

PINE ISLAND POINT

Planned Unit Development (PUD)

Section 17: Exhibits

Planning Commission

Myrtle Beach, SC

03.24.2016

SGA
ARCHITECTURE

PINE ISLAND POINT

Planned Unit Development (PUD)

Planning Commission

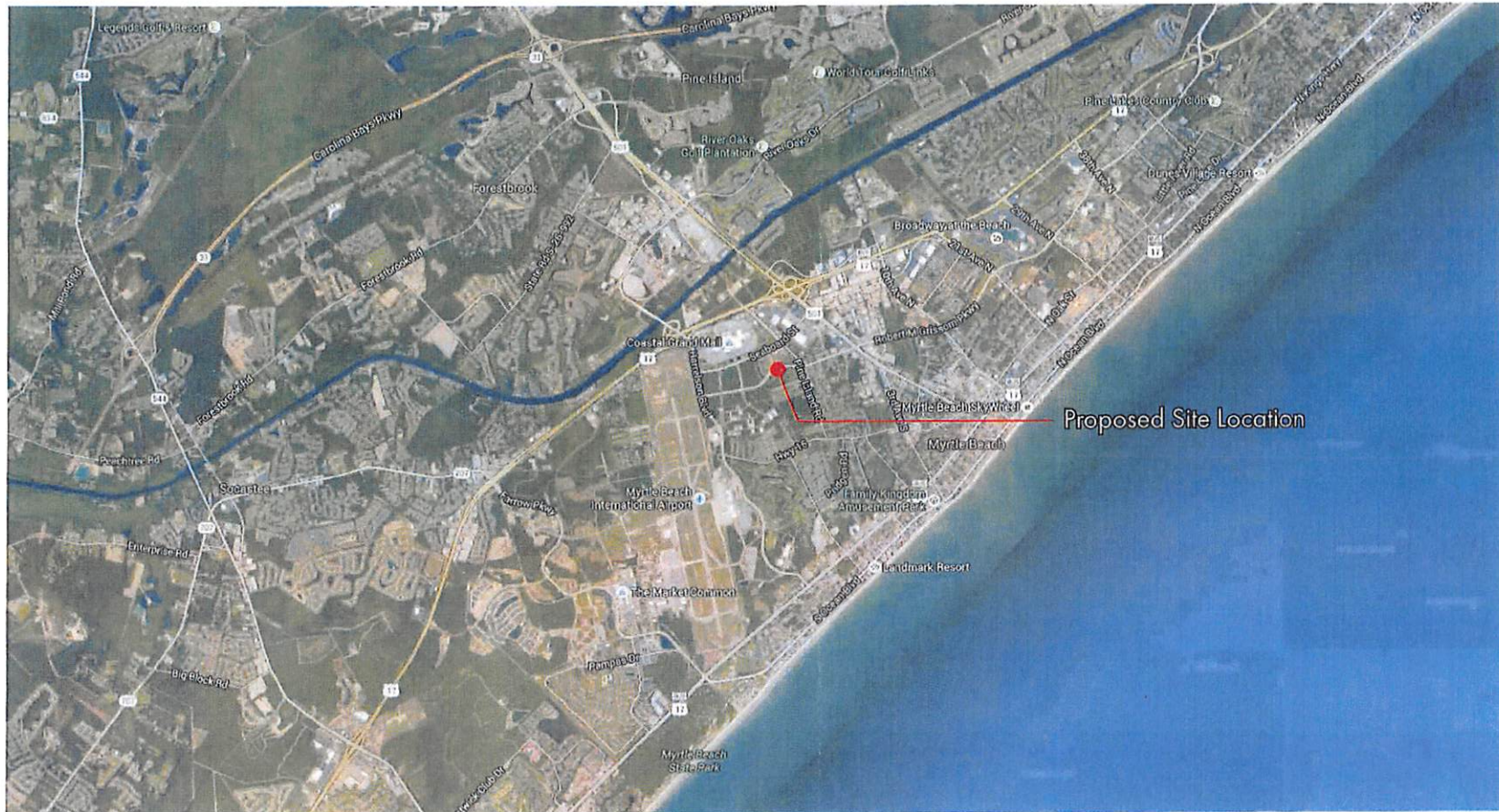
Myrtle Beach, SC

03.24.2016

(Revised: 08.23.2018)

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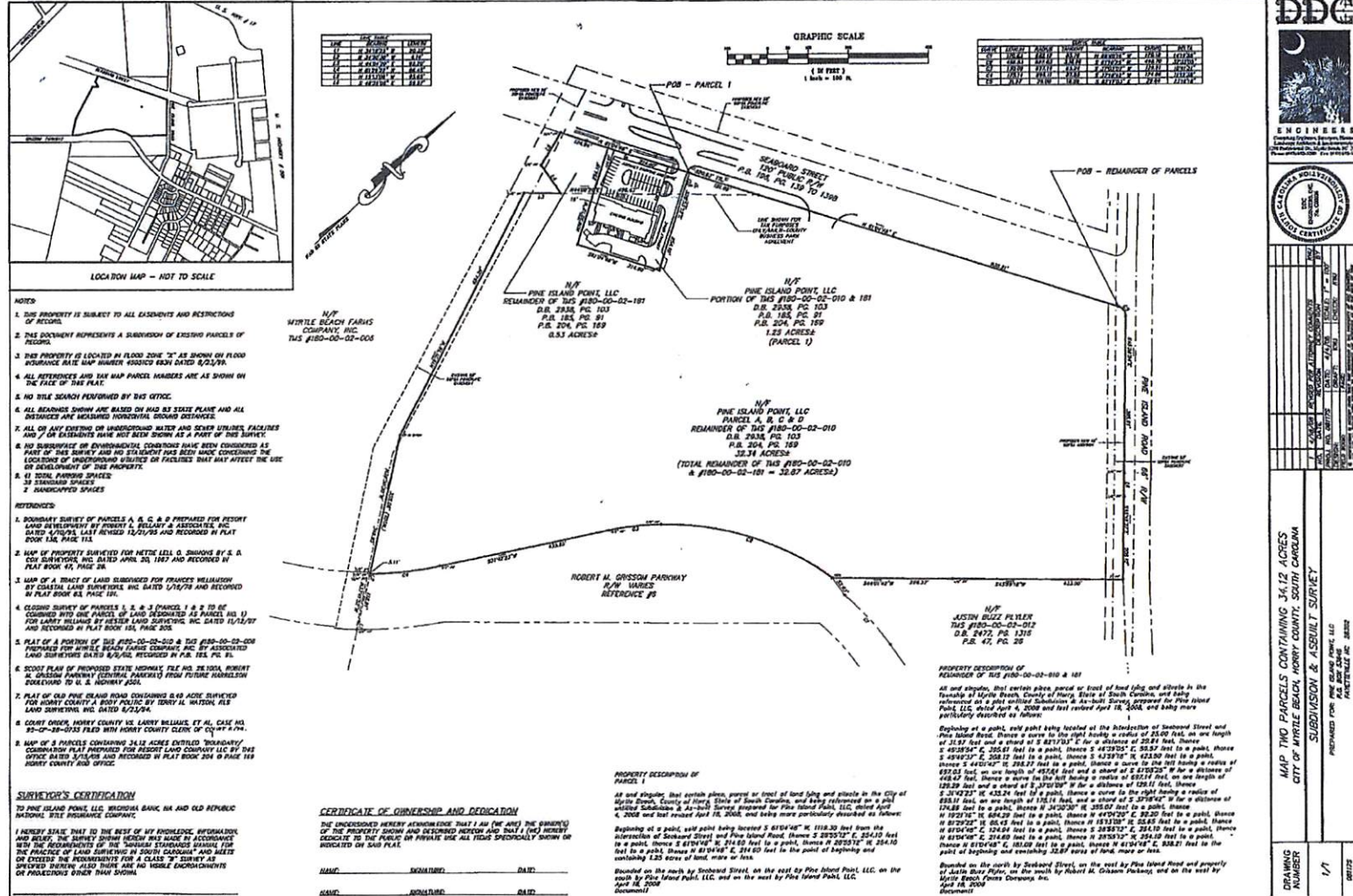
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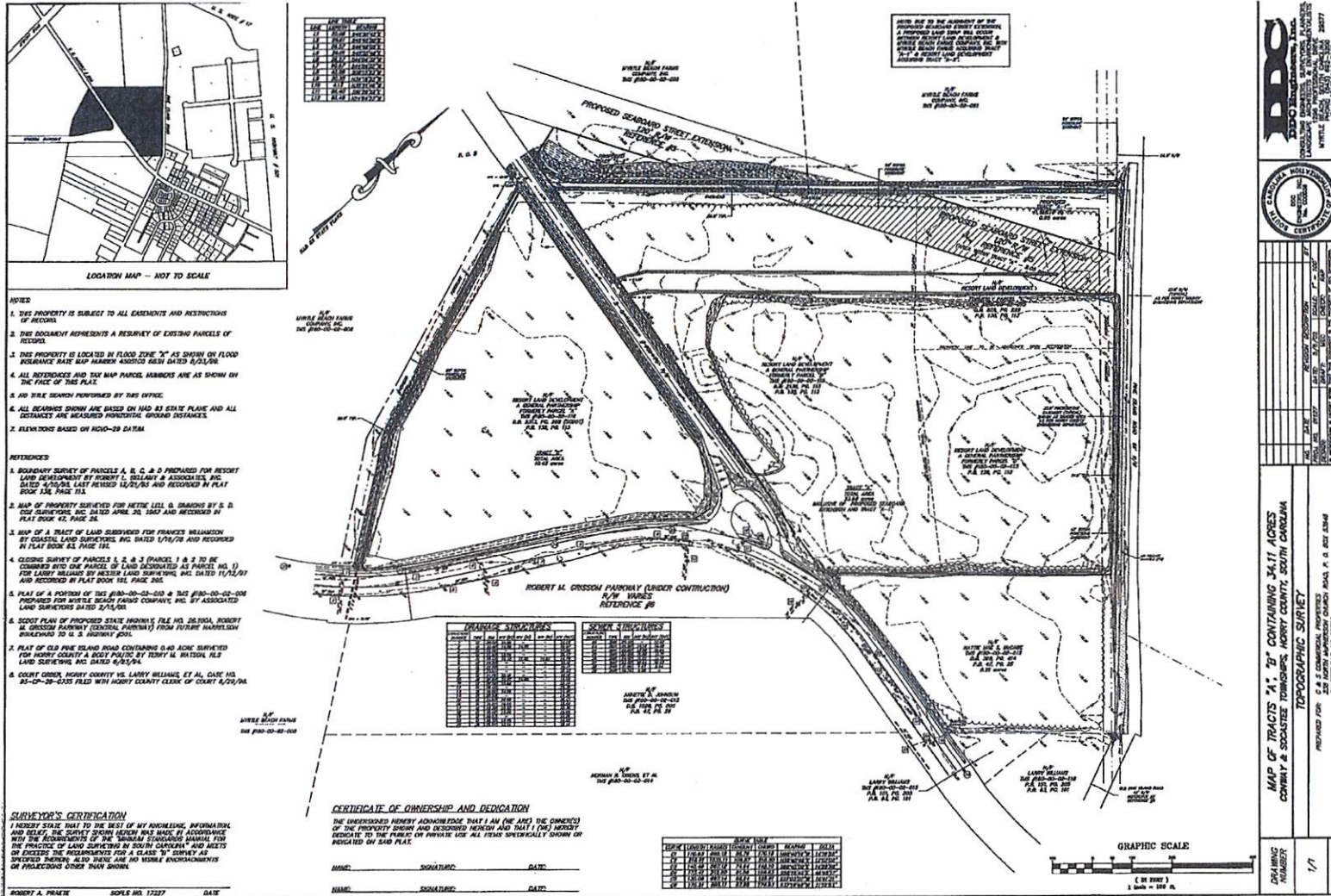
Pine Island Point PUD
Vicinity Location Map



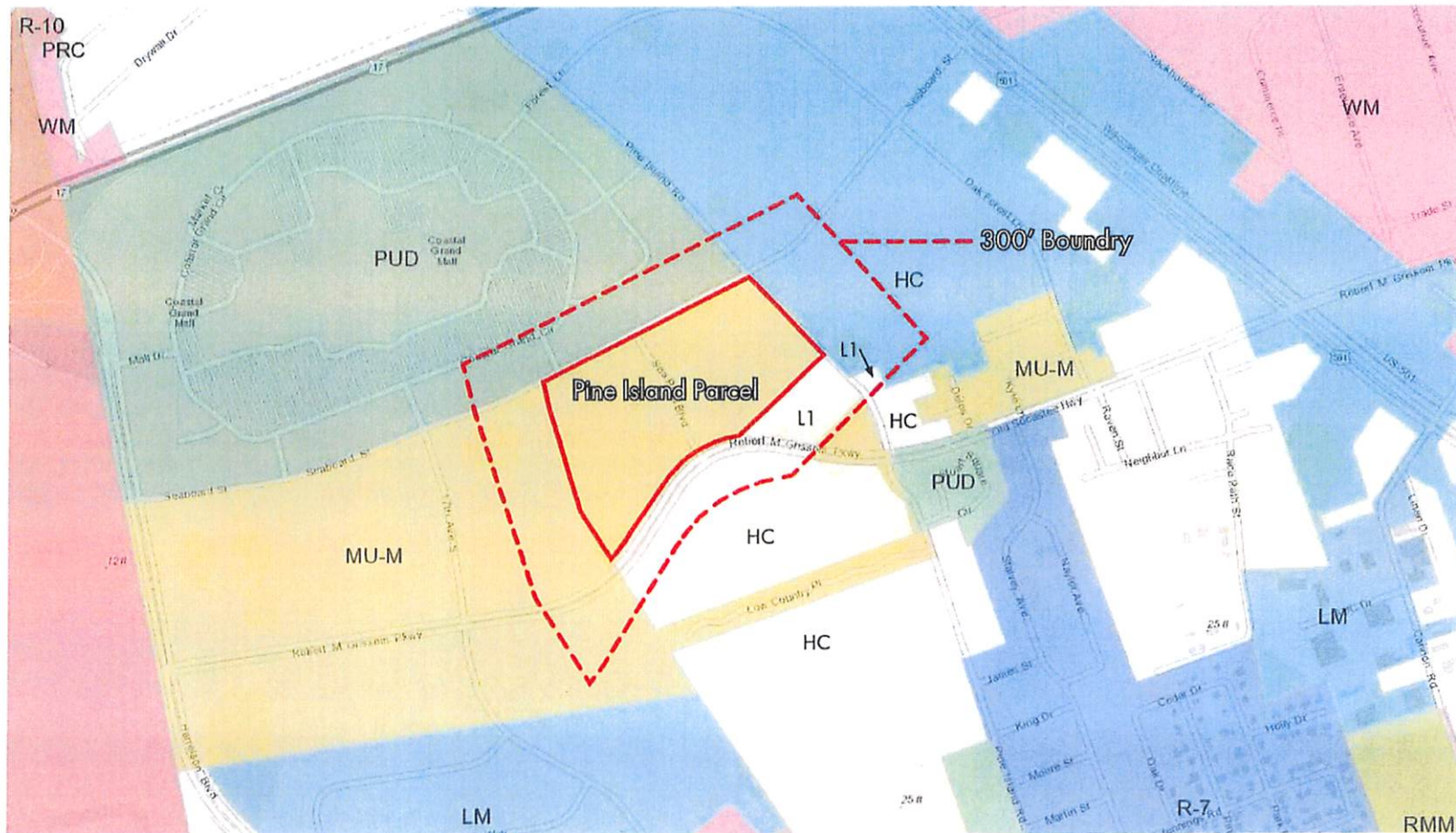
Pine Island Point PUD
Local Vicinity Location Map



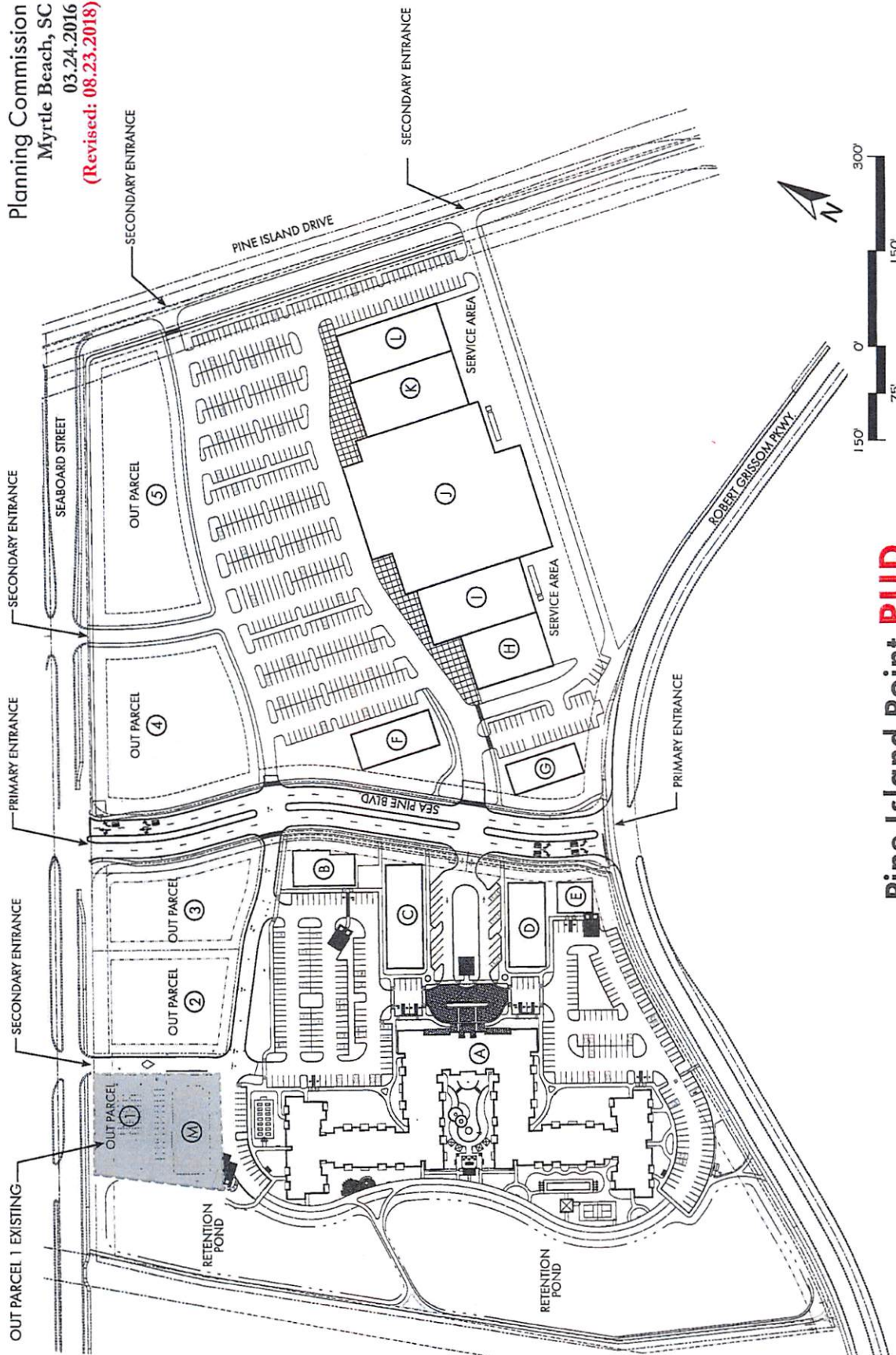
Pine Island Point PUD
Boundary Survey Map



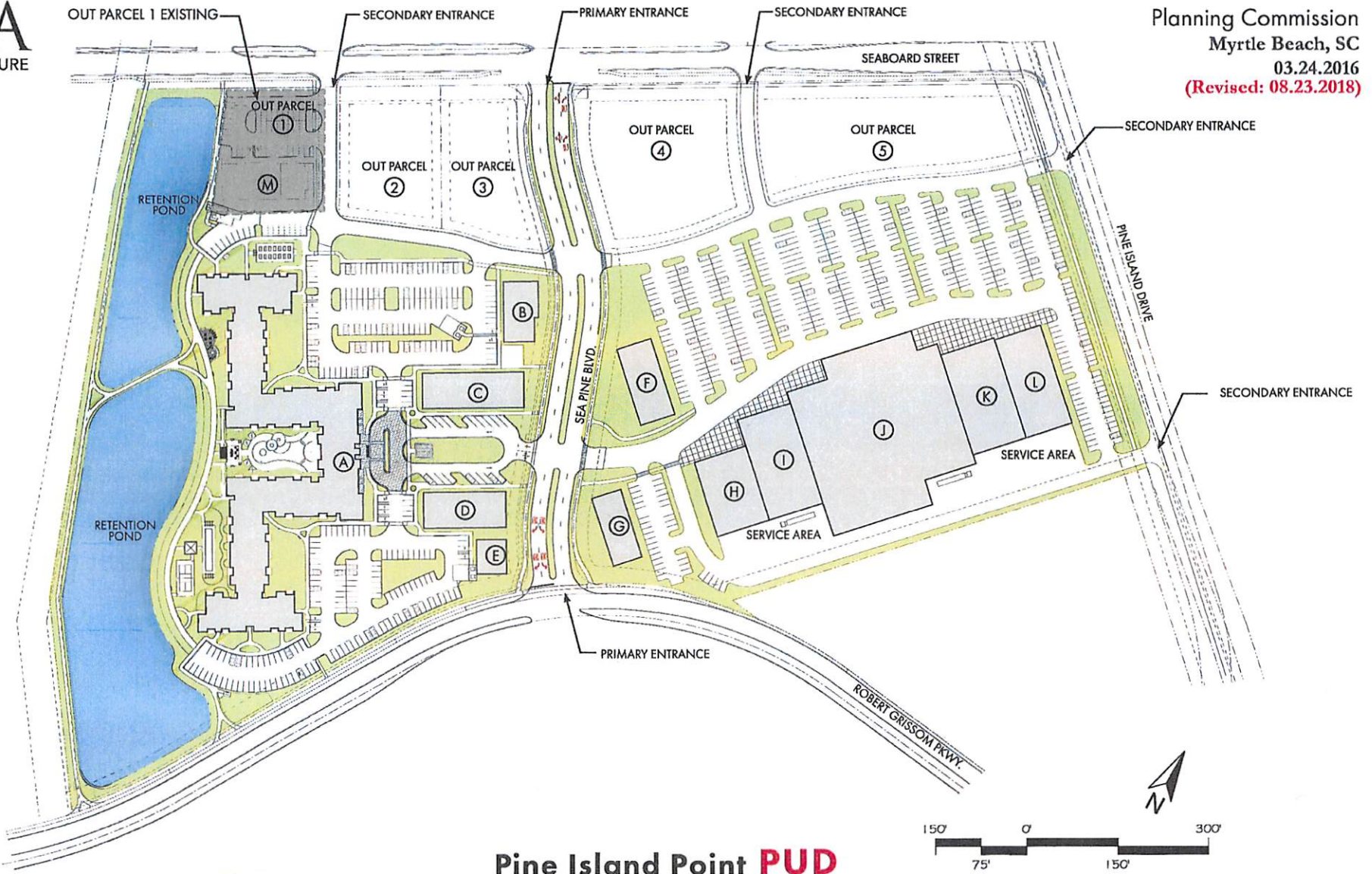
Pine Island Point PUD
Topographic Map



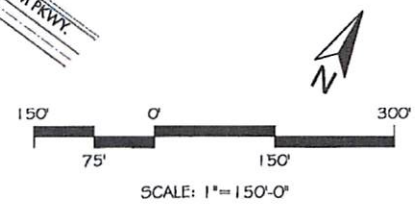
Pine Island Point PUD
Zoning Land Use Map

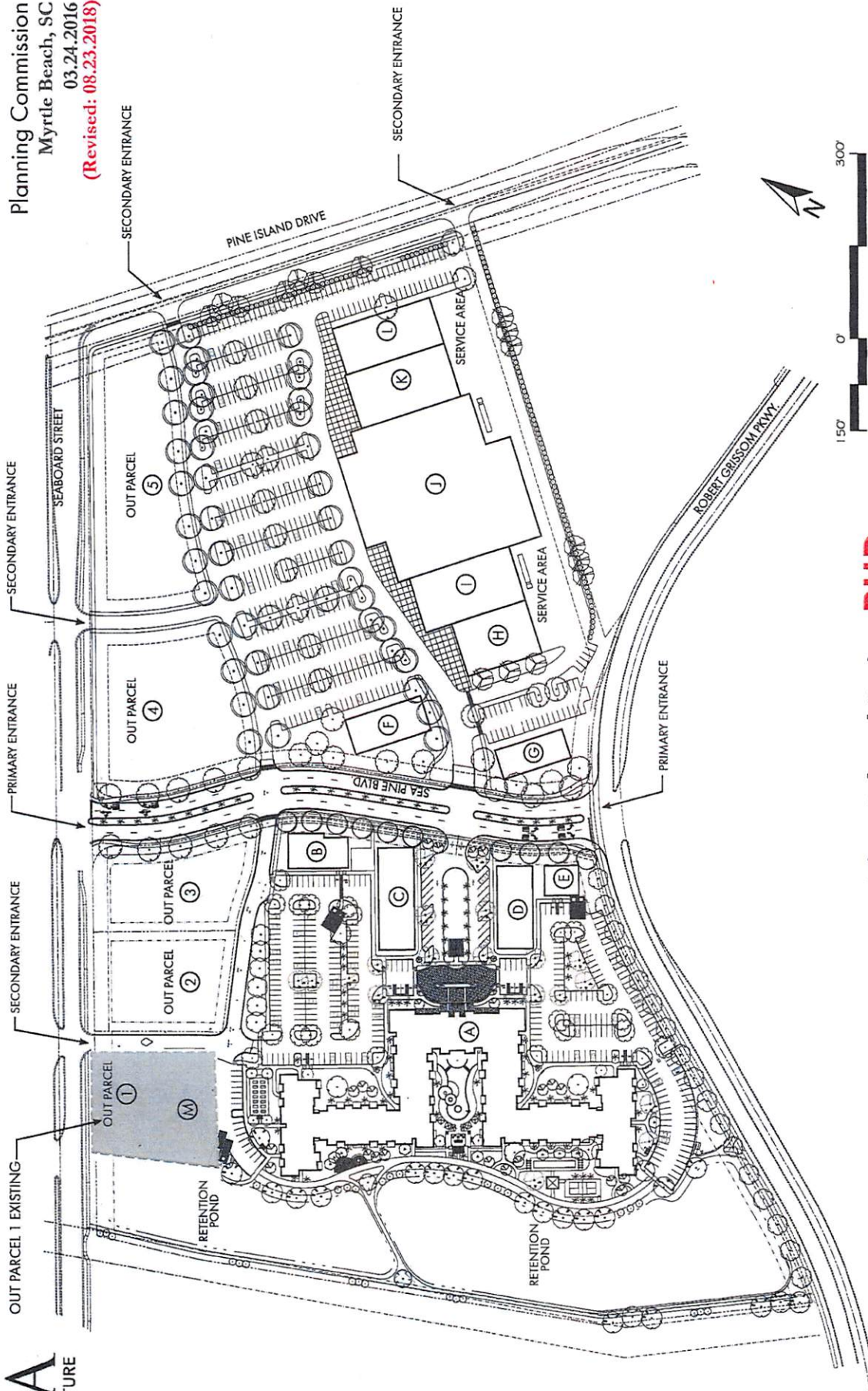


Pine Island Point PUD
Conceptual Site Plan

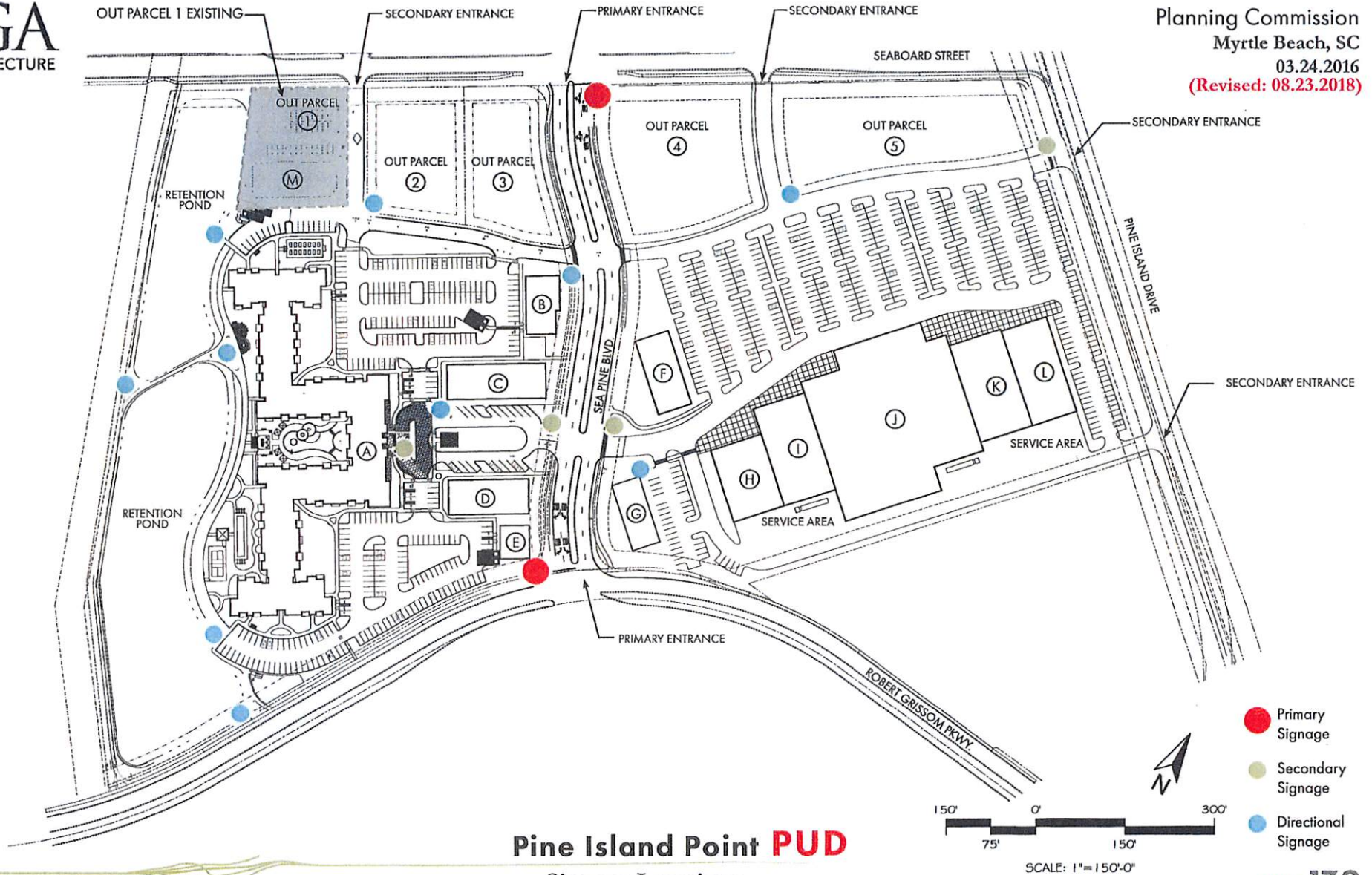


Pine Island Point PUD
Open Space Locations





Pine Island Point PUD
Landscape Plan



Pine Island Point **PUD**
Signage Locations

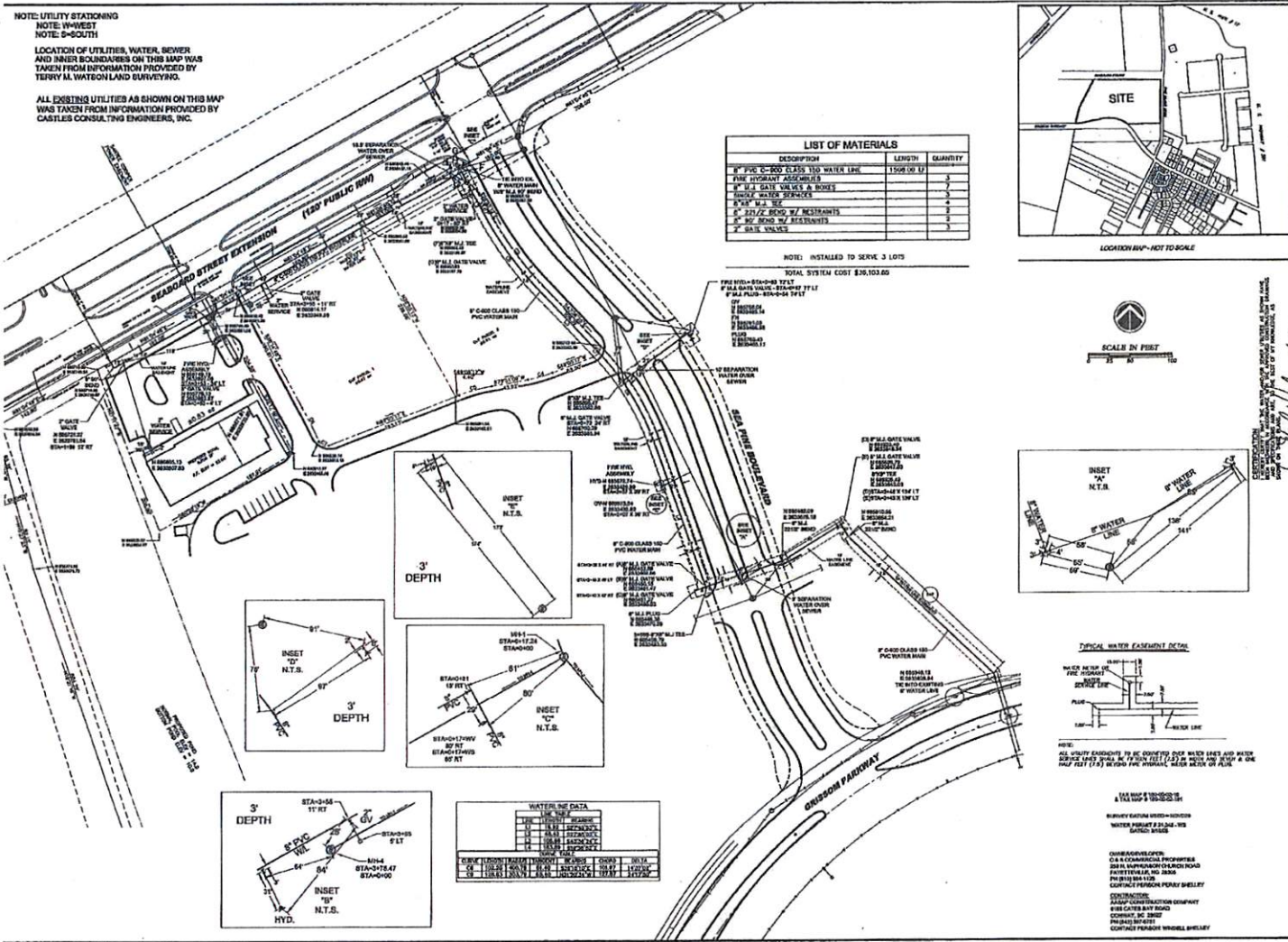


Pine Island Point PUD
Lighting Locations

NOTE: UTILITY STATIONING
NOTE: W=WEST
NOTE: S=SOUTH

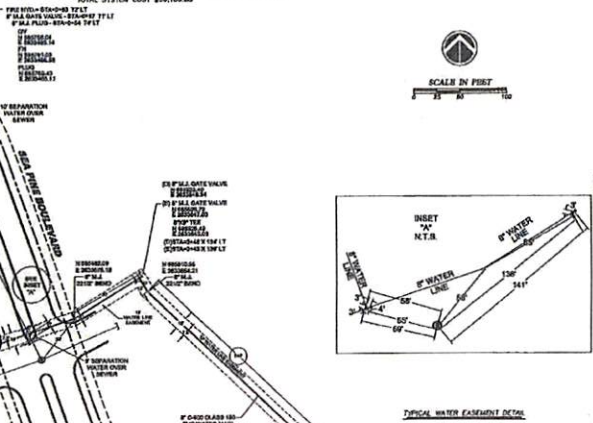
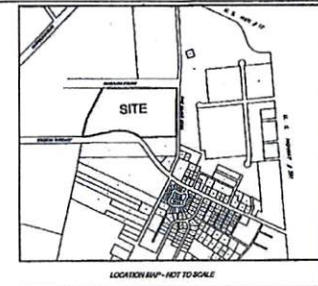
LOCATION OF UTILITIES, WATER, SEWER AND INLET CONDUITS ON THIS MAP WAS TAKEN FROM INFORMATION PROVIDED BY TERRY M. WATSON LAND SURVEYING.

ALL EXISTING UTILITIES AS SHOWN ON THIS MAP WAS TAKEN FROM INFORMATION PROVIDED BY CASTLES CONSULTING ENGINEERS, INC.



DESCRIPTION	LENGTH	QUANTITY
8" PVC C-900 CLASS 150 WATER LINE	1508.00 LF	1
FITTINGS AND ACCESSORIES		1
8" A.S. GATE VALVE & BOXES		2
8" ONLY WATER SERVICES		2
8" A.S. TEE		2
8" 2 1/2" W. BOND W/ RESTRAINTS		2
8" SIG. BOND W/ RESTRAINTS		2
8" B.S. VALVES		2

NOTE: INSTALLED TO SERVE 3 LOTS
TOTAL SYSTEM COST \$26,103.00



NOTE: ALL UTILITY EASEMENTS TO BE CONVEYED OVER WHICH LIES ANY WATER SERVICE SHALL BE 15 FEET MIN. (15') IN WIDTH AND BEHAVE AS ONE FOOT OUT (1') BEYOND THE PROPERTY BOUNDARY.

DDC ENGINEERS
Professional Engineer & Surveyor, License No. 14893
1611 Coastal Highway, Myrtle Beach, South Carolina 29578
Phone: 843.671.1111 Fax: 843.671.1112

REGISTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA
14893

REGISTERED PROFESSIONAL SURVEYOR
SOUTH CAROLINA
14893

WATER DISTRIBUTION & EASEMENT - RECORD DRAWING

PINE ISLAND POINT - PHASE 1
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: C.A.S. COMMERCIAL PROPERTIES

SCALE: 1"=40'

SHEET: 1 OF 2

DATE: 03/15/16

PROJECT NO: 16105

PROJECT NAME: PINE ISLAND POINT PHASE 1

CONTRACTOR: KASAP CONSULTATION COMPANY
5884 CHESAPEAKE ROAD
CHARLOTTE, NC 28202
PREPARED BY: [Signature]

NOTE: INFRA-STRUCTURE SHOWN ON THIS PLAN IS INSTALLED INCLUDING WATER, SEWER, ROADWAYS AND STORM DRAINAGE.

Pine Island Point PUD

Water Distribution & Easement

LIST OF MATERIALS

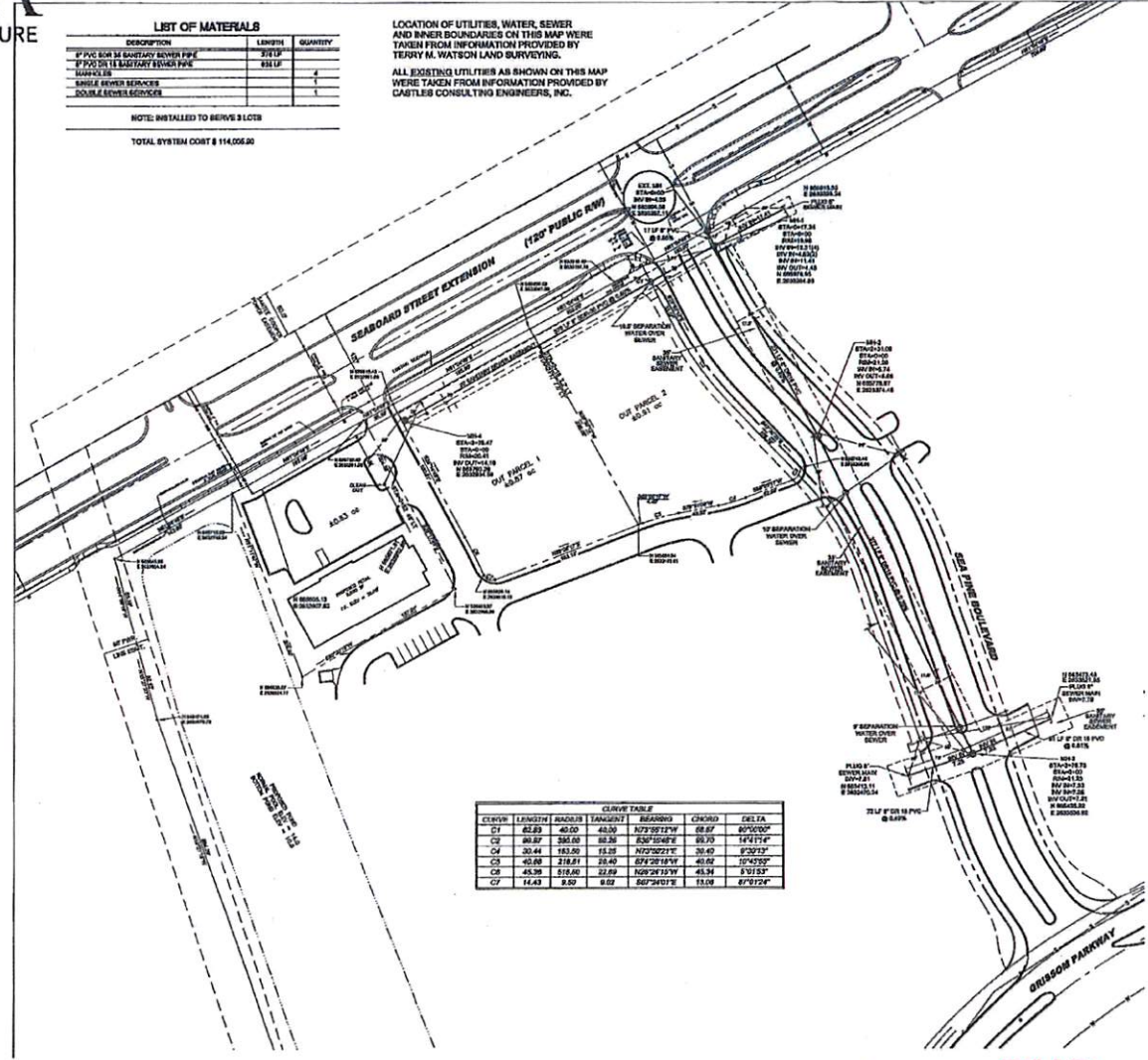
DESCRIPTION	LENGTH	QUANTITY
12" PVC 30' 34" SANITARY SEWER PIPE	215 LF	1
12" PVC 14' 14" SANITARY SEWER PIPE	831 LF	1
MANHOLE		4
SINGLE SEWER SERVICES		1
SOULM & SCHWELBEN		1

NOTE: INSTALLED TO SERVE 3 LOTS

TOTAL SYSTEM COST \$ 114,056.00

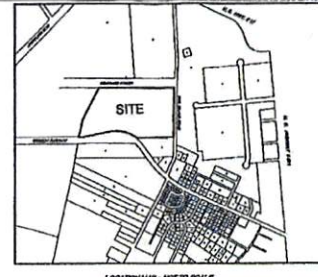
LOCATION OF UTILITIES, WATER, SEWER AND INNER BOUNDARIES ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY TERRY M. WATSON LAND SURVEYING.

ALL EXISTING UTILITIES AS SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY CASTLES CONSULTING ENGINEERS, INC.



CURVE TABLE

CHORD	LENGTH	ARC	ANGLE	BEARING	CHORD	DELTA
CI	62.89	40.00	48.30	N72°55'12"W	68.87	80°00'00"
CI	88.87	385.00	88.38	S84°10'48"W	99.70	144°17'14"
CI	20.44	143.00	15.18	N10°22'21"W	20.40	2°22'21"
CI	40.88	218.81	30.40	S74°20'18"W	40.82	10°42'35"
CI	40.88	218.80	32.89	N08°28'13"W	40.34	8°01'53"
CI	14.43	8.00	8.02	S67°34'01"E	15.08	8°01'24"

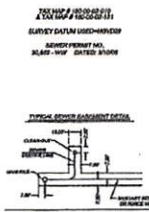


SEWER LINE DATA

PROPOSED	EXISTING	DISTANCE	SLOPE	MATERIAL	SIZE
1842	1843	287.82 LF	0.00%	PVC 18" DIA.	18"
1843	1844	204.00 LF	0.00%	PVC 18" DIA.	18"
1844	1845	204.00 LF	0.00%	PVC 18" DIA.	18"
1845	1846	204.00 LF	0.00%	PVC 18" DIA.	18"

MANHOLE DATA

MANHOLE	TYPE	INVERT	TOP	DIAMETER
1842	CONCRETE	2.00	2.00	48"
1843	CONCRETE	2.00	2.00	48"
1844	CONCRETE	2.00	2.00	48"
1845	CONCRETE	2.00	2.00	48"
1846	CONCRETE	2.00	2.00	48"



DDG ENGINEERS
Civil, Mechanical, Electrical, Plumbing, Fire Protection, Surveying, and Construction Management
1000 Myrtle Beach Blvd., Suite 200
Myrtle Beach, SC 29577
Tel: 843.661.1111 Fax: 843.661.1112

SEAL
Professional Engineer
No. 12345
State of South Carolina
Exp. 12/31/2018

SEAL
Professional Engineer
No. 12345
State of South Carolina
Exp. 12/31/2018

PREPARED FOR: C & S COMMERCIAL PROPERTIES

PROJECT: PINE ISLAND POINT - PHASE I
HOBBS COUNTY, SOUTH CAROLINA

DRAWING: SANITARY SEWER DISTRIBUTION & EASEMENT - RECORDED DRAWING

SCALE: 1" = 40'

DATE: 03/24/2016

DESIGNED BY: JMB

CHECKED BY: JMB

INCHES ON: 11" X 17"

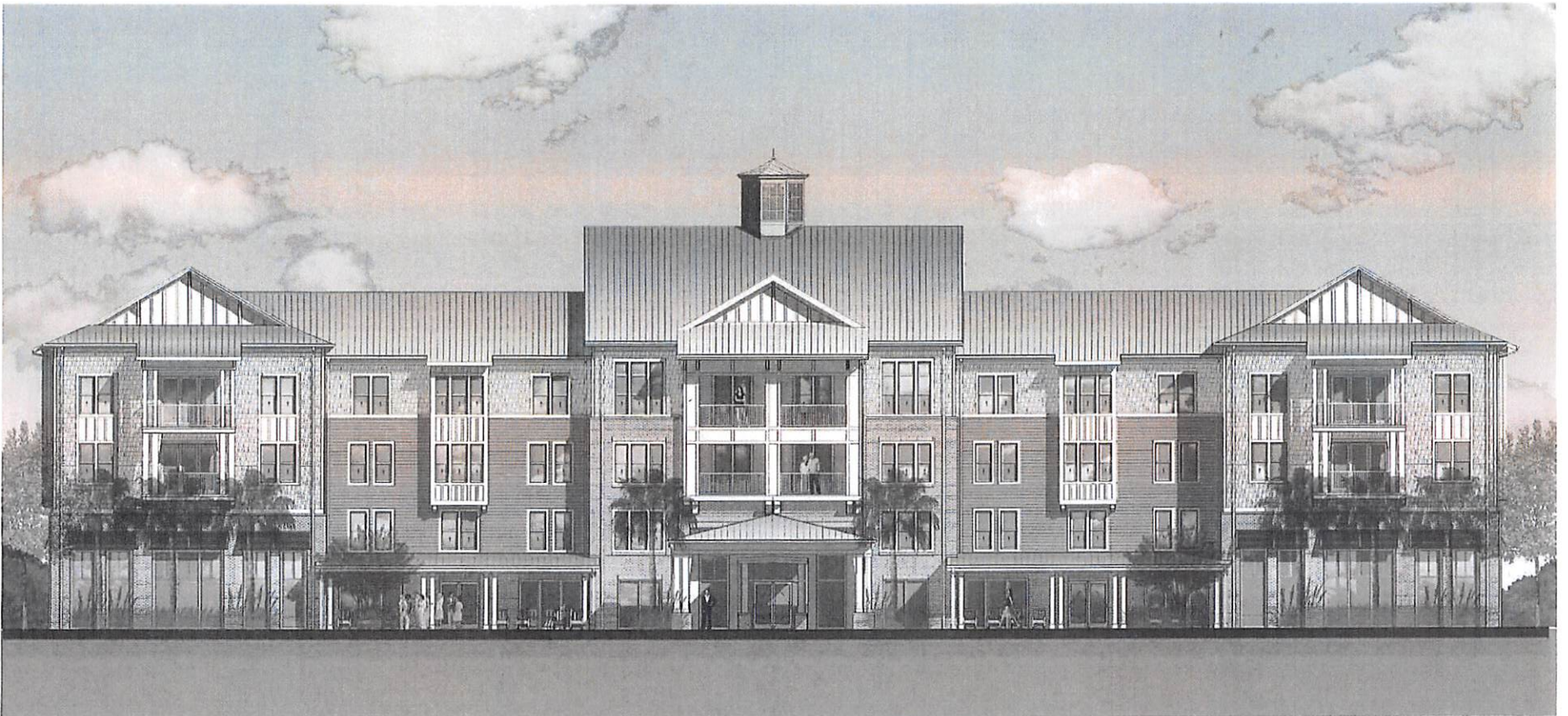
PROJECT NO.: 16000

SHEET NO.: 2 OF 2

FILE NO.

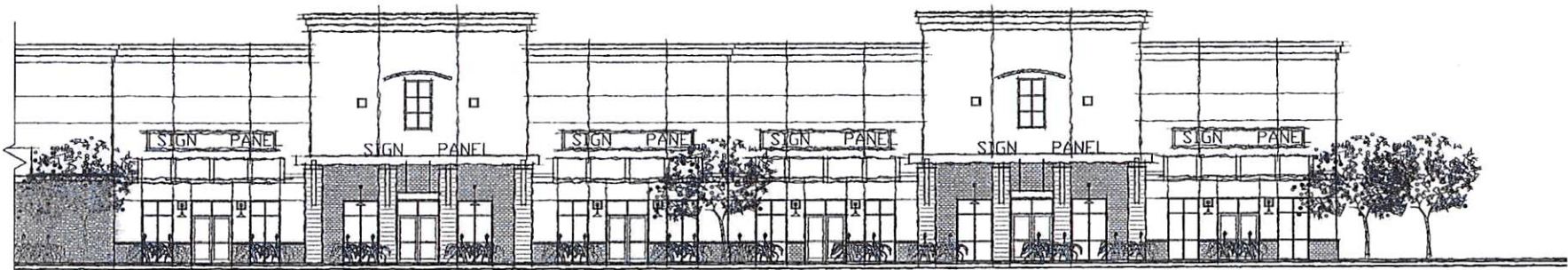
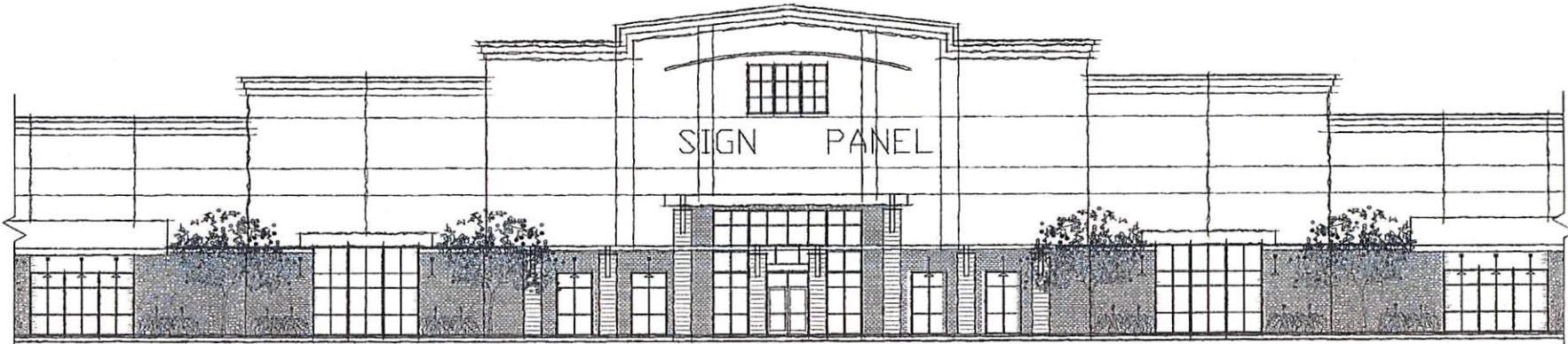
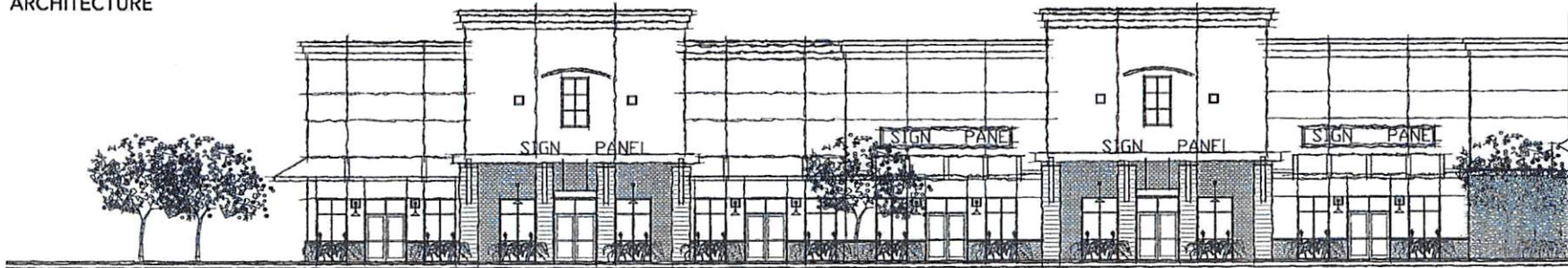
NOTE: INFRA-STRUCTURE SHOWN ON THIS PLAN IS INSTALLED INCLUDING WATER, SEWER, ROADWAYS AND STORM DRAINAGE.

