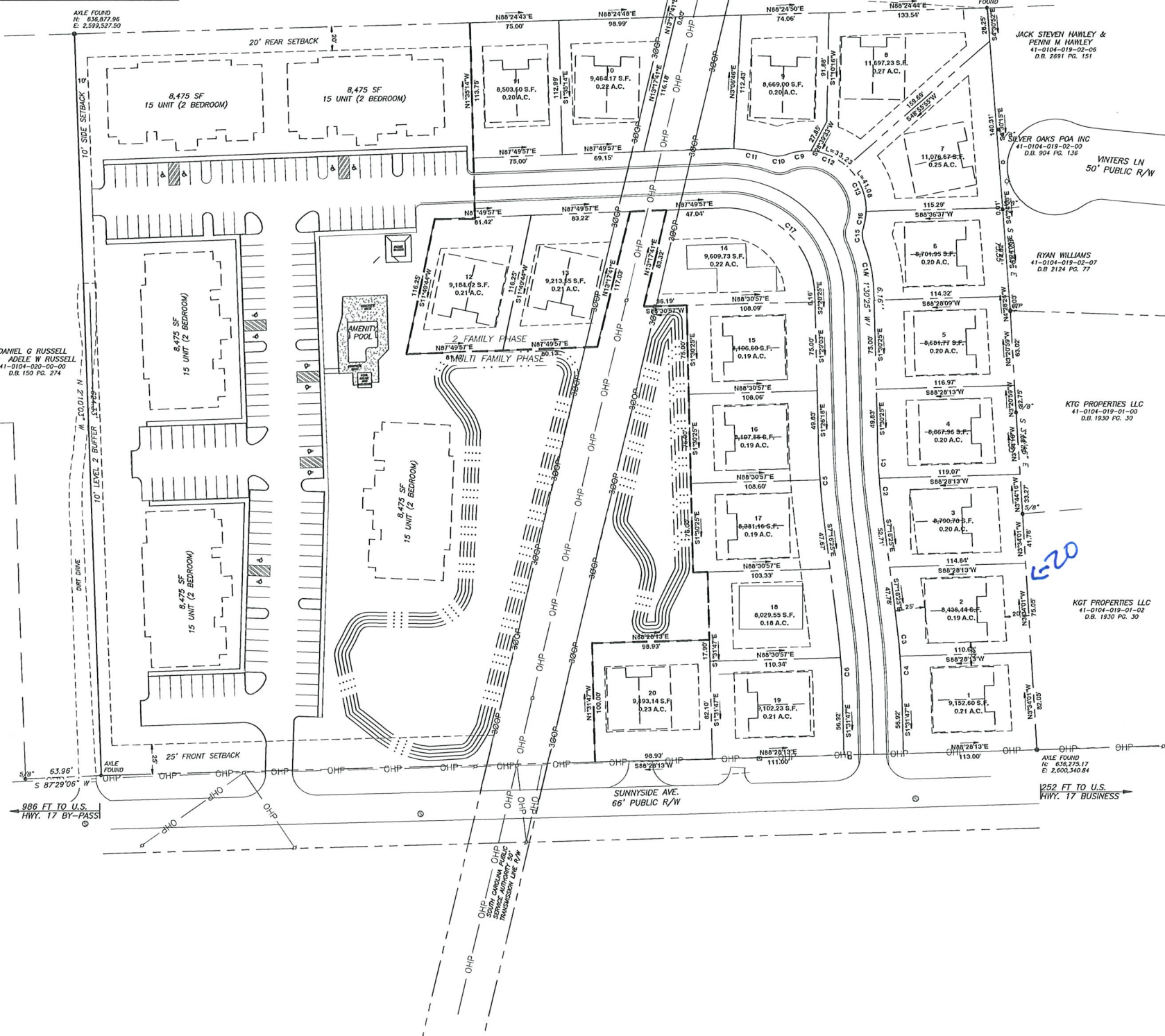


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	475.00'	25.18'	25.18'	S 03°01'33" E	3°02'16"
C2	475.00'	22.82'	22.82'	S 05°54'33" E	2°43'44"
C3	525.00'	27.54'	27.53'	S 05°46'15" E	3°00'19"
C4	525.00'	25.09'	25.09'	S 02°53'56" E	2°44'19"
C5	525.00'	27.66'	27.65'	S 05°45'52" E	3°01'06"
C6	475.00'	25.10'	25.10'	S 03°02'37" E	3°01'41"
C9	50.00'	21.52'	21.36'	S 81°26'17" W	24°39'42"
C10	20.00'	13.38'	13.13'	S 88°16'15" W	38°19'38"
C11	125.00'	31.25'	31.16'	N 79°43'35" W	14°19'18"
C12	50.00'	33.87'	33.23'	N 66°49'22" W	38°48'59"
C13	50.00'	42.33'	41.08'	N 23°09'38" W	48°30'28"
C14	125.00'	42.76'	42.56'	N 11°18'28" W	19°36'07"
C15	20.00'	13.38'	13.13'	N 01°56'43" W	38°19'38"
C16	50.00'	14.07'	14.03'	N 09°09'21" E	16°07'30"
C17	75.00'	118.67'	106.68'	S 46°50'14" E	90°39'38"

PONDEROSA INC.
41-0104-018-00-00
D.B. 91 PG. 177

DANIEL G. RUSSELL
& ADELE W. RUSSELL
41-0104-003-00-00
D.B. 150 PG. 274



VICINITY MAP

DEVELOPMENT GENERAL NOTES:

CLIENT: BENTLEY THOMPSON
COMPANY: VPI LAND HOLDINGS, LLC
ADDRESS: 3305 GATHER COURT
MYRTLE BEACH, SC 29588
THIS PROPERTY IS LOCATED IN FLOOD ZONE X
ACCORDING TO
F.L.R.M. # 450080170D AND 450080159D
REVISED OCTOBER 16, 1992
"X" FLOOD ZONE = 11.06 AC
OVERALL AREA = 11.20 AC
THIS # 41-0104-018-00-00

DEVELOPMENT NAME: SUNNYSIDE VILLAGES
PROJECT TOTAL

- TOTAL ACRES = 11.20 AC (488,214 SF)
- TOTAL UPLANDS = 11.20 AC (488,214 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 9.61 AC (418,621 SF)
- PONDS = 0.60, 26,392 SF (AT NWL)
- (5) BLDG @ 8,475 SF TOTAL 42,375 SF
- (20) DUPLEX @ 2,632 SF TOTAL 52,640 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- ROAD (756 LF, 22) 16,632 SF
- DRIVEWAY AISLE 23,342 SF
- SIDEWALK 5,888 SF
- TOTAL UPLAND OPEN SPACE 137,300 SF
- IMPERVIOUS 218,172 SF (44.6%)
- PERVIOUS 270,042 SF (55.4%)

DEVELOPMENT TYPE: MULTIFAMILY

- TOTAL ACRES = 5.96 AC (259,642 SF)
- TOTAL UPLANDS = 5.96 AC (259,642 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 4.88 AC (212,906 SF)
- PONDS = 0.60, 26,392 SF (AT NWL)
- (5) BLDG @ 8,475 SF TOTAL 42,375 SF
- PARKING STALLS 26,163 SF
- DRIVEWAY AISLE 23,342 SF
- SIDEWALK 5,888 SF
- AMENITY 2,740 SF
- TOTAL UPLAND OPEN SPACE 117,681 SF
- IMPERVIOUS 125,900 SF (68.8%)
- PERVIOUS 135,482 SF (51.2%)

DEVELOPMENT TYPE: TWO FAMILY

- TOTAL ACRES = 5.24 AC (228,572 SF)
- TOTAL UPLANDS = 5.24 AC (228,572 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 4.72 AC (205,715 SF)
- PONDS = 0.00
- (20) 3 BR BLDG @ 2,632 SF TOTAL 52,640 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- 2 SPACES PER UNIT
- ROAD (756 LF, 22) 16,632 SF
- TOTAL UPLAND OPEN SPACE 137,300 SF
- IMPERVIOUS 91,272 SF (40%)
- PERVIOUS 137,000 SF (60%)

ZONING

- CURRENT ZONING: GR
- PROPOSED ZONING: GR
- MINIMUM LOT SIZE = 6,000 SF SINGLE FAMILY, 8,000 SF TWO FAMILY
- MAXIMUM BLDG. HEIGHT = 35 FT
- MIN 20' BUILDING SEPARATION

BUILDING SETBACKS

- FRONT SETBACK (SUNNYSIDE AND INTERIOR ROAD): 25'
- SIDE SETBACK: 10'
- REAR SETBACK: 20'
- CORNER SETBACK: 15'

WATER AND SEWER TO BE PROVIDED BY GC/WS.

LAKE MAINTENANCE EASEMENTS PROVIDED HEREON SHALL BE MEASURED 12 FEET FROM THE TOP OF BANK OR FROM THE NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 3:1 OR FLATTER.

PARKING REQUIREMENTS MULTIFAMILY

- 1.25 SPACES PER STUDIO DWELLING UNIT = 0 SPACES
- 2 SPACES PER 2 OR 3 BEDROOM UNIT = 150 SPACES
- 2.5 SPACES PER 4 BEDROOM OR LARGER UNIT = 0 SPACES
- 150 SPACES REQUIRED
- 151 SPACES PROVIDED (12 HANDICAP SPACES)

PARKING REQUIREMENTS 2 FAMILY

- 2 SPACES PER UNIT = 80 SPACES
- 80 SPACES REQUIRED
- 80 SPACES PROVIDED

MULTIFAMILY BUILDING UNIT CALCULATION

DENSITY:
(75) 2 BEDROOM UNITS X 3000 SF = 225,000 SF, 5.16 AC
LOT AREA REQUIRED 5.16 AC
LOT AREA PROVIDED = 5.42 AC

EARTHWORKS
planning and design consultants
11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7903
(FAX) 843.651.7903
www.earthworksgroup.com

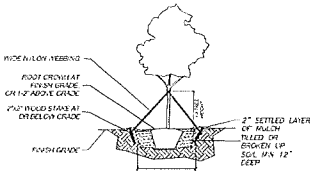
**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
1	08/21/2020	GEORGETOWN COUNTY COMMENTS RECEIVED 08/01/20	ACT

SUNNYSIDE VILLAGES
SITE PLAN
PREPARED FOR:
VPI LAND HOLDINGS, LLC
GEORGETOWN COUNTY, SOUTH CAROLINA

PROJECT:	201776
DATE:	08/21/2020
SCALE:	1" = 50'
DESIGNED BY:	SGS
DRAWN BY:	SGS
CHECKED BY:	SGS

SHEET
C1.0



TREE PLANTING
NOT TO SCALE

NOTES: TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2008) PLANT ACCORDING TO SIZE AND SPECIES.
2. DIG THE PLANTING HOLE A MAXIMUM OF 24" WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12" INCHES OF DEPTH. 8-10" GUY 12" HOLES TO BE ELEVATED TO PREVENT ANCHORING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARP THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS DEEPER THAN 18" CLAY.
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY ABOVE THE SOIL SURFACE TO SETTLE.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRIPS FROM AT LEAST THE UPPER 1/4 OF THE ROOTBALL.
7. BACKFILL WITH NATURAL SOIL THAT HAS BEEN WELL TILLED OR BROKE UP. DO NOT ADD ANDERSONITE TO THE BACKFILL SOIL. AVOID THE SURFACE WITH MULCH.
8. USE THREE 2" X 1/4" HOOD STAKES DRIVEN AT 120 DEGREE ANGLES A MINIMUM OF 16 INCHES APART EQUALLY AROUND THE TREE.
9. ATTACH 3/4" WIRE TIEING TO CONNECT THE TREE TO STAKES ATTACH WIREING AT 10 TO THE TREE HEIGHT.
10. APPLY A 3" (SETTLED) DEPTH OF FINE STRAW OR BARN FULF ON TO THE PLANTING SURFACE. LEAVE A 4" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR DEFECTIVE LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANY AND ALL SPECIFICATIONS.
12. REGULAR TRUNK WRAP MAINTENANCE AT TIME OF PLANTING AND WHENEVER SHALL BE PLACED ON TRUNK.

TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE

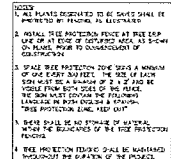
AXLE FORD
N. 636,877.36
E. 2,593,527.50

PONDEROSA INC.
41-0104-028-00-00
D.B. 91 PG. 177

DANIEL G. RUSSELL
& ADRIAN W. RUSSELL
41-0104-000-00-00
D.B. 150 PG. 274

NOTES: TYPICAL SHRUB PLANTING, NOT SCALE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARP THE SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1/2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLICE PLANT OUT OF CONTAINER 3" FROM THE ROOTS.
5. IF BUD PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12" OF THE ROOTBALL WITH OUT CUTTING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET IF PRESENT, FROM THE ROOT BALL.
6. BACKFILL THE PLANTING HOLE WITH EXCAVATED NATURAL SOIL, BROKE UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT USE ANDERSONITE.
7. PLACE FINE STRAW OR BARN FULF ON THE SURFACE TO A (SETTLED) DEPTH OF 1" TO 3" INCHES.



TREE PROTECTION FENCE

TREE PROTECTION REQUIREMENTS:

TOTAL TREES = 289
TREES TO BE REMOVED = 189
TREES TO REMAIN = 100

TOTAL AREA 488,214/ 289 TREES = 1,689/TREE
TOTAL OPEN SPACE = 137,300
137,300 / 1,689 = 81.3 TREES REQUIRED

100 TREES TO REMAIN

PONDEROSA INC.
41-0104-016-00-00
D.B. 1004 PG. 94

JACK STEVEN HAWLEY &
PENNY M. HAWLEY
41-0104-018-02-00
D.B. 2591 PG. 151

SILVER OAKS POA INC
41-0104-019-02-00
D.B. 304 PG. 132

RYAN WILLIAMS
41-0104-019-02-00
D.B. 2124 PG. 77

KGT PROPERTIES LLC
41-0104-019-01-00
D.B. 1930 PG. 30

KGT PROPERTIES LLC
41-0104-019-01-02
D.B. 1930 PG. 30

LANDSCAPE NOTES:

LANDSCAPING IS TO BE PROVIDED AS SHOWN PRIOR TO COMPLETION OF BUILDINGS.

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.

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.

ALL LANDSCAPE PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM, OR BE WITHIN 100 FEET OF A WATER HOSE BIB.

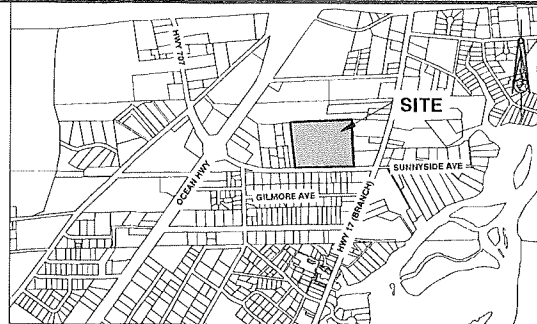
THIS LANDSCAPE PLAN IS DESIGNED SPECIFICALLY FOR SUNNYSIDE VILLAGES. THE PLANT SPECIES IS SUBJECT TO CHANGE AT THE REQUEST OF THE OWNER OR LANDSCAPER.

LANDSCAPE PLANT SPECIES MAY NOT BE CHANGED WITHOUT APPROVAL OF Horry County Planning.

