REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 17, 2022

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: October 12, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) regarding the Apache Lakes Townhomes [Z-22-21]	Division: Planning and Development

History and Background:

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. Today, progress is being made on design and construction throughout the PDD with projects such as the Grande Dunes North Village, Village at Waterway Hills, Waterside, The Preserve, Palmetto Coast Industrial Park, and the UPS Facility.

Proposed Changes:

The applicant, Philip Hornbeck, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Apache tract into the Apache Lakes Townhomes development. Understanding that the original conceptual-level designs of this area were predicted to change, the originally entitled PDD illustrated a total of 76,698 square feet of commercial development with 256 parking spaces at this site.

The Apache Lakes proposal contains 154 two- and three-bedroom townhomes oriented around a central, seven-acre pond. The development is accessed through two driveways off Water Tower Road, and a pedestrian trail system navigates the internal driveway and central pond, connecting the units with the development's open space and amenity center. Street trees, pedestrian paths, buffers, and open spaces are detailed with layered landscaping. Architectural elevations and materials in the modern coastal vernacular are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements
Apache	Commercial-1E	76,698 SF Commercial Use with 256 Parking Spaces	• 29 Buildings with 154 Two- and Three-Bedroom Units • 275 Parking Spaces with 154 Driveway Spaces, 110 Street Parking and 10 Amenity Center Spaces • Central Pond with Path • 3,000 SF Amenity Center with 6,000 SF Pool and Pool Deck

Planning Commission Action:
The Planning Commission conducted a public hearing on October 4, 2022 and voted unanimously to approve the request. There were no public comments.

Recommended Action:
Approve or deny the proposed ordinance on first reading

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

Council Action:
Motion By_____ 2nd 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 PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (PDD) CONCERNING THE APACKE LAKES TOWNHOMES.

Section 1:
That the Parkway Group Planned Development District be amended to include updated plan, elevations, and narrative for the Apache Lakes Townhomes 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_____, 2022.

ATTEST: _____
Mayor Marilyn Hatley

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

FIRST READING: 10.17.2022
SECOND READING: _____

REVIEWED:

_____
City Manager

ORDINANCE: _____

A written project description of

APACHE LAKES TOWNHOMES

A PORTION OF THE PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (P.D.D.)

October 11, 2022

Exhibit A

PDD DOCUMENT TABLE OF CONTENTS

Section 1: PURPOSE AND INTENT STATEMENT

Section 2: LEGAL DESCRIPTION

Section 3: PROJECT DEVELOPER AND TITLE

Section 4: MASTER SITE PLAN

Section 5: DEVELOPMENT DESCRIPTION

Section 6: GENERAL DEVELOPMENT STANDARDS FOR THIS PORTION OF THE PDD

Section 7: MAINTENANCE AND CONTROL

Section 8: CONSTRUCTION SCHEDULE

Section 9: OFF-SITE AND STREETSCAPE IMPROVEMENTS

Section 10: FEES AND PUBLIC BENEFITS

Section 11: AMENDMENTS AND ENFORCEMENT

Exhibit "A": Boundary Survey of the Property
Exhibit "B": Location Map

PDD Documentation Provided in Separate Exhibit Supplement.

(i) Boundary Survey, Topography and Tree Survey
(ii) Master Site Plan and Site Plan with Trees
(iii) Schematic Drainage Plan
(iv) Schematic Utility Plan
(v) Building Conceptual Elevations
(vi) Building Materials Call Out Sheet
(vii) Landscape Plans
(viii) Landscape Materials List
(ix) Road Improvements Exhibit

SECTION 1: PURPOSE AND INTENT STATEMENT

The purpose of a Planned Development District (PDD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas, and to provide a flexible zoning management tool that meets the needs of integrated mixed-use developments in creative arrangements [*City of North Myrtle Beach Zoning Ordinance §23-29 (Amended October 20, 2009)*]

The Parkway Group P.U.D., now known as the "Parkway Group PDD" (the "***PDD***") was adopted in October of 2008, and encompassed several large tracts of land, totaling approximately 1,363 acres, in the aggregate. Together these parcels combine frontage along the Atlantic Intracoastal Waterway and S.C. Highway 22, and are bisected by S.C. Highway 31, forming the Southernmost portion of the City of North Myrtle Beach. The original tracts have been subdivided and in some instances, conveyed to third parties, but remain subject to both the PDD, as amended, and that certain Master Development Agreement, by and among the City of North Myrtle Beach and the original owners of each of the parcels in the Parkway Group PDD, which Master Development Agreement is recorded in Deed Book 3382 at Page 3357, and First Amendment to Master Development Agreement recorded in Deed Book 4298 at Page 2823, in the public records of Horry County, South Carolina (collectively the "***Development Agreement***"), as amended. In addition, several projects within the PDD have been initiated, each of which included a departure from the original PDD Master Plan, which included more than 9,000 residential units and approximately 2,000,000 square feet of commercial, distribution and industrial space, each of which have required a major amendment to the PDD as well as a separate and independent amendment to the Development Agreement, which is limited to the then current property which is the subject of each amendment.

Pursuant to the terms of the Development Agreement, property owners within the Parkway Group PDD, their successors and assigns, have agreed to provide certain reimbursements and public benefits to the City, which are set forth in the Development Agreement. Future amendments to the Parkway Group PDD and the Development Agreement may require additional or alternative public benefits, to be determined by the City and the applicant for such amendment, at the time of each amendment.

This particular portion of the Parkway Group PDD is a portion of the property owned by Delta Investment Associates, LLC, which is a portion of the property formerly owned by Apache Properties, LLC, an original party to the Parkway Group PDD and the corresponding Development Agreement. The site consists of approximately 25.65 acres, located West of S.C. Highway 31. The property is identified as Horry County PIN No.: 360-00-00-0005.

It is the specific intent of this PDD Amendment document ("***PDD Amendment***") to create and maintain a single family attached townhome neighborhood (the "***Townhome Neighborhood***"). The Townhome Neighborhood is positioned as a community targeted for those employed as public safety officers, teachers, nurses and other non-physician medical professionals, any other working class residents, which is located within the area of the PDD which is developing as an industrial park, while taking advantage of the proximity of transportation corridors created by S. C. Highway

22 and S.C. Highway 31, allowing residents convenient travel to and from employment along the Grand Strand (collectively the "***Project***").

The Developer believes that the outdoor living component of this community is a key element to the quality of living, and both the outdoor amentities and the architectural fabric of the community are combined with the most modern fitness and entertainment facilities to encourage interaction among residents. The resident experience is designed to take advantage of our favorable climate to incorporate outdoor living through the use of porches, sidewalks and street trees, encouraging conversations among neighbors and a familiarity that breeds both a sense of safety and community.

The existing lake creates a challenge for developing a non-residential project, although the proximity of commercial uses also creates challenges that are addressed by converting the lake to an active open space, giving residents the opportunity to kayak, paddle board and enjoy the natural setting on the adjoining community beach areas. Walking trails are designed to provide safe and controlled outdoor exercise options for active residents, with thoughtful perimeter landscaping to provide screening from the adjacent highway system, incorporating plantings that will increase in size and opacity as the Project matures.

All development within this Project will be regulated by the terms of the master site plan, approved ordinance, the City of North Myrtle Beach zoning ordinance, and other applicable codes and ordinances of the City of North Myrtle Beach. *The definitions applicable throughout this Document are set forth in Section 23-2 of the City of North Myrtle Beach Zoning Ordinance.*

SECTION 2: LEGAL DESCRIPTION

That certain piece, parcel or tract of land lying and situate in the City of North Myrtle Beach, Horry County, South Carolina, and being more particularly shown and depicted in **Exhibit "A"** attached hereto (hereafter the "***Property***").

SECTION 3: PROJECT DEVELOPER AND TITLE

The Project title of this development is "**Apache Lakes Townhomes**". The developer is Trask Land Company, Inc., a South Carolina corporation, having its principal offices in Wilmington, North Carolina, and its related affiliates. The term "***Developer***" throughout this Document will include all subsidiaries and affiliates of Trask Land Company, Inc., and the term will also include any of its successors in interest or successors in title and/or assigns by virtue of assignment or other instrument.

SECTION 4: SITE PLAN

A separate Exhibit Supplement to this Document, submitted together with this Document, contains the PDD Documentation, including the Master Site Plan depicting the Project, which has been surveyed, but not yet subdivided, and the improvements to the made for development of the Project (the "***Site Plan***"). The Site Plan shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Site Plan shall negate any contradiction between the Site Plan and any other plan, and this PDD Amendment.

SECTION 5: DEVELOPMENT DESCRIPTION

The Apache Lakes Townhomes is planned to include the Townhome Neighborhood, consisting of approximately 25.65 +/- acres, and consisting of 28 separate buildings, housing 154 individual residential units (each a "***Residential Unit***" collectively the "***Residential Units***"), ranging in size from 1,000 square feet to 1,500 square feet, together with the required resident paved parking spaces, and designated guest parking spaces, located within the interior of the Project, which is located along Water Tower Road, while amenities and open spaces are located in proximity to the Residential Units they are intended to serve.

In addition, development of the Project will address the requirements for "***Firewise Communities***" as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintain exterior building surfaces to avoid vegetation or other "fuels", incorporating landscaping materials that reduce the flammability of the site, and maintain adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

All on-site wetlands which remain following development shall be surrounded with a minimum 20-foot wide water quality buffer, within which no building construction shall occur. These buffer areas and wetlands shall be maintained in common ownership, remaining natural except to the extent vegetation is mulched as part of an ongoing maintenance protocol.

The arterial roadway for this portion of the Parkway Group PDD is by way of Water Tower Road, providing access to and from South Carolina Highway 31 to the Project.

Table 1 below identifies the dimensional standards for each component of the Project.

TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART

Permitted Uses*	**Min. Site Area Acres**		**Setbacks (Feet)**		**Max. Height****	**Impervious Surface**	**Separation of Structures******
		Front	**Side**	**Rear**			
Townhome Neighborhood	20	25	10	10	35	60%	10
Auxiliary Buildings	2***	10	10	10	36	60%	20

*Approved Uses within the Townhome Neighborhood - Single Family Detached, Single Family Attached, Single Family in Common, together with related amenities, club houses, swimming pools, open space and recreational components.

**Maximum Height shall be measured in accordance with the ordinances of the City of North Myrtle Beach.

***Auxiliary Buildings may share the same site area with the primary Building, provided the minimum combined site area is 3,000 Square Feet.

****Auxiliary Buildings shall maintain a minimum 10' separation from the primary Building in the Townhome Neighborhood. Separation figures are minimums and are measured from wall to wall.

SECTION 6: GENERAL DEVELOPMENT STANDARDS THROUGHOUT THIS PORTION OF THE P.D.D.

A. Densities. The overall density for the Project will not exceed 154 Residential Units.

B. Permitted Uses.

Permitted Uses are as follows:

(1) Townhome Neighborhood Primary Building: Within the Townhome Neighborhood - Single Family Detached, Single Family Attached, Single Family in Common, together with related amenities, club houses, swimming pools, open space and recreational components.

(2) Townhome Neighborhood Ancillary Buildings: Within the Townhome Neighborhood – Single Family Detached, Single Family attached, Single Family in Common, garage, storage, garden shed, pool house, boat/RV storage.

(3) Amenity and Recreational Areas. Commons areas, clubhouses, swimming pools, recreational lots/fields, picnic shelters, walking paths, and open spaces.

(4) Change of One Permitted Use to Another Permitted Use. Should a designated use change after the final construction of a building, such designated use may be replaced with another permitted use. Notwithstanding such change of use, any exterior construction modifications of the building must be completed, as necessary, to bring it into compliance with the current development standards of this Document and the building code.

SECTION 7: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways until such time as those rights may be transferred to one or more separate property owner associations. The Developer and its successor's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, amenities, club houses, swimming pools, open space, common areas, wetland buffers, wetlands, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations.

A perimeter buffer of not less than Five (5) feet shall be maintained for the Project, provided, however that such buffer may include any jurisdictional wetlands, storm drainage basins, lakes or ponds located within the Project. To the extent the Project includes the subdivision of one or more buildings as a separate parcel, no internal perimeter buffer shall be required. For landscaped areas

within the Project, not less than One (1) tree per Twenty Five (25) linear feet of landscaped area, and One (1) shrub per Ten (10) linear feet of landscaped area shall be installed, with a minimum of 15/100 inch caliper for each linear foot of perimeter landscaped area,

SECTION 8: CONSTRUCTION SCHEDULE

Construction will begin following receipt of permits from the City of North Myrtle Beach and from other regulatory bodies. The nature of this Project, together with the current economic conditions, prevents the Developer from providing exact dates for commencement of future phases or exact completion dates.

SECTION 9: OFF-SITE AND STREETSCAPE IMPROVEMENTS

Certain vehicular traffic improvements outside of the boundaries of the Project will be required, including improvements to the existing paved section of Water Tower Road to provide multiple points of ingress to and egress from the boundary of the Project and Water Tower Road arterial roadways, and the installation of acceleration and deceleration lanes, as applicable, at the location of each of the Two (2) access drives along this portion of Water Tower Road, which allow for the installation of street trees and sidewalks along the boundary of the Project facing Water Tower Road, in accordance with the City Street Tree standards.

In the portion of the PDD West of S.C. Highway 31, a multi-purpose path routing is incorporated along the boundary of the PDD and S.C. Highway 31, which is to be incorporated as a portion of the East Coast Greenway. The Developer will create and maintain such connections within the Amended Site Plan Parcel, in accordance with the Site Plan for the Project.

SECTION 10: OBLIGATIONS, FEES AND PUBLIC BENEFITS

Developer, and their respective successors and assigns agree that the then current owner of the Amended Site Plan Parcel, or any portion thereof, shall pay to the City, the enhancement fees, as set forth below (collectively the "***Enhancement Fees***"). Developer further agrees that the Enhancement Fees shall be subject to annual increase, beginning January 1, 2024, in an amount equal to the lesser of (i) the increase in the Consumer Price Index, published by the U.S. Bureau of Labor Statistics ("***CPI***") between the beginning and end of the most recent calendar year; or (ii) Two (2%) percent per annum, which increase is intended to ensure that the Enhancement Fees continue to reflect the City's on-going increases in the costs of services provided. Developer will provide the Enhancement Fees, together with any additional public benefits, as follows:

(A) **Park Enhancement Fee**. As a public benefit, for the Amended Site Plan Parcel, the Developer, or the then current owner, shall pay to the City, as to each Residential Unit within the Amended Site Plan Parcel, a park enhancement fee (the "***Park Enhancement Fee***") in an amount equal to $300.00 for each Residential Unit, paid at the time of issuance of each respective building permit.

(B) **Beachfront Parking Enhancement Fee**. As a public benefit, for the Amended Site Plan Parcel, the Developer, or the then current owner, shall pay to the City, as to each

Residential Unit within the Amended Site Plan Parcel, a beach parking enhancement fee (the "***Beachfront Parking Enhancement Fee***") in an amount equal to $1,100.00 for each Residential Unit, paid at the time of issuance of each respective building permit.

(C) **Public Safety Enhancement Fee**. As a public benefit, for the Amended Site Plan Parcel, the Developer, or the then current owner, shall pay to the City, as to each Residential Unit within the Amended Site Plan Parcel, a public safety enhancement fee (the "***Public Safety Enhancement Fee***") in an amount equal to $3,600.00 for each Residential Unit, paid at the time of issuance of each respective building permit.

(D) **Conservation Easement Restriction**. As a public benefit, Developer specifically covenants and agrees not to subject the Amended Site Plan Parcel to a conservation easement or other restrictive covenant, whereby any portion of the Amended Site Plan Parcel shown as single family homes or amenities on the approved Master Site Plan is restricted for future development of such portion of the Amended Site Plan Parcel, the same shall also constitute a Developer Default hereunder, provided that, for purposes of this Agreement any conveyance to the Owners Association shall not be deemed such an easement or restriction, and shall not constitute a Developer Default.

(E) **Mowing and Maintenance**. As an obligation, Developer must maintain the Amended Site Plan Parcel consistent with the Code of Ordinances of the City, provided that, at a minimum, Developer will mow the undeveloped Amended Site Plan Parcel no less than eight times per year until the Project is fully developed. The mowing shall occur in the periods between March 1 and November 30 of each calendar year. In addition, until the Project is fully developed, the Developer shall remove any fallen trees on the Amended Site Plan Parcel, such tree removal to occur during the same periods set out for mowing above. The Developer shall be given a reasonable period of time to be determined by the City Manager or his designee, to mow the Amended Site Plan Parcel and remove fallen trees on the Amended Site Plan Parcel in the event of a hurricane, rain event or other force majeure that prevents the Developer from complying with the mowing/maintenance schedule referenced above.

If the Developer fails to comply with the scheduled time frames for mowing and removal of fallen trees, as determined by the City Manager or his designee, then the City shall have the right to enter the Amended Site Plan Parcel for the purpose of mowing and removing any fallen trees, and the Developer shall reimburse the City for the costs of such mowing and/or tree removal in an amount equal to One Hundred (100%) percent of such the costs incurred by the City for mowing and/or tree removal. In the event Developer should fail to reimburse the City within Thirty (30) days of the date an invoice is delivered by the City to the Developer, the City may place a lien upon the Amended Site Plan Parcel, which lien shall be enforceable in the same manner as a property tax lien, which may only be satisfied by payment thereof, and the City may elect to withhold the issuance of any further building permits for Residential Units within the Amended Site Plan Parcel.

(F) **Development Regulations**. As an obligation, the Amended Site Plan Parcel shall be developed in accordance with this Agreement, the Code of Ordinances and other applicable land development regulations required by the City, State and/or Federal Government.

The City shall, throughout the Term, maintain or cause to be maintained a procedure for processing of reviews as contemplated by this Agreement and the Code of Ordinances. The City shall review applications for development approval based on the development standards adopted as part of the Code of Ordinances, unless such standards are superseded by the terms of this Agreement, in which case the terms of this Agreement shall govern.

