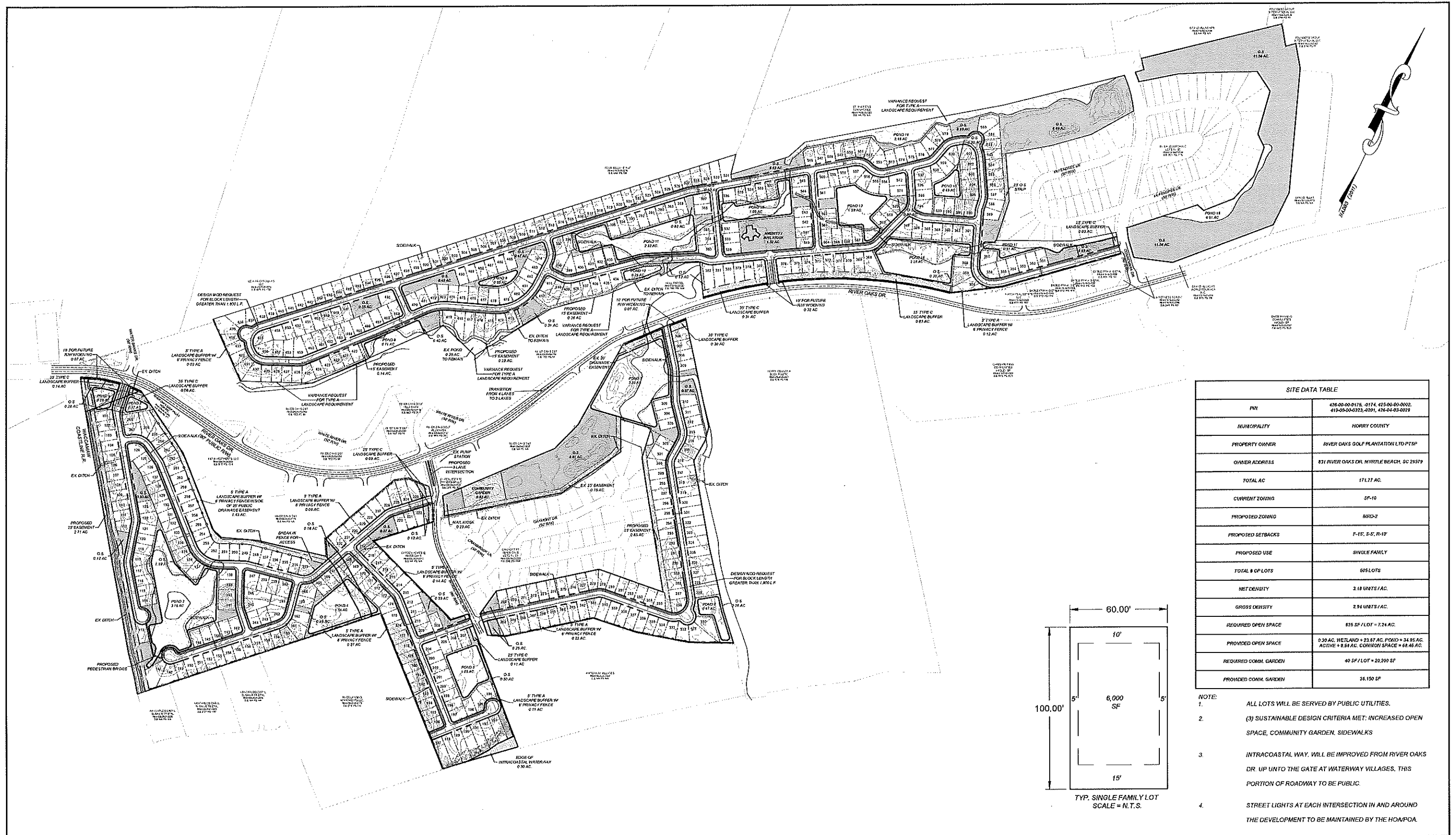
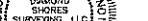




SITE DATA TABLE	
PIN	476-00-00-0176, -0174, 472-00-00-0002, 419-00-00-0323, -0201, 426-04-03-0029
MUNICIPALITY	HORRY COUNTY
PROPERTY OWNER	RIVER OAKS GOLF PLANTATION LTD PTP
OWNER ADDRESS	831 RIVER OAKS DR. MYRTLE BEACH, SC 29579
TOTAL AC	17.17 AC.
CURRENT ZONING	SF-10
PROPOSED ZONING	NRD-2
PROPOSED SETBACKS	F-15', S-5', R-10'
PROPOSED USE	SINGLE FAMILY
TOTAL # OF LOTS	609 LOTS
NET DENSITY	3.18 UNITS / AC.
GROSS DENSITY	2.94 UNITS / AC.
REQUIRED OPEN SPACE	825 SF / LOT = 7.24 AC.
PROVIDED OPEN SPACE	0.30 AC. WETLAND + 23.87 AC. POND + 34.95 AC. ACTIVE + 8.94 AC. COMBORY SPACE = 68.06 AC.
REQUIRED COMM. GARDEN	40 SF / LOT = 23,200 SF
PROVIDED COMM. GARDEN	35,150 SF

NOTE:

1. ALL LOTS WILL BE SERVED BY PUBLIC UTILITIES.
2. (3) SUSTAINABLE DESIGN CRITERIA MET: INCREASED OPEN SPACE, COMMUNITY GARDEN, SIDEWALKS
3. INTRACOASTAL WAY, WILL BE IMPROVED FROM RIVER OAKS DR. UP UNTO THE GATE AT WATERWAY VILLAGES, THIS PORTION OF ROADWAY TO BE PUBLIC.
4. STREET LIGHTS AT EACH INTERSECTION IN AND AROUND THE DEVELOPMENT TO BE MAINTAINED BY THE HOA/POA.

PROJECT: 22079	REVISIONS:	CONCEPTUAL SITE PLAN OF PIN# 0000000000 LOT DESCRIPTION MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR CHRIS MANNING COMMUNITIES				DIAMOND SHORES SURVEYING, LLC 315 MAIN STREET, UNIT 11 CONWAY, SC 29526 843.488.2900 OFFICE@DIAMONDSHORES.NET
DATE: 05/18/2022						
SCALE: 1" = 250'						
DESIGNED BY: DWT						
DRAWN BY: DWT						
CHECKED BY: DAS				NOT FOR RECORDING		

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