

82 dunes

A PLANNED UNIT DEVELOPMENT

82 Dunes Planned Unit Development District Narrative

82 Dunes consists of 3.22 acres located on the southwest corner of 82nd Parkway and Nigel Drive. This will be a single-family residential development, similar to the older, adjoining Antigua project. Individual tracts will be a narrow-lot line style. An approximate 5,200-square foot parcel in the subdivision will be set aside as a common area/landscape buffer to 82nd Parkway. Existing deciduous trees that are not located inside or between house footprints, where grading and drainage permits, will be preserved. All basic home plans are three-bedroom, West-Indies/Caribbean style in appearance. There are options available to create a four-bedroom plan utilizing the same footprint.

The roads within the development will remain private, with two entrances, one on Nigel Drive and one on 82nd Parkway. All utilities, including water, sewer, electrical, gas, cable, etc., will be routed below grade, with necessary connections to municipal services near the two entrances. Asphalt will be used for street pavement, with sidewalks to be decorative oyster shell concrete. Driveways, walkways leading to the homes, and patios will be either pervious concrete or pavers. Stormwater will be collected from house gutters and street catch basins and collected in storage chambers to be installed below the streets.

The site development plan allows for a minimum 5,000 sq.ft. of passive open space. There is a low impact design approach for drainage management with the use of grass between pavers or impervious concrete at home walks and drives.

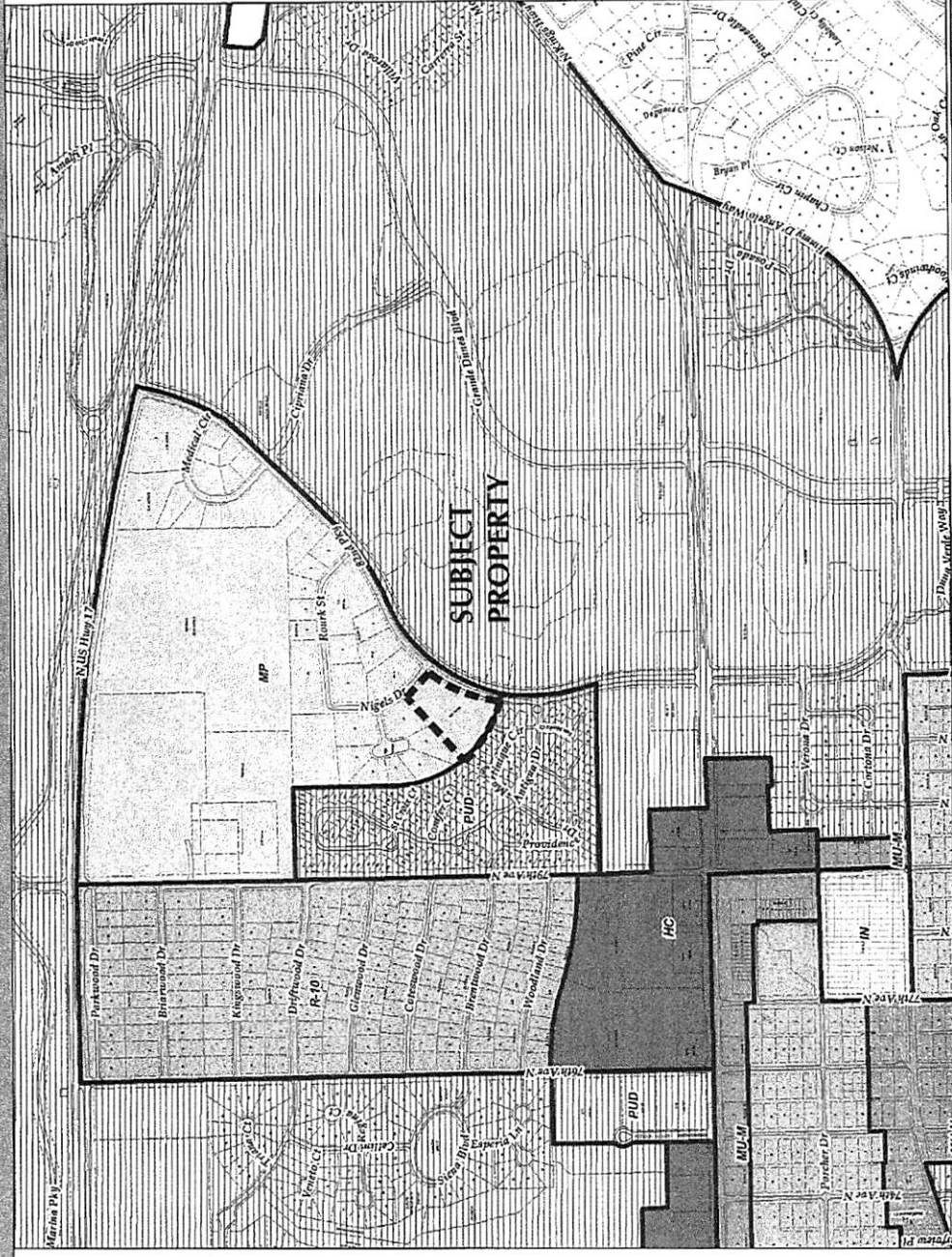
Street widths are reduced to 20 feet with 5-foot wide sidewalks and 12" tapered curb/gutters. This street width reduction will decrease the amount of hardscape impact on the Stormwater system as well as provide for traffic calming and is a more appropriate scale for the neighborhood.

There will be 29 residences in the project, yielding approximately a 9-unit per acre density (or approximately 27 bedrooms per acre). These will be done in a single phase, with a model home or two as well as one home built for speculation sales with the remainder homes/lots built to sell to individual buyers. There will be a

singular preferred builder. Sell-out is expected within no more than three years. Assuming an average household size of 2.53, the population of the PUD will be approximately 74 (23 people per acre).

There are five basic home plan options consisting of three bedrooms each, with a plan option for a fourth bedroom. Homes are a combination of story-and-a-half and two-story construction. Houses will be custom built and appointed with many design features. Exteriors include off-white Dutch colonial style stucco, complimented with stained wood entries and brightly colored shutters, and enhanced with lush, formal landscaping, including street trees, boxed hedges and decorative window plantings, trellis's and entry planters. Utility boxes will be hidden discretely by this landscaping as per the allowed utility company standards. Home sizes range from approximately 1,565 to 2,100 heated square feet. Each home will have a one or two-car garage, with at least an additional parking space between each garage slot and the street. That is, four spaces for two-car garage lots, and two spaces for single car garage lots. It is expected that the two-car garages will be a more popular selection with buyers, likely representing 65% of sales. With 20 two-car plans (4 parks each), and 9 one-car plans (2 parks each), this yields 98 spaces. In addition, plans include an extra 4 guest parking spaces along one street for 102 available parking spaces within the development, or approximately 3.6 parking spaces per home. There are also two golf cart spaces in the guest parking area.

As a narrow-lot-line development, all yards will be enclosed with decorative wood/stucco fencing at each house's shared property lines. All side yard and rear exterior walls will be designed in compliance with IRC fire separation rating standards. Fencing will be installed between the development and adjoining 82nd Parkway as well as commercial development to the rear at all homes with rear courtyards. The southern property line already has a masonry with stucco fence installed by Antigua developers, which will be updated to match the finishes of the new development. Along this property line, a new public benefit underground storm drainage system will be installed with an outfall into the pipe outlet below 82nd Parkway connecting to the ponds at the Living Dunes development across the parkway. This will remedy the current drainage problems experienced by Antigua residents during heavy rain events as well as the adjoining commercial properties and Providence Park residential area.





