



VILLAGE @ LONGS

Longs, South Carolina
August 2020

A RESIDENTIAL COMMUNITY DEVELOPMENT

HISTORY -

Situated at the cross hairs of SC Highway 9 & SC Highway 905, the Longs community has long served as a bedroom community and part of the greater North Myrtle Beach metropolitan area.

SC Highway 9 is the primary artery connecting inland road systems to nearby resort districts of the greater North Myrtle Beach area. Connecting to SC 31, these road systems serve as the gateway to nearby Brunswick County, NC as well as Little River, Myrtle Beach and Conway areas. These connections provide a link to all major retail, school and recreational areas.

Convenience and immediate proximity to the signalized intersection enhances access. Nearby commercial services include the US Post Office, Food Lion, Dollar General, convenience stores and local restaurants.

REAL ESTATE –

- +/- 41.23 acres
- PIN # 26602030001 and 26600000008
- MRD2 Zoning
- 93 Single Family Lots
- Includes Full Engineering Design, Permits & Entitlements
- 34,800 Traffic Count
- Package Sale or 2 Phase Take-Down Considered
- \$ 1,395,000.00

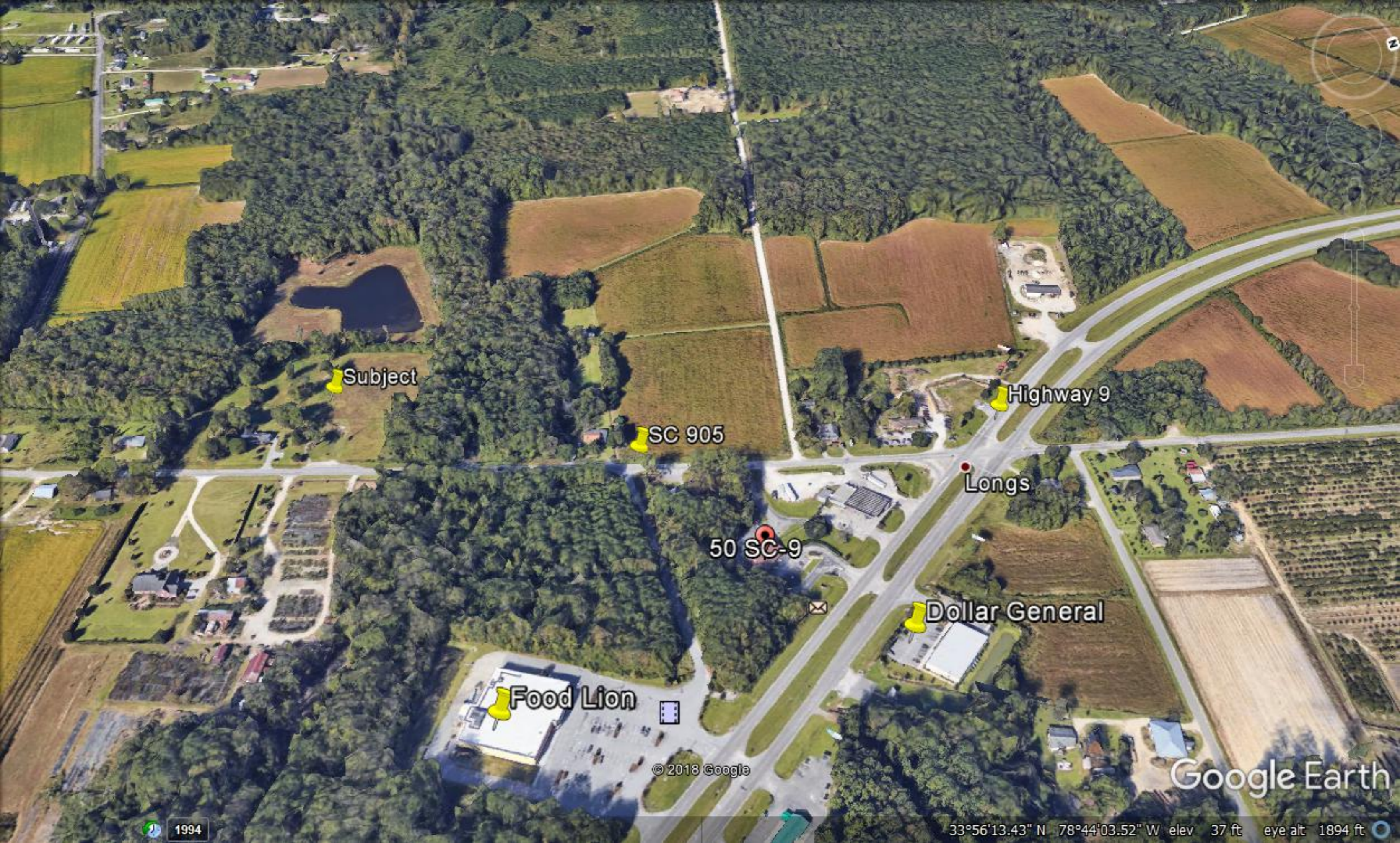
CONTACT:

T. Van Davenport, Managing Partner
1.843.222.8153 Cell
tvandavenport@hbsprings.com

H. B. Springs Co. Commercial Real Estate

2511 Oak Street ~ PO Box 246 ~ Myrtle Beach ~ South Carolina ~ 29578 ~ (843) 448-7653

www.hbsprings.com



Subject

SC 905

Highway 9

Longs

50 SC-9

Dollar General

Food Lion

© 2018 Google

Google Earth

1994

33°56'13.43" N 78°44'03.52" W elev 37 ft eye alt 1894 ft

SITE INFORMATION
 OWNER: MR. MOSES JOHNSON
 PIN #266-00-00-08
 TMS #102-00-01-049
 ZONING: FA (FOREST AGRICULTURE)
 AREA: 41.23 ACRES±
 (1,795,978 SQ.FT.±)

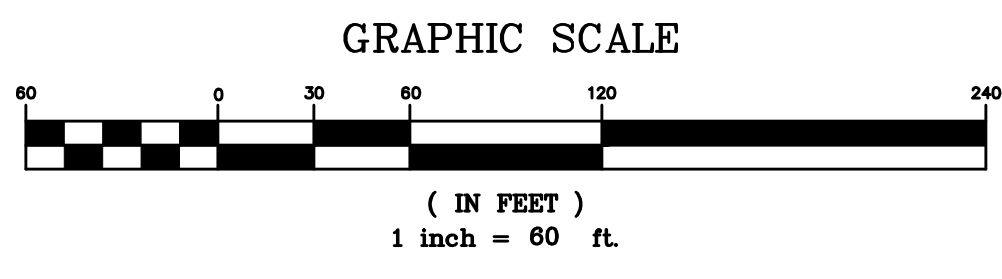
PROPOSED DEVELOPMENT INFORMATION
 TOTAL AREA: 41.23 ACRES
 TOTAL LOTS: 98
 DENSITY: 2.38 LOTS/ACRE
 PROPOSED REZONING: SP8
 SETBACKS: 20' FRONT
 10' SIDE
 15' REAR
 WETLAND IMPACTS: 4,230 SQ.FT.±
 (0.097 ACRES±)

