

2017-60 (1ST READING): PROPOSAL BY OSCEOLA STREET LLC ET AL TO REZONE 6.575 ACRES LOCATED BETWEEN OSCEOLA ST, CHEROKEE ST, MONTICELLO ST, & MR JOE WHITE AVE. THE PROPOSAL INCLUDES REZONING THE PROPERTY FROM RMH (RESIDENTIAL MULTIFAMILY HIGH DENSITY) & MUM (MIXED USE MEDIUM DENSITY) TO A NEW PLANNED UNIT DEVELOPMENT (PUD) FOR THE PURPOSE OF INSTALLING A SELF-STORAGE & OFFICE COMPLEX.

Applicant/Purpose: Osceola Street LLC, (Rob Shelton & Steve Strickland - Earthworks, agents) /to create a new PUD for self-storage, commercial mixed use & multi-family residential.

Brief:

- 6 applicants own properties located b/w Cherokee & Osceola b/w Joe White Ave & Monticello.
- The properties were originally subdivided into single-family lots, but have remained vacant.
- The owners originally wanted to construct 2 large self-storage buildings, 2 commercial office buildings, & reserve future development area for multifamily residential.
- Project will be completed in 3 phases (all by 12/31/22):
 - Phases 1 & 2 - Mixed use commercial & indoor storage units
 - Phase 3 - multi-family residential
- 12/5/17: PC recommends approval w/ Phase 3 limited to multifamily & recommends w/ PUD fees used for security cameras (coordinated w/ City system) & streetscape improvements (6-0).
- Item was denied on 1/23/18, but during the 2/13 Council meeting Ms. Jeffcoat & Mr. Chestnut moved to add this item to the 2/27 agenda for 1st reading before the minutes to the 1/27 Council meeting were approved. The motion to add to the 2/27 agenda was approved by City Council.
- Council approved a revised site plan at the 3/13/18 City Council meeting (4-0).
- Public improvements included are: (1) Security cameras per MBPD, (2) stormwater infrastructure to help alleviate flooding, (3) a basketball court w/in the City park on Green's Blvd., & Osceola, & (4) remaining monies to be used to provide shelters at the school bus stops along Osceola.

Issues:

- This PUD brings highway-oriented commercial uses 2 blocks into the residential areas of Sandysgate, Foxcroft, & Monticello. Warehousing is typically not seen as a good fit in a residential district, but newer designs have been implemented in other communities w/ success.
- The PUD text copies the Code for HC-1 & HC-2 for permitted uses for the PUD.
- Planning opposes allowing HC uses more than 400' from the rear of the sidewalk along Joe White (except the self-storage use & the multifamily use listed for future phase).
- PC expressed interest in expanding the public benefit to enhance the streetscape along Osceola (sidewalks, street trees) to provide a safe pedestrian experience for those using Osceola to reach Joe White & points south.

Public Notification: Legal ad ran. Signs posted. 29 property owners notified. Normal meeting notification. At Council's request an additional discussion has been scheduled for Monday January 22.

Alternatives: Modify or deny the request.

Financial Impact:

- The City would expect to see revenue from taxes, permits, & business licenses.
- At a 1% rate the total public benefit would be ~\$205k. Those funds would be used for additional surveillance cameras & to upgrade the streetscape of Osceola.

Manager's Recommendation: I recommend 2nd reading & adoption, I understand area residents' concerns about the location of a storage facility off Joe White, but this process gives us the ability to tie the developer to a very high standard of appearance.

Attachment(s): Proposed ordinance, staff report.

ORDINANCE 2017-60

CITY OF MYRTLE BEACH
STATE OF SOUTH CAROLINA
COUNTY OF HORRY

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)
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AN ORDINANCE TO CREATE A
PLANNED UNIT DEVELOPMENT
KNOWN AS OSCEOLA STREET PUD
PLANNED UNIT DEVELOPMENT

It is hereby ordained that Osceola Street Planned Unit Development (hereinafter "the Subject Property") is created pursuant to the terms and conditions of this ordinance. The development authorized and approved by this ordinance shall be located on those parcels of land identified with Horry County PINs as:

| | |
|-----------------------|-----------------------|
| Mr. Joe White Avenue: | PIN 42512040003; |
| | PIN 42512040004; |
| | PIN 42512040005; |
| | PIN 42512040006; |
| Osceola St.: | PIN 42512040002; |
| | PIN 42512040001; |
| | PIN 42512010037; |
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| | PIN 42512010034; |
| | PIN 42512010033; |
| | PIN 42512010032; |
| | PIN 42512010031; |
| | PIN 42512010030; |
| | PIN 42512010029; |
| | PIN 42512010028; |
| Cherokee St.: | PIN 42512040007; |
| | PIN 42512040008; |
| | PIN 42512040009; |
| | PIN 42512040010; |
| | PIN 42512040021; and, |

as shown on the Boundary Survey prepared by The EARTHWORKS Group dated October 13, 2017, attached hereto in incorporated herein by reference as EXHIBIT 17.6. The development authorized by this ordinance shall be generally as represented by that set of plans drawn and/or compiled by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Site Plan attached hereto and incorporated herein by reference as EXHIBITS 17.5 and 17.7; that set of plans drawn by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Drainage Plan attached hereto and incorporated herein by reference as EXHIBIT 17.8; that set of plans drawn by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Topographic Survey attached hereto and incorporated herein by reference as EXHIBIT 17.6; that set of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street PUD Utility Plan attached hereto and incorporated herein by reference as EXHIBIT 17.9; that set of plans drawn by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Open Space Plan attached hereto and incorporated herein by reference as EXHIBIT 17.10; that set of plans drawn by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Landscaping Plan attached hereto and incorporated herein by reference as EXHIBIT 17.12; and, that set of plans drawn by The EARTHWORKS Group dated March 20, 2018, titled Osceola Street PUD Public Benefit Plan attached hereto and incorporated herein by reference as EXHIBIT 17.11. Renderings of buildings and amenities thereto are attached as Exhibits 17.13 through 17.25 to present examples of the style of architecture in the immediate area of the Subject Property and the manner in which the Subject Property is to be developed. These exhibit to this Ordinance shall generally represent the development authorized by this Ordinance, with the understanding the Zoning Administrator or the Community Appearance Board may amend the plans to some degree. Pursuant to the Code of Ordinances of the City of Myrtle Beach, Appendix A, Zoning, Section 1903.H, the plans referenced in this Ordinance are representative of the manner in which the Subject Property shall be developed and any such development shall be in strict compliance with the approved final plans for development and revisions thereto approved by City staff.

Section 1 - Purpose of Planned Unit Development

The Osceola Street PUD fits within the context of the existing surrounding development. The site is currently vacant with some tree cover, consistent with the tree survey performed by EARTHWORKS Group, dated April 3, 2017 and included in the PUD Application. The approximately 6.575 acre Subject Property is currently zoned MU-M (Mixed Use - Medium Density) along Mr. Joe White Avenue and (RMH (Multifamily Residential - High Density) along Osceola Street and will be developed as a mixed-use of professional, commercial, and climate controlled self storage toward Mr. Joe White Avenue (Phases 1 and 2) and Multi-Family Residential to the rear of the tract along Osceola Street (Phase 3) as indicated on the Site Plan. Decorative security fencing will surround the climate controlled self storage areas on Osceola Street and Cherokee Street. The project includes interior drives as shown on the Site Plan, as well as improvements to City stormwater drainage network, landscaping, decorative fencing, and internal security cameras. The developer has proposed using funds generated by the public benefit of the project to install two three-camera units of the City of Myrtle Beach camera network as shown in the Public Benefit Plan dated October 13, 2017 and as requested by the Myrtle Beach Police Department. These cameras would be maintained solely by the City of Myrtle Beach. Maintenance for all improvements within the project, including the Open Spaces and drainage, will be the responsibility of owner, its successors, and assigns, as will the exterior landscaping on private property and decorative fencing.

Section 2 - Location of the Planned Unit Development

The Subject Property is bound by developed properties along and accessed primarily via Mr. Joe White Avenue to its south. To the north, the Subject Property is bound by an apartment complex (Monticello Park) which is zoned PUD. The Subject Property is bound to the west by Osceola Street and to the east by Cherokee Street. Across Osceola Street along Mr. Joe White Avenue are two properties zoned HC-1 (Dick's Pawn Shop and New Directions of HC, LLC). Adjacent to these properties along Osceola Ave. are two apartment complexes zoned RMH (Sandygate Village and Patriot's Way). The Subject Property encompasses seven (7) lots along Cherokee Street. The lot at the corner with Mr. Joe White Avenue is vacant and zoned MU-M. The remaining lots within the Subject Property are vacant, except one (1) lot, which contains a vacant house that will be removed in conjunction with the PUD construction. Continuing along the west side of Cherokee Street, there are two residences and three apartment buildings. Across Cherokee Street from the Subject Property along Mr. Joe White Ave. is a professional office building zoned MU-M (Morris Chiropractic). Adjacent to this property are six lots zoned RMH. The first of these lots is a residence, while the remaining lots on the east side of Cherokee Street are either vacant or contain apartment buildings. A Map of Existing Zoning is attached hereto and incorporated herein by reference as EXHIBIT 17.4.

