

SITE DATA
 PARCEL ID ----- 2300005602
 PARCEL PIN ----- 108611676216
 MAP BOOK/PAGE ----- 144/4
 DEED BOOK/PAGE ----- 4905/18
 ZONING ----- TOS PUD
 PROPERTY AREA ----- 25.00 AC
 OPEN SPACE REQUIRED ----- 3.75 AC
 OPEN SPACE (GROSS) ----- 7.64 AC
 OPEN SPACE (NET) ----- 3.99 AC
 POND AREA ----- 1.65 AC
 DISTURBANCE LIMITS ----- 20 AC
 RECEIVING STREAM ----- THE SWASH
 CLASSIFICATION ----- SA/HW
 STREAM INDEX ----- 15-25-2-14
 RIVER BASIN ----- LUMBER

PROPOSED LOTS ----- 75
 PROPOSED DENSITY ----- 3.0 UNITS/AC
 PROPOSED PHASES ----- 1
 MINIMUM LOT AREA ----- 7,000 SF
 MINIMUM LOT WIDTH ----- 56'
 MINIMUM FRONT YARD ----- 15'
 MINIMUM SIDE YARD ----- 6'
 MINIMUM REAR YARD ----- 15'
 PERIPHERY SETBACKS ----- 5'
 MAXIMUM BLDG HEIGHT ----- 35'

BUA
 LOTS (75 @ 3,000) ----- 225,000 SF
 STREETS ----- 109,543 SF
 SIDEWALKS ----- 35,674 SF
 RESERVE ----- 10,000 SF
 TOTAL BUA ----- 380,217 SF
 % OF PROPERTY ----- 34.9 %

HECTOR M. SANTIAGO & AMANDA R. SANCHEZ
 23000059
 DEED BOOK 4797 PAGE 1014
 MAP CABINET T PAGE 185
 R-7500 (BRUNSCO)

JAMES A. STANLEY & LENA STANLEY
 23000058
 DEED BOOK 4797 PAGE 1061
 MAP CABINET 134 PAGE 54
 R-7500 (BRUNSCO)

JEFFERY E. McDONALD, JR. & KIMBERLY H. McDONALD
 23000057
 DEED BOOK 4238 PAGE 274
 MAP CABINET 116 PAGE 13
 R-7500 (BRUNSCO)

JOHN M. FAULKNER & IRENE B. FAULKNER
 23000056
 DEED BOOK 3472 PAGE 592
 MAP CABINET 72 PAGE 43
 R-7500 (BRUNSCO)

ROBERT HARFORD & VALERIE HARFORD
 23000050
 DEED BOOK 3515 PAGE 810
 MAP CABINET R PAGE 343
 R-7500 (BRUNSCO)

GLEN N. WILLIAMSON, JR.
 23000055
 DEED BOOK 4909 PAGE 204
 MAP CABINET R PAGE 343
 R-7500 (BRUNSCO)

EARL BUTTERWORTH & LAURIE BUTTERWORTH
 2290003212
 DEED BOOK 2020 PAGE 461
 MAP CABINET 22 PAGE 550
 R-7500 (BRUNSCO)

J. M. HUDDLESTON
 2290003213
 DB 1137 PG 1084
 R-7500 (BC)

OLAF W. THORSEN & DEBRA L. THORSEN
 2290003211
 DEED BOOK 1149 PAGE 762
 MAP CABINET 18 PAGE 405
 R-7500 (BRUNSCO)

JAMES W. JONES & MARIAN M. JONES ET UX
 2300005602
 DEED BOOK 4905 PAGE 18
 MAP CABINET 144 PAGE 4
 R-7500 (BRUNSCO)

