

(NOT TO SCALE)

SEGi  
5315 S. COLLEGE ROAD,  
SUITE E  
WILMINGTON, NC 28412

| INDEX OF SHEET                  |          |
|---------------------------------|----------|
| DESCRIPTION                     | SHT. No. |
| COVER SHEET                     | C-100    |
| BOUNDARY AND TOPOGRAPHIC SURVEY | 01 OF 02 |
| BOUNDARY AND TOPOGRAPHIC SURVEY | 02 OF 02 |
| PLANNED UNIT DEVELOPMENT PLAN   | C-300    |
| PRELIMINARY UTILITIES PLAN      | C-400    |
| PRELIMINARY GRADING PLAN        | C-500    |
| FIRE TRUCK TURN EXHIBIT         | C-600    |

**NOT FOR  
CONSTRUCTION**

[illegible]



**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

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

HUMABUILT  
DEVELOPMENT

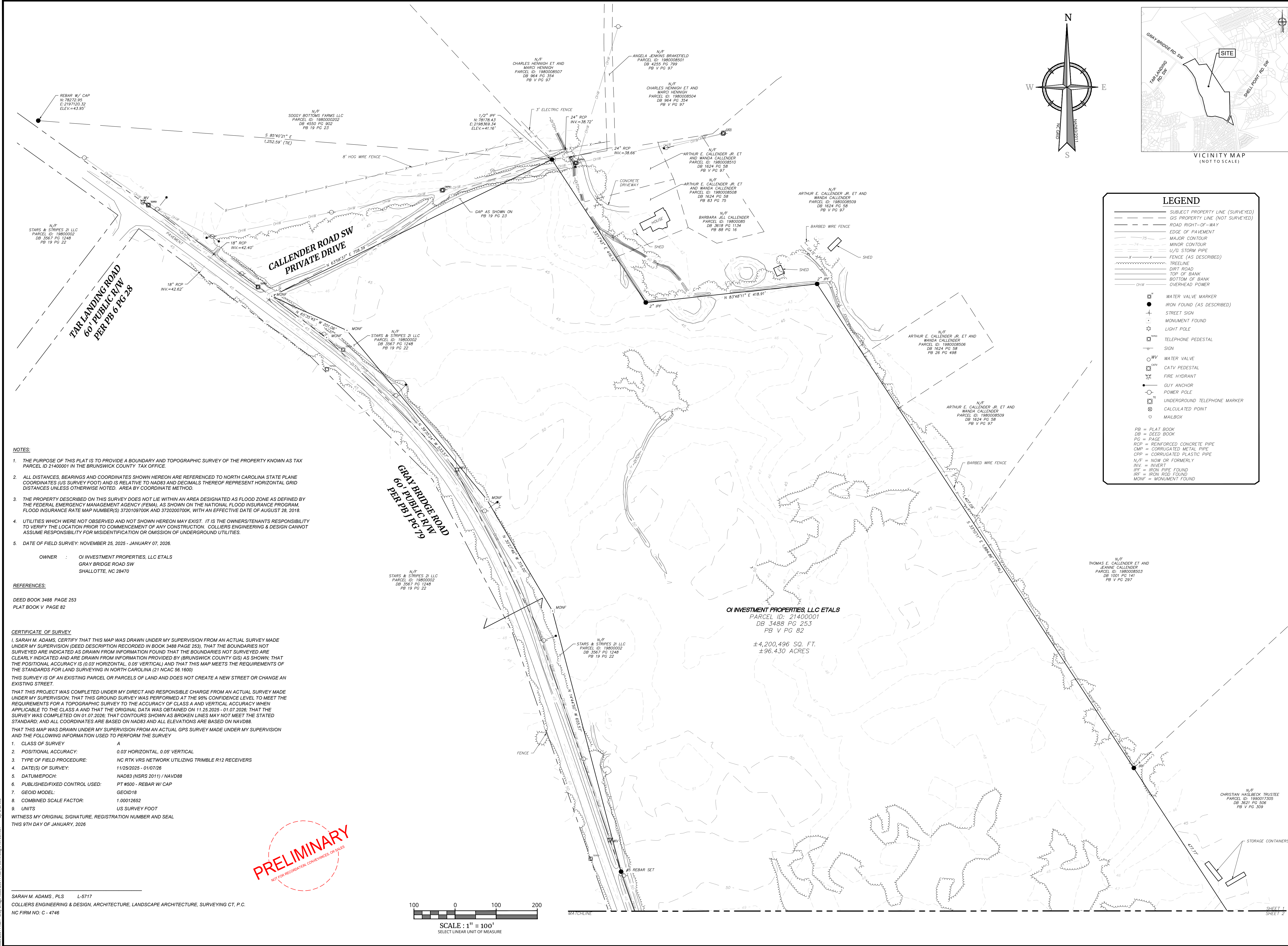
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PLANNED UNIT DEVELOPMENT  
PLAN

GRAY BRIDGE RD

TOWN OF SHALLOTTE  
BRUNSWICK COUNTY  
NORTH CAROLINA

|                                                                                                     |                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <b>RALEIGH</b><br>2000 Regency Parkway,<br>Suite 295<br>Cary, NC 27518<br>Phone: 919.439.6082<br><b>COLLIERS ENGINEERING &amp; DESIGN,</b><br><b>ARCHITECTURE, LANDSCAPE ARCHITECTURE,</b><br><b>SURVEYING, CT P.C.</b> |
| <b>ENGINEERING<br/>&amp; DESIGN,</b><br>Architecture, Landscape Architecture,<br>Surveying, CT P.C. |                                                                                                                                                                                                                         |
| <b>DRAWN BY:</b><br>SCALE: <b>AS SHOWN</b>                                                          | <b>ST</b>                                                                                                                                                                                                               |
| <b>DESIGNED BY:</b><br><b>ST</b>                                                                    | <b>AEM</b>                                                                                                                                                                                                              |
| <b>DATE ISSUED:</b><br><b>07/14/2026</b>                                                            | <b>PROJECT NUMBER:</b><br><b>25011192A</b>                                                                                                                                                                              |
| <b>SHEET NAME:</b>                                                                                  |                                                                                                                                                                                                                         |
| <b>COVER SHEET</b>                                                                                  |                                                                                                                                                                                                                         |
| <b>DRAWING NUMBER:</b>                                                                              |                                                                                                                                                                                                                         |
| <b>C-100</b>                                                                                        |                                                                                                                                                                                                                         |



