

VILLAGE @ CRABTREE

TRACT B-1 DEVELOPMENT PARCEL

Conway, South Carolina

HISTORY

Conway, one of the oldest towns in South Carolina, was founded in 1732. The county seat of Horry County, Conway is part of the Myrtle Beach metropolitan area and home to Coastal Carolina University.

US Highway 501 is the primary artery connecting inland road system to nearby resort districts of the greater Myrtle Beach area. As the gateway to these areas, Conway, SC has long served as the primary bedroom community.

El Bethel Road provides convenient access between US Highway 501, SC Highway 378 & US Highway 701. Each intersection is signalized forming an inner belt loop for Conway. This connection provides a link to all major retail, school and recreational areas as well as all major inland and resort road connectors.

Area retail includes Aldi as well as Wal-Mart regional center. Complementary retail and restaurant facilities are within walking distance.

Each grade level of public school is situated within 3 miles. New Middle School for grades 5-8 planned opposite this location announced by Horry County Board of Education

Situated adjacent to Village @ Crabtree, a planned single-family neighborhood consisting of 94 home sites with 2021 construction scheduled.

McLeod Medical Campus planned for construction opposite the site.

REAL ESTATE

- 44,518 Population
- 51,850 Average Income
- Centralized Location
- Traffic Signal Access
 - High Visibility
 - Ease of Access

OFFERING

\$1,195,000

7.94 acres

High Density Residential (R-3) Zoning
Permits Multi-Family Uses

CONTACT:

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



Cultra Road

US Highway 501

Food Lion

Aldi

US Highway 701

Wal-Mart

Movie Theater

Community Shopping Center

El Bethel Road

Conway High School

Mill Pond Rd.

