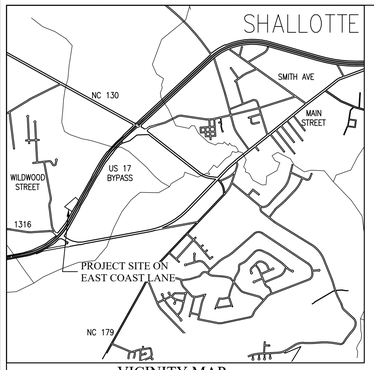
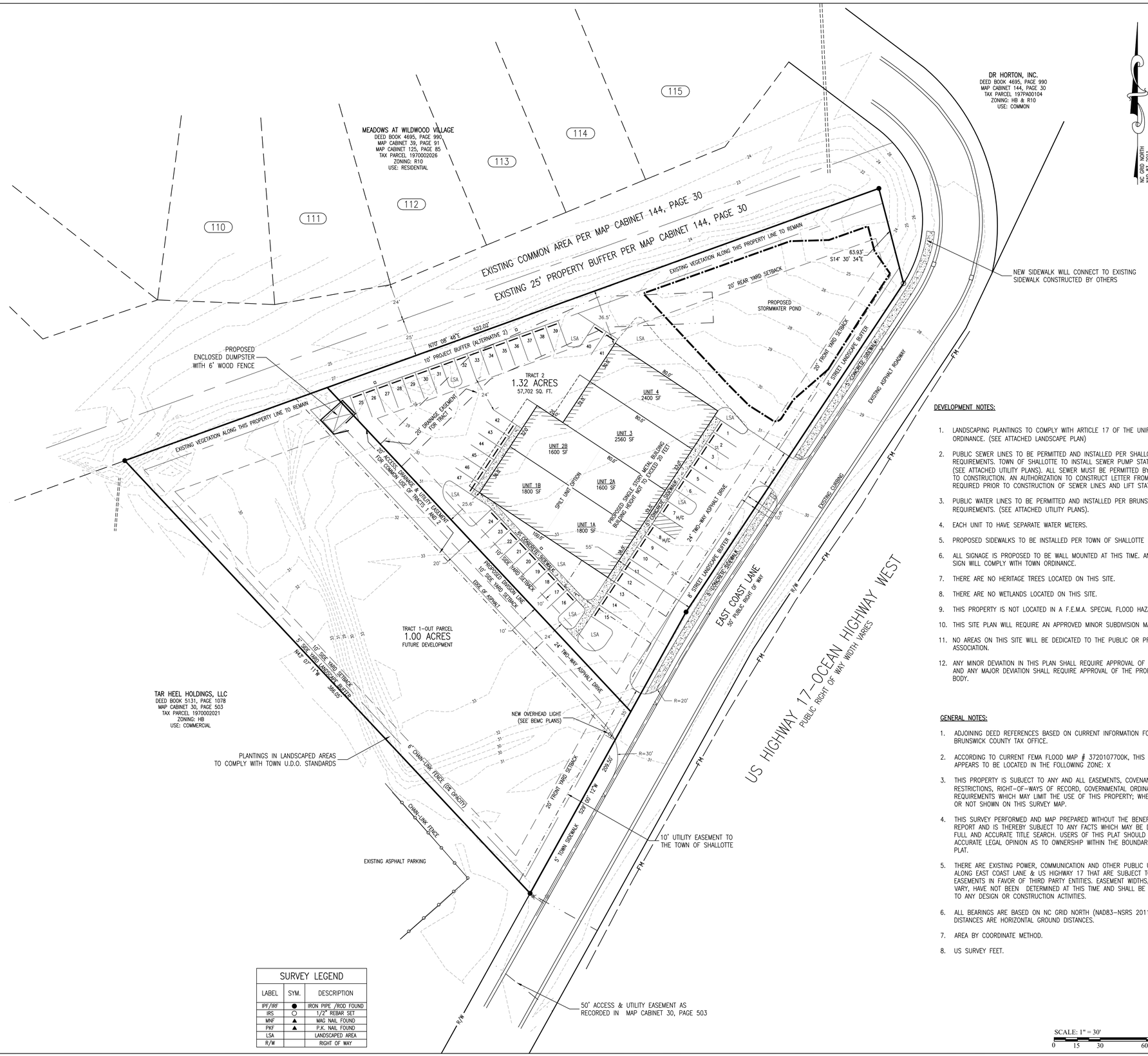