(G) **Assignment of Development Rights**. Developer shall be entitled to assign and delegate the development rights and obligations set forth in this Agreement to a subsequent purchaser of all or any portion of the Amended Site Plan Parcel with the consent of the City, provided such consent shall not be unreasonably withheld or delayed. Upon the assignment or transfer by Developer of the development rights and obligations under this Agreement, then the assigning Developer shall not have any responsibility or liability under this Agreement.

(H) **Development Schedule**. As an obligation, the Amended Site Plan Parcel shall be developed in accordance with the following development schedule (the "***Development Schedule***"): development of the Amended Site Plan Parcel shall commence upon the issuance of all permits and approvals, which issuance is anticipated to be complete within Two (2) years of the date of this Agreement, and development of the Amended Site Plan Parcel is anticipated to be complete within Five (5) years of the date of this Agreement.

(I) **Code of Ordinances**. As an obligation, Development of the Amended Site Plan Parcel shall be determined in accordance with the Code of Ordinances, as the same may be amended from time to time, pursuant to this Agreement, including, but not limited to the PDD, as the same may be amended.

(J) **Stormwater and Drainage**. As an obligation, all stormwater runoff, drainage, retention and treatment improvements within the Amended Site Plan Parcel shall be designated in accordance with the Code of Ordinances. All stormwater runoff and drainage system structural improvements, including culverts and piped infrastructure, will be constructed by the Developer and dedicated to the City. Upon final inspection and acceptance by the City, the Developer shall provide a one-year warranty period for all drainage system structural improvements within the Amended Site Plan Parcel. Retention ponds, ditches and other stormwater retention and treatment areas will be constructed and maintained by the Developer and/or an Owners Association, as appropriate, and will not be accepted or maintained by the City.

(K) **Solid Waste and Recycling**. The City shall provide solid waste and recycling collection services to the Amended Site Plan Parcel on the same basis as is provided to other residents and businesses within the City. Payment for such services to the City by Developer, an Owners Association or each individual purchaser or owner of any portion of the Amended Site Plan Parcel is required in return for such service for each owner of any portion of the Amended Site Plan Parcel, and the City reserves the right to terminate or discontinue such service(s) to any owner of any portion of the Amended Site Plan Parcel until such payment(s) have been made.

(L) **Police Protection**. The City shall provide police protection services to the Amended Site Plan Parcel on the same basis as provided to other residents and businesses within the City.

(M) **Fire Protection**. The City shall provide fire services to the Amended Site Plan Parcel on the same basis as is provided to other residents and businesses within the City.

(N) **Emergency Medical Services**. The City shall provide emergency medical services to the Amended Site Plan Parcel on the same basis as is provided to other residents and businesses within the City.

(O) **No Education Services**. The City neither provides nor is authorized by law to provide public education facilities or services. Such facilities and services are now provided by the Horry County School District. The person or entity, whether

(P) **Open Space Requirement**. As a public benefit, Developer agrees that the development of the Amended Site Plan Parcel shall incorporate not less than Twenty (20%) percent open space, which for purposes of this Agreement shall include protected wetlands, required buffers, ponds, lakes, open spaces, green space or other undeveloped acreage which is within the Amended Site Plan Parcel.

(Q) **Minimum Rental Period**. As a public benefit, Developer, or the then current owner of the Amended Site Plan Parcel agree that the minimum term of any rental agreement for Residential Units constructed upon the Amended Site Plan Parcel shall be Six (6) months, provided that following any such initial Six (6) month period, residential leases may be extended for periods of less than Six (6) months to the same tenant, provided such extensions are for successive periods of not less than Thirty (30) days. No sub-lease or assignment shall be permitted which would result in a party occupying a Residential Unit for a period of less than Six (6) months, the express intent of this provision being to prohibit short-term and/or overnight rentals.

(R) **Easements**. As an obligation, Developer shall be responsible for obtaining, at Developer's cost, all easement, access rights and other instruments that will enable the Developer to tie into current or future water and sewer infrastructure on adjacent properties.

(S) **Ponds and Lakes**. As an obligation, Developer shall install pond(s) or lake(s) as reflected on the approved site plan for the Amended Site Plan Parcel. The City agrees to cooperate with the Developer in the permitting process for such pond(s) and lake(s), it being understood that the City will not accept maintenance responsibility or any other liability for such pond(s) and lake(s), and that such pond(s) and lake(s) shall either be maintained by Developer, or conveyed to an Owners Association for on-going maintenance following completion of the development on the Amended Site Plan Parcel.

(T) **Prohibited Materials**. As a public benefit, Developer further agrees that certain materials shall be prohibited for incorporation in the Residential Units or other buildings constructed as part of the Project, and those prohibited materials and encouraged building elements are set forth on **Exhibit "D"** attached hereto (the "***Prohibited Materials***").

(U) **Water Tower Road Improvements**. As an obligation, Developer shall extend the paved section of Water Tower Road, within the existing public right-of-way of Water

Tower Road, to accommodate turning movements (both acceleration and deceleration lanes), concurrently with the site work improvements for the Amended Site Plan Parcel, as shown within the Exhibit Supplement attached hereto, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, at or prior to the issuance of a certificate of occupancy for the Seventieth (70^{th}) Residential Unit within the Amended Site Plan Parcel.

(V) **Sidewalks and Street Trees**. The City intends to improve Water Tower Road to comply with the Complete Streets portion of the City's land development regulations, provided however, that as of the date of this Amendment, the existing roadway section of Water Tower Road does not allow for installation of sidewalks or street trees, and therefore, as an obligation, Developer or the then current owner of the Amended Site Plan Parcel, shall, in lieu of sidewalks and street trees being installed along the boundary of the Amended Site Plan Parcel and Water Tower Road during the development of the Amended Site Plat Parcel, the owner of the Amended Site Plan Parcel, will contribute to the City, based upon an engineer's estimate approved by the City, an amount equal to Ninety Thousand and No/100 ($90,000.00) Dollars, in two separate and equal installments, the first of such installments due and payable on or before the issuance of the building permit of the first Residential Unit within the Amended Site Plan Parcel, and the second of such installments due and payable on or before the issuance of the building permit for the Fiftieth (50^{th}) Residential Unit within the Amendment Site Plan Parcel, to be used by the City for improvement of Water Tower Road.

(W) **Street Lights**. As an obligation, Developer shall install or cause to be installed, street lights within the Project, together with street lights along the boundary of the Project with Water Tower Road, in accordance with the Code of Ordinances. To the extent such street lights are located within the public right-of-way of Water Tower Road, following the installation of such street lights at the expense of Developer, the City shall thereafter contribute toward the monthly cost for each streetlight in an amount equal to the costs for the base street light fixture offered by the utility provider. The remaining monthly cost for each street light, including additional charges associated with an enhancement street light fixture within the public right-of-way of Water Tower Road, if any, shall be borne by the Developer and/or Owners Association established by Developer for the Amended Site Plan Parcel.

(X) **On Site Amenity**. As an obligation, for the Amended Site Plan Parcel, the on-site amenity, as shown on the Master Site Plan, shall be commenced prior to the date on which the building permit is issued for the 70^{th} Residential Unit within the Amended Site Plan, and the on-site amenity as shown on the Master Site Plan shall be completed prior to the date on which the building permit is issued for the 100^{th} Residential Unit within the Amended Site Plan.

SECTION 11: AMENDMENTS AND ENFORCEMENT

The Developer shall record the approved ordinance in the public records of Horry County and return two (2) time-stamped copies to the City of North Myrtle Beach.

Expansions and further amendments to this PDD shall not be permitted without review by the Zoning Administrator and approval as prescribed by the City of North Myrtle Beach Zoning Regulations.

EXHIBIT "A"

Boundary Survey of the Property

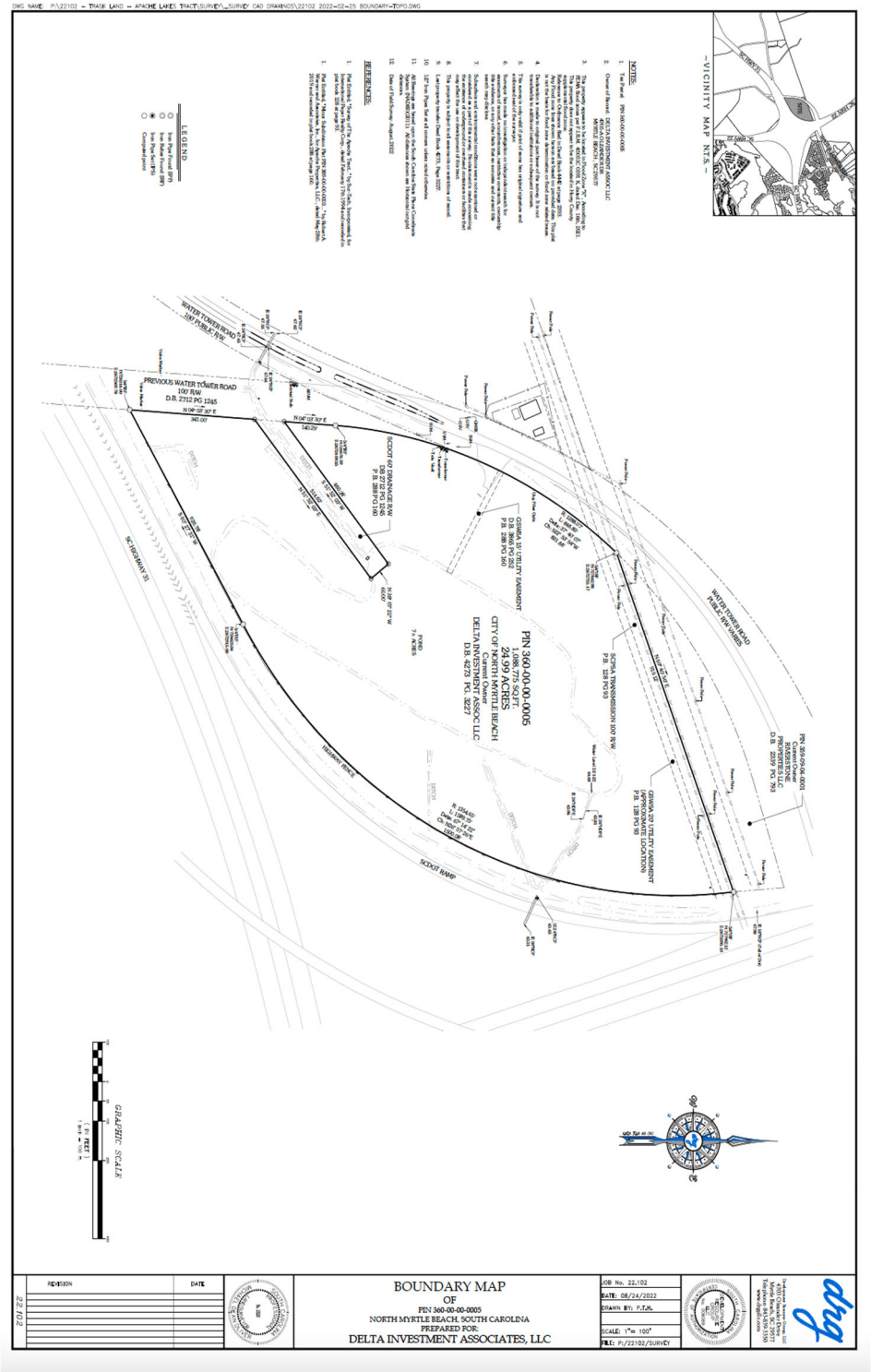
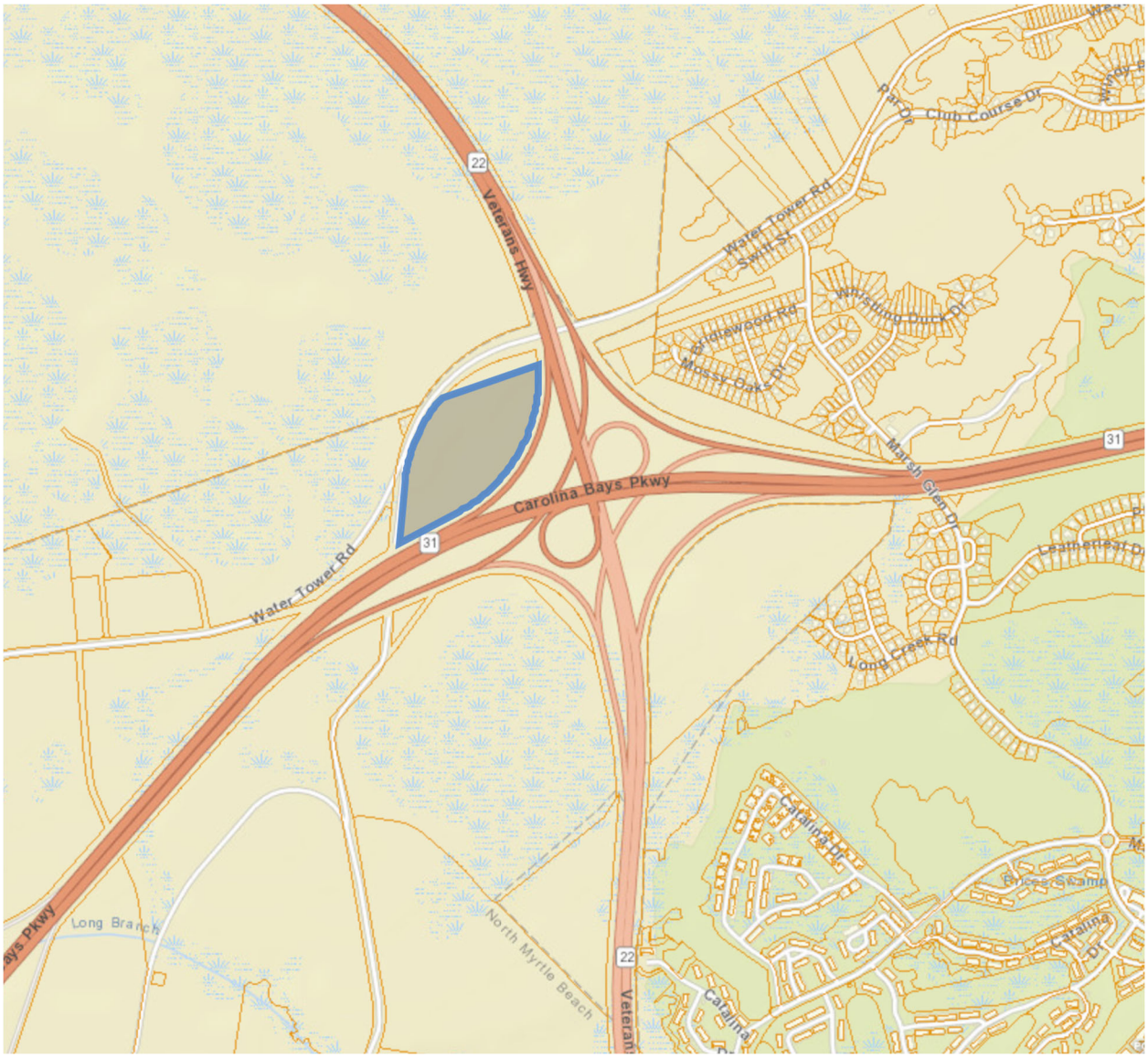
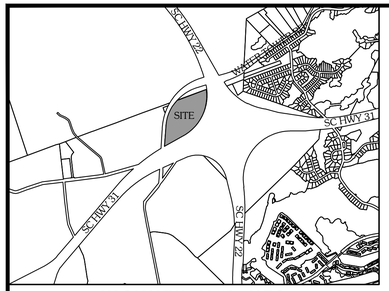


EXHIBIT "B"

Location Map





~VICINITY MAP N.T.S.~

NOTES:

1. Tax Parcel: PIN 360-00-00-0005
2. Owner of Record: DELTA INVESTMENT ASSOC LLC
   4705-A OLEANDER DR
   MYRTLE BEACH , SC 29577
3. This property appears to be located in Flood Zone "X" , According to FEMA flood zones per F.I.R.M. 45051C 0591 K, dated Dec. 16th, 2021. This property does not appear to be the located in Horry County supplemental flood zone;
   Reference to Ordinance filed in Deed Book 4442 at page 2393.
   Any Flood zone lines shown hereon are based on provided data. This plat is not the basis for flood zone determination or flood zone related issues.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
8. This property is subject to all easements or restrictions of record.
9. Last property transfer Deed Book 4273, Page 3227.
10. 1/2" Iron Pipes Set at all corners unless noted otherwise.
11. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
12. Date of Field Survey: August, 2022

REFERENCES:

1. Plat Entitled, "Survey of The Apache Tract..." by Sur-Tech, Incorporated, for International Paper Realty Corp., dated February 17th 1994 and recorded in plat book 128 at page 93.
1. Plat Entitled, "Minor Subdivision Plat PIN 389-00-00-0003..." by Robert A. Warner and Associates, Inc., for Apache Properties, LLC., dated May 28th 2019 and recorded in plat book 288 at page 160.

