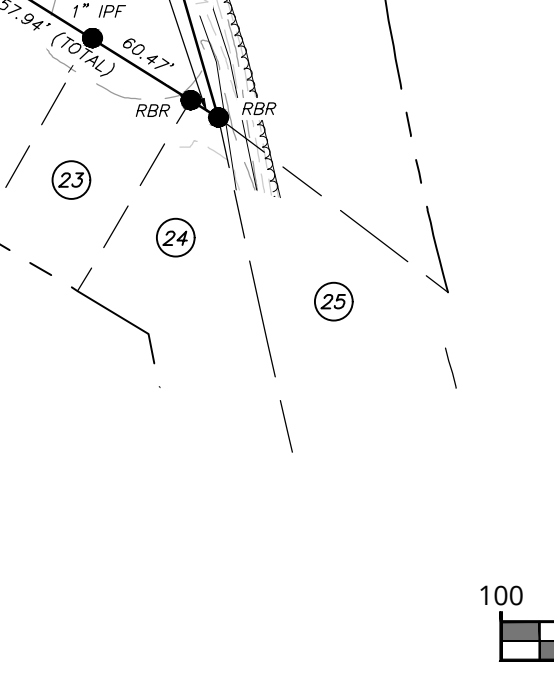
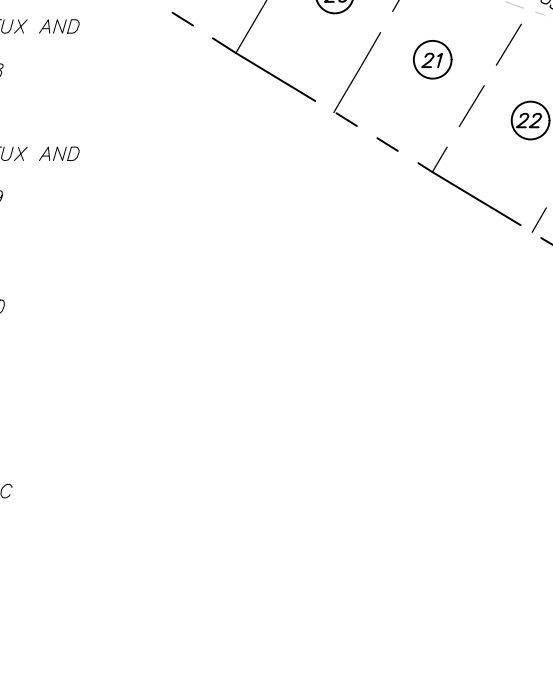
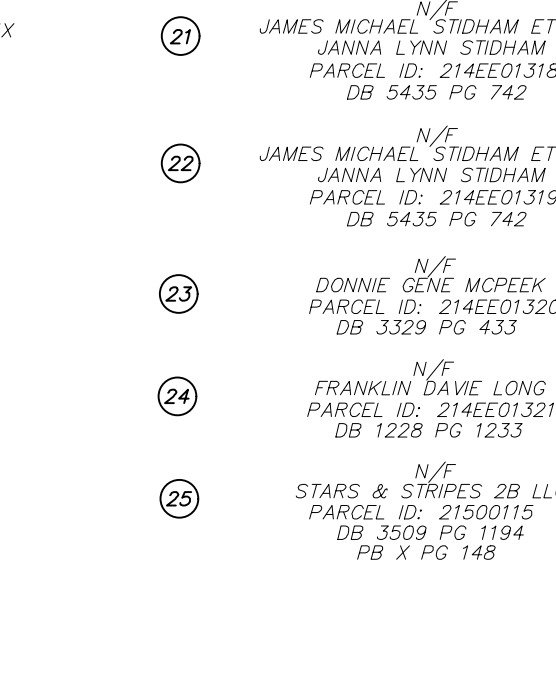
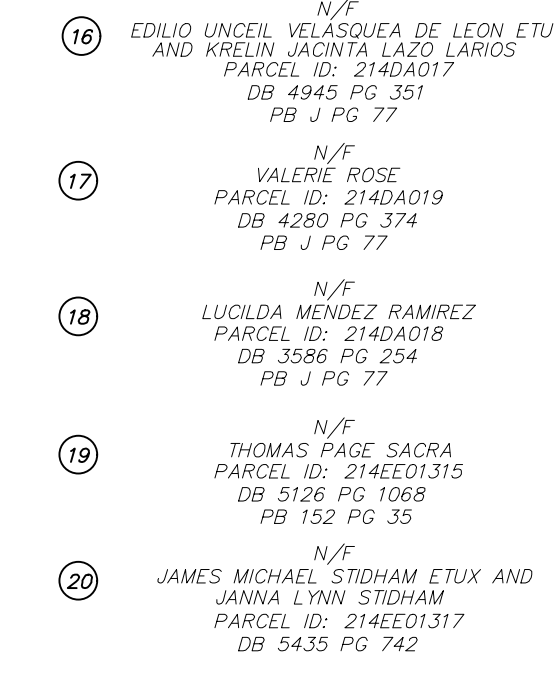
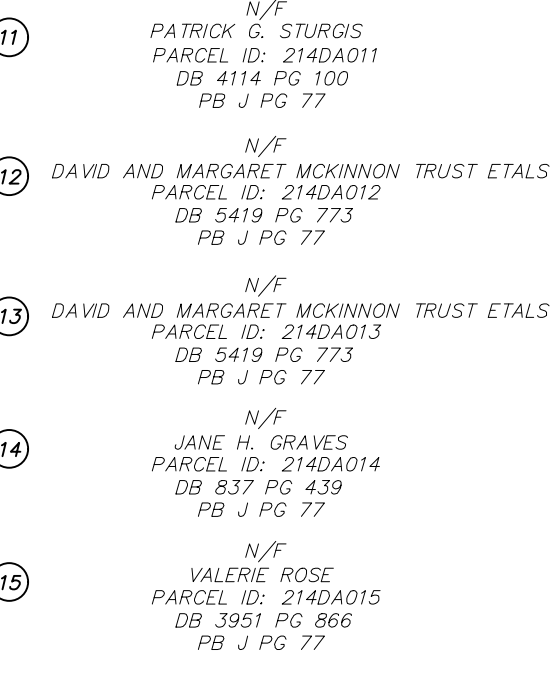
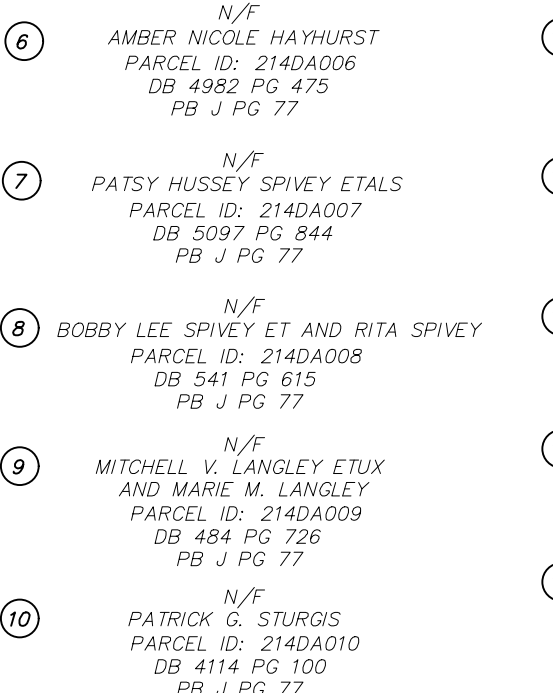
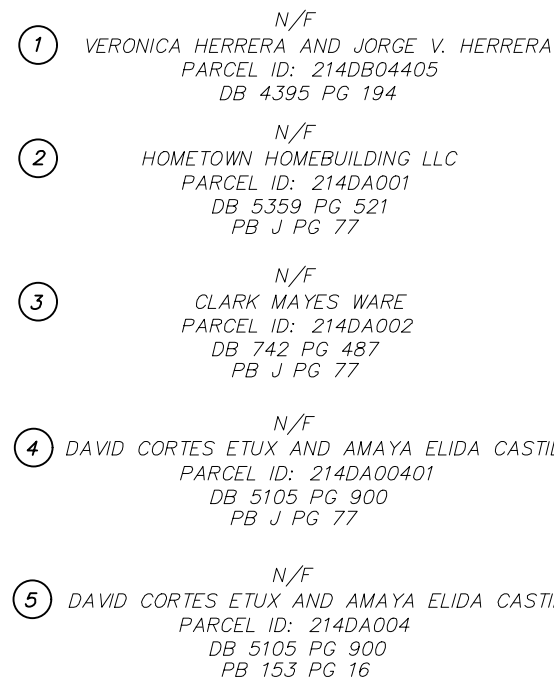
THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A AND THAT THE ORIGINAL DATA WAS OBTAINED ON 11.25.2025 - 01.07.2026; THAT THE SURVEY WAS COMPLETED ON 01.07.2026; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 AND ALL ELEVATIONS ARE BASED ON NAVD88.

THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION
AND THE FOLLOWING INFORMATION USED TO PERFORM THE SURVEY

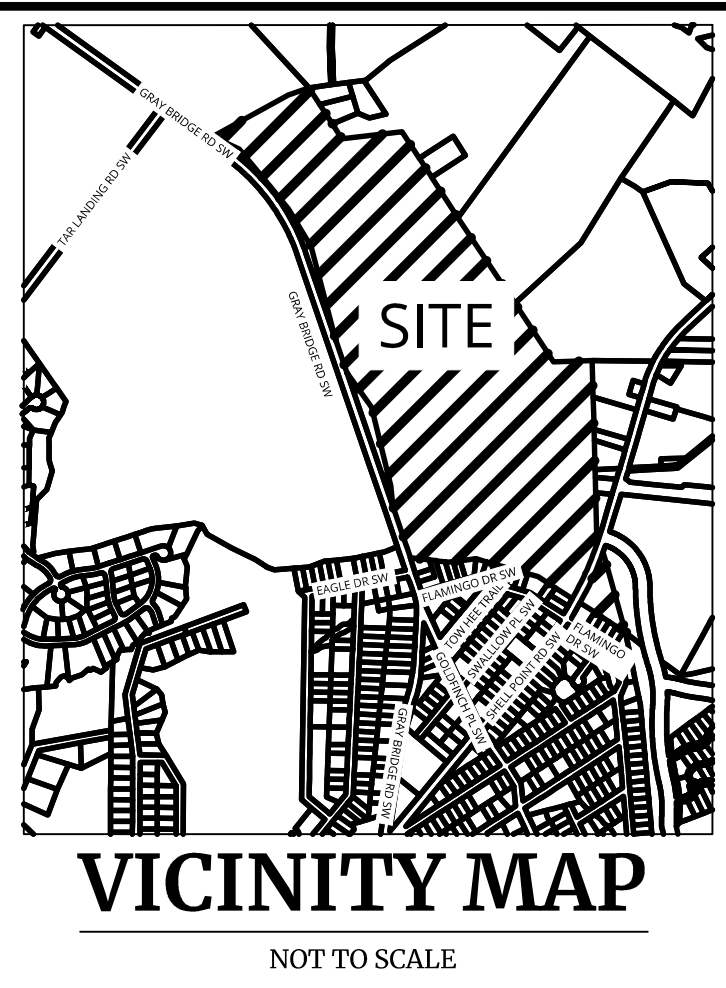
- | | | |
|----|-------------------------------|--|
| 1. | CLASS OF SURVEY | A3 |
| 2. | POSITIONAL ACCURACY: | 0.03' HORIZONTAL, 0.05' VERTICAL |
| 3. | TYPE OF FIELD PROCEDURE: | NC RTK VRS NETWORK UTILIZING TRIMBLE R12 RECEIVERS |
| 4. | DATE(S) OF SURVEY: | 11/25/2023 - 01/07/2024 |
| 5. | DATUM/EPOCH: | NAD83 (NARS 2011) / NAVD88 |
| 6. | PUBLISHED/FIXED CONTROL USED: | PT #500 - REBAR W/ CAP |
| 7. | GEOID MODEL: | GEOID18 |
| 8. | COMBINED SCALE FACTOR: | 1.00012652 |
| 9. | UNITS | US SURVEY FOOT |

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 9TH DAY OF JANUARY, 2026

SARAH M. ADAMS, PLS L-5717
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.
NC FIRM NO: C - 4746



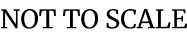
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