PHASE I-49 LOTS
 PHASE II-49 LOTS

DATE: AUGUST 30, 2018

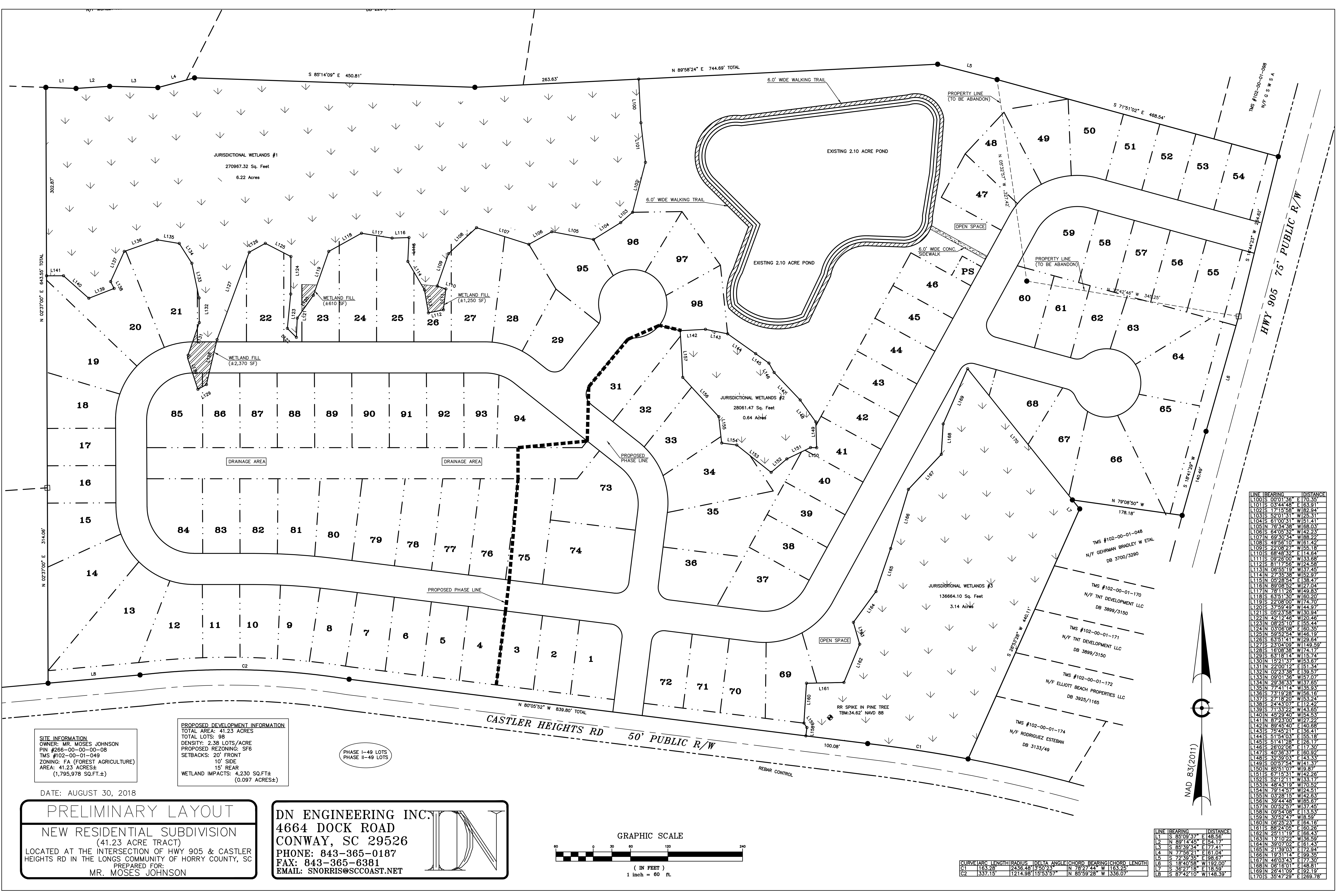
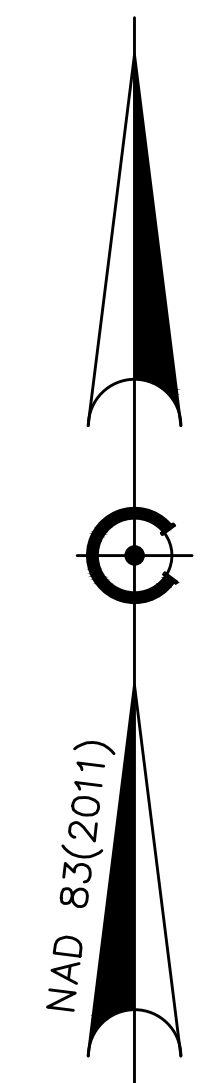
PRELIMINARY LAYOUT
NEW RESIDENTIAL SUBDIVISION
 (41.23 ACRE TRACT)
 LOCATED AT THE INTERSECTION OF HWY 905 & CASTLER HEIGHTS RD IN THE LONGS COMMUNITY OF HORRY COUNTY, SC
 PREPARED FOR:
 MR. MOSES JOHNSON

DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 FAX: 843-365-6381
 EMAIL: SNORRIS@SCCOAST.NET



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.28	2436.48	3°50'23"	N 78°27'44" W	1163.25
C2	137.19	1214.98	1°53'57"	N 85°59'28" W	1336.07