LEGEND

- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Computed point

PIN 359-09-04-0001
Current Owner
RIVERSTONE
PROPERTIES LLC
D.B. 2339 PG. 793

WATER TOWER ROAD
PUBLIC R/W VARIES

IE 18"RCP (Full of Dirt)
47.98

3/4"IRF
N:727962.12
E:2673595.10

N 69° 40' 56" E
919.12'

GSWSA 20' UTILITY EASEMENT
(APPROXIMATE LOCATION)
P.B. 128 PG 93

SCPSA TRANSMISSION 100' R/W
P.B. 128 PG 93

3/4"IRF
N:727642.98
E:2672733.17

R: 1288.07'
L: 846.89'
Delta: 37° 40' 07"
Ch: S22° 53' 54"W
831.66'

Ung. Fiber Optic

GSWSA 15' UTILITY EASEMENT
D.B. 3865 PG 252
P.B. 288 PG 160

PIN 360-00-00-0005
1,088,775 SQ.FT.
24.99 ACRES
CITY OF NORTH MYRTLE BEACH
Current Owner
DELTA INVESTMENT ASSOC LLC
D.B. 4273 PG. 3227

Water Level 2-21-22
44.48

IE 24"HDPE
43.81

IE 24"HDPE
43.96

DITCH

IE 24"RCP
43.65

IE 30"RCP
43.31

R: 1354.65'
L: 1389.75'
Delta: 07° 14' 22"
Ch: N26° 53' 26"E
1389.08'

SCDOT RAMP

POND
7± ACRES

SCDOT 60' DRAINAGE R/W
DB 2712 PG 1245
P.B. 288 PG 160

N 38° 07' 22" W
60.00'

3/4"IRF
N:726876.59
E:2672409.55

460.24'
S 51° 52' 03" W

514.62'
N 51° 52' 03" E

N 04° 03' 39" E
140.29'

HIGHWAY FENCE

ARVM
Electrical Stub

IE 24"RCP
47.62

IE 24"RCP
47.55

IE 24"RCP
47.44

IE 24"RCP
47.45

WATER TOWER ROAD
100' PUBLIC R/W

PREVIOUS WATER TOWER ROAD
100' R/W
D.B. 2712 PG 1245

N 04° 03' 39" E
341.00'

626.78'
S 60° 27' 31" W

3/4"IRF
N:726625.04
E:2672915.08

Valve Marker
Valve Marker

3/4"IRF
N:726316.00
E:2672369.78

SC HIGHWAY 31

GMRK
GSV
GSV
SVM
SVM
SVM
Transformer
Transformer
Tele. Vault

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GRID NAD 83 (N)

drg
Development Resource Group, LLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DEVELOPMENT RESOURCE GROUP LLC
No. 006089

JOB No. 22.102
DATE: 08/24/2022
DRAWN BY: P.T.H.
SCALE: 1"= 100'
FILE: P:/22102/SURVEY

BOUNDARY MAP
OF
PIN 360-00-00-0005
NORTH MYRTLE BEACH, SOUTH CAROLINA
PREPARED FOR:
DELTA INVESTMENT ASSOCIATES, LLC

SOUTH CAROLINA PROFESSIONAL
No. 13320
LAND SURVEYOR
MICHAEL L. DE AN OLIVER

DATE

REVISION

22.102

DWG NAME: P:\22102 - TRASK LAND - APACHE LAKES TRACT\SURVEY_SURVEY CAD DRAWINGS\22102 2022-02-25 BOUNDARY-TOPO.DWG

10/12/2022 9:24 AM

SITE DATA:
PARCEL: 3600-00-00-005

AREA
PIN 3600-00-00-005 25.7± ACRES

POND 7.0± ACRES

BUILDINGS

6 UNIT BUILDING (132'X50' ENVELOPE)	15
5 UNIT BUILDING (110'X50' ENVELOPE)	12
4 UNIT BUILDING (88'X50' ENVELOPE)	1
AMENITY	1
TOTAL BUILDINGS	29

UNITS

6 UNIT BUILDINGS	90
5 UNIT BUILDINGS	60
4 UNIT BUILDINGS	4
TOTAL UNITS	154

BEDROOMS PER UNIT
2 BEDROOMS @ 60% UNIT DENSITY = 93 UNITS
3 BEDROOMS @ 40% UNIT DENSITY = 61 UNITS

PARKING
ARTICLE IV, SECTION 23-43
1 PARK / 1 BEDROOM UNIT
1.5 PARKS / 2 BEDROOM UNIT
2 PARKS / 3 BEDROOM UNIT
1 PARK / 300 SQ.FT. INDOOR USE

REQUIRED PARKS

93-2 BEDROOMS @ 44 UNITS	140
61-3 BEDROOMS @ 55 UNITS	122
AMENITY @ 3,000 SQ.FT.	10
TOTAL PARKS REQUIRED	272

PARKS PROVIDED

UNITS GARAGE / DRIVEWAY (1 QUANTIFIABLE PARK PER UNIT)	154
SECONDARY STREET PARKING	108
AMENITY PARKING LOT	10
TOTAL PARKS PROVIDED	272

HORRY COUNTY
NORTH MYRTLE BEACH

50' POWER EASEMENT

15' ECG

GSWSA PUMP FACILITY
FENCE
GSWSA PUMP
SITE UNPAVED DRIVEWAY

GSWSA EASEMENT

MAIL CLUSTER BOXES

WATERTOWER RD. (CNMB R/W)

15' RESERVED FOR EAST COAST GREENWAY

VACANT WATERTOWER RD R/W

SC HWY 31

P.S.

475± LF CL

580± LF CL

490± LF CL

402± LF CL

635± LF CL

215± LF CL

125± LF CL

145± LF CL

AVERAGE BANK 10 LF @ 3:1

WATER LEVEL

TOP OF BANK

4' WALKWAY

POND
7.0± ACRES

SCDOT 60' DRAINAGE R/W

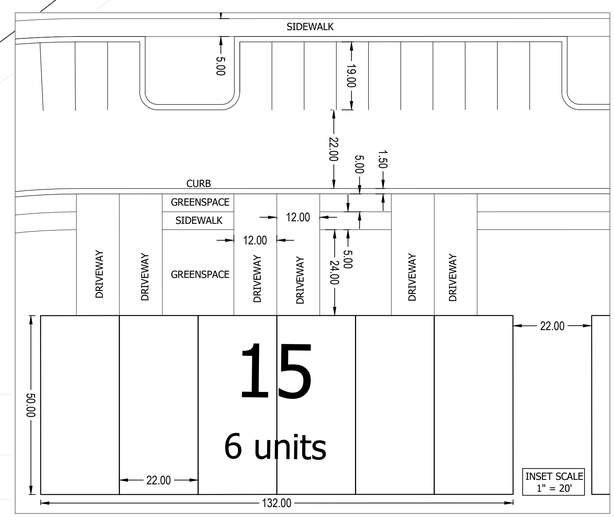
PIER

AMENITY
BLDG
4,500 sq.ft.
DECK / POOL
6,000 sq.ft.

EXISTING VEGETATION ALONG PERIMETER TO REMAIN

1	5 units	
2	5 units	
3	5 units	
4	5 units	
5	6 units	
6	5 units	
7	6 units	
8	6 units	
9	5 units	
10	5 units	
11	6 units	
12	5 units	
13	6 units	
14	6 units	
15	6 units	
16	6 units	
17	5 units	
18	5 units	
19	5 units	
20	6 units	
21	6 units	
22	6 units	
23	6 units	
24	5 units	
25	6 units	
26	4 units	
27	6 units	
28	6 units	

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



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

MASTER SITE PLAN
PDD AMENDMENT

APACHE LAKES

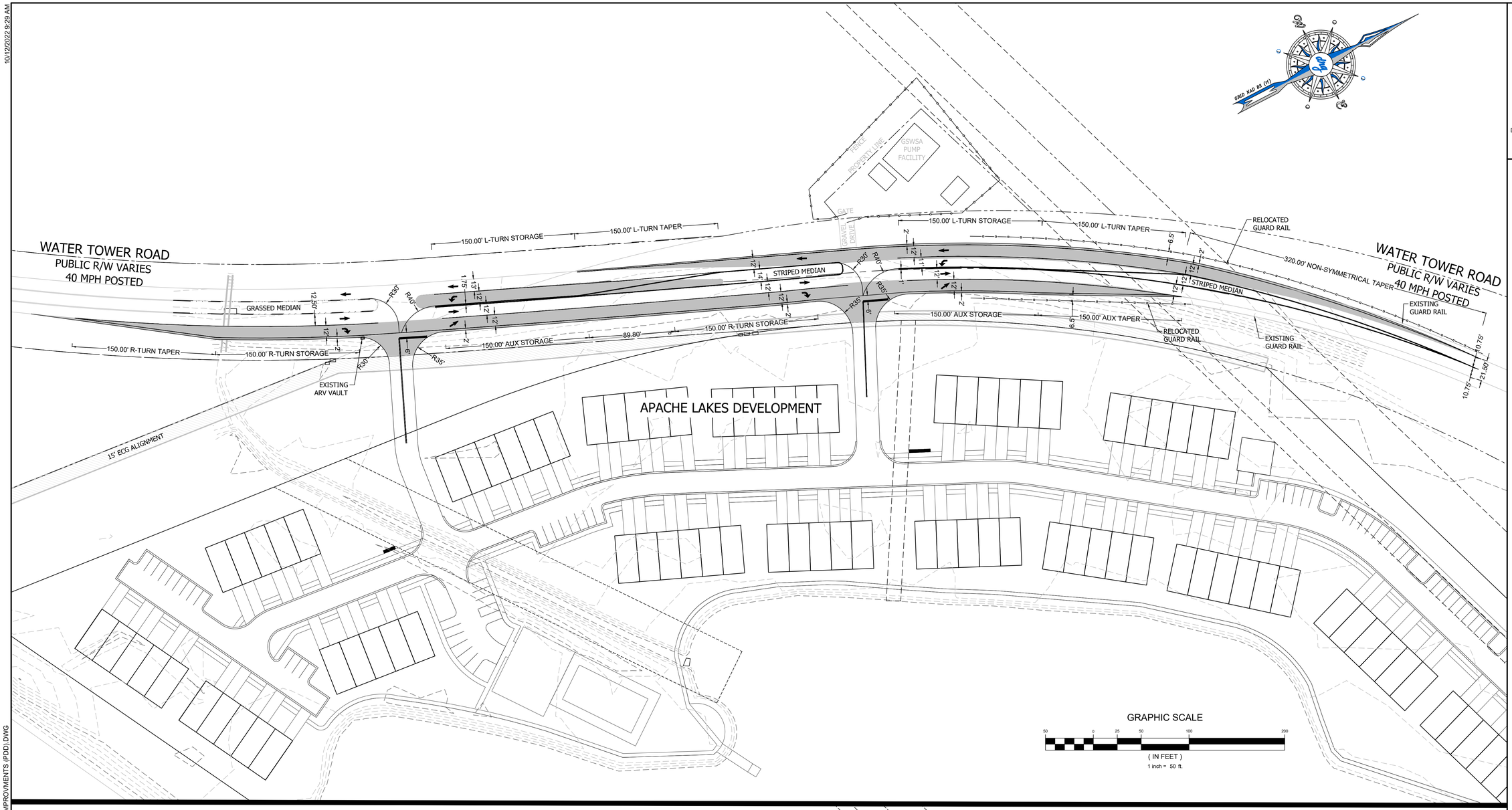
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SCALE:	1" = 60'
DRAWN BY:	PTH
DATE:	10/04/2022

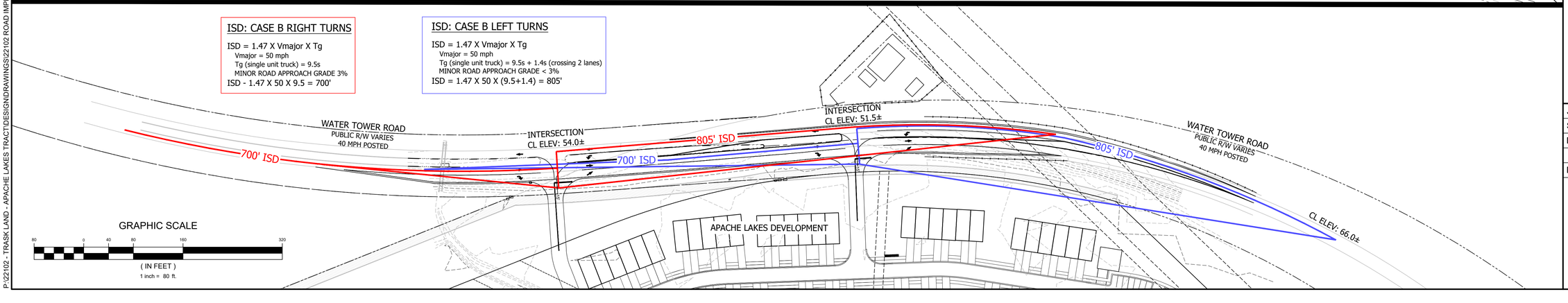
EXHIBIT:

'B'

P:\22102 - TRASK LAND - APACHE LAKES TRACT\DESIGN\DRAWINGS\22102 LAND PLAN (PDD).DWG

10/12/2022 9:29 AM





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

ROAD IMPROVEMENT EXHIBIT
PDD AMENDMENT

APACHE LAKES

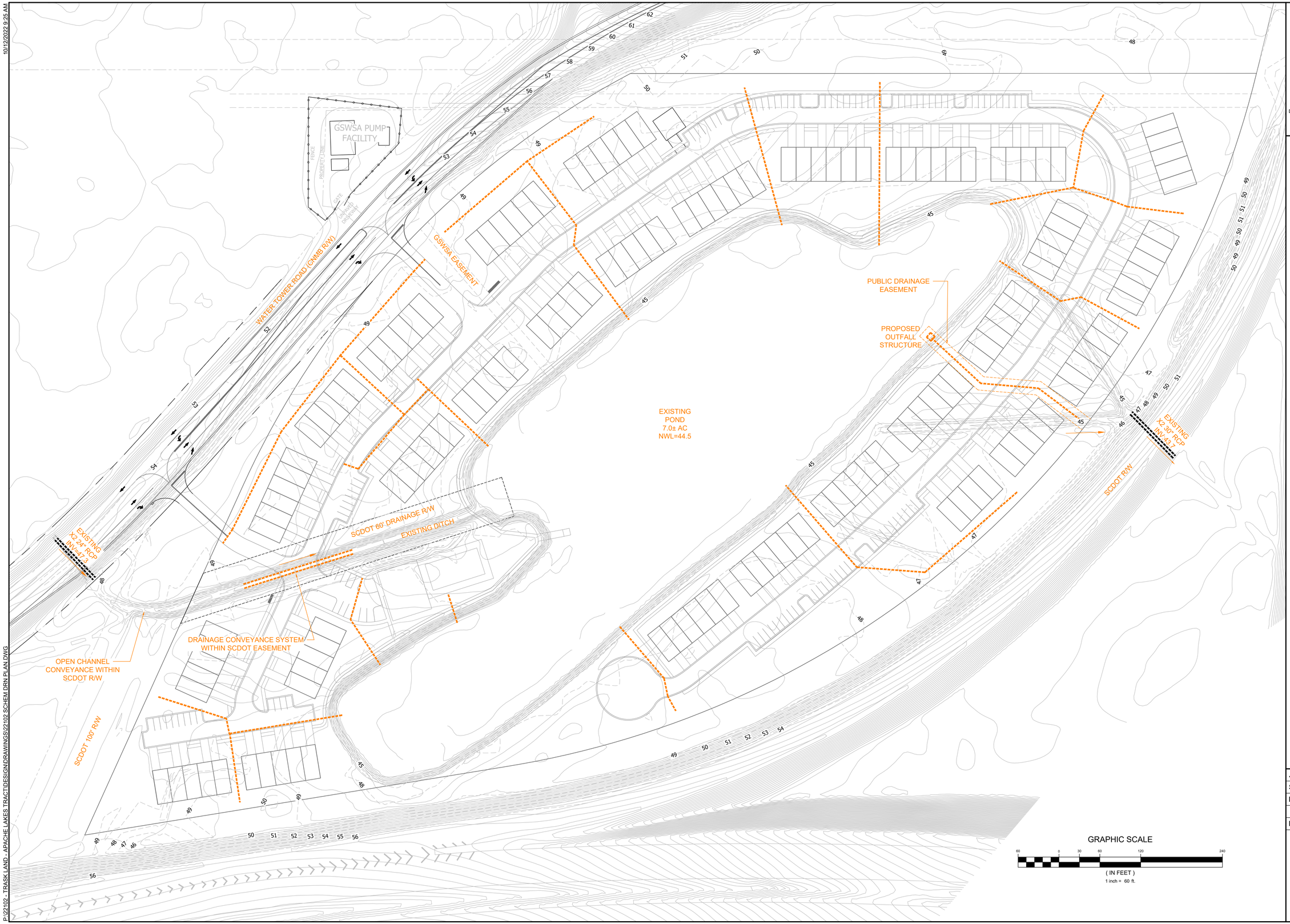
JOB NO:	22.102
SCALE:	1" = 60'
DRAWN BY:	PTH
DATE:	10/04/2022

EXHIBIT:

'C'

P:\22102 - TRASK LAND - APACHE LAKES TRACT\DESIGN\DRAWINGS\22102 ROAD IMPROVMENTS (PDD).DWG

10/12/2022 9:25 AM



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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

CONCEPTUAL DRAINAGE PLAN

APACHE LAKES

JOB NO:	22.102
SCALE:	1" = 60'
DRAWN BY:	PTH
DATE:	10/04/2022

DRAINAGE

P:\22102 - TRASK LAND - APACHE LAKES TRACT\DESIGN\DRAWINGS\22102 SCHEM DRN PLAN.DWG

10/12/2022 9:27 AM

EXISTING 20" WATERLINE

EXISTING TRANSMISSION LINE WITHIN 100' UTILITY EASEMENT

EXISTING 20" WATERLINE

PROPOSED PUMP STATION

EXISTING 16" FORCEMAIN

EXISTING 8" WATERLINE

EXISTING 20" WATERLINE

WATER TOWER ROAD

PROPOSED 6" WATERLINE

PROPOSED 6" WATERLINE

EXISTING 6" WELL BLOW OFF

EXISTING ARV 6" FORCEMAIN

60' SCDOT DRAINAGE R/W

PROPOSED 8" GRAVITY SEWER

PROPOSED 6" WATERLINE

PROPOSED 6" WATERLINE

PROPOSED 8" GRAVITY SEWER

EXISTING FIBER TELECOM

EXISTING 16" FORCEMAIN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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

CONCEPTUAL UTILITY PLAN

APACHE LAKES

JOB NO:	22.102
SCALE:	1" = 60'
DRAWN BY:	PTH
DATE:	10/04/2022
EXHIBIT NUMBER:	

UTILITY

P:\22102 - TRASK LAND - APACHE LAKES TRACT\DESIGN\DRAWINGS\22102 SCHEM UTILITY PLAN.DWG

10/12/2022 9:35 AM

HORRY COUNTY
NORTH MYRTLE BEACH

50' POWER EASEMENT

475± LF CL

15' ECG

GSWSA PUMP FACILITY

FENCE

PAVEMENT

SITE

UNPAVED DRIVEWAY

GSWSA EASEMENT

MAIL CLUSTER BOXES

WATERTOWER RD. (CNMB R/W)

POND
7.0± ACRES

AVERAGE BANK 10 LF @ 3:1

WATER LEVEL

TOP OF BANK

4' WALKWAY

580± LF CL

402± LF CL

635± LF CL

498± LF CL

215± LF CL

125± LF CL

145± LF CL

SCDOT 60' DRAINAGE R/W

AMENITY

DECK / POOL
6,000 sq.ft.