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

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

| LEGEND                                                                                                                                                                                                                                                             |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                                                                                                                                                                                                                                                                    | SUBJECT PROPERTY LINE (SURVEYED) |
|                                                                                                                                                                                                                                                                    | GIS PROPERTY LINE (NOT SURVEYED) |
|                                                                                                                                                                                                                                                                    | ROAD RIGHT-OF-WAY                |
|                                                                                                                                                                                                                                                                    | EDGE OF PAVEMENT                 |
|                                                                                                                                                                                                                                                                    | MAJOR CONTOUR                    |
|                                                                                                                                                                                                                                                                    | MINOR CONTOUR                    |
|                                                                                                                                                                                                                                                                    | U/G 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                       |
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|                                                                                                                                                                                                                                                                    | CALCULATED POINT                 |
|                                                                                                                                                                                                                                                                    | MAILBOX                          |
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#### NOTES:

- 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.
- 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.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN AN AREA DESIGNATED AS FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER(S) 3720109700K AND 3720200700K, WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
- 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.
- 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 FOUND 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 56.1600)

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

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY: 0.03' HORIZONTAL, 0.05' VERTICAL
- TYPE OF FIELD PROCEDURE: NC RTK VRS NETWORK UTILIZING TRIMBLE R12 RECEIVERS
- DATE(S) OF SURVEY: 11/25/2025 - 01/07/26
- DATUM/EPOCH: NAD83 (NRSR 2011) / NAVD88
- PUBLISHED/FIXED CONTROL USED: PT #500 - REBAR W/ CAP
- GEOID MODEL: GEOID18
- COMBINED SCALE FACTOR: 1.00012652
- 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

PRELIMINARY  
NOT FOR RECORDATION, CONVEYANCES OR SALES

- VERONICA HERRERA AND JORGE V. HERRERA  
PARCEL ID: 2140A0011  
DB 4982 PG 475  
PB J PG 77
- HOMETOWN HOMEBUILDING, LLC  
PARCEL ID: 2140A001  
DB 5359 PG 521  
PB J PG 77
- CLARK MAYES WARE  
PARCEL ID: 2140A002  
DB 742 PG 487  
PB J PG 77
- DAVID CORTES ETUX AND AMAYA ELIDA CASTILLO  
PARCEL ID: 2140A0041  
DB 5105 PG 900  
PB J PG 77

- AMBER NICOLE HAYHURST  
PARCEL ID: 2140A006  
DB 4982 PG 475  
PB J PG 77
- PATSY HUSSEY SPIVEY ETALS  
PARCEL ID: 2140A001  
DB 5359 PG 521  
PB J PG 77
- BOBBY LEE SPIVEY ET AND RITA SPIVEY  
PARCEL ID: 2140A008  
DB 541 PG 615  
PB J PG 77
- MITCHELL V. LANGLEY ETUX AND MARIE M. LANGLEY  
PARCEL ID: 2140A009  
DB 484 PG 726  
PB J PG 77

- PATRICK G. STURGIS  
PARCEL ID: 2140A011  
DB 4114 PG 100  
PB J PG 77
- DAVID AND MARGARET MCKINNON TRUST ETALS  
PARCEL ID: 2140A012  
DB 5419 PG 773  
PB J PG 77
- DAVID AND MARGARET MCKINNON TRUST ETALS  
PARCEL ID: 2140A013  
DB 5419 PG 773  
PB J PG 77
- JANE H. GRAVES  
PARCEL ID: 2140A014  
DB 837 PG 439  
PB J PG 77
- DAVID CORTES ETUX AND AMAYA ELIDA CASTILLO  
PARCEL ID: 2140A004  
DB 5105 PG 900  
PB 153 PG 16

- EDILIO UNCEIL VELASQUEZ DE LEON ETUX AND KREJIN JACINTA LAZO LARIOS  
PARCEL ID: 2140A017  
DB 4945 PG 351  
PB J PG 77
- VALERIE ROSE  
PARCEL ID: 2140A019  
DB 4280 PG 374  
PB J PG 77
- LUCILDA MENDOZ RAMIREZ  
PARCEL ID: 2140A018  
DB 3586 PG 254  
PB J PG 77
- THOMAS PACE SACRA  
PARCEL ID: 214EE01315  
DB 5126 PG 1068  
PB 152 PG 35
- JAMES MICHAEL STIDHAM ETUX AND JANNIA LYNN STIDHAM  
PARCEL ID: 214EE01317  
DB 5435 PG 742

- JAMES MICHAEL STIDHAM ETUX AND JANNIA LYNN STIDHAM  
PARCEL ID: 214EE01318  
DB 5435 PG 742
- JAMES MICHAEL STIDHAM ETUX AND JANNIA LYNN STIDHAM  
PARCEL ID: 214EE01319  
DB 5435 PG 742
- DONNIE GENE MCPREEK  
PARCEL ID: 214EE01320  
DB 3329 PG 433
- FRANKLIN DAVIS LONG  
PARCEL ID: 214EE01321  
DB 1228 PG 1233
- STARS & STRIPES 2B LLC  
PARCEL ID: 21500015  
DB 3509 PG 1194  
PB X PG 148

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PB X PG 148

OI INVESTMENT PROPERTIES, LLC ETALS  
PARCEL ID: 21400001  
DB 3488 PG 253  
PB V PG 82

TRACT B  
±69,959 SQ. FT.  
±1.61 ACRES

| LINE DATA |                 |        |
|-----------|-----------------|--------|
| SEGMENT   | DIRECTION       | LENGTH |
| L1        | N 19° 14' 01" W | 1.97'  |
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| LEGEND                                                                                                                                                                                                                                                             |                                  |
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|                                                                                                                                                                                                                                                                    | TOP OF BANK                      |
|                                                                                                                                                                                                                                                                    | BOTTOM OF BANK                   |
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|                                                                                                                                                                                                                                                                    | WATER VALVE MARKER               |
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- PUBLISHED/FIXED CONTROL USED: PT #500 - REBAR W/ CAP
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- 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