Section 3 - Permitted Uses

Phases 1 and 2: Permitted uses to include all permitted uses under HC-1 zoning (Accounting Office; Advertising Agency; Administrative service establishments of a business character which supply general needs of an intangible nature to the public including establishments performing management duties in the conduct of government, business, utilities, or industry; Advisory service establishments engaged in providing monetary and specialized professional knowledge to the community, including offices of paralegals, lobbyists, and designers; Aquariums; Architects office; Arts and crafts studio,, Automated teller machines, free standing; Automobile rental; Bakeries, retail; Banks; Bar; Barbershops, beauty salons, and cosmetologists; Bed & breakfast establishments; Bingo parlors; Blueprinting services; Booksellers/book stores; Bowling alleys; Broadcast studios, radio and television; Brokers; Business consultants, offices of; Car wash; Chambers of commerce; Child care center for 13 or more children (CCC); Child care home, family, for up to 6 children (FCCH); Child care home, group, for 7-12 children (GCCH); Chiropractic care establishments; Clothing stores; Commercial center; Confectionaries; Copy shops and business service centers; Cosmetology establishments; Credit office; Dance Halls; Drapery shops, custom; Dressmaker; Engineering office; Eyeglass sales; Facilities for active recreation not otherwise listed; Facilities for passive recreation; Financial office; Florists and flower shops; Funeral homes; Galleries; Gift shops; Go carts, electric, indoor or outdoor; Golf driving ranges; Grocery and food stores; Hardware stores; Health care establishments engaged in the science and art of preventing, curing, recovering from, or alleviating injury or disease, and associated offices, including medical, surgical, psychiatric, osteopathic, and dental, including medical, surgical, psychiatric, osteopathic, and dental, but not primarily for recovery from substance abuse; Health clubs, gymnasiums, exercise and workout areas; Home decorating accessory shops sales; Horticultural nursery; Hospital; Jewelry sales and repair; Kennels and animal boarding facilities, indoor; Laundromats and service; Law office; Liquor package stores; Mailing/addressing services; Motor vehicle detailing; Motor vehicle paint or body shop; Motor vehicle parts store; Motor vehicle sales; Motor vehicle rental and leasing; Museums; Music sales; News and magazine stands; Nightclubs; Parking facilities; Pharmacies; Photography developing establishments; Photography studios; Pool halls/billiard parlors; Professional organizations, offices of;

1 Prosthetic facilities; Radio or television station and related transmitting tower; Real estate
2 offices; Religious establishments providing for religious service and development; Restaurant,
3 with drive through service; Restaurant, without drive-through; Retail, big box; Retail
4 establishments providing convenience items and services; Rock climbing walls; Rooftop
5 gardens; Schools, elementary and secondary, including school stadiums; Schools, colleges or
6 universities; Schools, trade or vocational; Schools, artistic training; Schools, athletic training;
7 Service establishments of a business character providing maintenance, installation, and repair
8 for specialized service needs to individuals or other businesses, including sales and service
9 operations, and stenographic and letter writing services; Shoe repair; Skating rinks and parks,
10 indoor; Skating rinks and parks, outdoor; Small engine repair; Social welfare organizations;
11 Sport facilities not otherwise listed; Studios (art, dance, or music), Studios (martial arts,
12 athletic); Swimming pools, indoor or outdoor; Tavern; Tennis facilities, indoor or outdoor;
13 Theater, indoor; Theater, outdoor; Transportation terminals and establishments providing for
14 the interchange of passengers; Transportation terminals and establishments providing for the
15 interchange of freight; Veterinary offices, clinics, and hospitals; Visitor accommodations not
16 otherwise listed; Visitor information reception center; Warehouse storage; Wholesale business
17 establishments for selling bulk goods or commodities, but not toxic chemicals; Administrative
18 offices of federal, state and local governments; Buildings and uses of utilities holding a
19 franchise from the city; Library, public; Parks, recreation areas, recreation facilities or
20 recreation buildings owned by the City of Myrtle Beach; Post office, Public parking, Public
21 regional stormwater facilities; Public safety stations including fire, police and rescue services;
22 Public utilities installations and substations; Public works facility/public utilities; and Social
23 welfare offices).

24
25 Phase 3: Permitted used to include all permitted uses under HC-2 zoning (Permanent residence,
26 single-family dwellings; Permanent residence, two-family dwellings; Permanent residence,
27 multi-family dwellings; Accounting office; Advertising agency; Administrative service
28 establishments of a business character which supply general needs of an intangible nature to
29 the public including establishments performing management duties in the conduct of
30 government, business, utilities, or industry; Advisory service establishments engaged in
31 providing monetary and specialized professional knowledge to the community, including offices
32 of paralegals, lobbyists, and designers; Aquariums; Architects office; Arts and crafts studio;
33 Automated teller machines, free standing; Automobile rental; Bakeries, retail; Banks; Bar;
34 Barbershops, beauty salons, and cosmetologists; Bed & breakfast establishments; Bingo parlors;
35 Blueprinting services; Booksellers/book stores; Bowling alleys; Broadcast studios, radio and
36 television; Brokers; Business consultants, offices of; Car wash; Chambers of commerce;
37 Chiropractic care establishments; Clothing stores; Commercial center; Confectionaries; Copy
38 shops and business service centers; Cosmetology establishments; Credit office; Dance Halls;
39 Drapery shops, custom; Dressmaker; Engineering office; Eyeglass sales; Facilities for active
40 recreation not otherwise listed; Facilities for passive recreation; Financial office; Florists and
41 flower shops; Funeral homes; Galleries; Gift shops; Go carts, electric, indoor or outdoor; Golf
42 driving ranges; Grocery and food stores; Hardware stores; Health care establishments engaged
43 in the science and art of preventing, curing, recovering from, or alleviating injury or disease,
44 and associated offices, including medical, surgical, psychiatric, osteopathic, and dental,
45 including medical, surgical, psychiatric, osteopathic, and dental, but not primarily for recovery
46 from substance abuse; Health clubs, gymnasiums, exercise and workout areas; Home decorating
47 accessory shops sales; Horticultural nursery; Hospital; Independent living, older adult; Jewelry
48 sales and repair; Kennels and animal boarding facilities, indoor; Laundromats and services; Law
49 office; Liquor package stores; Mailing/addressing services; Motor vehicle detailing; Motor
50 vehicle paint or body shop; Motor vehicle parts store; Motor vehicles sales; Motor vehicles rental

1 and leasing; Museums; Music sales; News and magazine stands; Nightclubs; Parking facilities;
2 Pharmacies; Photography developing establishments; Photography studios; Pool halls/billiard
3 parlors; Professional organizations, offices of; Prosthetic facilities; Radio or television station
4 and related transmitting tower; Real estate offices; Religious establishments providing for
5 religious service and development; Restaurant, with drive-through service; Restaurant, without
6 drive-through; Retail, big box; Retail establishment providing convenience items and services;
7 Rock climbing walls; Rooftop gardens; Schools, elementary and secondary, including school
8 stadiums; Schools, colleges or universities; Schools, trade or vocational; Schools, artistic
9 training; Schools, athletic training; Service establishments of a business character providing
10 maintenance, installation, and repair for specialized service needs to individuals or other
11 businesses, including sales and service operations, and stenographic and letter writing services;
12 Shoe repair; Skating rinks and parks, indoor; Skating rinks and parks, outdoor; Small engine
13 repair; Social welfare organizations; Sports facilities not otherwise listed; Studios (art, dance,
14 or music); Studios (martial arts, athletic); Swimming pools, indoor or outdoor; Tavern; Tennis
15 facilities, indoor or outdoor; Theater, indoor; Theater, outdoor; Tire sales and service;
16 Transportation terminals and establishments providing for the interchange of passengers;
17 Transportation terminals and establishments providing for the interchange of freight; Travel -
18 agencies; Veterinary offices, clinics, and hospitals; Visitor accommodations not otherwise
19 listed; Visitor information reception center; Administrative offices of federal, state and local
20 governments; Buildings and uses of utilities holding a franchise from the city; Library, public;
21 Parks, recreation areas, recreation facilities or recreation buildings owned by the City of Myrtle
22 Beach; Post office; Public parking; Public regional stormwater facilities; Public safety stations
23 including fire, police and rescue services; Public utilities installations and substations; Public
24 works facility/public utilities; Social welfare offices; and Water tanks, public).

Section 4 - Conditional Uses

28 Phases 1 and 2: Conditional uses to include all uses under HC-1 zoning (Adult day care; Assisted
29 living facilities; Child care center for 13 or more children (CCC); Child care home, family, for
30 up to 6 children (FCCH); Child care home, group, for 7-12 children (GCCH); Congregate housing,
31 older adult; Continuing care retirement community; Customer service/reception centers for
32 interval ownership operations; Dry cleaning establishments; Game arcades; Gasoline station;
33 Golf courses; Golf courses, miniature; Heavy durable goods sales; Independent living, older
34 adult; Massage establishment, therapeutic; Moped rental and sales establishment; Motor
35 vehicle repair and maintenance; Nursing home facilities; Outdoor display and merchandise
36 area; and, Restaurant with outdoor dining).

38 Phase 3: Conditional uses to include all uses under HC-2 zoning (Adult day care; Assisted living
39 facilities; Child care center for 13 or more children (CCC); Child care home, family, for up to 6
40 children (FCCH); Child care home, group, for 7-12 children (GCCH); Congregate housing, older
41 adult; Continuing care retirement community; Customer service/reception centers for interval
42 ownership operations; Dry cleaning establishments; Game arcades; Gasoline station; Golf
43 Courses; Golf courses, miniature; Heavy durable goods sales; Home occupations; Massage
44 establishment, therapeutic; Moped rental and sales establishment; Motor vehicle repair and
45 maintenance; Nursing home facilities; Outdoor display and merchandise area; Restaurant with
46 outdoor dining; and, Indoor Storage Facility).