ONE YEAR WARRANTY ON ALL PLANTS BY CONTRACTOR INSTRUCTOR

ZONING REQUIREMENTS:

- LANDSCAPE BUFFER TYPE 2 (10FT)
- 3 CANOPY TREES, 6 UNDERSTORY TREES, 6 EVERGREEN, AND 10 SHRUBS PER 100 FT



VICINITY MAP

Existing Tree Legend

- PIN OAK
- WATER OAK
- LIVE OAK
- HICKORY
- SWEET GUM
- MAGNOLIA
- TREES TO BE REMOVED
- TREES TO BE PROTECTED PER DETAIL

LANDSCAPING LEGEND:

CANOPY TREES TO REACH A HEIGHT OF AT LEAST 40' AT MATURITY.
DECIDUOUS CANOPY TREES TO BE 2.0" IN CALIPER AND 10' TALL AT TIME OF PLANTING. MULTI STEM TREES MAY BE ONLY 10' AT TIME OF PLANTING.
EVERGREEN CANOPY TREES TO BE 2.0" IN CALIPER AND 5' TALL AT TIME OF PLANTING.

UPLAND PLANTING SCHEDULE

CANOPY TREES

- 4 - (Mg) Magnolia grandiflora, SOUTHERN MAGNOLIA

- 7 - (Ar) Acer rubrum, RED MAPLE

UNDERSTORY TREES

- 37 - (L) Lagerstroemia indica, Crape Myrtle

EVERGREEN/CONIFERS, MIN 5' IN HEIGHT

- 25 - (L) Ligustrum japonicum, WAX LEAF LIGUSTRUM, 3 GALLON
- 17 - (MC) Myrica cerifera, Wax Myrtle, 3 GALLON

SHRUBS, 24" IN HEIGHT

- 62 - (Jc) Ilex crenata 'Compacta', COMPACTA JAPANESE HOLLY

*NOTE:

OTHER SPECIES LISTED IN THE ZONING ORDINANCE MAY BE USED FOR LANDSCAPING, PROVIDED THEY MEET THE SPECIFIC SITE REQUIREMENTS.

NO CHANGES ARE TO BE MADE WITHOUT APPROVAL FROM GEORGETOWN COUNTY PLANNING AND ZONING.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. # 4500850175D AND 4500850159D
REVISED OCTOBER 16, 1992
"X" FLOOD ZONE = 11.06AC
OVERALL AREA = 11.20 AC
TMS # 41-0104-019-00-00

PROJECT TOTAL

- TOTAL ACREAGE = 11.20 AC (488,214 SF)
- TOTAL UPLANDS = 11.20 AC (488,214 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 9.61 AC (418,621 SF)
- PONDS = 0.60, 26,392 SF (AT NWL)
- (5) BLDG 8,475 SF TOTAL 42,375 SF
- (20) BLDG 2,632 SF TOTAL 52,640 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- ROAD (756 LF, 22) 16,632 SF
- DRIVEWAY AISLE 23,342 SF
- SIDEWALK 5,888 SF
- TOTAL UPLAND OPEN SPACE 137,300 SF
- IMPERVIOUS 218,172 SF (44.6%)
- PERVIOUS 270,042 SF (55.4%)

EARTHWORKS
planning and design consultants
11655 HIGHWAY 707
MURRELLS INLET, SC 29576
(843) 581-7300
(FAX) 843-581-7303
www.earthworksgrp.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISION SCHEDULE	
NO.	DESCRIPTION
1	GEORGETOWN COUNTY COMMENTS RECEIVED 09/07/20

SUNNYSIDE VILLAGES

LANDSCAPE PLAN

VPI LAND HOLDINGS, LLC
GEORGETOWN COUNTY, SOUTH CAROLINA

PROJECT: 201176
DATE: 08/21/2020
SCALE: 1" = 50'
DESIGNED BY: SGS
DRAWN BY: SGS
CHECKED BY: SGS

SHEET

LSP 1