PRELIMINARY  
NOT FOR RECORDATION, CONVEYANCES OR SALES

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PARCEL ID: 2140A0011  
DB 4982 PG 475  
PB J PG 77
- HOMETOWN HOMEBUILDING, LLC  
PARCEL ID: 2140A001  
DB 5359 PG 521  
PB J PG 77
- CLARK MAYES WARE  
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PARCEL ID: 214EE01317  
DB 5435 PG 742

- JAMES MICHAEL STIDHAM ETUX AND JANNIA LYNN STIDHAM  
PARCEL ID: 214EE01318  
DB 5435 PG 742
- JAMES MICHAEL STIDHAM ETUX AND JANNIA LYNN STIDHAM  
PARCEL ID: 214EE01319  
DB 5435 PG 742
- DONNIE GENE MCPREEK  
PARCEL ID: 214EE01320  
DB 3329 PG 433
- FRANKLIN DAVIS LONG  
PARCEL ID: 214EE01321  
DB 1228 PG 1233
- STARS & STRIPES 2B LLC  
PARCEL ID: 21500015  
DB 3509 PG 1194  
PB X PG 148

OI INVESTMENT PROPERTIES, LLC ETALS  
PARCEL ID: 21400001  
DB 3488 PG 253  
PB V PG 82

TRACT B  
±69,959 SQ. FT.  
±1.61 ACRES

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

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

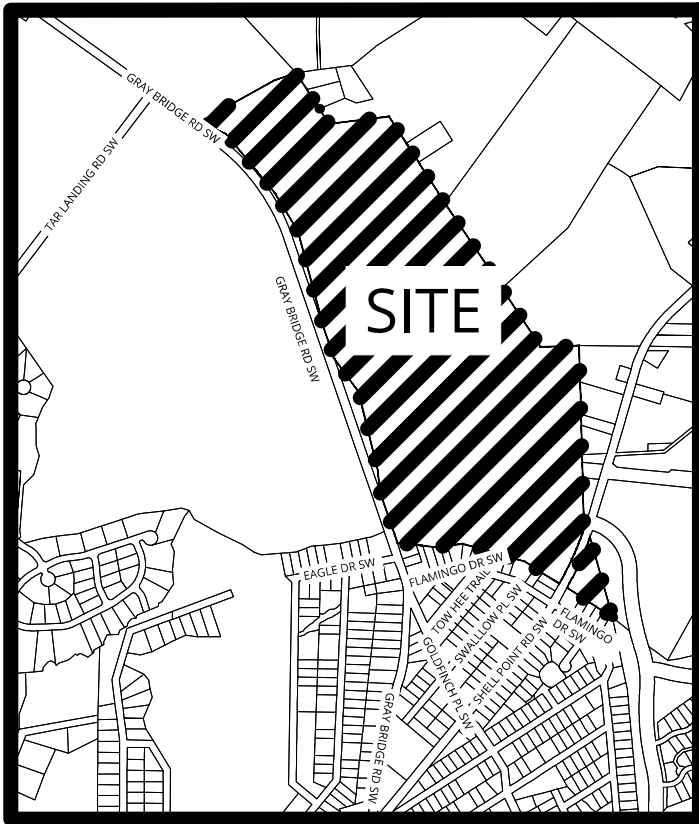
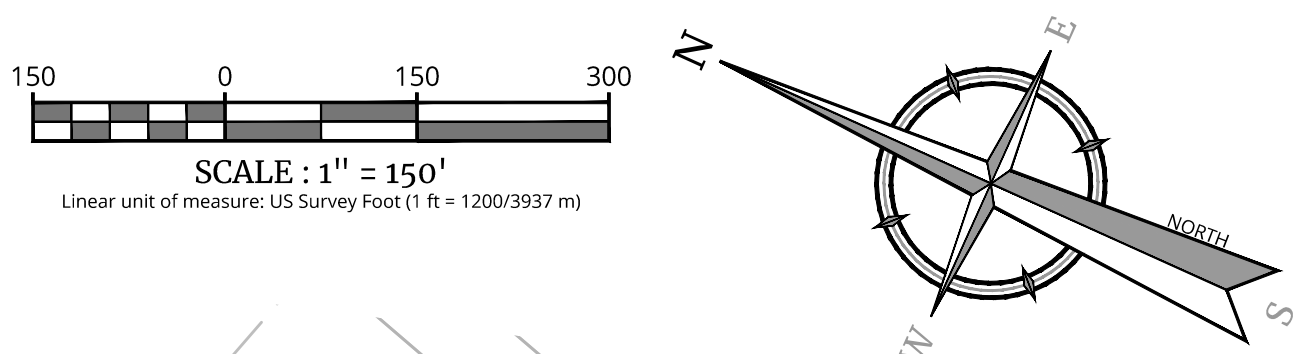
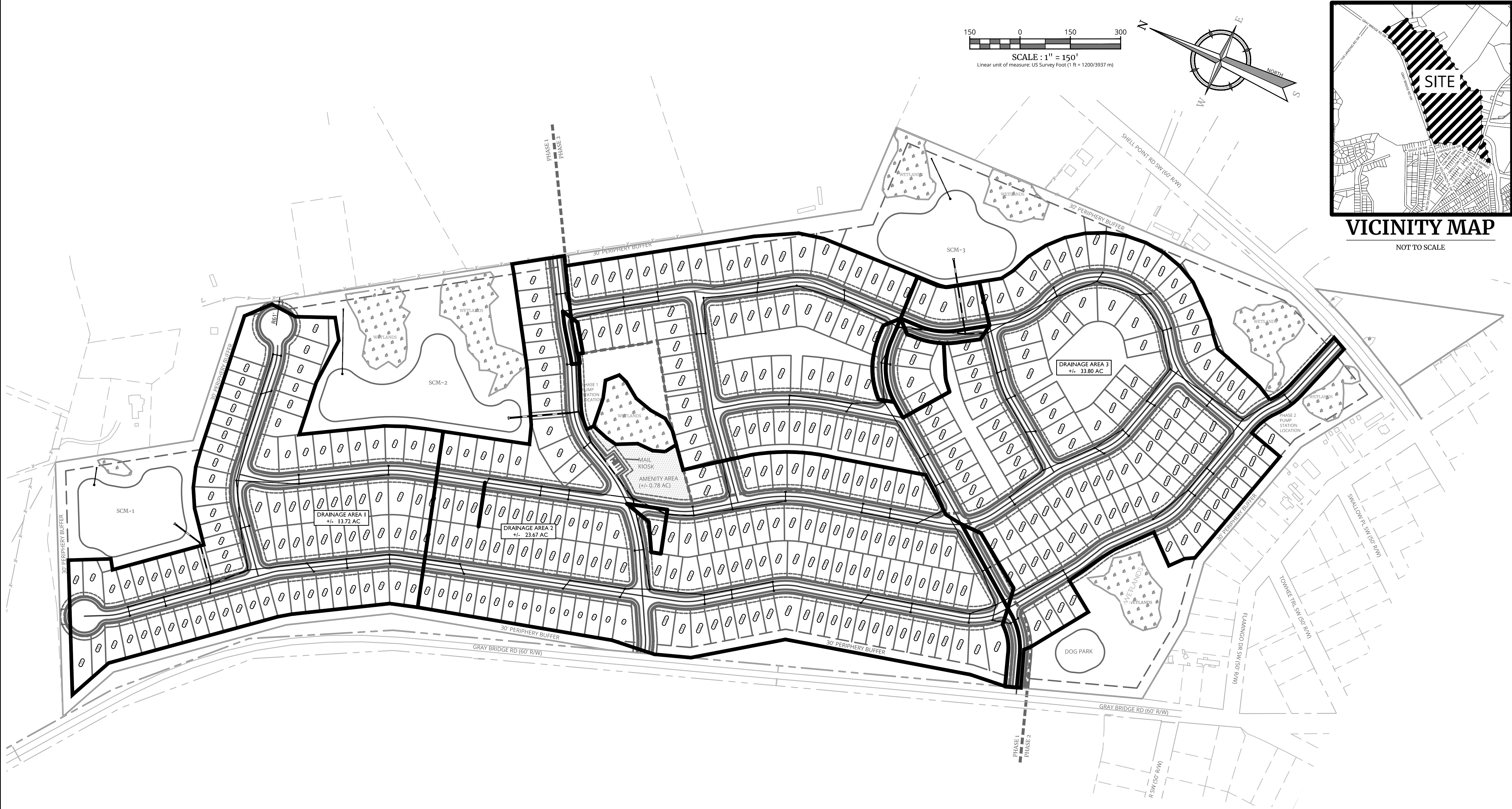
| LEGEND                                                                                                                                                                                                                                                             |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                                                                                                                                                                                                                                                                    | SUBJECT PROPERTY LINE (SURVEYED) |
|                                                                                                                                                                                                                                                                    | GIS PROPERTY LINE (NOT SURVEYED) |
|                                                                                                                                                                                                                                                                    | ROAD RIGHT-OF-WAY                |
|                                                                                                                                                                                                                                                                    | EDGE OF PAVEMENT                 |
|                                                                                                                                                                                                                                                                    | MAJOR CONTOUR                    |
|                                                                                                                                                                                                                                                                    | MINOR CONTOUR                    |
|                                                                                                                                                                                                                                                                    | U/G 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<br>DB = DEED BOOK<br>PG = PAGE<br>RCP = REINFORCED CONCRETE PIPE<br>CMP = CORRUGATED METAL PIPE<br>CPP = CORRUGATED PLASTIC PIPE<br>N/F = NOW OR FORMERLY<br>INV = INVERT<br>IRF = IRON PIPE FOUND<br>IRF = IRON ROD FOUND<br>MONF = MONUMENT FOUND |                                  |