Section 5 - Accessory Uses and Special Exceptions

Accessory Uses are to be allowed as defined in the 2014 City of Myrtle Beach Zoning Ordinance Article 15 Conditional/Accessory Uses and Special Exceptions Section 1502 based on the uses allowed under HC-1 and HC-2 zoning.

Phases 1 and 2: Special Exceptions uses to include all special exceptions under HC-1 zoning (Commercial group residential; Parolee-probationer home; Unlicensed group residential (caregiving); and Water tanks, public).

Phase 3: Special Exceptions uses to include all the special exceptions under HC-2 zoning (Commercial Group residential; Parolee-probationer home; and, Unlicensed group residential (caregiving)).

Section 6- Dimensional Requirements

6.1 Minimum lot area: 10,000 square feet

6.2 Minimum lot width: None

6.3 Minimum lot depth: None

6.4 Maximum height: 60 feet

6.5 Minimum front yard setback: 25 feet

6.6 Minimum rear yard setback: 20 feet

6.7 Minimum side yard setback: 15 feet

6.8 Minimum pervious surface 25%.

Section 7 - Parking Standards

The property will be developed as a mix of commercial and professional uses. Parking spaces will be calculated pursuant to use. Retail parking spaces will be installed at a ratio of one space per 400 square feet; Office parking spaces will be installed at a ratio of one space per 350 square feet; Storage parking spaces will be installed at a ratio of one space per 5,000 square feet; One bedroom apartment unit spaces will be installed at a ratio of one space per unit; Two bedroom apartment unit spaces will be installed at a ratio of one-point-five spaces per unit; and, Three bedroom apartment unit spaces will be installed at a ratio of two spaces per unit.

Section 8 - Landscaping/Buffering/Open Space Requirements

Landscaping will meet or exceed all landscape/buffering/open space requirements as described in Article 9 Landscaping and Tree Protection of the 2014 City of Myrtle Beach Zoning Ordinance and as consistent with HC zoning for the property. Care will be taken to provide appropriate plant material to provide both visual interest and environmental sensitivity. A minimum of 25% of the PUD will be devoted to active and passive open space, which may consist of lakes, parks, amenities, and buffers.

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The development will meet or exceed the signage requirements for HC-1 and HC-2 zoning by the City of Myrtle Beach as found in the zoning ordinance, Article 8 Sign Regulations.

Section 11 - Special Requirements

Section 12 - Technical Design Criteria

12.1 For new construction, soil erosion control measures for each Phase will be designed and installed per the requirements of the City and of DHEC.

12.3 Water and sanitary sewer systems connected to City lines will include design, sizing, and calculations for domestic water and wastewater pipes, water meters, manholes, and other water/sewer appurtenances required to serve and accommodate the development's needs. Any easements needed for either or both systems will be deeded to the City as required during the development of each Phase. All design, sizing, and calculations will be subject to review and approval by the City Engineering Department. (See EXHIBIT 17.9).

12.5 All utilities shall be provided underground except for necessary boxes, transformers, light fixtures, and other appurtenances. All utility plans and construction methods shall comply with City requirements.

12.6 All Phases shall be constructed in general adherence with the Plans that are a part of this Ordinance.

12.7 Internal streets will be paved with a minimum of 20 feet of asphalt pavement.

Section 13 - Public Improvements

Public improvements will consist of one or a combination of the following, as finances allow:

13.1 Installing security cameras at key points (as requested by the Myrtle Beach Police Department) as shown on Exhibit 17.11 as part of the City of Myrtle Beach camera network. A third camera is to be installed at the corner of Greens Blvd. and Osceola Street facing the basketball court described below.

13.2 Drainage: Area drainage will be improved with the installation of a retention pond along Cherokee Street which will be constructed during Phase 1 and another retention pond along Osceola Street which will be constructed during Phase 3.

13.3 A basketball court is to be installed within the City-owned park at the corner of Greens Blvd. and Osceola Street.

13.4 Any Public Benefit funds remaining after completion of the above-described improvements is to be used to implement the School Bus stops along Osceola Street.

Section 14 - Phasing Plan and Construction Schedule

The property will be developed in three phases. Phase 1A of the construction is anticipated to be completed by December 2018. The final phase is expected to be completed by December 2022. Any extension to this proposed development schedule must be approved by City Council, and must be supported by facts and circumstances warranting an extension.

Section 15 -Summary of variations between existing zoning districts and PUD provisions

The primary differences between the requirements of the PUD and the RMH and MU-M zoning districts are setbacks, dimensional requirements, and the elimination of multifamily uses allowed on the property.

Dimensional Differences:

RMH; MU-M; PUD (HC-1); PUD (HC-2)

| Setback Yard | RMH | MU-M | PUD (HC-1) | PUD (HC-2) |
|------------------|-------------------|------|--|---------------|
| Front | 25 Feet | -- | 50 Feet From Mr. Joe White; 25 Feet from Osceola | 25 Feet From |
| Side | 10 Feet | -- | 15 Feet | 15 Feet |
| Rear | 15 Feet | -- | 20 Feet | 20 Feet |
| Side Combined | 20 Feet | -- | B | B |
| Minimum Lot Area | 5,000 Square Feet | -- | 10,000 Sq.Ft. | 10,000 Sq.Ft. |

| | | | | |
|--------------------------|------------|--|------------|------------|
| Minimum Lot Width | 50 Feet | -- | -- | -- |
| Minimum Lot Depth | 50 Feet | -- | -- | -- |
| Maximum Height | 35 Feet | Equal to the width of the widest right-of-way upon which it fronts | 60 Feet | 60 Feet |
| Minimum Pervious Surface | 25 Percent | N/A | 25 Percent | 25 Percent |

(B) Except as stated in Section 1603.C (A) ("Or per the Coastal Protection Zone (CPZ), whichever is greater."), setbacks are zero except that the provisions of Chapter 6 - *Buildings and Building Regulations* and Chapter 9 - *Fire Prevention & Protection* of the Code of Ordinances apply. However, sight triangles and sight lines shall be maintained, requirements in section 902 - *Landscaping Regulations* shall be met; and in the Mixed Use (MU) districts, the sidewalk and buffer requirements of section 1705.I - *When A Property is Developed* shall be met.

Section 16 - Enactment Provision and Signature Lines

Enactment Provision - This ordinance is effective only upon presentment of ten (10) complete sets of the PUD Ordinance documents, including but not limited to attachments, exhibits, and maps to the City Clerk within five (5) working days of the second reading. Failure to supply the required documents results in this ordinance having no force of effect, and the regulations in place prior to second reading shall be the assigned regulations.

ATTEST:

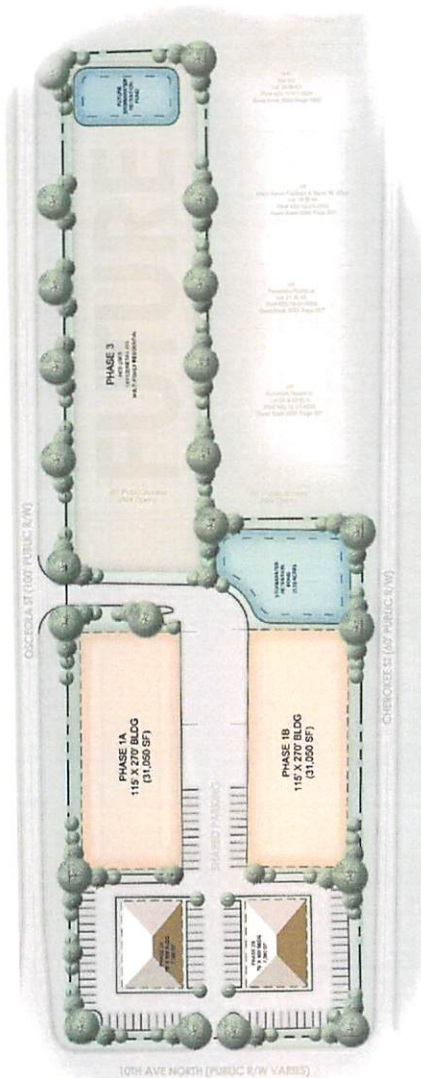
Mayor

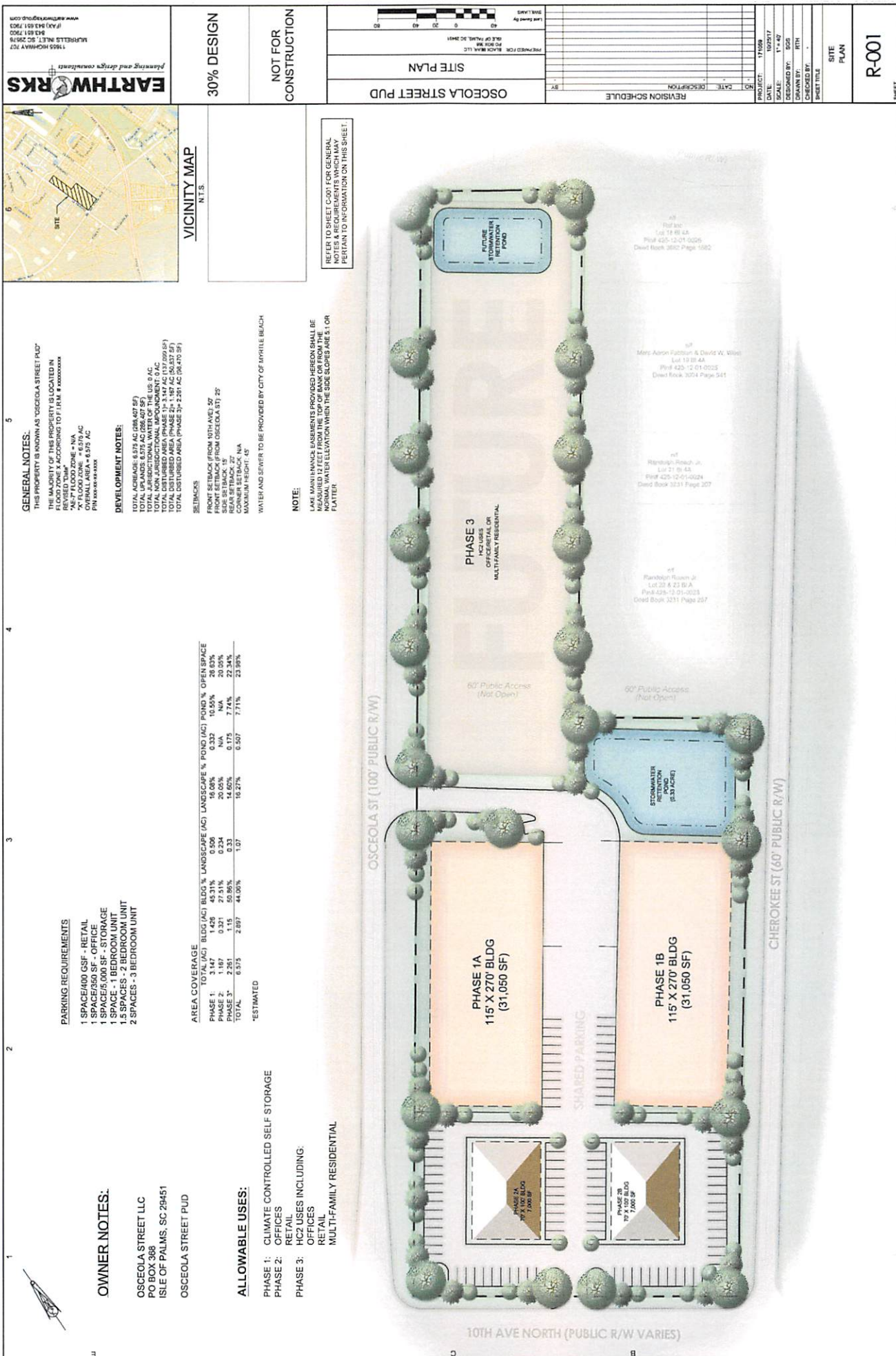
City Clerk

1st Reading: _____
2nd Reading: _____



Osceola Street PUD

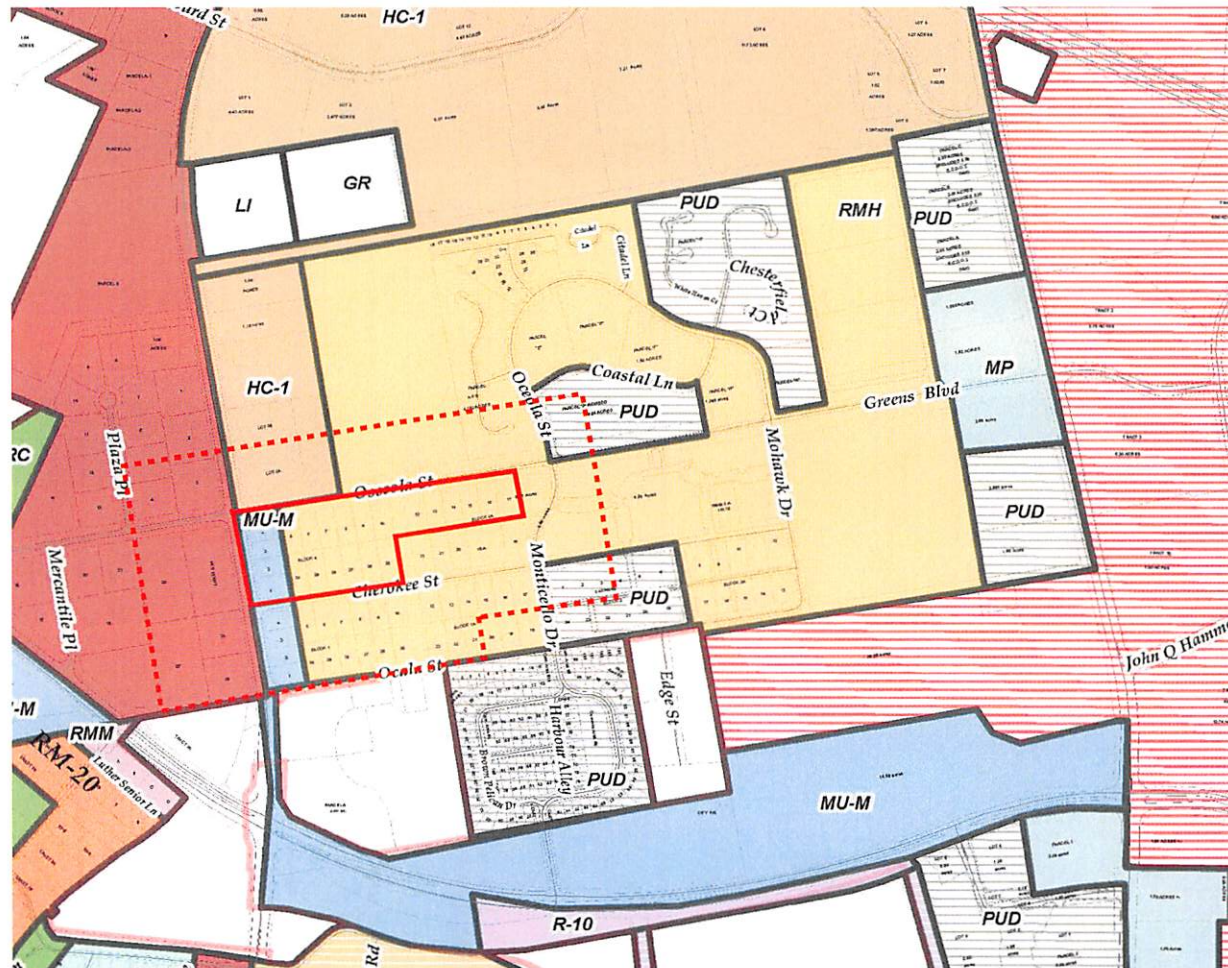






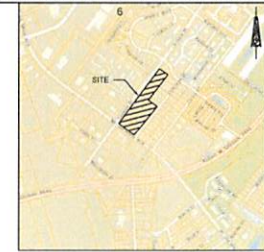


Osceola Street, LLC



Map of Existing Zoning and Land Uses Within 300 Feet of the Proposed PUD Site

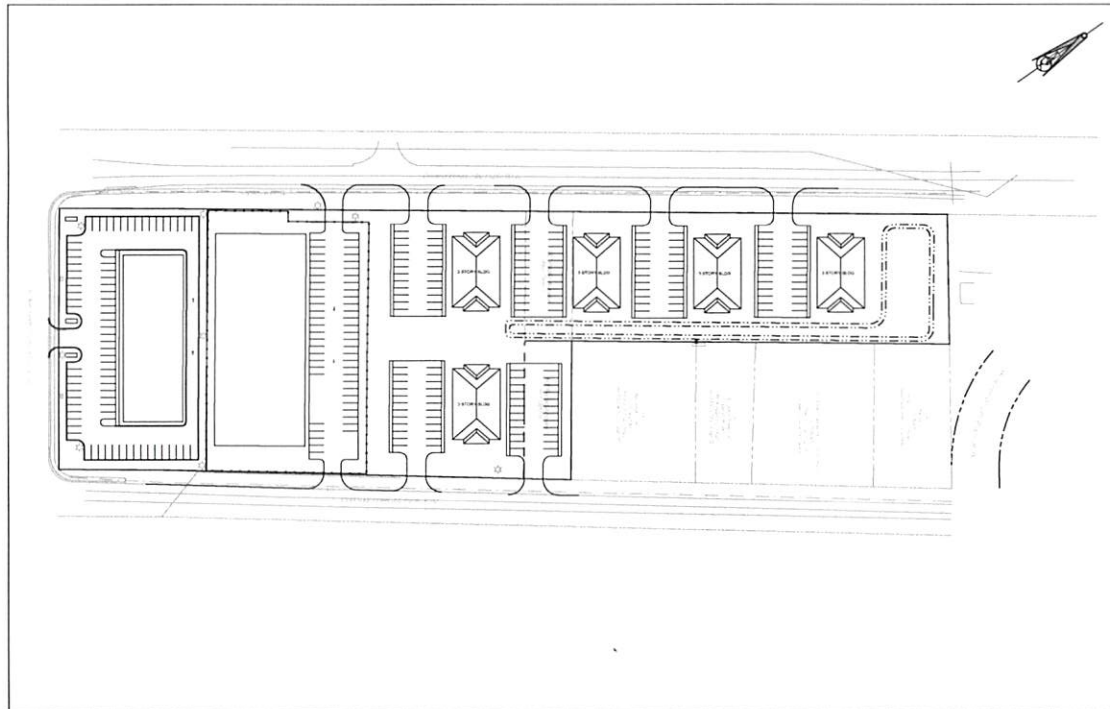
SITE DEVELOPMENT PLANS for OSCEOLA STREET PUD



VICINITY MAP
N.T.S.