,500 sq.ft.

PIER

EXISTING VEGETATION TO REMAIN

15' RESERVED FOR EAST COAST GREENWAY

VACANT WATERTOWER RD R/W

SC HWY 31

1	5 units
2	5 units
3	5 units
4	5 units
5	6 units
6	5 units
7	6 units
8	6 units
9	5 units
10	5 units
11	6 units
12	5 units
13	6 units
14	6 units
15	6 units
16	6 units
17	5 units
18	5 units
19	5 units
20	6 units
21	5 units
22	6 units
23	6 units
24	5 units
25	6 units
26	4 units
27	6 units
28	6 units

3/4"IRF
N:726876.59
E:2672409.55

3/4"IRF
N:726316.00
E:2672369.78

3/4"IRF
N:726625.04
E:2672915.08

3/4"IRF
N:727042.98
E:2672733.17

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

drg

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

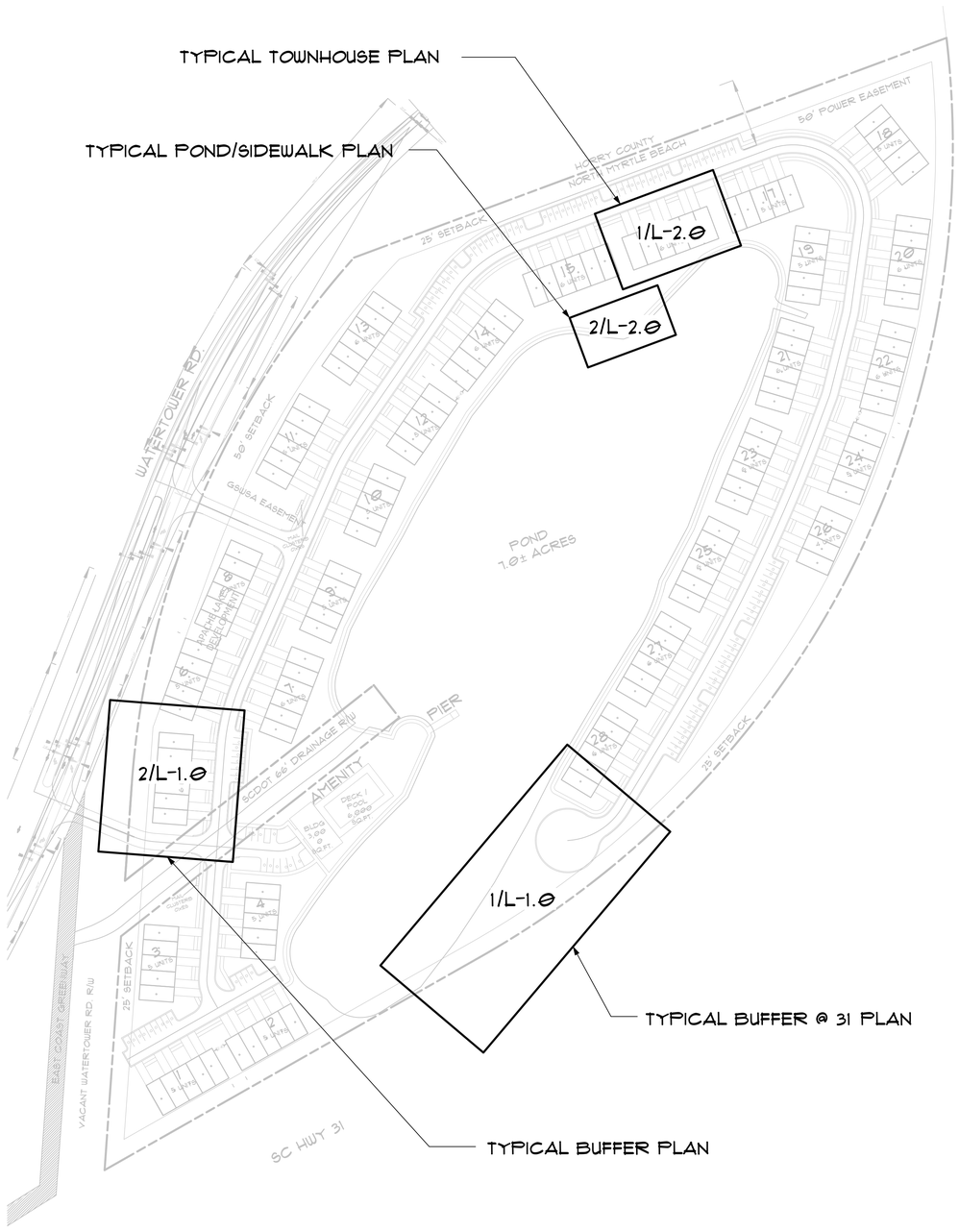
SITE PLAN WITH EXISTING TREES

APACHE LAKES

JOB NO:	22.102
SCALE:	1" = 60'
DRAWN BY:	PTH
DATE:	08/23/2022

TREES

P:\22102 - TRASK LAND - APACHE LAKES TRACT\DESIGN\DRAWINGS\22102 LAND PLAN (PDD).DWG



LANDSCAPE MATERIALS LIST:

ADDITIONAL NON-INVASIVE SPECIES READILY AVAILABLE AND ADAPTED TO THE REGION ARE ACCEPTED.

1. TREES

LARGE TREES
SOUTHERN LIVE OAK
WYNSTAR WILLOW OAK
LAUREL OAK
SHUMARD OAK
WHITE OAK
CHESTNUT-LEAVED OAK
OVERCUP OAK
CHINESE ELM
CHINESE CHESTNUT
D.D. BLANCHARD SOUTHERN MAGNOLIA
SAVANNAH HOLLY
SYCAMORE
BALD CYPRESS

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
JAPANESE LIGUSTRUM
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 (USE THIS)
ST. AUGUSTINE
ZOYSIA

6. PERENNIALS

AFTER MIDNIGHT CONEFLOWER
AUTUMN JOY STONECROP
BECKY SHASTA DAISY
BENGAL TIGER CANNA
GOLDSTURM BLACK EYED SUSAN
MORNING GLORY HIBISCUS
PARDON ME DWARF DAYLILY
LANTANA SP.

For Review Only -- Not for Construction!

North

0 50 100 150 200 300

Scale: 1" = 100'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
Titled: 22102 2022-09-07 Land Plan to EC.dwg Date: 09.077.22 Scale: N/A
This Plan Shall Not Be Construed to be Survey Accurate.

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Environmental Concepts, LLC
25 years of creativity and stewardship est. 1992
landscape architecture • land planning
618 Chestnut Road
Suite 201
Myrtle Beach SC 29572
843 692-9999 Fax 843 692-9899
www.environmentalconceptsllc.com

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PROJECT

Site Development Plans
Apache
North Myrtle Beach • South Carolina
prepared for:
Trask Land Company

PROJECT NUMBER
22-041

RELEASE
Review

DATE
09/15/22

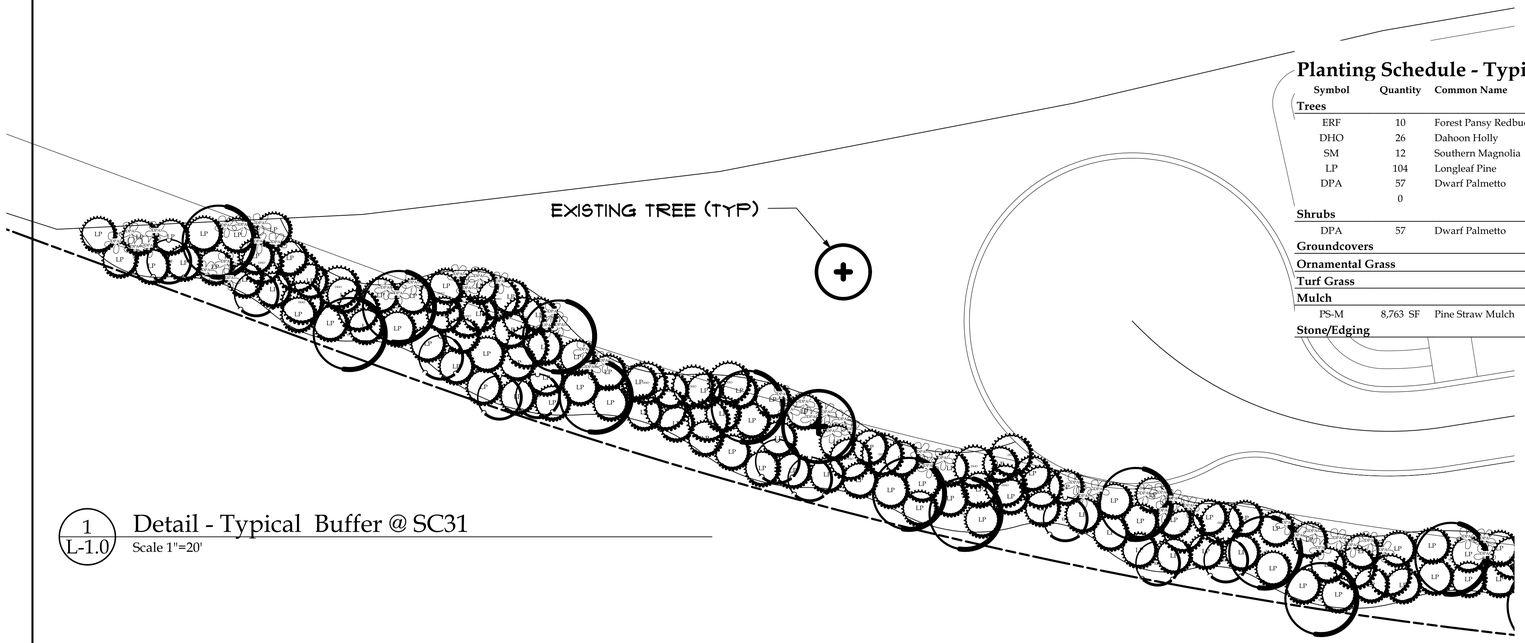
REVISIONS

SEALS



SHEET TITLE
Index

SHEET NUMBER
L-Index

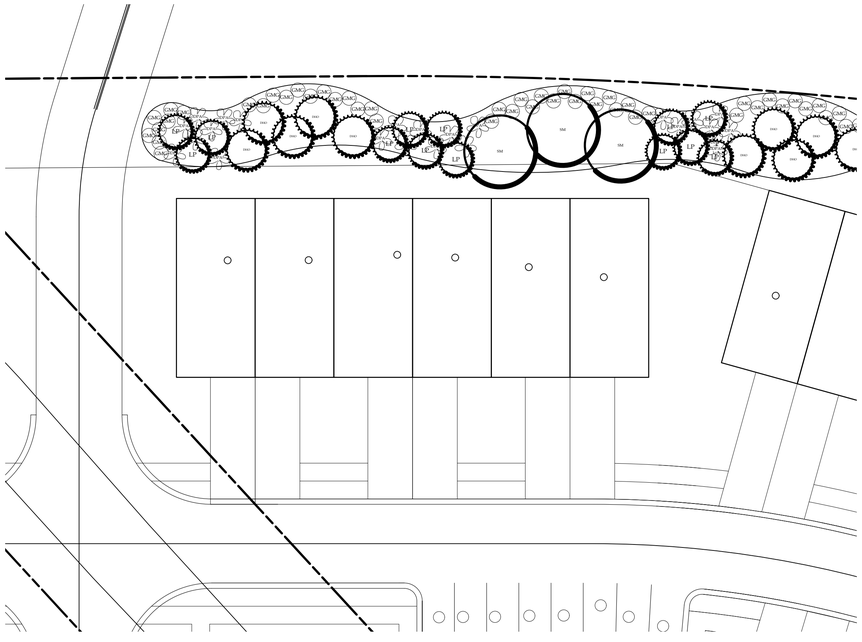


1 L-1.0 Detail - Typical Buffer @ SC31

Scale 1"=20'

Planting Schedule - Typical Buffer @ SC31

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
ERF	10	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	6 - 8' HT	AS SHOWN	
DHO	26	Dahoon Holly	Ilex cassine	10 - 12' HT	AS SHOWN	
SM	12	Southern Magnolia	Magnolia grandiflora	10 - 12' HT	AS SHOWN	
LP	104	Longleaf Pine	Pinus palustris	8 - 10' HT	AS SHOWN	
DPA	57	Dwarf Palmetto	Sabal minor	3 GALLON	A hardy palm tha	
	0					
Shrubs						
DPA	57	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
Groundcovers						
Ornamental Grass						
Turf Grass						
Mulch						
PS-M	8,763 SF	Pine Straw Mulch		SF		
Stone/Edging						



2 L-1.0 Detail - Typical Perimeter Buffer

Scale 1"=20'

Planting Schedule - Typical Perimeter Buffer

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
DHO	10	Dahoon Holly	Ilex cassine	10 - 12' HT	AS SHOWN	
SM	3	Southern Magnolia	Magnolia grandiflora	10 - 12' HT	AS SHOWN	
LP	13	Longleaf Pine	Pinus palustris	8 - 10' HT	AS SHOWN	
Shrubs						
DPA	24	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
Groundcovers						
Ornamental Grass						
GMG	48	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
Turf Grass						
Mulch						
PS-M	3,572 SF	Pine Straw Mulch		SF		
Stone/Edging						

For Review Only -- Not for Construction!

North

0 10 20 30 40 60

Scale: 1" = 20'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
Titled: 22102 2022-09-07 Land Plan to EC.dwg Date: 09.077.22 Scale: N/A
This Plan Shall Not Be Construed to be Survey Accurate.

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PROJECT

Site Development Plans
Apache Lakes
North Myrtle Beach • South Carolina
prepared for:
Trask Land Company

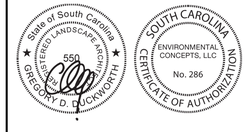
PROJECT NUMBER
22-041

RELEASE
Review

DATE
09/15/22

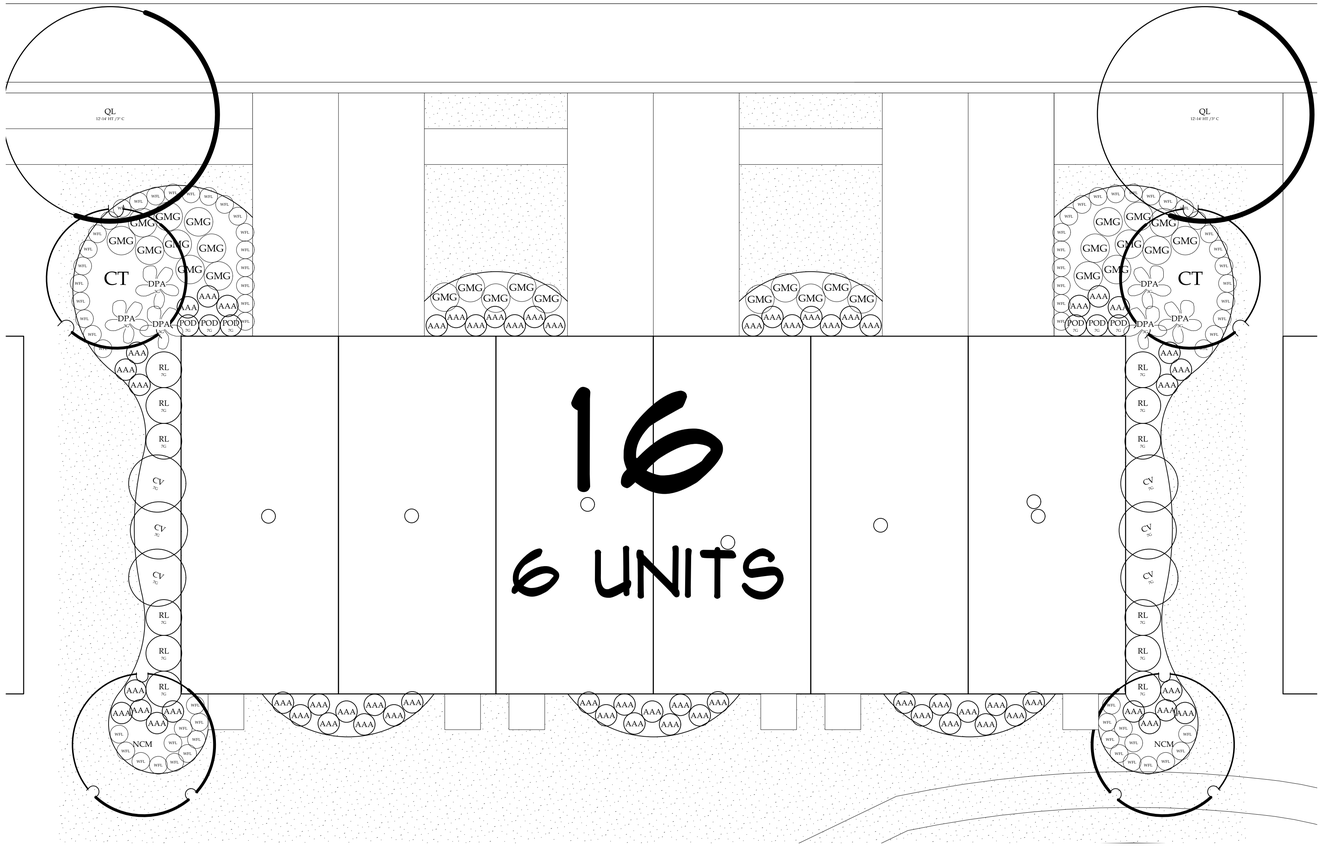
REVISIONS

SEALS



SHEET TITLE
Typical
Planting Plans

SHEET NUMBER
L-1.0

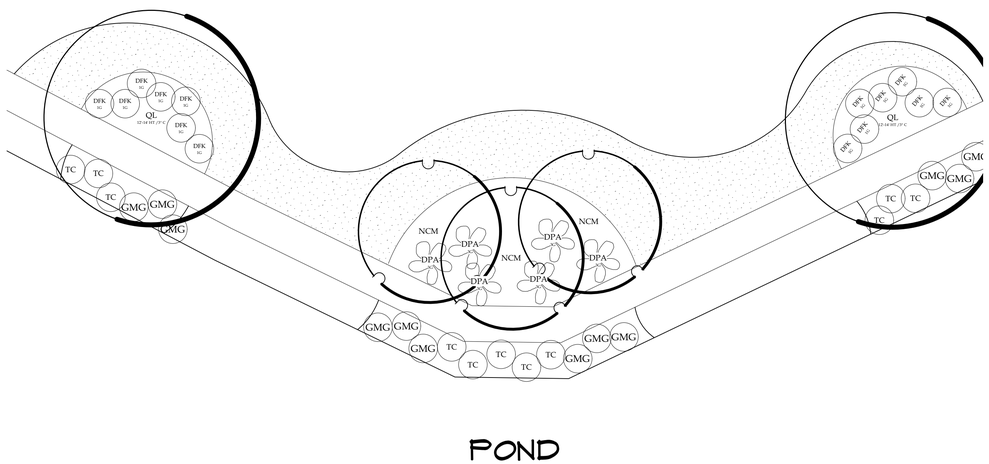


1 L-2.0 Detail - Typical Townhouse

Scale 1"=10'