#### NOTES:

- 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.
- 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.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN AN AREA DESIGNATED AS FLOOD ZONE AS







VICINITY MAP  
NOT TO SCALE

NOTES:

1. THIS PROPERTY IS CURRENTLY ZONED R-7500 IN BRUNSWICK COUNTY AND IS BEING SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) IN TOWN OF SHALLOTTE.
2. DEVELOPMENT OF THE PROJECT WILL BE CONSTRUCTED IN 2 PHASES.
3. FUTURE CONNECTION POINTS WITH HAVE A SIGN INDICATING THE POSSIBILITY OF THE FUTURE CONNECTION.
4. EACH LOT WILL HAVE A MINIMUM OF 2 NON GARAGE PARKING SPACES. (OUTSIDE ROW)
5. ALL UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAN IS FOR A PLANNED UNIT DEVELOPMENT SUBMITTAL ONLY AND MAY BE MODIFIED PRIOR TO THE FINAL PLAT RECORDATION.
6. AREAS OF OPEN SPACE WILL PROVIDE CORRIDORS FOR WALKING TRAILS AND GREENWAYS THROUGHOUT THE COMMUNITY.
7. ANY REVISIONS TO THE APPROVED PLANNED DEVELOPMENT WILL BE SUBJECT TO REVIEW AND APPROVAL BY TOWN OF SHALLOTTE'S PLANNING AND ZONING DEPARTMENT AND/OR THE PLANNING BOARD.
8. ALL STREETS WITHIN THIS DEVELOPMENT WILL BECOME TOWN STREETS AND WILL HAVE SIDEWALKS INSTALLED ON ATLEAST ONE SIDE OF THE ROAD.
9. THE WATER AND SEWER SYSTEMS SHOWN ON THIS PLAN IS FOR A PLANNED UNIT DEVELOPMENT SUBMITTAL ONLY AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF SHALLOTTE FOR THE SEWER SYSTEM AND BRUNSWICK COUNTY FOR THE WATER SYSTEM.
10. A FOUR (4") SEWER CLEAN OUT TO BE PROVIDED PER LOT, LOCATION OF THE CLEAN OUT WILL BE OUT OF THE DRIVEWAY.
11. DOUBLE WATER METER BOX TO BE INSTALLED PER LOT.
12. FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND APPROVAL ONLY, THE SANITARY SEWER SYSTEM IS BEING PROPOSED AS A GRAVITY COLLECTION SYSTEMS WITH 8" PVC PIPES TO CONVEY FLOW TO AN ONSITE PUMP STATION. FLOW WILL THEN BE CONVEYED THROUGH A PROPOSED FORCE MAIN, APPROXIMATELY 3300 LF TO A CONNECTION POINT INTO AN EXISTING TOWN OF SHALLOTTE FM ALONG GRAY BRIDGE ROAD.
13. FOR PLANNED UNIT DEVELOPMENT (PUD) AND APPROVAL ONLY, THE WATER SYSTEM TO SERVE THE PROJECT IS PROPOSED AS 8" PVC PIPES THROUGHOUT THE COMMUNITY. ALL FIRE HYDRANTS ARE TO HAVE A MAXIMUM SEPARATION OF 500' BETWEEN EACH FIRE HYDRANT.
14. STREETLIGHTS WILL BE INSTALLED PER TOWN OF SHALLOTTE'S UNIFIED DEVELOPMENT ORDINANCE (UDO).
15. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR THE MAINTENANCE AND UKEEP OF ALL STORMWATER DEVICES, OPEN SPACE, AND AMENITY SITE.
16. A 10' UTILITY EASEMENT (DUE) IS TO BE RECORDED ON EACH LOT ALONG THE OUTSIDE OF THE STREET RIGHT-OF-WAY.
17. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE FINAL AMENITY PLANS PRIOR TO APPROVAL FOR CONSTRUCTION.
18. PROJECT TO BE BUILT PER TOWN OF SHALLOTTE AND BRUNSWICK COUNTY SPECIFICATIONS IN REGARD TO ALL UTILITIES. PLANS MUST BE ENGINEERED AND SUBMITTED TO TOWN OF SHALLOTTE ENGINEERING AND THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION.
19. TOWN AND/OR STATE (NCDEQ) STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUTOFF OR DISTURBED BEFORE OBTAINING PERMITS.