20. STORMWATER RUNOFF SHALL BE CONVEYED THROUGH A COLLECTION SYSTEM TO A STORMWATER POND (SCM) FOR TREATMENT AND TO MEET COUNTY REQUIREMENTS FOR PRE-POST RUNOFF. STORMWATER PONDS WILL BE DESIGNED TO CONTROL RUNOFF FROM A 100-YEAR STORM EVENT.
21. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
22. A HOMEOWNER'S ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
23. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.
24. A 30' PERIPHERY BUFFER TO REMAIN ALONG THE PERIMETER OF THE PROJECT BOUNDARY.
25. A 30' STREET BUFFER IS PROVIDED ALONG GRAY BRIDGE ROAD.
26. WALKING TRAILS WILL BE DESIGNED AND CONSTRUCTED THROUGHOUT THE DEVELOPMENT WITHIN COMMON AREAS TO CONNECT TO THE SIDEWALK WITHIN THE STREET RIGHT-OF-WAY TO PROMOTE WALKABILITY THROUGHOUT THE COMMUNITY.
27. OPEN SPACE/Common areas THROUGHOUT THE COMMUNITY WILL BE DESIGNED BY A LANDSCAPE ARCHITECT FOR VARIOUS ACTIVE AND PASSIVE USES.
28. FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND APPROVAL ONLY, PROPOSED DRAINAGE AREAS HAVE BEEN DELINEATED WITHIN THE PROJECT BOUNDARY. THE CONTOURS SHOWN ON THE PRELIMINARY DRAINAGE PLAN WERE TAKEN FROM BRUNSWICK COUNTY GIS. A TOPOGRAPHIC SURVEY PERFORMED BY COLLIER ENGINEERING AND DESIGN DATED 1/9/2026.
29. A HERITAGE TREE SURVEY WILL BE PERFORMED PRIOR TO ANY CONSTRUCTION
30. TEMPORARY TURN-AROUNDS WILL BE PROVIDED AT EACH PHASE LINE.
31. WATER LINE AT EACH PHASE LINE WILL END WITH EITHER A FIRE HYDRANT OR TEMPORARY BLOW OFF ASSEMBLY.
32. NO INTERPUNE AREA TO BE LOCATED WITHIN 20' OF WETLANDS
33. SCHOOL BUS STOPS WILL BE PROVIDED NEAR THE AMENITY AREA OR THE COMMUNITY ENTRANCE.
34. A TOWN OF SHALLOTTE STORM WATER APPROVAL WILL BE REQUIRED.
35. A STATE EROSION CONTROL PERMIT WILL BE REQUIRED
36. A STATE STORM WATER PERMIT WILL BE REQUIRED.
37. STORM WATER DESIGN WILL FOLLOW THE COUNTY'S REQUIREMENT OF ATTENUATING FOR 1 YR, 10 YR, 25 YR AND 100 YR DESIGN STORMS
38. SCMS DESIGNED WILL HANDLE THE 100- YR STORM WITHOUT OVERTOPPING THE SCMS,
39. EACH SCM WITHIN THE DEVELOPMENT WILL BE DESIGNED TO MEET ALL TOWN OF SHALLOTTE AND NCDEQ STORMWATER DESIGN REQUIREMENTS. IN ADDITION, EACH SCM WILL BE DESIGNED TO ATTENUATE THE 100-YR STORM EVENT.
40. THE 1.6-ACRE PORTION OF THE PROPERTY DESIGNATED TO BE DEDICATED TO BRUNSWICK COUNTY WILL BE SUBDIVIDED FROM THE OVERALL PARCEL . BRUNSWICK COUNTY'S USE FOR THIS PARCEL IS TBD AT A LATER DATE.

**NOT FOR
CONSTRUCTION**

		RALEIGH	
Engineering & Design, Architecture, Landscape Architecture, Surveying, C.T.P.C.		2000 Regency Parkway, Suite 295 Cary, NC 27518 Phone: 919.439.6082	
		COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, C.T.P.C.	
SCALE:		DRAWN BY:	
AS SHOWN		NLT	
DESIGNED BY:		REVIEWED BY:	
ST		AEM	
DATE ISSUED:		PROJECT NUMBER:	
08/26/2026		25011192A	
SHEET NAME:			
UTILITIES PLAN			
DRAWING NUMBER:			
C-400			





Engineering & Design,

Architecture, Landscape Architecture,
Surveying, CT P.C.

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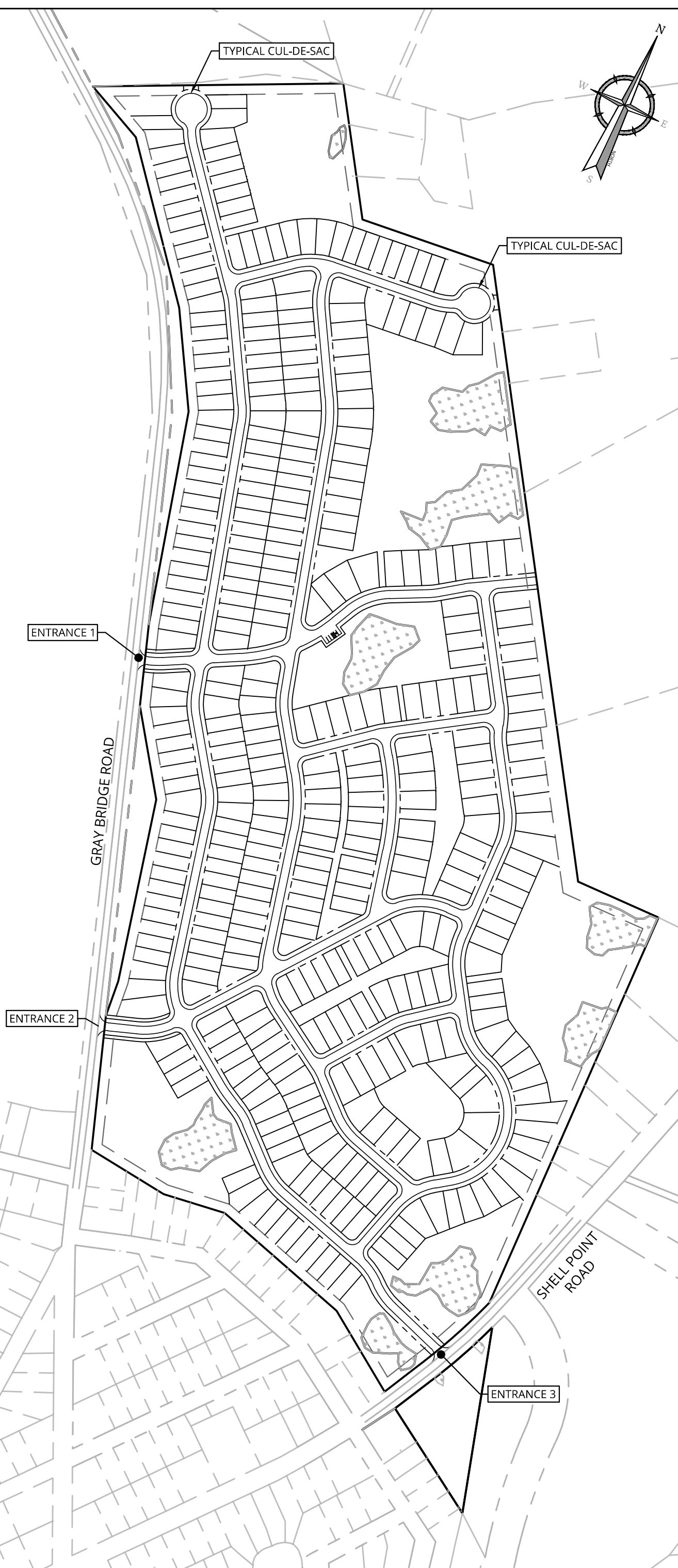


