

LANDMARK AT LIGHTHOUSE COVE

MODIFICATION OF THE PLANNED RESIDENTIAL DEVELOPMENT

NARRATIVE:

The Landmark at Lighthouse Cove Subdivision was approved as a 103 lot development with Public streets and utilities. During the review process, the main topics focused on Stormwater, Drainage and Side Yard Setbacks. The Engineering Phase of the Development included the Topographic Survey needed to complete the design of the streets, subsurface drainage and stormwater treatment facilities. This Site Specific Data also included the survey of the Boundary Ditches at the end of the Lighthouse Cove Subdivision, adjacent to Calabash Lakes and adjacent to the Village at Calabash.

As the Value Engineering progressed, it became evident that necessary site drainage systems will affect the previously approved Lot Layout. The impacting areas are:

1. Drainage Ditch between Lighthouse Cove – Phase 1 and this property. The existing ditch straddles the rear property line of the Platted Lots within the Lighthouse Cove Subdivision and the proposed Lots (49-55) of Landmark. The top of bank and berm encroaches into the rear portion of the proposed Lots impacting the available buildable area. This area is further complicated by the necessary Street connections to the existing Streets and the location of the existing Sewer Main. Our request to allow a 5' reduction of the Front Yard Setback (25' to 20') for Lot 49-55 will resolve this issue.
2. Boundary Ditch Adjacent to Calabash Lakes
The existing ditch adjacent to Calabash Lakes is more internal to the property than anticipated. The Field Survey revealed a ditch cross-section with side slopes less than 1:1. Our evaluation of relocating the ditch, with required 2:1 side slope, resulted in impacting more internal property. The proposed Layout Modification includes a minor shift in the Street

alignment to maintain the desired building footprint and Setbacks. However, due to the necessary Street connections between the existing/proposed Lighthouse Cove Loop, proposed Lots 1-6 will be impacted. Our request to allow a 5' Front Yard Setback reduction (25' to 20') for Lots 1-6 will resolve the issue.

3. Stormwater Treatment and Drainage

During the review process, a major concern was flooding and drainage. The original Subdivision Plan placed the Stormwater Pond in the center of the development with outfall connection to either, or both, of the boundary ditches. Our Engineering Analysis indicated a better hydrological option. The modified layout places the Stormwater Pond in the northern (lowest) corner of the property allowing positive drainage from the lots and streets. The center of the Site remains a 'Green Space' for an Amenity and Drainage. The revised Stormwater Pond location allows the Pond Outlet and Emergency Spillway to connect at the confluence of the boundary ditches. No site drainage is connected to the Village at Calabash drainage ditch.

Summary

The proposed modifications of the Landmark at Lighthouse Cove Subdivision remain true to the original intent with 3 fewer lots (102 to 99) and an improved engineered drainage and stormwater system. A 5' reduction of the Front Yard Setback is requested for Lots 1-6 and 49-55. There are no changes in the Side or Rear Setbacks.

TOWN OF CAROLINA SHORES



ZONING AMENDMENT APPLICATION FORM

Date of Application: 8/29/2018

Text Zoning Amendment Map Zoning Amendment

Owner: Blue Fox Development

Address: 327 Bush Drive

Myrtle Beach, SC 29579

Telephone: 834-945-4121

Property Location: Off of Lighthouse Cove Loop

Tax #: 2410000602 (street address)

Acres: 25.0

Current Zoning: PRD Proposed Zoning: PRD

Proposed Use: Modification to a Planned Residential Development

By submitting this application, the applicant/owner acknowledges that subdivisions are regulated in the Town of Carolina Shores under Title IX of the Code of Ordinances and has availed themselves of the information contained within the Code of Ordinances, paid the fee required by law, and further recognizes that application does not automatically grant approval.,

John C. Dukes

I, _____, hereby certify that the foregoing information is complete and accurate to the best of my knowledge.