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 COLLIERS 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 IMPERVIOUS 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.

**NOT FOR  
CONSTRUCTION**

**Colliers**

**Engineering  
& Design,**

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

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REV | DATE | DESCRIPTION



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**HUMABUILT  
DEVELOPMENT**

**PLANNED UNIT DEVELOPMENT  
PLAN**

**GRAY BRIDGE RD**

**TOWN OF SHALLOTTE  
BRUNSWICK COUNTY  
NORTH CAROLINA**

**Colliers**

**Engineering  
& Design,**

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

**RALEIGH**

2000 Regency Parkway,  
Suite 295  
Cary, NC 27518  
Phone: 919.439.6082  
**COLLIERS ENGINEERING & DESIGN,  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, CT P.C.**

SCALE:

**AS SHOWN**

DESIGNED BY:

**ST**

DATE ISSUED:

**07/14/2026**

SHEET NAME:

DRAWN BY:

**ST**

REVIEWED BY:

**AEM**

PROJECT NUMBER:

**25011192A**

**PRELIMINARY  
DRAINAGE PLAN**

DRAWING NUMBER:

**C-500**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



# Engineering & Design,

Architecture, Landscape Architecture,  
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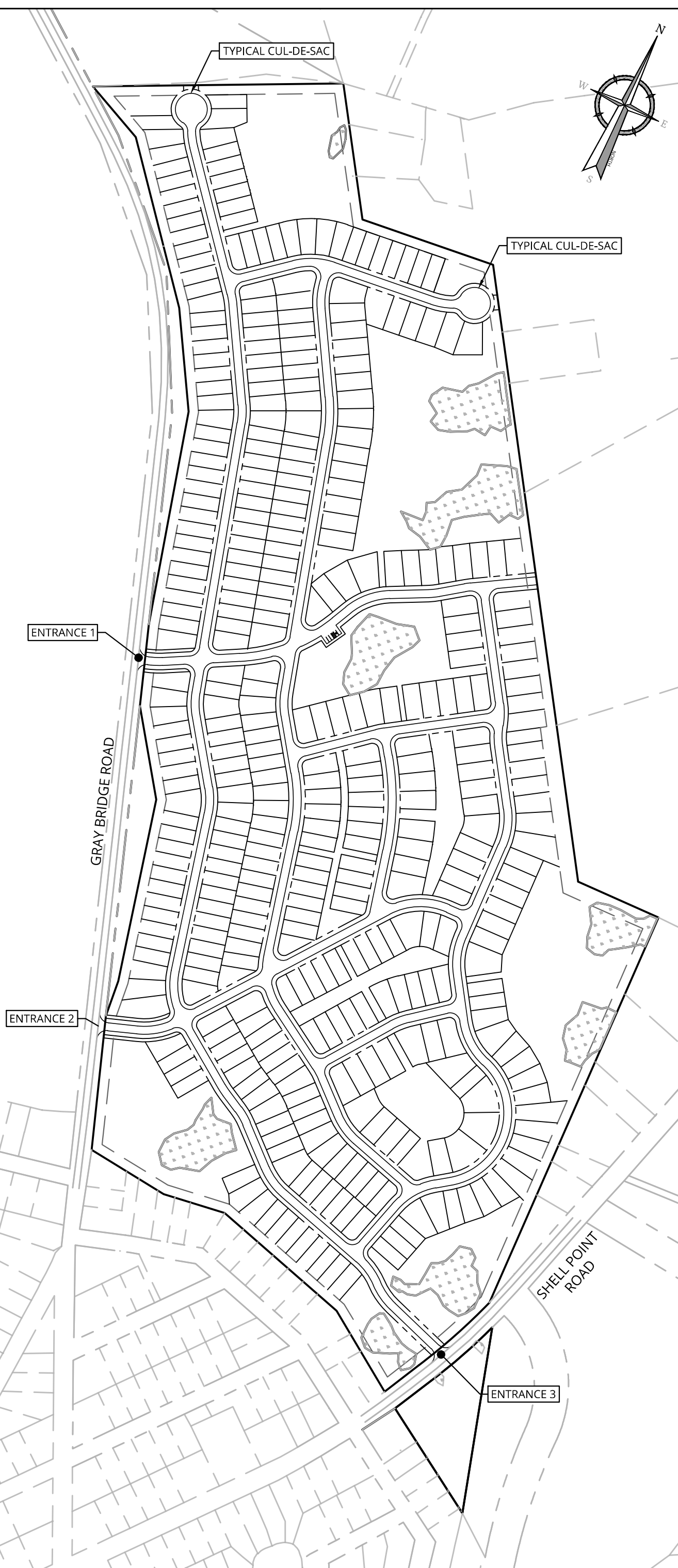