The Village @ Crabtree

GoogleEarth Placemark

Regional Mall

SC Highway 378

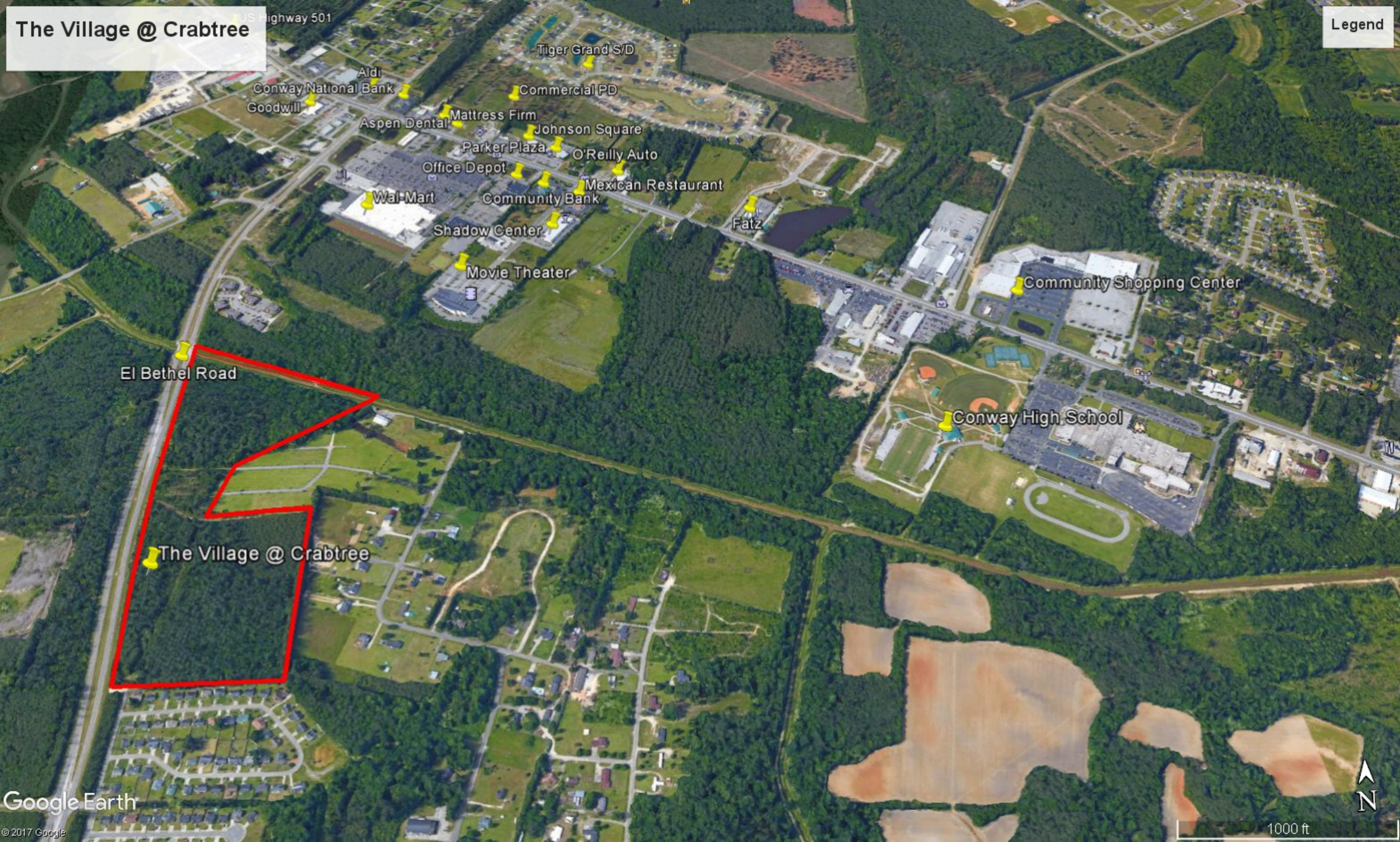
Conway Recreational Center

Senior Center

Middle School

The Village @ Crabtree

Legend



US Highway 501

Tiger Grand S/D

Aldi
Conway National Bank
Goodwill

Commercial PD

Aspen Dental
Mattress Firm
Johnson Square

Parker Plaza
O'Reilly Auto

Office Depot
Wal-Mart
Community Bank
Mexican Restaurant

Shadow Center

Fatz

Movie Theater

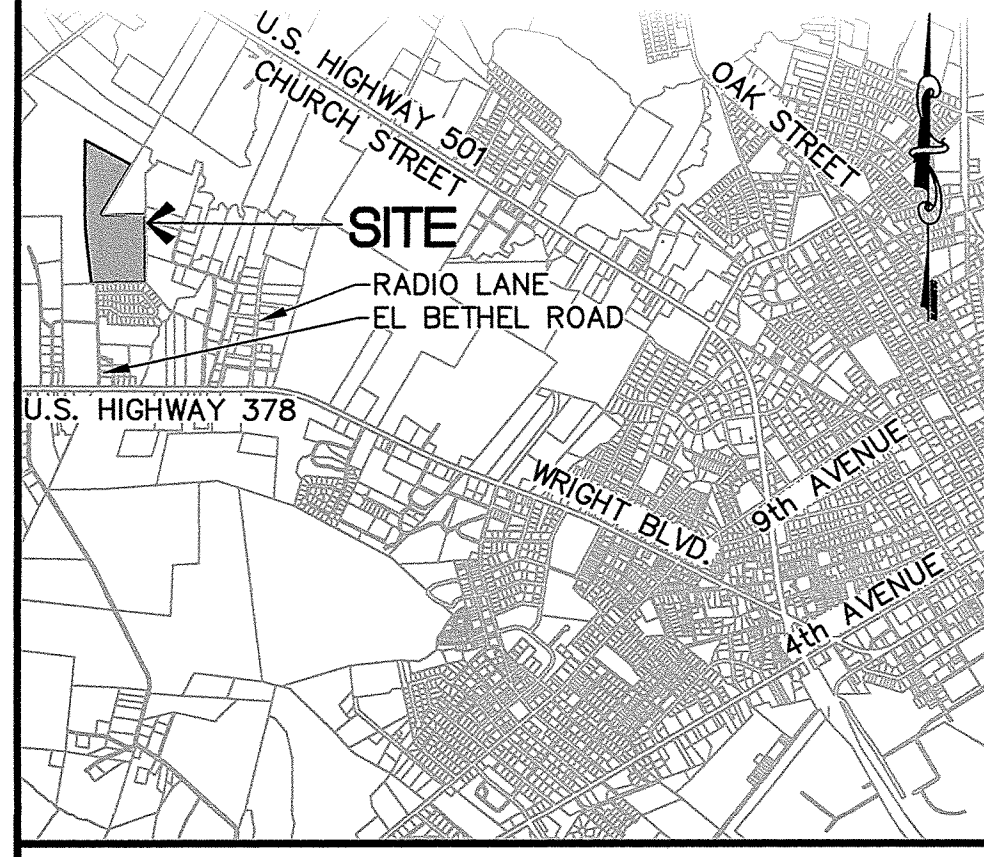
Community Shopping Center

El Bethel Road

Conway High School

The Village @ Crabtree





VICINITY MAP - CONWAY
SCALE: 1" = 3000'

DEVELOPMENT SUMMARY:

- DATE OF FIELD SURVEY WAS MAY, 2017.
- PIN #337-00-00-006.
- THIS TRACT IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON THE "FIRM" PANEL #4501C0501H AND 4501C0502H DATED AUGUST 23, 1999 AND IS SUBJECT TO VERIFICATION BY THE FEMA OFFICER.
- ROADWAY AND DRAINAGE IMPROVEMENTS TO BE OWNED AND MAINTAINED BY THE CITY OF CONWAY.
- REFERENCE TO MAP BY ROBERT A. WARNER AND ASSOCIATES, INC., DATED MAY 5, 2017, ENTITLED "BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF TRACT B".
- PROPERTY OWNER: THE VILLAGE AT CRABTREE, LLC. PIN #337-00-00-0036. 90 WALL ST., UNIT B PAWLEYS ISLAND, S.C. 29585
