

VICINITY MAP
NO SCALE

SITE INFORMATION:

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

TAX PARCELS: 1970002005

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

CURRENT ZONING

TOWN OF SHALLOTTE: HIGHWAY BUSINESS

BUILDING SETBACKS

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

MAXIMUM BUILDING HEIGHT=40'

PARKING:

TOTAL PARKING SPACES PROVIDED= 61

ALL SPACES ARE 9' WIDE BY 18' DEEP

PROPOSED IMPERVIOUS AREA

BUILDINGS= 28,042 SF

ASPHALT PARKING= 43,286 SF

CONCRETE SIDEWALK= 5,277 SF (INCLUDING WITHIN R/W)

TOTAL PROPOSED IMPERVIOUS= 76,605 SF (76%)

GENERAL NOTES:

- ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
- ACCORDING TO CURRENT FEMA FLOOD MAP # 3720107700K, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: X
- 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.
- 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.
- 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.
- ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83-NSRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE METHOD.
- US SURVEY FEET.

SUB-SURFACE UTILITY DISCLAIMER:

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUB-SURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUB-SURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP, AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR COASTAL GEOMATICS, PLLC.

D R HORTON, INC
DEED BOOK 4695, PAGE 990
MAP CABINET 39, PAGE 91
MAP CABINET 125, PAGE 85
TAX PARCEL 1970002026
ZONING: R10
USE: RESIDENTIAL

SPIRIT SPE LOAN
PORTFOLIO 20133, LLC
DEED BOOK 3436, PAGE 891
MAP CABINET 30, PAGE 503
TAX PARCEL 1970002021
ZONING: HB
USE: COMMERCIAL

NC GRID NORTH
NAD 83-2011

CONNECT TO
EXISTING SIDEWALK

PROPOSED
STORMWATER POND
(11,779 SF)

EAST COAST LANE
30' PUBLIC RIGHT OF WAY

US HIGHWAY 17-OCEAL HIGHWAY WEST
PUBLIC RIGHT OF WAY WIDTH Varies

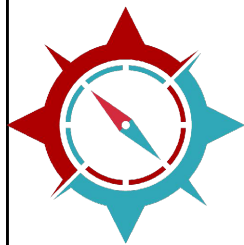
50' ACCESS & UTILITY EASEMENT AS
RECORDED IN MAP CABINET 30, PAGE 503

SURVEY LEGEND		
LABEL	SYM.	DESCRIPTION
IPE/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	○	MAG NAIL FOUND
PKF	○	P.K. NAIL FOUND
MNS	△	MAG NAIL SET
CMF	■	CONC. MON. FOUND
CSPK	⊕	COTTON SPIKE
PNS	⊗	POINT NOT SET
TBM	⊕	TEMPORARY BENCHMARK
FFE	⊕	FINISHED FLOOR ELEV.
CATV	⊗	CABLE TV PEDESTAL
TPED	⊗	TELEPHONE PEDESTAL
TMH	⊗	TELEPHONE MANHOLE
FOP	⊕	FIBER OPTIC POST
FOP	⊕	FIBER OPTIC BOX
ICV	⊗	IRRIGATION VALVE
PP	○	POWER POLE
EB	⊕	ELECTRIC BOX
LP	⊗	LIGHT POLE
SMH	⊗	SEWER MANHOLE
SCO	⊗	SEWER CLEANOUT
SV	⊗	SEWER VALVE
RPZ	⊗	REDUCED PRESSURE ZONE
FH	⊕	FIRE HYDRANT
WM	⊕	WATER METER
WF	⊗	WETLAND FLAG
GS	⊗	SPOT ELEVATION
GUY	⊗	GUY WIRE
CB	⊗	CATCH BASIN
INV.	⊗	INVERT OF PIPE
OHE	⊗	OVERHEAD ELECTRIC
R/W	⊗	RIGHT OF WAY

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

Revisions

COASTALGEOMATICS
LAND SURVEYING • MAPPING • PLANNING



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Firm License #
P-2248

PRELIMINARY SITE PLAN:

STANLEY INVESTMENT 1, LLC

EAST COAST LANE, SHALLOTTE, NORTH CAROLINA

Date: 10-23-2023

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-OPTION 7