## VICINITY MAP

NOT TO SCALE

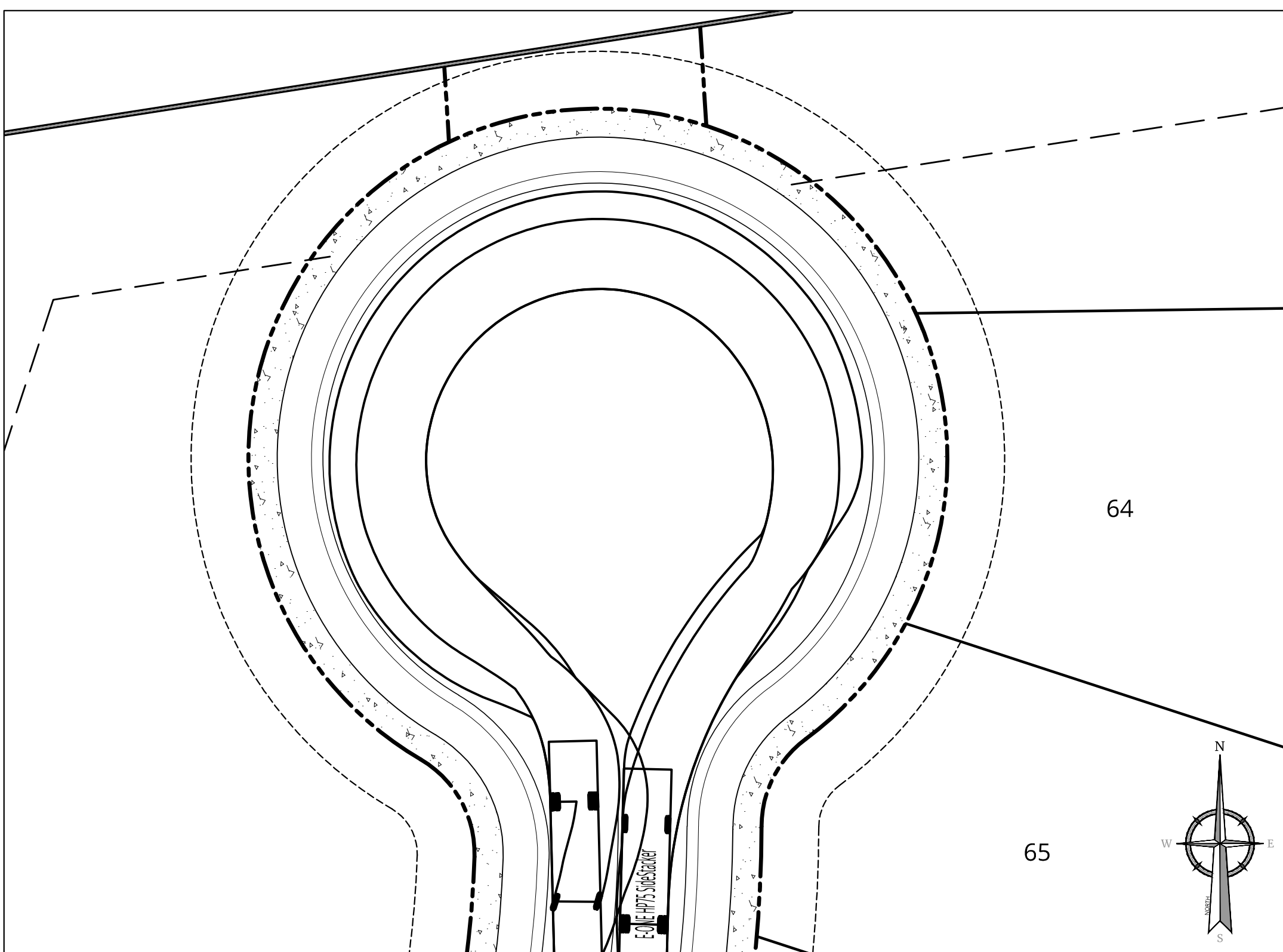
**TRUCK DATA:**

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



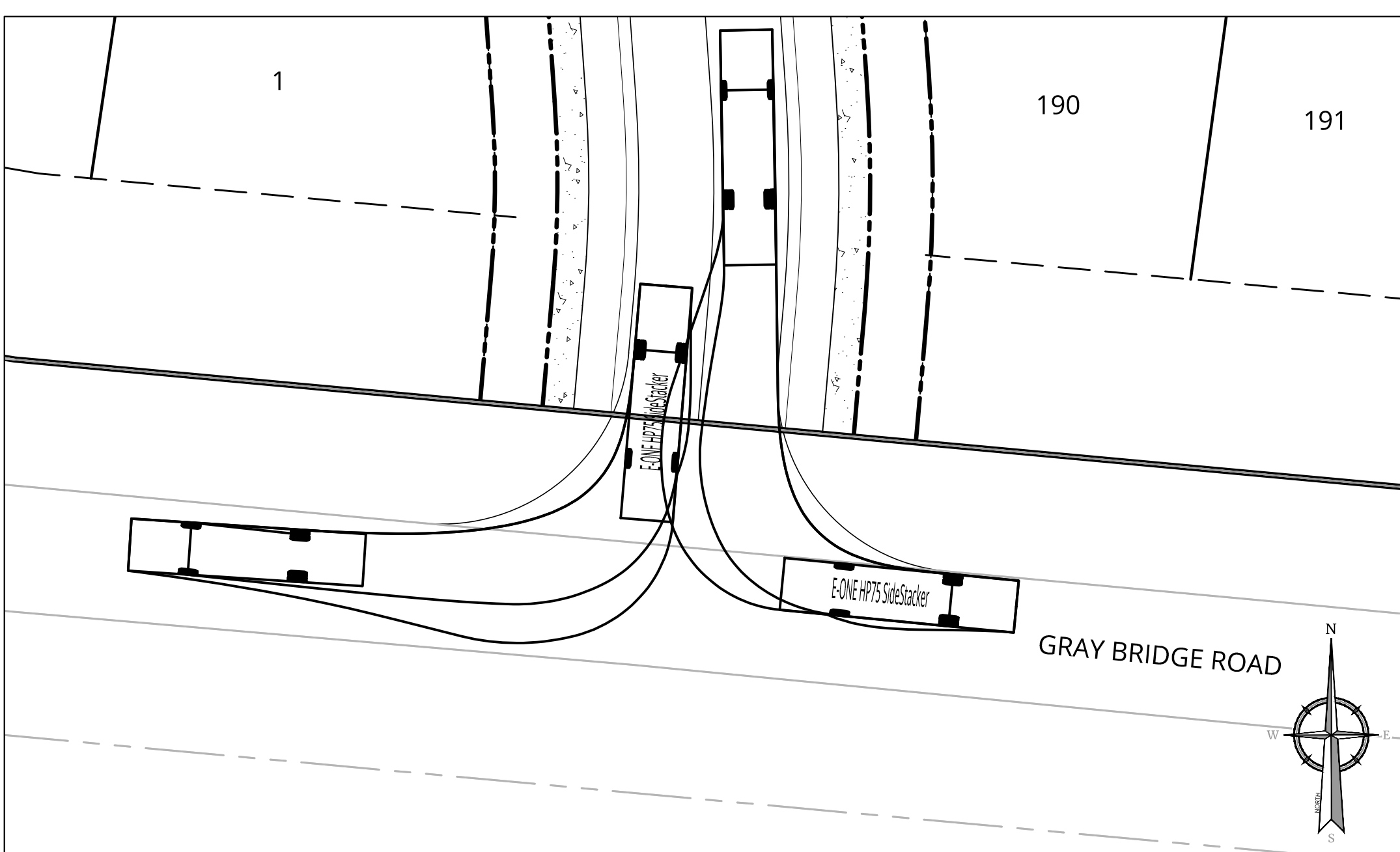
## OVERALL EXHIBIT

NOT TO SCALE



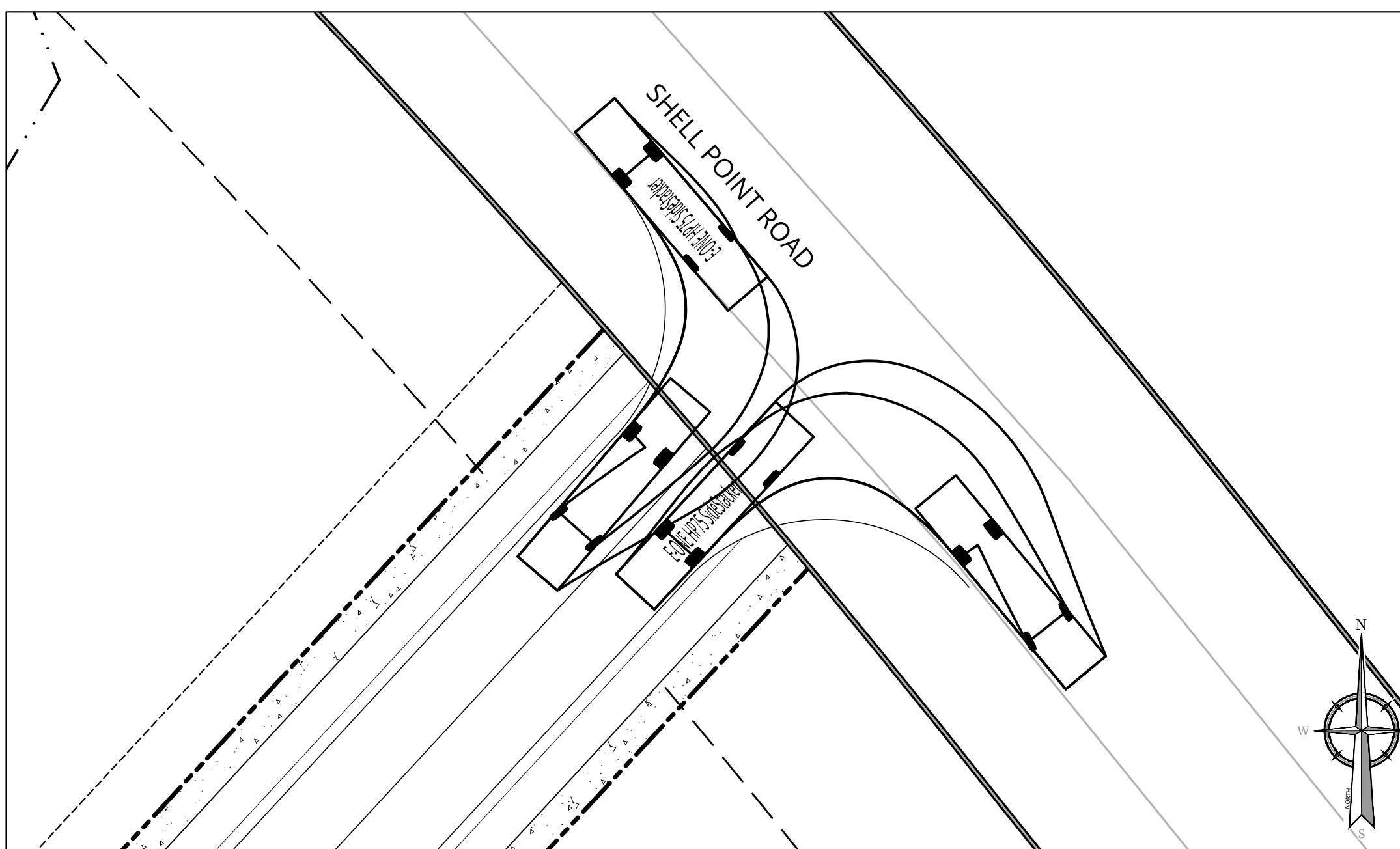
## TYPICAL CUL-DE-SAC

SCALE: 1"=20'