EARTHWORKS
Planning and Design Consultants
11555 HIGHWAY 707
MYRTLE BEACH, SC 29578
(P) 843.851.7923
www.earthworksinc.com

30% DESIGN

NOT FOR
CONSTRUCTION

SITE MAP
N.T.S.

SHEET INDEX:

| NUMBER | SHEET NAME | NO. OF SHEETS = 7 |
|--------|-----------------------------------|-------------------|
| G-001 | SHEET LIST, SITE AND VICINITY MAP | |
| C-001 | EXISTING TOPO & BOUNDARY SURVEY | |
| C-002 | TREE SURVEY | |
| C-003 | SITE PLAN | |
| C-004 | DRAINAGE PLAN | |
| C-005 | UTILITY PLAN | |
| C-006 | OPEN SPACE PLAN | |
| C-007 | PUBLIC BENEFIT PLAN | |
| L-001 | LANDSCAPING PLAN | |

OSCEOLA STREET PUD

SHEET LIST, SITE AND VICINITY MAP

PREPARED FOR:
OSCEOLA STREET, LLC
11555 HIGHWAY 707
MYRTLE BEACH, SC 29578

Scale: 1" = 100' (Horizontal)
1" = 20' (Vertical)

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
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PROJECT: 171059
DATE: 9/20/16
SCALE: NOT TO SCALE
DESIGNED BY: SGS
DRAWN BY: RTH
CHECKED BY: -

SHEET TITLE
SHEET LIST, SITE
AND VICINITY MAPS

G-001

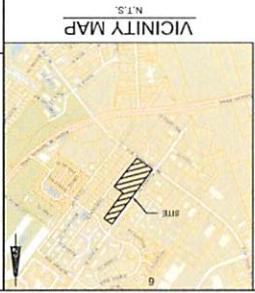
SHEET

10th Ave North (Public R/W Varies)



| PARCEL # | NAME | LOT # | AREA (ACRES) |
|----------|--------------------|-------|--------------|
| 1 | Osceola Street LLC | 1 | 0.28 |
| 2 | Osceola Street LLC | 2 | 0.28 |
| 3 | Osceola Street LLC | 3 | 0.28 |
| 4 | Osceola Street LLC | 4 | 0.28 |
| 5 | Osceola Street LLC | 5 | 0.28 |
| 6 | Osceola Street LLC | 6 | 0.28 |
| 7 | Osceola Street LLC | 7 | 0.28 |
| 8 | Osceola Street LLC | 8 | 0.28 |
| 9 | Osceola Street LLC | 9 | 0.28 |
| 10 | Osceola Street LLC | 10 | 0.28 |
| 11 | Osceola Street LLC | 11 | 0.28 |
| 12 | Osceola Street LLC | 12 | 0.28 |
| 13 | Osceola Street LLC | 13 | 0.28 |
| 14 | Osceola Street LLC | 14 | 0.28 |
| 15 | Osceola Street LLC | 15 | 0.28 |
| 16 | Osceola Street LLC | 16 | 0.28 |
| 17 | Osceola Street LLC | 17 | 0.28 |
| 18 | Osceola Street LLC | 18 | 0.28 |
| 19 | Osceola Street LLC | 19 | 0.28 |
| 20 | Osceola Street LLC | 20 | 0.28 |
| 21 | Osceola Street LLC | 21 | 0.28 |
| 22 | Osceola Street LLC | 22 | 0.28 |
| 23 | Osceola Street LLC | 23 | 0.28 |
| 24 | Osceola Street LLC | 24 | 0.28 |
| 25 | Osceola Street LLC | 25 | 0.28 |
| 26 | Osceola Street LLC | 26 | 0.28 |
| 27 | Osceola Street LLC | 27 | 0.28 |

LOTS 1-16, 18-23 ARE INCLUDED IN THIS PROJECT



REFER TO SHEET C-001 FOR GENERAL NOTES & REQUIREMENTS WHICH MAY PERTAIN TO INFORMATION ON THIS SHEET.

30% DESIGN
NOT FOR CONSTRUCTION

OSCEOLA STREET PUD
EXISTING TOPO & BOUNDARY SURVEY
REVISION SCHEDULE

| NO. | DATE | REVISION |
|-----|----------|----------|
| 1 | 10/13/17 | 17.6 |

PROJECT: 17.606
DATE: 10/13/17
SCALE: 1" = 40'
DESIGNED BY: SCS
CHECKED BY: RTH
SHEET TITLE: EXISTING TOPO & BOUNDARY SURVEY
C-001

OWNER NOTES:

OSCEOLA STREET LLC
PO BOX 368
ISLE OF PALMS, SC 29451

OSCEOLA STREET PUD

ALLOWABLE USES:

- PHASE 1: CLIMATE CONTROLLED SELF STORAGE
PHASE 2: OFFICES OR RETAIL
PHASE 3: MULTI-FAMILY RESIDENTIAL
NOTE: PHASES CAN BE CONSTRUCTED CONCURRENTLY
PHASES I AND III TO BEGIN SIMULTANEOUSLY

MINIMUM AND MAXIMUM NUMBER OF UNITS ESTIMATED BETWEEN 60 AND 105
BASED ON BUILDING SIZE AND UNIT MIX. FINAL NUMBER OF UNITS TO BE
DETERMINED UPON APPROVAL BY PERMITTING AGENCY

AREA COVERAGE

| | TOTAL (AC) | BLDG (AC) | BLDG % | LANDSCAPE (AC) | LANDSCAPE % | POND (AC) | POND % | OPEN SPACE |
|----------|------------|-----------|--------|----------------|-------------|-----------|--------|------------|
| PHASE 1: | 1.579 | 0.713 | 45.16% | 0.255 | 16.15% | N/A | N/A | 16.15% |
| PHASE 2: | 1.429 | 0.37 | 25.89% | 0.234 | 16.38% | N/A | N/A | 16.38% |
| PHASE 3: | 3.809 | 0.657 | 17.25% | 0.42 | 10.90% | 0.45 | 11.81% | 22.71% |
| TOTAL | 6.817 | 1.74 | 25.52% | 0.904 | 13.26% | 0.45 | 6.60% | 19.86% |

*ESTIMATED

PARKING REQUIREMENTS

- 1 SPACE/400 GSF - RETAIL
1 SPACE/350 SF - OFFICE
1 SPACE/5,000 SF - STORAGE
1 SPACE - 1 BEDROOM UNIT
1.5 SPACES - 2 BEDROOM UNIT
2 SPACES - 3 BEDROOM UNIT

GENERAL NOTES:

THIS PROPERTY IS KNOWN AS "OSCEOLA STREET PUD"
THE MAJORITY OF THIS PROPERTY IS LOCATED IN
FLOOD ZONE X ACCORDING TO F.J.R.M. # 42051C0084 H
REVISED AUGUST 21, 1999
"AE-1" FLOOD ZONE = N/A
"X" FLOOD ZONE = 6.875 AC
OVERALL AREA = 6.875 AC
PIN - SEE SHEET C-001

DEVELOPMENT NOTES:

TOTAL ACREAGE: 6.875 AC (288,407 SF)
TOTAL UPLANDS: 6.875 AC (288,407 SF)
TOTAL JURISDICTIONAL WATER OF THE US: 0 AC
TOTAL NON JURISDICTIONAL IMPROVEMENT: 0 AC
TOTAL DISTURBED AREA (PHASE 1) = 3.147 AC (137,999 SF)
TOTAL DISTURBED AREA (PHASE 2) = 1.167 AC (50,837 SF)
TOTAL DISTURBED AREA (PHASE 3) = 2.281 AC (98,470 SF)

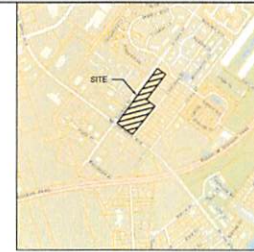
SETBACKS

FRONT SETBACK (FROM 10TH AVE): 50'
FRONT SETBACK (FROM OSCEOLA ST): 25'
SIDE SETBACK: 15'
REAR SETBACK: 20'
CORNER SETBACK: N/A
MAXIMUM HEIGHT: 50'

WATER AND SEWER TO BE PROVIDED BY CITY OF MYRTLE BEACH

NOTE:

LAKE MAINTENANCE EASEMENTS PROVIDED HEREON SHALL BE
MEASURED 12 FEET FROM THE TOP OF BANK OR FROM THE
NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 5:1 OR
FLATTER.



VICINITY MAP
N.T.S.