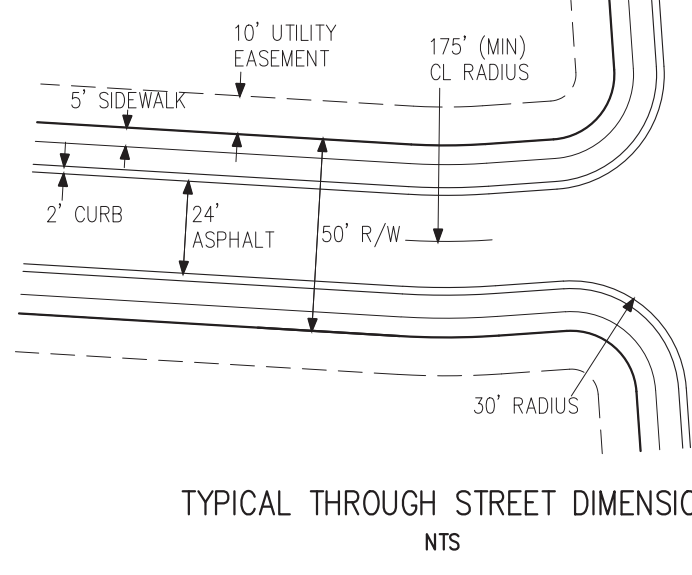
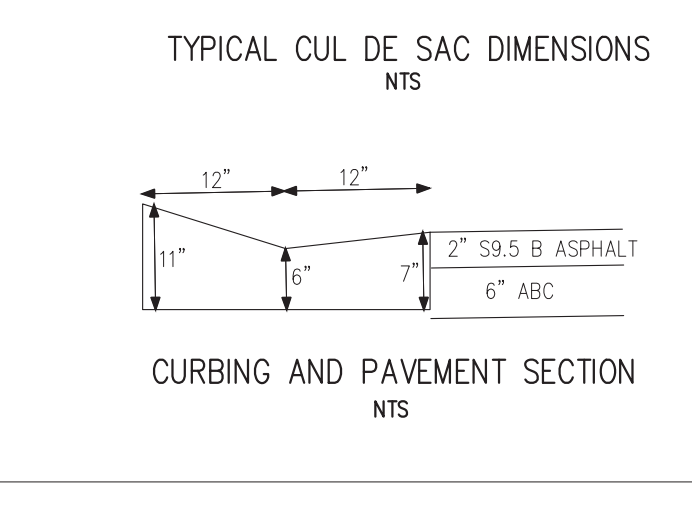
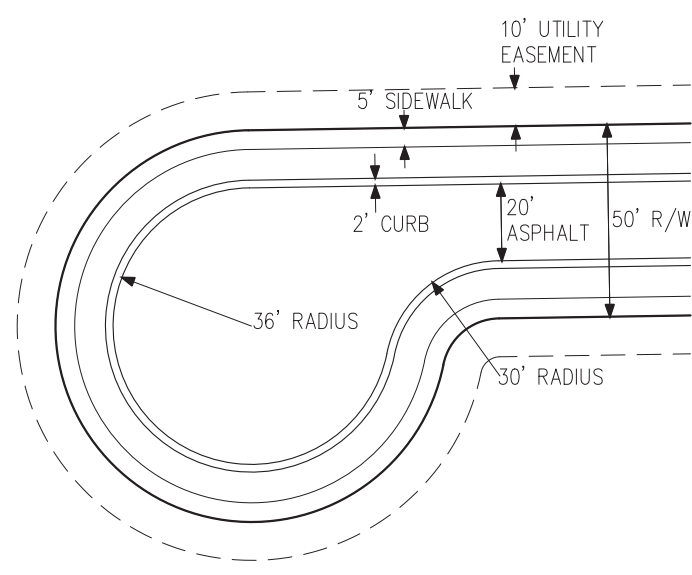
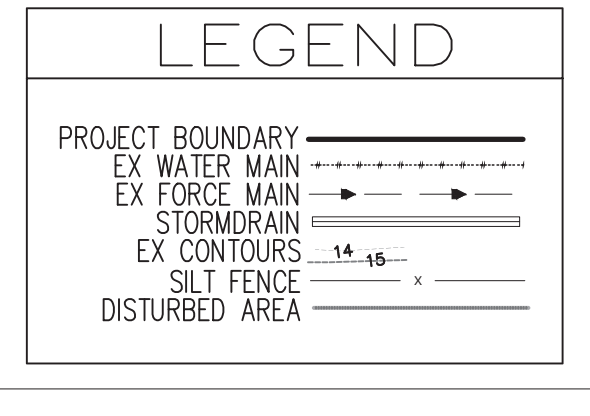
AUBREY FAATZ & AMANDA FAATZ
 2290003505
 DEED BOOK 4802 PAGE 388
 MAP CABINET 23 PAGE 429
 R-7500 (BRUNSCO)

KURT A. KOCEK
 23000038
 DEED BOOK 3576 PAGE 1267
 MAP CABINET 42 PAGE 13
 R-7500 (BRUNSCO)

1295 VILLAGE POINT ROAD, LLC
 23000050
 TRACT "A"
 DEED BOOK 5068 PAGE 88
 MAP CABINET 71 PAGE 65
 R-10 (TOS)

STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND DEDICATED TO THE TOWN OF SHALLOTTE AS PUBLIC.

ON STREET PARKING WILL NOT BE ALLOWED. THIS PROHIBITION SHALL BE DISCLOSED IN HOA COVENANTS.



VEHICLE TRIP GENERATION
 THE ITE TRIP GENERATION MANUAL PROVIDES THE FOLLOWING ESTIMATES OF TRIPS:
 SINGLE FAMILY HOMES (ITE CODE 210) W/ 18 DWELLING UNITS:
 AM PEAK HOUR TRIPS: 14
 PM PEAK HOUR TRIPS: 18
 DAILY TRIPS: 171
 A TRAFFIC IMPACT ANALYSIS IS NOT PROPOSED.

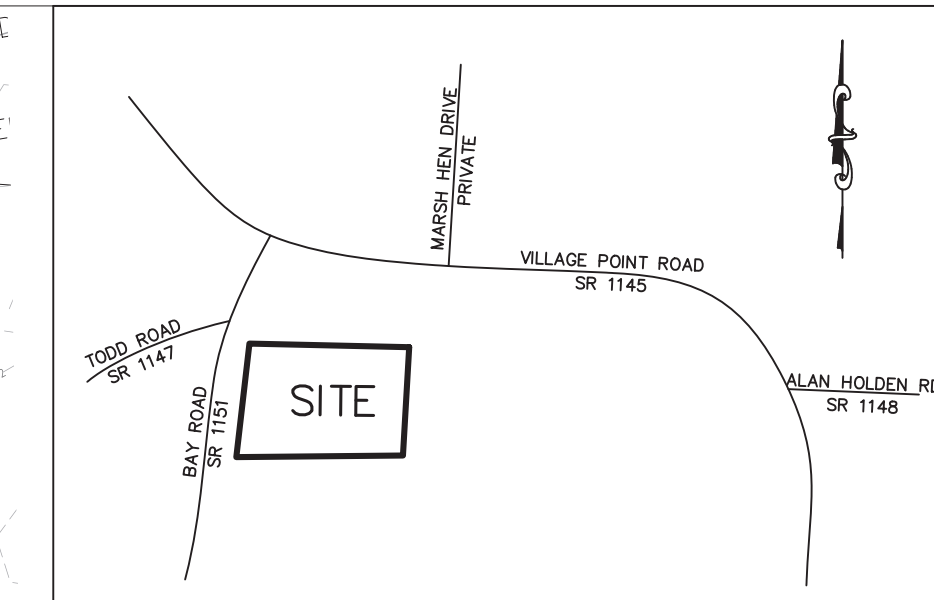
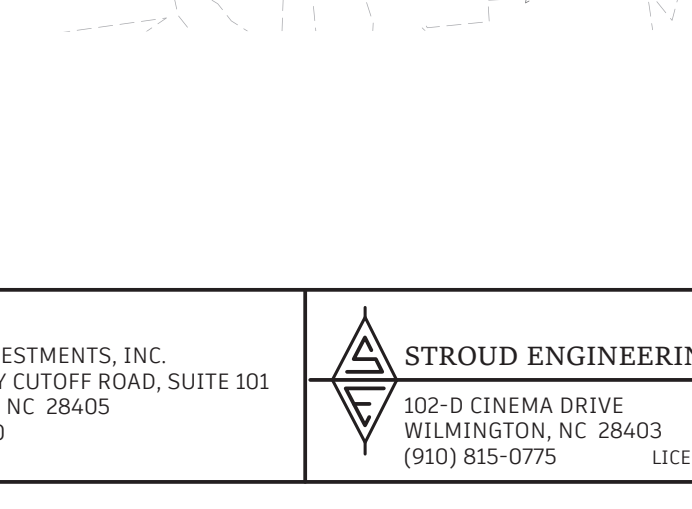
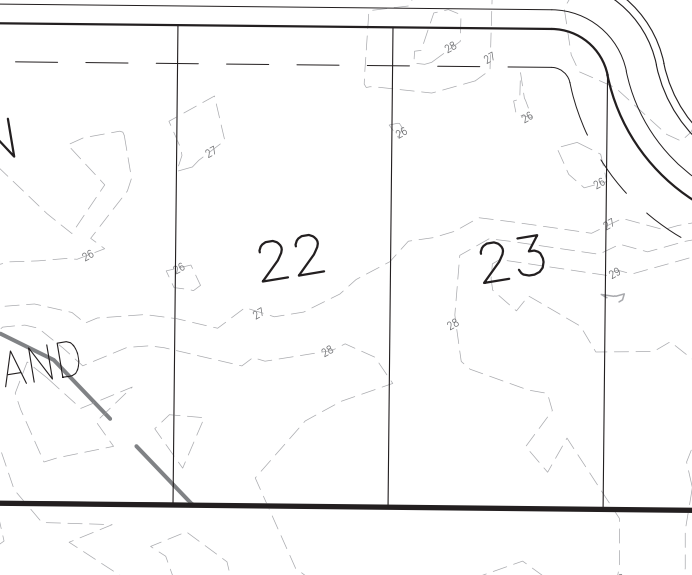
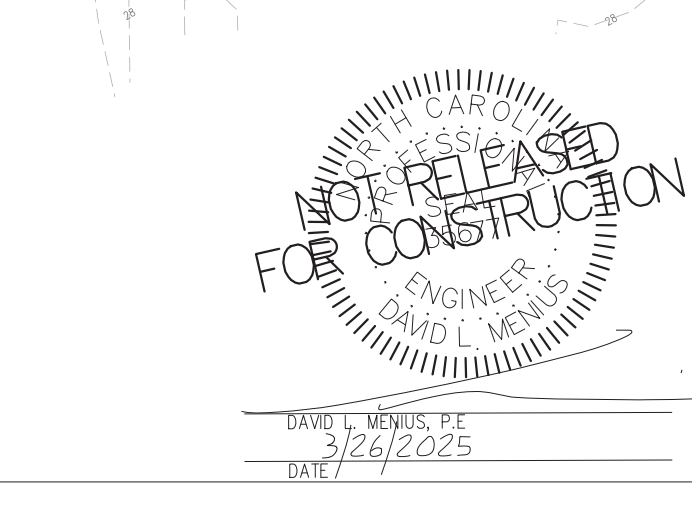
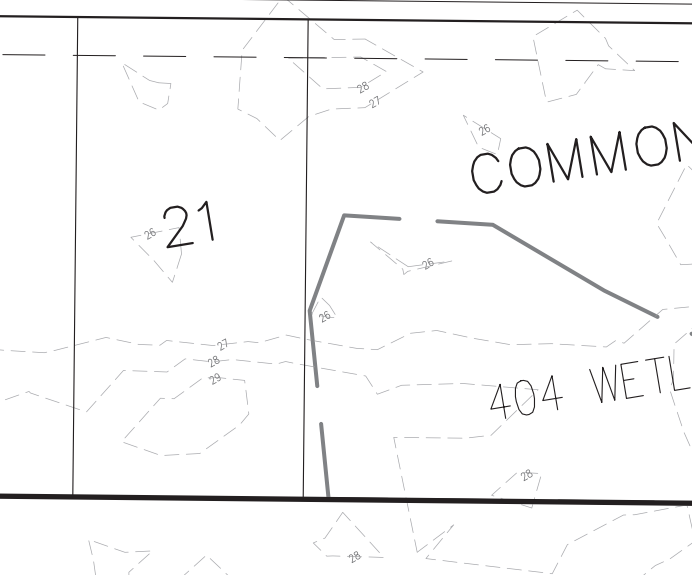
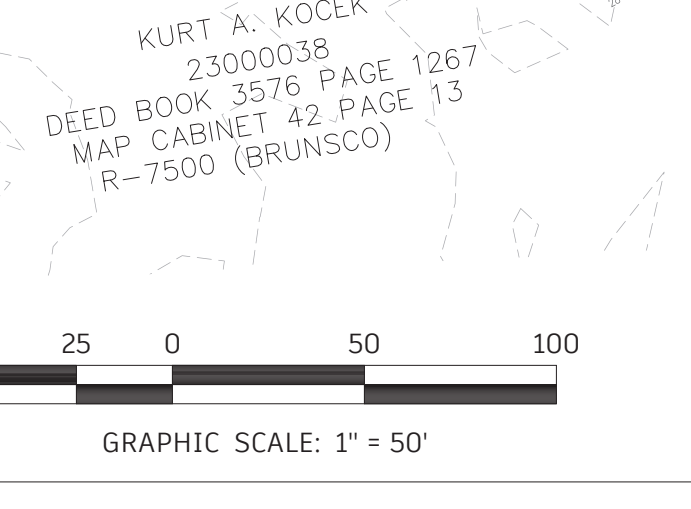
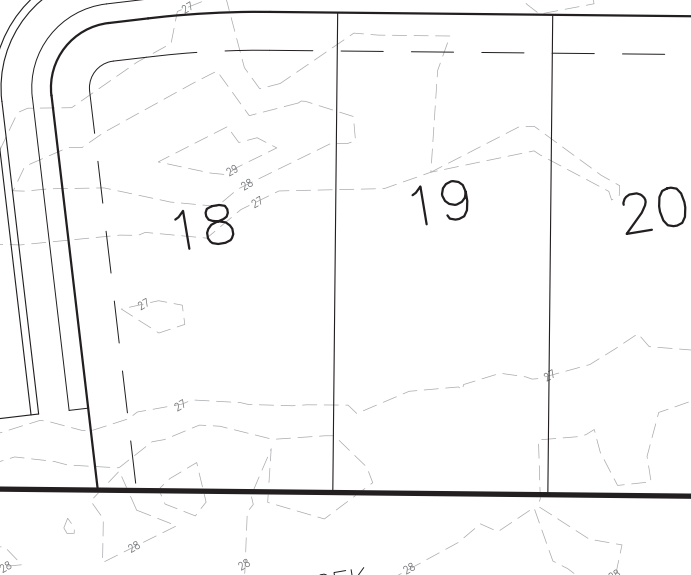


VEIR WAY
 50' PUBLIC R/W

SPACKLER LANE
 50' PUBLIC R/W

MALCOLM COURT
 50' PUBLIC R/W

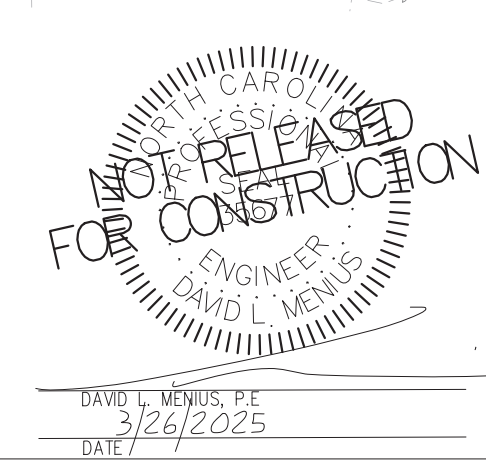
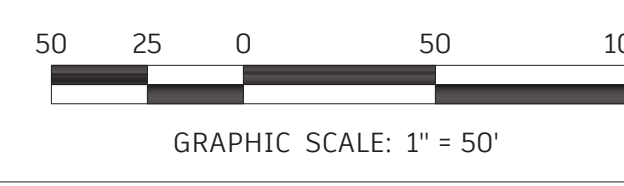
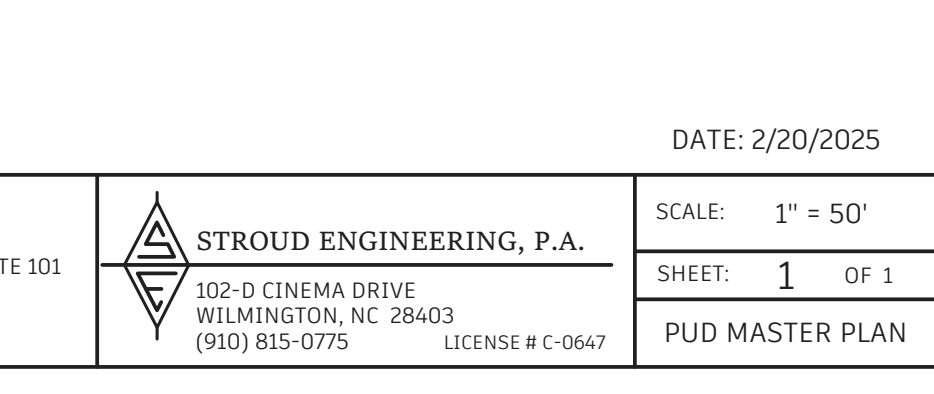
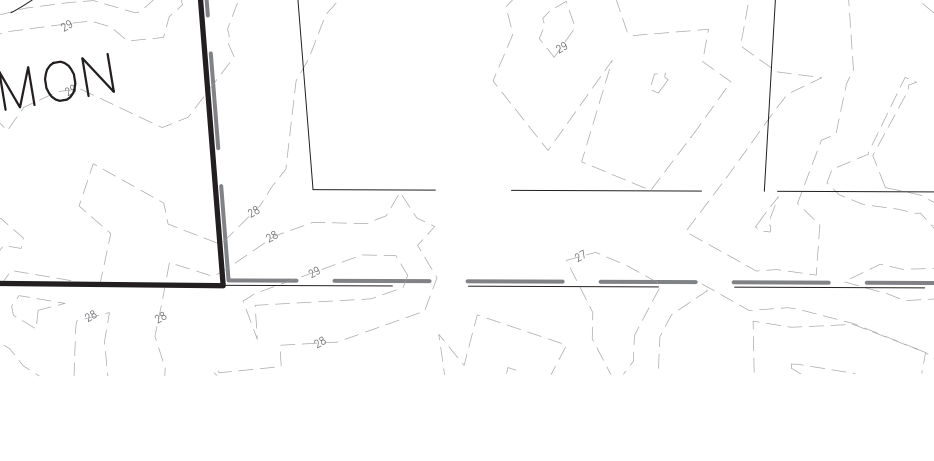
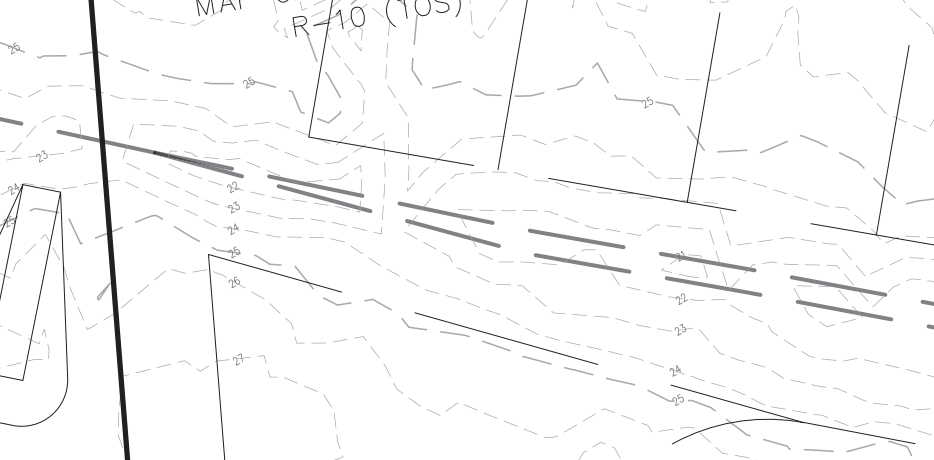
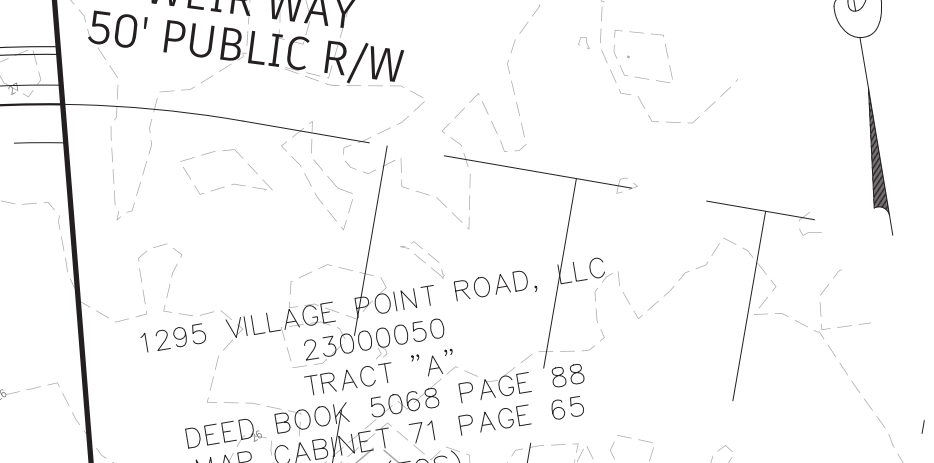
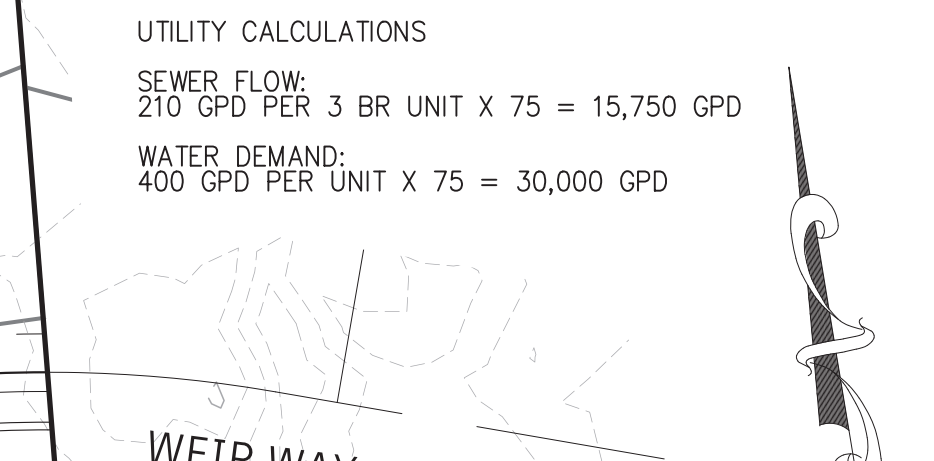
WEBB DRIVE
 50' PUBLIC R/W



SURVEY NOTE:
 SURVEY INFORMATION, INCLUDING BOUNDARY AND WETLANDS, IS BY DANFORD AND ASSOCIATES LAND SURVEYING, P.C. REFER TO THE MAP OF SURVEY FOR THE SUBJECT PARCEL DATED 12/23/2024.

UTILITY OWNERSHIP NOTE:
 WATER SYSTEM IS OWNED AND OPERATED BY BRUNSWICK COUNTY. REFER TO BRUNSWICK COUNTY DETAILS AND SPECIFICATIONS FOR WATER SYSTEM INSTALLATION.
 SEWER SYSTEM IS OWNED AND OPERATED BY TOWN OF SHALLOTTE. REFER TO TOWN OF SHALLOTTE DETAILS AND SPECIFICATIONS FOR SEWER SYSTEM INSTALLATION.
 ELECTRIC SERVICE PROVIDED BY BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION.

UTILITY CALCULATIONS
 SEWER FLOW: 210 GPD PER 3 BR UNIT X 75 = 15,750 GPD
 WATER DEMAND: 400 GPD PER UNIT X 75 = 30,000 GPD



BAY ROAD LANDING
 BAY ROAD SW
 SHALLOTTE, NC 28470

DEVELOPER:
 BAY ROAD INVESTMENTS, INC.
 1001 MILITARY CUTOFF ROAD, SUITE 101
 WILMINGTON, NC 28405
 (910) 515-1830

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE
 WILMINGTON, NC 28403
 (910) 815-0775 LICENSE # C-6647

DATE: 2/20/2025
 SCALE: 1" = 50'
 SHEET: 1 OF 1
 PUD MASTER PLAN