- PROPERTY OWNER AGENT: THE VILLAGE AT CRABTREE, LLC. PIN #337-00-00-0036. 90 WALL ST., UNIT B PAWLEYS ISLAND, S.C. 29585
- PROPOSED DEVELOPER: THE VILLAGE AT CRABTREE, LLC. PIN #337-00-00-0036.
- MINIMUM ALLOWABLE LOT SIZE IS 5,000 SF.; MINIMUM LOT DIMENSIONS 50' x 100'
- MINIMUM LOT WIDTH = 50 FT.; MINIMUM LOT DEPTH = 100'.
- LOT SETBACKS:
FRONT = 15'
SIDES = 5'
REAR = 20'
SIDE CORNER LOTS = 10'
- ALL DRAINAGE, EASEMENTS SHALL BE CLEAR AND REMAIN FREE OF STRUCTURES AND OBSTRUCTIONS.
- THERE ARE A TOTAL OF 94 SINGLE FAMILY LOTS IN PHASES 1 & 2.
PHASE 1 HAS A TOTAL OF 72 SINGLE FAMILY LOTS.
PHASE 2 HAS A TOTAL OF 22 SINGLE FAMILY LOTS.
ALL LOTS ARE TO BE SINGLE FAMILY; NO DUPLEX LOTS WILL BE ALLOWED.
- PROJECT DENSITY: GROSS 94 LOTS + 26.16 AC. = 3.59 UNITS/ACRE
PHASE 1 PROJECT DENSITY: GROSS 72 LOTS + 21.58 AC. = 3.37 UNITS/ACRE
PHASE 2 PROJECT DENSITY: GROSS 22 LOTS + 4.58 AC. = 4.80 UNITS/ACRE
- PHASE 1 LINEAR FOOTAGE OF CENTERLINE OF ROAD = 3,299 LF.
PHASE 2 LINEAR FOOTAGE OF CENTERLINE OF ROAD = 574 LF.
- RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE CITY OF CONWAY.
- MAXIMUM BUILDING HEIGHT = 40 FT.
- ALL FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 1 FT. ABOVE THE TOP OF CURB.
