

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: October 4, 2021

Agenda Item: 6C	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: September 29, 2021
Subject: Barefoot Resort PDD and Townhomes at Barefoot Resort [Z-21-15]	Division: Planning and Development

**Background:**

The 4.76-acre parcel was originally planned to house up to 11 multi-family buildings with a total of 120 dwelling units. On June 2, 2014, City Council approved a major PDD amendment revising the parcel to site a 138-room Wyndham hotel and restaurant as well as a separate 20-unit multi-family building. City Council held a workshop on an earlier version of this proposal on July 14, 2021.

**Proposed Changes:**

The applicant has submitted an amendment to the Barefoot Resort PDD revising the hotel/multi-family site into a 57-unit Townhome project through changes to the master plan, elevations, and narrative. The 57 townhomes will be built in 10 phases (1 phase per building) fronting an internally organized 40' right-of-way with sidewalk along one side. A four-foot-high hedge will separate the development from Barefoot Resort Bridge Road, and six guest parallel parking spaces are provided within the right-of-way. In response to previous staff comments, the applicant has provided a landscape plan for the development, in addition to the previously submitted exhibits.

**Planning Commission Action:**

The planning commission conducted a public hearing on August 17, 2021 and voted unanimously to approve the request. Public comments brought up at the meeting included concern over losing a large hotel site and its effect on the City's sports tourism, loss of accommodations tax revenue, concern on overcrowding at the Dye Estates pool, and worries that the project did not include enough on-site amenities.

**Recommended Action:**

Approve the proposed ordinance on second reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney

**Council Action:**

Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH  
PROVIDING THAT THE CODE OF ORDINANCES, CITY OF  
NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED  
BY REVISING THE BAREFOOT RESORT PLANNED  
DEVELOPMENT DISTRICT (PDD) CONCERNING THE  
TOWNHOMES AT BAREFOOT RESORT ON LOT 61-B OFF  
BAREFOOT RESORT BRIDGE ROAD.**

**Section 1:**

That the Barefoot Resort Planned Development District be amended to include updated plan, elevations, and narrative for the Townhomes at Barefoot Resort as depicted in Exhibit A attached and included in this ordinance.

**Section 2:**

That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED:

\_\_\_\_\_  
City Manager

FIRST READING: 9.20.2021  
SECOND READING: 10.4.2021

ORDINANCE: 21-38

**BAREFOOT RESORT & GOLF PLANNED DEVELOPMENT DISTRICT**

**THE TOWNHOMES AT BAREFOOT RESORT**

**PDD AMENDMENT**

**DEVELOPMENT REGULATIONS**

**August 9, 2021**

**INTRODUCTION**

The Townhomes at Barefoot Resort (the “***Project***”) is envisioned as residential enclave adjacent to the driving range and practice facilities for the Three (3) public play golf courses within Barefoot Resort & Golf Planned Development District, within the City of North Myrtle Beach, South Carolina (the “***City***”). This district is intended to include Fifty Seven (57) attached fee simple townhomes on One (1) separate parcel, identified as Horry County TMS/PIN No.: 155-00-01-125/390-04-01-0039, totaling approximately 4.76 acres, the boundary survey of which is included as **Exhibit “A”**, in an Exhibit Supplement submitted with this amendment, the parcel fronts on, Barefoot Resort Bridge Road, a Public Right-of-Way. The parcel is bounded by Barefoot Resort Bridge Road and a spoil basin for Reach 8 of the Atlantic Intracoastal Waterway which is operated as a golf practice facility.

**PROJECT DEVELOPER**

This parcel, being a small portion of the Barefoot Resort & Golf Planned Development District (“***PDD***”), is currently owned by Vermex Hotels LLC, a South Carolina limited liability company (“***Vermex***”), the proposed developer is Pulte Home Company, LLC, a Michigan limited liability company (“***Pulte***”), its successors and assigns being sometimes referred to as “***Developer***”. The Project is being built in up to Ten (10) separate sub-phases of a single phase of development, and marketing for sale as primary and second home residences.

**MASTER SITE PLAN AMENDMENT**

The most recent amendment to the Master Plan for the PDD indicated the area on which the Project is to be constructed as a hotel, restaurant and condominium building, and the original PDD Master Plan indicated the area as a golf practice facility. The amendment to the Master Plan for the PDD, which is included as **Exhibit “B”**, in an Exhibit Supplement submitted with this Amendment and shall replace any prior plan, and shall be deemed the controlling plan for this portion of the Master Plan for the PDD, together with this narrative, unless and until further amended.

**PROJECT PHASING**

The Project is anticipated to be developed in Ten (10) separate sub-phases, each of such sub-phases consisting of a single building, and a total of Ten (10) separate buildings, the smallest of which

will include Four (4) subdivided attached fee simple townhomes, and the largest of which will include Six (6) subdivided attached fee simple townhomes. Sub-Phase 1 will consist of Four (4) subdivided attached fee simple townhomes. Sub-Phase 2 through Sub-Phase 10 will each consist of Six (6) subdivided attached fee simple townhomes. Sub-Phase 1 through Sub-Phase 10 may be constructed in any order, as the demand for occupancy occurs, and more than one Phase may be constructed simultaneously. The anticipated build-out schedule for the entire Project is Four (4) years, based upon One (1) Sub-Phase being constructed in the first year, and not less than One (1) additional Sub-Phase being constructed approximately every Six (6) months thereafter, although the actual build-out schedule may be accelerated based upon demand. The Phasing Plan for the Project is included as **Exhibit “C”**, in an Exhibit Supplement submitted with this Amendment.

The Project will include a Forty (40’) foot Public Right-of-Way, with a Twelve (12) foot travel line in each direction, One and One-Half (1.5’) Feet on each side of the travel lane for curb and gutter, and an additional variable width on each side of the travel lane for utilities, sidewalks and other facilities servicing the residents of the Project as shown on **Exhibit “B”** and **Exhibit “D”**. The Public Right-of-Way will be constructed in a single phase. A Cross Section of the Public Right-of-Way is included as **Exhibit “D”**, in an Exhibit Supplement submitted with this Amendment. The street design of the Public Right-of-Way is not consistent with the Development Standards of the City, but is consistent with the PDD.

### **DEVELOPMENT DESCRIPTION**

The location of the Project is prominent as it fronts on Barefoot Resort Bridge Road, and it is both near the entrance to and abuts the golf practice facility. In an effort to protect the privacy of the residents of the Project, and to avoid direct exposure to homes fronting on Barefoot Resort Bridge Road, an opaque landscape hedge of not less than Four (4) feet in height, will be installed along the boundary of Barefoot Resort Bridge Road, in order to provide adequate screening at maturity.

Architecturally the Project borrows heavily from regional influences of South Carolina’s Low Country, which is consistent with the PDD, while also incorporating materials that are suitable for and durable enough to withstand the demands of commercial activity. The Public Right-of-Way concept of the Project, is visually appealing, and serves the residents of the Project while maintaining privacy and discouraging through traffic from visitors traveling along Barefoot Resort Bridge Road. Because the Public Right-of-Way is a interior roadway, residents may back into the Public Right-of-Way from their homes, which would not be allowed on a higher traffic arterial roadway.

A sidewalk will be located within the Public Right-of-Way, in order to separate vehicular and pedestrian traffic. The internal sidewalk will connect to the sidewalk along Barefoot Resort Bridge Road to enhance the effectiveness of the landscaping and berm.

Street trees and street lighting will alternate along the Public Right-of-Way, with street trees occurring every other Lot, on opposite sides of the Public Right-of-Way. Street lighting will also alternate, the spacing of which shall be in accordance with the development regulations of the City.

The Public Right-of-Way will be dedicated to and owned and maintained by the City, following development and conveyance by the Developer. Public components of the Public Right-of-Way, including water and sewer distribution lines, will also be dedicated to the City, while private components, such as pavers, landscaping and other improvements which would not be maintained by the City, will be maintained by the homeowner’s association for the Project pursuant to a separate encroachment agreement with the City.

Each Townhome will provide its own parking. Required parking will be located not less than Nineteen (19’) feet from the edge of sidewalks within the Public Right-of-Way. Six (6) parking spaces will be located within the common areas outside of the boundary of any particular Townhome. U.S Postal Service will be provided to residents of the Project in accordance with the requirements of the U. S. Postal Service, although the Developer anticipates mailboxes will be located in more than one location within the Project, each location servicing multiple residents. City services for trash and refuse will be provided with roll-out trashcans. The Public Right-of-Way will provide adequate width and turning capacity to allow the City to provide such services to the residents of the Project. The smallest lot within the Project will consist of not less than Two Thousand Five Hundred (2,500) square feet. The parking table for the project is provided below.

**PARKING TABLE**

Total Number of Lots	57
Parking Required at 2 Spaces Per Unit	114
Parking Provided (2 Driveway)	114
Additional Off-Site Guest Parking Provided	6
Tandem On-Site Guest Parking Provided	57
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>177</b>

**INFRASTRUCTURE AND COMMON SPACES**

Storm drainage will incorporate both underground and above ground drainage systems with an outfall into the existing detention pond outside the boundary of the Project on the Southwest side of the Project, with surface drainage on the remaining portion of the Project being directed to the existing storm drainage facilities within the driving range/spoil basin. Electrical services, cable television, internet and telephone services will be installed underground. These facilities will be maintained by the property owner(s) and the utility companies providing services. Water and Sewer facilities will be dedicated to the City. Landscaping, lighting and pavers, whether within the Public Right-of-Way or within the common areas of the Project, will be maintained by the property owner(s), in keeping with design and maintenance standards established by the Developer, and together with any private roadways, parking areas, walkways, open spaces, common areas, buildings and other features of the Project.

The Developer, prior to conveyance of any portion of the Project, will provide for the maintenance and control of the Project, including any roadways, pathways, driveways, open spaces, common areas, parking areas and common walls by restrictive covenants recorded in the public records of Horry County, South Carolina and applicable to the Project. In addition, the Developer may

establish rules and regulations from time to time, governing the residents occupying the buildings within the Project, which would be comparable to rules and regulations established in other high quality townhome communities within the City.

**RECREATIONAL AMENITIES**

The Project is both located and designed to take advantage of the existing golf facilities, and to provide a golf experience for the potential home purchaser. In much the same manner as the previously approved hotel, restaurant and condominium project, the Project is anticipated to attract golf enthusiasts, both as owners and visitors. To that end, each home will include a golf membership providing golf and amenity privileges for residents and guests at both the Three (3) public golf courses, as well as the private Dye Club facilities, which include a swimming pool, spa and dining options.

**DIMENSIONAL STANDARDS**

The following dimensional standards will apply to the Project:

**RESIDENTIAL USES AND DEVELOPMENT REGULATIONS**

<b>Proposed Use</b>	<b>Minimum Site Area</b>	<b>Front</b>	<b>Setbacks Side</b>	<b>Rear</b>	<b>Max Height</b>	<b>Imp. Surface Ratio</b>	<b>Min. Lot Width</b>	<b>Minimum Bldg. Separation</b>
Single Family Medium Density	1,800 SF	15’*	0’	10’	35’	N/A	20’	20’ Minimum Building Setback from Side Property Line is 10’

\*All required parking shall be located not less than Nineteen (19’) feet from the Public Right-of-Way or any sidewalk located within any easement adjoining the Private Right-of-Way, whichever is closer to the building located on the Lot. Privacy walls are allowed within the setbacks.

**BUILDING MATERIALS AND LANDSCAPE MATERIALS**

The Developer has chosen both building materials and landscape materials intended to reinforce the South Carolina Lowcountry image of the Project, while being highly compatible with both pedestrian and vehicular traffic, as well as being sustainable in light of periodically intense use. The Building Materials List is included as **Exhibit “E”**, in an Exhibit Supplement submitted with this Amendment, together with the Building Elevations and a palette of acceptable colors for walls, included as **Exhibit “G”**, in the same Exhibit Supplement. The Landscape Materials List is included as **Exhibit “F”**, in the Exhibit Supplement submitted with this Amendment.

**DIRECTIONAL SIGNAGE AND LIGHTING**

Directional signage will be consistent, in both its material, coloring and numbering schemes. The size, location and content will consistent with the signage ordinances of the City, with representative depictions of the Project signage, including building signage, directional signage and monument signage included as **Exhibit “H”**, in an Exhibit Supplement submitted with this Amendment. Lighting will be in keeping with the existing lighting within the PDD, together with landscape lighting and signage lighting as depicted on **Exhibit “I”**, also including in an Exhibit Supplement submitted with this Amendment.

In addition, the Project will include Two (2) freestanding Monument signs, one on the northernmost entry to the Project, and one on the southernmost entry to the Project, each having signage on the front facing Barefoot Resort Bridge Road. Such monument signs shall be used only for the Project and not for other off-premises advertising. Each building shall be numbered for Emergency Services identification purposes, on the building side facing the Public Right-of-Way, and a number installed on each subdivided attached fee simple townhome facing the Public Right-of-Way also for Emergency Services purposes.

### **PUBLIC BENEFIT**

1. **Additional Amendments.** As a condition to the approval of the PDD, the City, the Landowner and the Developer have agreed that certain additional amendments to the Development Agreement, which include the following:

- A. Landowner and Developer specifically covenant and agree not to subject the Subject Property to a conservation easement or other restrictive covenant, whereby any portion of the Subject Property shown on the approved Master Plan included in the PDD is restricted for future development of such portion of the Subject Property, the same shall also constitute a default hereunder, provided that, for purposes of this Agreement any conveyance to any homeowners association having jurisdiction over any portion of the Subject Property shall not be deemed such an easement or restriction, and shall not constitute a default.
- B. The City and the Landowner that, in lieu of the conveyance of any portion of the Subject Property by the Landowner to the City, the Landowner and the City agree instead to a fee-in-lieu of conveyance, providing the funds necessary to allow the City to expand its existing parks (the “**Park Enhancement Fee**”). The Park Enhancement Fee shall be in an amount equal to the greater of (i) Two Hundred and No/100 (\$200.00) Dollars for each separate residential unit constructed on the Subject Property in accordance with the Master Plan; or (ii) Eleven Thousand and No/100 (\$11,000.00) Dollars in the aggregate, in the event the number of separate residential units constructed on the Subject Property in accordance with the approved Master Plan is less than Fifty Five (55), in total. The Park Enhancement Fee shall be due and payable at the time of the issuance of a building permit for such residential unit constructed on the Subject Property. The imposition of the Park Enhancement Fee applicable to the Subject Property shall thereafter apply only to the Subject Property, and not to any other portion of the Land, and shall constitute a portion of the public benefit negotiated by the Landowner, the Developer and the City as a part of the PDD Amendment.

- C. The City and the Landowner further acknowledge that the conversion of the Subject Property from commercial space to residential units will increase the demand for beach access and services to be provided by the City, including, but not limited to beach access parking. In lieu of the Landowner being required to make provisions for beach access parking for the residents of the Subject Property, the Landowner, and Developer, if Developer is successor in title to Landowner, agree to pay to the City, for such residential properties to be constructed on the Subject Property, a fee-in-lieu of providing beach access parking. Such fee-in-lieu shall be used by the City to expand its existing and future beach access parking (the “***Beach Access Parking Fee***”). The Park Enhancement Fee shall be in an amount equal to the greater of (i) One Thousand One Hundred and No/100 (\$1,100.00) Dollars for each separate residential unit constructed on the Subject Property, in accordance with the Master Plan; or (ii) Sixty Thousand Five Hundred and No/100 (\$60,500.00) Dollars in the aggregate, in the event the number of separate residential units constructed on the Subject Property in accordance with the approved Master Plan is less than Fifty Five (55) in total. The Beach Access Parking Fee shall be due and payable at the time of the issuance of a building permit for such residential unit constructed on the Subject Property. The imposition of the Beach Access Parking Fee applicable to the Subject Property shall thereafter apply only to the Subject Property, and not to any other portion of the Land, and shall constitute a portion of the public benefit negotiated by the Landowner, the Developer and the City as a part of the PDD Amendment.
- D. The City and a predecessor in title to Landowner entered into that certain instrument entitled “Minor Amendments to the Modification to Development Agreement dated August 1, 2003 and The Sewer and Water Extension Agreement dated August 2, 2003” (the “***Prior Amendment***”), which Prior Amendment provides, among other things for fees as follows: (a) Police/Fire Substation Fee in an amount equal to Four Hundred Fifty and No/100 (\$450.00) Dollars per Density Unit (the “***Fire Station Fee***”); (b) a Water Extension Fee in an amount equal to Five Hundred and No/100 (\$500.00) Dollars per Density Unit (the “***Water Extension Fee***”); and (c) a Sewer Extension Fee in an amount equal to One Hundred Seventy Five and No/100 (\$175.00) Dollars per Density Unit (the “***Sewer Extension Fee***”). Landowner and Developer acknowledge and agree that the Fire Station Fee, the Water Extension Fee and the Sewer Extension Fee are and shall remain applicable to the Subject Property, and that, for purposes of this PDD Amendment, Density Unit shall be deemed equivalent to the residential units otherwise described herein.

### **AMENDMENT AND ENFORCEMENT**

Upon final approval by the City, the Developer will cause this amendment to the PDD to be recorded in the public records of Horry County, South Carolina. Expansions of and further amendments to the Project shall be permitted only upon approval by the Zoning Administrator of the City and submittal of an appropriate minor or major planned development district, in accordance with the ordinance of the City.

**Exhibits:**                    **SEE SEPARATE EXHIBIT SUPPLEMENT, WHICH INCLUDES THE FOLLOWING EXHIBITS:**

<b>Exhibit “A”</b>	<b>Boundary Survey</b>
<b>Exhibit “B”</b>	<b>Site Plan (Utility Master Plan and Site Plan Exhibit)</b>
<b>Exhibit “C”</b>	<b>Development Phasing Plan</b>
<b>Exhibit “D”</b>	<b>Public Right-of-Way Cross Section</b>
<b>Exhibit “E”</b>	<b>Home Pattern Book (Materials Call-Outs and Elevations)</b>
<b>Exhibit “F”</b>	<b>Landscape Materials List</b>
<b>Exhibit “G”</b>	<b>Building Plans, Covered Porch Plans and Color Palette</b>
<b>Exhibit “H”</b>	<b>Representative Signage Photographs</b>
<b>Exhibit “I”</b>	<b>Typical Lighting Fixtures</b>



8/17/2021 11:17 AM  
P:21114 - PULTE - BAREFOOT TOWNSHIP DESIGN DRAWINGS EXHIBIT 1 OF 2 | 114.2021.08-4 OVERALL LAND PLAN LOT COUNT EXHIBIT.DWG



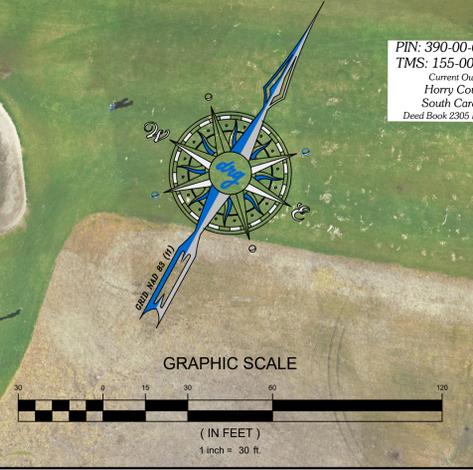
DEVELOPMENT RESOURCE GROUP, LLC  
4703 OLEANDER DRIVE  
MYRTLE BEACH, SC 29577  
843-839-3350 | DRGPLLC.COM



**SITE DETAILS**

TOTAL SITE AREA = 4.76 ACRES  
 # OF MULTI - FAMILY LOTS = 57 RESIDENTIAL LOTS  
 DENSITY = 12 UNITS/ACRE

	= LOTS		= OPEN SPACE/ COMMON AREA
	= MULTI - FAMILY UNITS		= LANDSCAPE BUFFER
	= ROADWAY		= ROW
	= SIDEWALK		= DRIVEWAY



PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
Deed Book 2305 Page 1265

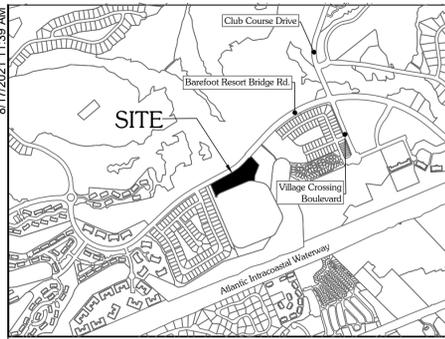
PIN: 390-04-02-0002  
TMS: 155-00-01-109  
Current Owner  
BRGC, LLC  
Deed Book 3331 Page 1351

OVERALL LAND PLAN EXHIBIT  
BAREFOOT TOWNS (PULTE)

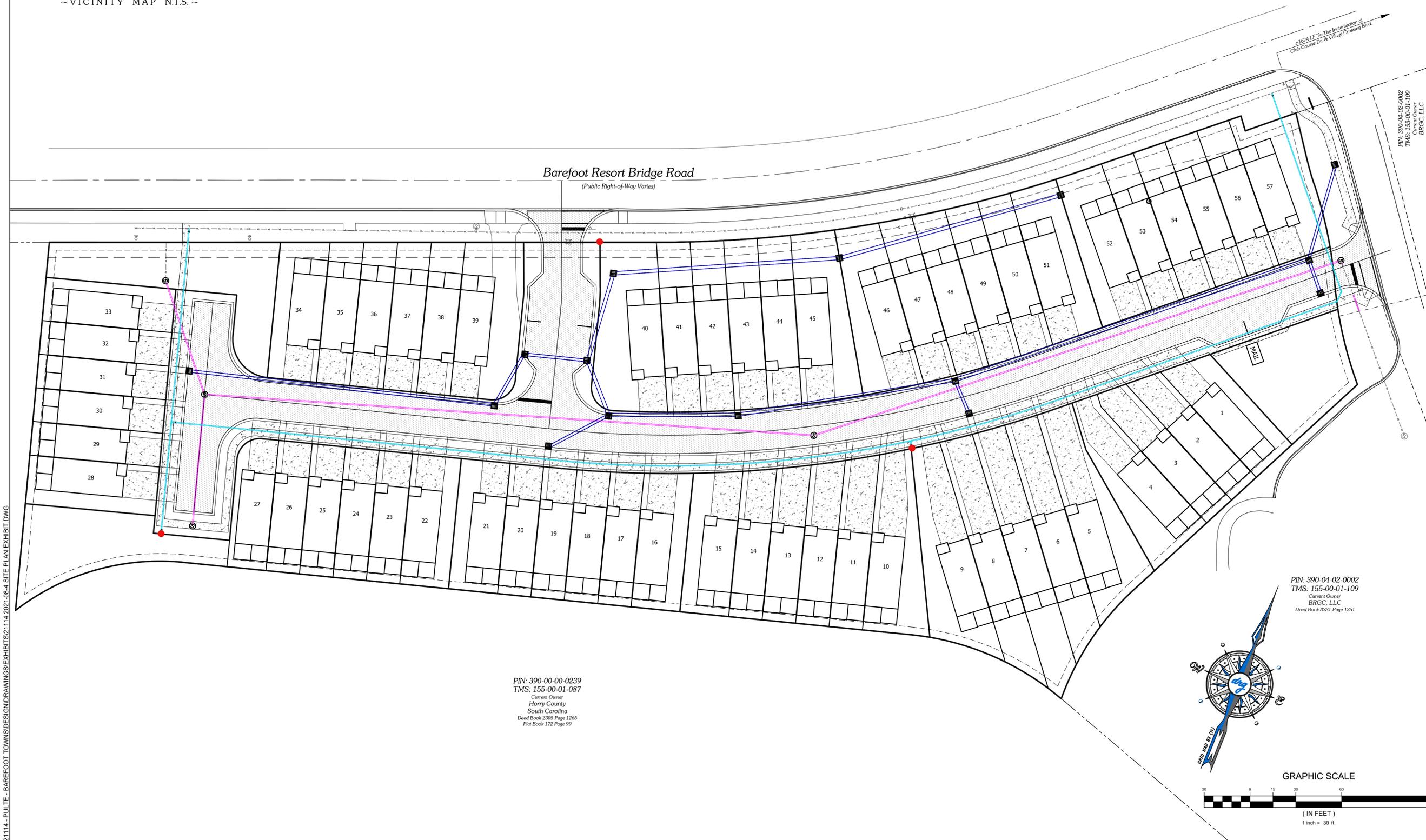
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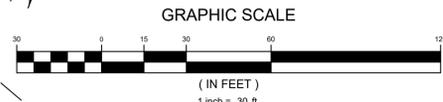
- HYDRANT
- WATER
- SEWER
- STORM