A Tree & Topographical Survey
 Combined Lots 1-3
 Parkway Executive Center
 322 Acres Total
 Little River Twp., Horry County, S.C.
 The property of
 Parkway Executive Center, LLC
 For the benefit of
 Parkway Executive Center, LLC

Russ Courtney & Associates, LLC
 LAND SURVEYING & DESIGN
 11242 S. Highway 107
 Suite 100
 Myrtle Beach, S.C. 29577
 Phone: 843.666.1111
 Fax: 843.666.1112
 Email: russ@russcourtney.com

DATE OF SURVEY
 02-18-2018

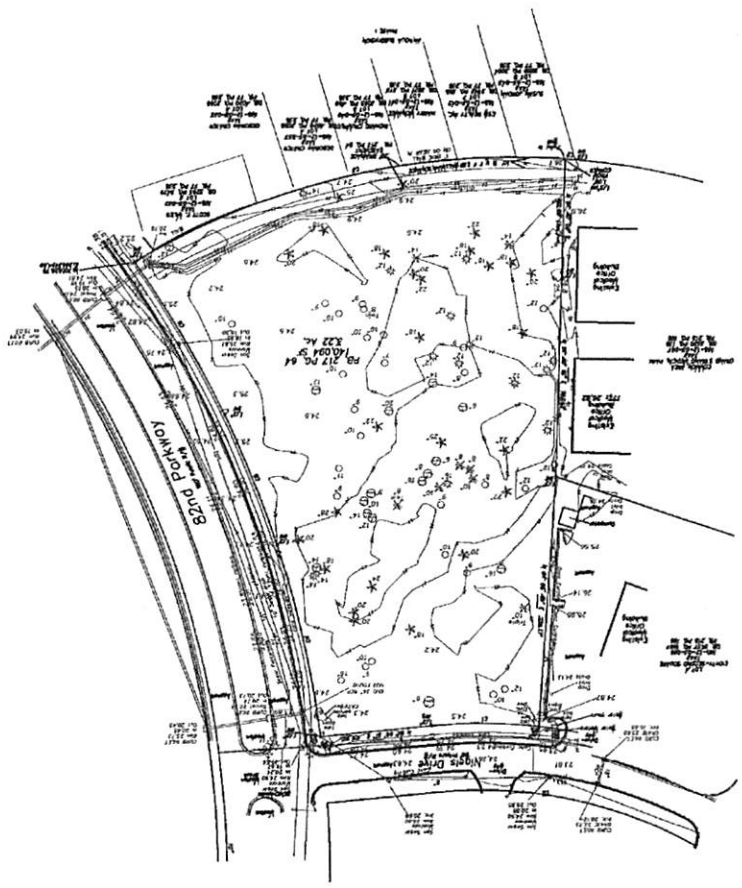
DATE OF SHEET
 02-18-2018

PROJECT
 82 Dunes P.U.D.

SCALE
 1" = 40'



- Legend**
- - Tree
 - ⊙ - Low Tree
 - ⊛ - Pine
 - ⊘ - Maple
 - ⊙ - Oak
 - ⊙ - Chestnut
 - ⊙ - Shadbolt Magnolia



PROFESSIONAL SEAL
 RUSSELL A. COURTNEY, No. 11325
 LAND SURVEYOR
 STATE OF SOUTH CAROLINA
 My Commission Expires 02/18/2021

NOTICE
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1962, AS AMENDED. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT AND COMPLETE.



RESIDENTIAL P.U.D. WITH 29 HOUSING UNITS.

THERE ARE FIVE BASIC HOUSE FOOT-PRINTS FROM WHICH BUYERS MAY SELECT FOR CONSTRUCTION.

ALL BASE PLANS ARE THREE-BEDROOM, WITH PLAN #1 HAVING AN OPTIONAL FOURTH BEDROOM.

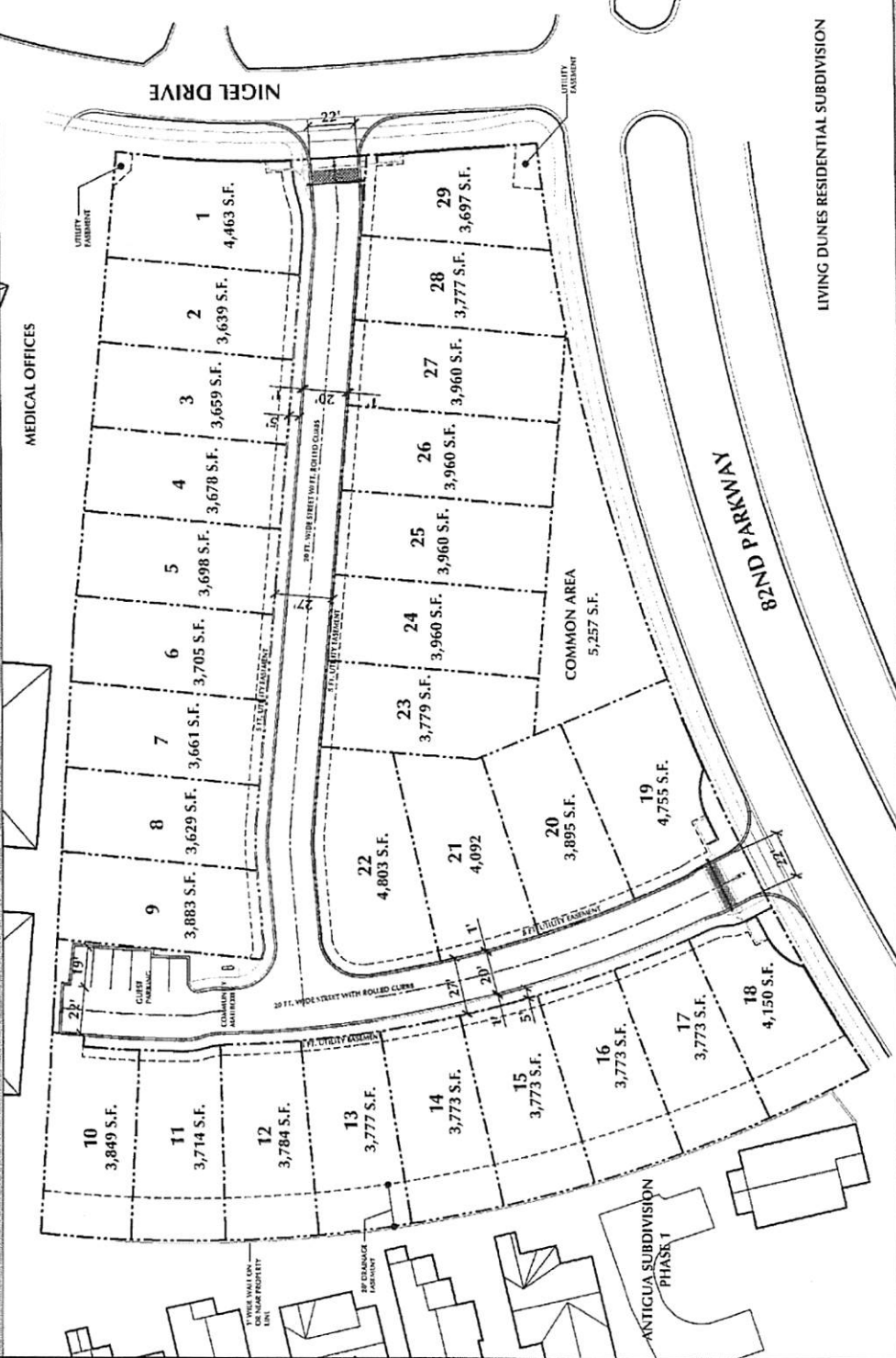
POPULATION DENSITY:

UNITS: $\frac{29}{3.22} = 9$ UNITS PER ACRE

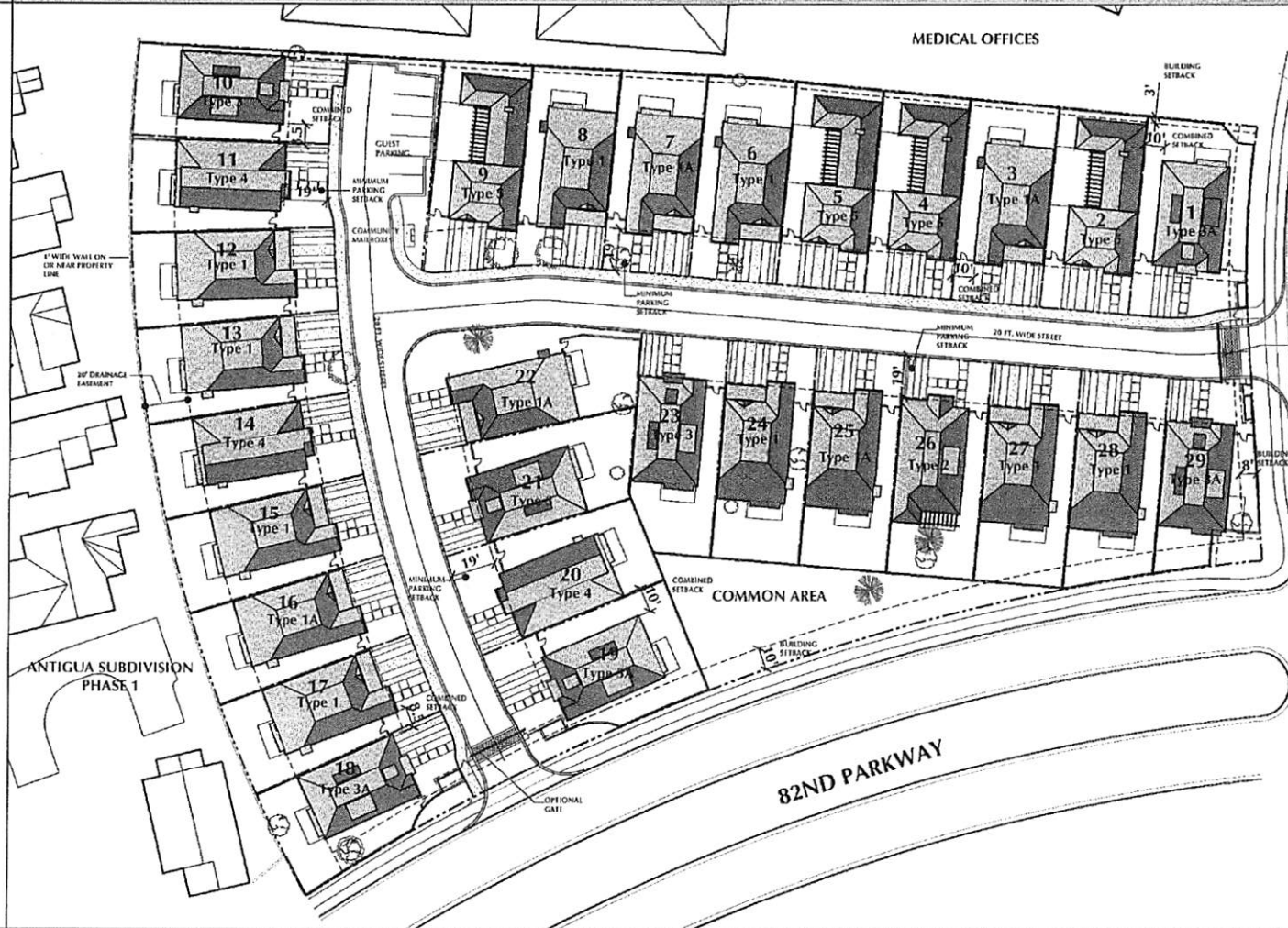
BEDROOMS: (BASED ON 3 B.R. PER UNIT)

$\frac{29 \times 3}{3.22} = 27$ BEDROOMS PER ACRE

NOTE: LOT AREAS ARE APPROXIMATE



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RESIDENTIAL P.U.D. WITH 29 HOUSING UNITS.

THERE ARE FIVE BASIC HOUSE FOOT-PRINTS FROM WHICH BUYERS MAY SELECT FOR CONSTRUCTION.

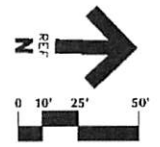
ALL BASE PLANS ARE THREE-BEDROOM, WITH PLAN #1 HAVING AN OPTIONAL FOURTH BEDROOM.

THIS SITE PLAN IS CONCEPTUAL AS TO SELECTION OF PLANS AND LOT SELECTION.

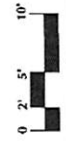
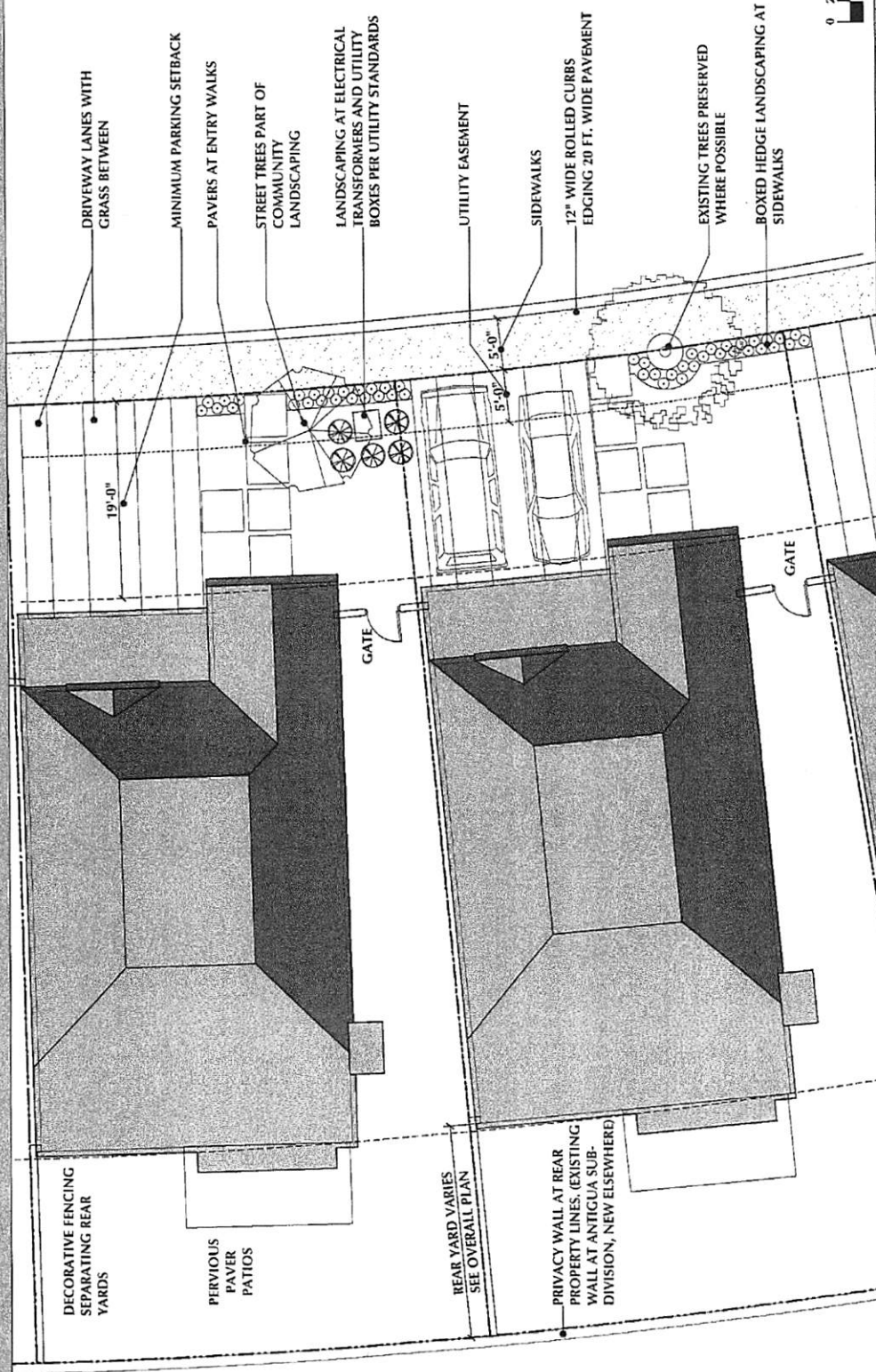
MAXIMUM IMPERVIOUS AREA: 50% (THIS INCLUDES BUILDINGS, STREETS, AND SIDEWALKS. DRIVES AND PATIOS WILL BE PERVIOUS PAVERS)