ALL ACTIVITIES INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN FOR THE SUBDIVISION.
- THE LAST PROPERTY TRANSFER DATED 01/12/10 AND RECORDED IN THE HORRY COUNTY COURT HOUSE IN D.B. 3439 PG. 362.
- ALL LOTS WITHIN THIS DEVELOPMENT PROJECT SHALL ACCESS BY INTERNAL STREETS ONLY.
- ALL AREAS SHOWN AS OPEN SPACE SHALL REMAIN AS SUCH IN PERPETUITY.
- WATER AND WASTEWATER TO BE PROVIDED BY THE CITY OF CONWAY.
- A 10 FT. WIDE, COMMON, NON-EXCLUSIVE UTILITY EASEMENT SHALL EXTEND ALONG THE FRONT OF ALL LOTS PARALLEL THE RIGHT-OF-WAY IN THIS DEVELOPMENT.
- ALL LAKES, PONDS, BERMS AND COMMON AREAS THAT ARE PART OF OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
- HOA/POA DOCUMENTS OR RESTRICTIVE COVENANTS AND EASEMENTS FOR THE DEVELOPMENT SHOWN HEREON SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY. REFER TO FINAL PLAT FOR ROAD CENTERLINE AND CURVE TABLES.
- OWNER SHOULD CONTACT THE U.S. POST OFFICE IN CONWAY REGARDING REQUIRED MAIL BOX LOCATIONS.
- FIELD SURVEYS HAVE LOCATED LARGE TREES AS SHOWN ON THE SITE PLAN.
NO JURISDICTIONAL WETLANDS EXIST ON THE SITE PER USA COE.
REFERENCE MAP: "BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF TRACT B", BY ROBERT A. WARNER AND ASSOCIATES, INC., DATED MAY 5, 2017.

ACREAGE TABLE:

PHASE 1		PHASE 2	
RIGHT-OF-WAY (R/W)	= 3.97 ACS.	RIGHT-OF-WAY (R/W)	= 0.68 ACS.
TOTAL LOTS	= 10.77 ACS.	TOTAL LOTS	= 3.50 ACS.
COMMON AREAS:		COMMON AREAS:	
50' BUFFER	= 1.88 ACS.	50' BUFFER	= 0.00 ACS.
15' BUFFER	= 0.64 ACS.	15' BUFFER	= 0.40 ACS.
OPEN SPACE	= 1.44 ACS.	OPEN SPACE	= 0.00 ACS.
PONDS	= 2.88 ACS.	PONDS	= 0.00 ACS.
WETLANDS COMMON AREA		WETLANDS COMMON AREA	
TOTAL	= 0.00 ACS.	TOTAL	= 0.00 ACS.
TOTAL	= 21.58 ACS.	TOTAL	= 4.58 ACS.
TOTAL BOTH PHASES		TOTAL BOTH PHASES	
= 26.16 ACS.		= 4.58 ACS.	

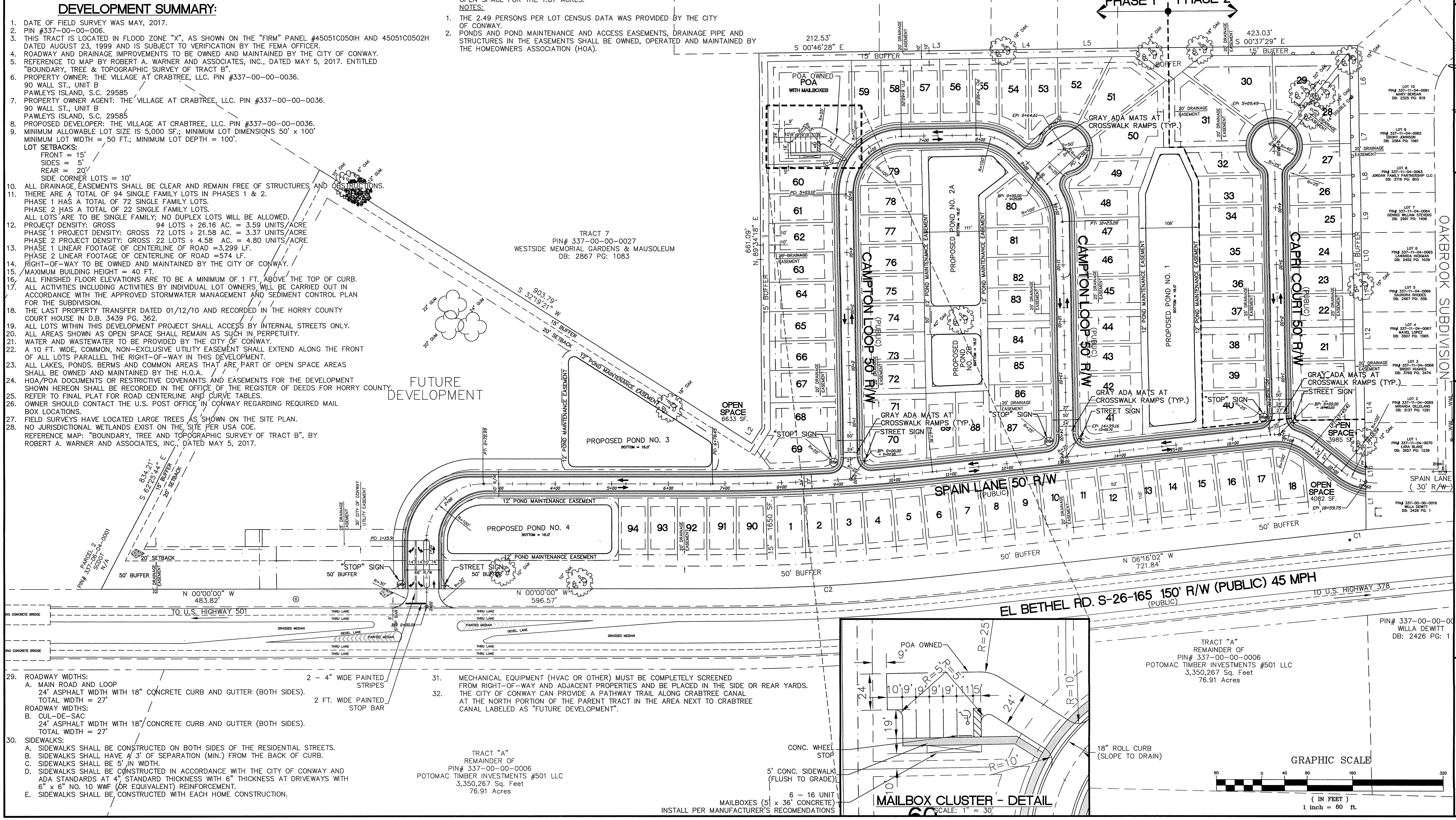
OPEN SPACE MATRIX:

- OPEN SPACE REQUIRED = 94 LOTS x 2.49 PERSONS/LOT x 0.008 ACRES/PERSON = 1.87 AC.
- OPEN SPACE PROVIDED = 0
- OPEN SPACE DEFICIT = 1.87 AC.
- SUMMARY: THE DEVELOPER WOULD PROVIDE A FEE IN LIEU OF OPEN SPACE FOR THE 1.87 ACRES.

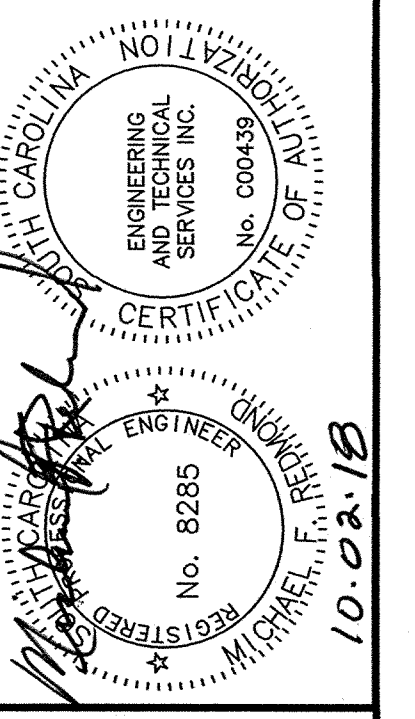
- THE 2.49 PERSONS PER LOT CENSUS DATA WAS PROVIDED BY THE CITY OF CONWAY.
- PONDS AND POND MAINTENANCE AND ACCESS EASEMENTS, DRAINAGE PIPE AND STRUCTURES IN THE EASEMENTS SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3895.52'	26.52'	26.52'	N 06°04'20" W	0°23'24"
C2	3745.53'	409.69'	409.49'	N 03°08'01" W	6°16'02"
C3	3895.45'	426.10'	425.89'	S 03°08'01" E	6°16'02"

LINE	BEARING	DISTANCE
L1	S 89°45'19" W	97.69'
L2	S 57°52'49" E	32.95'
L3	S 00°46'28" E	197.25'
L4	S 00°46'28" E	117.16'
L5	S 00°46'28" E	106.10'
L6	S 88°54'56" W	126.46'
L7	S 88°54'56" W	70.00'
L8	S 88°54'56" W	70.00'
L9	S 88°54'56" W	70.00'
L10	S 88°54'56" W	70.00'
L11	S 88°54'56" W	70.00'
L12	S 88°54'56" W	65.08'
L13	S 88°54'56" W	65.00'
L14	S 88°54'56" W	65.27'
L15	S 88°54'56" W	75.03'
L16	S 88°54'56" W	10.00'
L17	S 89°06'02" W	150.62'
L18	S 89°33'47" W	74.96'
L19	S 89°33'47" W	74.99'
L20	S 89°33'47" W	75.01'
L21	S 89°33'47" W	75.01'
L22	S 89°02'51" W	86.93'



MARK	DATE	REVISIONS
3	09/21/18	REV. MAIL KIOSK LOCATION
2	06/05/18	REV. ROAD WIDTHS; NOTE 27; ENTRY RAMP; REV. ROAD NAME; ADD OPEN SPACE MATRIX
1	01/16/18	REV. ROADWAY WIDTHS; REV. NOTES 6, 7 & 8; ADD NOTES 29 & 30

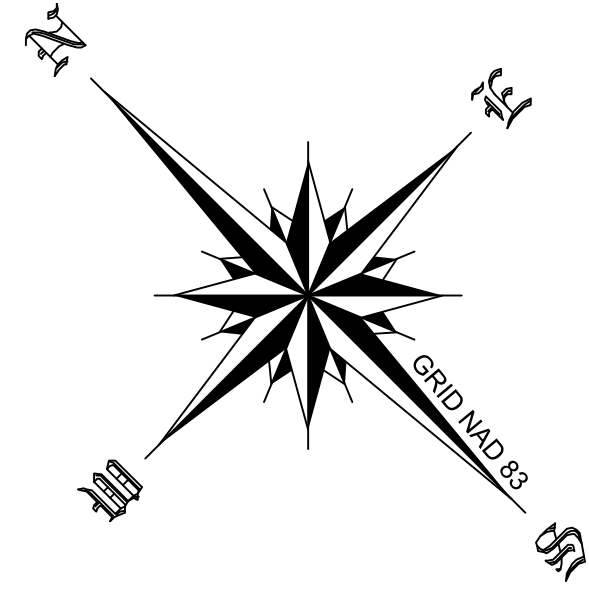


ETS ENGINEERING AND TECHNICAL SERVICES, INC.
Pawleys Business Center • 58 Centermarsh Lane
P.O. Box 2040 • Pawleys Island, S.C. 29565
Phone: (843) 237-2289 • Fax: (843) 237-2288 • http://www.etsengineers.com

THE VILLAGE AT CRABTREE

SITE PLAN
DRAWN BY: RSA
CHECKED BY: MFR
JOB NO.: 2017017
SCALE: 1" = 80'
SHEET OF 23

S:\Engineering\Projects\2017\017-The Village At Crabtree Phases 1 and 2\DWG\2017017_1-BASE PLAN.dwg, 09/25/2018 14:24:24 PM, sakers, HP Designer12500 PS HPL2 ROLL 1, pcd, 1:1



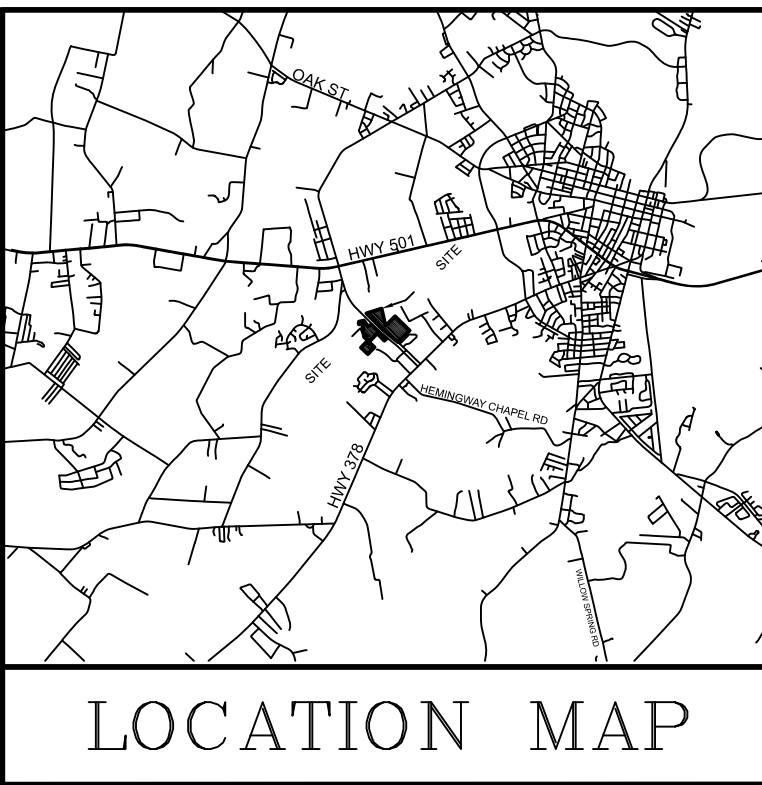
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3895.52	26.52	N 06°04'20" W	26.52
C2	1745.52	409.69	S 01°08'01" E	409.69
C3	125.00	59.27	S 45°00'00" E	135.30
C4	125.00	196.35	S 45°00'00" E	176.28
C5	125.00	117.81	N 45°00'00" W	106.07
C6	125.00	192.27	S 45°00'00" W	135.30

LINE	BEARING	DISTANCE
L1	S 87°52'49" E	152.92
L2	S 88°54'56" W	70.00
L3	S 88°54'56" W	70.00
L4	S 88°54'56" W	70.00
L5	S 88°54'56" W	70.00
L6	S 88°54'56" W	70.00
L7	S 88°54'56" W	65.00
L8	S 88°54'56" W	65.00
L9	S 88°54'56" W	65.27
L10	S 88°54'56" W	75.00
L11	S 88°54'56" W	10.00
L12	S 89°43'19" W	97.69
L13	N 00°00'00" W	127.11
L14	N 90°00'00" W	60.00
L15	N 90°00'00" W	50.00
L16	N 90°00'00" W	60.00
L17	N 90°00'00" W	30.00
L18	N 00°00'00" W	30.00
L19	N 90°00'00" E	30.00
L20	S 00°00'00" E	30.00
L21	N 90°00'00" W	125.00

NOTES:

- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE CITY OF CONWAY OFFICE OF PLANNING AND ZONING.
- REFERENCE PLAT ENTITLED "SURVEY OF V.D. CHESTNUT PROPERTY"; PREPARED BY S.D. COX R.L.S.; DATED NOVEMBER 8, 1950;
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP No. 45051C0501H AND ON FEMA MAP No. 45051C0502I, DATED AUGUST 23, 1992.
- NO TITLE SEARCH PERFORMED BY THIS OFFICE.
- ALL BEARINGS ARE BASED ON NAD 83 STATE PLANE COORDINATES, DISTANCES SHOWN ARE GROUND DISTANCES NOT GRID.

• IRON PIN AT ALL CORNERS UNLESS OTHERWISE NOTICED



NO.	DESCRIPTION	DATE	BY

TRACT "B-1"
 A PORTION OF
 PIN# 337-00-00-0036
 THE VILLAGE AT CRABTREE, LLC
 346,031 Sq. Feet
 7.94 Acres

TRACT 7
 PIN# 337-00-00-0027
 WESTSIDE MEMORIAL GARDENS & MAUSOLEUM
 DB: 2867 PG: 1083

TRACT 6
 PIN# 337-10-00-0099
 CATHY HILL
 DB: 3671 PG: 2022

TRACT A
 PIN# 337-10-00-0007
 SHARIN EVANS
 DB: 4121 PG: 2205

TRACT A
 PIN# 337-10-00-0096
 SHUNINA
 DB: 2728 PG: 925

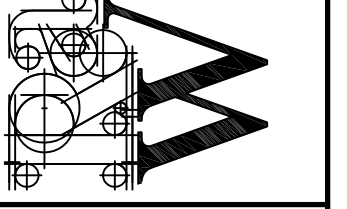
TRACT B & B-1
 PIN# 337-10-00-0095
 ERNEST JR. & CHRISTIAN
 DB: 3136 PG: 2201

LOT 3
 PIN# 337-10-00-0004
 WARREN KEITH ARNONE
 DB: 3882 PG: 1871

TRACT "B-2"
 A PORTION OF
 PIN# 337-00-00-0036
 THE VILLAGE AT CRABTREE, LLC
 1,142,378 Sq. Feet
 26.23 Acres

TRACT "A"
 PIN# 337-00-00-0006
 POTOMAC TIMBER INVESTMENTS #501 LLC
 DB 3439 PG 362

Prepared for:
THE VILLAGE AT CRABTREE, LLC
 SUBDIVISION PLAT OF TRACT B INTO TRACT B-1 & B-2 EL BETHEL ROAD SOUTH CAROLINA



Robert A. Warner and Associates, Inc.
 Professional Land Surveying, Mapping and Planning
 726 8th Avenue North
 Myrtle Beach, South Carolina 29577
 Phone: (843) 626-6662 / 6924
 Fax: (843) 626-6774
 E-mail: RWARNER5006@AOL.COM

DATE: NOVEMBER 3, 2020
 SCALE: 1" = 100'
 Horry County

LEGEND
 CP - COMPUTED POINT
 CMF - CONCRETE MONUMENT FOUND
 CMS - CONCRETE MONUMENT SET
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET
 RBF - REBAR FOUND
 RBS - REBAR SET



CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this [plat-plan of development] with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

T. VAN DAVENPORT
 THE VILLAGE AT CRABTREE, LLC
 Signature Date

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a CLASS A survey as specified herein.

NOVEMBER 3, 2020
 Date

ROBERT A. WARNER, PLS
 15177
 S.C. Registration Number

REF. PB:	278-171
REF. DB:	4069-1272
PIN:	337-00-00-0036
DRAWN BY:	RAW
PARTY CHIEF:	BA
REF. DWG:	CRABTREE TAKEDOWN.DWG
JOB NO.:	170183
PROJ. NO.:	170183
SHEET NO.:	1
OF:	1