LINE	BEARING	DISTANCE
L100	S 00°01'36" E	70.35
L101	S 03°44'48" E	63.91
L102	S 17°15'58" W	82.94
L103	S 52°01'31" W	25.31
L104	S 61°00'31" W	51.41
L105	N 76°34'38" W	68.03
L106	S 64°03'32" W	42.23
L107	N 69°30'34" W	88.22
L108	S 49°58'10" W	61.42
L109	S 22°08'27" W	55.18
L110	S 68°43'32" E	14.64
L111	S 09°28'00" W	33.68
L112	S 81°17'56" W	24.58
L113	N 06°55'19" W	37.45
L114	N 27°35'38" W	52.97
L115	N 03°28'54" E	38.47
L116	N 89°08'52" W	27.04
L117	N 78°11'26" W	49.83
L118	S 63°51'30" W	60.20
L119	S 22°08'00" W	74.70
L120	S 37°59'49" W	44.97
L121	S 05°23'58" W	30.94
L122	N 42°12'46" W	20.46
L123	N 08°25'10" E	55.44
L124	N 03°08'08" E	60.35
L125	S 59°52'54" W	46.19
L126	S 63°51'41" W	29.64
L127	S 23°04'09" W	149.59
L128	S 16°08'38" W	74.24
L129	S 63°18'14" W	15.74
L130	N 15°21'37" W	53.67
L131	N 22°00'12" E	51.34
L132	N 02°33'58" E	39.51
L133	N 09°01'36" W	57.07
L134	N 29°36'33" W	37.65
L135	N 77°41'14" W	35.93
L136	S 73°19'28" W	56.18
L137	S 27°18'20" W	53.24
L138	S 24°43'07" E	12.42
L139	S 71°33'22" W	43.65
L140	N 45°29'40" W	54.53
L141	S 85°39'34" E	77.41
L142	N 77°56'21" E	61.04
L143	S 72°39'35" E	98.87
L144	S 51°54'03" E	55.18
L145	S 51°14'28" W	26.17
L146	S 26°02'06" E	17.30
L147	S 40°36'37" E	60.92
L148	S 32°39'03" E	43.33
L149	S 00°57'54" W	41.33
L150	S 85°51'07" W	9.87
L151	S 67°15'31" W	42.26
L152	S 52°12'11" W	33.17
L153	N 48°43'19" W	70.52
L154	N 79°14'57" W	24.51
L155	N 03°28'15" W	42.63
L156	N 39°44'48" W	85.67
L157	N 00°52'57" W	37.45
L158	N 09°54'08" E	13.33
L159	S 30°52'47" W	8.59
L160	N 06°25'23" E	64.16
L161	S 88°24'05" E	60.26
L162	N 25°11'19" E	66.43
L163	N 31°02'22" W	36.59
L164	N 39°07'02" E	61.43
L165	N 21°39'03" E	72.94
L166	N 19°51'14" E	99.35
L167	N 46°03'43" E	31.50
L168	N 06°16'01" E	48.81
L169	N 26°41'09" E	92.19
L170	S 35°47'29" E	269.78