Planting Schedule - Typical Townhouse

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
NCM	2	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
QL	2	Laurel Oak	Quercus laurifolia	12 - 14' HT	AS SHOWN	
CT	2	Chaste Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
Shrubs						
AAA	63	Autumn Angel Azalea	Azalea x 'Autumn Angel'	3 GALLON	3' O.C.	
RL	12	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	5' O.C.	
POD	6	Yew Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
DPA	6	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
CV	6	Chindo Sweet Viburnum	Viburnum awabuki 'Chindo'	7 GALLON	8' O.C.	
Groundcovers						
WFL	68	Wyeena™ Variegated Flax Lily	Dianella tasmanica 'TAS300'	1 GALLON	2.5' O.C.	
Ornamental Grass						
GMG	28	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
Turf Grass						
SOD	5,001 SF	Centipede	Eremochloa ophiuroides	SF		
Mulch						
PS-M	2,345 SF	Pine Straw Mulch		SF		
Stone/Edging						



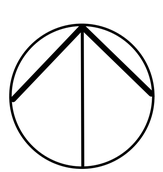
2 L-2.0 Detail - Typical Pond Edge & Sidewalk

Scale 1"=10'

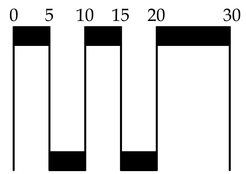
Planting Schedule - Typical Pond Edge & Sidewalk

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
NCM	3	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10 - 12' HT	AS SHOWN	
QL	2	Laurel Oak	Quercus laurifolia	12 - 14' HT	AS SHOWN	
Shrubs						
TC	11	Tropicanna® Canna	Canna indica 'Phasion' P.P.# 10569	1 GALLON	4' O.C.	
DPA	6	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
Groundcovers						
Ornamental Grass						
GMG	12	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
DFK	14	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
Turf Grass						
SOD	998 SF	Centipede	Eremochloa ophiuroides	SF		
Mulch						
PS-M	50 SF	Pine Straw Mulch		SF		
Stone/Edging						

For Review Only -- Not for Construction!



North



Scale: 1" = 10'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
Titled: 22102 2022-09-07 Land Plan to EC.dwg Date: 09.077.22 Scale: N/A
This Plan Shall Not Be Construed to be Survey Accurate.

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Environmental Concepts, LLC
25 years of creativity and stewardship est. 1992
landscape architecture • land planning
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PROJECT

Site Development Plans
Apache Lakes
North Myrtle Beach • South Carolina
prepared for:
Trask Land Company

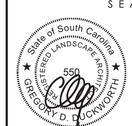
PROJECT NUMBER
22-041

RELEASE
Review

DATE
09/15/22

REVISIONS

SEALS





SHEET TITLE
Typical
Planting Plans

SHEET NUMBER
L-2.0

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.

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

Each Tree Must Be Planted Such that the Trunk Flare Is Visible at the Top of the Root Ball. Trees Where the Trunk Flare Is Not Visible Shall Be Rejected. Do Not Cover the Top of the Root Ball with Soil.

Mulch Ring:
1800mm (6'-0") Minimun Diameter
2400mm (8'-0") Preferred Diameter

100mm (4") High Earth Saucer Beyond Edge of Root Ball.

Remove all Twine, Rope and Wire, and Burlap from Top Half of Root Ball

If Plant Is Shipped with a Wire Basket around the Root Ball, Cut the Wire Basket in Four Places and Fold Down 200mm (8") into Planting Hole.

Place Root Ball on Unexcavated or Tamped Soil.

Tamp Soil around Root Ball Base Firmly with Foot Pressure, so that Root Ball Does Not Shift.

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.

1 L-3.0 Typical Tree Planting Detail - B&B Trees In All Soil Types

Not To Scale

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

Note: For Detailed Requirements Related to the Planting of the Tree in the Improved Soil, See "Tree Planting Detail."

Back Fill with Existing Soil. In Sandy Loam Soils, Add 20% Max. by Volume Composted Organic Material to the Existing Soil.

Tamp Soil around Root Ball Base Firmly with Foot Pressure so t hat Root Ball Does Not Shift.

Unexcavated or Compacted Mound under the Root Ball to Prevent Settlement.

Loamy Soil

1:1 Slope on Sides of Planting Hole.

2 Times the Root Ball Diameter

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 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).

4 L-3.0 Soil Improvement Detail - For Trees Planted In Non Restricted Soil Conditions

Not To Scale

Typical Edge Of Building

Specified O.C. Spacing See Plant Schedule

Specified O.C. Spacing See Plant Schedule

Atypical Spacing In Curvilinear Plant Beds. Outside Row To Follow Curve As Shown On Plan

Typical Edge Of Plant Bed

1/2 Of Specified O.C.

7 L-3.0 Typical Ground Cover Spacing Detail

Not To Scale

Clean Topsoil

All Beds Shall Be Full

Height Varies (Not To Exceed 3:1 Slope)

Concrete Curb

Note:
Final Elevation, Location, & Shape Of Earth Berming To Be Approved By Landscape Architect. Provide Drainage As Required (Typ).

11 L-3.0 Planting Bed Detail

Not To Scale

Lawn Area

Planting or Mulched Area

Vertical Edge

Mulch

Existing Grade or Grade of Planting Area

4"

Notes:
1. Trench Edge Shall Create a Clean Separation between Areas and Shall Create a Smooth and Even Line as Indicated on Plans.
2. Trench Edge Detail Shall Be Used at all Lawn Edges and at Edges of Mulched Areas for Containment.

8 L-3.0 Shrub Bed Trench Detail

Not To Scale

Remove Burlap from Top 1/3 of Bail or Remove from Container

Saucer Constructed of Planting Soil

Hand Compact Planting Soil Beneath Ball

Scarify Bottom and Sides of Hole to 4" Depth Min.

Shrub Shall Have Same Relation to Planted Grade after Settlement as it Did to Previous Grade in Nursery

Planting Soil

6"

6"

Varies

12 L-3.0 Typical Shrub Planting Detail

Not To Scale

Step 1: Tie a simple knot 18"-24" (depending on the diameter of the tree) from either end of the ArborTie.

Step 2: Wrap this end around tree. Begin the above knot below the knot that was tied in Step 1.

Step 3: Follow motion of ArborTie above, finishing the knot by pulling tightly on points A and B at the same time.

Step 4: Slide knot just completed up to the knot tied in Step 1. Fasten free end to stake of anchor.

Step 5: The ArborKnot provides secure, girdle free attachment of ArborTie to tree.

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: 404-378-9380
Fax: 404-378-2840
E-mail: brenda@deeproot.com
www.deeproot.com

2 L-3.0 ArborKnot Detail

Not To Scale

Specified Arbortie Green Staking And Guying Material Is To Be Flat Woven Polypropylene Material. 3/4" (19.05mm) Wide 900 Lb. Break Strength. Arbortie Shall Be Fastened To Stakes In A Manner Which Permits Tree Movement And Supports The Tree.

Typical Staking Installation

Typical Guying Installation

ArborTie

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.

ArborTie nailed to stake

Fold Ends Of Arbortie Back. Secure To Stake With 1" Galvanized Roofing Nail Or Use A Knot.

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 The End Of The First Growing Season After Planting.

5 L-3.0 Typical Tree Staking & Guying Detail - For Trees 3" (75mm) or Larger

Not To Scale

Drip Line

Protective Safety Fencing

2x4 Wooden Post

8' Max

4'

9 L-3.0 Detail-Typical Tree Protection

Not To Scale

3-5" Dia. Washed River Stone

2% Min.

2% Min.

Lawn

4" Min.

6" Min.

2'-0"

6"

Non-Woven Geotextile Landscape Fabric

#57 Aggregate Stone

#57 Aggregate Stone Leveling Course

6" Dia. Perforated Sock Pipe (Tie To Stormwater Drainage System)

13 L-3.0 Detail - French Drain

Scale 1"=1'-0"

Lawn Area

Pavement

Sod (As Specified)

Soil & Root Layer

Finished Grade

Cultivated Soil

1 1/2" Min.

3" - 5"

Rough Grade

Undisturbed Soil

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

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

3 L-3.0 Sod Installation Detail

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

1. 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.
2. 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.
3. 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.
4. Trees take much longer to establish than 3-4 months per inch trunk caliper. Irrigate in drought the following summer.

6 L-3.0 Irrigation Requirements - Transplanted / Newly Planted Trees

Not To Scale

Retaining Wall

Finish Grade

Contact Info:
Reemay, Inc.
70 Old Hickory Blvd.
Old Hickory, TN 37138-3651
(800) 284.2780
(615) 847.7000
Fax: (615) 847.7068
Email: beddins@reemay.com

Biobarrier®
(Install Per Manufacturer Specification)
*Specified products are the basis of design only. Comparable or equal products will be accepted.

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 L-3.0 Detail- Root Barrier Installation

Not To Scale

Plant (See Planting Plan for Species)

1" Layer of Mulch

Urn

Potting Soil

Soil Fabric

Drain Rock Fill

Black Medium Flow Bubbler

1/4" Tubing w/6" Anchor Stake (4 Distribution Tubes Total)

Rootball

1/2" Flex PVC (Length As Req'd.)

Finished Grade

Mortar Leveling Bed (Recessed from View)

1" PVC Drain Pipe

Drill Urn & Seal w/ Silicone Caulking

1-1/2" Sch. 40 PVC Sleeve w/ 1/2" Flex Pipe (Daylight In Planting Area and Connect Flex To 3/4" Lateral)

14 L-3.0 Detail-Planter

Not To Scale

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landscape architecture • land planning

618 Chestnut Road
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PROJECT

Site Development Plans
Apache
North Myrtle Beach • South Carolina
prepared for:
Trask Land Company

PROJECT NUMBER
22-041

RELEASE
Review

DATE
09/15/22

REVISIONS

SEALS

State of South Carolina REGISTERED LANDSCAPE ARCHITECT 550 GREGORY D. DUCKWORTH

SOUTH CAROLINA ENVIRONMENTAL CONCEPTS, LLC No. 286 CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Planting Details

SHEET NUMBER
L-3.0

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 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 landscape 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 defficiencies in perscribed 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 deficiences are present.
C. Landscape Contractor shall remove tree stakes and guying after 1-year warranty period has ended.

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25 years of creativity and stewardship since 1992
landscape architecture • land planning
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843 692-9999 Fax 843 692-9899
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Acceptance of these plans also constitutes acceptance of the Letter Of Agreement To Begin Work/Hourly Rates And General Conditions previously furnished to the Client.

PROJECT

Site Development Plans
Apache Lakes
North Myrtle Beach • South Carolina
prepared for:
Trask Land Company

PROJECT NUMBER
22-041

RELEASE
Review

DATE
09/15/22

REVISIONS

SEALS

State of South Carolina REGISTERED LANDSCAPE ARCHITECT 550 GREGORY D. DUCKWORTH

SOUTH CAROLINA ENVIRONMENTAL CONCEPTS, LLC No. 286 CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Specifications

SHEET NUMBER
L-4.0

Trees:



Live Oak(medium sized) |
Quercus virginiana | Evergreen



Southern Magnolia |
Magnolia grandiflora | Evergreen



Crepe Myrtle |
Lagerstroemia fauriei | Evergreen



White Oak |
Quercus alba | Deciduous

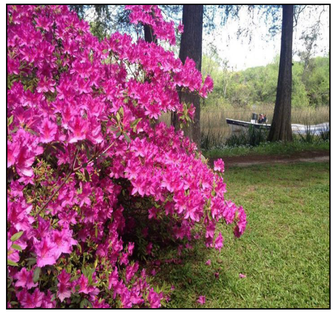


Swamp Chestnut Oak |
Quercus michauxii | Deciduous



American Red Cedar |
Juniperus virginiana | Evergreen

Shurbs | Perennials:



Coast Azalea |
Rhododendron atlanticum



Camellia |
Theaceae



Oakleaf Hydrangea |
Hydrangea quercifolia



Big Leaf Hydrangea |
Hydrangea macrophylla



Russian Sage |
Perovskia atriplicifolia

Grasses:



Muhley Grass |
Muhlenbergia capillaris



Little Bluestem |
Schizachyrium scoparium



Switchgrass |
Panicum virgatum

TRASKLAND COMPANY

Landscape Materials
North Myrtle Beach
8/19/2022



KEEL concepts

TRASK LAND COMPANY TOWNHOMES
NORTH MYRTLE BEACH, SC

PROPOSED 4 UNIT FRONT PERSPECTIVE



KEEL concepts

TRASK LAND COMPANY TOWNHOMES
NORTH MYRTLE BEACH, SC

PROPOSED 4 UNIT REAR PERSPECTIVE



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TRASK LAND COMPANY TOWNHOMES
NORTH MYRTLE BEACH, SC

PROPOSED 4 UNIT AERIAL PERSPECTIVE



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TRASK LAND COMPANY TOWNHOMES
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PROPOSED 6 UNIT FRONT PERSPECTIVE



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TRASK LAND COMPANY TOWNHOMES
NORTH MYRTLE BEACH, SC

PROPOSED 6 UNIT REAR PERSPECTIVE



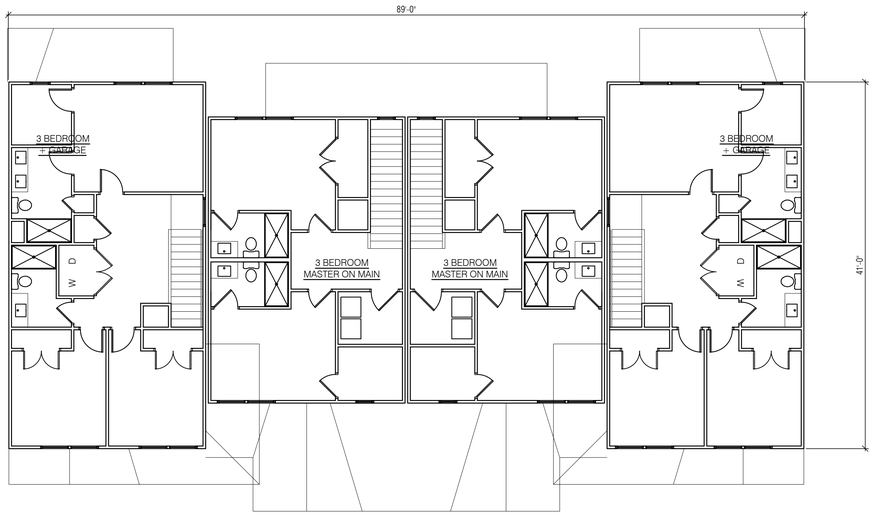
KEEL concepts

TRASK LAND COMPANY TOWNHOMES
NORTH MYRTLE BEACH, SC

PROPOSED 6 UNIT AERIAL PERSPECTIVE



3 4-PLEX BUILDING - FRONT ELEVATION
1/8"=1'-0"



2 4-PLEX BUILDING - SECOND FLOOR PLAN
1/8"=1'-0"



4 4-PLEX BUILDING - REAR ELEVATION
1/8"=1'-0"

1 4-PLEX BUILDING - GROUND FLOOR PLAN
1/8"=1'-0"



5 4-PLEX BUILDING - SIDE ELEVATION
1/8"=1'-0"

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GREENVILLE SC 101389
REGISTERED ARCHITECTS