VICINITY MAP
NO SCALE



SCALE: 1" = 30'
0 15 30 60 90

SURVEY LEGEND

LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	▲	MAG NAIL FOUND
PKF	▲	P.K. NAIL FOUND
LSA		LANDSCAPED AREA
R/W		RIGHT OF WAY

SITE INFORMATION:

OWNER & DEVELOPER: **STANLEY INVESTMENT 1, LLC**
POST OFFICE BOX 1560
SHALLOTTE, NC 28459
910-443-3484

TAX PARCEL NUMBER: 1970002005

DEED REFERENCE: BOOK 5052, PAGE 1140

TOTAL PROJECT AREA= 2.32 ACRES (101,171 SF)

CURRENT ZONING

TOWN OF SHALLOTTE: HIGHWAY BUSINESS (HB)
THIS PROJECT IS LOCATED WITHIN SHALLOTTE CITY LIMITS.

BUILDING SETBACKS

FRONT=20', REAR=20', SIDES=10'

MAXIMUM BUILDING HEIGHT=40'

TRAFFIC & PARKING:

TRACT 1: FUTURE DEVELOPMENT

TRACT 2:
TOTAL PARKING SPACES PROVIDED=47 (INCLUDING 2 HANDICAP)
MIN REQUIRED SPACES: 1 PER 375 SF OF GROSS FLOOR AREA= 32
MAX REQUIRED SPACES: 1.5 PER 375 OF GROSS FLOOR AREA=47
ALL SPACES ARE 9' WIDE BY 18' DEEP

NO CONCRETE CURB & GUTTER ON DRIVEWAYS

PROPOSED IMPERVIOUS AREA

TRACT 1:

TOTAL AREA OF TRACT 1=	43,469 SF
FUTURE IMPERVIOUS AREA WITHIN TRACT 1=	33,912 SF (78%)

TRACT 2:

TOTAL AREA OF TRACT 2=	57,702 SF
BUILDING=	11,760 SF
ASPHALT PARKING AREA=	25,829 SF
CONCRETE SIDEWALK=	1,501 SF
PROPOSED IMPERVIOUS AREA WITHIN TRACT 2=	39,090 SF (68%)
*CONCRETE SIDEWALK WITHIN R/W=	1,633 SF

PROPOSED PERMITTED USES UNDER PUBLIC & CIVIC, RECREATION, ENTERTAINMENT, PUBLIC ASSEMBLY, COMMERCIAL SALES & RENTALS, OFFICE AND COMMERCIAL SERVICE

ART STUDIO/ANTIQUES
AUTO GLASS & MIRROR
BAIL BONDING
BARBER & BEAUTY
BOOK STORE
BREWERY
CALL CENTER
CARPET & RUG SALES
CHURCH
CIVIC/FRATERNAL/NON-PROFITS
CLEANING COMPANY
COFFEE SHOP
COMPUTER REPAIR
CONTRACTOR-HVAC
CONTRACTOR-BUILDER
(ATTORNEY/ENGINEER/HEALTH)
CONTRACTOR-ELECTRICAL
CONTRACTOR-GUTTERS
CONTRACTOR-PLUMBER
CONTRACTOR-SPECIAL TRADES
DANCE STUDIO
DAY CARE
DIALYSIS CENTER
DRY CLEANERS
DOORS & WINDOWS
DRUG REHAB (OUT-PATIENT)
ELECTRONIC DATA PROCESSING
EVENT MANAGEMENT
FARM SUPPLY
FLORIST
FOOD BANK
FOOD SERVICE
FURNITURE REPAIR
GAMING ENTERTAINMENT
GOVERNMENT BUILDINGS
GYM/FITNESS/HEALTH CLUB/SPA
LANDSCAPE COMPANY
LOCKSMITH
MEDICAL RESEARCH/LABORATOTY
PAWN SHOP
PET GROOMING
PET SALE & SUPPLY
PHOTOGRAPHY STUDIO
PRINTING & PUBLISHING
PRIVATE POST OFFICE
PRIVATE SCHOOL
PROFESSIONAL OFFICE

PROPERTY MAINTENANCE
REALTOR
REPAIR SHOP (SMALL APPLIANCES)
RETAIL SALES
SECURITY COMPANY
VACATION RENTAL SUPPLY
VETERINARY
WHOLESALE MERCHANTS
WINE SHOP

DEVELOPMENT NOTES:

1. LANDSCAPING PLANTINGS TO COMPLY WITH ARTICLE 17 OF THE UNIFIED DEVELOPMENT ORDINANCE. (SEE ATTACHED LANDSCAPE PLAN)
2. PUBLIC SEWER LINES TO BE PERMITTED AND INSTALLED PER SHALLOTTE UDO REQUIREMENTS. TOWN OF SHALLOTTE TO INSTALL SEWER PUMP STATION. (SEE ATTACHED UTILITY PLANS). ALL SEWER MUST BE PERMITTED BY THE STATE PRIOR TO CONSTRUCTION. AN AUTHORIZATION TO CONSTRUCT LETTER FROM THE STATE IS REQUIRED PRIOR TO CONSTRUCTION OF SEWER LINES AND LIFT STATIONS.
3. PUBLIC WATER LINES TO BE PERMITTED AND INSTALLED PER BRUNSWICK COUNTY REQUIREMENTS. (SEE ATTACHED UTILITY PLANS).
4. EACH UNIT TO HAVE SEPARATE WATER METERS.
5. PROPOSED SIDEWALKS TO BE INSTALLED PER TOWN OF SHALLOTTE DESIGN STANDARDS.
6. ALL SIGNAGE IS PROPOSED TO BE WALL MOUNTED AT THIS TIME. ANY FREE-STANDING SIGN WILL COMPLY WITH TOWN ORDINANCE.
7. THERE ARE NO HERITAGE TREES LOCATED ON THIS SITE.
8. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
9. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. SPECIAL FLOOD HAZARD ZONE.
10. THIS SITE PLAN WILL REQUIRE AN APPROVED MINOR SUBDIVISION MAP.
11. NO AREAS ON THIS SITE WILL BE DEDICATED TO THE PUBLIC OR PROPERTY OWNERS ASSOCIATION.
12. ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER GOVERNING BODY.

GENERAL NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. ACCORDING TO CURRENT FEMA FLOOD MAP # 3720107700K, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: X
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY; WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY MAP.
4. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREBY SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
5. THERE ARE EXISTING POWER, COMMUNICATION AND OTHER PUBLIC UTILITY LINES ALONG EAST COAST LANE & US HIGHWAY 17 THAT ARE SUBJECT TO UTILITY EASEMENTS IN FAVOR OF THIRD PARTY ENTITIES. EASEMENT WIDTHS, WHICH MAY VARY, HAVE NOT BEEN DETERMINED AT THIS TIME AND SHALL BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION ACTIVITIES.
6. ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83-NSRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. AREA BY COORDINATE METHOD.
8. US SURVEY FEET.

Revisions
10-03-2024: REVISED PER TOWN OF SHALLOTTE TRC COMMENTS

COASTALGEOMATICS
LAND SURVEYING · MAPPING · PLANNING
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Mailing Address: Post Office Box 1560, Shallotte, NC 28459
Telephone: 910-356-1800 ~ www.coastalgeomatics.com
Firm License # P-2248

COMMERCIAL SITE PLAN:

COASTAL BUSINESS PARK

4636 EAST COAST LANE, SHALLOTTE, NORTH CAROLINA

Date: 08-16-2024
Scale: 1"=30'
Drawn By: CDS
Checked By: CDS

TOWNSHIP: SHALLOTTE
COUNTY: BRUNSWICK
STATE: NC

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

SITE PLAN

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PROJECT NO. 2212-33