

# 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

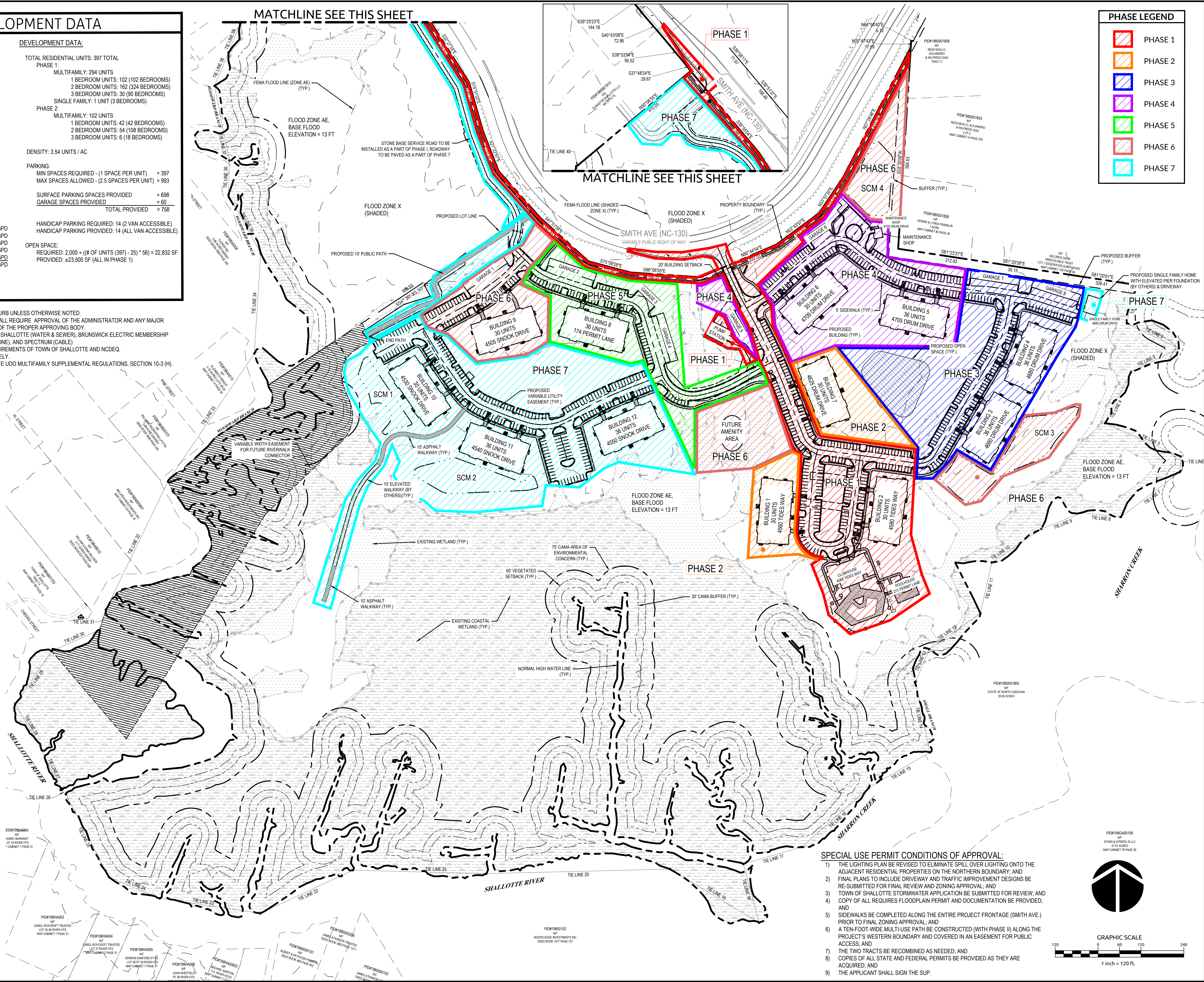
HANDICAP PARKING REQUIRED: 14 (2 VAN ACCESSIBLE)  
HANDICAP PARKING PROVIDED: 14 (ALL VAN ACCESSIBLE)

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).

MATCHLINE SEE THIS SHEET

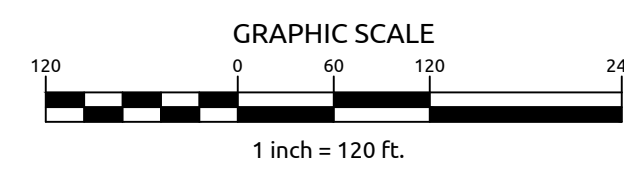
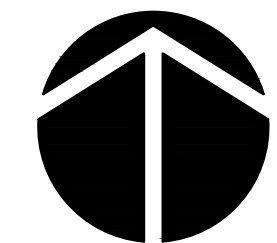


### PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7

### 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 COPY OF ALL REQUIRES FLOODPLAIN PERMIT AND DOCUMENTATION BE PROVIDED; AND
- 4) 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.



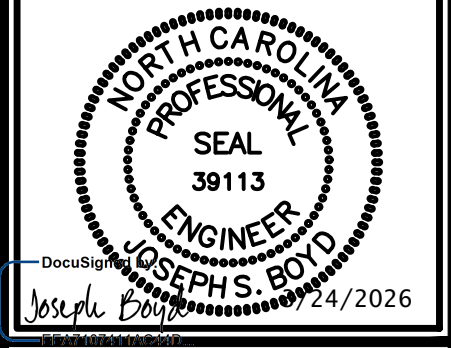
# WithersRavenel

Engineers | Planners | Surveyors

THE TIDES  
NORTH CAROLINA  
SHALLOTTE

# OVERALL ONSITE SITE PLAN

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



Revisions	Comments	Date
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. **C2.0**