MINIMUM GREEN SPACE: 35%

MINIMUM OPEN SPACE: 50%



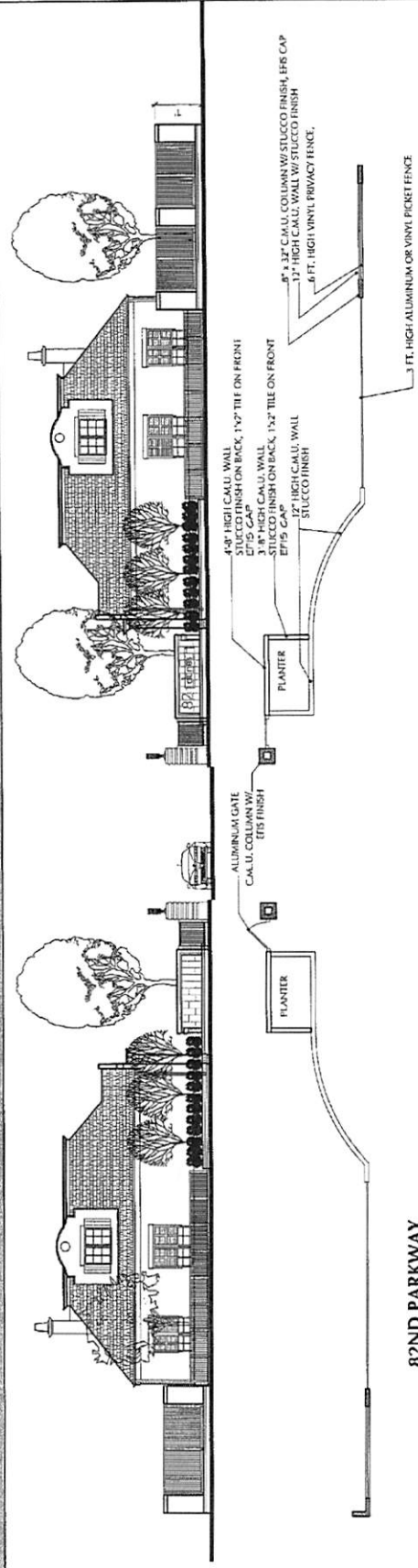
TYPICAL INDIVIDUAL HOME PLATS



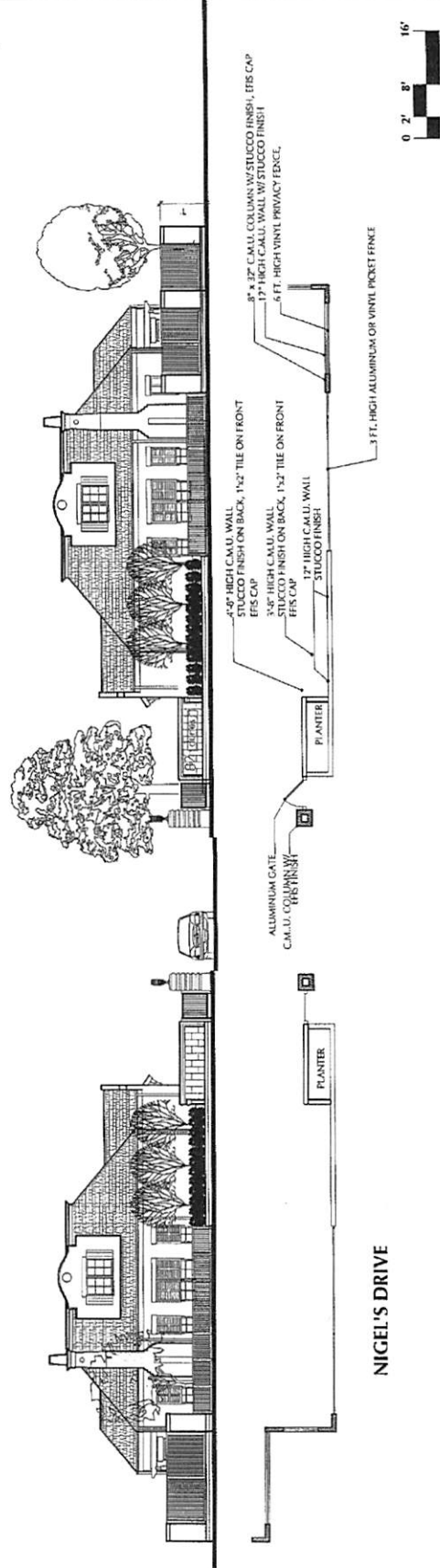
82 Dunes P.U.D.

02.21.18

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82ND PARKWAY



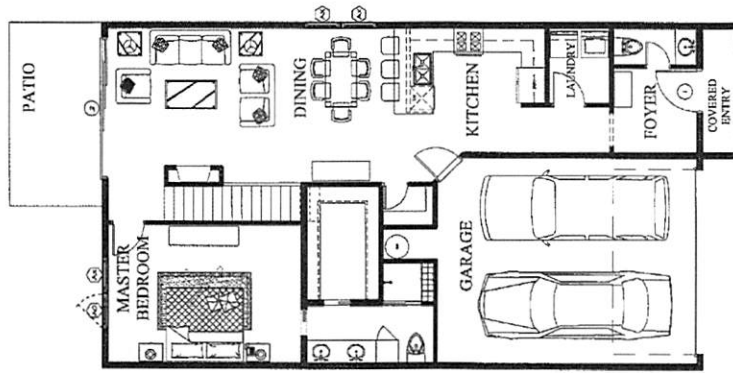
NIGEL'S DRIVE



02.21.18

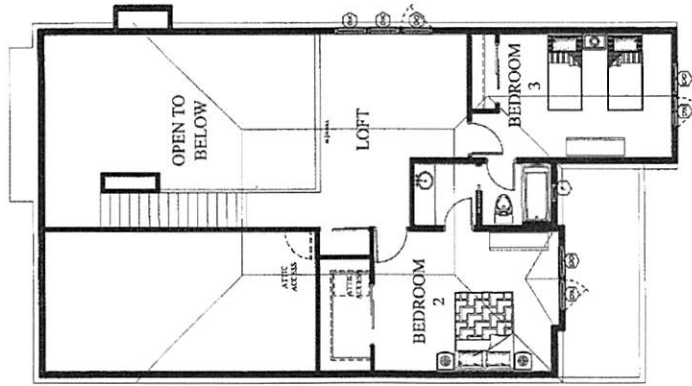
82 Dunes P.U.D.

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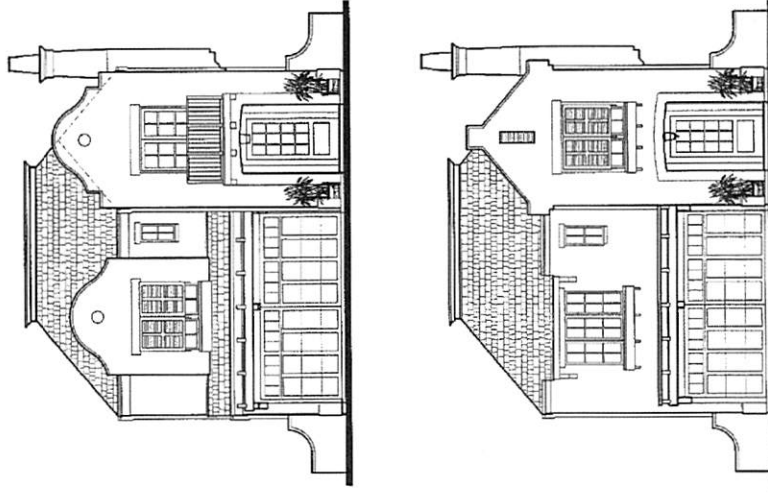


First Floor Plan
1,117 SQ.FT. HEATED
425 SQ.FT. GARAGE
39 SQ.FT. COVERED ENTRY

NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.



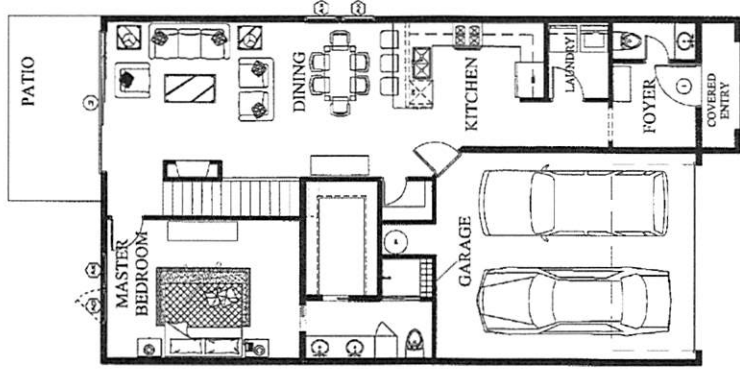
Second Floor Plan
Option for 4th Bedroom at attic area.
746 SQ.FT. HEATED



Street Elevation Options

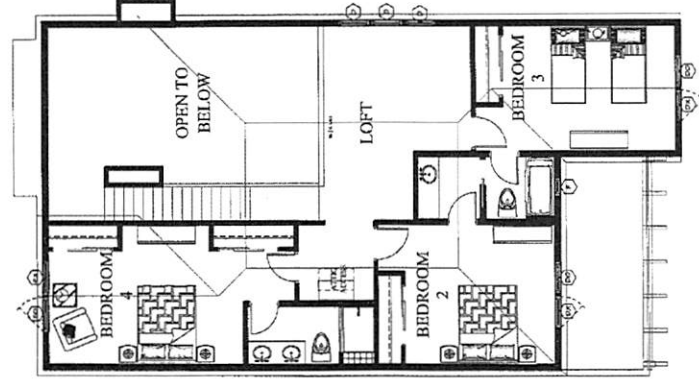
NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.





