

GENERAL NOTES

THIS PROPERTY IS OWNED BY MYRTLE BEACH FARMS COMPANY, INC. IT IS UNDER CONTRACT TO AND WILL BE DEVELOPED BY HD THE PALMS LLC, PO BOX 9160, GREENVILLE, SC 29604.

THIS PROPERTY IS 189,433 SF, OR 4.35 ACRES.

THIS SITE WILL BE DEVELOPED IN A SINGLE PHASE.

THIS PROPERTY IS KNOWN AS TMS# 181-03-19-088 AND PIN# 424-16-02-0039.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA MAP NO. 45051C0709K DATED DEC. 16, 2021.

THE PROPERTY IS IN THE CITY OF MYRTLE BEACH AND ZONED MU-M. THERE IS A 0' SETBACK ON ALL SIDES

4.35 ACRES X 20 UNITS PER ACRE = 87 UNITS. 54 UNITS ARE PROPOSED.

PARKING REQUIRED BY THE STATE HOUSING AUTHORITY IS AS FOLLOWS:

ONE BEDROOM: 1.0 SPACE PER UNIT
TWO BEDROOM: 1.5 SPACE PER UNIT
THREE BEDROOM: 2.0 SPACE PER UNIT
THERE ARE 18 ONE BEDROOM UNITS, 18 TWO BEDROOM UNITS AND 18 THREE BEDROOM UNITS. MINIMUM PARKING IS AS FOLLOWS:
18 1BR X 1.0 = 18 SPACES
18 2BR X 1.5 = 27 SPACES
18 3BR X 2.0 = 36 SPACES
TOTAL REQUIRED = 81 SPACES (4 HC SPACES)

PARKING REQUIRED BY THE CITY OF MYRTLE BEACH = ONE SPACE PER 600 SF OF GFA. THE BUILDINGS HAVE 76,632 SF GFA
 $76,632 / 600 = 127.72$, ROUNDED UP TO 128 SPACES (5 HC SPACES).
BECAUSE THE CITY OF MYRTLE BEACH REQUIREMENT IS GREATER, IT WILL GOVERN. IT IS PROPOSED TO HAVE 121 STANDARD SPACES AND 7 HANDICAPPED SPACES FOR A TOTAL OF 128 SPACES.

MAXIMUM BUILDING HEIGHT IS EQUAL TO THE WIDTH OF THE WIDEST RIGHT-OF-WAY UPON WHICH IT FRONTS. NORTH OAK STREET HAS A 75' R/W. THE HEIGHT FROM THE GRADE ADJACENT TO THE BUILDING TO THE MID-POINT OF THE ROOF OF THE TALLEST BUILDING IS 40.67'.

MINIMUM OPEN SPACE FOR MULTI-FAMILY USE IS 25%.
PROPOSED OPEN SPACE = 76,788 SF.
76,788 SF/ 189,431 SF = 40.5%

VEHICLE USE AREA = 46,514 SF
MINIMUM INTERIOR LANDSCAPE REQUIRED = 46,514 SF X 5% = 2,326 SF
INTERIOR LANDSCAPE AREA PROVIDED = 7,349 SF

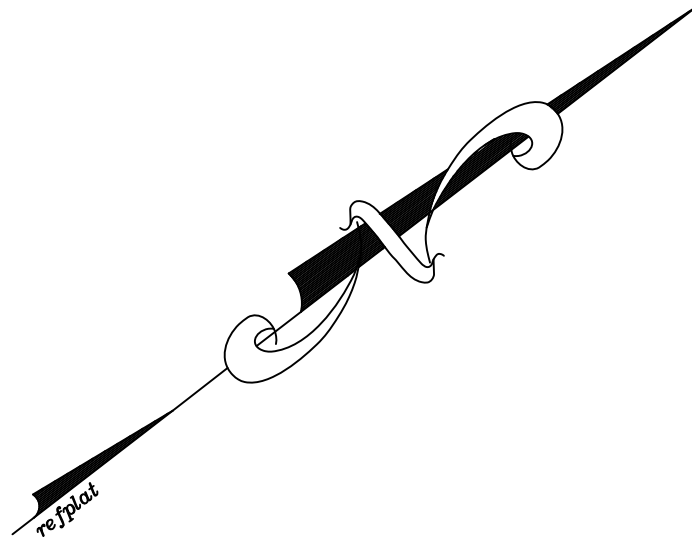
BUFFER AREA REQUIRED = 5' X PARCEL PERIMETER
5' X 2,452' = 12,260 SF
BUFFER AREA PROVIDED = 4,099 SF (NE)
5,266 SF (SE)
5,324 SF (SW)
46,632 SF (NW)
TOTAL = 61,321 SF

THERE WILL BE NO RETAINING WALLS ON THE SITE.