VICINITY MAP

NOT TO SCALE

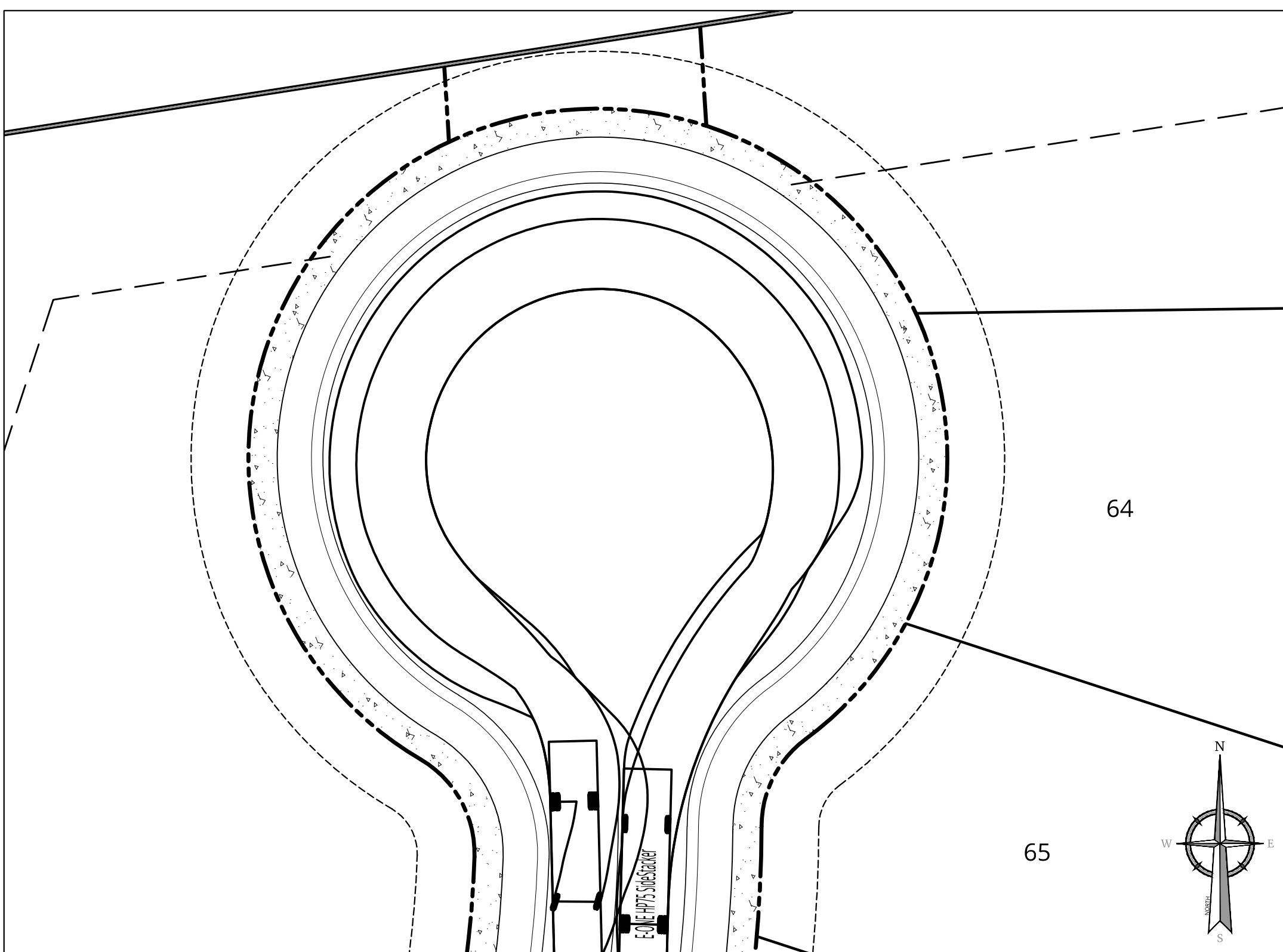
TRUCK DATA:

- ASSUMED TYPE OF FIRE TRUCK: 2001 INTERNATIONAL PUMPER 1773
- OVERALL LENGTH: 30'
- WHEELBASE: 17'
- WIDTH: 8.5'
- OUTSIDE TURN RADIUS: 42'-45'



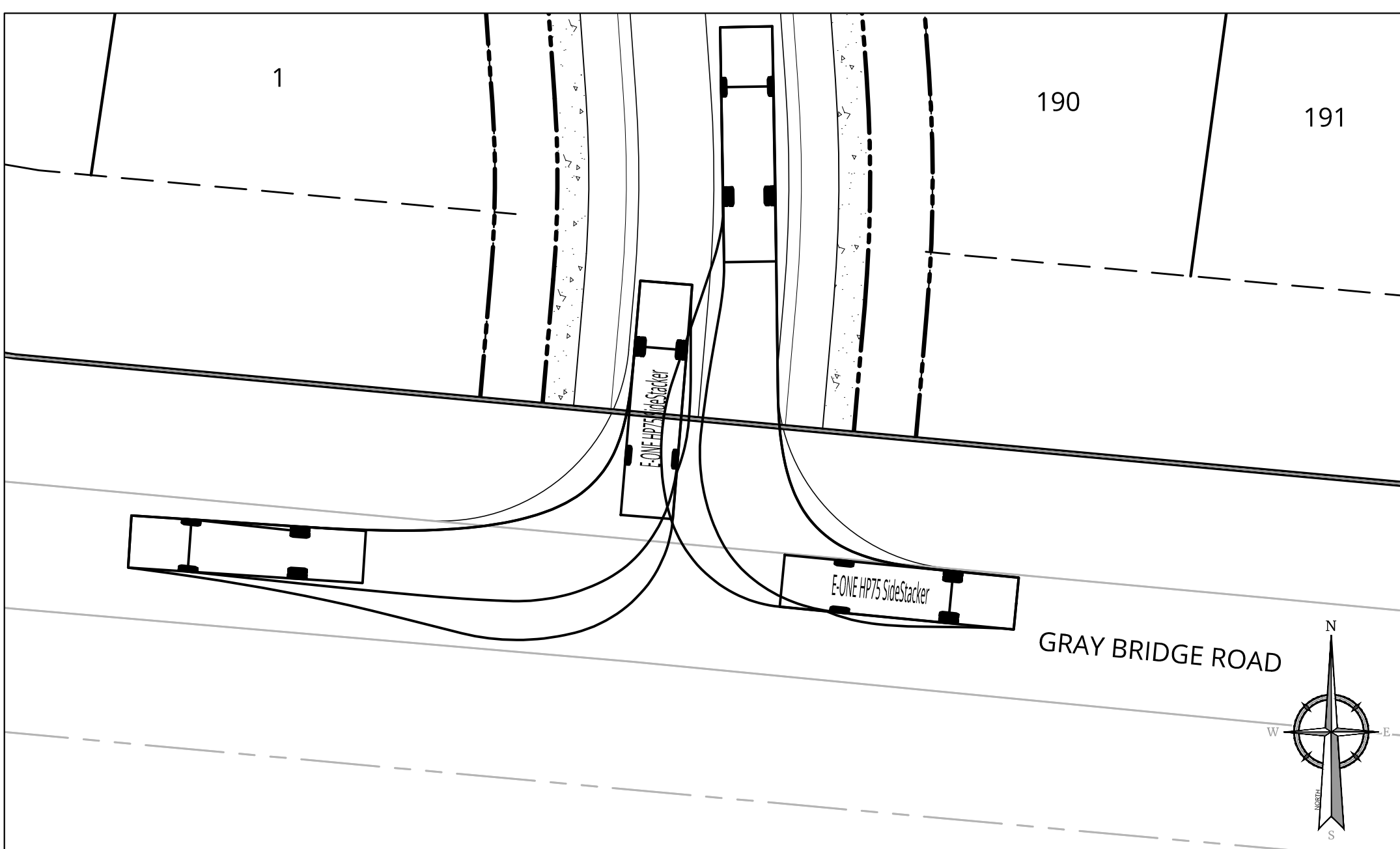
OVERALL EXHIBIT

NOT TO SCALE



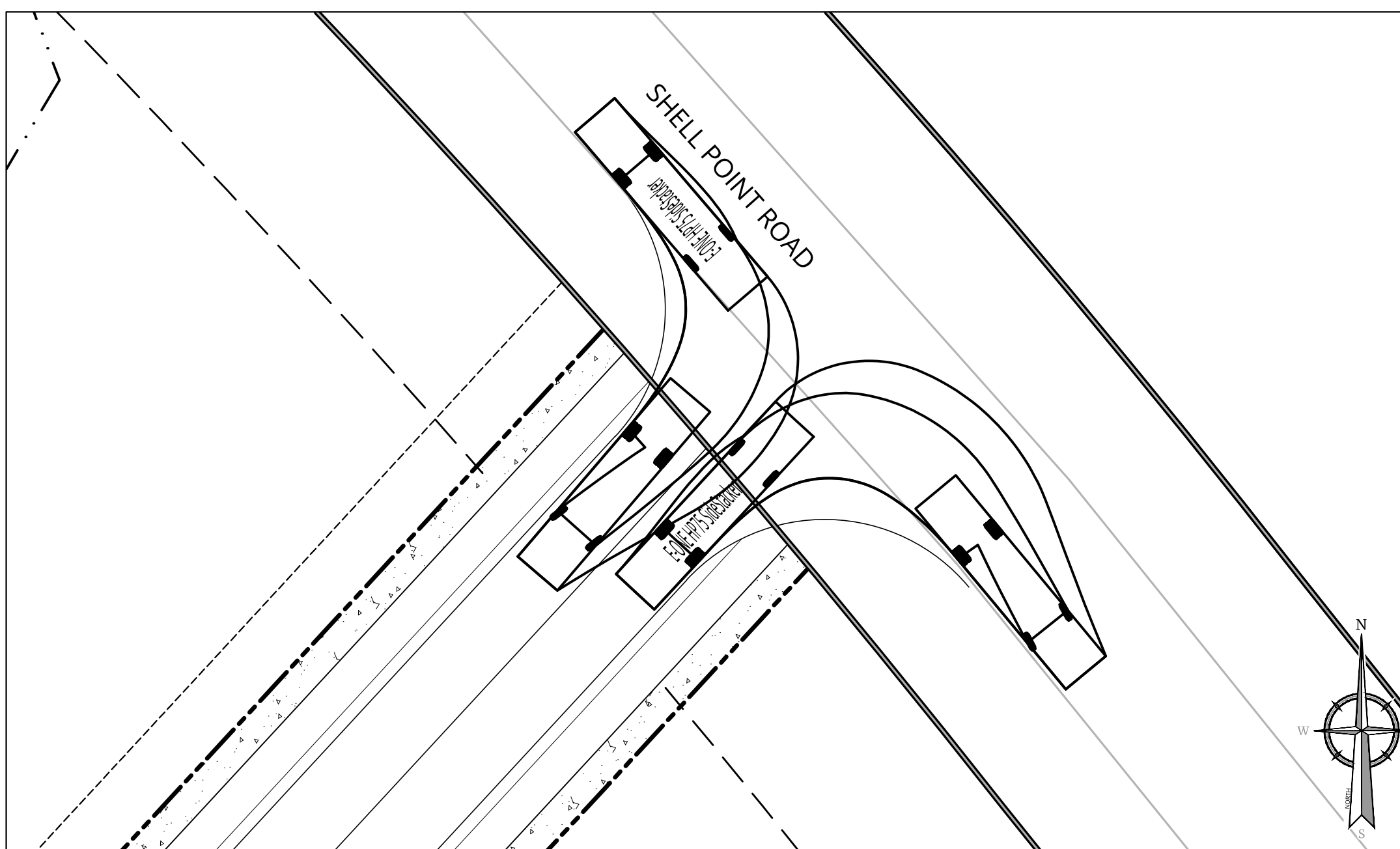
TYPICAL CUL-DE-SAC

SCALE: 1"=20'