NOT FOR CONSTRUCTION

TOWNHOUSE

TRASK LAND COMPANY
NORTH MYRTLE BEACH, SC

Job Number: 22047

Date: 18 JULY 2022

Revision #	Revision Date

BUILDING PLAN
3 BEDROOM &
3 BR + GARAGE

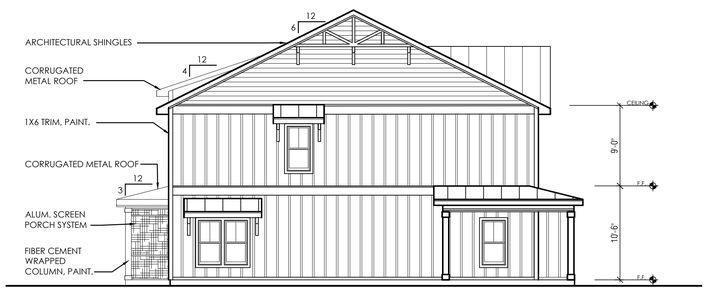
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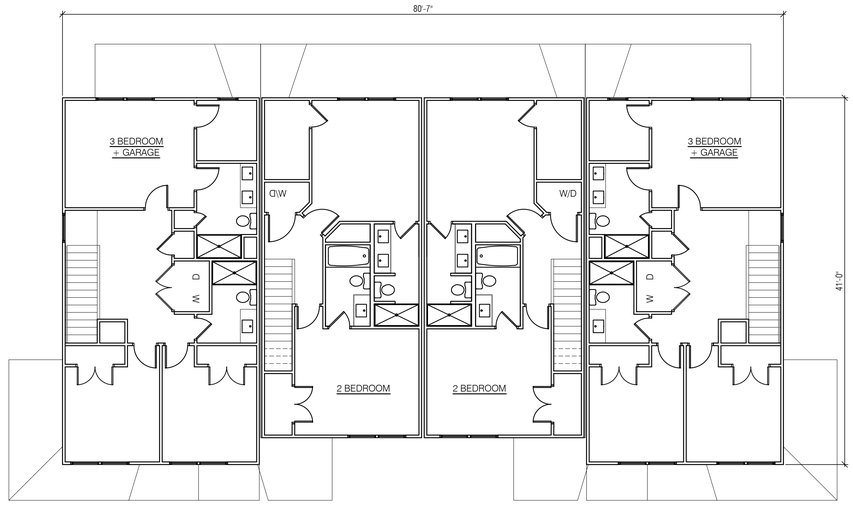
3 4-PLEX BUILDING - FRONT ELEVATION
1/8" = 1'-0"



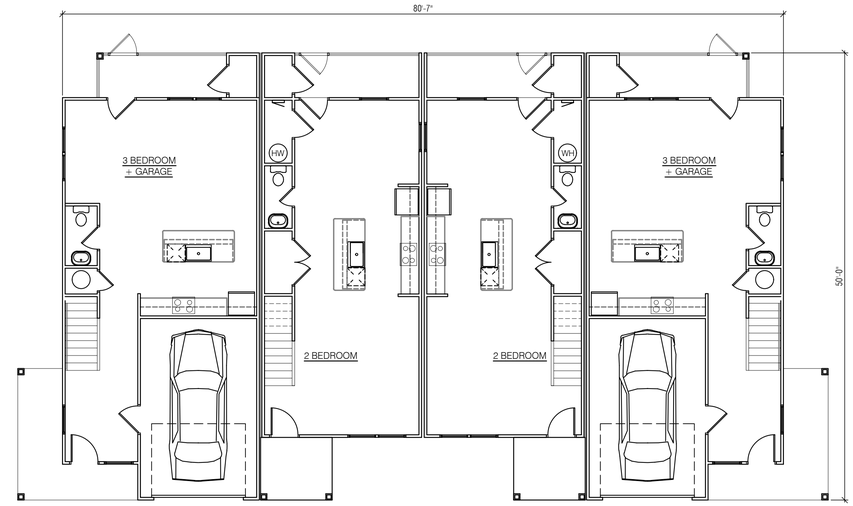
4 4-PLEX BUILDING - REAR ELEVATION
1/8" = 1'-0"



5 4-PLEX BUILDING - GROUND FLOOR PLAN
1/8" = 1'-0"



2 4-PLEX BUILDING - SECOND FLOOR PLAN
1/8" = 1'-0"



1 4-PLEX BUILDING - GROUND FLOOR PLAN
1/8" = 1'-0"

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TRASK LAND COMPANY
NORTH MYRTLE BEACH, SC

Job Number: 22047

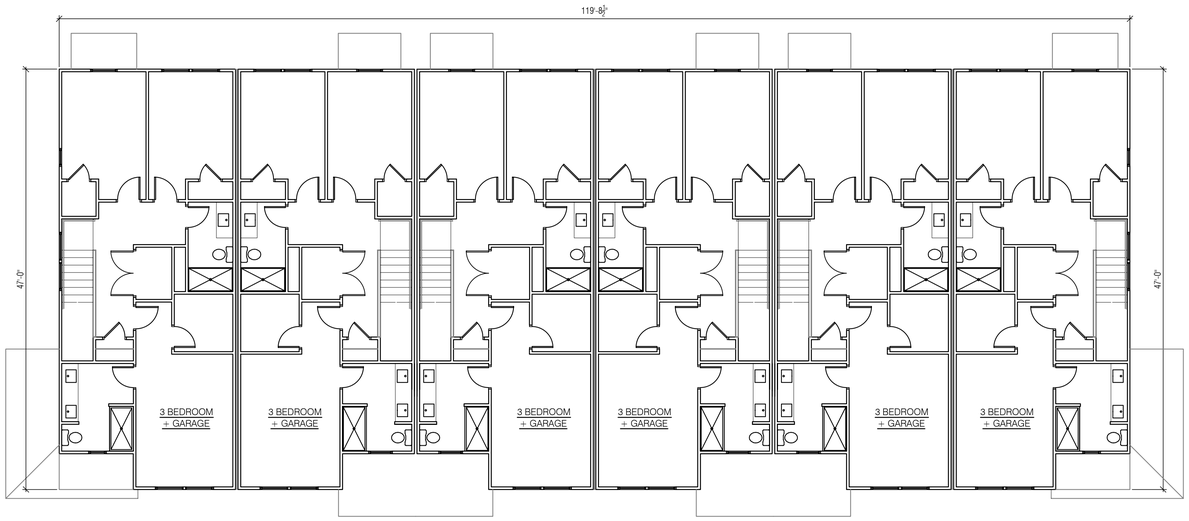
Date: 18 JULY 2022

Revision #	Revision Date

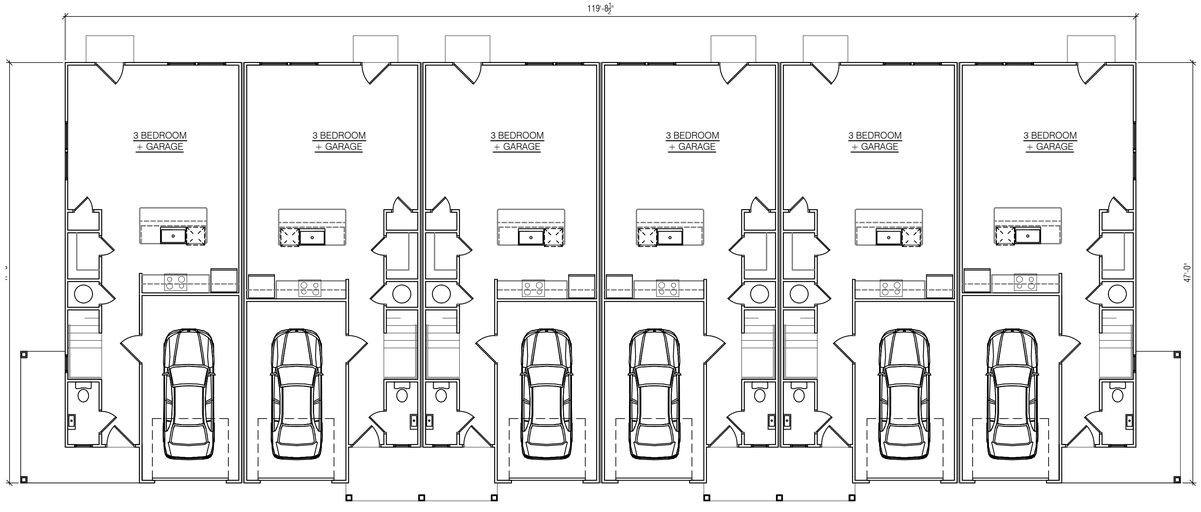
BUILDING PLANS
2 BEDROOM
3BR + GARAGE

A1.2

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2 6-PLEX BUILDING (ALL 3BR W/ GARAGES) - SECOND FLOOR PLAN
1/8" = 1'-0"



1 6-PLEX BUILDING (ALL 3BR W/ GARAGES) - GROUND FLOOR PLAN
1/8" = 1'-0"

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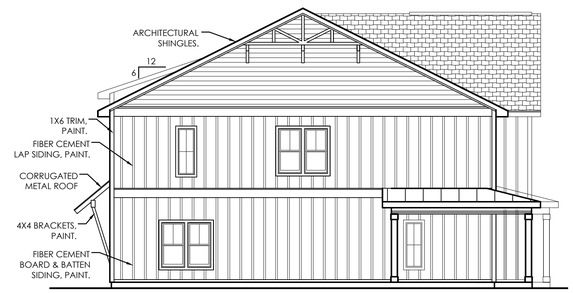
Job Number:
22047

Date:
18 JULY 2022

Revision #	Revision Date

BUILDING PLANS
3 BEDROOM
+ GARAGE

A1.3



3 6-PLEX BUILDING (ALL 3BR W/ GARAGES) - SIDE ELEVATION
1/8" = 1'-0"



2 6-PLEX BUILDING (ALL 3BR W/ GARAGES) - REAR ELEVATION
1/8" = 1'-0"



1 6-PLEX BUILDING (ALL 3BR W/ GARAGES) - FRONT ELEVATION
1/8" = 1'-0"

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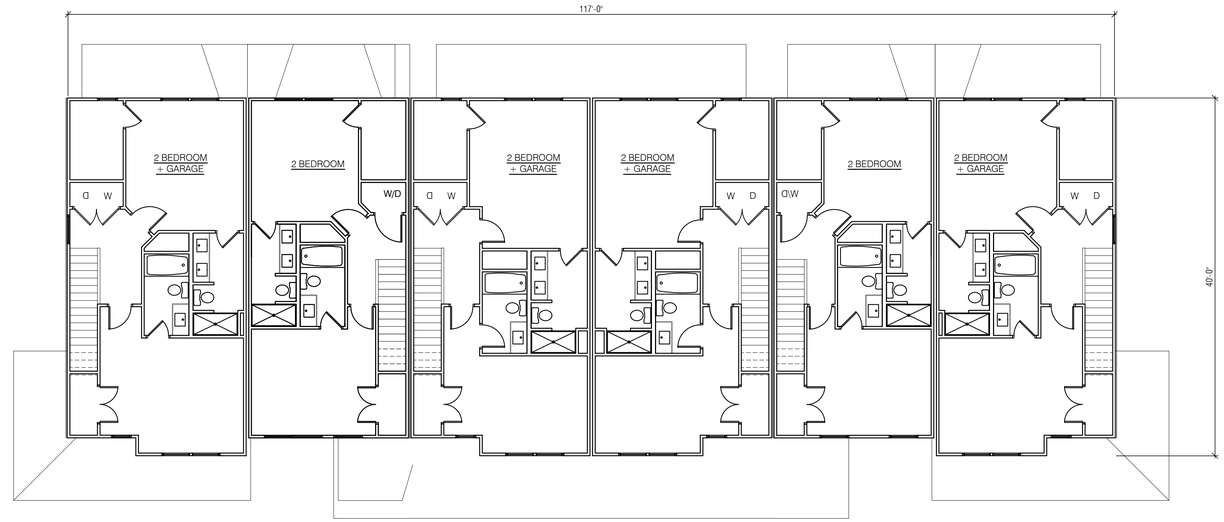
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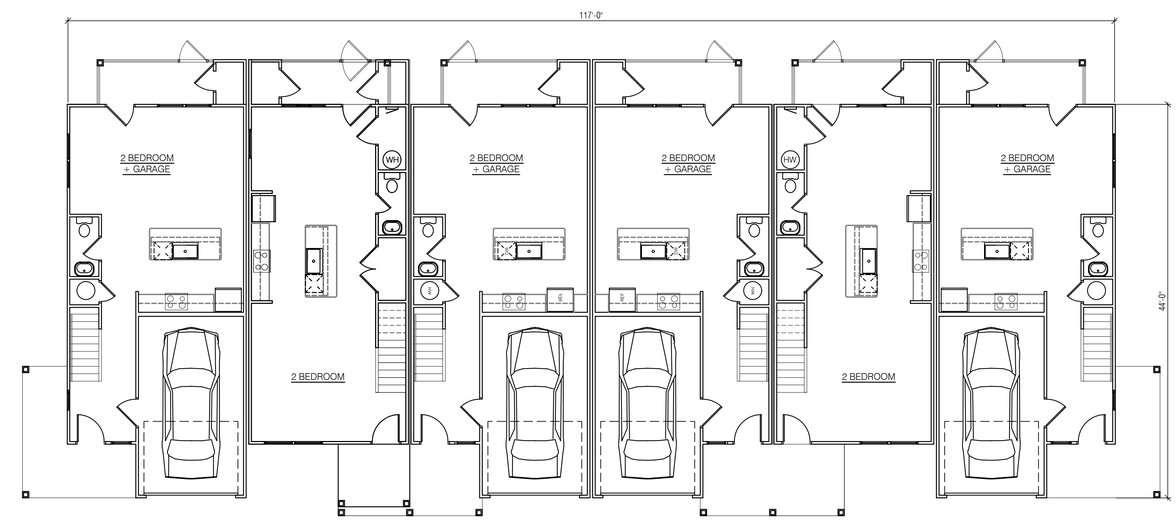
Revision #	Revision Date

BUILDING ELEVATIONS

A1.4



2 6-PLEX BUILDING (ALL 2BR) - REAR ELEVATION
1/8"=1'-0"



1 6-PLEX BUILDING (ALL 2BR) - FRONT ELEVATION
1/8"=1'-0"

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TRASK LAND COMPANY
NORTH MYRTLE BEACH, SC

Job Number: 22047

Date: 18 JULY 2022

Revision #	Revision Date

BUILDING PLANS
2 BEDROOM
2BR + GARAGE

A1.5



3 6-PLEX BUILDING (ALL 2BR) - SIDE ELEVATION
1/8" = 1'-0"



2 6-PLEX BUILDING (ALL 2BR) - FRONT ELEVATION
1/8" = 1'-0"



1 6-PLEX BUILDING (ALL 2BR) - REAR ELEVATION
1/8" = 1'-0"

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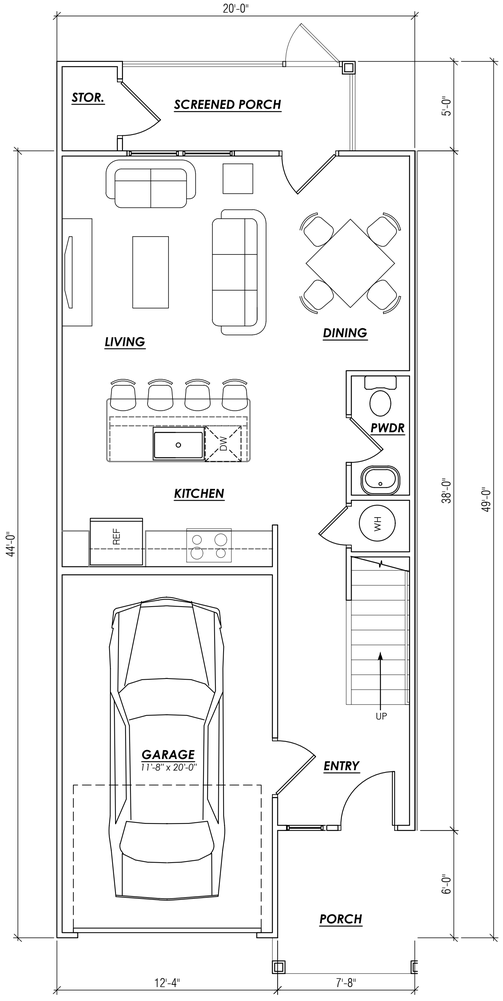
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Date:
18 JULY 2022

Revision #	Revision Date

BUILDING ELEVATIONS

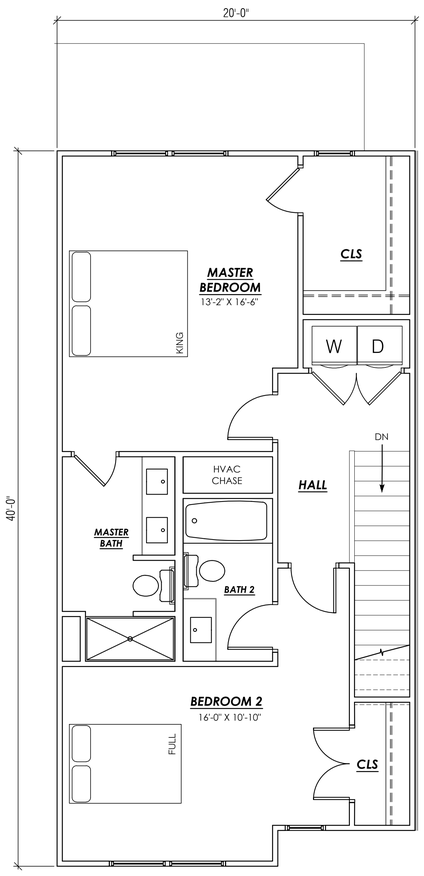
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1 2BR - GARAGE UNIT - GROUND FLOOR

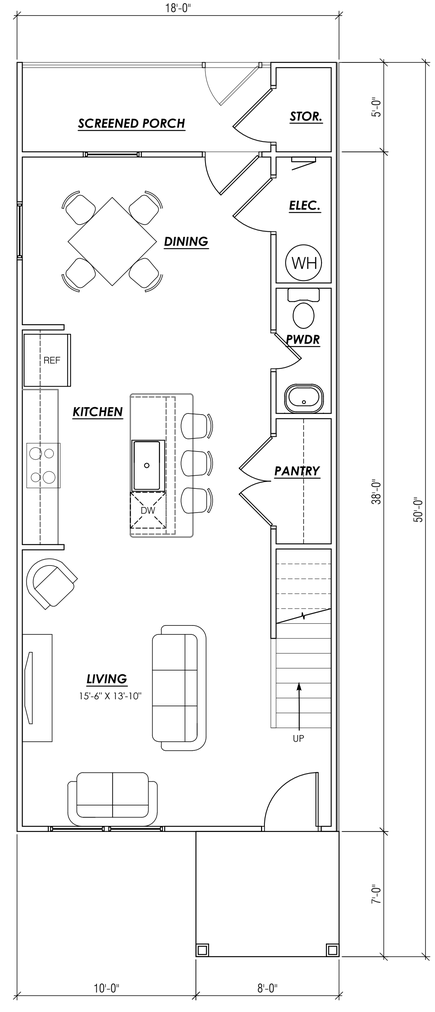
1/4"=1'-0"