THERE ARE NO JURISDICTIONAL OR NON-JURISDICTIONAL WETLANDS ON THE SITE.

THERE ARE NO EXISTING STRUCTURES ON THE SITE.

ALL SIDEWALKS MEET ADA REQUIREMENTS OF LESS THAN 5% RUN SLOPE AND 2% CROSS SLOPE.



VICINITY MAP

PIN# 424-16-02-0038
CHURCH

PIN# 424-16-02-0036
SINGLE FAMILY
RESIDENTIAL

PIN# 424-16-02-0035
SINGLE FAMILY
RESIDENTIAL

PIN# 424-16-02-0034
MULTI-FAMILY
RESIDENTIAL

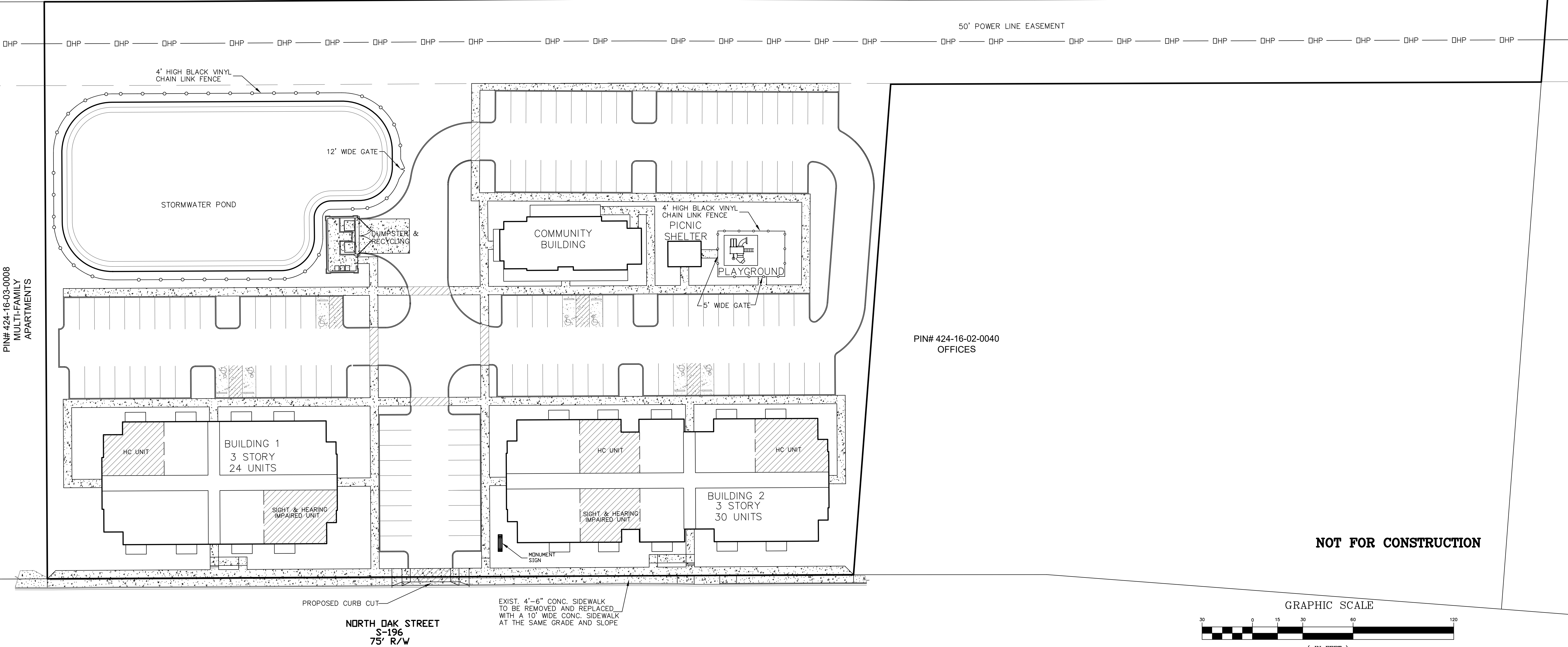
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SINGLE FAMILY
RESIDENTIAL