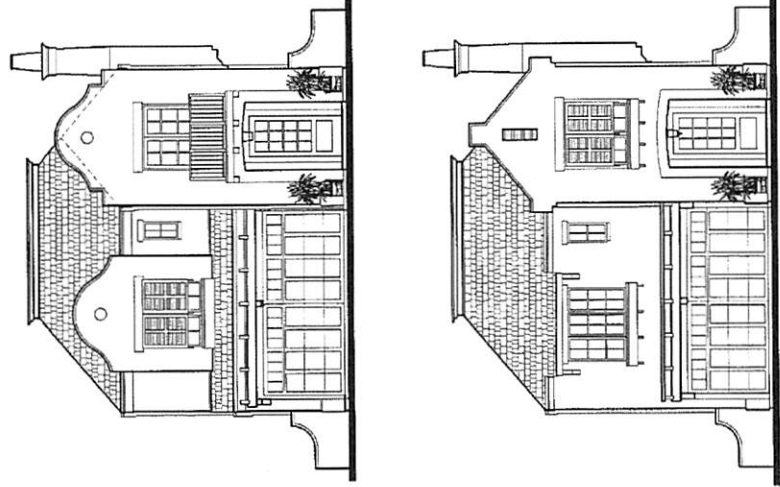
First Floor Plan

1,172 SQ.FT. HEATED
435 SQ.FT. GARAGE
39 SQ.FT. COVERED ENTRY



Second Floor Plan

Option for 4th Bedroom at attic area.
1,041 SQ.FT. HEATED
TOTAL HEATED: 2,162 SQ.FT.



Street Elevation Options

NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.

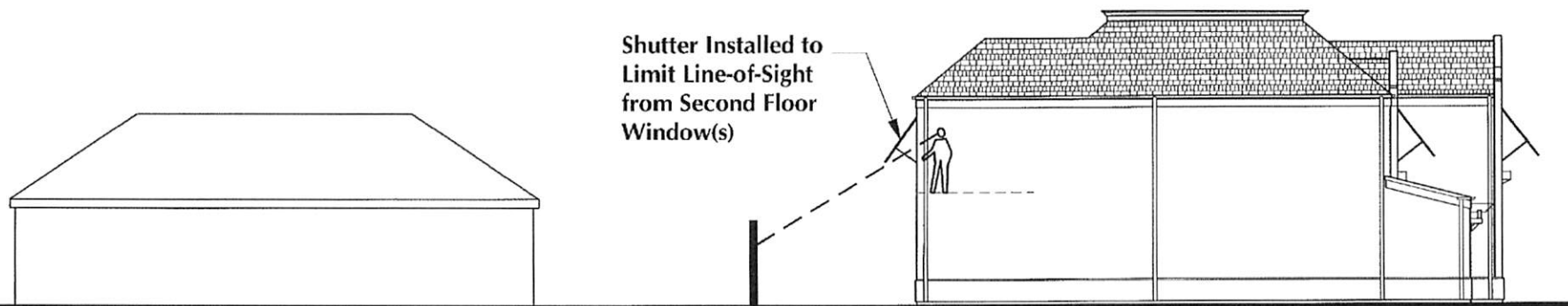


NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.

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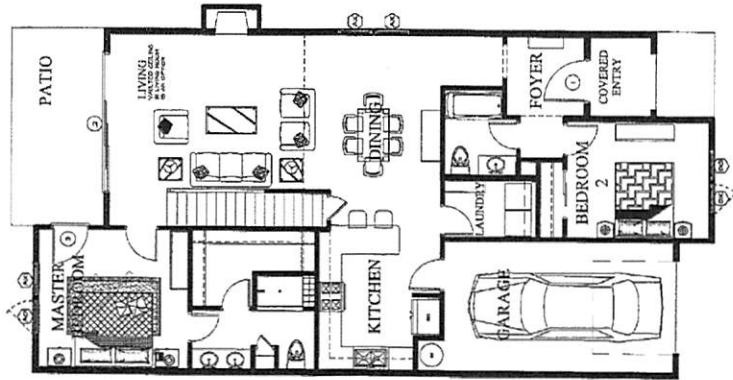
Typical Residence in Adjacent Antigua Subdivision

Existing 8' Privacy Wall

Side Elevation Unit type 1-A

Shutter Installed to Limit Line-of-Sight from Second Floor Window(s)

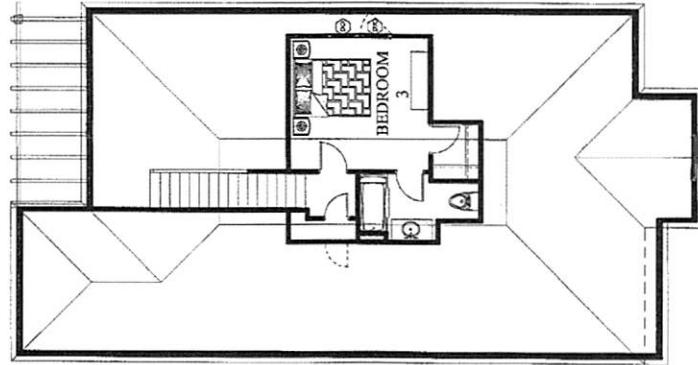




First Floor Plan

1,309 SQ. FT. HEATED
243 SQ. FT. GARAGE
29 SQ. FT. COVERED ENTRY

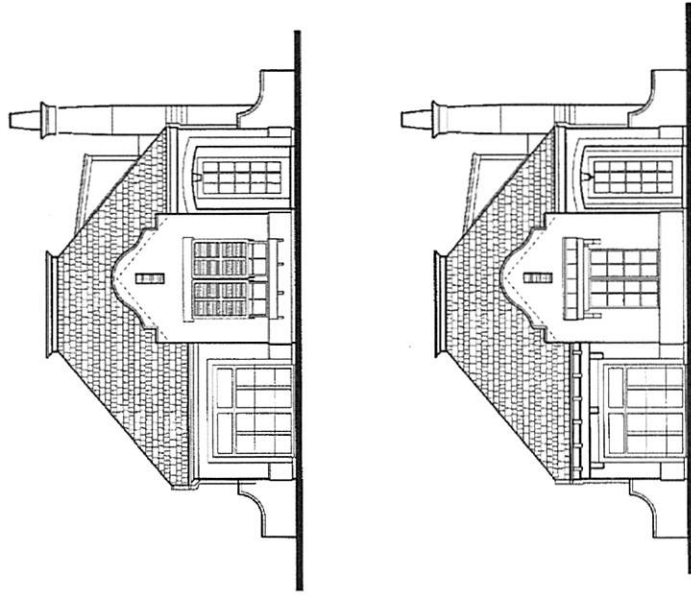
NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.



Second Floor Plan

Option to delete 2nd floor for Two-Bedroom Plan
263 SQ. FT. HEATED

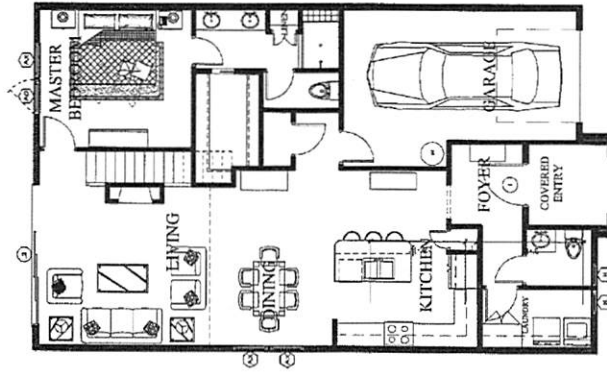
TOTAL HEATED: 1,563 SQ. FT.



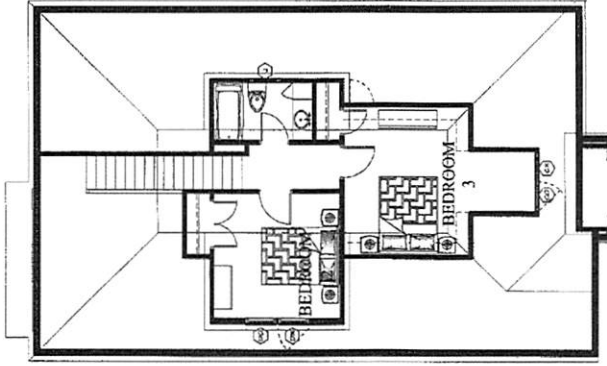
Street Elevation Options

NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.