P:\21114 - PULTE - BAREFOOT TOWNSHOMES\DRAWINGS\EXHIBITS\21114\_2021\_08-4 SITE PLAN EXHIBIT.DWG

PIN: 390-00-00-0239  
 TMS: 155-00-01-087  
 Current Owner  
 Horry County  
 South Carolina  
 Deed Book 2305 Page 1265  
 Plat Book 172 Page 99

PIN: 390-04-02-0002  
 TMS: 155-00-01-109  
 Current Owner  
 BRCC, LLC  
 Deed Book 3331 Page 1351



PIN: 390-04-02-0002  
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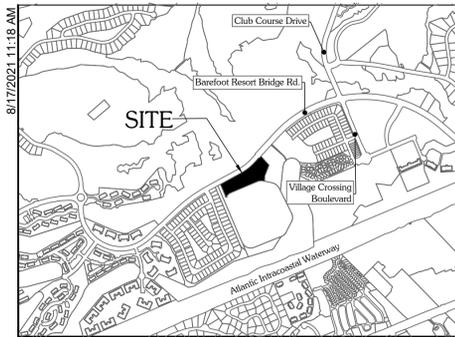


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UTILITY MASTER PLAN  
 EXHIBIT  
 BAREFOOT TOWNHOMES

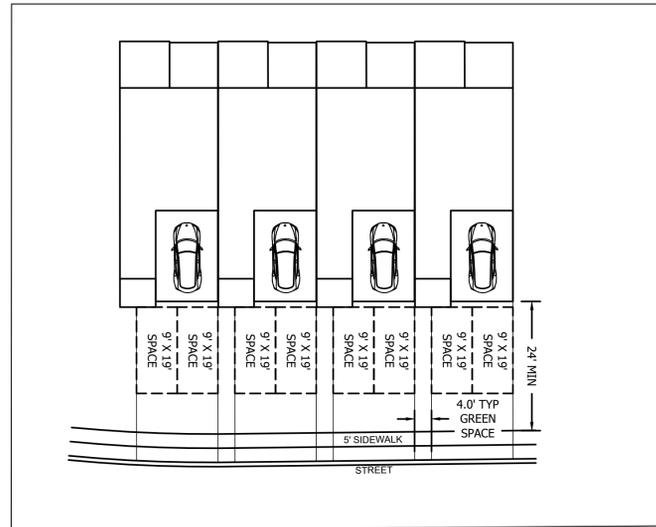
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DATE:	8/17/2021
EXHIBIT NUMBER:	

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~ VICINITY MAP N.T.S. ~

TOTAL - SUBDIVISION DATA		
TOTAL TRACT	4.76 acres	207,444.60 sf.
TOTAL RIGHT OF WAY	0.97 acres	42,253.00 sf.
TOTAL OPEN SPACE	0.35 acres	15,246.00 sf.
TOTAL PRIVATE LOTS	3.44 acres	149,846.00 sf.
TOTAL LINEAR FEET OF PRIVATE STREETS		
ROAD A	1,014.21 ft.	
ROAD B	121.82 ft.	
ROAD C	755.77 ft.	
ROAD D	136.62 ft.	
TOTAL # OF LOTS		
SMALLEST LOT (#29 thru 32)	57	1,875 sqft
LARGEST LOT (#40)	57	4,666 sqft
PARKING REQUIRED		
2 SPACES / UNIT	114	
PARKING PROVIDED		
2 DRIVEWAY SPACES/ UNIT	114	
1 GARAGE SPACE / UNIT	57	
6 ON STREET SPACES	6	
TOTAL ZONING CODE PARKING PROVIDED	120	



PARKING EXHIBIT

Barefoot Resort Bridge Road  
(Public Right-of-Way Varies)

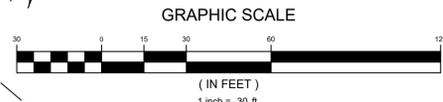


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TMS: 155-00-01-109  
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Deed Book 3331 Page 1351

PIN: 390-04-02-0002  
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Deed Book 3331 Page 1351

PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
Deed Book 2305 Page 1265  
Plat Book 172 Page 99

LEGEND	
○	IRON PIPE FOUND
●	IRON PIPE SET
C/A	COMMON AREA
G	GARAGE
S	SCREENED PORCH



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SITE PLAN EXHIBIT  
BAREFOOT TOWNHOMES

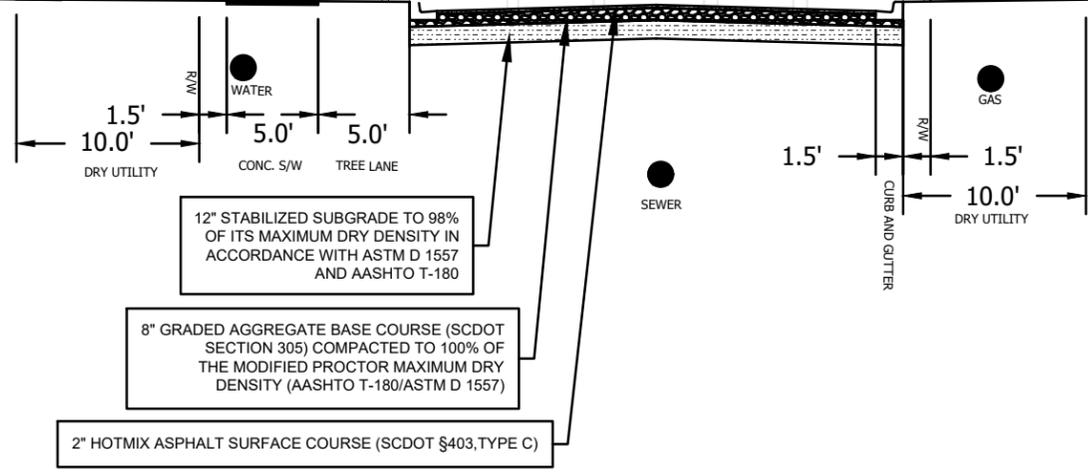
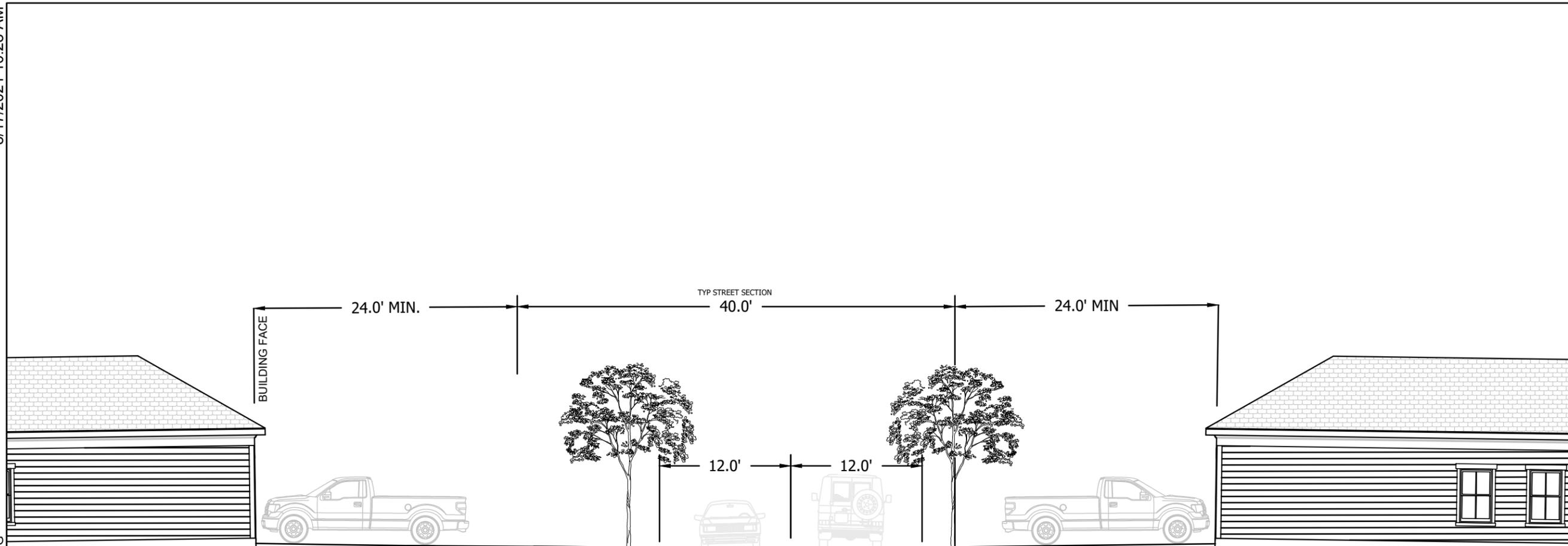
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DATE:	8/17/2021
EXHIBIT NUMBER:	

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P:21114 - PULTE - BAREFOOT TOWNHOMES EXHIBIT 1:21114 2021-08-4 SITE PLAN EXHIBIT.DWG

8/17/2021 11:18 AM





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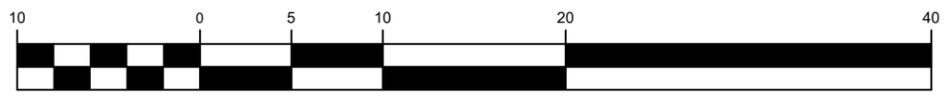
**BAREFOOT TOWNHOMES**

**PUBLIC RIGHT-OF-WAY  
 CROSS SECTION**

JOB NO: 21114  
 SCALE: 1"=10'  
 DRAWN BY: BJD  
 CHECKED BY: JCP  
 DATE: 8/17/21

EXHIBIT NUMBER:  
**EX-D**

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 10 ft.



# Home Pattern Book

**Barefoot Townhomes PDD - Pulte Home Company LLC**

# Home Plans and Styles

The photographs and renderings presented in this book are representative of the size, type and style of homes to be built in Barefoot Townhomes. These images represent only a sample of the product portfolio; please see the Home Plan Supplement (included as a separate appendix) for all home plans and styles. As long as the builders home plans are within a similar architectural style, the plans are deemed approved.



# Material Diagram

# HOME PLANS AND STYLES



## **Landscape Materials List:**

Additional non-invasive species readily available and adapted to the region are also accepted.

### **1. Trees**

#### Large Trees

Southern Live Oak  
Wynstar Willow Oak  
Laurel Oak  
Shumard Oak  
White Oak  
Chinese Elm  
Chinese Chestnut  
D.D. Blanchard Southern Magnolia  
Nellie Stevens Holly  
Savannah Holly  
Sycamore

#### Small Trees

Chaste Tree  
Catawba Crape Myrtle  
Natchez Crape Myrtle  
Tonto Crape Myrtle  
Eastern Redbud  
Sabal Palmetto  
Nellie Stevens Holly  
Pindo Palm  
Loquat

### **2. Shrubs**

#### Large Shrubs

Pittosporum  
Formosa Azalea  
Chindo Sweet Viburnum  
Sandankwa Viburnum  
Moonlit Lace Viburnum  
Loropetalum  
Japanese Camellia  
Oleander

#### Small Shrubs

Encore Azalea Sp.  
Gardenia  
Dwarf Palmetto  
Dwarf Yaupon Holly  
European Fan Palm

Oakleaf Hydrangea  
Nikko Blue Hydrangea  
Glossy Abelia  
Dwarf Pittosporum  
Dwarf White Oleander  
Black Knight Butterfly Bush  
White Profusion Butterfly Bush  
Yew Podocarpus

### **3. Ornamental Grasses**

Gulf Muhly Grass  
Sand Cordgrass  
Fakahatchee Grass  
Dwarf Fountain Grass

### **4. Ground Cover**

Variegated Flax Lily  
Japanese Plum Yew  
Emerald Goddess Liriope  
Asian Star Jasmine  
Agapanthus  
African Iris

### **5. Sod**

Bermudagrass  
Centipedegrass

PRODUCTION MANAGER	ACKLEY
CURRENT RELEASE DATE:	4
REV #	DATE / DESC
△	9-24-18
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE  
**MULTIFAM**

COMMUNITY NAME  
**SOUTHEAST AREA**

LAWSON COMMUNITY ID

GARAGE HANDING

SPECIFICATION LEVEL  
**P1, P2**

PLAN NAME  
**BYRN**

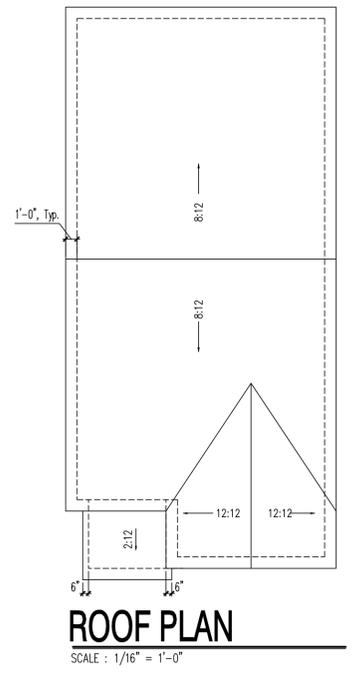
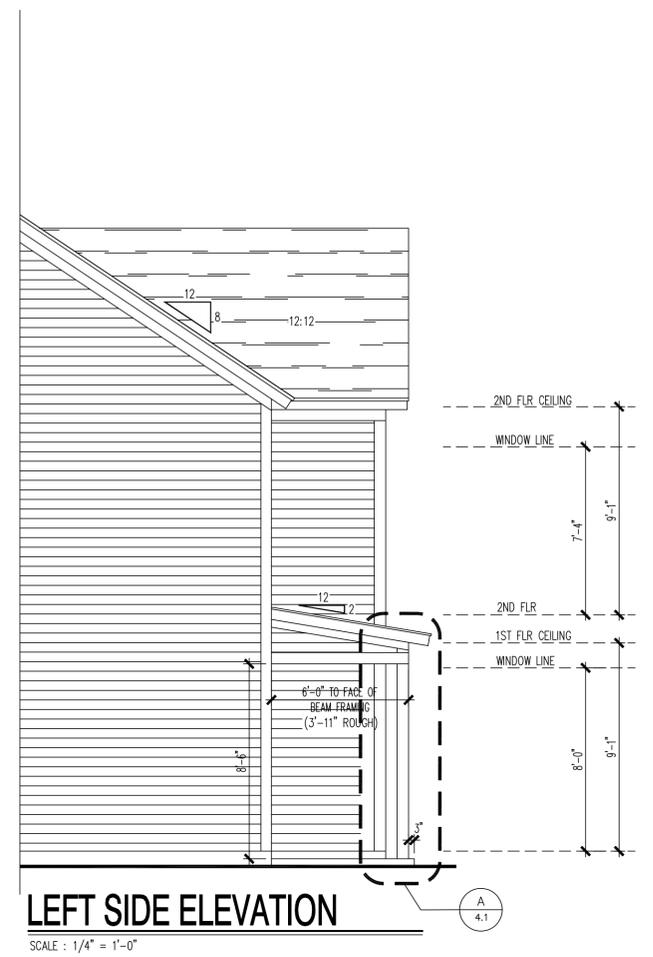
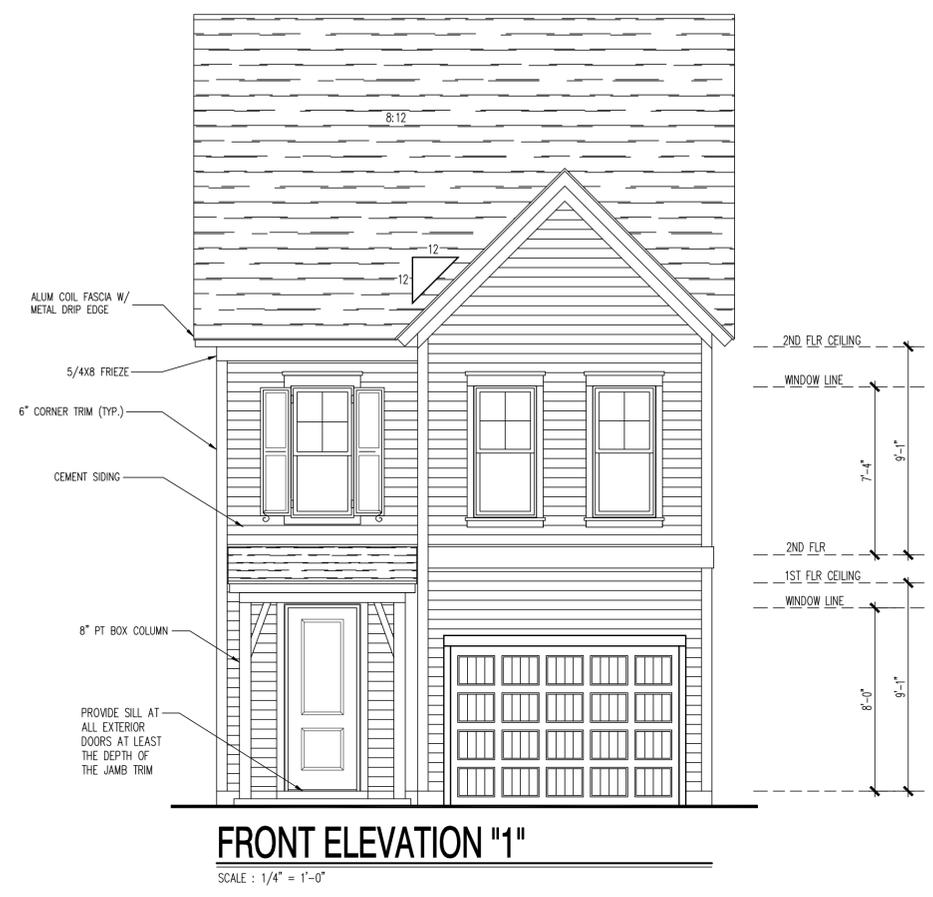
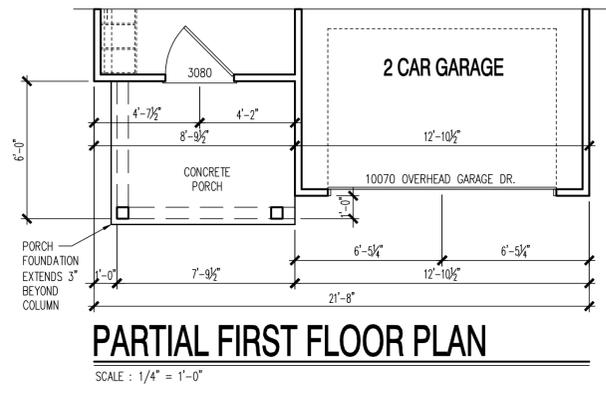
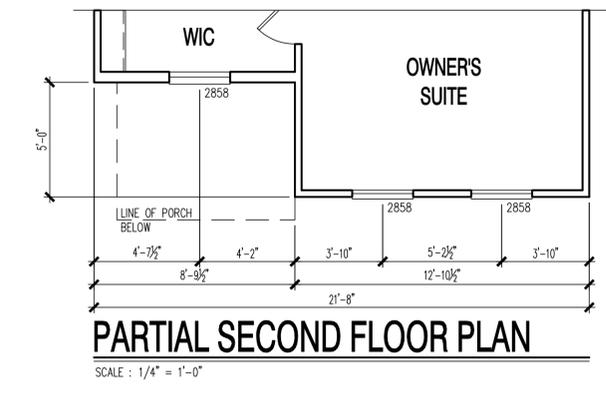
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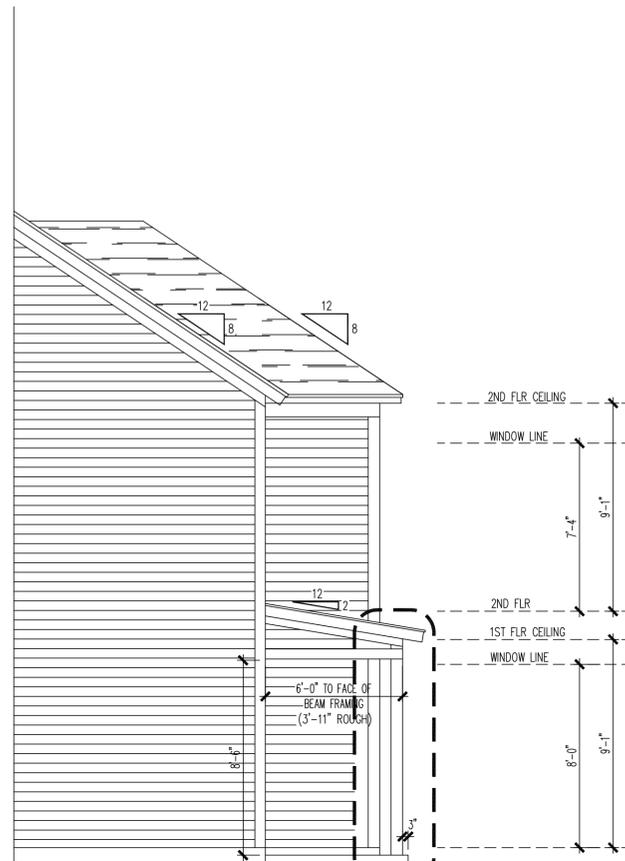
LAWSON PLAN ID

LEGACY PLAN NUMBER  
**same as cu**

SHEET  
**3.1**

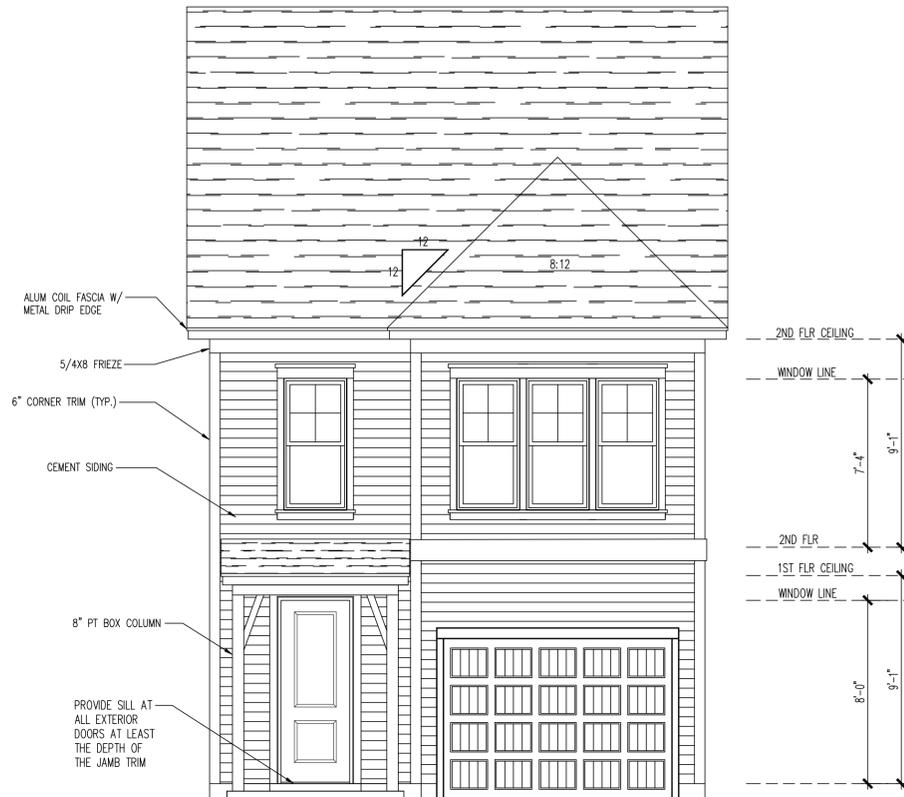
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS





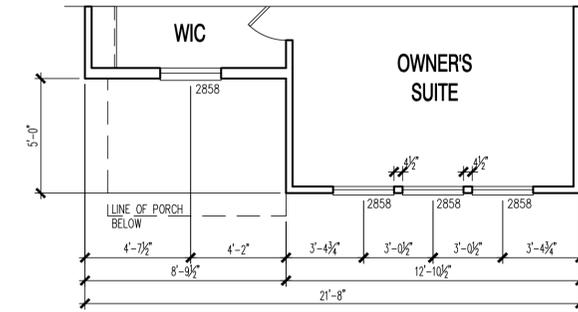
LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