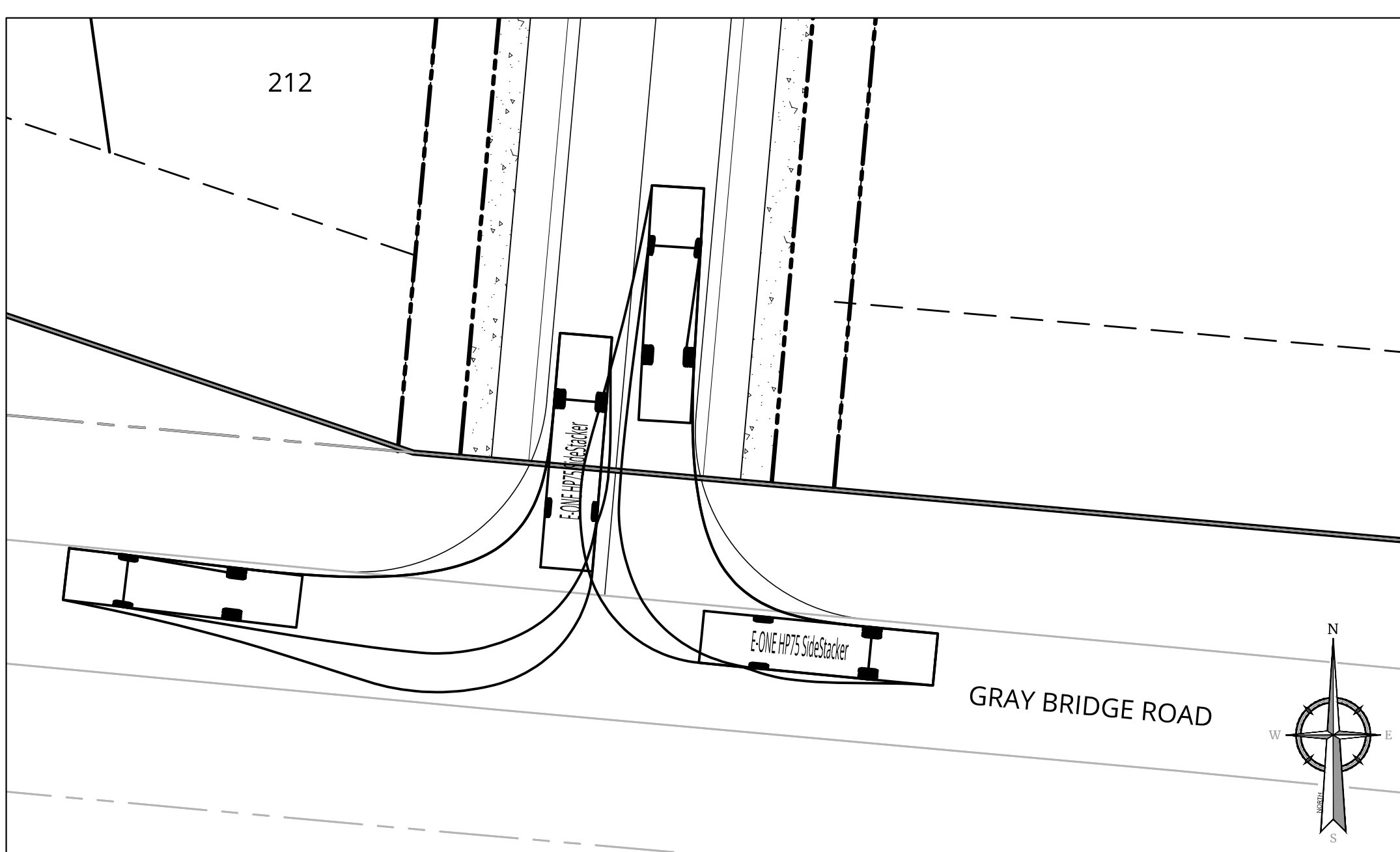
## ENTRANCE

SCALE: 1"=20'



## ENTRANCE 3

SCALE: 1"=20'



## ENTRANCE 2

SCALE: 1"=20'

**NOT FOR  
CONSTRUCTION**

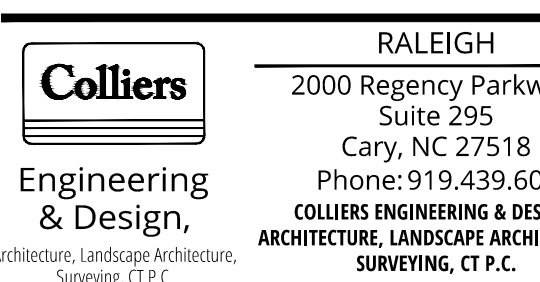
| REV | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 1/1/20  | Initial     |
| 2   | 2/1/20  | Update      |
| 3   | 3/1/20  | Update      |
| 4   | 4/1/20  | Update      |
| 5   | 5/1/20  | Update      |
| 6   | 6/1/20  | Update      |
| 7   | 7/1/20  | Update      |
| 8   | 8/1/20  | Update      |
| 9   | 9/1/20  | Update      |
| 10  | 10/1/20 | Update      |
| 11  | 11/1/20 | Update      |
| 12  | 12/1/20 | Update      |

HUMABUILT  
DEVELOPMENT

## PLANNED UNIT DEVELOPMENT PLAN

## GRAY BRIDGE R

TOWN OF SHALLOT  
BRUNSWICK COUNTY  
NORTH CAROLINA



|                                   |                                    |
|-----------------------------------|------------------------------------|
| SCALE:<br><b>AS SHOWN</b>         | DRAWN BY:<br><b>ST</b>             |
| DESIGNED BY:<br><b>ST</b>         | REVIEWED BY:<br><b>AEM</b>         |
| DATE ISSUED:<br><b>07/14/2026</b> | PROJECT NUMBER:<br><b>25011192</b> |

SHEET NAME:

# FIRE TRUCK TURN EXHIBIT

DRAWING NUMBER:

C-600

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