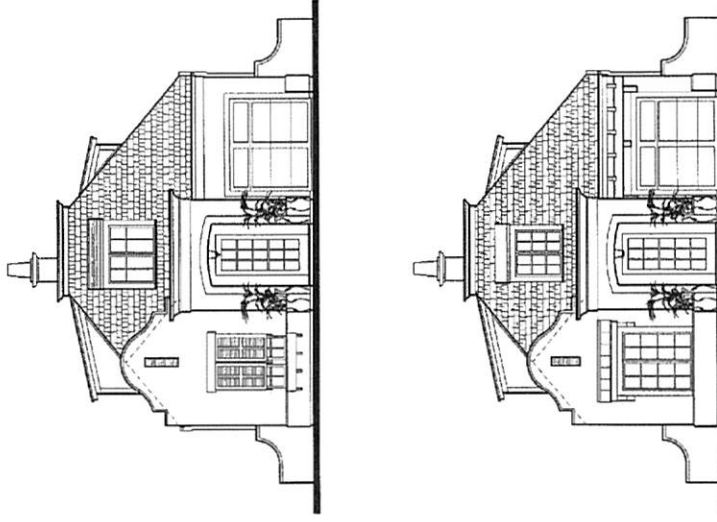




First Floor Plan
 1,130 SQ. FT. HEATED
 263 SQ. FT. GARAGE
 36 SQ. FT. COVERED ENTRY



Second Floor Plan
 417 SQ. FT. HEATED
 TOTAL HEATED: 1,547 SQ. FT.

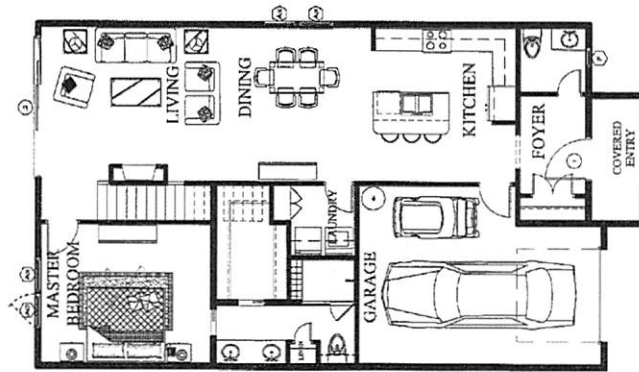


Street Elevation Options



NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.

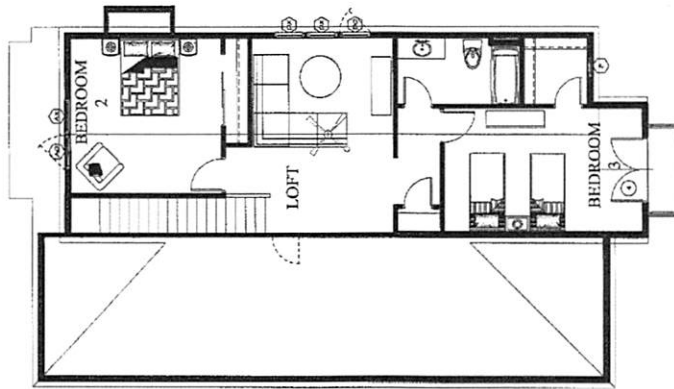
NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.



First Floor Plan

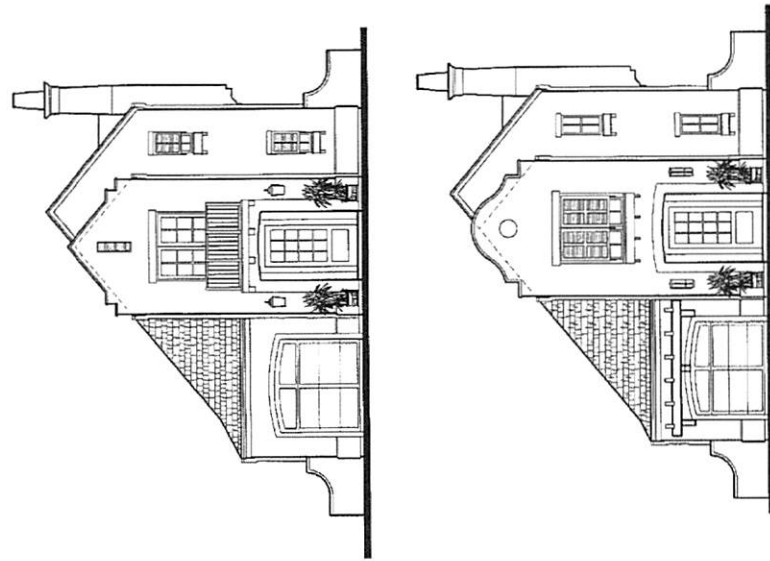
1,890 SQ.FT. HEATED
243 SQ.FT. GARAGE
79 SQ.FT. COVERED ENTRY

NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.



Second Floor Plan

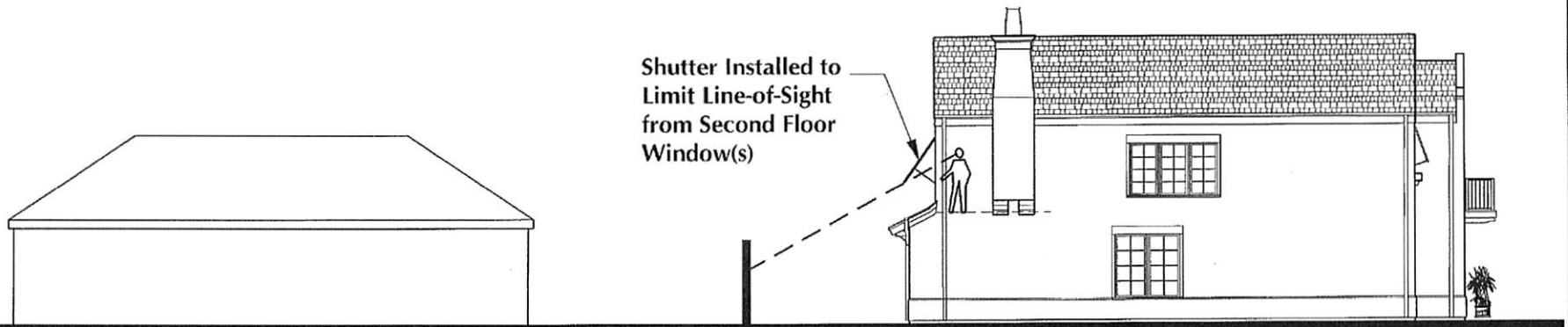
263 SQ.FT. HEATED
TOTAL HEATED: 1,543 SQ.FT.



Street Elevation Options

NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.

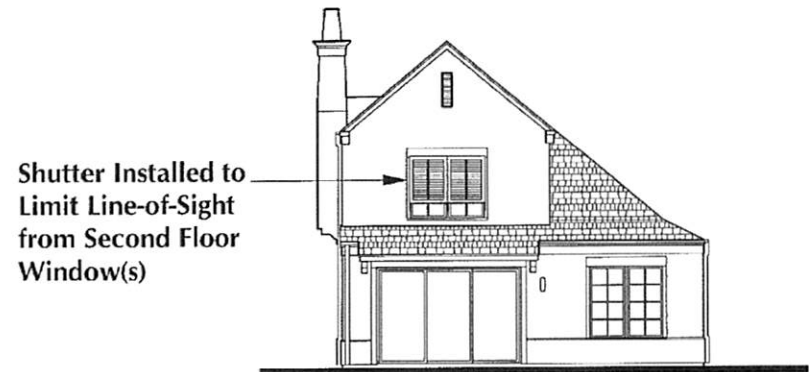




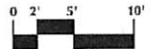
Typical Residence in Adjacent Antigua Subdivision