PIN# 424-16-02-0077
SINGLE FAMILY
RESIDENTIAL

PIN# 424-16-02-0076
SINGLE FAMILY
RESIDENTIAL

PIN# 424-16-02-0031
COMMERCIAL

PIN# 424-16-02-0030
SINGLE FAMILY
RESIDENTIAL



PRELIMINARY SITE PLAN

THE PALMS AT OAK STREET

LOCATED AT
NORTH OAK STREET

MYRTLE BEACH, SOUTH CAROLINA

SCALE: 1"=30'
JOB NO. 2504
DESIGNED BY: TPH
DRAWN BY: TPH
CHECKED BY: TPH
DATE: 05/19/25
REVISION:

SHEET NUMBER:

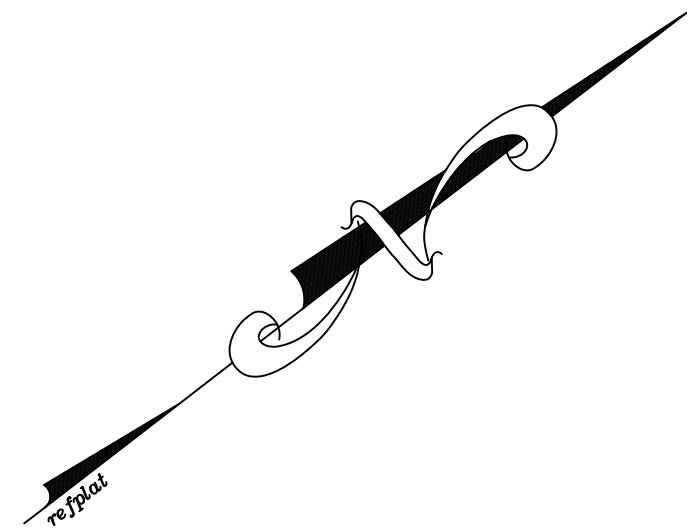
1 OF 4

GENERAL NOTES

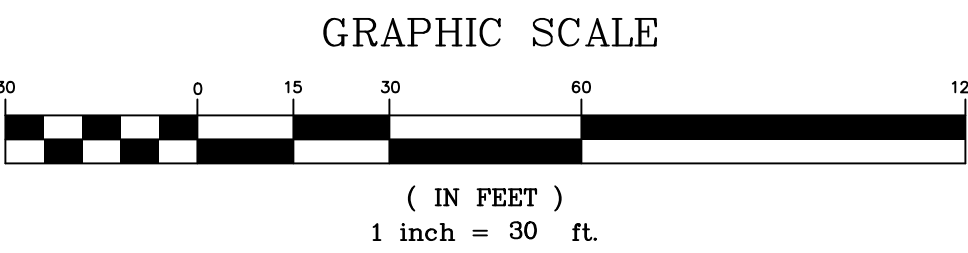