DATE: 3/13/2020

Project: Village @ Longs

6001 Cates Bay Highway
 Conway, SC 29527
 DnLSitework.com (Website)

Quote

Item No.	Scope of Work/Description	Quantity	Unit	Unit Price	Extension	Totals
GENERAL						
101	Mobilization	1	EA	\$ 5,000.00	\$ 5,000.00	
102	Construction Layout/Asbuilts *	1	LS	\$ 19,162.50	\$ 19,162.50	
103	Dewatering	1	LS	\$ 5,000.00	\$ 5,000.00	
104	Clearing	14.5	Acre	\$ 6,500.00	\$ 94,250.00	
105	Bushhogging	6.5	Acre	\$ 1,200.00	\$ 7,800.00	
106	Regrade Ditch	100	LF	\$ 10.00	\$ 1,000.00	
						GENERAL TOTAL \$ 132,212.50
EROSION CONTROL						
201	Silt Fence	9394	LF	\$ 3.00	\$ 28,182.00	
202	Construction Entrance	1	EA	\$ 5,500.00	\$ 5,500.00	
203	Inlet Protection	46	EA	\$ 150.00	\$ 6,900.00	
204	Outlet Protection	8	EA	\$ 750.00	\$ 6,000.00	
205	Check Dam	2	EA	\$ 750.00	\$ 1,500.00	
206	Sediment Tube	4	EA	\$ 200.00	\$ 800.00	
207	Vegetative Matting	2210	SY	\$ 2.25	\$ 4,972.50	
208	Grassing(Permanent)	129398	SY	\$ 0.65	\$ 84,108.70	
						EROSION CONTROL TOTAL \$ 137,963.20
EARTHWORK						
301	Strip Topsoil	8584	CY	\$ 3.00	\$ 25,752.00	
302	Site Excavation	4564	CY	\$ 3.00	\$ 13,692.00	
303	Undercut (Roadway)	6790	CY	\$ 3.25	\$ 22,067.50	
304	Import Select Fill(Roadway)	7701	CY	\$ 12.00	\$ 92,412.00	
305	Import Select Fill	52084	CY	\$ 12.00	\$ 625,008.00	
306	Site Prep	107402	SY	\$ 1.25	\$ 134,252.50	
307	Building Pad Prep	21996	SY	\$ 1.50	\$ 32,994.00	
308	Subgrade Prep	11194	SY	\$ 1.25	\$ 13,992.50	
						EARTHWORK TOTAL \$ 960,170.50
SITWORK						
401	1.5" Surface Asphalt	11195	SY	\$ 7.62	\$ 85,305.90	
402	1.5" Binder Asphalt	11195	SY	\$ 7.45	\$ 83,402.75	
403	8" Base	11195	SY	\$ 10.50	\$ 117,547.50	
404	18" Rolled Curb and Curb	8552	LF	\$ 11.00	\$ 94,072.00	
405	6" Base	1900	SY	\$ 8.30	\$ 15,770.00	
406	6" Underdrain w/ Sand	8552	LF	\$ 12.00	\$ 102,624.00	
407	4" Retention Area w/ #57 Stone	1400	LF	\$ 15.00	\$ 21,000.00	
408	Signage and Striping	1	LS	\$ 15,435.00	\$ 15,435.00	
						SITWORK TOTAL \$ 535,157.15
STORM SEWER						
501	15" RCP	816	LF	\$ 28.38	\$ 23,154.00	
502	18" RCP	1392	LF	\$ 30.08	\$ 41,871.36	
503	24" RCP	880	LF	\$ 40.03	\$ 35,228.16	

EXCLUSIONS:

- 1 **ANYTHING NOT EXPRESSLY STATED ABOVE.**
- 2* Layout is for D&L work **ONLY**.
- 3* Asbuilt Points/Elevations provided by D&L for Engineer to Plot. (Water, Sewer, Storm...)
- 4 **NO** Fees or Permits, Other than Standard Business License.
- 5 **ALL** Trenches to be backfilled with Native/On-site Material.
- 6 No undercut & backfill included in quote (This includes building pads and footers.)
- 7 **NO** well pointing or pumping included for Utility installation if needed.
- 8 Geotechnical, Compaction & Concrete Testing by Others.
- 9 Landscaping/Irrigation & Electrical by Others.
- 10 D&L is **NOT** responsible for any material stolen or vandalized after installation and prior to job acceptance.
- 11 D&L is **NOT** responsible for any broken concrete or curbing by others.
- 12 **NO** SWPPP Reports & Inspections.
- 13 Pricing per DN Engineering plans dated 2/17/2020.
- 14 Asphalt Pricing based on 01/01/2020 SCDOT Index of \$490.88 Idex Increase will Result in Relative Price Increase.
- 15 Bond **NOT** Included.

ACCEPTED BY:

Company: _____
Representative: _____
Title: _____
Signature: _____
Date: _____

Rivertown Construction Services, LLC

PO Box 2198
Conway, SC 29528
843-369-2284
843-369-2286 Fax

PROPOSAL

DATE

4/17/2020

NAME/ADDRESS

Great Southern Homes, Inc.
90 N Royal Tower Drive
Irmo, SC 29063

PROJECT:

The Village at Longs

DESCRIPTION	QTY	UOM	RATE	TOTAL
Mobilization		LS	7,875.00	7,875.00
Clearing & Grubbing			120,000.00	120,000.00
Sediment & Erosion Control			178,195.00	178,195.00
Storm Drainage			306,603.33	306,603.33
Water Installation			213,205.63	213,205.63
Sewer Installation			279,706.01	279,706.01
Forcemain			190,408.66	190,408.66
Earth Work			750,702.00	750,702.00
Road Construction			545,384.76	545,384.76

This proposal is for acceptance within thirty (30) days. Please indicate acceptance by signing below & return by email to: rivertownconst@yahoo.com

Total \$2,592,080.39

Signature: _____

Date: _____

Title _____