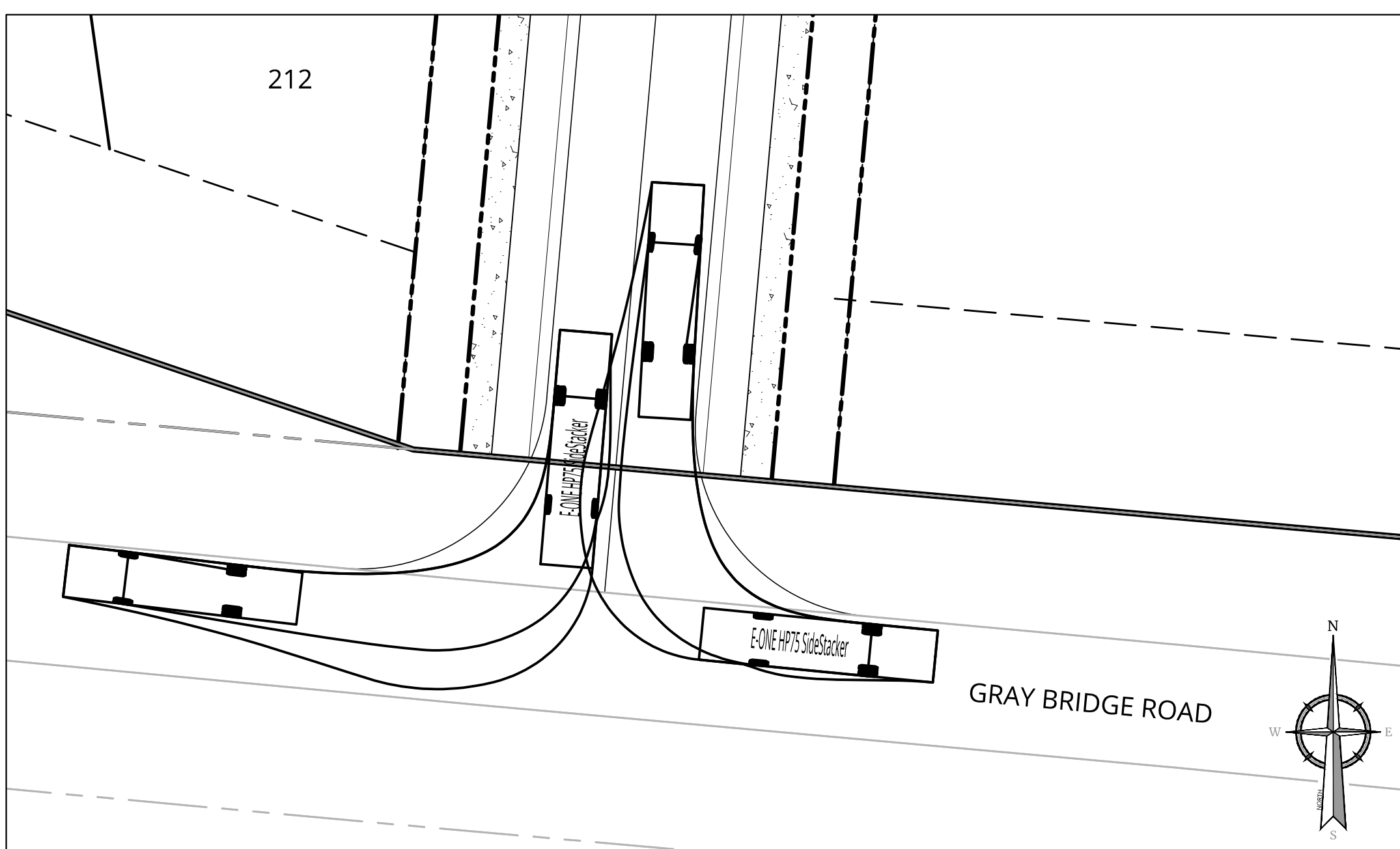
ENTRANCE

SCALE: 1"=20'



ENTRANCE 3

SCALE: 1"=20'



ENTRANCE 2

SCALE: 1"=20'

**NOT FOR
CONSTRUCTION**

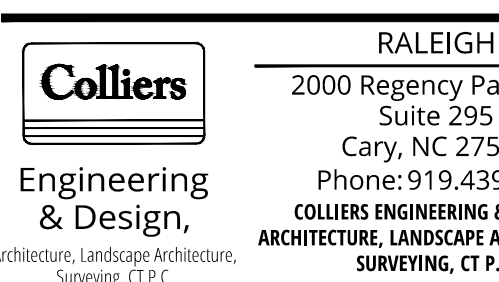
REV	DATE	DESCRIPTION
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6	6/1/20	Revised
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8	8/1/20	Revised
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11	11/1/20	Revised
12	12/1/20	Revised

HUMABUILT
DEVELOPMENT

PLANNED UNIT DEVELOPMENT PLAN

GRAY BRIDGE R

TOWN OF SHALLOT
BRUNSWICK COUNTY
NORTH CAROLINA



SCALE: AS SHOWN	DRAWN BY: ST
DESIGNED BY: ST	REVIEWED BY: AEM
DATE ISSUED: 07/14/2026	PROJECT NUMBER: 25011192

SHEET NAME

FIRE TRUCK TURN EXHIBIT

DRAWING NUMBER:

C-600

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION