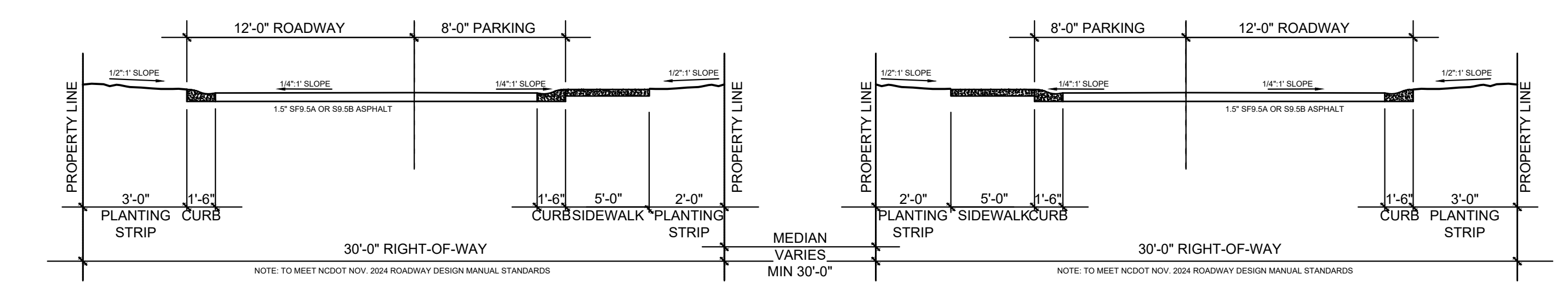


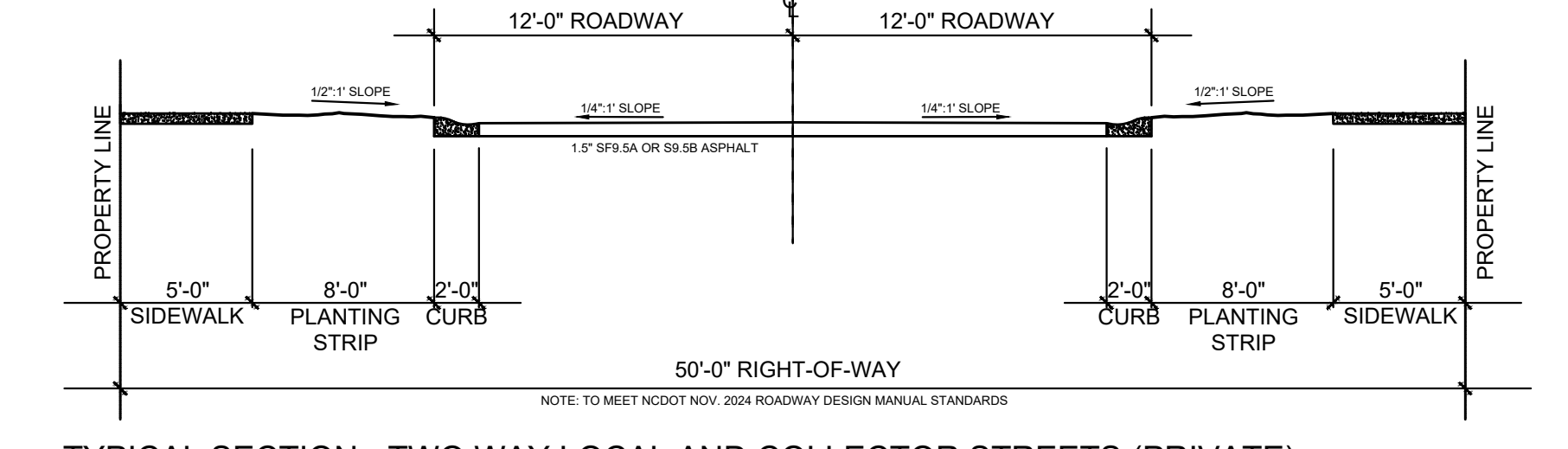
Project Title:

**SITE TABULATIONS - PUD- SOLSERRA**

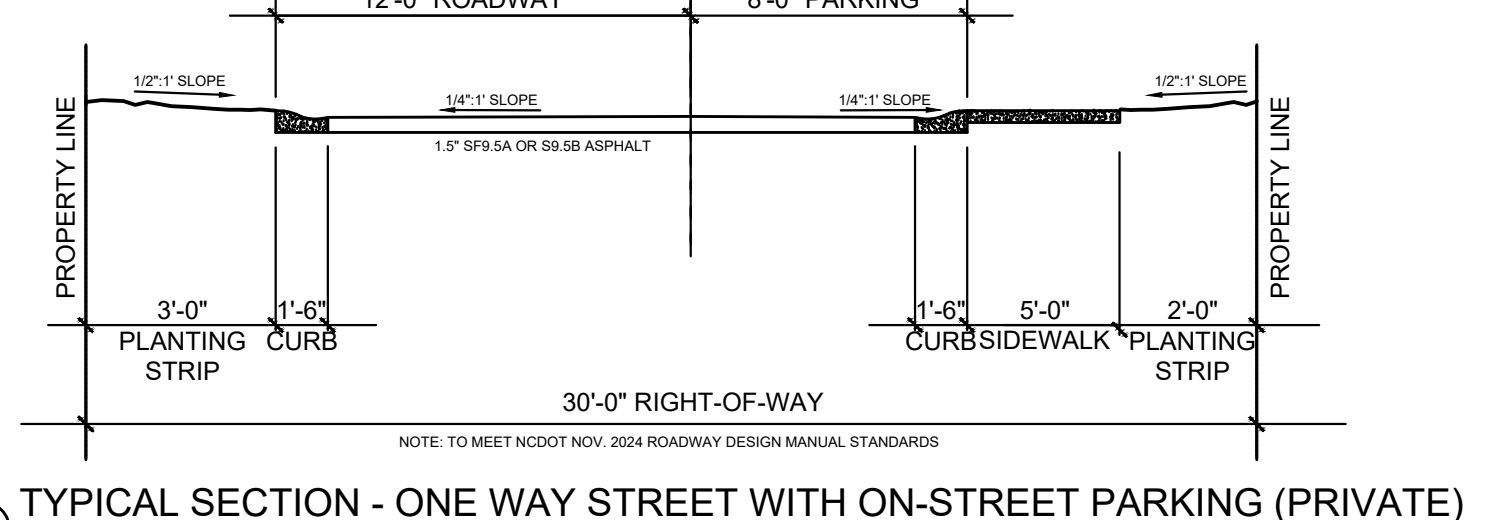
APPLICANT INFORMATION	Stars and Stripes 21 LLC	OVERALL SITE ACREAGE	372	AVERAGE LOT SIZE	50' x 110'	PROJECT BOUNDARY BUFFER (MF)	10'
PROJECT ADDRESS	Gray Bridge Road	SINGLE FAMILY ACREAGE	234.8	SMALLEST LOT SIZE	40' x 110'	STREET BUFFER	8' REQUIRED TAR LANDING ROAD
PROJECT ACREAGE	288 (Brunswick Co.)	TOWN HOUSE ACREAGE	20	PARKING CALCULATIONS	2 /RESIDENTIAL UNITS	EXTERNAL ACCESS	6 POINTS PROVIDED
EXISTING ZONING	CO R7500	MULTI-FAMILY ACREAGE	22.5	PARKING CALCULATIONS SINGLE FAMILY	2/UNIT - 1090 PROVIDED	ROADWAYS WITHIN BOUNDARY	PRIVATE
ZONING AND LAND USE ADJ. PROPERTIES	CO R7500, CO RR CO 5BR6000, CO R6000, SH-MF10	COMMERCIAL ACREAGE	0	174 TOTAL - 2/UNIT		LINK/NODE RATIO	56 LINKS/41NODES
WETLAND ACREAGE	74.9	REQUIRED OPEN SPACE (PUD)	55.8 AC (15%)	348 TOTAL - 2/UNIT		10' UTILITY EASEMENT ON ALL INTERIOR LOTS	
UPLAND ACREAGE	297.1	PROVIDED OPEN SPACE (PUD)	94.08 AC (25%)	600 TOTAL - 2/UNIT		PROPOSED BUILDING HEIGHT	
Parcel ID	300002,1980000205,198J800115,198IC001,198IC002,198JC003	MULTI-FAMILY UNITS	300	650 TOTAL - 2/UNIT		SINGLE FAMILY - 40'	
		TOWN HOUSE UNITS	174			TOWNHOMES - 40'	
		SINGLE FAMILY UNITS	545			MULTI-FAMILY - 40'	
		TOTAL RESIDENTIAL UNITS	1019				
		GROSS DENSITY	2.73				



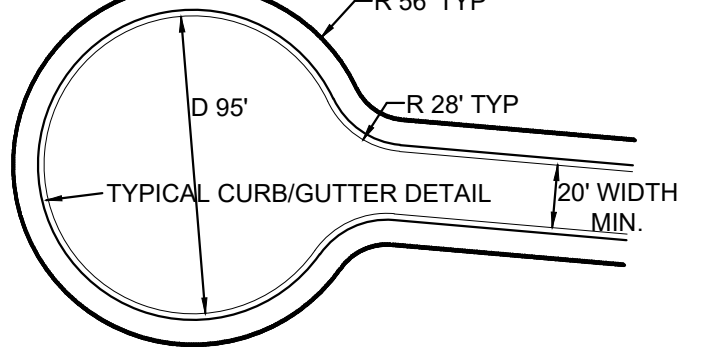
1 TYPICAL SECTION - MEDIAN STREET WITH ON-STREET PARKING (PRIVATE)  
NTS



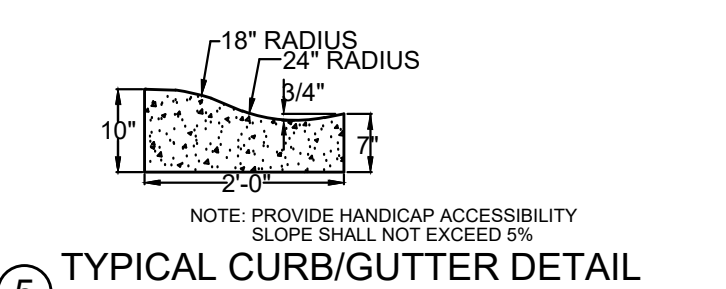
2 TYPICAL SECTION - TWO WAY LOCAL AND COLLECTOR STREETS (PRIVATE)  
NTS



3 TYPICAL SECTION - ONE WAY STREET WITH ON-STREET PARKING (PRIVATE)  
NTS



4 TYPICAL CUL-DE-SAC DETAIL  
NTS

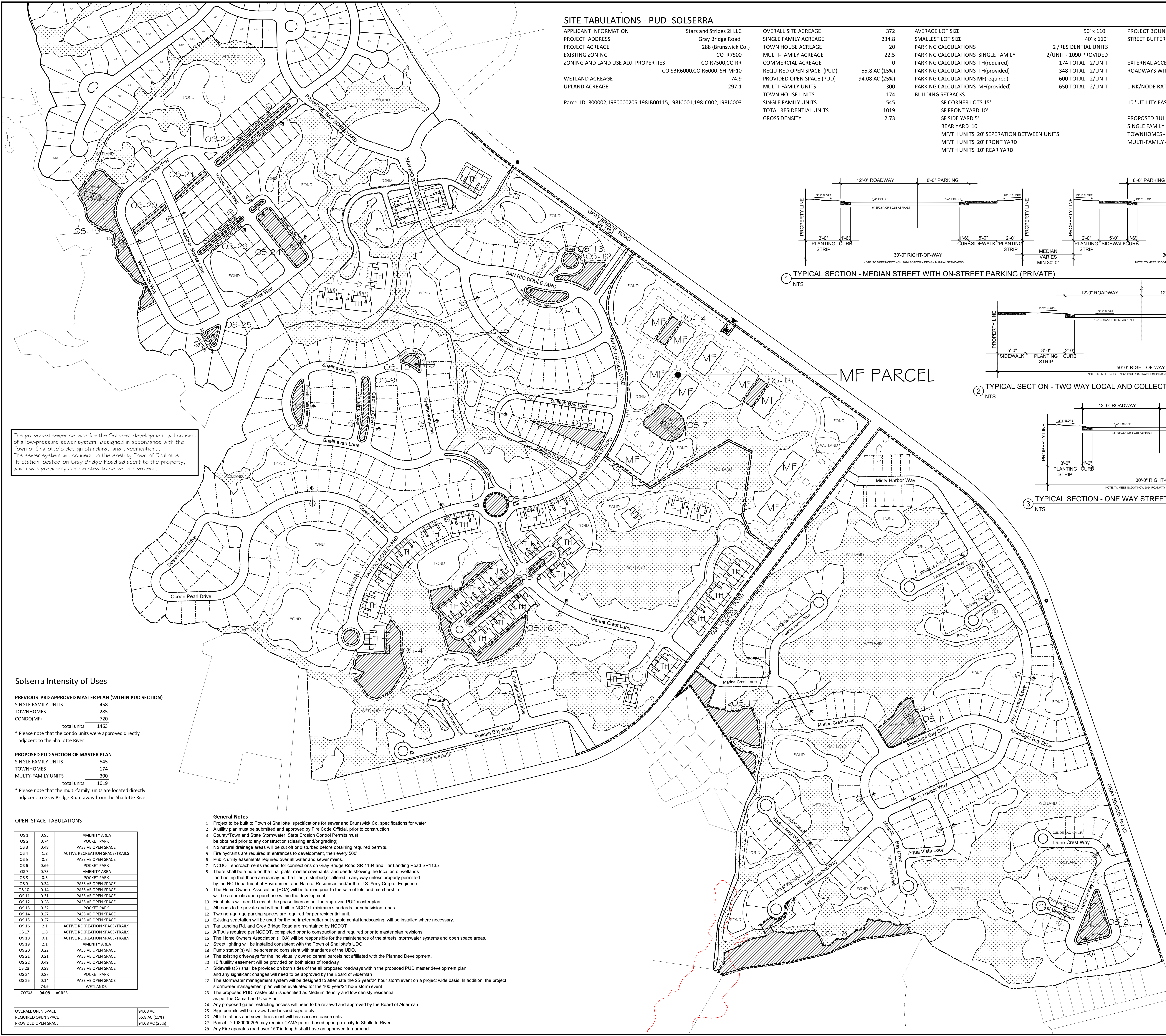
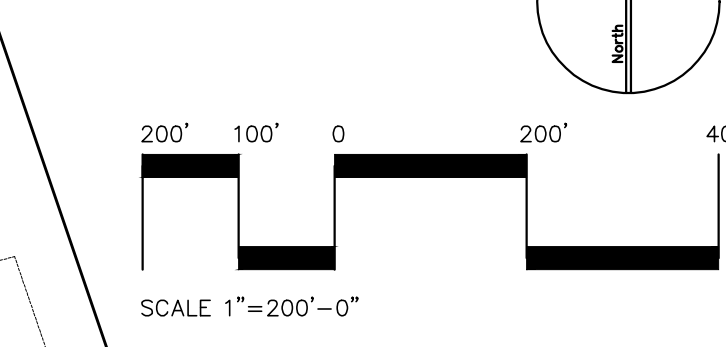


5 TYPICAL CURB/GUTTER DETAIL  
NTS

**Roadway Section 1**  
MARNERS REST ROAD  
CYPRESS WIND WAY  
CRYSTAL SHORES COURT  
BREEZE POINT COURT  
CAPTAINS COVE

**Roadway Section 2**  
WILLOW TIDE WAY  
SEAFARER SHORES LANE  
PARADISE BAY BOULEVARD  
SAN RIO BOULEVARD  
SAPPHIRE TIDE LANE  
SHELLHAVEN LANE  
OCEAN PEARL DRIVE  
MARNER CREST LANE  
MISTY HARBOR WAY  
LASCION BREEZE WAY  
TIDAL CURRENT COURT  
MOONLIT BAY DRIVE  
AQUA VISTA LOOP  
HARBOR MIST WAY  
DUNE CREST WAY  
CORAL VISTA COURT  
HORIZON KEY LOOP

**Roadway Section 3**  
SILVER TIDE TRAIL  
HARBOR FLOW AVENUE  
WHITECAP HAVEN DRIVE  
SALFISH BAY LOOP  
PARADISE DRIFT LANE  
MARINE HORIZON COURT



The proposed sewer service for the Solserra development will consist of a low-pressure sewer system, designed in accordance with the Town of Shallotte's design standards and specifications. The sewer system will connect to the existing Town of Shallotte lift station located on Gray Bridge Road adjacent to the property, which was previously constructed to serve this project.

**Solserra Intensity of Uses**

PREVIOUS PRD APPROVED MASTER PLAN (WITHIN PUD SECTION)	
SINGLE FAMILY UNITS	558
TOWNHOMES	285
CONDO(MF)	720
total units	1463

\* Please note that the condo units were approved directly adjacent to the Shallotte River

PROPOSED PUD SECTION OF MASTER PLAN	
SINGLE FAMILY UNITS	545
TOWNHOMES	174
MULTY-FAMILY UNITS	300
total units	1019

\* Please note that the multi-family units are located directly adjacent to Gray Bridge Road away from the Shallotte River

**OPEN SPACE TABULATIONS**

OS 1	0.93	AMENITY AREA
OS 2	0.74	POCKET PARK
OS 3	0.48	PASSIVE OPEN SPACE
OS 4	1.8	ACTIVE RECREATION SPACE/TRAILS
OS 5	0.3	PASSIVE OPEN SPACE
OS 6	0.66	POCKET PARK
OS 7	0.73	AMENITY AREA
OS 8	0.3	POCKET PARK
OS 9	0.34	PASSIVE OPEN SPACE
OS 10	0.14	POCKET PARK
OS 11	0.31	PASSIVE OPEN SPACE
OS 12	0.28	PASSIVE OPEN SPACE
OS 13	0.32	POCKET PARK
OS 14	0.27	PASSIVE OPEN SPACE
OS 15	0.27	PASSIVE OPEN SPACE
OS 16	2.1	ACTIVE RECREATION SPACE/TRAILS
OS 17	1.8	ACTIVE RECREATION SPACE/TRAILS
OS 18	3.1	ACTIVE RECREATION SPACE/TRAILS
OS 19	2.1	AMENITY AREA
OS 20	0.22	PASSIVE OPEN SPACE
OS 21	0.21	PASSIVE OPEN SPACE
OS 22	0.49	PASSIVE OPEN SPACE
OS 23	0.28	PASSIVE OPEN SPACE
OS 24	0.87	POCKET PARK
OS 25	0.14	PASSIVE OPEN SPACE
	74.9	WETLANDS
<b>TOTAL</b>	<b>94.08</b>	<b>ACRES</b>

- General Notes**
- Project to be built to Town of Shallotte specifications for sewer and Brunswick Co. specifications for water
  - A utility plan must be submitted and approved by Fire Code Official, prior to construction.
  - County/Town and State Stormwater, State Erosion Control Permits must be obtained prior to any construction (clearing and/or grading)
  - No natural drainage areas will be cut off or disturbed before obtaining required permits.
  - Fire hydrants are required at entrances to development, then every 500'
  - Public utility easements required over all water and sewer mains.
  - NC DOT encroachments required for connections on Gray Bridge Road SR 1134 and Tar Landing Road SR 1135
  - 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 Environment and Natural Resources and/or the U.S. Army Corp of Engineers.
  - The Home Owners Association (HOA) will be formed prior to the sale of lots and membership will be automatic upon purchase within the development.
  - Final plats will need to match the phase lines as per the approved PUD master plan
  - All roads to be private and will be built to NC DOT minimum standards for subdivision roads.
  - Two non-garage parking spaces are required for per residential unit.
  - Existing vegetation will be used for the perimeter buffer but supplemental landscaping will be installed where necessary.
  - Tar Landing Rd. and Gray Bridge Road are maintained by NCDOT
  - A TIA is required per NCDOT, completed prior to construction and required prior to master plan revisions
  - The Home Owners Association (HOA) will be responsible for the maintenance of the streets, stormwater systems and open space areas.
  - Street lighting will be installed consistent with the Town of Shallotte's UDO
  - Pump station(s) will be screened consistent with standards of the UDO.
  - The existing driveways for the individually owned central parcels not affiliated with the Planned Development.
  - 10' Utility easement will be provided on both sides of roadway
  - Sidewalk(s) shall be provided on both sides of the all proposed roadways within the proposed PUD master development plan and any significant changes will need to be approved by the Board of Alderman
  - The stormwater management system will be designed to attenuate the 25-year/24 hour storm event on a project wide basis. In addition, the project stormwater management plan will be evaluated for the 100-year/24 hour storm event
  - The proposed PUD master plan is identified as Medium density and low density residential as per the Cama Land Use Plan
  - Any proposed gates restricting access will need to be reviewed and approved by the Board of Alderman
  - Sign permits will be reviewed and issued separately.
  - All lift stations and sewer lines must have access easements
  - Parcel ID 1980000205 may require CAMA permit based upon proximity to Shallotte River
  - Any Fire apparatus road over 150' in length shall have an approved turnaround

**SOLSERRA**

Planned Unit Development:  
Town of Shallotte, North Carolina

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No.	Revision Description	Date
1	TRC Review	January 15, 2025
2	TRC Revisions	January 31, 2025

Sheet Title:  
**PUD Master Plan**

Date: November 28, 2024 Sheet No:  
**L-1**

Project No: 24036