EARTHWORKS
Planning and Design Consultants
11855 HIGHWAY 707
MYRTLE BEACH, SC 29578
(843) 651-7903
www.earthworksinc.com

30% DESIGN

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CONSTRUCTION

OSCEOLA STREET PUD
MIXED USE SITE PLAN

PROJECT: 171058
DATE: 3/20/18
SCALE: 1" = 40'
DESIGNED BY: SGS
DRAWN BY: RTH
CHECKED BY: -
SHEET TITLE: SITE PLAN

| NO. | DATE | DESCRIPTION |
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PROJECT: 171058
DATE: 3/20/18
SCALE: 1" = 40'
DESIGNED BY: SGS
DRAWN BY: RTH
CHECKED BY: -
SHEET TITLE: SITE PLAN

SITE
PLAN

C-003

SHEET

THIS PROPERTY IS KNOWN AS "OSCEOLA STREET FLOOD ZONE". THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.L.R.M. # 45051C0884 H REVISED AUGUST 21, 1999

"A1-F" FLOOD ZONE = NA
 "X" FLOOD ZONE = 6.575 AC
 OVERALL AREA = 6.575 AC
 PIN. (SEE SHEET C-001)

TOTAL ACREAGE: 0.575 AC (246,407 SF)
UNDISTURBED AREA (PER USE OF THE U.S. AC
TOTAL UNDISTURBED AREA: 0.0 AC
TOTAL UNIMPROVED ADDITIONAL IMPROVEMENT: 0.0 AC
TOTAL DISTURBED AREA (PHASE 1) 31.4 AC (137,099 SF)
TOTAL DISTURBED AREA (PHASE 2) 1.16 AC (50,837 SF)
TOTAL DISTURBED AREA (PHASE 3) 2.81 AC (124,707 SF)

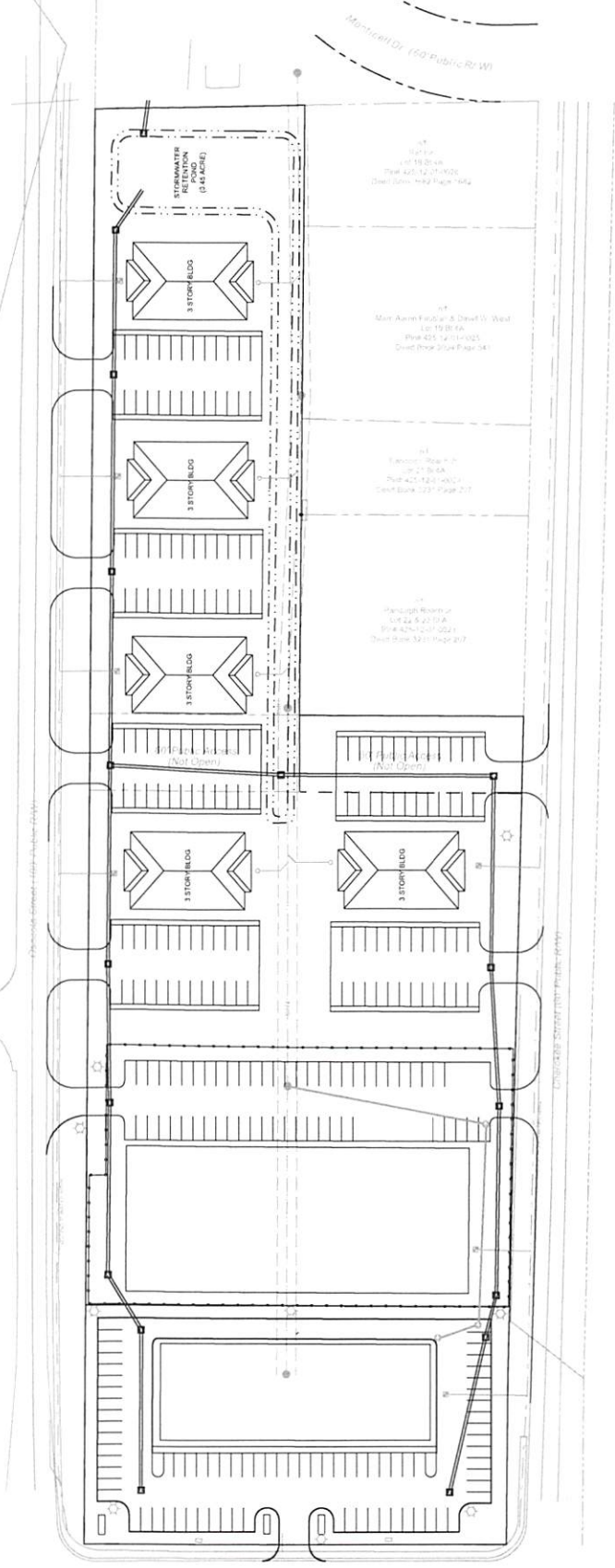
SETBACKS

FRONT SETBACK (FROM 10TH AVE): 50'
REAR SETBACK (FROM OSCEOLA ST): 25'
NEAR SETBACK: 20'
CORNER SETBACK: 55'
MAXIMUM HEIGHT: 50'

WATER AND SEWER TO BE PROVIDED BY CITY OF MYRTLE BEACH.

NOTE: LAKE MAINTENANCE EASEMENTS PROVIDED HEREON SHALL BE MEASURED 12 FEET FROM THE TOP OF BANK OR FROM THE NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 5:1 OR FLATTER

MEASURED 12 FEET FROM THE TOP OF BANK OR FROM THE NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 5:1 OR FLATTER.



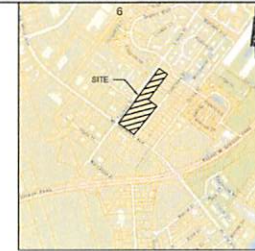
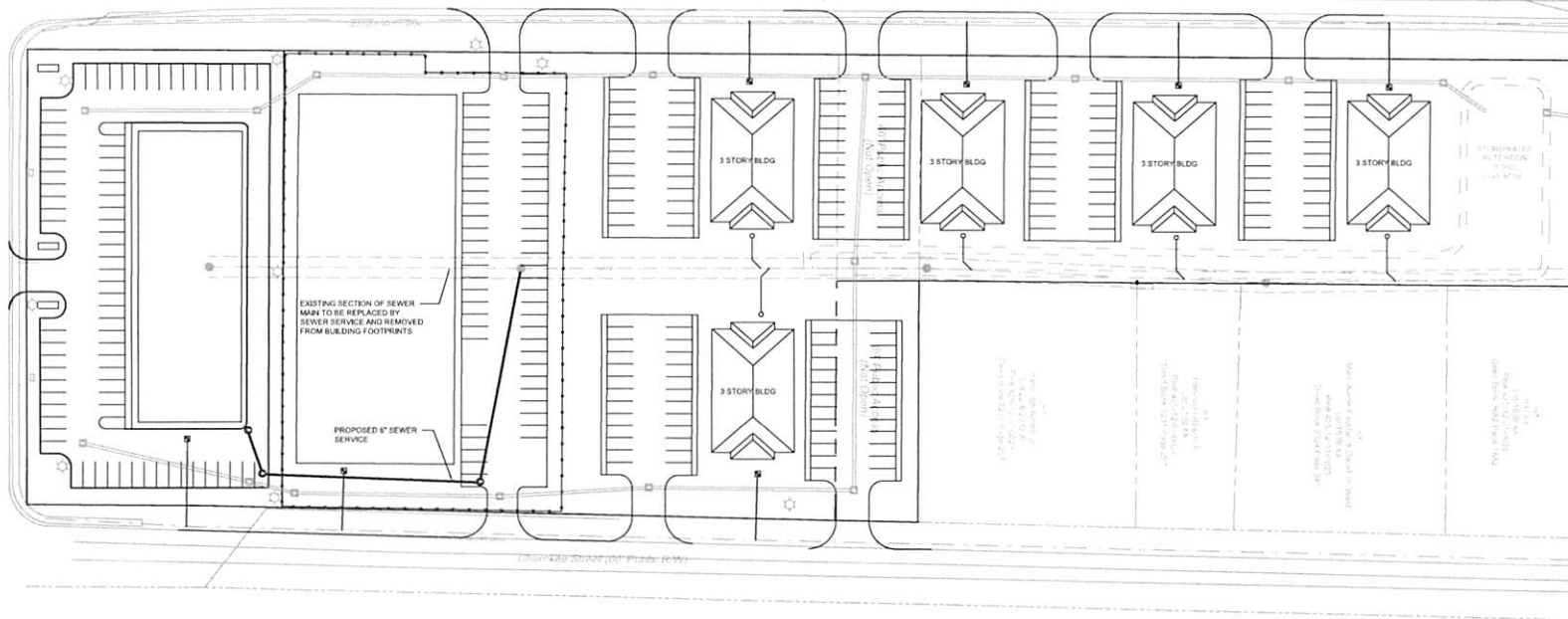
AREA COVERAGE

| | TOTAL (AC) | BLDG (AC) | BLDG % | LANDSCAPE (AC) | LANDSCAPE % | POND (AC) | POND % | OPEN SPACE |
|-----------|------------|-----------|--------|----------------|-------------|-----------|--------|------------|
| PHASE 1: | 1.579 | 0.713 | 45.16% | 0.255 | 16.15% | N/A | N/A | 16.15% |
| PHASE 2: | 1.429 | 0.37 | 25.89% | 0.234 | 16.38% | N/A | N/A | 16.38% |
| PHASE 3*: | 3.809 | 0.657 | 17.25% | 0.42 | 10.90% | 0.45 | 11.81% | 22.71% |
| TOTAL | 6.817 | 1.74 | 25.52% | 0.904 | 13.26% | 0.45 | 6.60% | 19.86% |

*ESTIMATED

WATER AND SEWER LEGEND:

- SMH SANITARY MANHOLE
 SAN SANITARY PIPE
 * PROPOSED FIRE HYDRANT
 * PROPOSED 2" BLOW OFF
 * PROPOSED WATER VALVE
 * PROPOSED SINGLE WATER SERVICE
 * PROPOSED DOUBLE WATER SERVICE
 * PROPOSED SINGLE SANITARY SERVICE
 * PROPOSED DOUBLE SANITARY SERVICE

VICINITY MAP
N.T.S.REFER TO SHEET C-01 FOR GENERAL
NOTES & REQUIREMENTS WHICH MAY
PERTAIN TO INFORMATION ON THIS SHEET.NOTE: CONTRACTOR TO INSTALL MJ BENDS
AS REQUIRED TO FOLLOW RIGHT OF WAY.NOTE: ALL WATER & SEWER UTILITIES ARE EXISTING ON
SITE AT THIS TIME. ALL BUILDING CONNECTIONS TO BE
MADE AT TIME OF CONSTRUCTION TO EXISTING LINESNOTE: EACH BUILDING TO HAVE SEPARATE WATER
METER TIED INTO EXISTING WATER SUPPLY LINE IN
ROAD ROW INSTALLED AT TIME OF CONSTRUCTIONNOTE: FUTURE BUILDINGS TO
CONNECT TO EXISTING WATER
AND SEWER LINES

EARTHWORKS
 Planning and Design Consultants
 11655 HIGHWAY 207
 MYRTLE BEACH, SC 29577
 (P) 843.651.7903
 (F) 843.651.7903
 www.earthworksinc.com

30% DESIGN

NOT FOR
CONSTRUCTIONOSCEOLA STREET PUD
UTILITY PLAN

| NO. | DATE | DESCRIPTION |
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PROJECT: 171059
 DATE: 9/20/18
 SCALE: 1" = 40'
 DESIGNED BY: SGS
 DRAWN BY: RTH
 CHECKED BY: -
 SHEET TITLE:

UTILITY
PLAN

C-005

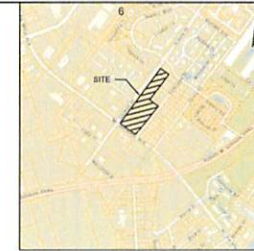
SHEET

17.9

AREA COVERAGE

| | TOTAL (AC) | BLDG (AC) | BLDG % | LANDSCAPE (AC) | LANDSCAPE % | POND (AC) | POND % | OPEN SPACE |
|-----------|------------|-----------|--------|----------------|-------------|-----------|--------|------------|
| PHASE 1: | 1.579 | 0.713 | 45.16% | 0.255 | 16.15% | N/A | N/A | 16.15% |
| PHASE 2: | 1.429 | 0.37 | 25.89% | 0.234 | 16.38% | N/A | N/A | 16.38% |
| PHASE 3*: | 3.809 | 0.657 | 17.25% | 0.42 | 10.90% | 0.45 | 11.81% | 22.71% |
| TOTAL | 6.817 | 1.74 | 25.52% | 0.904 | 13.26% | 0.45 | 6.60% | 19.86% |

*ESTIMATED

VICINITY MAP
N.T.S.REFER TO SHEET C-001 FOR GENERAL
NOTES & REQUIREMENTS WHICH MAY
PERTAIN TO INFORMATION ON THIS SHEET.

30% DESIGN

NOT FOR
CONSTRUCTION

OSCEOLA STREET PUD

OPEN SPACE PLAN



REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
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|--------------|----------|
| PROJECT: | 171059 |
| DATE: | 3/20/18 |
| SCALE: | 1" = 40' |
| DESIGNED BY: | SGS |
| DRAWN BY: | RTH |
| CHECKED BY: | - |

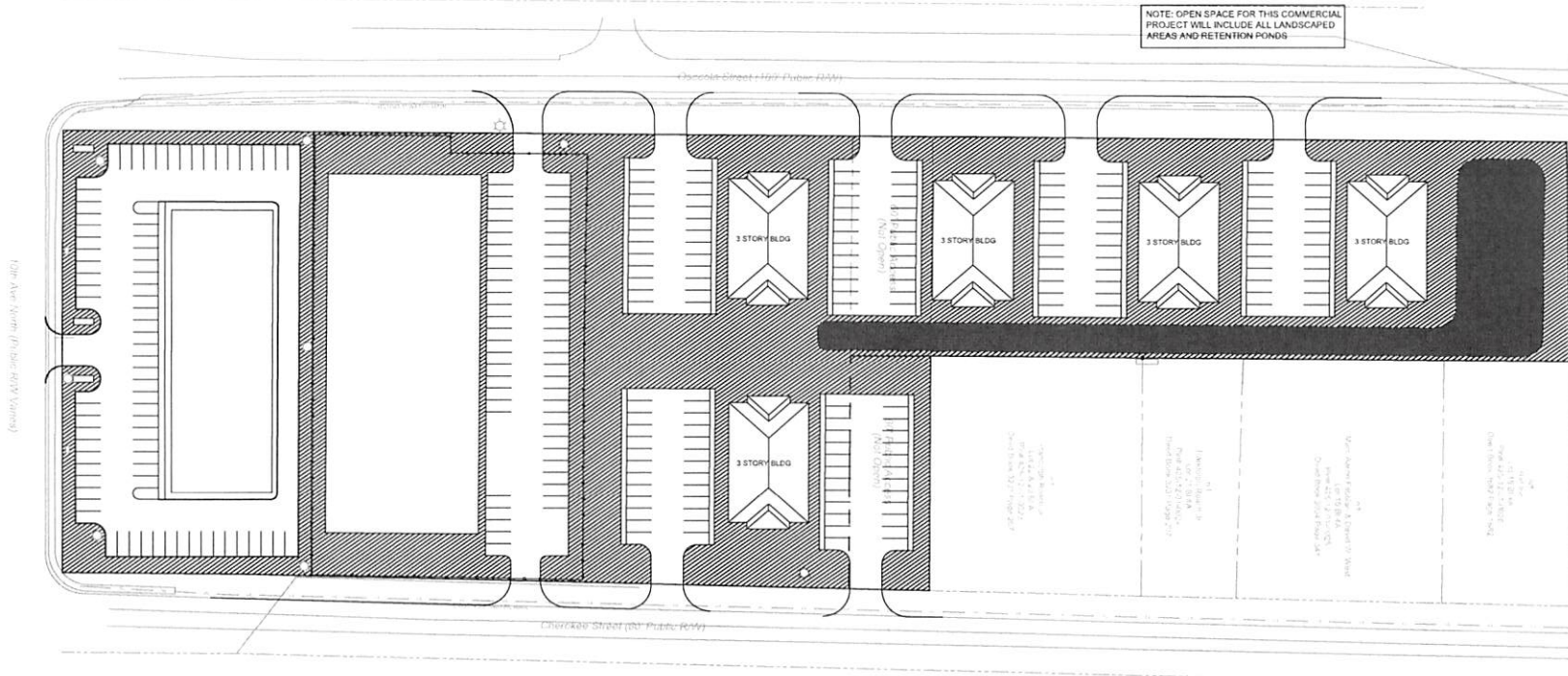
SHEET TITLE

OPEN SPACE
PLAN

C-006

SHEET

17.10



PUBLIC SAFETY CAMERAS TO BE INSTALLED ON THIS PROJECT BY THE CITY OF MYRTLE BEACH

AREA COVERAGE

| | TOTAL (AC) | BLDG (AC) | BLDG % | LANDSCAPE (AC) | LANDSCAPE % | POND (AC) | POND % | OPEN SPACE |
|----------|------------|-----------|--------|----------------|-------------|-----------|--------|------------|
| PHASE 1: | 1.579 | 0.713 | 45.16% | 0.255 | 16.15% | N/A | N/A | 16.15% |
| PHASE 2: | 1.429 | 0.37 | 25.89% | 0.234 | 16.38% | N/A | N/A | 16.38% |
| PHASE 3: | 3.809 | 0.657 | 17.25% | 0.42 | 10.90% | 0.45 | 11.81% | 22.71% |
| TOTAL | 6.817 | 1.74 | 25.52% | 0.904 | 13.26% | 0.45 | 6.60% | 19.86% |

*ESTIMATED

GENERAL NOTES:

THIS PROPERTY IS KNOWN AS "OSCEOLA STREET PUD"
THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.J.R.M. # 450510084 H REVISED AUGUST 21, 1999
"AE" FLOOD ZONE = N/A
"X" FLOOD ZONE = 6.575 AC
OVERALL AREA = 6.575 AC
PIN: (SEE SHEET C-001)

DEVELOPMENT NOTES:

TOTAL ACREAGE: 6.575 AC (286,407 SF)
TOTAL UPLANDS: 6.575 AC (286,407 SF)
TOTAL JURISDICTIONAL WATER OF THE US: 0 AC
TOTAL NON JURISDICTIONAL IMPONEMENT: 0 AC
TOTAL DISTURBED AREA (PHASE 1) = 3.147 AC (137,299 SF)
TOTAL DISTURBED AREA (PHASE 2) = 1.167 AC (50,837 SF)
TOTAL DISTURBED AREA (PHASE 3) = 2.261 AC (98,470 SF)

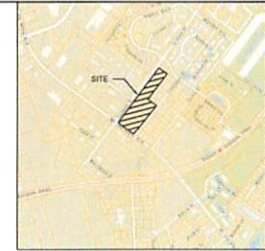
SETBACKS

FRONT SETBACK (FROM 10TH AVE): 50'
FRONT SETBACK (FROM OSCEOLA ST): 25'
SIDE SETBACK: 15'
REAR SETBACK: 20'
CORNER SETBACK: N/A
MAXIMUM HEIGHT: 50'

WATER AND SEWER TO BE PROVIDED BY CITY OF MYRTLE BEACH

NOTE:

LAKE MAINTENANCE EASEMENTS PROVIDED HEREON SHALL BE MEASURED 12 FEET FROM THE TOP OF BANK OR FROM THE NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 5:1 OR FLATTER.