Pine Island Point PUD
Sanitary Sewer Map



Pine Island Point PUD

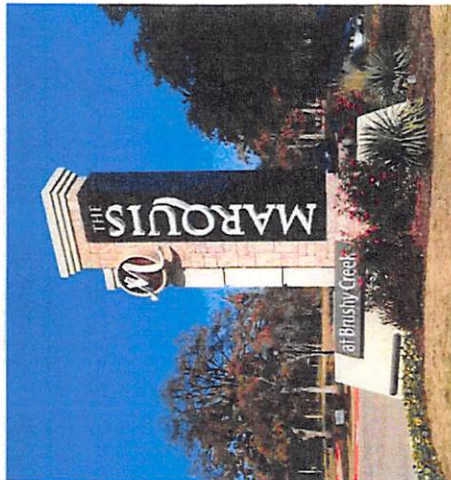
Building Elevations



Pine Island Point PUD

Building Elevations

PRIMARY SIGNAGE



SECONDARY SIGNAGE



DIRECTIONAL SIGNAGE

Pine Island Point PUD

Signage Examples

DEVELOPMENT SUMMARY

T.M.S. #: 1800002010, 1800002181
DEED #: 2904-387, 2938-387
CURRENT ZONING: MU-M (MIXED USE MEDIUM DENSITY)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

DEVELOPED AREA (BUILDINGS, ROADS, AND PARKING): 22.80 ACRES
OUT PARCEL (1,2,3,4 AND 5): 5.93 ACRES
RECREATIONAL OPEN SPACE (INCLUDING POND): 4.23 ACRES
OPEN SPACE: 1.16 ACRES
TOTAL ACREAGE: 34.12 ACRES

TOTAL PERVIOUS: 5.39 ACRES (16%)
-RECREATIONAL OPEN SPACE AND OPEN SPACE
TOTAL IMPERVIOUS: 22.80 ACRES (79%)
-DEVELOPED AREA

* OUT PARCELS ARE NOT INCLUDED IN PERVIOUS AND IMPERVIOUS CALCULATIONS.

PINE ISLAND POINT:

BLDG A: ±271,490 SF (4 STORY, 194 DU)
BLDG B: ±15,000 SF (1-2 STORY)
BLDG C: ±10,200 SF (1-2 STORY)
BLDG D: ± 8,280 SF (1 STORY)
BLDG E: ± 2,850 SF (1 STORY)
BLDG F: ± 8,000 SF (1 STORY)
BLDG G: ± 6,000 SF (1 STORY)
BLDG H: ±11,000 SF (1 STORY)
BLDG I: ±16,100 SF (1 STORY)
BLDG J: ±62,643 SF (1 STORY)
BLDG K: ±16,100 SF (1 STORY)
BLDG L: ±13,700 SF (1 STORY)
BLDG M: ± 8,195 SF (1 STORY-EXISTING)

OUT PARCEL 1 (EXISTING): ± .83 ACRES
OUT PARCEL 2: ± .88 ACRES
OUT PARCEL 3: ±.91 ACRES
OUT PARCEL 4: ±1.58 ACRES
OUT PARCEL 5: ±1.74 ACRES

REQUIRED BUILDING SETBACKS FROM PUD PROPERTY LINE:

PINE ISLAND RD.: 30'
ROBERT M GRISSOM PKWY 30'
AIRPORT: 15'
SEABOARD ST.: 30'

REQUIRED LANDSCAPE BUFFER FROM PUD PROPERTY LINE:

PINE ISLAND RD.: 10'
ROBERT M GRISSOM PKWY.: 10'
AIRPORT: 0'
SEABOARD ST.: 10'

BUILDING SEPARATIONS:

A 20' BUILDING SEPARATION WILL BE MAINTAINED.

MAXIMUM BUILDING HEIGHT: 150'

PARKING REQUIREMENT:

PARKING REQUIREMENTS SHALL BE BASED ON PROPERTY USE AS PERMITTED BY THE PINE ISLAND PUD AND SHALL MEET THE MINIMUM REQUIREMENTS ESTABLISHED BY THE CITY OF MYRTLE BEACH OFF-STREET PARKING REGULATIONS, EXCEPT FOR AGE RESTRICTED (55+) MULTI-FAMILY USES WHICH SHALL MEET A MINIMUM REQUIREMENT OF 1.3 SPACES/D.U.

PERMITTED USES: ALL PERMITTED, CONDITIONAL AND SPECIAL EXCEPTION USES IDENTIFIED IN MU-M ZONING DESIGNATION WILL APPLY.

ADDITIONAL USES SHALL INCLUDE:

PERMITTED:

- RESTAURANT, WITH OR WITHOUT DRIVE-THROUGH SERVICE
- RETAIL, BIG BOX
- VETERINARY OFFICE, AND CLINICS
- MEDICAL CLINIC (MAY INCLUDE OUTPATIENT SUBSTANCE ABUSE TREATMENT PROGRAMS ONLY AS AN ANCILLARY USE TO THE PRIMARY USE OF THE MEDICAL CLINIC.)
- VIDEO AND OTHER MEDIA PRODUCTIONS
- VISITOR ACCOMMODATIONS NOT OTHERWISE LISTED
- BED AND BREAKFAST ESTABLISHMENTS
- HOSPITAL
- RESTAURANT WITH OUTDOOR DINING

CONDITIONAL:

- ASSISTED LIVING FACILITIES
- AUTOMOBILE RENTAL
- AUTOMOBILE RETAIL
- BROADCAST STUDIOS, RADIO AND TELEVISION
- GASOLINE STATION
- COMMERCIAL GROUP RESIDENTIAL
- CONGREGATE HOUSING, OLDER ADULT
- CONTINUOUS CARE RETIREMENT COMMUNITY
- INDEPENDENT LIVING, OLDER ADULT
- MOTOR VEHICLE SALES
- MOTOR VEHICLE RENTAL & LEASING
- NURSING HOME FACILITIES

Pine Island Point PUD
Conceptual Summary Data Sheet