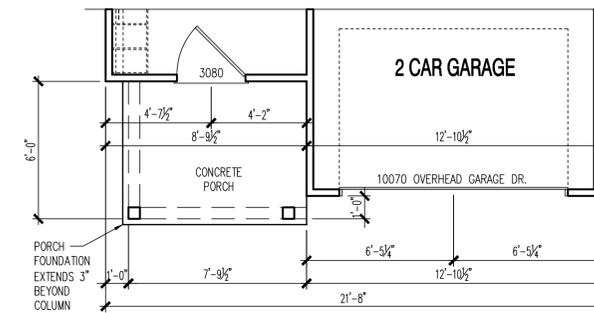
FRONT ELEVATION "2"

SCALE : 1/4" = 1'-0"



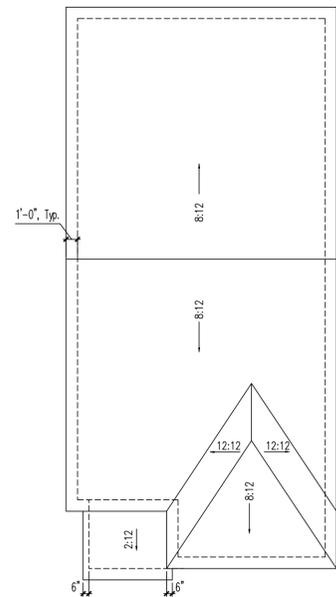
PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



ROOF PLAN

SCALE : 1/16" = 1'-0"

PRODUCTION MANAGER
ACKLEY
CURRENT RELEASE DATE: 4
REV #   DATE / DESC
1   9-24-18
2
3
4
5
6
7
8
9
10

PROJECT TYPE	MULTIFAM
COMMUNITY NAME	SOUTHEAST AREA
LAWSON COMMUNITY ID	
GARAGE HANDING	
SPECIFICATION LEVEL	P1, P2
PLAN NAME	BYRN
NPC PLAN NUMBER	
LAWSON PLAN ID	
LEGACY PLAN NUMBER	same as cu
SHEET	3.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



### LEFT SIDE ELEVATION

SCALE : 1/8" = 1'-0"



### RIGHT SIDE ELEVATION

SCALE : 1/8" = 1'-0"



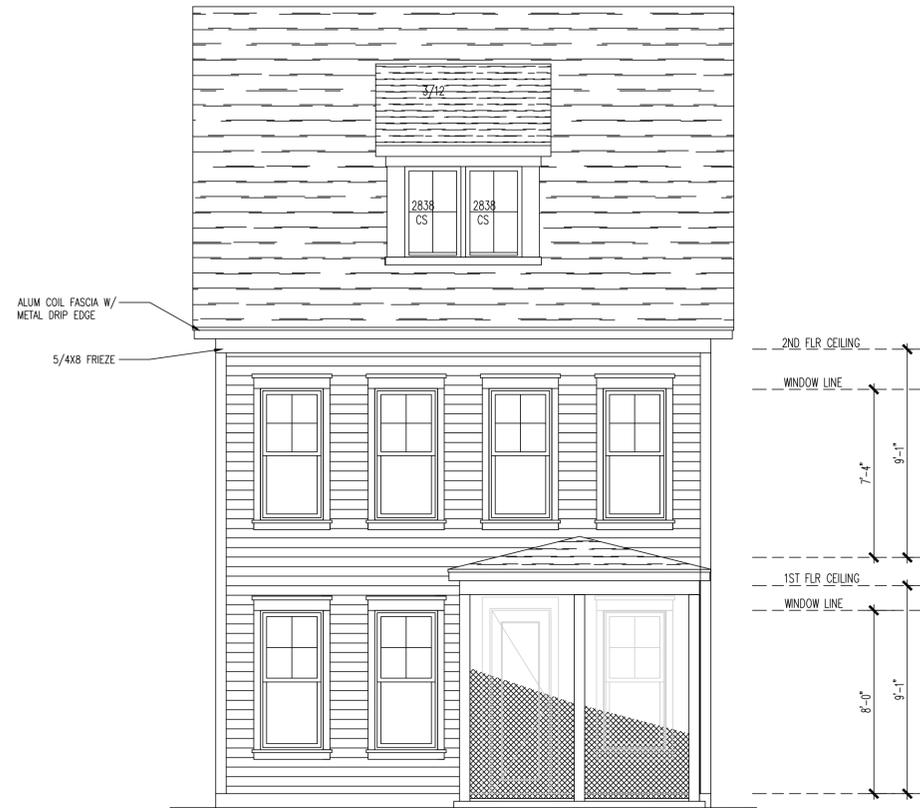
The BYRNES  
SIDE ELEVATIONS

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER ACKLEY
CURRENT RELEASE DATE: 4-21-17
PROJECT TYPE <b>MULTIFAMILY</b>
COMMUNITY NAME <b>SOUTHEAST AREA SET</b>
LAWSON COMMUNITY ID -
GARAGE HANDING
SPECIFICATION LEVEL <b>P1, P2</b>
PLAN NAME <b>BYRNES</b>
NPC PLAN NUMBER -
LAWSON PLAN ID
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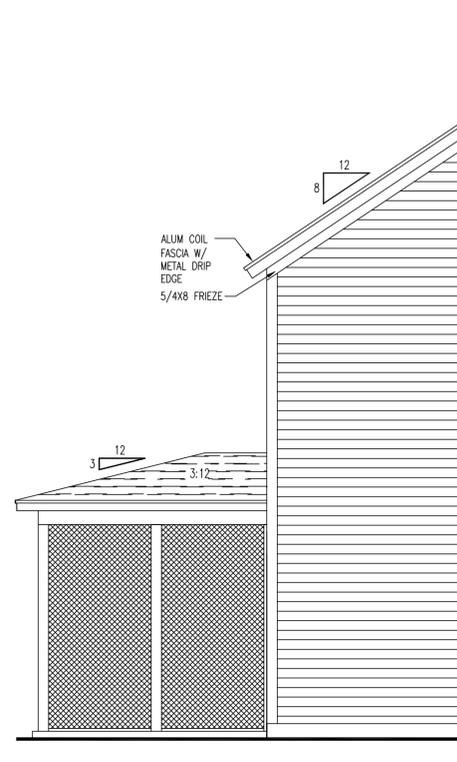
SHEET  
**3.SR**

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS IS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



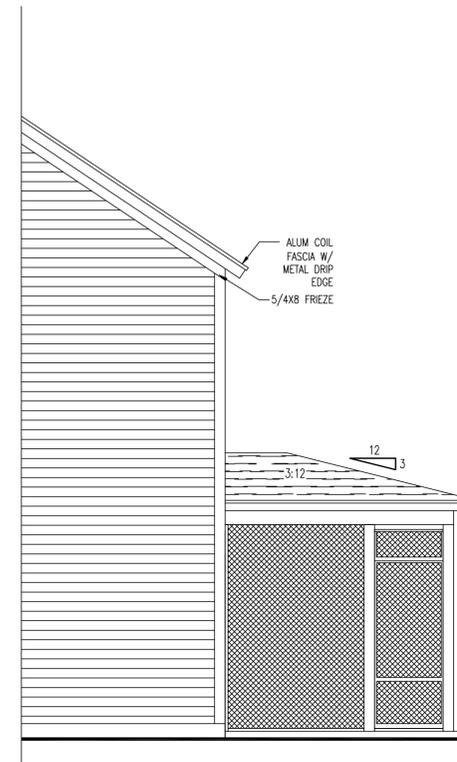
**OPT. SCREEN PORCH REAR ELEVATION**

SCALE : 1/4" = 1'-0"



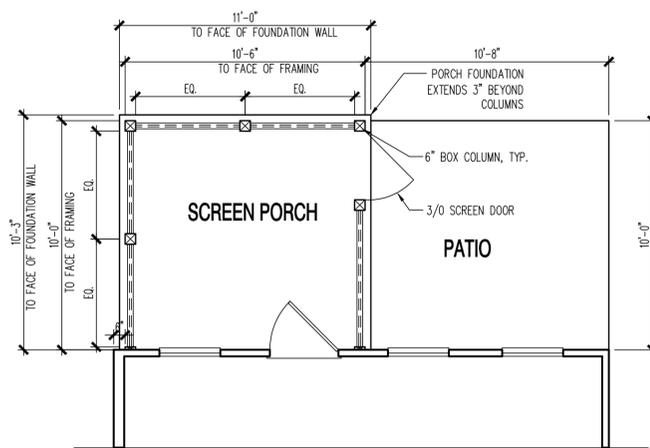
**LEFT SIDE ELEVATION**

SCALE : 1/4" = 1'-0"



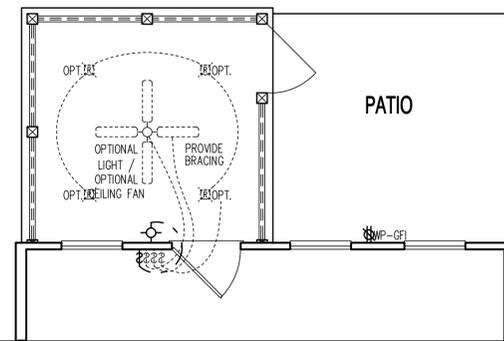
**RIGHT SIDE ELEVATION**

SCALE : 1/4" = 1'-0"



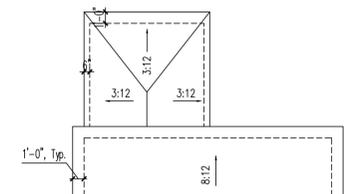
**OPT. SCREEN PORCH FLOOR PLAN**

SCALE : 1/4" = 1'-0"



**OPT. SCREEN PORCH ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0"



**PARTIAL ROOF PLAN**

SCALE : 1/8" = 1'-0"

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER  
ACKLEY

PROJECT TYPE  
**MULTIFAMILY**

COMMUNITY NAME  
**SOUTHEAST AREA SET**

LAWSON COMMUNITY ID

GARAGE HANDING

SPECIFICATION LEVEL  
**P1, P2**

PLAN NAME  
**BYRNES**

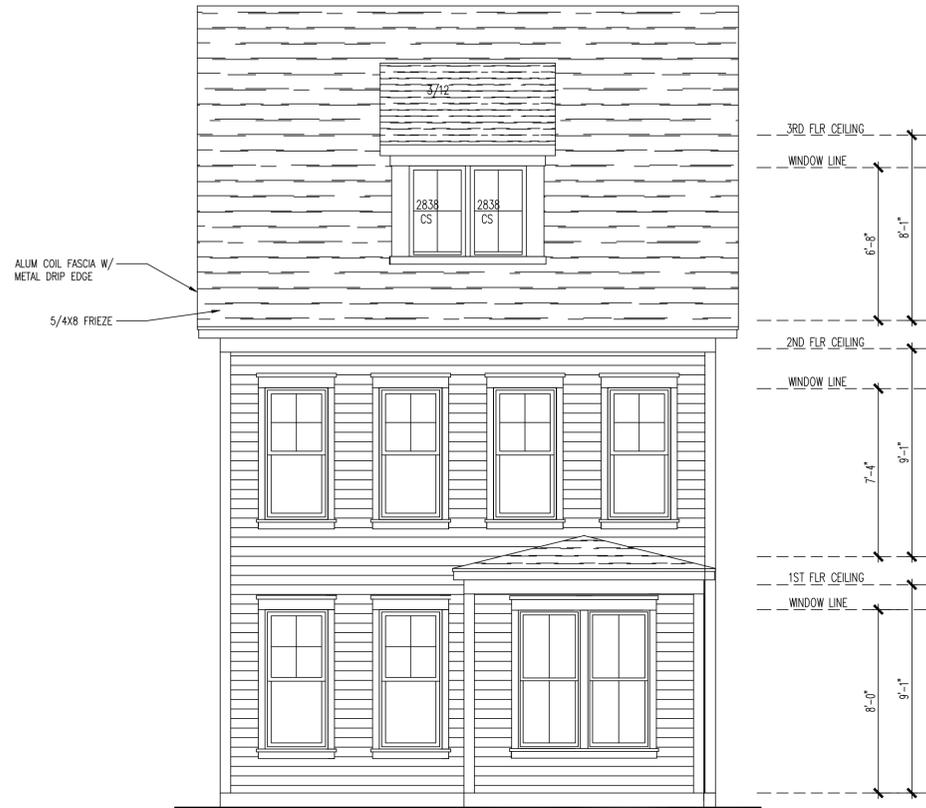
NPC PLAN NUMBER

LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**same as current**

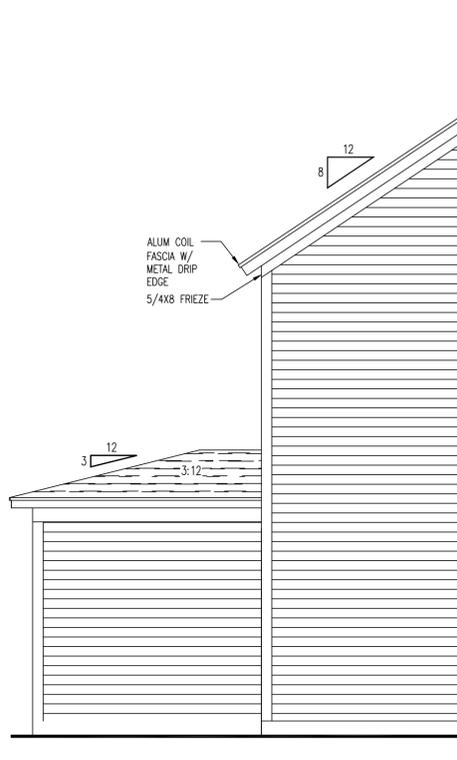
SHEET  
**2.4**

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



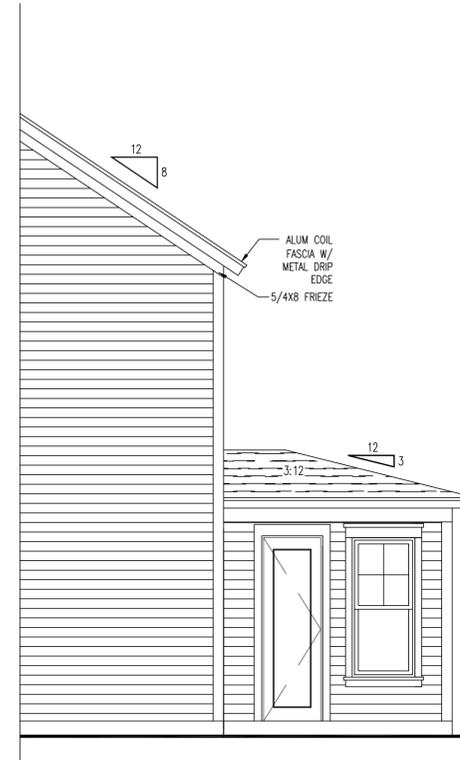
**OPT. SUNROOM REAR ELEVATION**

SCALE : 1/4" = 1'-0"



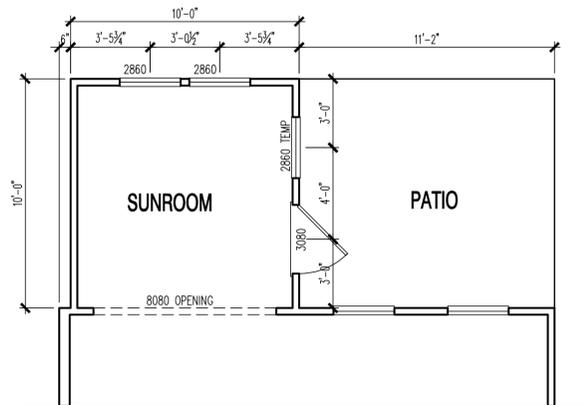
**LEFT SIDE ELEVATION**

SCALE : 1/4" = 1'-0"



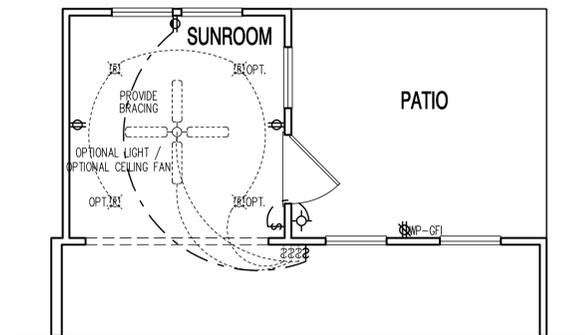
**RIGHT SIDE ELEVATION**

SCALE : 1/4" = 1'-0"



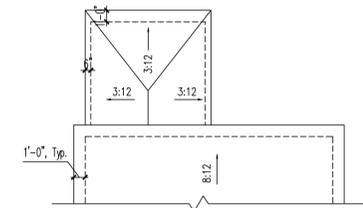
**OPT. SUNROOM FLOOR PLAN**

SCALE : 1/4" = 1'-0"



**OPT. SUNROOM ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0"



**PARTIAL ROOF PLAN**

SCALE : 1/8" = 1'-0"

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER  
ACKLEY

PROJECT TYPE  
**MULTIFAMILY**

COMMUNITY NAME  
**SOUTHEAST AREA SET**

LAWSON COMMUNITY ID  
-

GARAGE HANDING

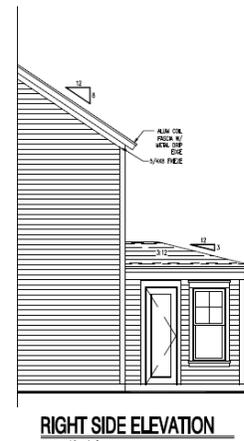
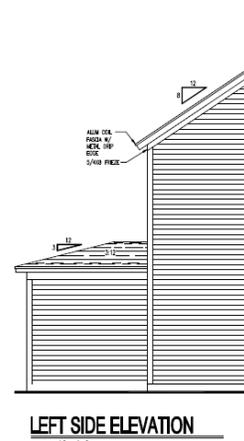
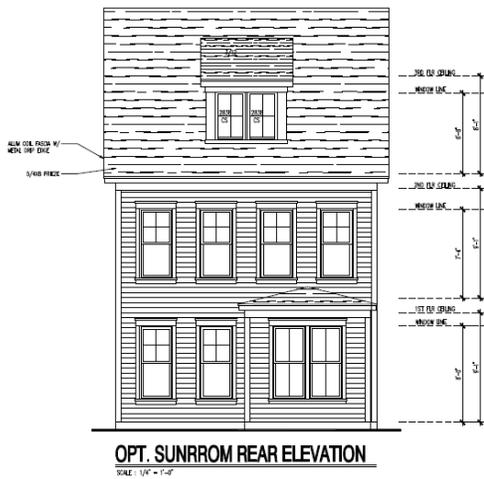
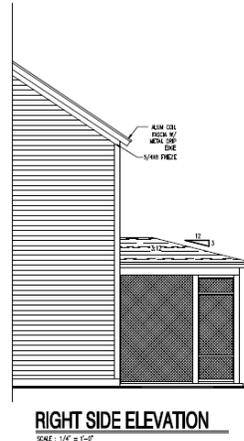
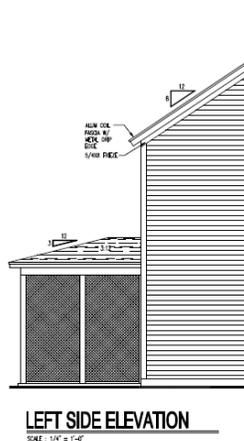
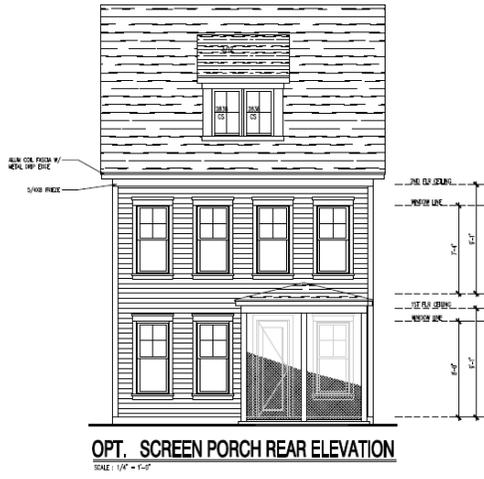
SPECIFICATION LEVEL  
**P1, P2**

PLAN NAME  
**BYRNES**

LEGACY PLAN NUMBER / NAME  
**same as current**

SHEET  
**2.5**

# Rear Elevation Options for Barefoot Towns

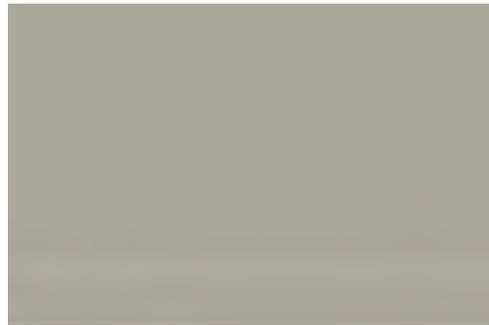
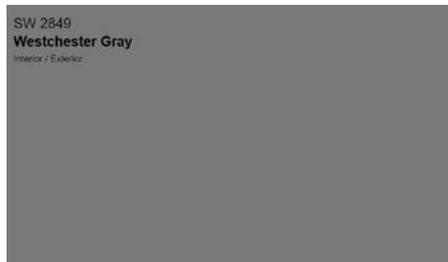


## Color Schemes for Barefoot Towns

Barefoot Townhomes											
No.	Siding & Shake (per elevation)	Trim everywhere	Aluminum Fascia	Vinyl Soffit	Windows	Garage Door	Front Door, Shutters (per plan)	Gutters - per option selection	Metal Roof	Roof Shingles	Picture Frame Screen Porch Panels (Metal)
	Sherwin Williams	Sherwin Williams	Alside	Alside	Plygem	Clipay	Sherwin Williams	Mastic	SV	Tamko	Metal
1	Westchester Gray	Chelsea Gray	Castle Gray	Cape Cod	White	Chelsea Gray	Distance	Gray	Galvalume - aluminum	Driftwood	Bronze
2	Charleston White	Chelsea Gray	Castle Gray	Cape Cod	White	Chelsea Gray	Distance	Gray	Galvalume - aluminum	Driftwood	Bronze
3	Argos	Charleston White	White	White	White	White	Naval	White	Galvalume - aluminum	Driftwood	Bronze
4	Coopers Basin	Charleston White	White	White	White	White	Naval	White	Galvalume - aluminum	Driftwood	Bronze

## Color Selections for Barefoot Towns

Additional colors in same color families are acceptable for substitution based on owner selection and market availability.



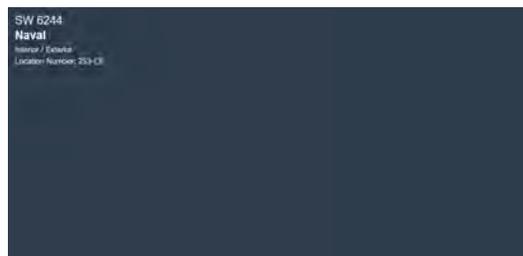
Match of Alcoa™ 5MA97743 Castle Gray \*

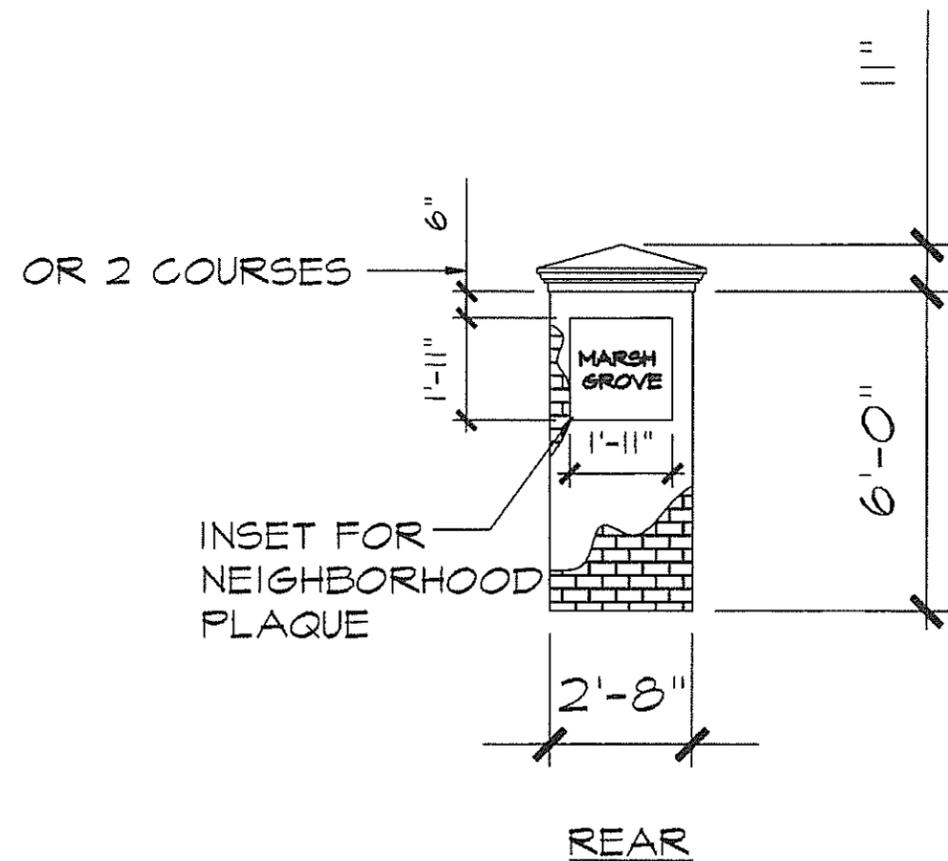
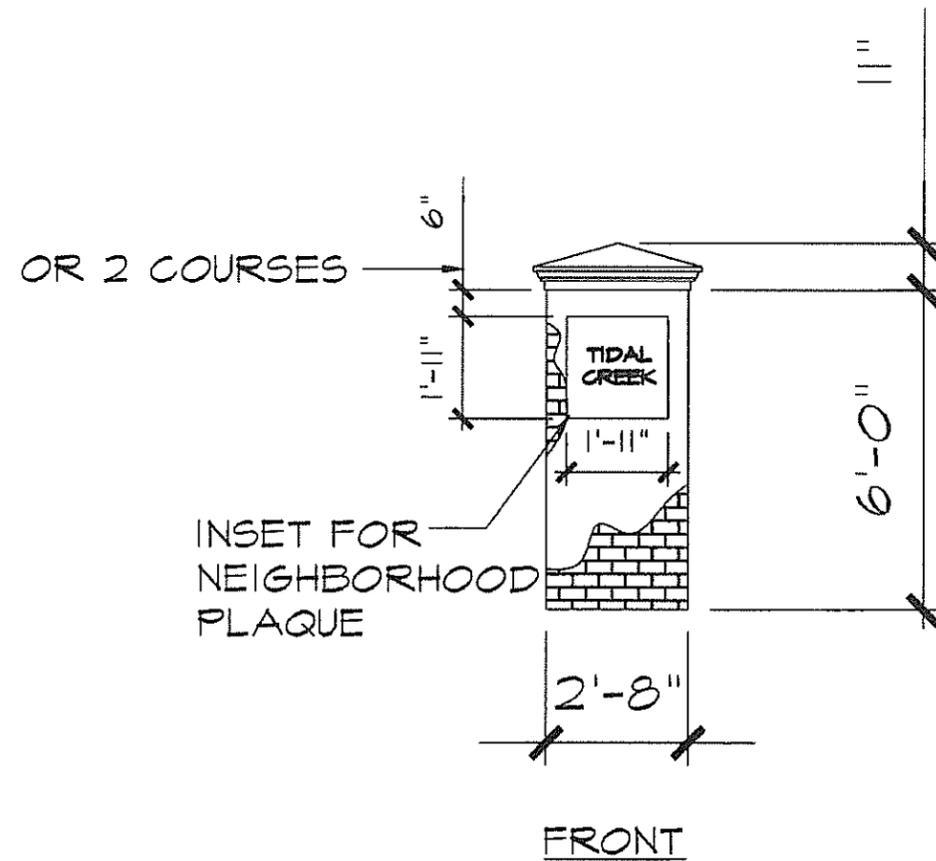
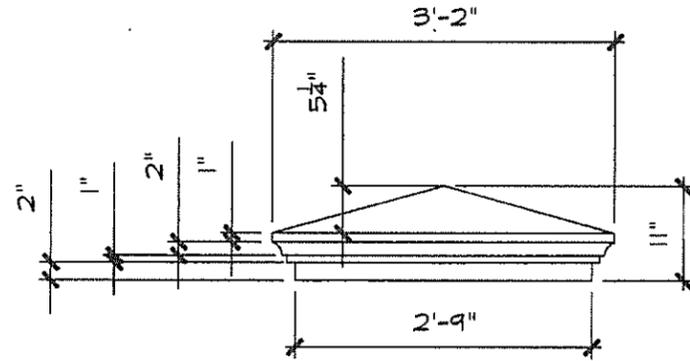
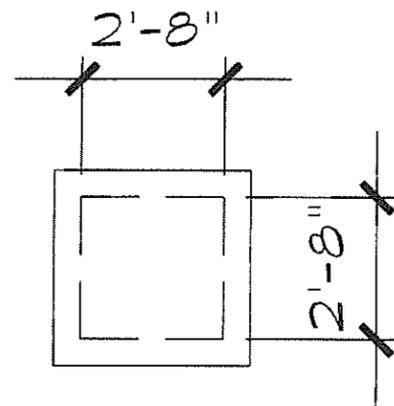


Match of Duron™ DCR100 (2) Charleston White \*



Match of Duron™ DCR071 Cooper's Basin \*





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elevation: 0/0/1

DO NOT SCALE. NO  
FOR DIMENSIONS NOT TO  
PLAN OR OTHER FOR IT

revisions:  
date: 12/23/99  
designed by:  
drawn by: CENTEX  
checked by:  
date: C

sheet:

# HERITAGE LED COLLECTION - *Recommended Uses*

Lighting Application			
	Kingston	Lexington	Washington
Residential Security			
Streets	■	■	■
Roadways			
Parking Lots - Small commercial	■	■	■
Parking Lots - Large commercial			■
Auto Sales Lots			
Commercial Security			
Walkways	■	■	
Works with Overhead Electric Service			
Works with Underground Electric Service	■	■	■
Decorative	■	■	■

# THE HERITAGE LED COLLECTION

Fixture Type	Description	Wattage and Type	Lumens	Area of Illumination	Monthly Charge
	<b>The Kingston</b> Octagonal-style with a contemporary flare. Used for streetscapes, walkways, residential communities and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	100W LED T3	6,100	65' x 115'	\$19.48
	<b>The Lexington</b> The simple elegance of an Acorn-style. Used for streetscapes, walkways, residential communities and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	80W LED T3	9,303	65 x 115'	\$13.57
	<b>The Washington</b> Large acorn-style. Used for streetscapes and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	100W LED T3	10,709	65' x 125'	\$21.69

All decorative fixtures above can be installed on double brackets.

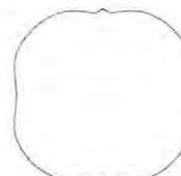
## Light Distribution Types



T2



T3

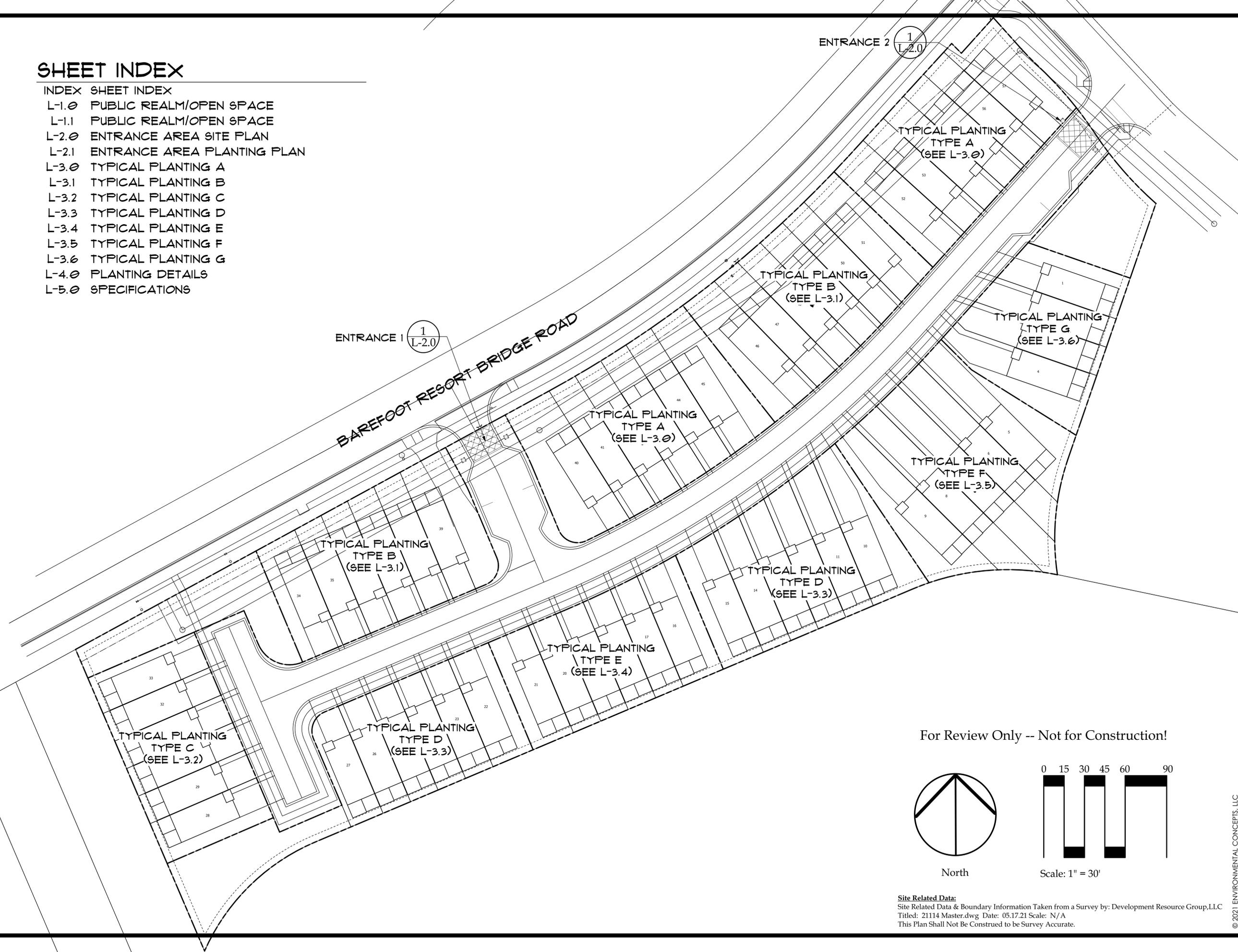


T5

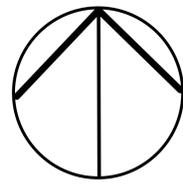
Prices may vary due to fuel adjustment and any applicable taxes. Prices indicated above are monthly costs including the approximate energy charge. Area of illumination refers to minimum level of approximately .25 foot-candle.

# SHEET INDEX

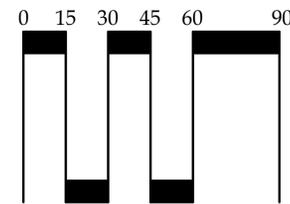
- INDEX SHEET INDEX
- L-1.0 PUBLIC REALM/OPEN SPACE
- L-1.1 PUBLIC REALM/OPEN SPACE
- L-2.0 ENTRANCE AREA SITE PLAN
- L-2.1 ENTRANCE AREA PLANTING PLAN
- L-3.0 TYPICAL PLANTING A
- L-3.1 TYPICAL PLANTING B
- L-3.2 TYPICAL PLANTING C
- L-3.3 TYPICAL PLANTING D
- L-3.4 TYPICAL PLANTING E
- L-3.5 TYPICAL PLANTING F
- L-3.6 TYPICAL PLANTING G
- L-4.0 PLANTING DETAILS
- L-5.0 SPECIFICATIONS



For Review Only -- Not for Construction!



North



Scale: 1" = 30'

**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 21114 Master.dwg Date: 05.17.21 Scale: N/A  
 This Plan Shall Not Be Construed to be Survey Accurate.

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 Suite 201  
 Myrtle Beach, SC 29572  
 843 692-9999 Fax 843 692-9899  
 www.environmentalconceptsllc.com

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PROJECT

Site Development Plans  
**Barefoot Towns**  
 North Myrtle Beach • South Carolina  
 prepared for:  
**Pulte Group, Inc.**

PROJECT NUMBER  
 21-039

RELEASE  
 Review

DATE  
 09/16/21

REVISIONS

SEALS



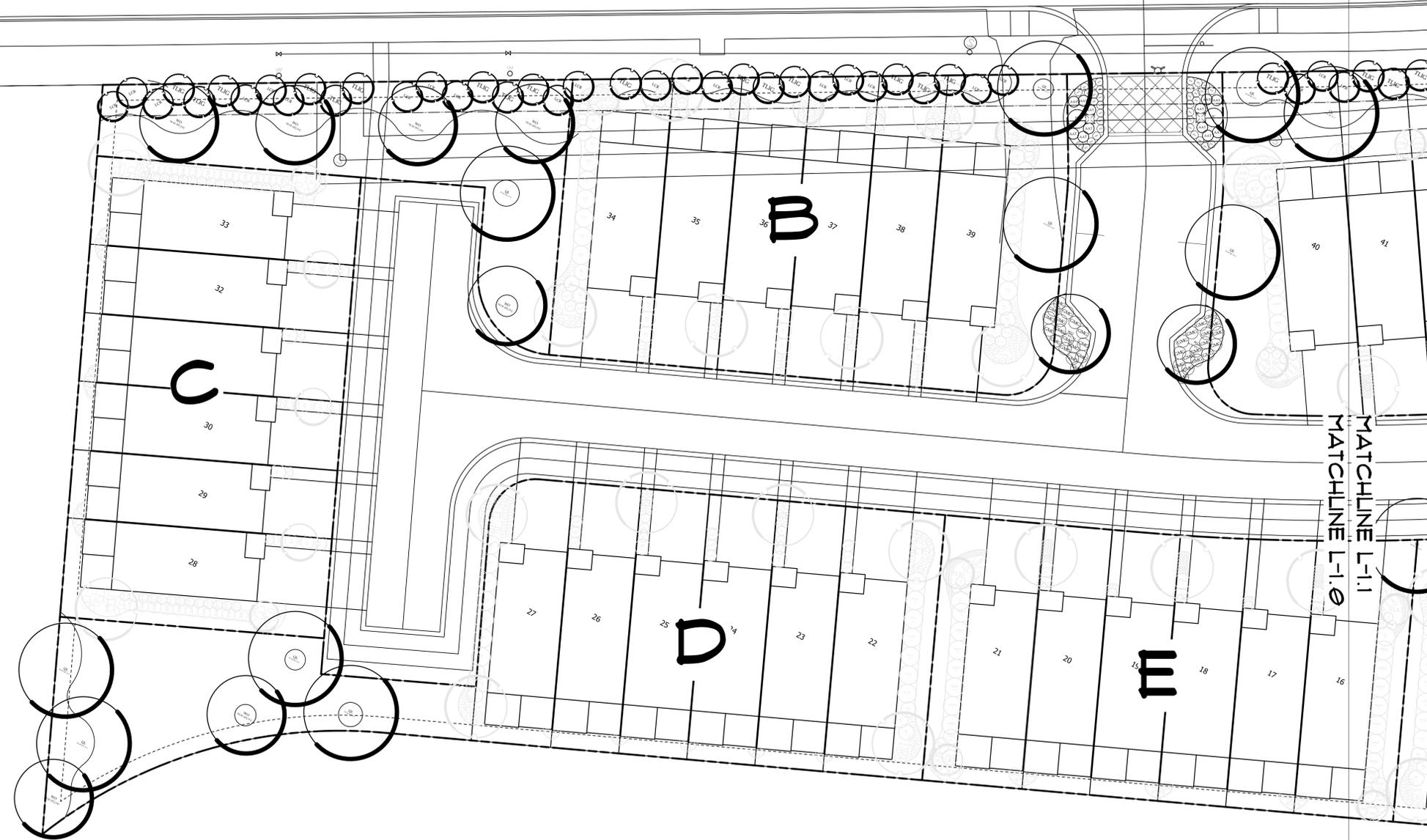
SHEET TITLE

Index

SHEET NUMBER

Index

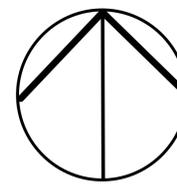
# BAREFOOT RESORT BRIDGE RO,



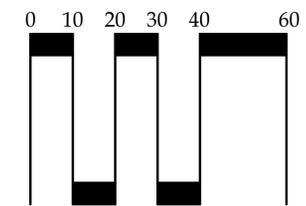
## Planting Schedule - Public Realm

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
TLIG	41	Japanese Ligustrum	Ligustrum japonicum	7 - 8' HT	AS SHOWN	Multi-Trunk / Treeform
LCR	46	Ruby Loropetalum - Treeform	Loropetalum chinense 'Zhuzhou Fuchsia'	7 - 8' HT	AS SHOWN	
QL	20	Laurel Oak	Quercus laurifolia	12 - 14' HT	AS SHOWN	
WO	17	Wynstar Willow Oak	Quercus phellos 'QPMTF'	14-16' HT / 3" CAL.	AS SHOWN	
<b>Shrubs</b>						
AAT	12	Autumn Twist Azalea	Azalea x 'Autumn Twist'	3 GALLON	3.5' O.C.	
JC	2	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DPA	11	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
<b>Groundcovers</b>						
WFL	34	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
LEG	33	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
<b>Ornamental Grass</b>						
GMG-1	87	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						

For Review Only -- Not for Construction!



North



Scale: 1" = 20'

**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 21114 Master.dwg Date: 05.17.21 Scale: N/A  
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**Barefoot Towns**  
 North Myrtle Beach • South Carolina  
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PROJECT NUMBER

21-039

RELEASE

Review

DATE

09/16/21

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SHEET TITLE

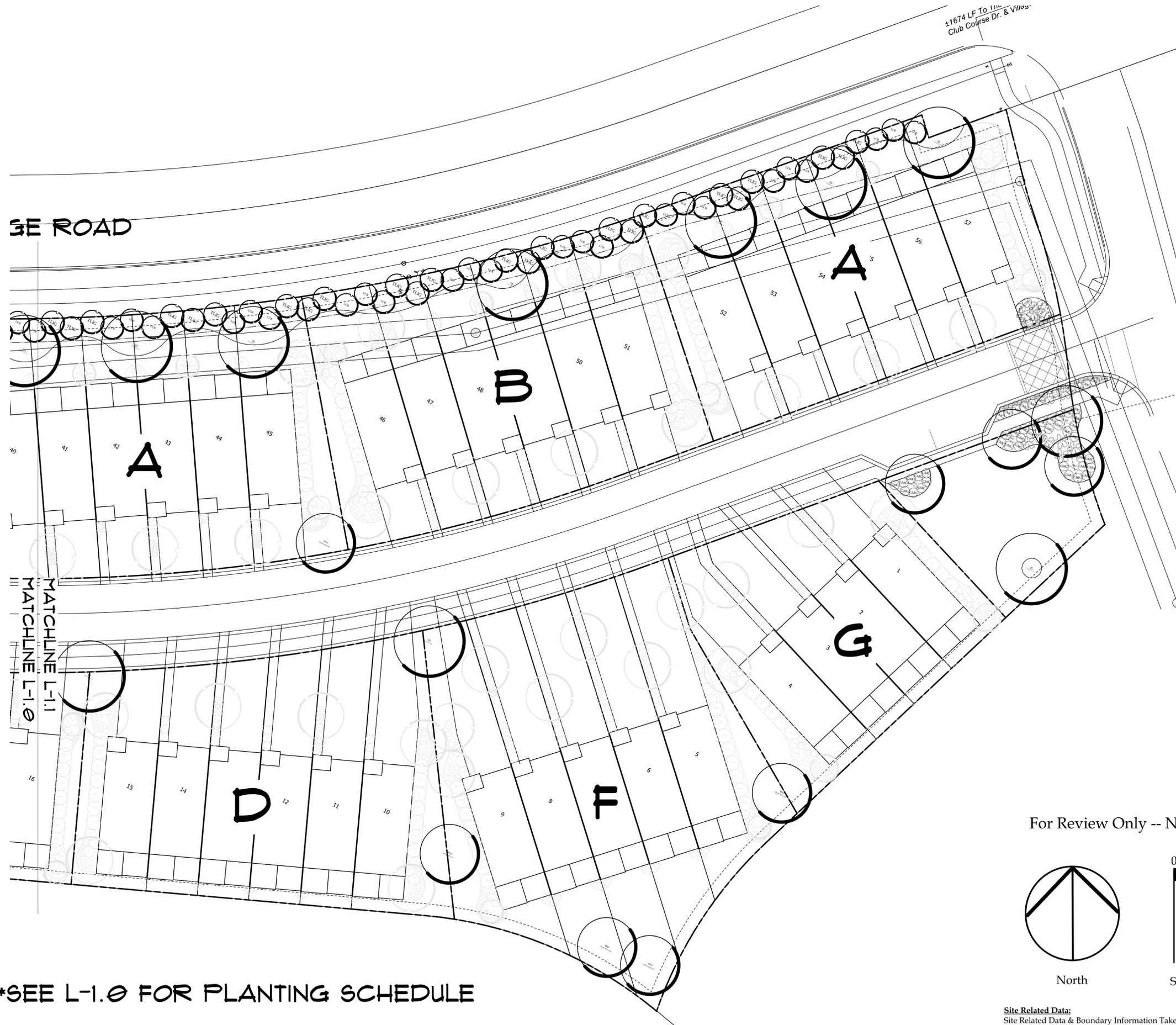
Public Realm  
 Planting Plan

SHEET NUMBER

L-1.0

SEE ROAD

±1674 LF To 11th Club Course Dr. & Village

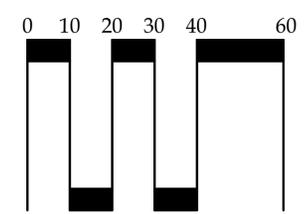


\*SEE L-1.0 FOR PLANTING SCHEDULE

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North



Scale: 1" = 20'

**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 21114 Master.dwg Date: 05.17.21 Scale: N/A  
 This Plan Shall Not Be Construed to be Survey Accurate.

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Site Development Plans  
**Barefoot Towns**  
 North Myrtle Beach • South Carolina  
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**Pulte Group, Inc.**

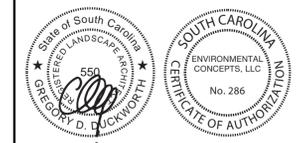
PROJECT NUMBER  
 21-039

RELEASE  
 Review

DATE  
 09/16/21

REVISIONS

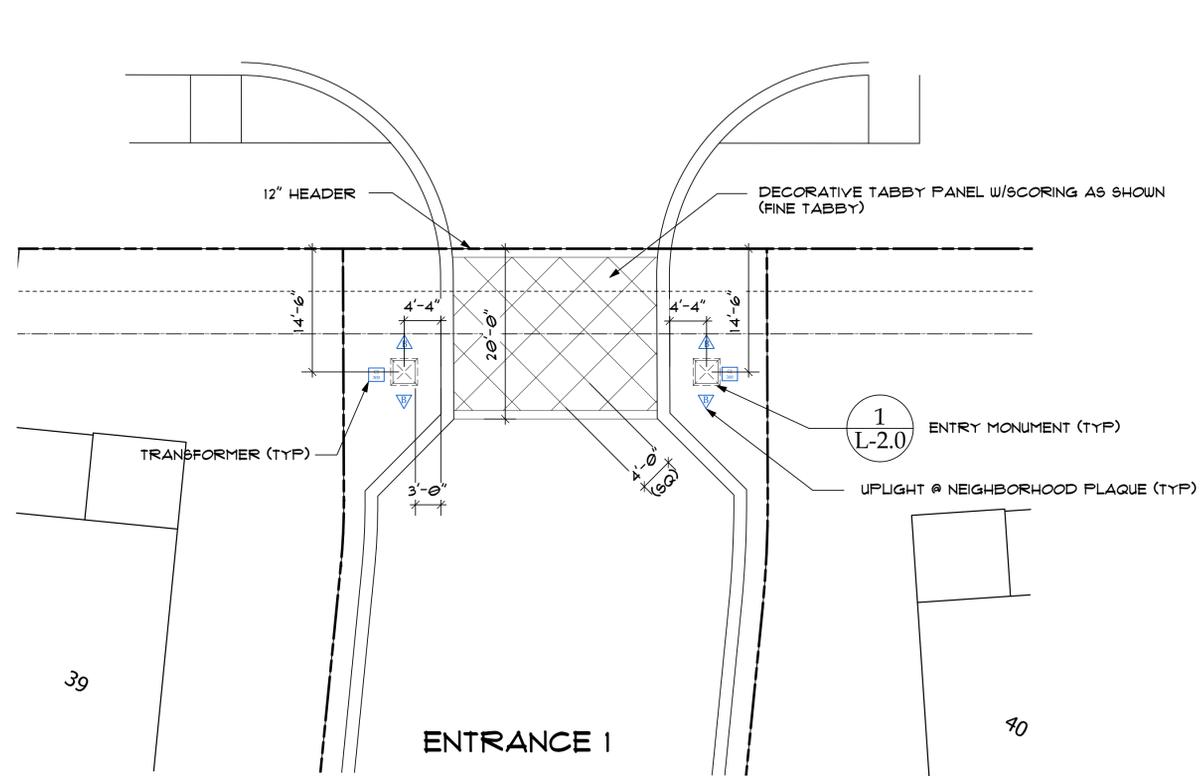
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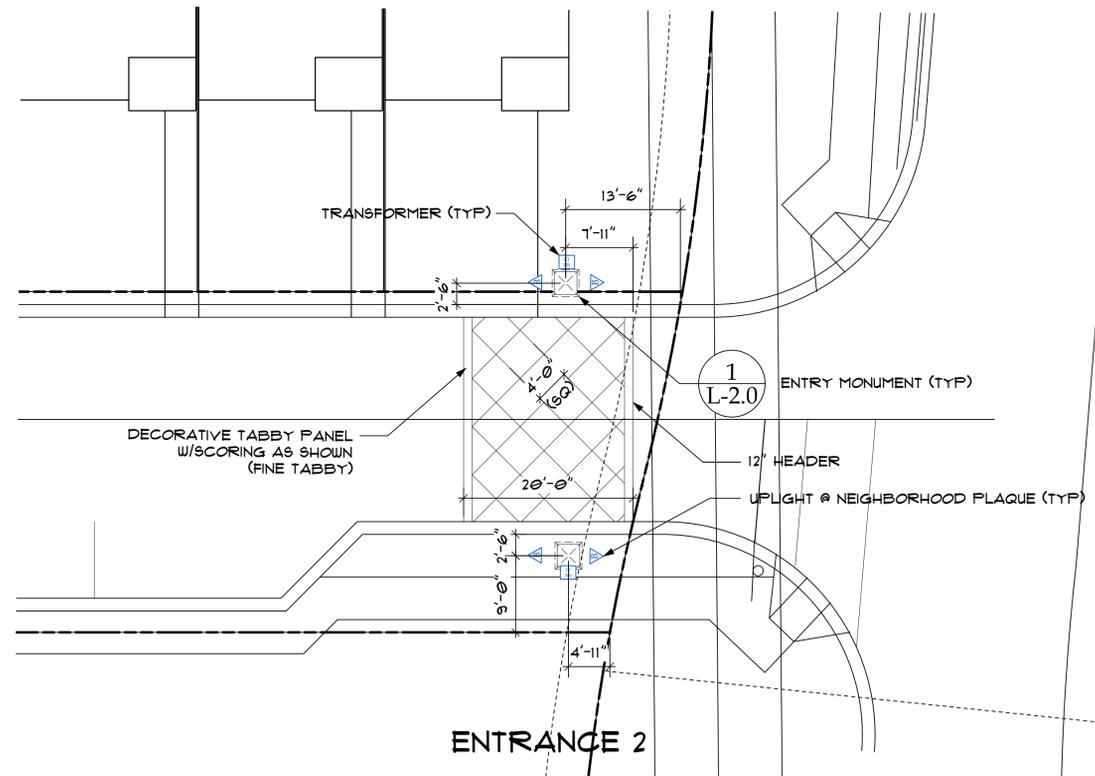
SHEET TITLE  
**Public Realm  
 Planting Plan**

SHEET NUMBER

L-1.1

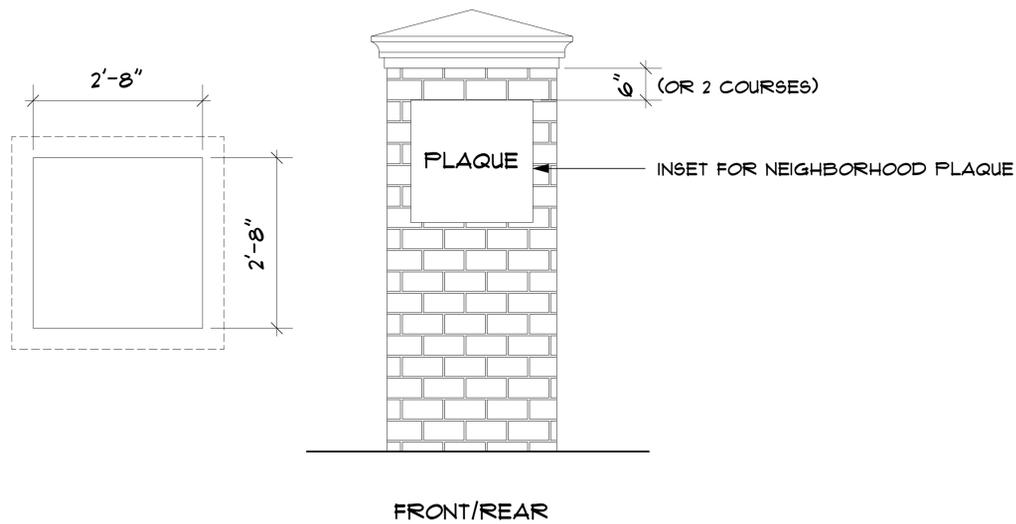
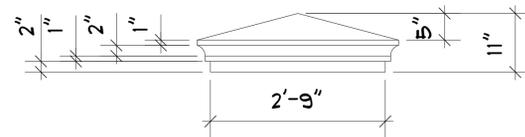


1  
L-2.0  
Detail - Entrance Site Plan  
Scale 1"=10'



Lighting Schedule

Qty.	Symbol	Model	Additional Information	Comments
Contact Info: Bob Griesmer, Atlantic Irrigation South, LLC 3931 Mega Boulevard, Unit 9, Myrtle Beach, SC 29588 Phone: (843)650-0626, Fax: (843)650-0643				
<b>Lights</b>				
8	B	CAST CBL1CB Solid Bronze MR-16 Bullet Light		Includes Fixture Tag
<b>Transformers</b>				
4	CJ300	CAST CJ300PSMT Journeymen Series 300W Transformer	Black Powder Coated Steel Housing	



2  
L-2.0  
Detail - Entry Monument  
Scale 1/2"=1'-0"



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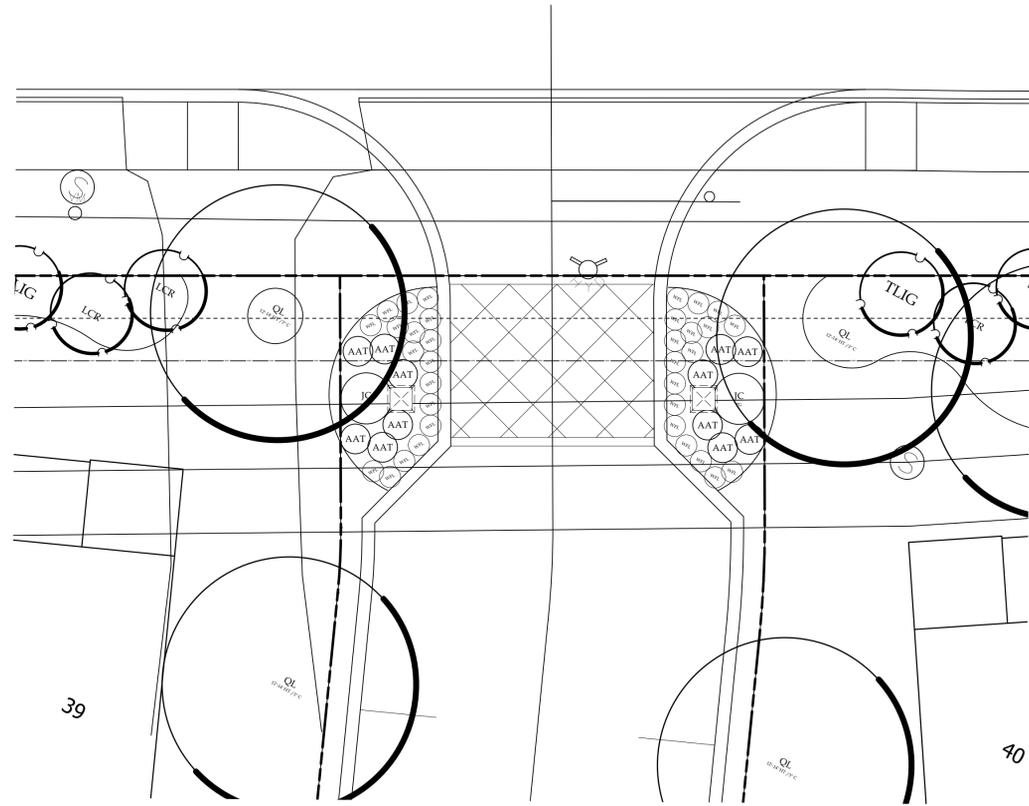
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Site Plan

SHEET NUMBER

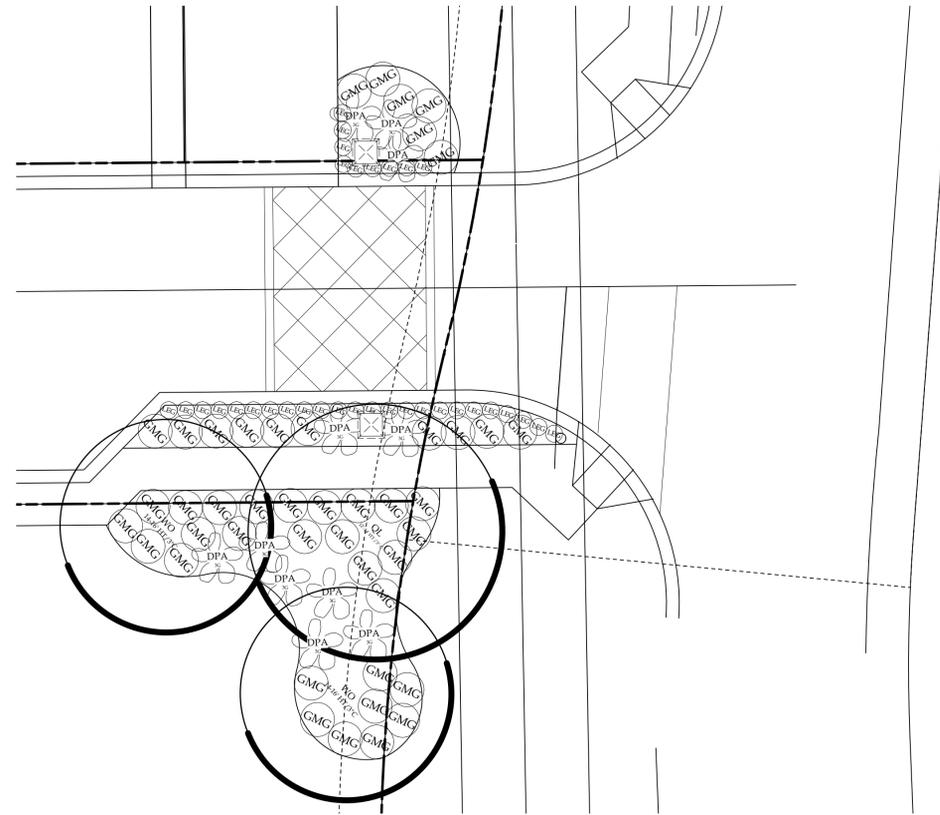
L-2.0

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ENTRANCE 1



ENTRANCE 2

**\*SEE L-1.0 FOR PLANTING SCHEDULE**

1 Detail - Entrance Planting Plans  
L-2.1 Scale 1"=10'

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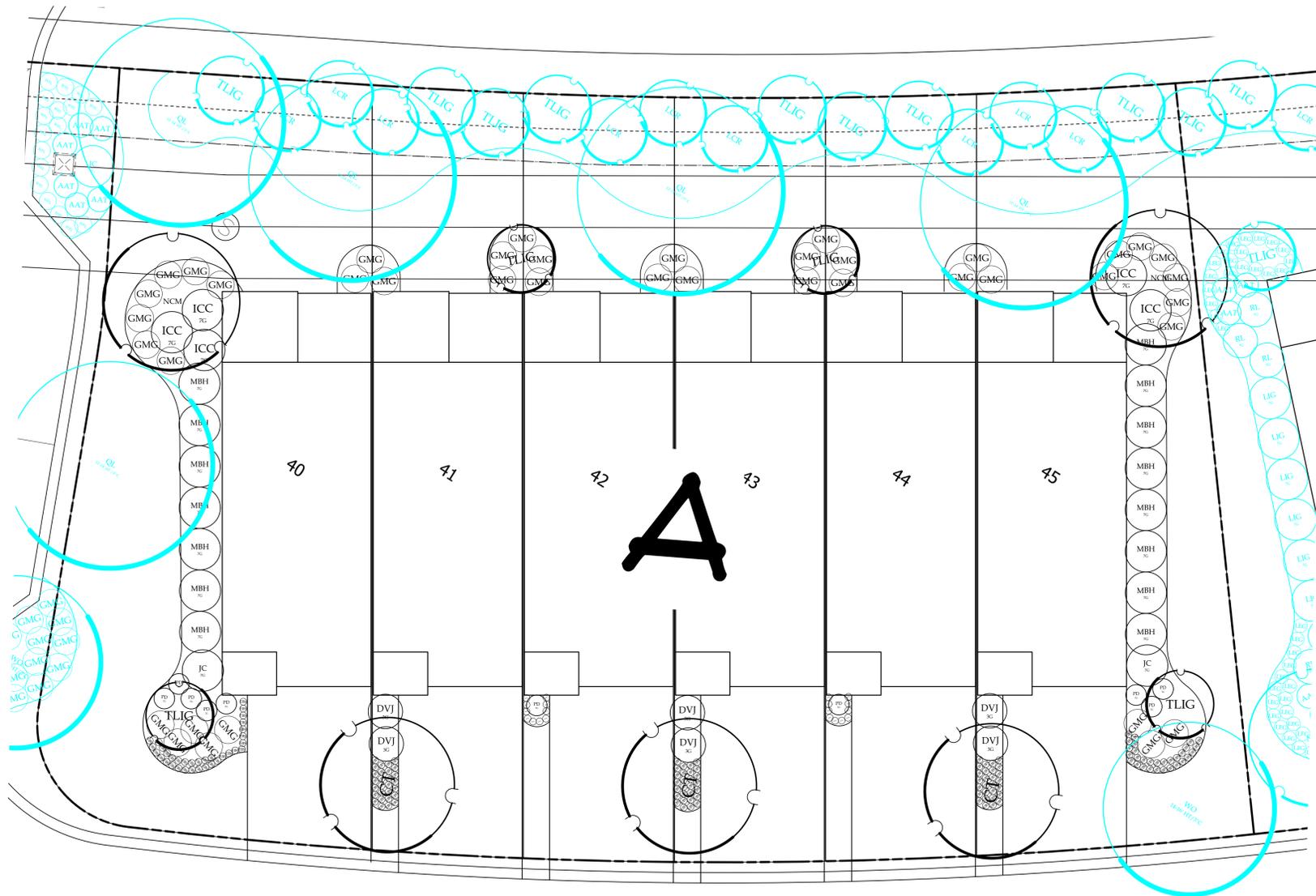


SHEET TITLE  
Entrance Area  
Planting Plans

SHEET NUMBER

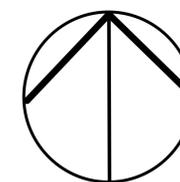
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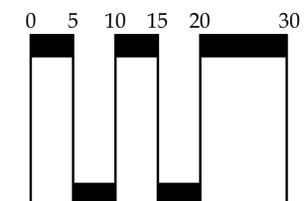


**Planting Schedule - Typical Building A**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	2	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
TLIG	4	Japanese Ligustrum	Ligustrum japonicum	7 - 8' HT	AS SHOWN	Multi-Trunk / Treeform
CT	3	Chaste Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
<b>Shrubs</b>						
JC	2	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DVJ	6	Vintage Jade Distylium	Distylium 'Vintage Jade' PP23,128	3 GALLON	5' O.C.	
ICC	5	Compact Japanese Holly	Ilex crenata 'Compacta'	7 GALLON	6' O.C.	
PD	10	Pringles Dwarf Podocarpus	Podocarpus macrophyllus 'Pringles'	7 GALLON	6' O.C.	
MBH	15	Majestic Beauty® Indian Hawthorn	Rhaphiolepis x 'Montic'	7 GALLON	6' O.C.	
<b>Groundcovers</b>						
WFL	20	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
EBS	148	After Midnight Coneflower	Echinacea 'After Midnight'	1 GALLON	1' O.C.	
<b>Ornamental Grass</b>						
GMG-1	41	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



Scale: 1" = 10'

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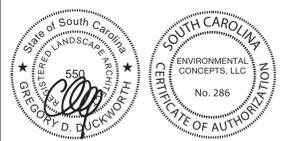
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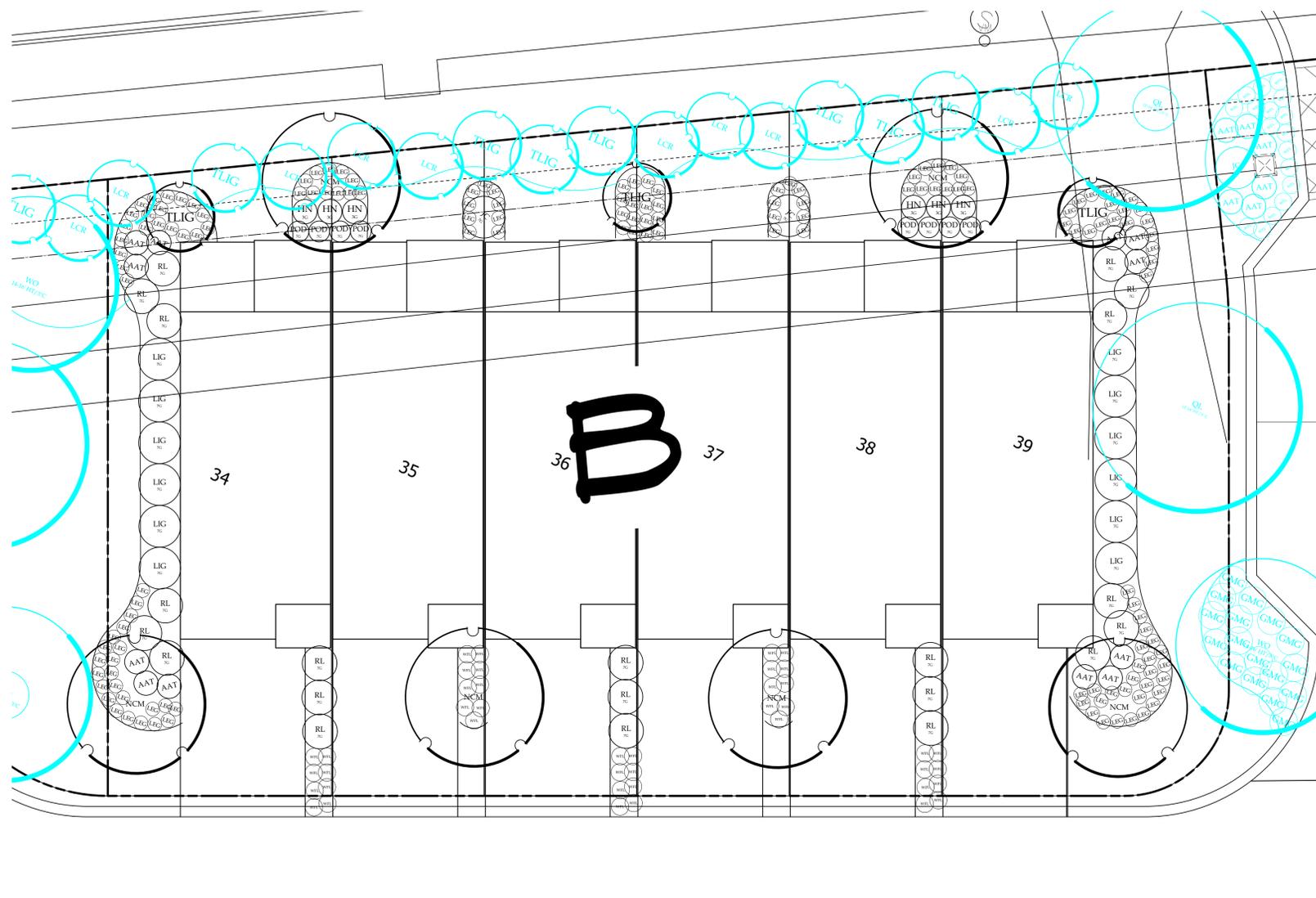
SHEET TITLE

Planting Plan  
Typical A

SHEET NUMBER

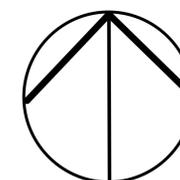
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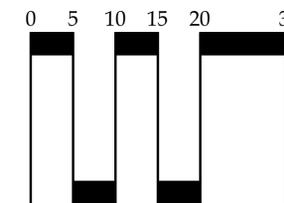


**Planting Schedule - Typical Building B**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	6	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
TLIG	3	Japanese Ligustrum	Ligustrum japonicum	7 - 8' HT	AS SHOWN	Multi-Trunk / Treeform
<b>Shrubs</b>						
AAT	12	Autumn Twist Azalea	Azalea x 'Autumn Twist'	3 GALLON	3.5' O.C.	
JC	2	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
LIG	12	Japanese Ligustrum	Ligustrum japonicum	7 GALLON	6' O.C.	
RL	21	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	1' O.C.	
HN	6	Harbour Dwarf Heavenly Bamboo	Nandina domestica 'Harbour Dwarf'	3 GALLON	3.5' O.C.	
POD	8	Yew Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
<b>Groundcovers</b>						
WFL	42	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
LEG	147	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
<b>Ornamental Grass</b>						
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



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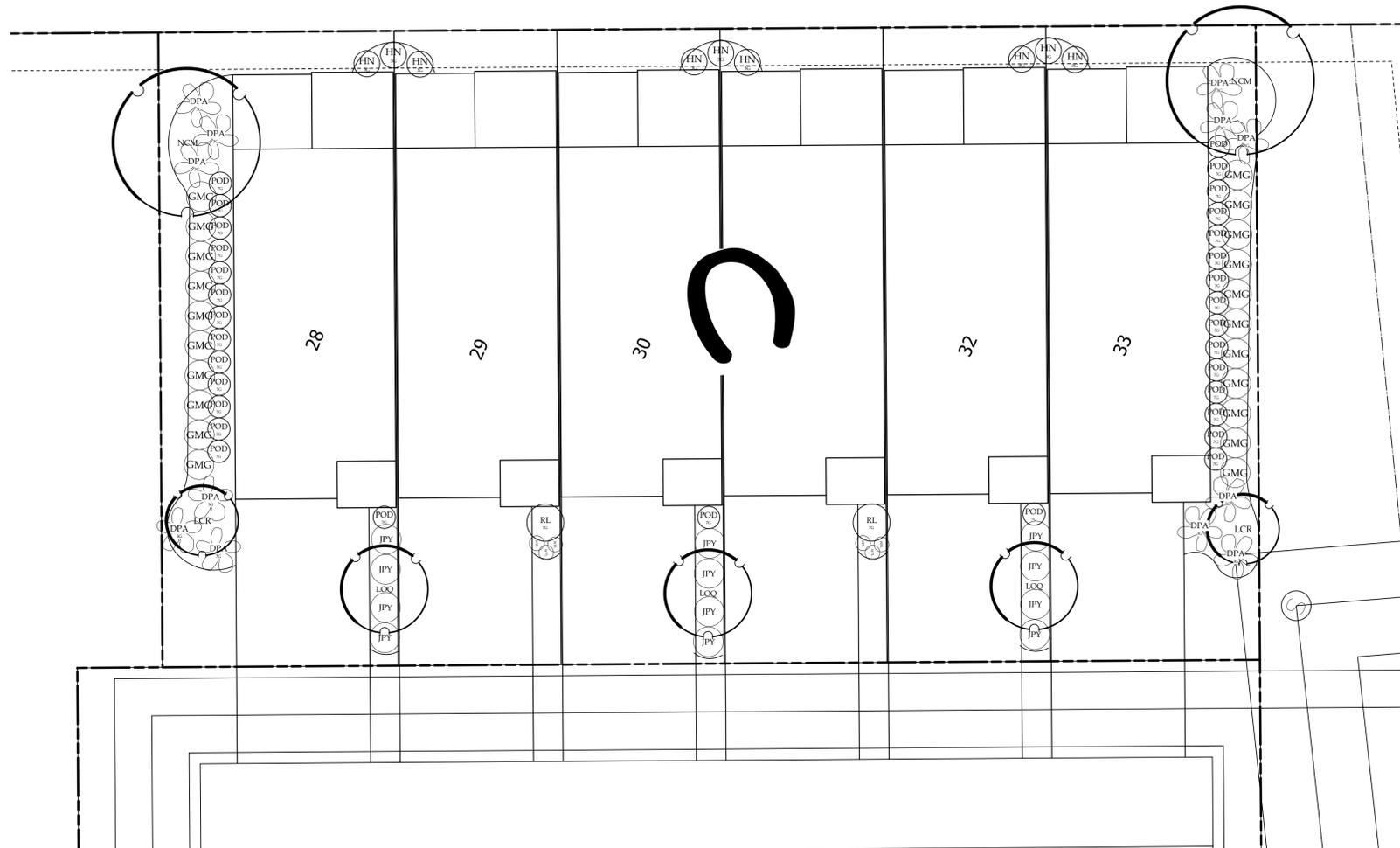


SHEET TITLE

Planting Plan  
Typical B

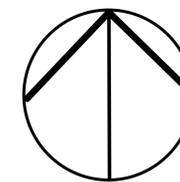
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L-3.1

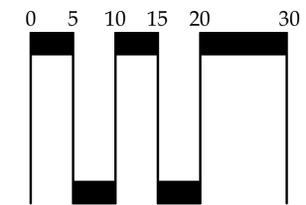


**Planting Schedule - Typical Building C**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
LOQ	3	Loquat	Eriobotrya japonica	8 - 10' HT	AS SHOWN	
NCM	2	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
LCR	2	Ruby Loropetalum - Treeform	Loropetalum chinense 'Zhuzhou Fuchsia'	7 - 8' HT	AS SHOWN	
<b>Shrubs</b>						
RL	2	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	1' O.C.	
HN	9	Harbour Dwarf Heavenly Bamboo	Nandina domestica 'Harbour Dwarf'	3 GALLON	3.5' O.C.	
POD	31	Yew Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
DPA	12	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
<b>Groundcovers</b>						
JPY	12	Spreading Japanese Plum Yew	Cephalotaxus harringtonia 'Prostrata'	3 GALLON	4' O.C.	
WFL	6	Wyena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
<b>Ornamental Grass</b>						
GMG-1	21	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



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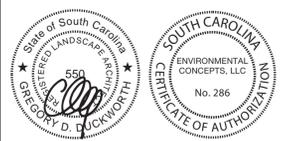
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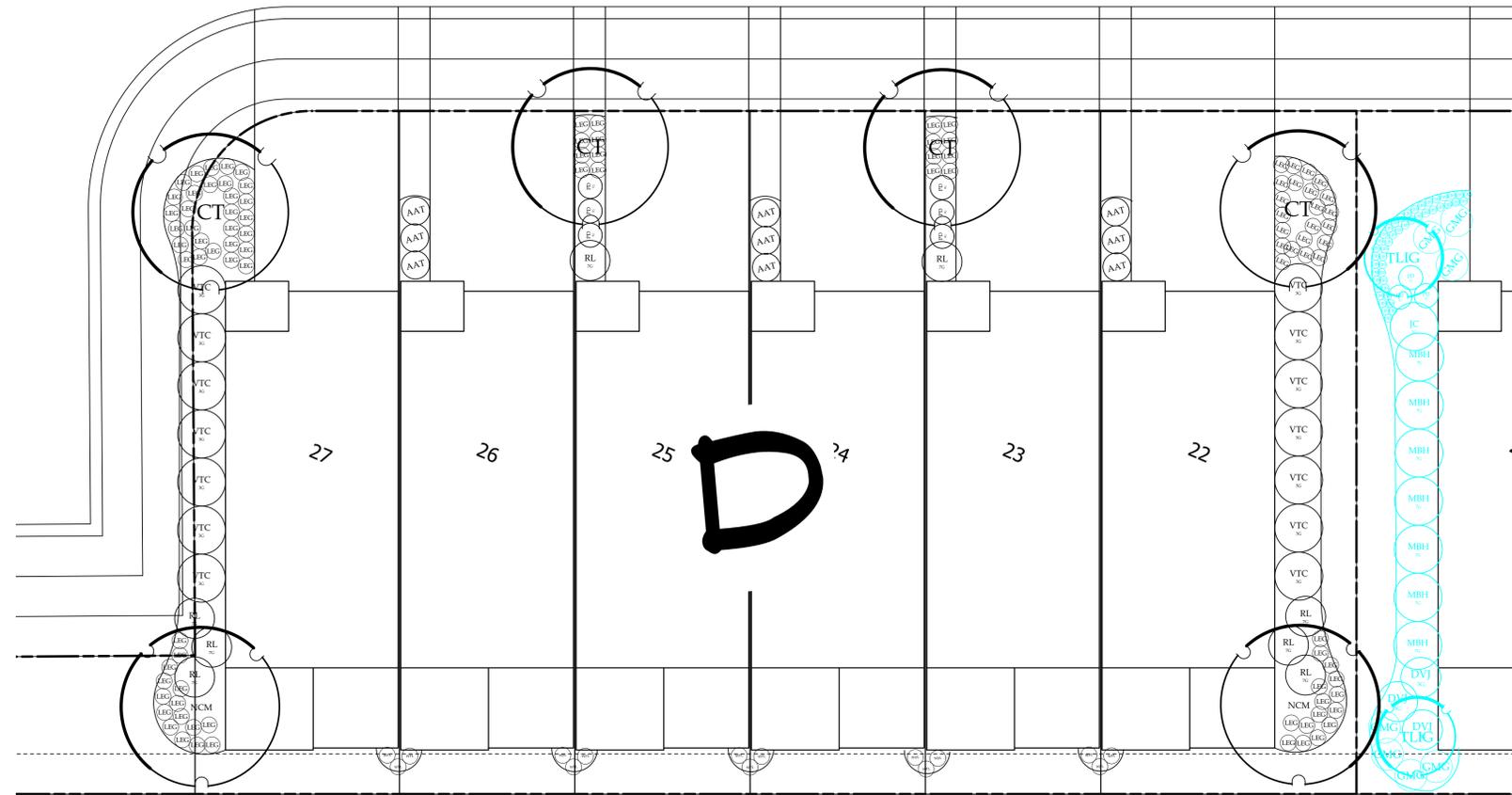


SHEET TITLE

Planting Plan  
Typical C

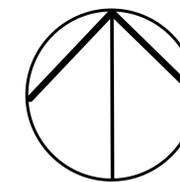
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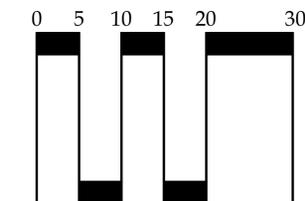


**Planting Schedule - Typical Building D**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	2	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
CT	4	Chaste Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
<b>Shrubs</b>						
AAT	9	Autumn Twist Azalea	Azalea x 'Autumn Twist'	3 GALLON	3.5' O.C.	
RL	8	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	1' O.C.	
PD	6	Pringles Dwarf Podocarpus	Podocarpus macrophyllus 'Pringles'	7 GALLON	6' O.C.	
VTC	14	Spring Bouquet Laurustinus	Viburnum tinus 'Compactum'	3 GALLON	6' O.C.	
<b>Groundcovers</b>						
WFL	15	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
LEG	97	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
<b>Ornamental Grass</b>						
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



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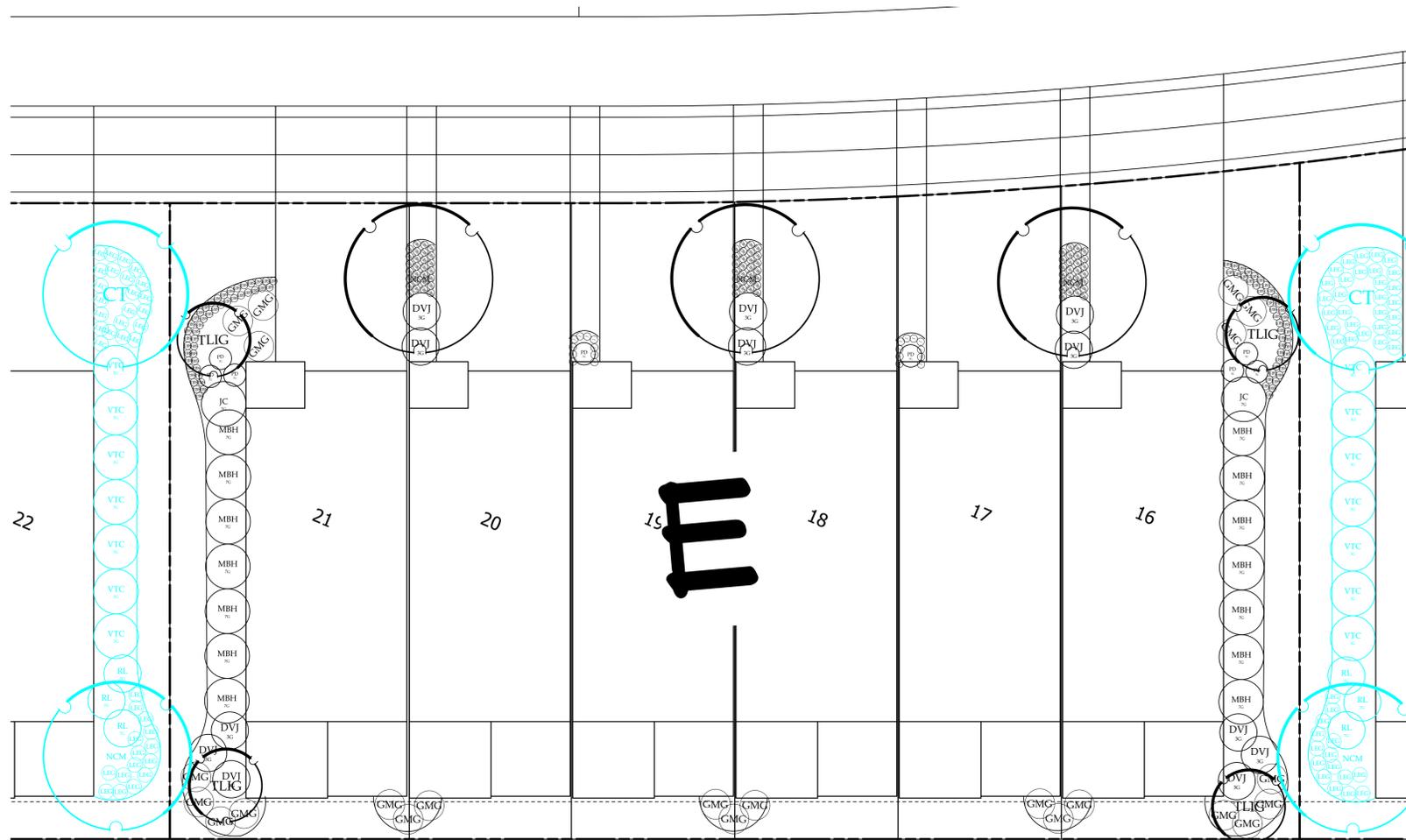


SHEET TITLE

Planting Plan  
Typical D

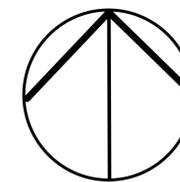
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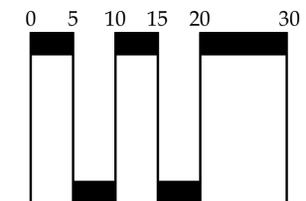


**Planting Schedule - Typical Building E**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
JC	2	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DVJ	12	Vintage Jade Distylium	Distylium 'Vintage Jade' PP23,128	3 GALLON	5' O.C.	
PD	8	Pringles Dwarf Podocarpus	Podocarpus macrophyllus 'Pringles'	7 GALLON	6' O.C.	
MBH	14	Majestic Beauty® Indian Hawthorn	Rhaphiolepis x 'Montic'	7 GALLON	6' O.C.	
<b>Groundcovers</b>						
WFL	20	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
EBS	172	After Midnight Coneflower	Echinacea 'After Midnight'	1 GALLON	1' O.C.	
<b>Ornamental Grass</b>						
GMG-1	23	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



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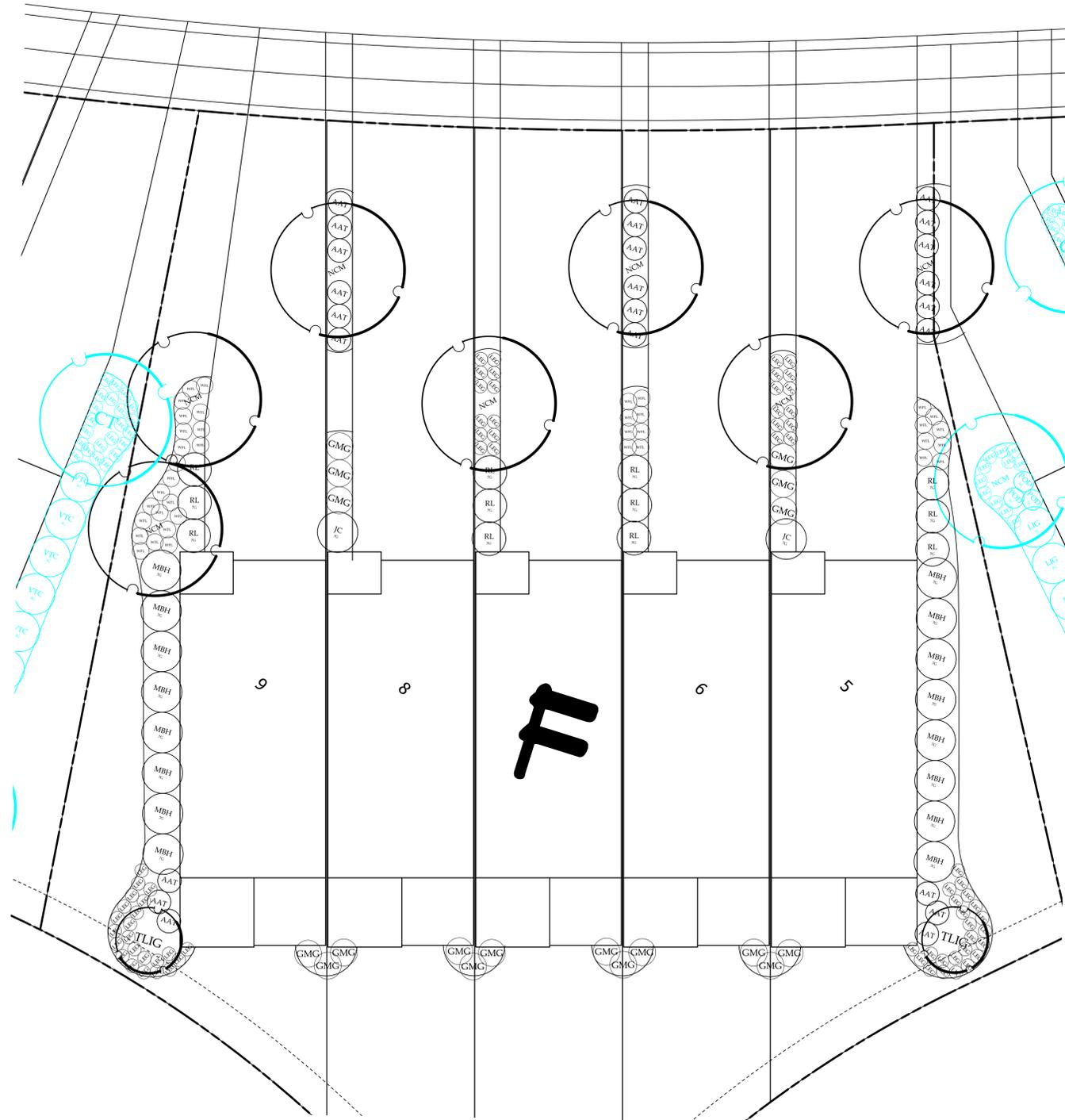
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SHEET TITLE  
Planting Plan  
Typical E

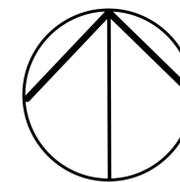
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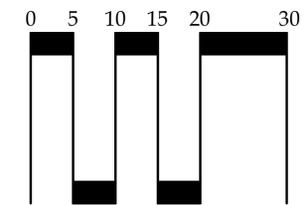


**Planting Schedule - Typical Building F**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	7	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
TLIG	2	Japanese Ligustrum	Ligustrum japonicum	7 - 8' HT	AS SHOWN	Multi-Trunk / Treeform
<b>Shrubs</b>						
AAT	24	Autumn Twist Azalea	Azalea x 'Autumn Twist'	3 GALLON	3.5' O.C.	
JC	2	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
RL	12	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	1' O.C.	
MBH	16	Majestic Beauty® Indian Hawthorn	Rhaphiolepis x 'Montic'	7 GALLON	6' O.C.	
<b>Groundcovers</b>						
WFL	38	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
LEG	70	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
<b>Ornamental Grass</b>						
GMG-1	18	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



Scale: 1" = 10'

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PROJECT

Site Development Plans  
**Barefoot Towns**  
North Myrtle Beach • South Carolina  
prepared for:  
**Pulte Group, Inc.**

PROJECT NUMBER

21-039

RELEASE

Review

DATE

09/16/21

REVISIONS

SEALS



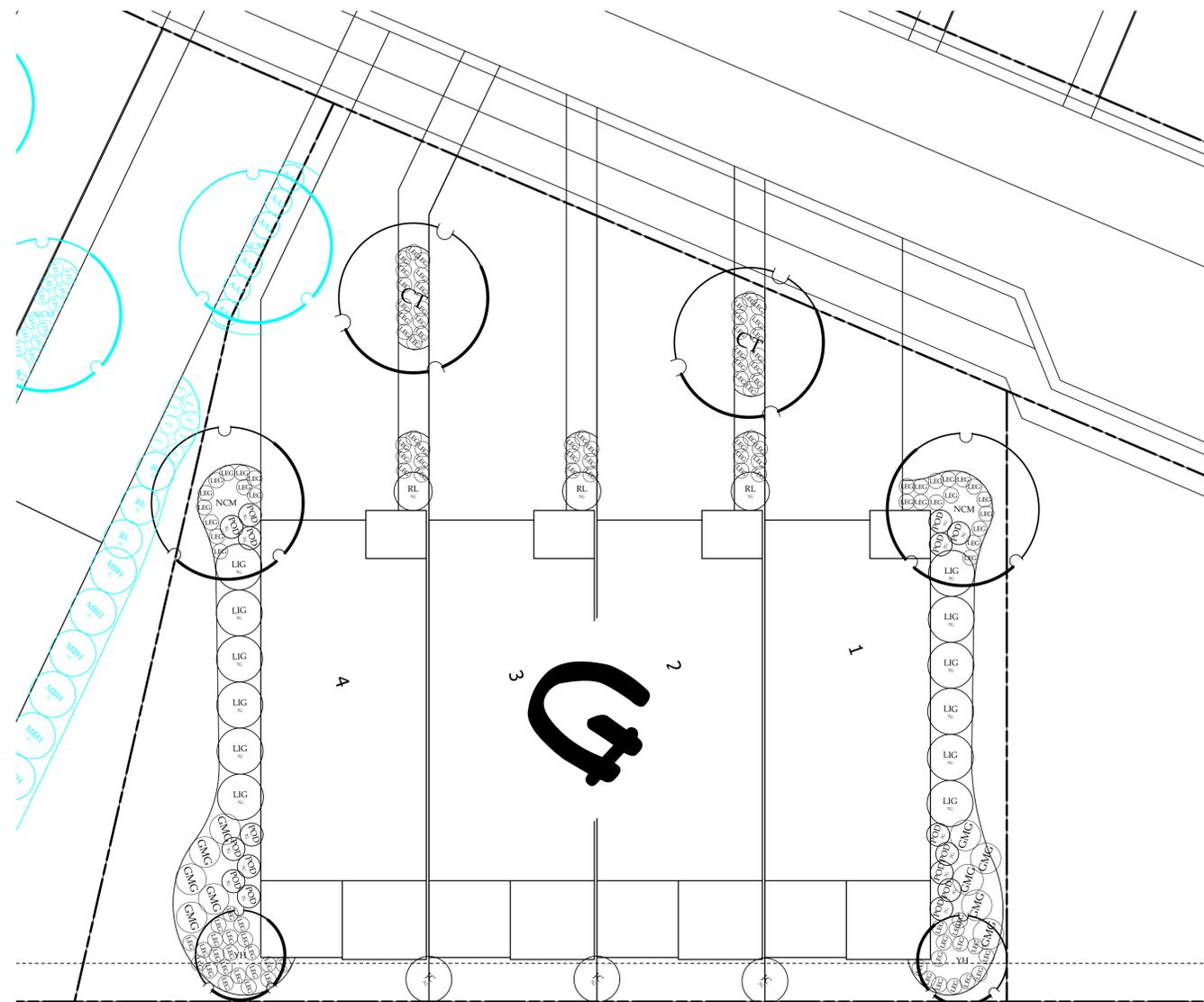
SHEET TITLE

Planting Plan  
Typical F

SHEET NUMBER

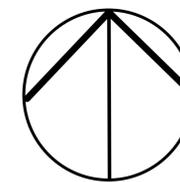
L-3.5

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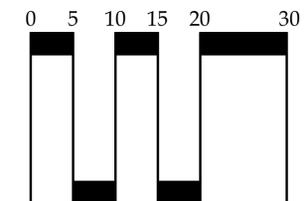


**Planting Schedule - Typical Building G**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
YH	2	Yaupon Holly	Ilex Vomitoria	6 - 8 HT	AS SHOWN	Treeform
NCM	2	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
CT	2	Chaste Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
<b>Shrubs</b>						
JC	3	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
LIG	12	Japanese Ligustrum	Ligustrum japonicum	7 GALLON	6' O.C.	
RL	3	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	1' O.C.	
POD	16	Yew Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
<b>Groundcovers</b>						
LEG	110	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
<b>Ornamental Grass</b>						
GMG-1	10	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
<b>Mulch</b>						
<b>Stone/Edging</b>						



North  
(Varies)



Scale: 1" = 10'

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SHEET TITLE

Planting Plan  
Typical G

SHEET NUMBER

L-3.6

Do Not Heavily Prune the Tree at Planting. Prune only Crossover Limbs, Co-Dominant Leaders, and Broken or Dead Branches. Some Interior Twigs and Lateral Branches May Be Pruned; However, Do Not Remove the Terminal Buds of Branches that Extend to the Edge of the Crown.

Stake Trees only upon the Approval of the Landscape Architect. See Staking Detail.

Wrap Tree Trunks only upon the Approval of the Landscape Architect. See Wrapping Detail.

Mark the North Side of the Tree in the Nursery, and Rotate Tree to Face North at the Site Whenever Possible.

Set Top of Root Ball Flush to Grade or 25-50mm (1-2") Higher in Slowly Draining Soils.

50 mm (2") Mulch. Do Not Place Mulch in Contact with Tree Trunk. Maintain the Mulch Weed-Free for a Minimum of Three Years after Planting.

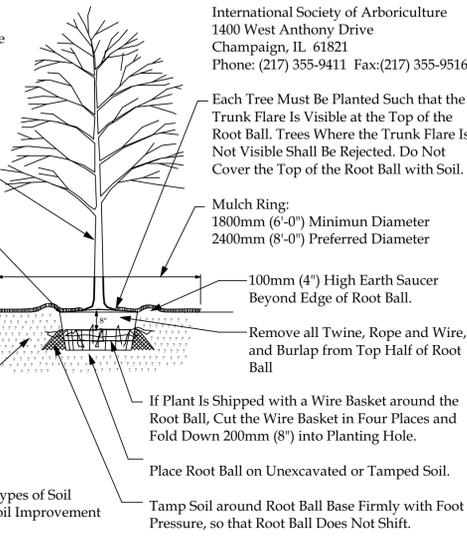
Note: For Dimensions of Planting Areas, Types of Soil Amendments, or Soil Replacement, See "Soil Improvement Details."

Note: This Detail Assumes that the Planting Space Is Larger than 2400mm (8'-0") Square, Open to the Sky, and not Covered by any Paving or Grating.

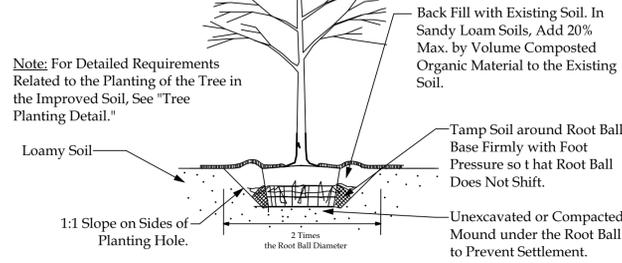
### Typical Tree Planting Detail -

#### 1 B&B Trees In All Soil Types

L-4.0 Not To Scale



International Society of Arboriculture  
1400 West Anthony Drive  
Champaign, IL 61821  
Phone: (217) 355-9411 Fax: (217) 355-9516



Loamy Soils include the Following USDA Textural Classifications and Have a Clay Content of Between 15 to 27%: Loam, Sandy Loam, and Silt Loam. Note that Soils at the Outer Limits of the Loam Classifications May Present Special Planting Problems not Anticipated by this Detail.

Loamy Soils Are Defined as Granular or Blocky Friable Soils, a Mixture of Sand, Silt, and Clay Particles with a Minimum of 1.5% by Dry Weight Organic Matter. The Soil Must Not Be so Compacted as to Impede Root Growth or Drainage. The Soil Structure Shall Not Be Platy or Massive. The Soil Must Be Tested for Texture, Drainage Capability, Ph, and Nutrient Values prior to Determining Plant Selections and any Additional Soil Improvements.

Note: This Detail Assumes that the Area of Loamy Soil Available to Each Tree Is a Minimum of 45 Square Meters (500 SF).

### Soil Improvement Detail - For Trees

#### 4 Planted In Non Restricted Soil Conditions

L-4.0 Not To Scale

International Society of Arboriculture

For Deeproot ArborTie Guying Material Contact:

Brenda Guglielmina  
Deep Root Partners, L.P.  
P.O. Box 927, Decatur, GA 30031-0927  
Tel: 404-378-9990  
Fax: 404-378-2840  
E-mail: brenda@deeproot.com  
www.deeproot.com

ArborTie Guying Material See ArborKnot Detail.

750 mm (30 In.) Long Wood Stake.

All Stakes Shall Be Driven Outside The Edge Of The Root Ball.

Remove All Staking As Soon As The Tree Has Grown Sufficient Roots To Overcome The Problem That Required The Tree To Be Staked. Stakes Shall Be Removed No Later Than The End Of The First Growing Season After Planting.

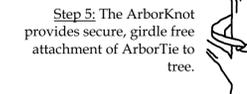
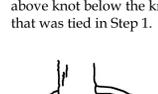
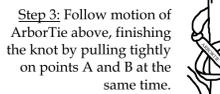
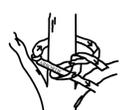
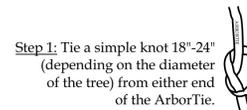
### Typical Tree Staking & Guying Detail -

#### 5 For Trees 3" (75mm) or Larger

L-4.0 Not To Scale

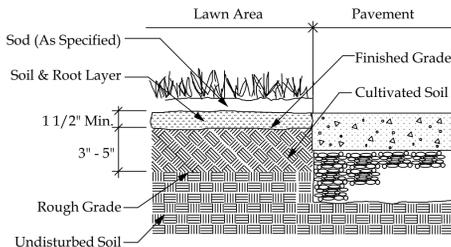
Size of Nursery Stock	Irrigation Schedule for Vigor (See Notes 1,3)	Irrigation Schedule for Survival (See Notes 2,3,4)
< 2" Caliper	Daily for 2 weeks; every other day for 2 months; weekly until established.	Twice weekly for 2-3 months
2-4" Caliper	Daily for 1 month; every other day for 3 months; weekly until established.	Twice weekly for 3-4 months
> 4" Caliper	Daily for 6 weeks; every other day for 5 months; weekly until established.	Twice weekly for 4-5 months

- Delete daily irrigation when planting in winter. Irrigation frequency can be reduced (e.g. 2-3 times a week instead of every other day) slightly when planting hardened off, field grown trees that were root-pruned during production. Establishment takes 4 months per caliper inch.
- Irrigation frequency can be reduced (e.g. 2-3 times a week instead of every other day) slightly when planting hardened off, field grown trees that were root-pruned during production.
- At each irrigation, apply 2-3 gallons per inch trunk caliper to the root ball. Apply it in a manner so all water soaks into the root ball. Do not water if root ball is wet/saturated on the irrigation day.
- Trees take much longer to establish than 3-4 months per inch trunk caliper. Irrigate in drought the following summer.



### 2 ArborKnot Detail

L-4.0 Not To Scale



Note: Install Sod such that Top of Soil and Root Layer Is Level with Top of Pavement.

#### Sodding Procedure:

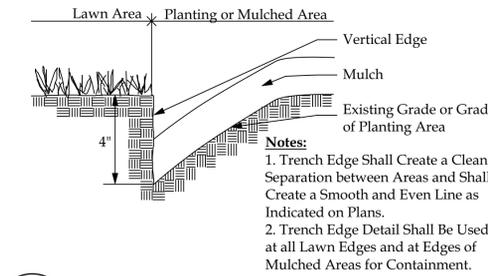
- Cultivate Entire Area to 3-5" Depth and Handrake Smooth.
- Apply Lime per Soil Analysis and Fertilizer at Rate of 1200 LB/AC.
- Water Area to Be Sodded Prior to Laying Sod.
- Lay Sod, Roll Sod, and Water Thoroughly.

### 3 Sod Installation Detail

L-4.0 Not To Scale

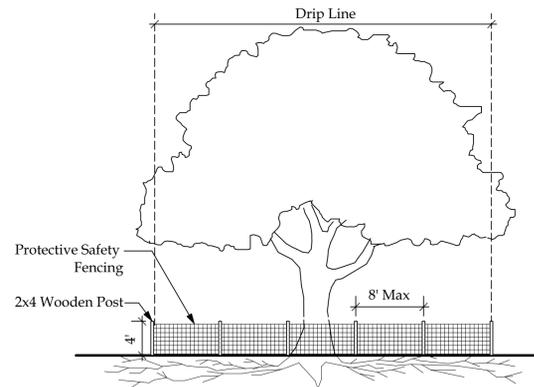
### 7 Typical Ground Cover Spacing Detail

L-4.0 Not To Scale



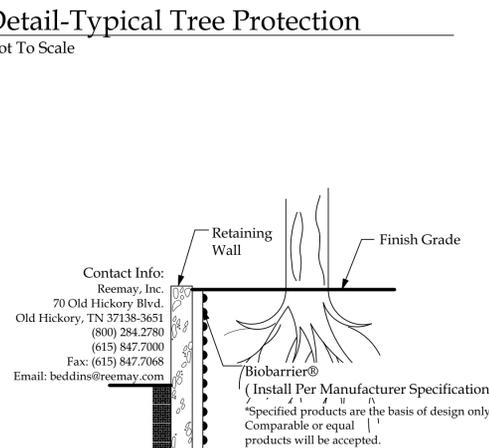
### 8 Shrub Bed Trench Detail

L-4.0 Not To Scale



### 9 Detail-Typical Tree Protection

L-4.0 Not To Scale



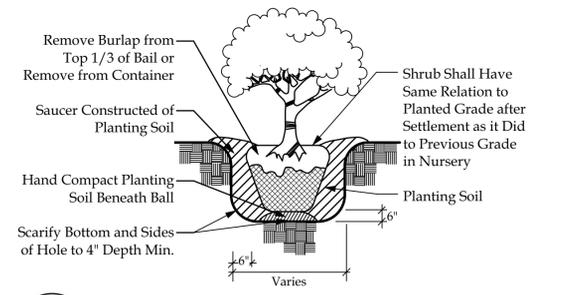
Landscape Contractor Shall Be Responsible for Installing a Root Growth Barrier in all Locations Where Plant Roots May Come into Contact with Architectural Elements (Foundations, Walls, Sidewalks, Pools, etc) & Infrastructure (Water, Sewer, Drainage, Roads, Electric, Etc.)

### 10 Detail- Root Barrier Installation

L-4.0 Not To Scale

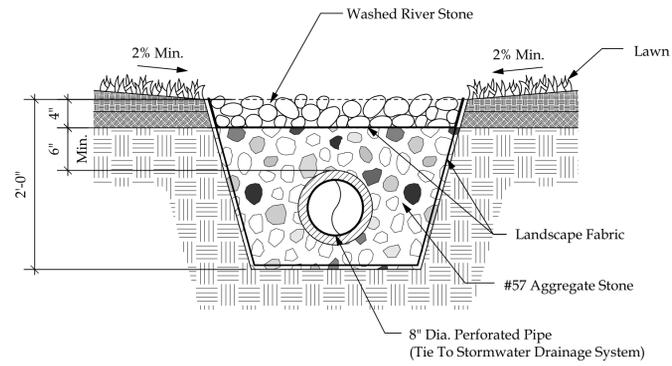
### 11 Planting Bed Detail

L-4.0 Not To Scale



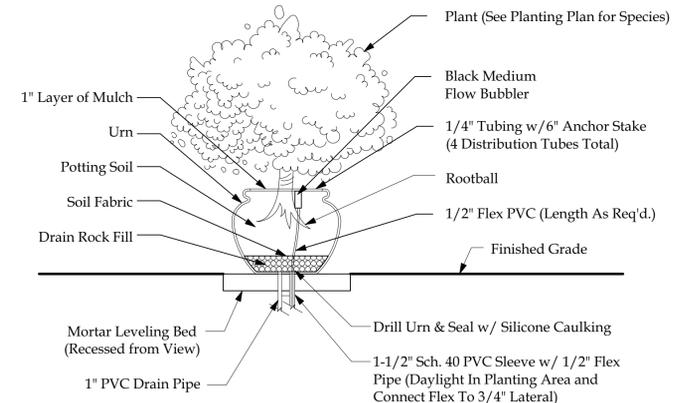
### 12 Typical Shrub Planting Detail

L-4.0 Not To Scale



### 13 Detail - French Drain

L-4.0 Scale 1"=1'-0"



### 14 Detail-Planter

L-4.0 Not To Scale



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REVISIONS

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SHEET TITLE

Planting Details

SHEET NUMBER

L-4.0

## SITE WORK

General:

**1.1 DIMENSIONS:** ± Indicates Check Dimension Only; Contact Landscape Architect for Field Adjustments if Field Conditions Vary.

**1.2 STRUCTURAL:** Contractor Responsible for the Structural Integrity of all Elements.

**1.3 LUMBER:** Contractor Shall Use at minimum Pressure-Treated Lumber for all Exterior Construction unless alternative is specified.

Contractor/Owner Should be Aware of Fasteners Recommended by Lumber Manufacturers in Construction Involving Pressure-Treated Lumber. Pressure-Treated Lumber Can be Chemically Corrosive to Certain Types of Fasteners. All Edges Should be Sanded Smooth. Handrails and Decking Should be Cup Side Down.

**1.4 COMPLIANCE:** Contractor Responsible for Verifying Compliance with all Setback and Zoning Requirements.

**1.5 PERMITS:** The Contractor is Responsible for Acquiring all Necessary Permits Prior to Construction.

**1.6 UTILITIES:** Contractor Responsible for Locating all Underground Utilities Prior to Construction. Contractor to Secure a Responsible Utility Locate Service, Such as Palmetto Utility Protection Service (PUPS), Prior to any Excavation or Installation:

**A. PRE-CONSTRUCTION NOTICE:**

**South Carolina 811**

Anyone Proposing To Excavate, Dig, Bore, Tunnel, Blast, Or Disturb The Earth In Any Manner In Which Buried

Utilities May Be Damaged Is Required To Adhere To The South Carolina

Underground Facility Damage Prevention Act.

Please Call 811 or The Toll-Free Number (1-888-721-7877) Between The Hours Of 7:30 AM EST. And 5:30 PM EST,

Monday Through Friday, 72 Hours Before Starting The Proposed Work.

The South Carolina State Law Requires That Excavators Give A 3 Full Working Days Notice (Not Including The Day Of The Call)

Excluding Weekends And Holidays, For The Locators To Get Out To Mark The Area. After A Notice Has Been Processed,

You Will Know When You Are Legally Free To Proceed With The Digging Work And Which Utilities In The Area

SC811 Will Be Notifying For You. Any Utilities That SC811 Does Not Notify, You Will Be Responsible For Notifying Directly.

The Utility Companies Ask That You Leave A 2 1/2 Feet Margin On Each Side Of A Marked Utility Line. Also Note

That Your Request Is Good For 10 Working Days After It Has Been Processed By Our System.

**1.7 SAFETY:** Contractor Responsible for Security Fencing and Signage to Prevent Injury to the Public During Construction.

**1.8 MAINTENANCE:** Owner Shall Consider the Future Maintenance Requirements of This Project to Prevent Injury to the Public.

**1.9 DRAINAGE:** Contractor Shall Maintain Positive Drainage Away from Structures.

**1.10 HAZARDOUS MATERIALS/UXO/ARCHAEOLOGICAL:** - Environmental Concepts, LLC Shall have No Duty or Responsibility for the Discovery, Determination, Location, Presence, Handling, Removal, Disposal or Exposure of Anyone or Anything to: Hazardous Waste Materials in any Form or of any Type at the Project Site, Including, but Not Limited to: Asbestos, Asbestos Related Products, Polychlorinated Biphenyl (PCBs), or Any Other Substances, Whether Now or at Some Later Date Considered to be Toxic; as well as Unexploded Ordnance (UXO) and Unexpected Archaeological Finds at the Project Site.

**1.11 DEER OR OTHER FAUNA:** - Environmental Concepts, LLC Shall Have No Duty Or Responsibility For The Knowledge, Discovery, Or Determination To The Presence Of Deer, Rabbits, Moles, Or Other Fauna Which May Cause Damage At The Site. It Is The Owner/Responsible Agent's Obligation To Inform Environmental Concepts, LLC In Writing, Prior To Design, Of Any Known Deer Or Other Fauna Which May Be Present Which May Cause Damage At The Site. When Informed, Environmental Concepts, LLC Will Specify Deer Resistant Plants For The Project.

**1.12 REVIEW & APPROVAL:** These Plans have Been Reviewed and Approved by the Owner/Responsible Agent Who Understands That any Changes, Substitutions, or Deletions May Require Review and Approval by the Responsible Reviewing Authority.

Tree Protection:

**2.1 DRIPLINE:** Tree dieback, decline, and even tree death can be caused by the disturbance of roots due to trenching, vibratory plowing, or earth sawing operations. During construction, none of the above actions are to be performed within the dripline of a tree canopy.

**2.2 PROTECTION:** Protect designated trees scheduled to remain from:

- Unnecessary cutting, breaking, or skinning of roots

- Skinning and bruising of bark

- Smothering of trees by stockpiling construction or excavation materials within dripline

- Excess foot or vehicular traffic

- Parking of vehicles within drip line

- Cleaning of equipment, solvents and gasoline within dripline

**2.3 FENCING:** Erect temporary barricades around trees shown to remain before commencement of any site clearing or grading. Fence to be 4' high with 2x4 posts. All fencing should be placed at drip line of tree, fully enclosing all trees scheduled to remain. Nothing shall be placed inside of protective barricades, including but not limited to construction material, machinery, chemicals, or temporary soil deposits. When paving, excavation, or hardscape must be done within barricades, barricades shall be moved back to a secondary location at the edge of work. Extra care must be taken at this time by the contractor to insure that no damage to a tree occurs.

**2.4 GRADES:** No grade changes are to be made within the barricades without prior approval of the owner or his designated representative.

D. Interfering branches may be removed at the direction of the owner or his designated representative by a qualified tree surgeon.

**2.5 HEALTH:** Provide water to trees as required to maintain their health during construction work.

**2.6 RESPONSIBILITY:** General contractor shall be responsible for any damage done to trees designated to remain. Damage or removal of protected trees shall be subject to replacement or fine based on initial agreement with owner or his designated representative.

## LANDSCAPING

### Part 1 - General

#### 1.1 DESCRIPTION:

A. This landscaping plan has been reviewed and approved by the owner/responsible agent who understands that any changes, substitutions, or deletions may require review and approval by the responsible reviewing authority.

B. The scope of work for the Landscape Contractor shall include the furnishing and installation of all grassing, all landscape planting work, and any irrigation work as called for as part of this Contract.

C. The Landscape Contractor shall coordinate with the General Contractor for the installation of all the noted earth berms within the landscaped areas. The berming fill and installation of all topsoil shall be the responsibility of the General Contractor. Final grading and contouring of the berms shall be the responsibility of the Landscape Contractor.

D. Prior to installation, all clearing, aesthetic earth mounding, and final plant locations is to be approved by Landscape Architect.

E. Landscape Contractor is to inform Landscape Architect of any concerns with plant material specified prior to installation and, at such time, alternate plant material may be specified by Landscape Architect. Landscape Contractor assumes all risk in installing plant material indicated on planting schedule.

F. Deer Or Other Fauna - Environmental Concepts, LLC Shall Have No Duty Or Responsibility For The Knowledge, Discovery, Or Determination To The Presence Of Deer, Rabbits, Moles, Or Other Fauna Which May Cause Damage At The Site. It Is The Owner/Responsible Agent's Obligation To Inform Environmental Concepts, LLC In Writing, Prior To Design, Of Any Known Deer Or Other Fauna Which May Be Present Which May Cause Damage At The Site. When Informed, Environmental Concepts, LLC Will Specify Deer Resistant Plants For The Project.

G. Landscape Contractor shall estimate quantity of all plant materials, sod and mulch. Plant quantities are estimates only and are subject to field verification by the Landscape Contractor. The planting schedule shall override plant labels.

H. The Owner /Responsible agent shall notify the Landscape Architect of any special requirements of the planting plan, such as deer resistant planting etc...

#### 1.2 COORDINATION OF CONDITIONS:

A. The Landscape Contractor shall be responsible for coordinating the work of his crew and his subcontractors concerning performance of the landscape work. The Landscape Contractor shall also be responsible for the proper workmen as well as all subcontractors and their employees who perform on this project.

B. Coordination with the Landscape Architect: The Landscape Contractor will pay close attention to conditions and circumstances for which the Landscape Architect is to inspect and approve. Failure of a timely notification to Landscape Architect regarding any variances in said conditions and circumstances will result in work being removed and reinstalled at the Landscape Contractors expense.

C. Landscape Contractor is responsible for locating all utilities prior to installation and/or Construction.

D. Landscape Contractor shall not alter or damage any structure or existing plant material to remain on property during installation.

#### 1.3 EXAMINATION AND VERIFICATION OF DRAWINGS AND SITE:

A. It shall be the Landscape Contractor's responsibility to report to the Landscape Architect any deviations between drawings, specifications and the site. Failure to do so prior to the installation of materials will result in replacing and/or relocating materials and shall be done at the Landscape Contractor's expense.

**1.4 CLEAN-UP:**

A. At reasonable regular intervals during the installation of the work, the Landscape Contractor shall clean up the site and dispose of waste materials, rubbish, and debris caused by their operations.

B. When site work involves movement of soil or other materials that could stain or discolor walks and pavements, then the Landscape Contractor shall clean up daily before leaving job site and remove all materials that may stain or discolor.

#### 1.5 SOIL SAMPLES:

A. The Landscape Contractor shall collect soil samples of the areas to be landscaped, submit samples to an appropriate testing agency, obtain results and deliver same to the Landscape Architect. Soil sample boxes may be obtained from the County Agent's office. Location and quantity of samples to be taken are as follows:

1. Two samples of areas to be grassed, taken after the areas are prepared for sodding.

2. Two samples of planting beds taken after the beds are prepared for planting.

B. The same lab shall be used for all samples to ensure accurate results.

### Part 2 - Products

#### 2.1 RELATED LANDSCAPING MATERIAL:

**A. DESCRIPTION:** This section covers the furnishing and installation of all items associated with the landscaping as called for in this contract.

**B. FERTILIZER:** Tree and shrub fertilization shall be carried out according to ANSI A300 Part 2 - Tree, Shrub, And Other Woody Plant Maintenance - Standard Practices (Fertilization). Fertilizer for perennials and annuals shall be in the form of a complete fertilizer (10-10-10). Verify all plant nutrient requirements through soil test.

**C. TOPSOIL:** Topsoil to be used for backfilling plant pits shall consist of fertile, friable soil and shall contain a normal amount of organic matter. It shall be reasonably free from subsoil, refuse, heavy or stiff clay, stones larger than one inch in size, coarse sand, and noxious substances. Topsoil shall be free from toxic amounts of either acid or alkaline elements and shall be capable of sustaining healthy plant growth.

**D. MULCH:** Industry standard mulch as specified by the Plant Schedule. All mulch must be clean and free of trash and debris.

#### E. STAKING AND GUYING MATERIALS:

1. Specified DeepRoot ArborTie green staking and guying material is to be flat woven polypropylene material. 3/4" (19.05mm) wide with a 900 lb. break strength. ArborTie shall be fastened to stakes in a manner which permits tree movement and supports the tree.

2. The ArborTie material shall be secured with an ArborKnot according to manufacturer instructions.

3. Guy Stakes: Sound, durable lumber with minimum uniform cross-section above point 2"x 2" nominal dimensions; capable of withstanding above ground and underground conditions until final inspection; or steel rod, minimum of 1/2" diameter.

#### F. ROOT BARRIER:

1. Guaranteed, any existing trees and new trees (required to meet code) have the ability to damage everything - including sidewalks, driveways, parking lots, curbing, patios, swimming pools, pool decks, building foundations - guaranteed.

2. That is why we have Root Barrier called-out in our specifications.

3. Tree Root Barriers shall be required to prevent roots from coming into contact with all man-made architectural elements and utilities (install per manufacturers specifications).

4. Everyone - including ARBs and government agencies - desires the "estate look" on lots that are, in many cases, too small to support the structures and "required" vegetation.

**G. SOIL AMENDMENTS OR CONDITIONING MATERIALS:**

1. Aluminum Sulfate: Unadulterated, in manufacturer's original, unopened container labeled with analysis and net weight. Use to acidify soil (lower pH) if necessary.

2. Limestone: Raw, ground agricultural limestone, containing at least 90 percent calcium carbonate; 90 percent shall pass No. 10 sieve and 50 percent shall pass No. 50 sieve. Use to decrease acidity of soil (raise pH if necessary).

3. Shredded Bark: Commercial horticultural preparation finely ground, free of extraneous and harmful matter.

4. Peat: Shall be peat moss finely shredded, consisting of 90 percent organic moss peat, be brown in color and suitable for horticultural purposes.

#### 2.2 LANDSCAPING PLANT MATERIALS:

**A. DESCRIPTION:** This section covers the quantities, sizes, and other specifications for plant material to be furnished and installed as a part of this Contract.

**B. DEER RESISTANT PLANTS:** Some Of The Plants Indicated On This Plan May Have A Resistance To Deer. However, If The Deer Are Present In Large Enough Numbers Or Are Hungry Enough They Will Eat Whatever May Be Available.

**C. PLANT SIZES:** Plant sizes specified for plants in this contract are as recommended by the American Association of Nurserymen. Plants will be specified as 12"-15" plants, 18"-24" plants, etc.

**D. MEASUREMENT:** Plants are not to be stretched in order to obtain a measurement. Measurements will be taken from plants in their natural state and planted. Height of plants will not be measured to the tip of the tallest terminal, but will be measured as average height of plant. Spread of plants shall be measured as average spread.

**E. AVERAGE SIZE:** If a bed or group of plants is specified to be 18"-24", then the entire group of plants shall average 21" in spread or height (whichever is applicable). A group of plants just slightly meeting an average of 18" would be rejected.

**F. DEVIATION:** The Landscape Contractor may, upon approval of the Landscape Architect, install plants larger than specified, but no additional payment will be granted for such deviation. Under no conditions, except as stated above, will plants smaller than specified be installed under this Contract.

**G. NOMENCLATURE:** Names of plants required for use as trees, shrubs, vines, groundcovers, etc., conform generally with names accepted in nursery trade. In the event of dispute, authority will be Standardized Plant Names, Second Edition, American Joint Committee of Horticulture, 1942, J. Horace McFarland Co., Harrisburg, Penn.

**H. SUBSTITUTIONS:** Plants in the variety and/or sizes specified that are unobtainable must be substituted only through a request and approval method. If a specified plant cannot be located, then the Landscape Contractor shall contact the Landscape Architect and notify them of which plants are unavailable. The Landscape Architect, if unable to locate said plant, will approve an appropriate substitution.

**I. SPECIFICATIONS:** Except when stated otherwise, specifications for measurements, quality and grade in Materials List (see Drawings) refer to USA Standards for Nursery Stock (USA Standards Institute of Nurserymen). In case of conflict of stated measurements, use greater requirements. All plant material shall comply with the American Standard For Nursery Stock (ANSI Z60.1-1996).

**J. CONDITION OF PLANTS SUPPLIED:** Well-shaped within normal habit of growth, sound, healthy, vigorous, of proper color, and free from insect pests, disease of physical injury.

### Part 3 - Execution

#### 3.1 PREPARING PLANT PITS AND BEDS:

A. All plant pits and beds are to be prepared as follows:

1. Plant Pits: Holes dug for planting plants are to be at least 10" wider and at least 6" deeper than the plant container or root ball.

2. Plant Beds for Herbaceous Flowers: Areas to be planted with herbaceous flowers (pansy, kale or cabbage) are to have a minimum of 6" of quality topsoil over the entire area. Two inches of cow manure shall be spread over the entire area and thoroughly incorporated and mixed with the top 6" of topsoil with a power tiller.

3. Plant Beds for Grassing: See Grassing Specifications.

4. Landscape Contractor shall be responsible for installing a root growth barrier in all locations where plant roots may come into contact with architectural elements (Foundations, Walls, Sidewalks, Pools...etc) or utilities.

5. All planted areas will be pre-emerged to inhibit weed germination.

6. All ericaceae family plants shall be planted in raised beds, minimum 4" height with 50% organic humus, 30% soil, and 20% sand.

#### 3.2 PLANTING:

A. All Plants shall be planted according to the latest accepted techniques for planting plant materials as recommended by the American Association of Nurserymen and as shown on the planting details in the Drawings.

B. All plant material shall comply with the American Standard For Nursery Stock (ANSI Z60.1-1996)

C. See planting details sheet for proper method of installing plant material. A copy of the planting details sheet will be provided by the Landscape Architect if not a part of this plan set.

#### 3.3 FERTILIZATION:

A. Trees and shrubs are to be fertilized according to ANSI A300 Part 2 - Tree, Shrub, And Other Woody Plant Maintenance - Standard Practices (Fertilization)

B. Annual and Perennial Fertilization should occur at the rate of 1 pound per 100 square feet of bed area or a complete slow-release fertilizer following label directions.

C. Grass: See Grassing Specifications.

#### 3.4 BACKFILL OR PLANTING MIXTURE:

A. The backfill or planting mixture to be placed in plant pits around trees and shrubs shall contain a mixture of two (2) parts topsoil to one (1) part of soil conditioner, which shall be peat moss or humus, shredded hardwood or softwood bark mulch. These materials may be hand mixed as planting is installed.

#### 3.5 CONSTRUCTION OF BASINS OR SAUCERS:

A. Basins with a depth of 2" shall be constructed around all plant bed or individual planted trees or shrubs.

#### 3.6 WATERING:

A. All plantings shall be thoroughly watered by the Landscape Contractor at the time of the planting.

B. If in contract: irrigation system shall cover 100% of all lawn and planting bed areas. Irrigation water shall not come in contact with any building, structure or pavement.

#### 3.7 PLANT ROOT PROTECTION:

A. All balled and burlapped plants are subject to be opened and inspected by the Landscape Architect. Any undersized, broken, or dried-out balls will be reason for rejection.

#### 3.8 MULCHING:

A. All planting beds and areas designated as mulch to have 2"- 3" depth of mulch. All liriope and mondo grass areas shall be mulched with 1"- 2" of mulch. See planting schedule for mulch type.

B. All trees located in sod areas shall have a mulch ring around them.

#### 3.9 SEEDING /SOD:

A. The Landscape Contractor shall be responsible for furnishing and installing all grassing/sod as shown on the plans or called for as a part of these specifications.

B. The areas to receive grass are to be brought to the grades as shown on the grading plans and approved by the Landscape Architect prior to grassing. The sod bed should be loose and friable just prior to applying sod.

C. Areas to receive seed / sod shall be clean of debris and weed free.

D. Soil shall be amended per soil test recommendations prior to seed / sod installation.

E. All seed shall be applied per manufacturers specifications.

F. All sod placed on slopes shall be pinned in place to prevent sliding.

G. After installation sod surface should be smooth and flat with no gaps.

#### 3.10 MAINTENANCE:

A. The height of any plant materials within the sight triangle shall be maintained as required per applicable City/County codes.

B. Owner shall consider the maintenance requirements of all plant materials for this project.

C. Trees and shrubs shall be maintained according to ANSI A300 and the companion Best Management Practices.

#### 3.11 WARRANTY:

A. The Landscape Contractor shall warrant all work (including plants and trees) for a period of 1 year, replacing all dead or non-functional items at no cost to the Owner.

B. Understanding that there is a one (1) year warranty period on all installed plant material, it is incumbent upon the Landscape Contractor to inform the Landscape Architect immediately of deficiencies in prescribed plant material. You are also hereby informed that the Owner/Landscape Architect reserves the right to inspect installed plant material at any time within the one (1) year warranty period and call for replacements where deficiencies are present.

C. Landscape Contractor shall remove tree stakes and guying after 1-year warranty period has ended.



618 Chestnut Road  
Suite 201  
Myrtle Beach SC 29572  
843 692-9999 Fax 843 692-9899  
www.environmentalconceptslc.com

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PROJECT

Site Development Plans  
**Barefoot Towns**  
North Myrtle Beach • South Carolina  
prepared for:  
**Pulte Group, Inc.**

PROJECT NUMBER

21-039

RELEASE

Review

DATE

09/16/21

REVISIONS

SEALS



SHEET TITLE

Specifications

SHEET NUMBER

L-5.0

**5B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-15:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the master plan and associate documents to reflect a townhome development on the former hotel site.

**History**

The 4.76-acre parcel was originally planned to house up to 11 multi-family buildings with a total of 120 dwelling units. On June 2, 2014, City Council approved a major PDD amendment revising the parcel to site a 138-room Wyndham hotel and restaurant as well as a separate 20-unit multi-family building. City Council held a workshop on an earlier version of this proposal on July 14, 2021.

**Proposed Changes**

The applicant has submitted an amendment to the Barefoot Resort PDD revising the hotel/multi-family site into a 57-unit Townhome project through changes to the master plan, elevations, and narrative. The 57 townhomes will be built in 10 phases (1 phase per building) fronting an internally organized 40’ right-of-way with sidewalk along one side. A three-foot high landscaped berm will separate the development from Barefoot Resort Bridge Road, and six, guest parallel parking spaces are provided within the right-of-way. Three common areas are also provided within the development; the only use of these spaces called out in the amendment is to provide 11 additional parking spaces.

**Staff Review**

*Planning & Development, Planning Division*

The Planning Division is reviewing the amendment; staff will present any comments at workshop. The subdivision plat and preliminary subdivision plat need to be removed from exhibit C as these will be considered by planning commission in future actions.

*Planning & Development, Zoning Division*

The Zoning Administrator is reviewing the amendment; staff will present any comments at workshop.

*Public Works*

The Public Works Department is reviewing the amendment; staff will present any comments at workshop.

*Public Safety*

The Fire Marshal is reviewing the amendment; staff will present any comments at workshop.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for September 20, 2021.

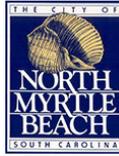
**Planning Commission Action**

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

*Alternative Motions*

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Barefoot Resort PDD [Z-21-15] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Robber’s Roost PDD [Z-21-15] as submitted.  
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	<b>3.22</b>
FEE PAID:	\$500.00 on June 22, 2021
FILE NUMBER:	Z-21-15
Complete Submittal Date:	June 22, 2021



Notice Published:	
Planning Commission:	
First Reading:	
Second Reading:	

City of North Myrtle Beach, SC

**Application for a Major Amendment  
to a Planned Development District (PDD)**

**GENERAL INFORMATION**

Date of Request: June 18, 2021	Property PIN(S): 39004010039
Property Owner(s): Vermex Hotels LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Lot 61-B Barefoot Resort, Barefoot Resort Bridge Road	Project Contact: Robert Guyton
Contact Phone Number: 8438392100	Contact Email Address: rsguyton@guytonlawfirm.com
PDD Name: Barefoot Resort & Golf PDD	Total Area of Property: 4.76 Acres
Proposed Amendment: Amendment to the Master Plan to reflect townhome development on the site of former proposed hotel.	

**RECORDED COVENANT INFORMATION**

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

Applicant's E-signature: Robert Guyton

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

**LETTER OF AGENCY**

**To:** City of North Myrtle Beach

**Re:** Horry County TMS/PIN No.: 155-00-01-125/390-04-01-0039

**Property Location:** Barefoot Resort Bridge Road between Via Palma Drive and Golf Academy Drive.

**Property Owners:** Vermex Hotels, LLC (Fee Simple)  
Pulte Home Company, LLC (Equitable Owner)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for development agreements and development agreement amendments, zoning and zoning amendments, including site plans, and subdivision plats for the above referenced properties as may be required.

**Authorized Agent:** Robert S. Guyton of Robert S. Guyton, P.C., and Robert Wilfong of Development Resource Group, LLC.

**Agent's Address:** Guyton: 4605 B Oleander Drive, Suite 202  
Myrtle Beach, SC 29577

Wilfong: 4703 Oleander Drive  
Myrtle Beach, SC 29577

**Agent's Telephone:** Guyton: (843) 839-2100

Wilfong: (843) 839-3350

[Signatures appear on the following page]

**FEE SIMPLE OWNER:**

**VERMEX HOTELS, LLC**, a South Carolina limited liability company

By:   
Name: Francisco Leballo  
Title: Partner

Address: 4980 Barefoot Resort Bridge Road  
North Myrtle Beach, South Carolina 29582

Phone: 843-390-3232

**EQUITABLE OWNER:**

**PULTE HOME COMPANY, LLC**, a Michigan limited Liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

FEE SIMPLE OWNER:

**VERMEX HOTELS, LLC**, a South Carolina limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Address: 4980 Barefoot Resort Bridge Road  
North Myrtle Beach, South Carolina 29582

Phone: \_\_\_\_\_

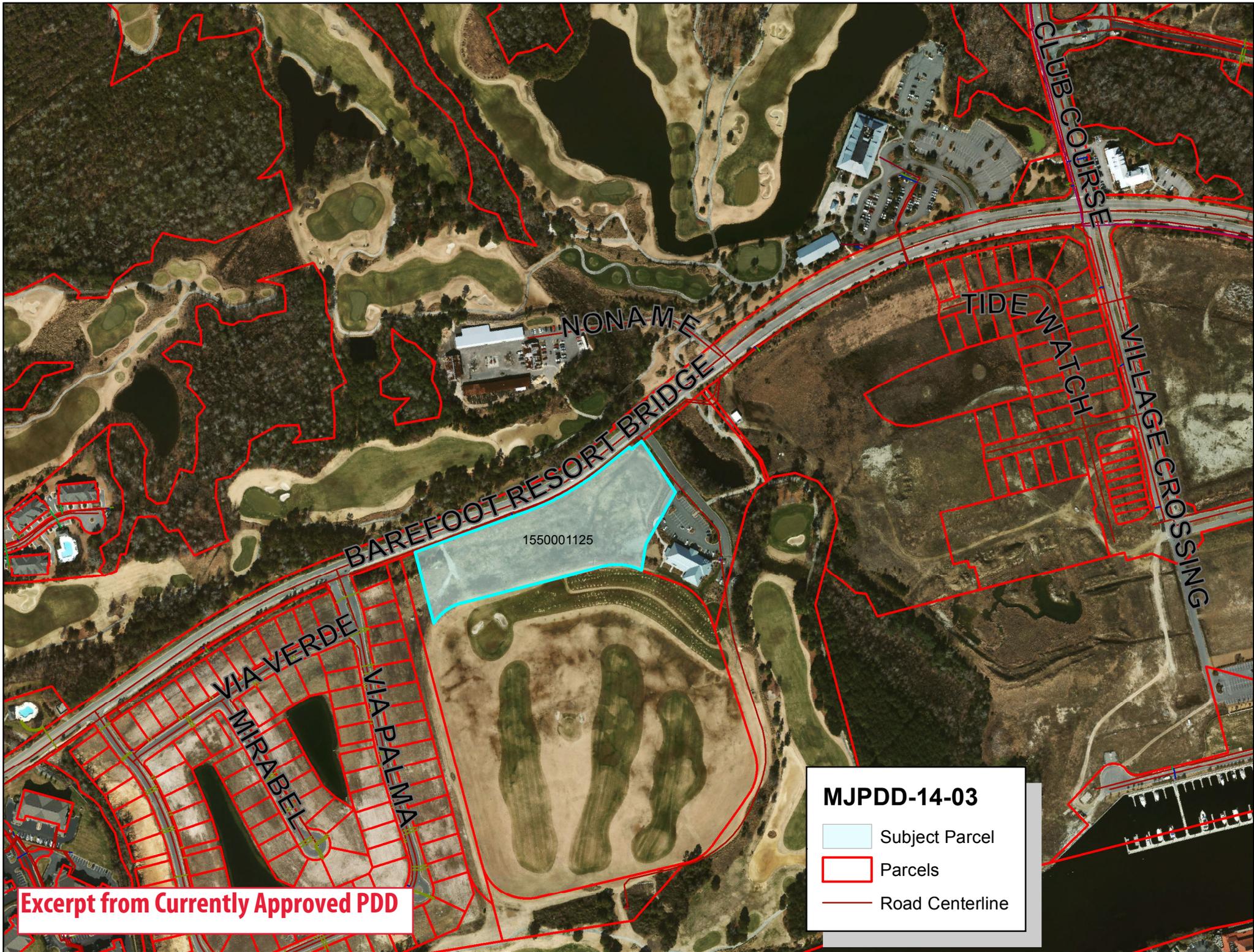
EQUITABLE OWNER:

**PULTE HOME COMPANY, LLC**, a Michigan limited Liability company

By:   
Name: SIDNEY DUPUY  
Title: DIRECTOR OF LAND DEVELOPMENT

Address: 4401 LEEDS AVE  
N. CHARLESTON SC 29405

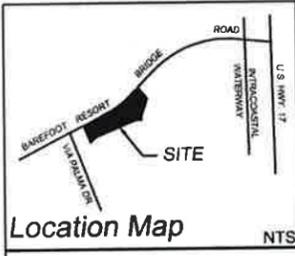
Phone: 843-860-8485



**MJPDD-14-03**

-  Subject Parcel
-  Parcels
-  Road Centerline

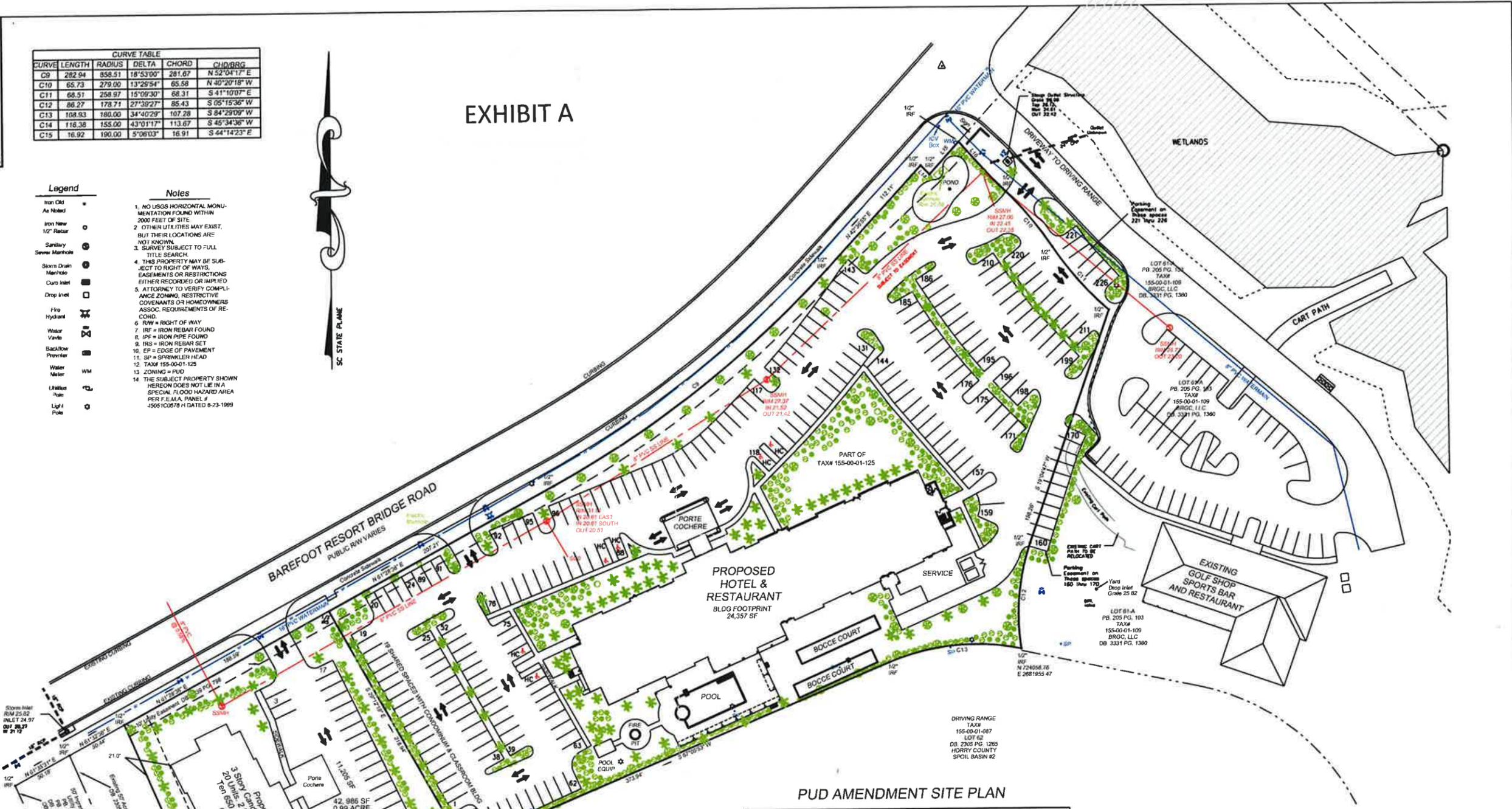
**Excerpt from Currently Approved PDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD/BRG
C9	282.94	858.51	18°53'00"	281.67	N 52°04'17" E
C10	65.73	279.00	13°29'54"	65.58	N 40°20'18" W
C11	68.51	258.97	15°09'30"	68.31	S 41°10'07" E
C12	86.27	178.71	27°39'27"	85.43	S 05°15'36" W
C13	108.93	180.00	34°40'29"	107.28	S 84°29'09" W
C14	116.38	155.00	43°01'17"	113.67	S 45°34'36" W
C15	16.92	190.00	5°06'03"	16.91	S 44°14'23" E

### EXHIBIT A

- Legend**
- Iron Old \*
  - As Noted ○
  - Iron New ○
  - 1/2" Rebar ○
  - Sandary
  - Sewer Manhole ○
  - Storm Drain
  - Manhole
  - Curb Inlet
  - Drop Inlet
  - Fire Hydrant
  - Water Valve
  - Backflow Preventer
  - Water Meter
  - Utility Pole
  - Light Pole
- Notes**
- NO UNLESS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - SURVEY SUBJECT TO FULL TITLE SEARCH.
  - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
  - ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
  - R/W = RIGHT OF WAY
  - IRF = IRON REBAR FOUND
  - IPF = IRON PIPE FOUND
  - IRS = IRON REBAR SET
  - EP = EDGE OF PAVEMENT
  - SP = SPRINKLER HEAD
  - TAX# 155-00-01-125
  - ZONING = PUD
  - THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. PANEL # 4505100579 H DATED 8-23-1989



LINE TABLE		
LINE	LENGTH	BEARING
L14	10.05	S 44°58'18" E
L15	35.18	N 42°04'35" E
L16	30.86	S 42°03'59" E

### PUD AMENDMENT SITE PLAN

**A Site Plan, Boundary & Topographical Survey**  
 SHOWING  
**LOT 61-B**  
 Plat Book 205 at Page 103  
**BAREFOOT RESORT**  
 4.76 Acres Total  
 North Myrtle Beach, Horry County, S.C.  
 the property of  
**COASTAL RESORTS HOLDING**  
 for the benefit of:  
**COASTAL RESORTS HOLDING**

**Russ Courtney & Associates, LLC**  
 Land Surveying & Design  
 1109-2 Sea Mountain Hwy.  
 North Myrtle Beach, S.C. 29582  
 Ocean Isle Beach, N.C. 28469  
 PHONE: (810) 579 - 3790  
 OFFICE: (843) 249 - 7735  
 FAX: (843) 249 - 3377  
 Russ Courtney Sr., PLS

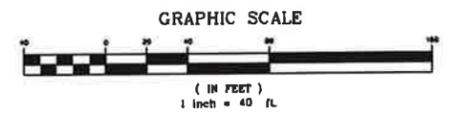
**DRAWN:** RAC  
**SCALE:** 1" = 40'  
**APPROVED:** RAC  
**ACAD FILE:** BAREFOOT RESORT WYNDHAM.DWG  
**SURVEY BY:** RAC  
**FOLDER:** JUNE 25, 2013  
**DATE OF SURVEY:** OCTOBER 15, 2013

**WYNDHAM SITE PARKING BREAKDOWN**

82 "K" ROOMS @ 1 SPACE EA. : 82 SPACES PROVIDED  
 56 "OO" ROOMS @ 1.5 EA. : 84 SPACES PROVIDED  
 151 SEAT RESTAURANT : 51 SPACES PROVIDED

**REQUIRED PARKING: 217 SPACES**  
**PROVIDED PARKING: 220 SPACES + 6 HANDICAP SPACES = 226 SPACES TOTAL**

**SITE AREA: 4.76 ACRES**



**SITE INFO CONDOMINIUMS**

IMPERVIOUS CALCULATIONS:  
 21,088 SF IN EXISTING AND PROPOSED BLDGS AND PARKING AREAS  
 42,986 SF IN SITE TOTAL 0.99 ACRE  
 21,088 / 42,986 = 49.1% IMPERVIOUS COVERAGE

PARKING:  
 20 2 BEDROOM ROOMS AT 1.5 SPACES PER ROOM = 30 SPACES  
 10 CLASSROOMS AT 1 SPACE PER CLASSROOM = 10 SPACES  
 40 SPACES REQUIRED  
 11 SPACES PROVIDED. 22 ONSITE AND 19 SHARED FROM HOTEL

**SITE INFO WYNDHAM HOTEL**

IMPERVIOUS CALCULATIONS:  
 125,184 SF IN EXISTING AND PROPOSED BLDGS AND PARKING AREAS  
 164,534 SF IN SITE TOTAL 3.77 ACRES  
 125,184 / 164,534 = 76.0% IMPERVIOUS COVERAGE

LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH MYRTLE BEACH PARKING LOT SECTION 23-56 AND PERIMETER LANDSCAPE AREAS IN SECTION 23-56.

NO SIGNIFICANT TREES LOCATED ON SUBJECT PROPERTY  
 NO WETLANDS ON SUBJECT PROPERTY  
 PROPERTY TO BE SERVED BY PUBLIC WATER SUPPLY  
 PROPERTY TO BE SERVED BY PUBLIC SEWAGE DISPOSAL

REVISED 5-08-2014 TO CORRECT FOOTPRINT OF CONDOMINIUM BLDG PER PC WORKSHOP RAC  
 REVISED 4-11-2014 TO REMOVE "SIGNS TO BE PERMITTED SEPARATELY" PER SEAN RAC  
 REVISED 4-04-2014 PER ARCHITECT AND CITY REVIEW RAC

CERTIFICATE OF ACCURACY



**Excerpt from Currently Approved PDD**

**Russ Courtney**  
 MAY 2014 DATE  
 1/2" IRF