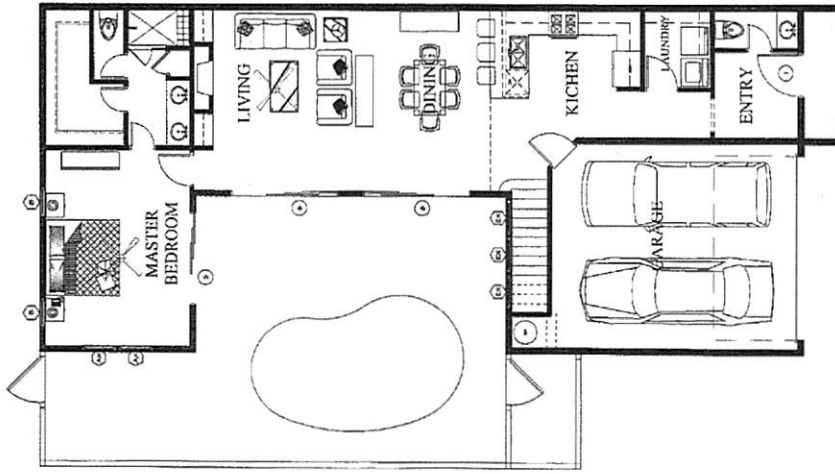
Existing 8' Privacy Wall

Side Elevation Unit type 4



Rear Elevation Unit type 4

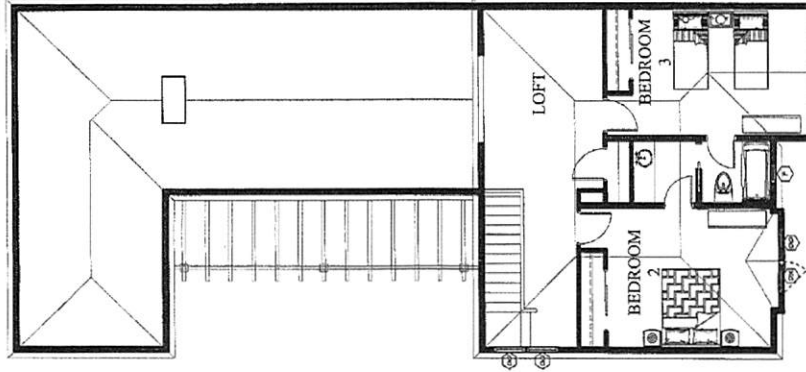




First Floor Plan

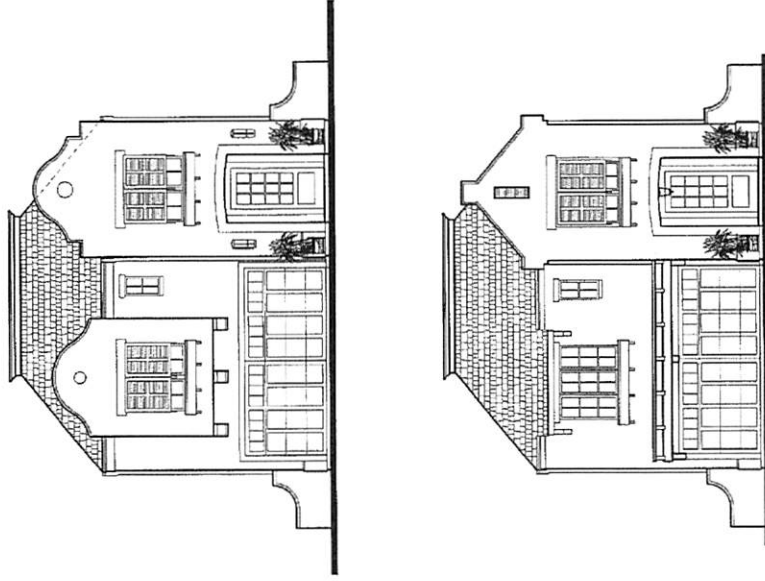
1,195 SQ.FT. HEATED
406 SQ.FT. GARAGE
39 SQ.FT. COVERED ENTRY

NOTE: ALL SQUARE FOOT NOTATIONS ARE APPROXIMATE.



Second Floor Plan

793 SQ.FT. HEATED
TOTAL HEATED: 1,987 SQ.FT.



Street Elevation Options

NOTE: FINAL DESIGN AND BUILDING ELEMENTS TO BE DETERMINED BY INDIVIDUAL HOME BUYERS.





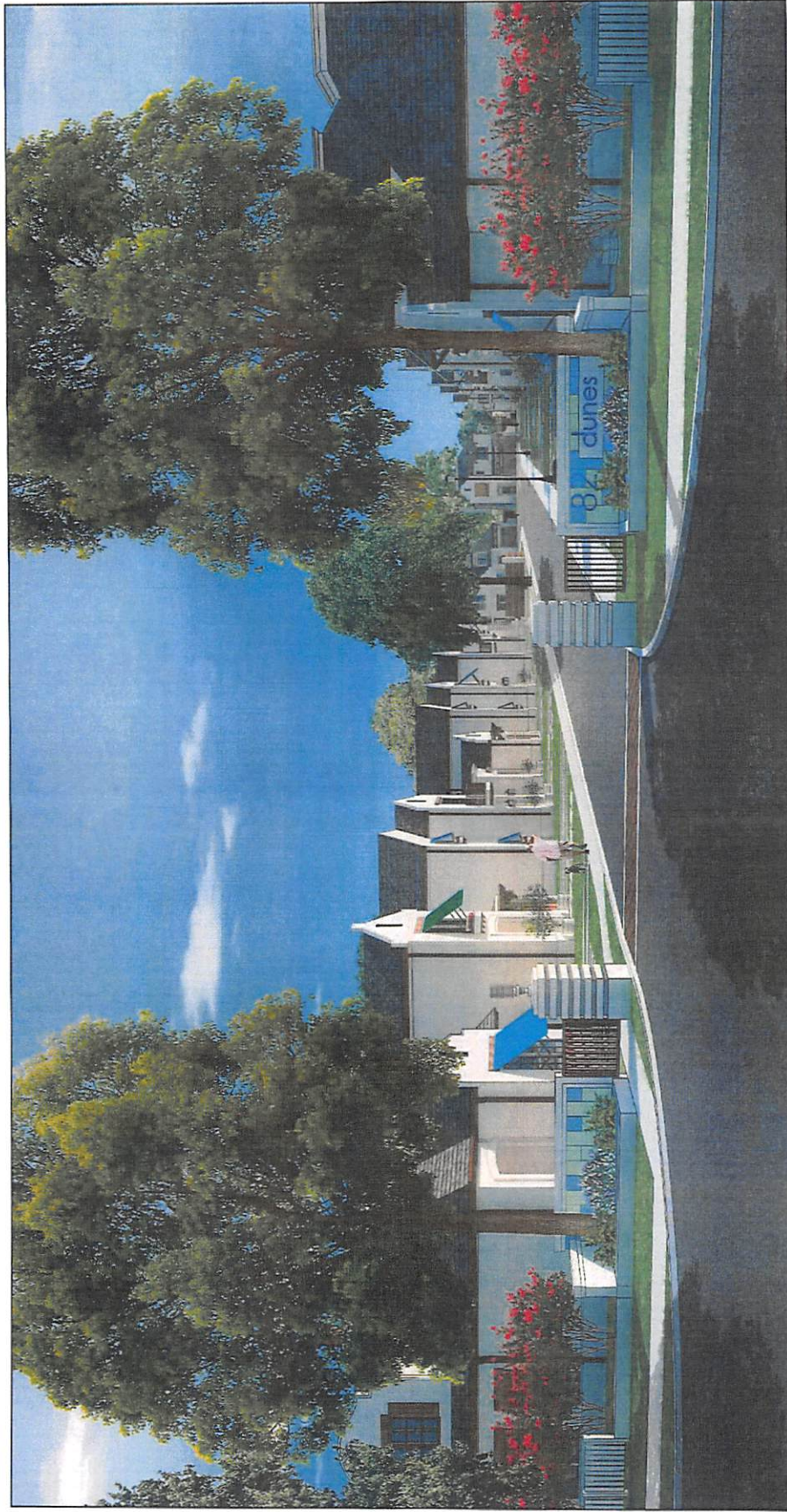
82nd Parkway Entrance notes: This a conceptual rendering. Housing mix, exterior styling, and site elements are subject to change, based on buyer selections and city review. Additional landscaping and street trees not shown to display houses.

02.21.18

82 Dunes P.U.D.

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Niget Drive Entrance

notes: This is a conceptual rendering. Housing mix, exterior styling, and site elements are subject to change, based on buyer selections and city review. Additional landscaping and street trees not shown to display houses.

82 Dunes P.U.D.

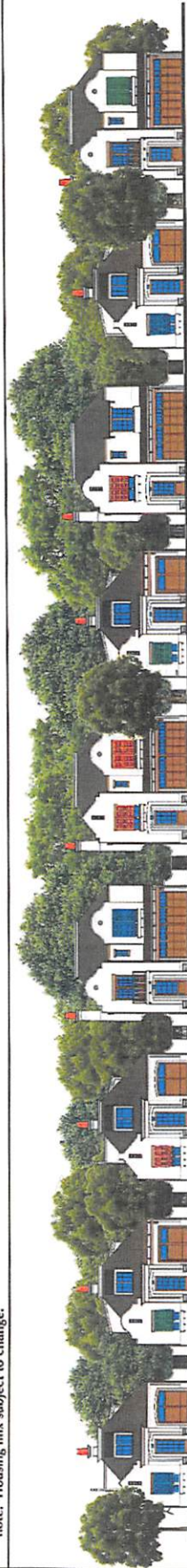
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Streetscapes entering from Nigel Drive
note: Housing mix subject to change.



Streetscapes entering from 82nd Parkway

notes: This a conceptual rendering. Housing mix, exterior styling, and site elements are subject to change, based on buyer selections and city review. Additional landscaping and street trees not shown to display houses.

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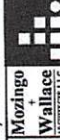


notes: This is a conceptual rendering. Housing mix, exterior styling, and site elements are subject to change, based on buyer selections and city review. Additional landscaping and street trees not shown to display houses.