John C. Dukes
Signature of Owner

August 30, 2018
Date



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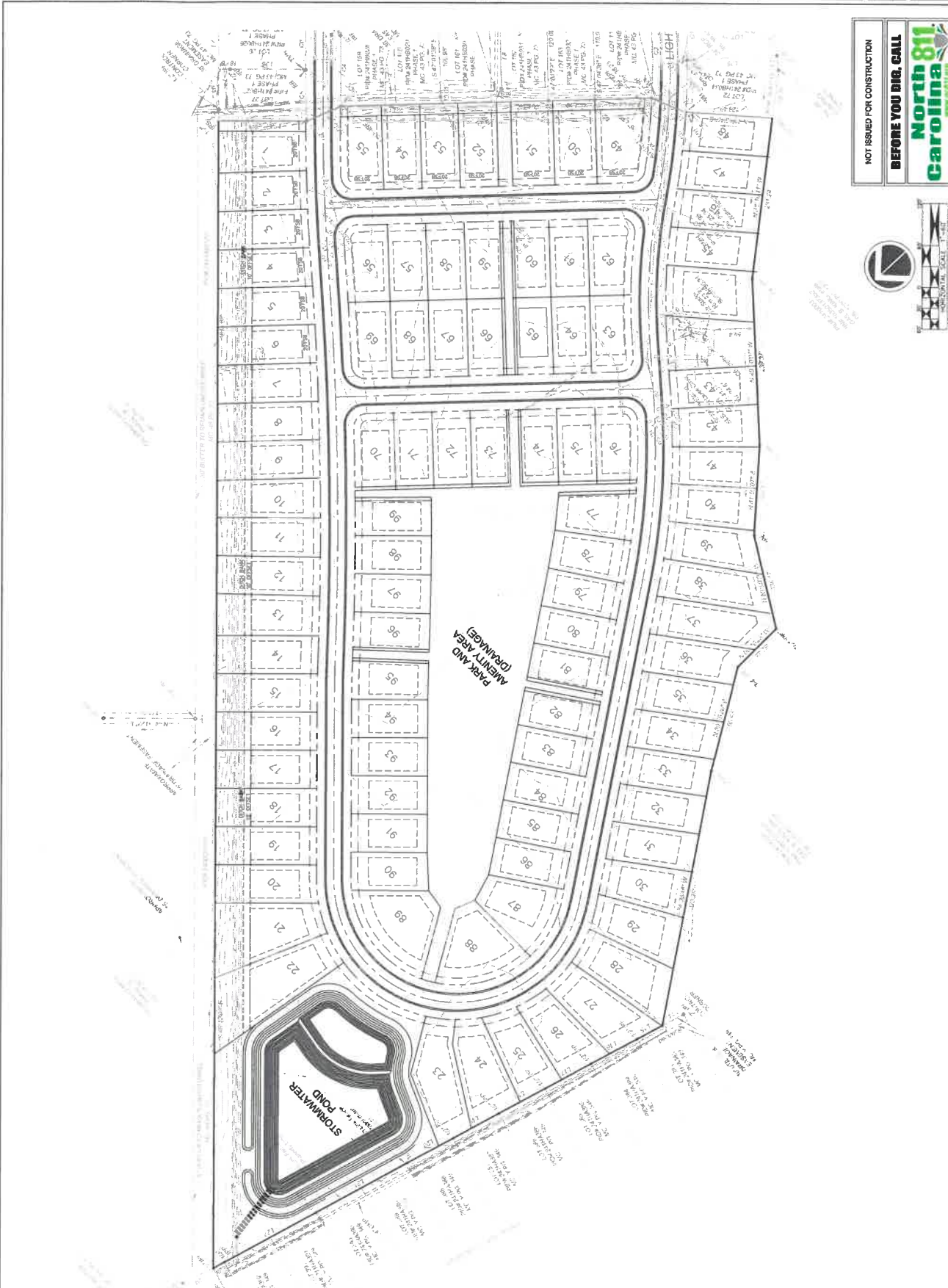
LANDMARK at
 LIGHTHOUSE COVE
 OVERALL SITE PLAN

REV	DATE	DESCRIPTION
1	02/04/2011	INITIAL PLAN SHEET RELEASE

OWNER
 BLUE FOX DEVELOPMENT
 327 BUSH DRIVE
 MYRTLE BEACH, SC 29579

APPROVED	JMC	PROJECT	17021
CHECKED	JMF	SCALE	AS SHOWN
DESIGNED	JRS	RELEASED	PLANNING

SHEET
 SP-01



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