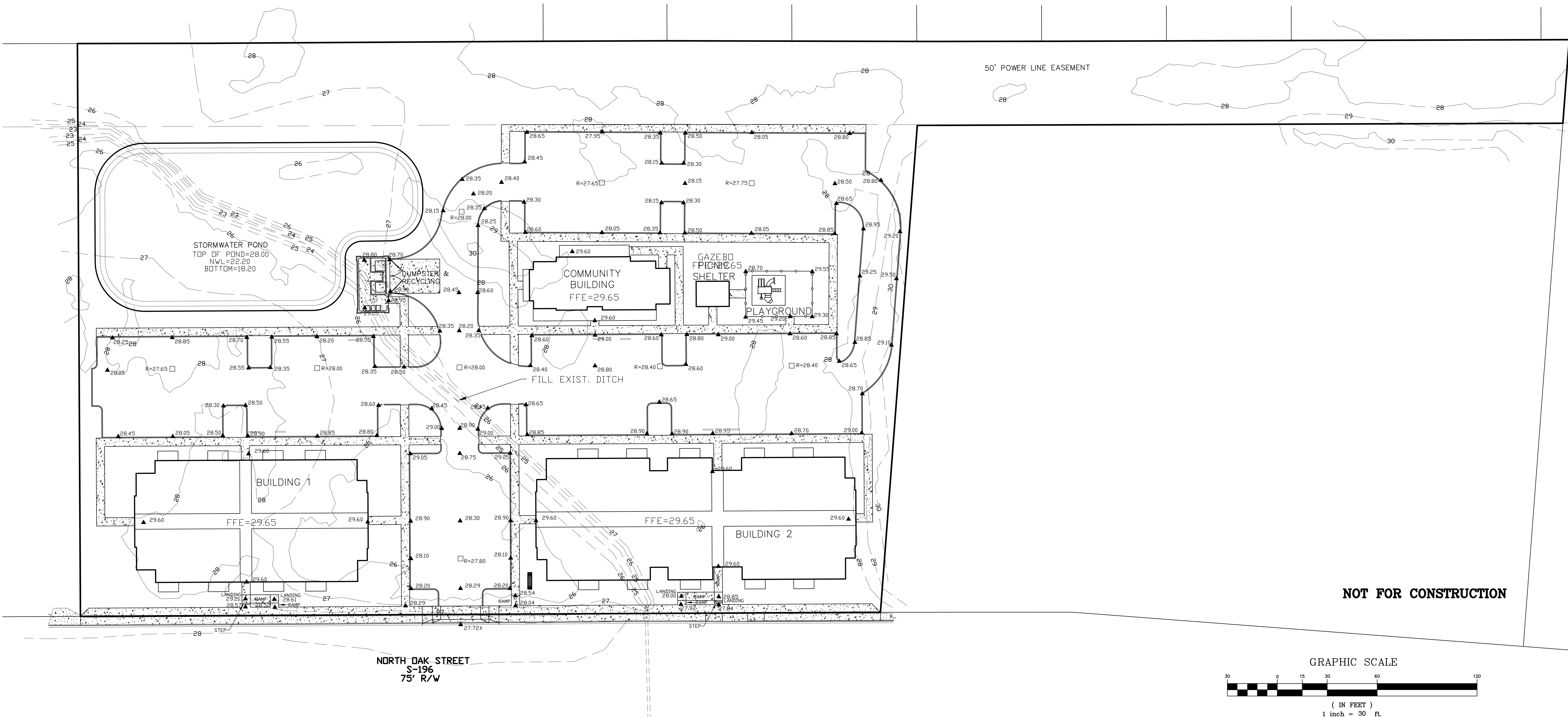
COUNTOURS SHOWN ARE EXISTING CONTOURS
ADDITIONAL YARD DRAINS (NOT SHOWN) WILL
BE USED TO PICK UP RUNOFF AROUND BUILDING

LEGEND

EXISTING CONTOUR ——— 27 ———
PROPOSED CATCH BASIN □
PROPOSED SPOT ELEVATION ▲28.20



VICINITY MAP



PRELIMINARY GRADING PLAN
THE PALMS AT OAK STREET
LOCATED AT
NORTH OAK STREET
MYRTLE BEACH, SOUTH CAROLINA

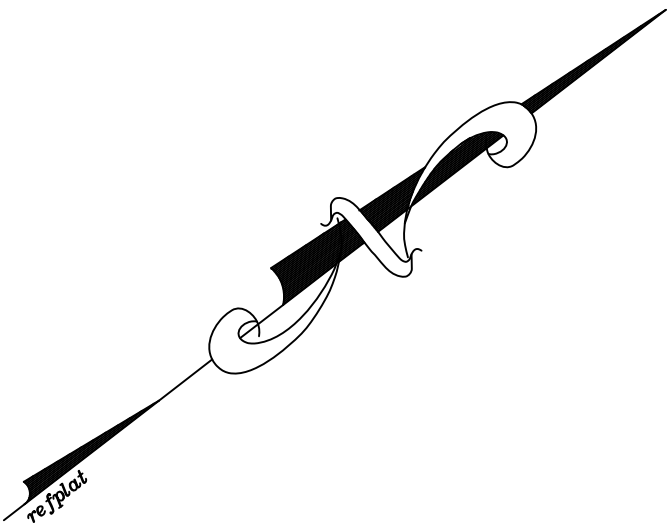
SCALE: 1"=30'
JOB NO. 2504
DESIGNED BY: TPH
DRAWN BY: TPH
CHECKED BY: TPH
DATE: 05/19/25
REVISION:

SHEET NUMBER:
2 OF 4

FILE: G:\DWG\222007\OAK STREET\THE PALMS AT OAK STREET-24.dwg

LEGEND

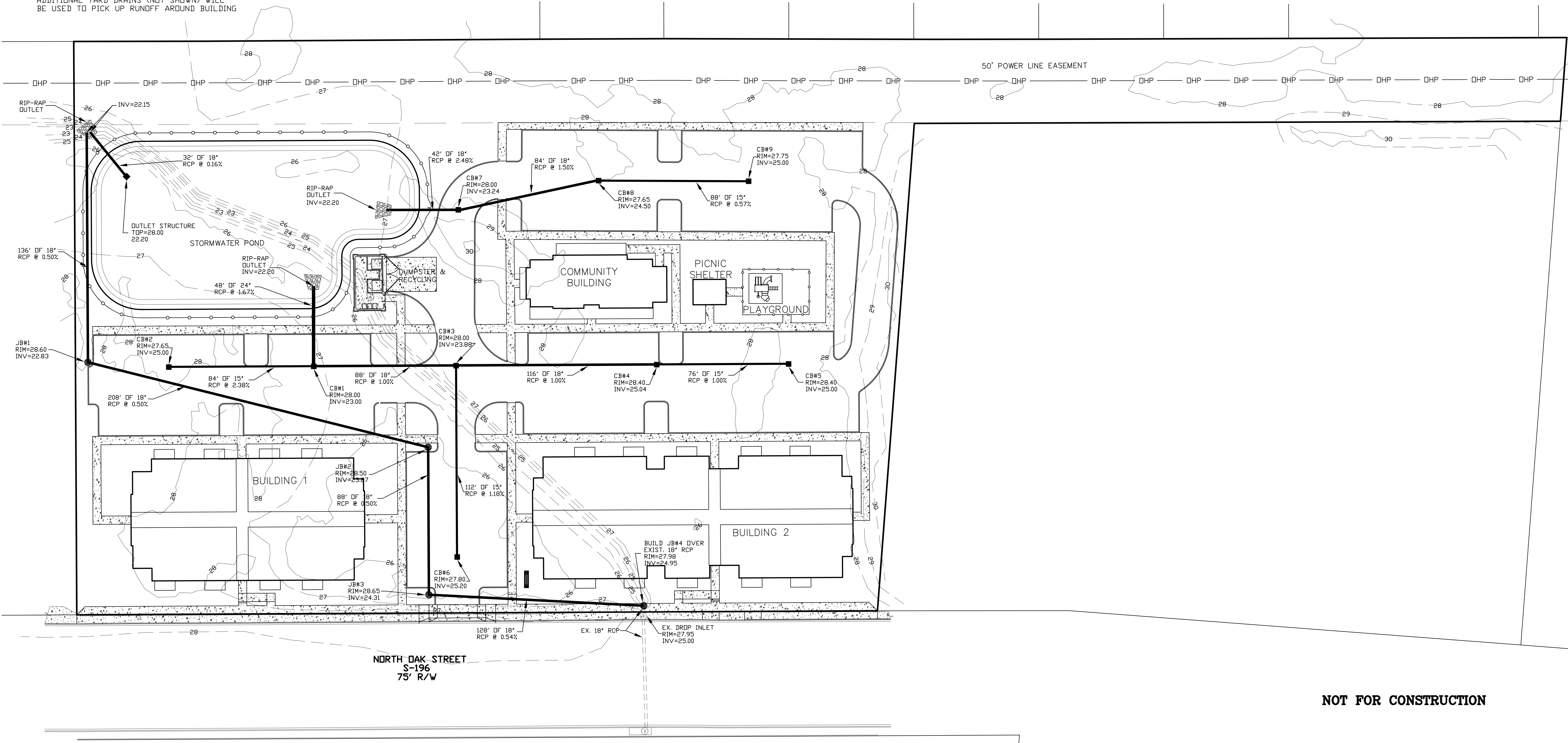
EXISTING CONTOUR	— 28 —
EXISTING DRAIN LINE	== == ==
EXISTING DROP INLET	⊙
PROPOSED DRAIN LINE	— — — —
PROPOSED CATCH BASIN	■
PROPOSED JUNCTION BOX	●



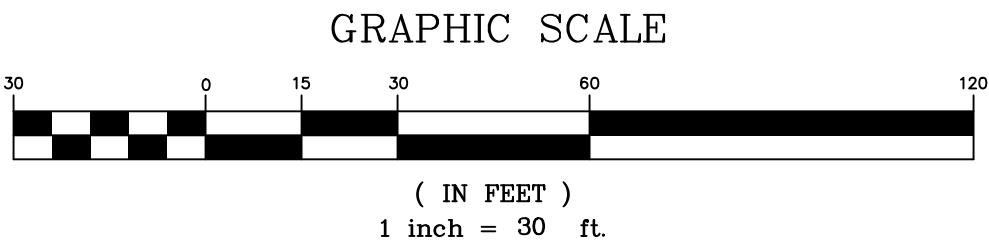
VICINITY MAP

GENERAL NOTES

COUNTOURS SHOWN ARE EXISTING CONTOURS
ADDITIONAL YARD DRAINS (NOT SHOWN) WILL
BE USED TO PICK UP RUNOFF AROUND BUILDING



NOT FOR CONSTRUCTION



PRELIMINARY DRAINAGE PLAN
THE PALMS AT OAK STREET
LOCATED AT
NORTH OAK STREET
MYRTLE BEACH, SOUTH CAROLINA

SCALE:	1"=30'
JOB NO.	2504
DESIGNED BY:	TPH
DRAWN BY:	TPH
CHECKED BY:	TPH
DATE:	05/19/25
REVISION:	

SHEET NUMBER:

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GENERAL NOTES

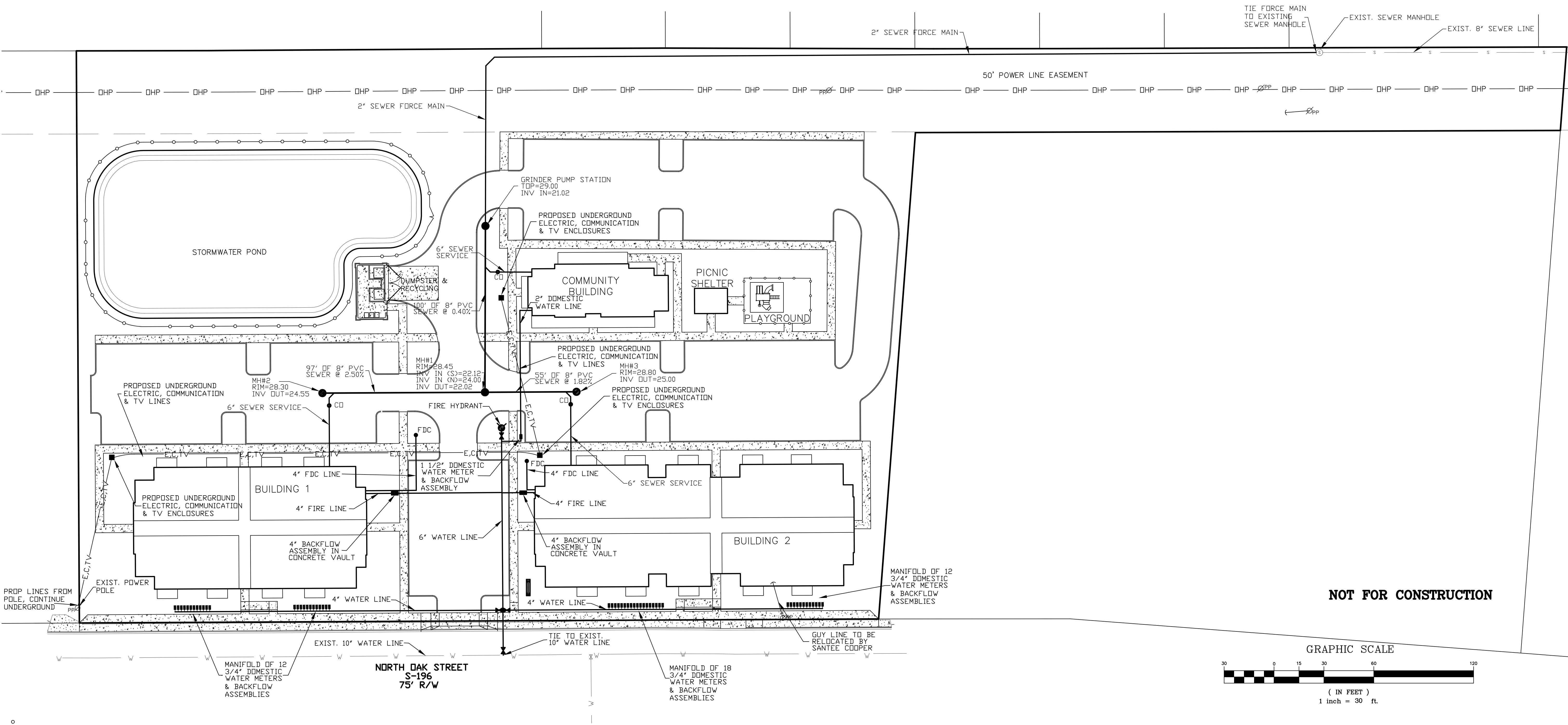
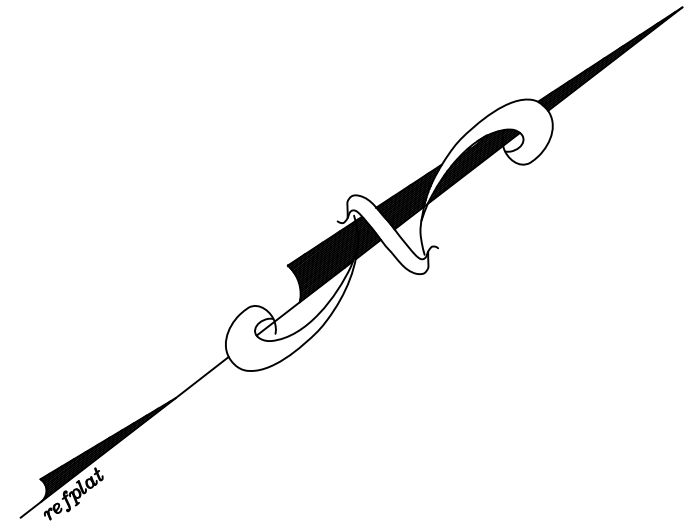
EXISTING UTILITIES SHOWN BASED ON ABOVE GROUND LOCATIONS AND INFORMATION SUPPLIED BY THE CITY OF MYRTLE BEACH UTILITY DEPARTMENT.
WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF MYRTLE BEACH

LEGEND

- EXIST. SANITARY SEWER LINE S
- EXIST. MANHOLE
- EXISTING WATER LINE W
- EXISTING POWER POLE PP
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CLEANDUT CD
- PROPOSED UNDERGROUND ELECTRIC, COMMUNICATIONS & TV LINES E,C,TV
- PROPOSED ELECTRIC, COMMUNICATIONS & TV ENCLOSURES



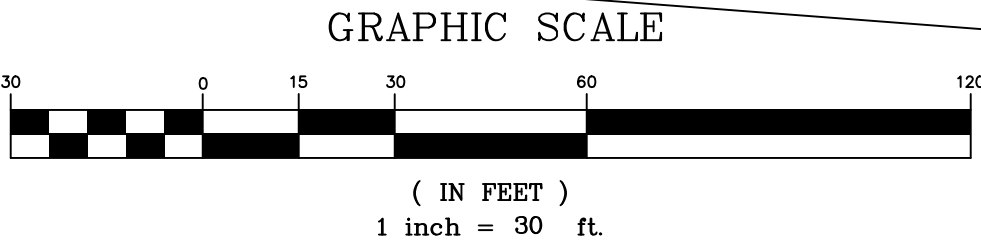
VICINITY MAP



PRELIMINARY UTILITY PLAN
THE PALMS AT OAK STREET
LOCATED AT
NORTH OAK STREET
MYRTLE BEACH, SOUTH CAROLINA

SCALE:	1"=30'
JOB NO.	2504
DESIGNED BY:	TPH
DRAWN BY:	TPH
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DATE:	05/19/25
REVISION:	

NOT FOR CONSTRUCTION



SHEET NUMBER:
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