1,290 (HLA)
1,748 (GROSS)



2 2BR - GARAGE UNIT - 2ND FLOOR

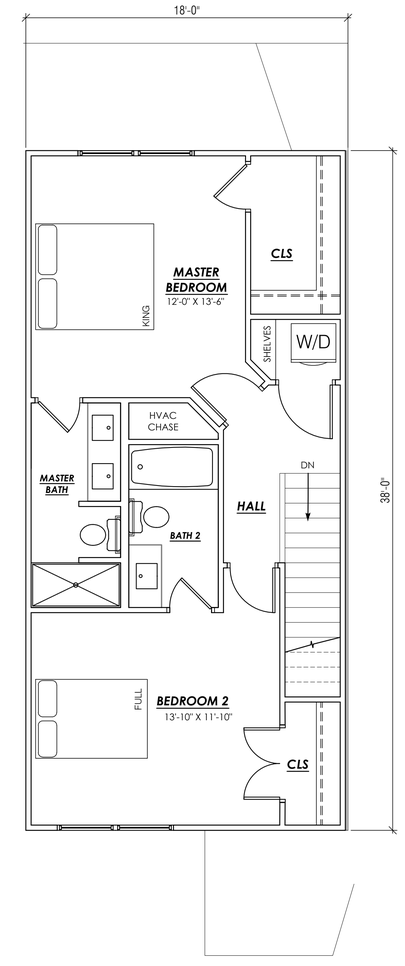
1/4"=1'-0"



3 2BR - UNIT - GROUND FLOOR

1/4"=1'-0"

1,280 (HLA)
1,508 (GROSS)



4 2BR - UNIT - 2ND FLOOR

1/4"=1'-0"

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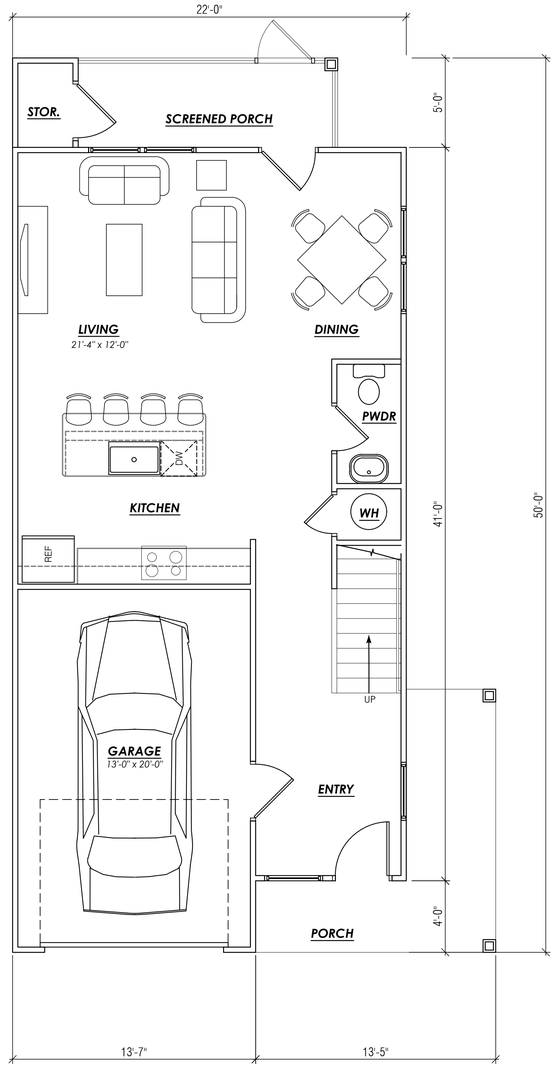
Job Number: 22047

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Revision #	Revision Date

UNIT PLANS

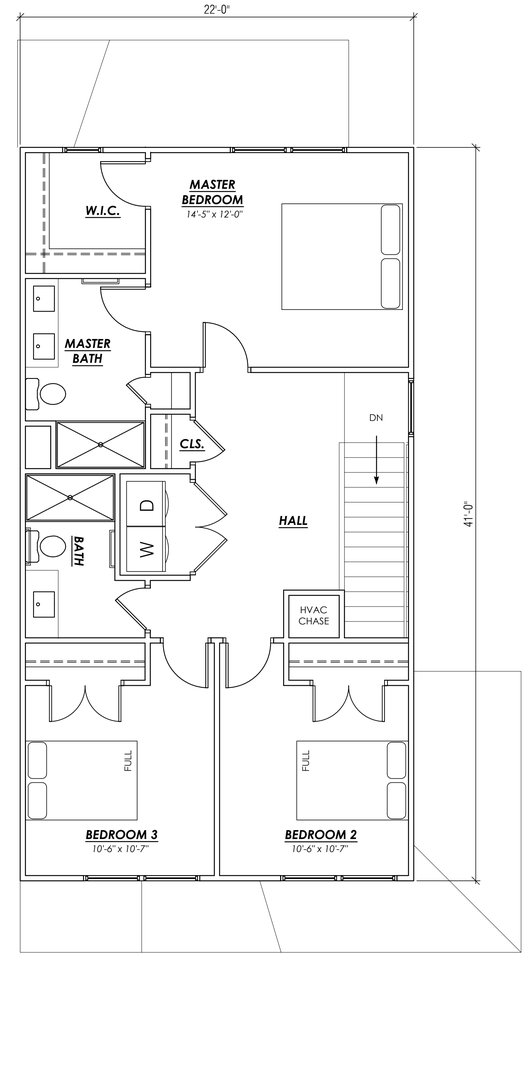
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1 3BR - GARAGE END UNIT - GROUND FLOOR

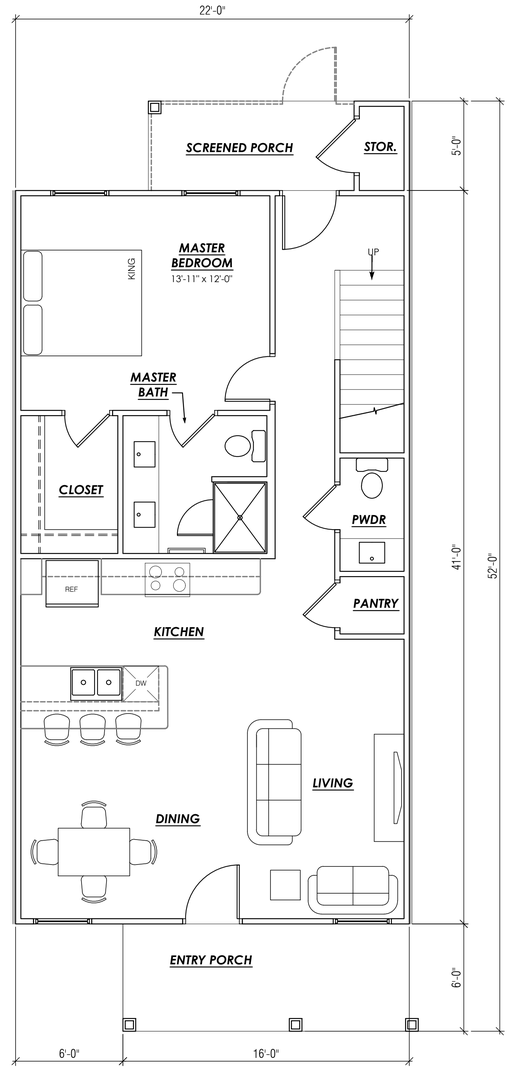
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1,495 (HLA)
1,961 (GROSS)



2 3BR - GARAGE END UNIT - 2ND FLOOR

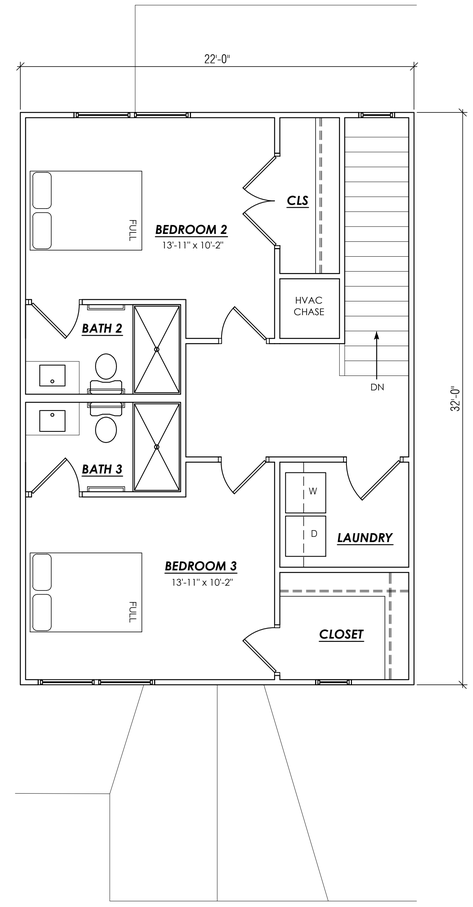
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3 3BR - MASTER ON MAIN UNIT - GROUND FLOOR

1/4"=1'-0"

1,505 (HLA)
1,689 (GROSS)



4 3BR - MASTER ON MAIN UNIT - 2ND FLOOR

1/4"=1'-0"

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TOWNHOUSE

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NORTH MYRTLE BEACH, SC

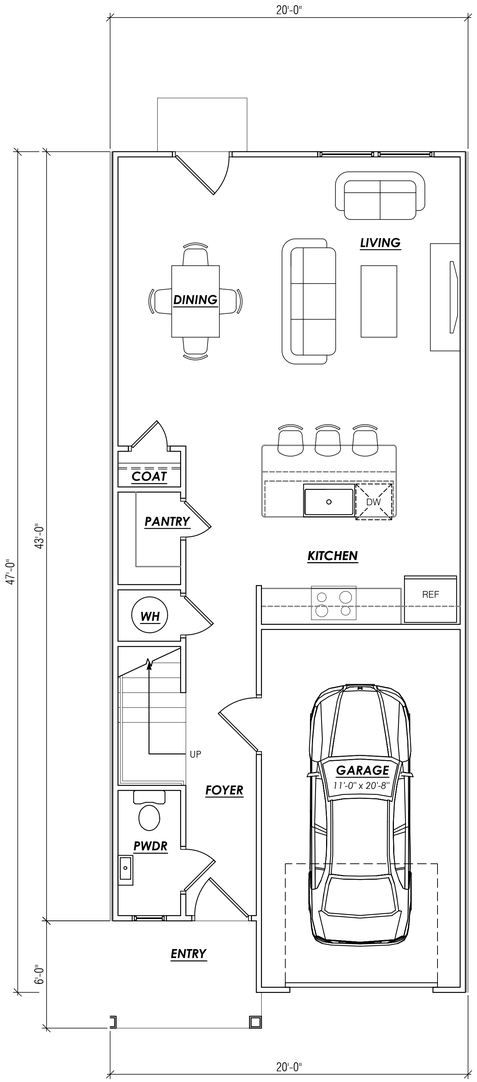
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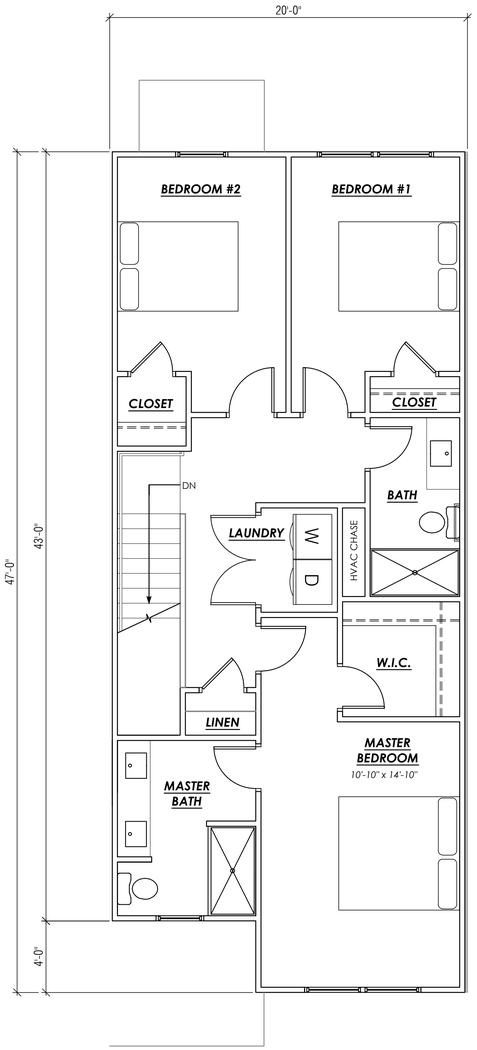
UNIT PLANS

A1.8

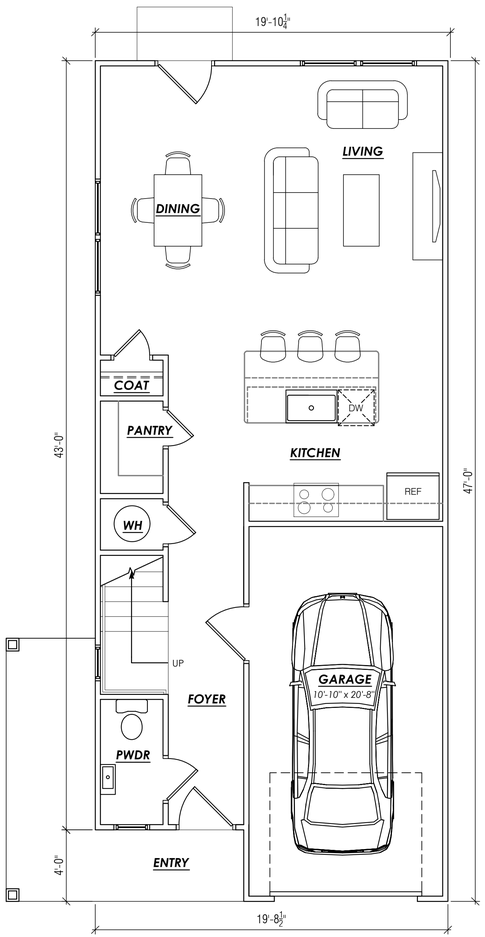


1 3BR - GARAGE MID UNIT - GROUND FLOOR
1/4"=1'-0"

1,491 (HLA)
1,847 (GROSS)

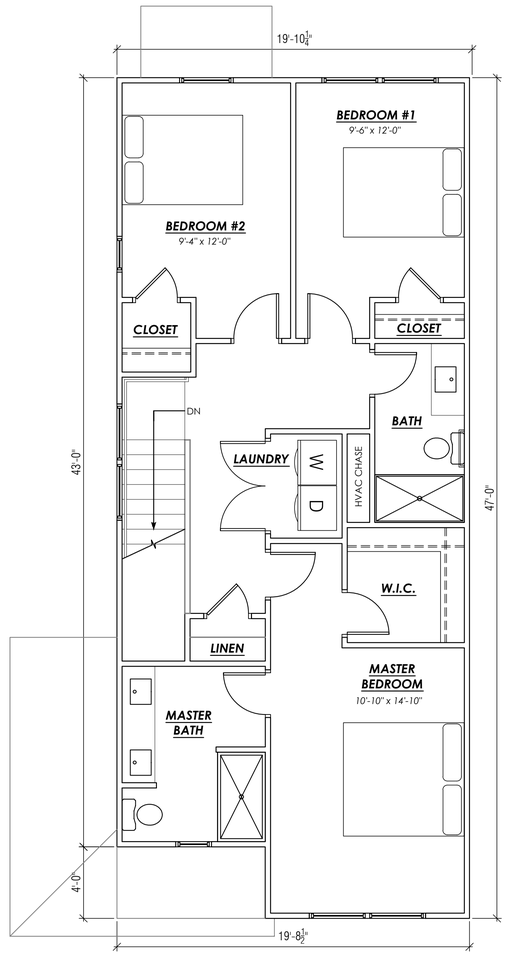


2 3BR - GARAGE MID UNIT - 2ND FLOOR
1/4"=1'-0"



3 3BR - GARAGE END UNIT - GROUND FLOOR
1/4"=1'-0"

1,470 (HLA)
1,898 (GROSS)



4 3BR - GARAGE END UNIT - 2ND FLOOR
1/4"=1'-0"

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PHONE: (864) 900-2262
KEELconcepts.com

STATE OF SOUTH CAROLINA
KEEL CONCEPTS INC.
GREENVILLE SC 101389
REGISTERED ARCHITECTS

NOT FOR CONSTRUCTION

TOWNHOUSE

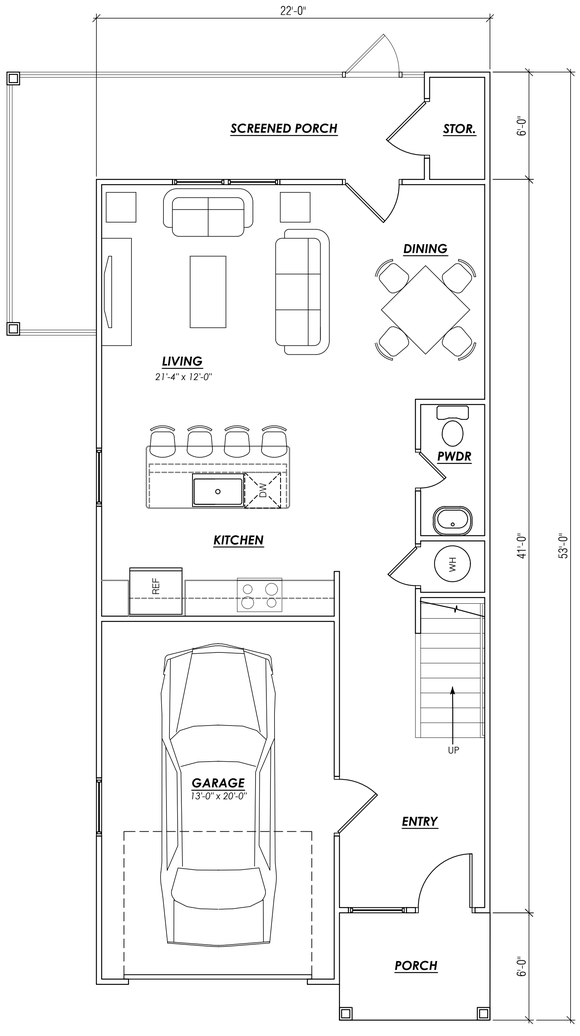
TRASK LAND COMPANY
NORTH MYRTLE BEACH, SC