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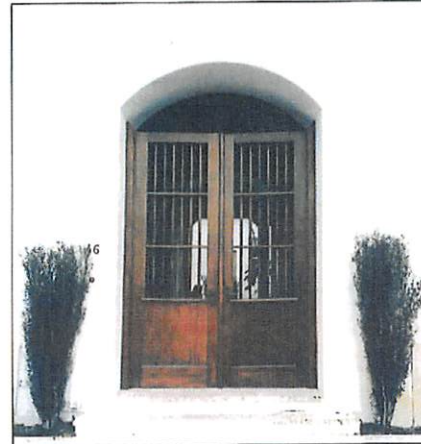




Accent colors typical



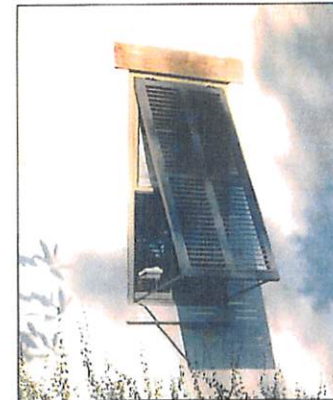
Landscaped Arbor/Trellis and Flower Boxes
Typical at All Units



Front Entry with Stained Doors

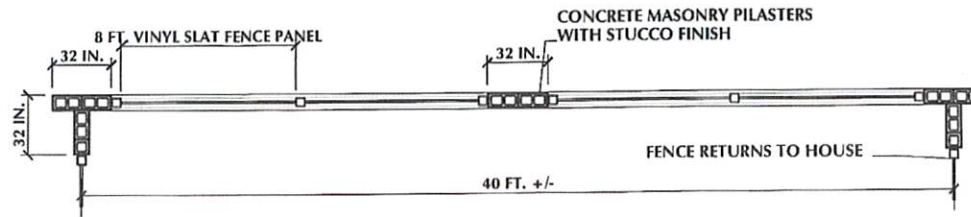


Typical Streetside Hedging



Typical Streetside Window

notes: Exterior styles and details are conceptual and subject to change based on buyer selections.



Typical Rear Yard / Property Line Fencing

Property Line Fencing - Wood/Vinyl Slats between Masonry/Stucco Piers



Parking at homes feature drive lanes with grass in between lanes.



Pavers at Entry Walks

Section 16

UTILITIES LAYOUT

sheet 16.20

MAIN ELECTRICAL FEEDS TO TRANSFORMERS E

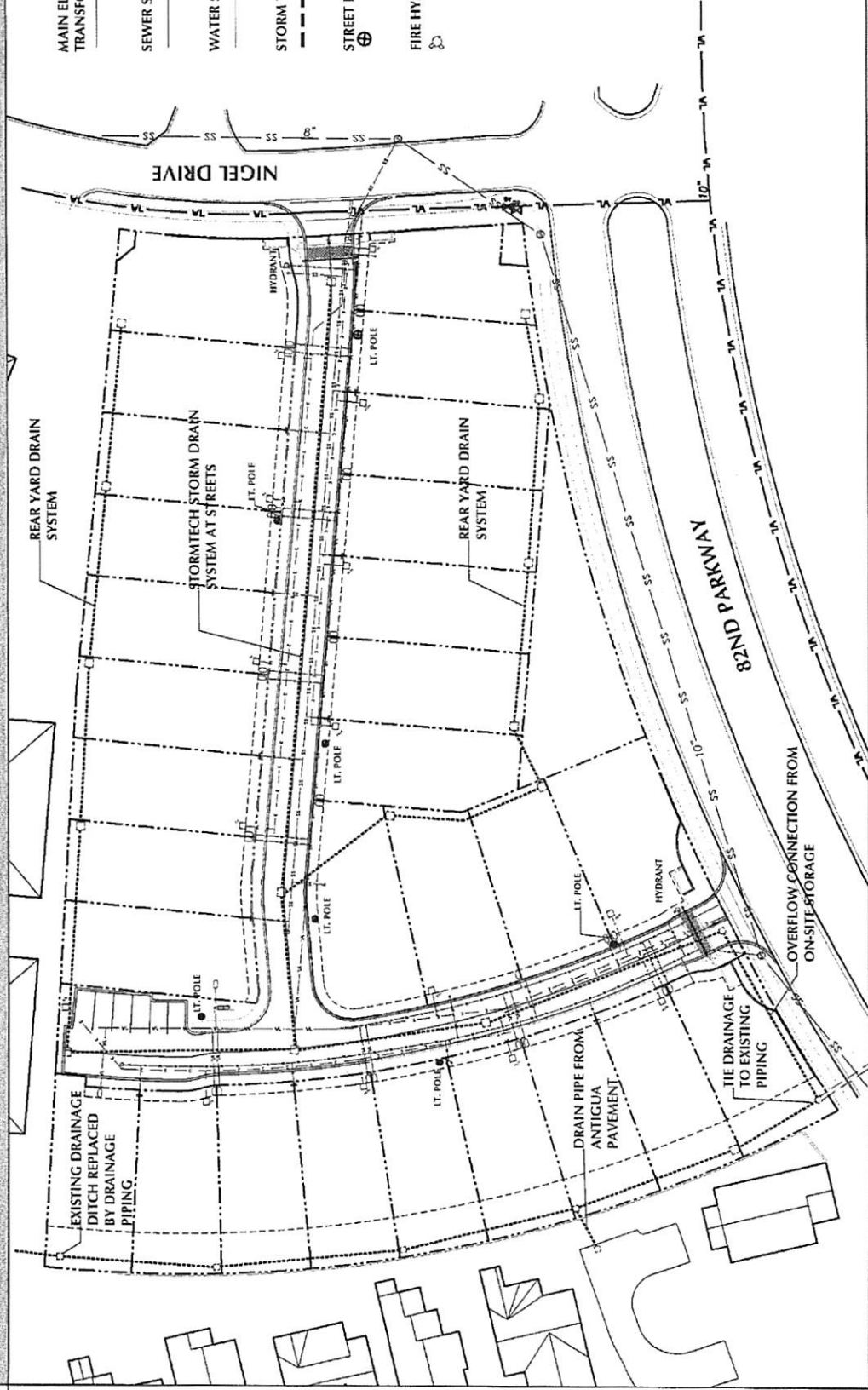
SEWER SERVICE LINES SS

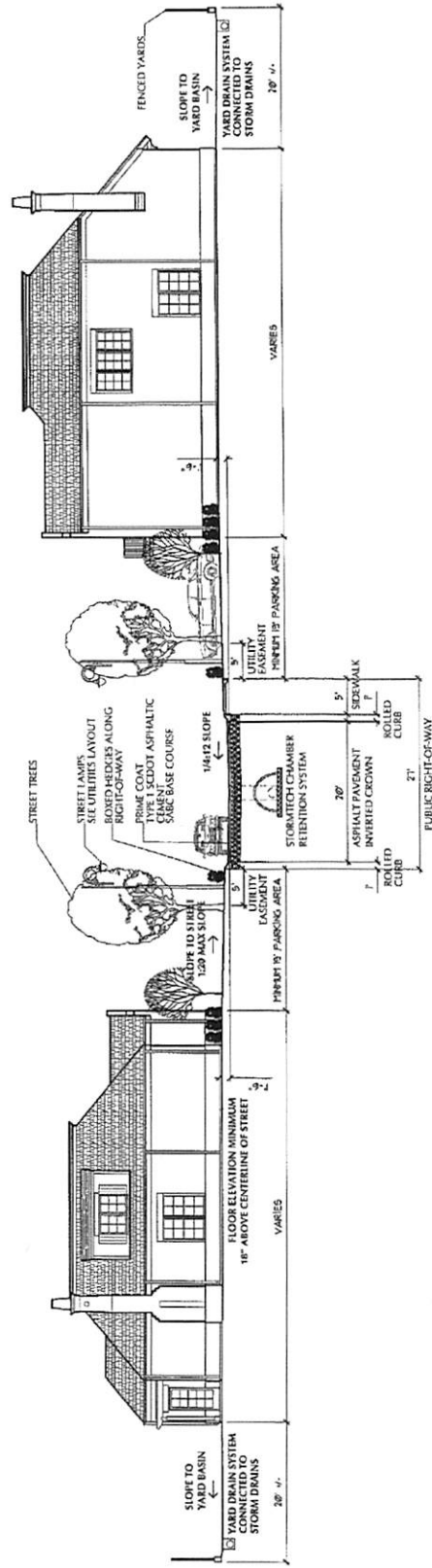
WATER SERVICE LINES TO METERS WL

STORM WATER PIPING / STORAGE

STREET LIGHTING POLES

FIRE HYDRANTS





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