Job Number: 22047
Date: 18 JULY 2022

Revision #	Revision Date

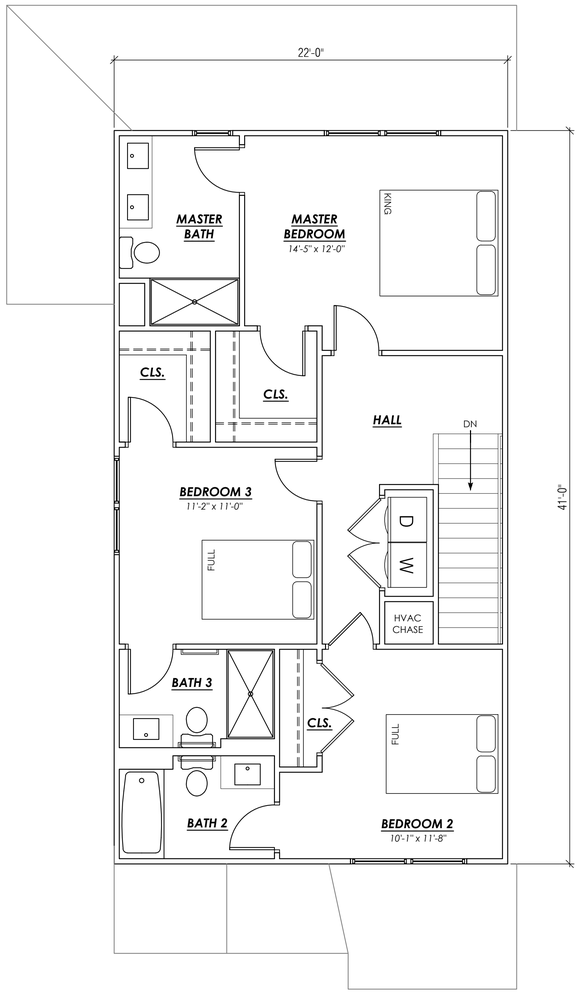
UNIT PLANS

A1.9

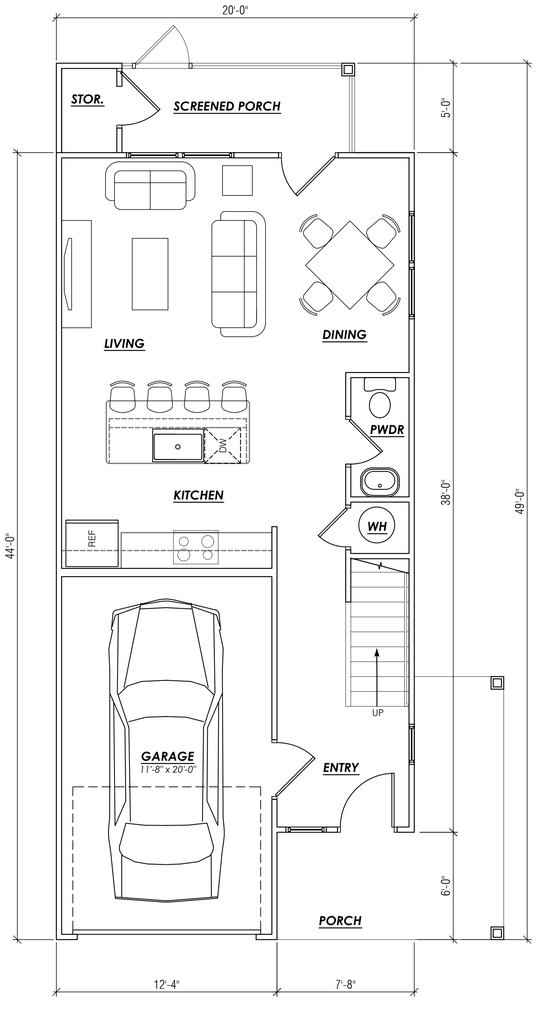


1 3BR - GARAGE END UNIT - GROUND FLOOR
1/4" = 1'-0"

1,470 (HLA)
1,898 (GROSS)

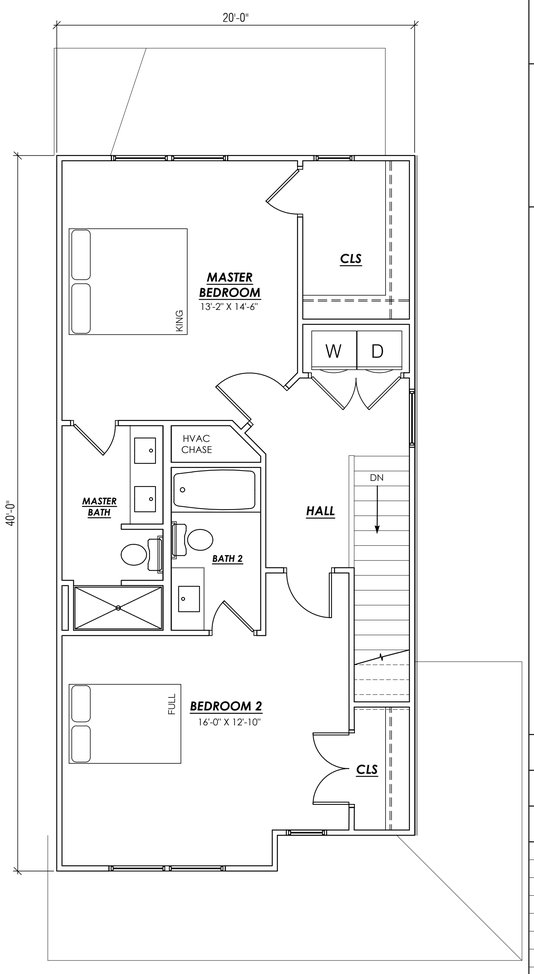


2 3BR - GARAGE END UNIT - GROUND FLOOR
1/4" = 1'-0"



3 2BR - GARAGE END UNIT - GROUND FLOOR
1/4" = 1'-0"

1,290 (HLA)
1,821 (GROSS)



4 2BR - GARAGE END UNIT - 2ND FLOOR
1/4" = 1'-0"

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TOWNHOUSE

TRASK LAND COMPANY
NORTH MYRTLE BEACH, SC

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UNIT PLANS

A1.10

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APACHE LAKES AMENITY BUILDING



5A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-21: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Apache Lakes Townhomes through changes to the governing documents, including narrative, plans, and elevations.

History and Background
Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. Today, progress is being made on design and construction throughout the PDD with projects such as the Grande Dunes North Village, Village at Waterway Hills, Waterside, The Preserve, Palmetto Coast Industrial Park, and UPS Facility.

Proposed Changes
The applicant, Philip Hornbeck, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Apache tract into the Apache Lakes Townhomes development. Understanding that the original conceptual-level designs of this area were predicted to change, the originally entitled PDD illustrated a total of 76,698 square feet of commercial development with 256 parking spaces at this site.

The Apache Lakes proposal contains 154 two- and three-bedroom townhomes oriented around a central, seven-acre pond. The development is accessed through two driveways off Water Tower Road, and a pedestrian trail system navigates the internal driveway and central pond, connecting the units with the development's open space and amenity center. Street trees, pedestrian paths, buffers, and open spaces are detailed with layered landscaping. Architectural elevations and materials in the modern coastal vernacular are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements
Apache	Commercial-1E	76,698 SF Commercial Use with 256 Parking Spaces	• 29 Buildings with 154 Two- and Three-Bedroom Units • 275 Parking Spaces with 154 Driveway Spaces, 110 Street Parking and 10 Amenity Center Spaces • Central Pond with Path • 3,000 SF Amenity Center with 6,000 SF Pool and Pool Deck

Staff Review
Planning & Development, Planning Division
The Planning Division is reviewing the proposed amendment.

Planning & Development, Zoning Division
The Zoning Administrator is reviewing the proposed amendment.

Public Works
The Public Works Department is reviewing the proposed amendment.

Public Safety
The Fire Marshal is reviewing the proposed amendment.

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 tentatively scheduled for October 17, 2022.

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 Parkway Group PDD creating the Apache Lakes Townhomes [Z-22-21] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD creating the Apache Lakes Townhomes [Z-22-21] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$500.00 on August 30, 2022
FILE NUMBER:	Z-22-21
Complete Submittal Date:	

Notice Published:	September 1, 2022
Planning Commission:	October 4, 2022
First Reading:	October 17, 2022
Second Reading:	November 7, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: August 25, 2022	**Property PIN(S): 36000000005**
Property Owner(s): Delta Investment Associates, LLC	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: 4705-A Oleander Drive	**Project Contact: Philip Hornbeck**
Contact Phone Number: 910-799-8755	**Contact Email Address: raiford@trasklandco.com**
PDD Name: Apache Lakes Townhomes	**Total Area of Property: 24.99 Acres**
Proposed Amendment: See uploaded DA Amendment	

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: Philip Hornbeck

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.

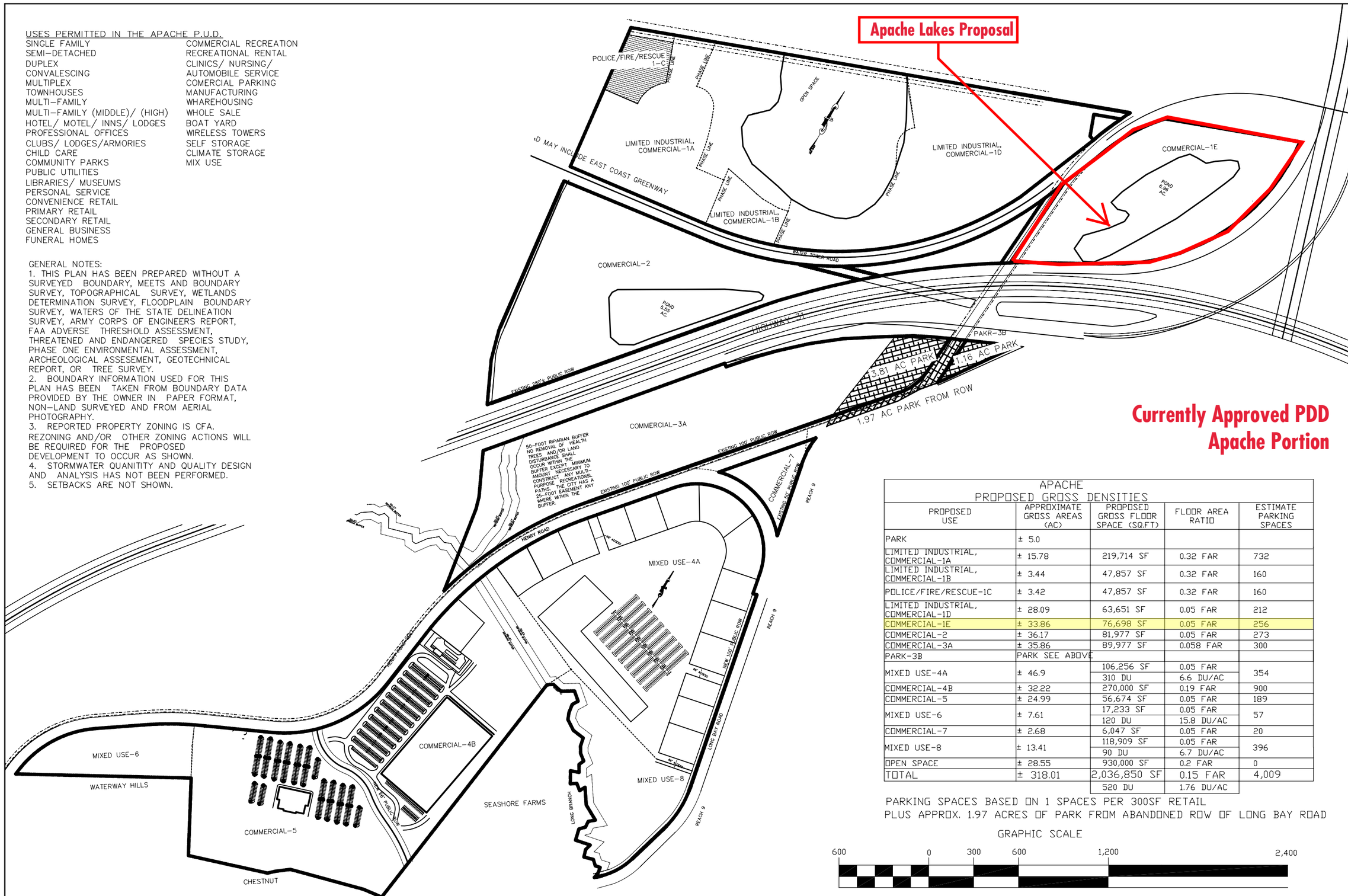
1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

USES PERMITTED IN THE APACHE P.U.D.

SINGLE FAMILY	COMMERCIAL RECREATION
SEMI-DETACHED	RECREATIONAL RENTAL
DUPLEX	CLINICS/ NURSING/
CONVALESCING	AUTOMOBILE SERVICE
MULTIPLEX	COMERCIAL PARKING
TOWNHOUSES	MANUFACTURING
MULTI-FAMILY	WHAREHOUSING
MULTI-FAMILY (MIDDLE)/ (HIGH)	WHOLE SALE
HOTEL/ MOTEL/ INNS/ LODGES	BOAT YARD
PROFESSIONAL OFFICES	WIRELESS TOWERS
CLUBS/ LODGES/ARMORIES	SELF STORAGE
CHILD CARE	CLIMATE STORAGE
COMMUNITY PARKS	MIX USE
PUBLIC UTILITIES	
LIBRARIES/ MUSEUMS	
PERSONAL SERVICE	
CONVENIENCE RETAIL	
PRIMARY RETAIL	
SECONDARY RETAIL	
GENERAL BUSINESS	
FUNERAL HOMES	

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED WITHOUT A SURVEYED BOUNDARY, MEETS AND BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, WETLANDS DETERMINATION SURVEY, FLOODPLAIN BOUNDARY SURVEY, WATERS OF THE STATE DELINEATION SURVEY, ARMY CORPS OF ENGINEERS REPORT, FAA ADVERSE THRESHOLD ASSESSMENT, THREATENED AND ENDANGERED SPECIES STUDY, PHASE ONE ENVIRONMENTAL ASSESSMENT, ARCHEOLOGICAL ASSESEMENT, GEOTECHNICAL REPORT, OR TREE SURVEY.
2. BOUNDARY INFORMATION USED FOR THIS PLAN HAS BEEN TAKEN FROM BOUNDARY DATA PROVIDED BY THE OWNER IN PAPER FORMAT, NON-LAND SURVEYED AND FROM AERIAL PHOTOGRAPHY.
3. REPORTED PROPERTY ZONING IS CFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
4. STORMWATER QUANITITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
5. SETBACKS ARE NOT SHOWN.



Currently Approved PDD
Apache Portion

APACHE
PROPOSED GROSS DENSITIES

PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQ.FT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.0			
LIMITED INDUSTRIAL, COMMERCIAL-1A	± 15.78	219,714 SF	0.32 FAR	732
LIMITED INDUSTRIAL, COMMERCIAL-1B	± 3.44	47,857 SF	0.32 FAR	160
POLICE/FIRE/RESCUE-1C	± 3.42	47,857 SF	0.32 FAR	160
LIMITED INDUSTRIAL, COMMERCIAL-1D	± 28.09	63,651 SF	0.05 FAR	212
COMMERCIAL-1E	± 33.86	76,698 SF	0.05 FAR	256
COMMERCIAL-2	± 36.17	81,977 SF	0.05 FAR	273
COMMERCIAL-3A	± 35.86	89,977 SF	0.058 FAR	300
PARK-3B	PARK SEE ABOVE			
MIXED USE-4A	± 46.9	106,256 SF	0.05 FAR	354
		310 DU	6.6 DU/AC	
COMMERCIAL-4B	± 32.22	270,000 SF	0.19 FAR	900
COMMERCIAL-5	± 24.99	56,674 SF	0.05 FAR	189
MIXED USE-6	± 7.61	17,233 SF	0.05 FAR	57
		120 DU	15.8 DU/AC	
COMMERCIAL-7	± 2.68	6,047 SF	0.05 FAR	20
MIXED USE-8	± 13.41	118,909 SF	0.05 FAR	396
		90 DU	6.7 DU/AC	
OPEN SPACE	± 28.55	930,000 SF	0.2 FAR	0
TOTAL	± 318.01	2,036,850 SF	0.15 FAR	4,009
		520 DU	1.76 DU/AC	

PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL
PLUS APPROX. 1.97 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

GRAPHIC SCALE

600 0 300 600 1,200 2,400

(1 INCH = 600 FEET)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DENSITY/SF/ AMMENITY	7/7/08	RM
2	CITY COMMENTS	8/22/08	RM
3	CITY COMMENTS	10/1/08	RM

CIVIL & LAND RESOURCES, INC.
ENGINEERING & PLANNING CONSULTANTS
P.O. BOX 70657
MYRTLE BEACH, SC 29572
P (843) 839-3640
F (843) 839-3641

SHEET TITLE
MASTER SITE PLAN

OCTOBER 01, 2007
SCALE: AS SHOWN

PROJECT
APACHE P.U.D.
PREPARED FOR
APACHE LLC.

SOUTH CAROLINA
NORTH MYRTLE BEACH

REF. PB.:
REF. DB.:
TMS: 155-00-01-054
DRAWN BY:
ENGR:
REF. DWG:

2-B