VICINITY MAP

N.T.S.



30% DESIGN

NOT FOR CONSTRUCTION

OSCEOLA STREET PUD
PUBLIC BENEFIT PLAN

PREPARED FOR:
OSCEOLA STREET PUD
BY: RTH
DATE: 10/26/17

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
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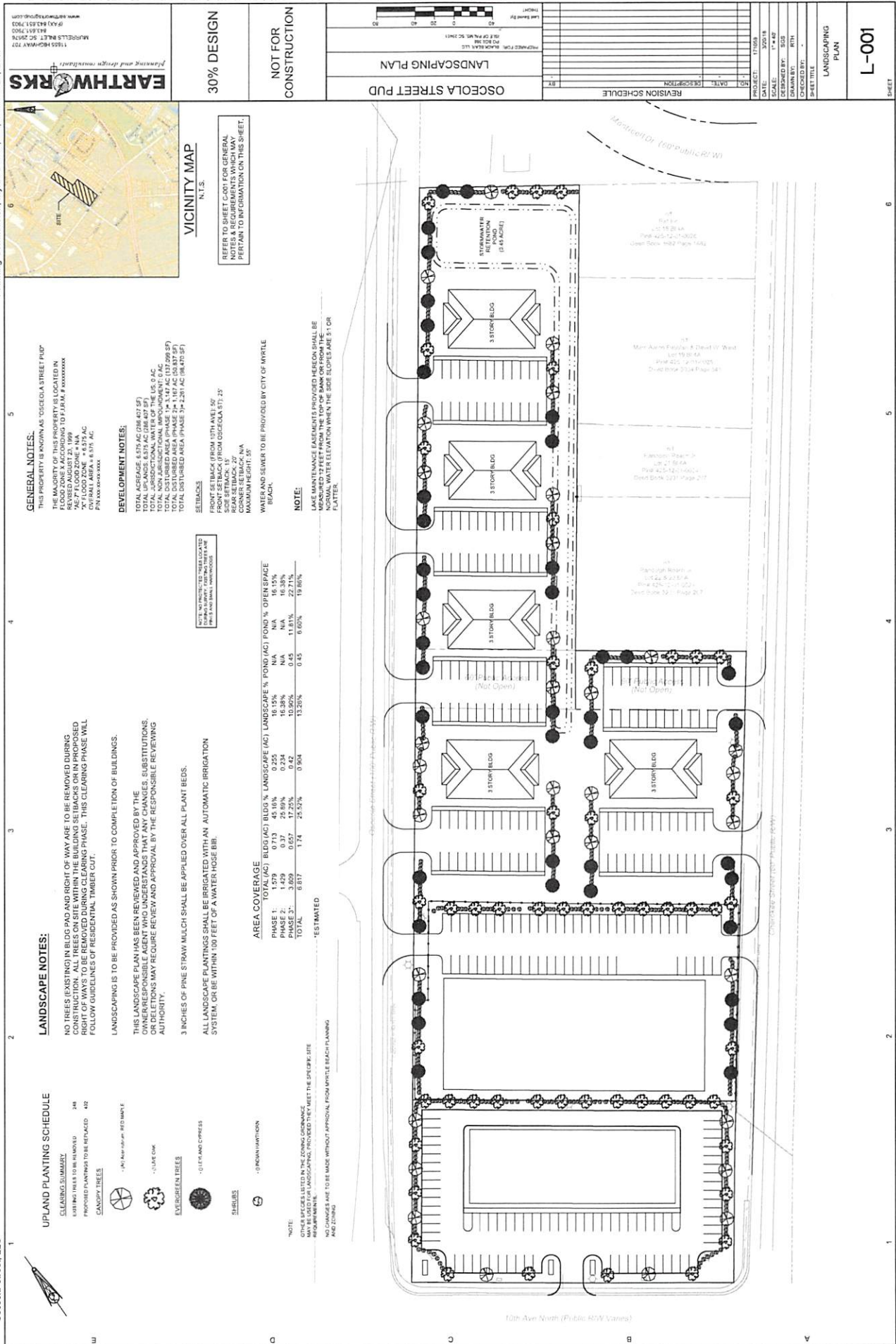
PROJECT: 171059
DATE: 10/26/17
SCALE: 1" = 40'
DESIGNED BY: SGS
DRAWN BY: RTH
CHECKED BY: +

SHEET TITLE
PUBLIC BENEFIT PLAN

C-007

SHEET

17.11



EXAMPLE

BUILDING RENDERINGS

RETAIL/OFFICE BUILDING CONCEPTUAL ELEVATIONS



Option 1 – Similar Architectural style as adjacent office (Morris Chiropractic)

EXAMPLE

BUILDING RENDERINGS

RETAIL/OFFICE BUILDING CONCEPTUAL ELEVATIONS



Option 2 – Similar Architectural style as Storage Facility

EXAMPLE

BUILDING RENDERINGS

STORAGE BUILDING CONCEPTUAL ELEVATIONS



1 NORTH REFERENCE PERSPECTIVE

| |
|---------------------------------------|
| 10th AVE SELF STORAGE MYRTLE BEACH SC |
| CONCEPTUAL PERSPECTIVE |

Option 2 –Architectural style of Storage Facility

EXAMPLE

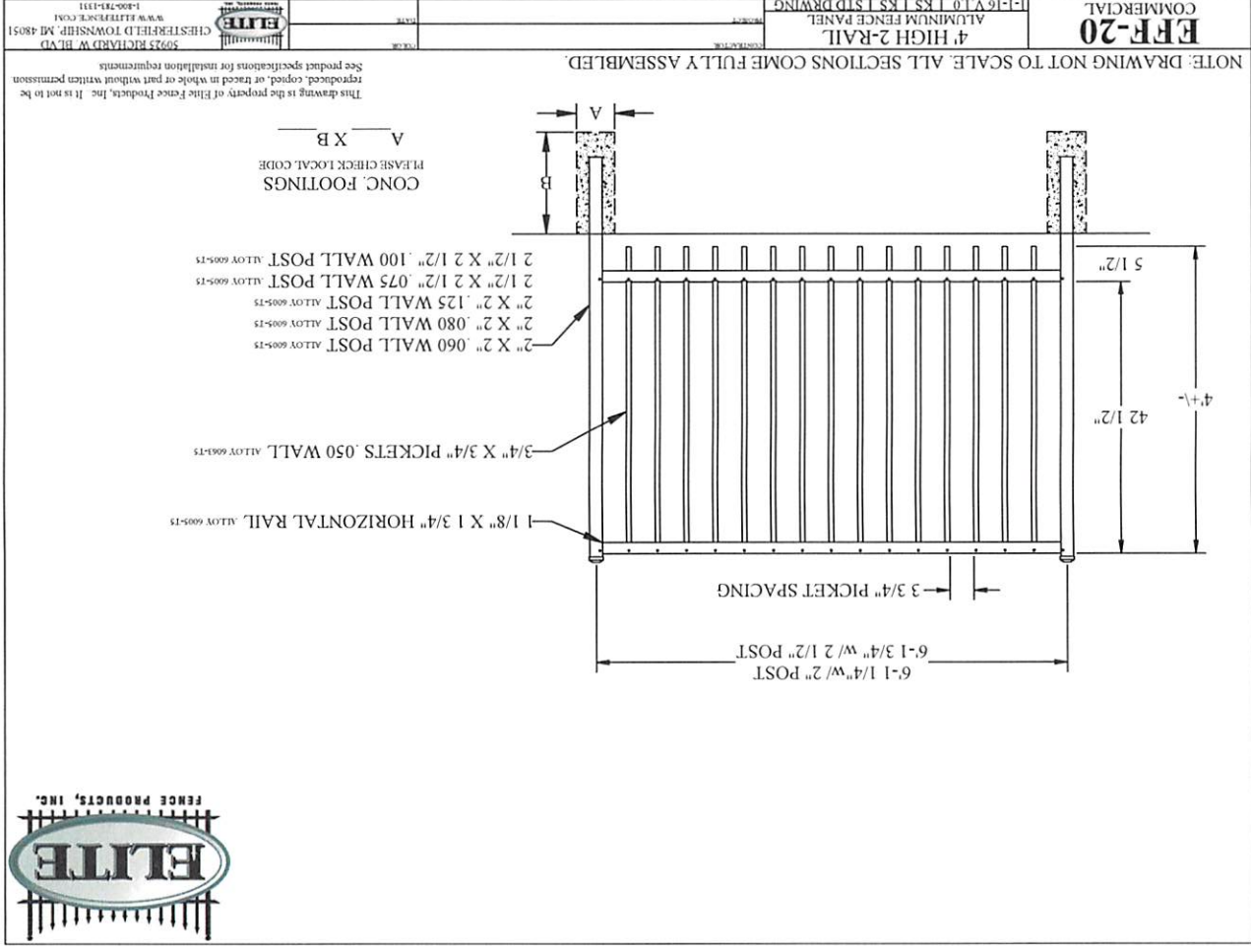
COMMERCIAL FENCE ILLUSTRATIONS

STORAGE BUILDING CONCEPTUAL FENCING

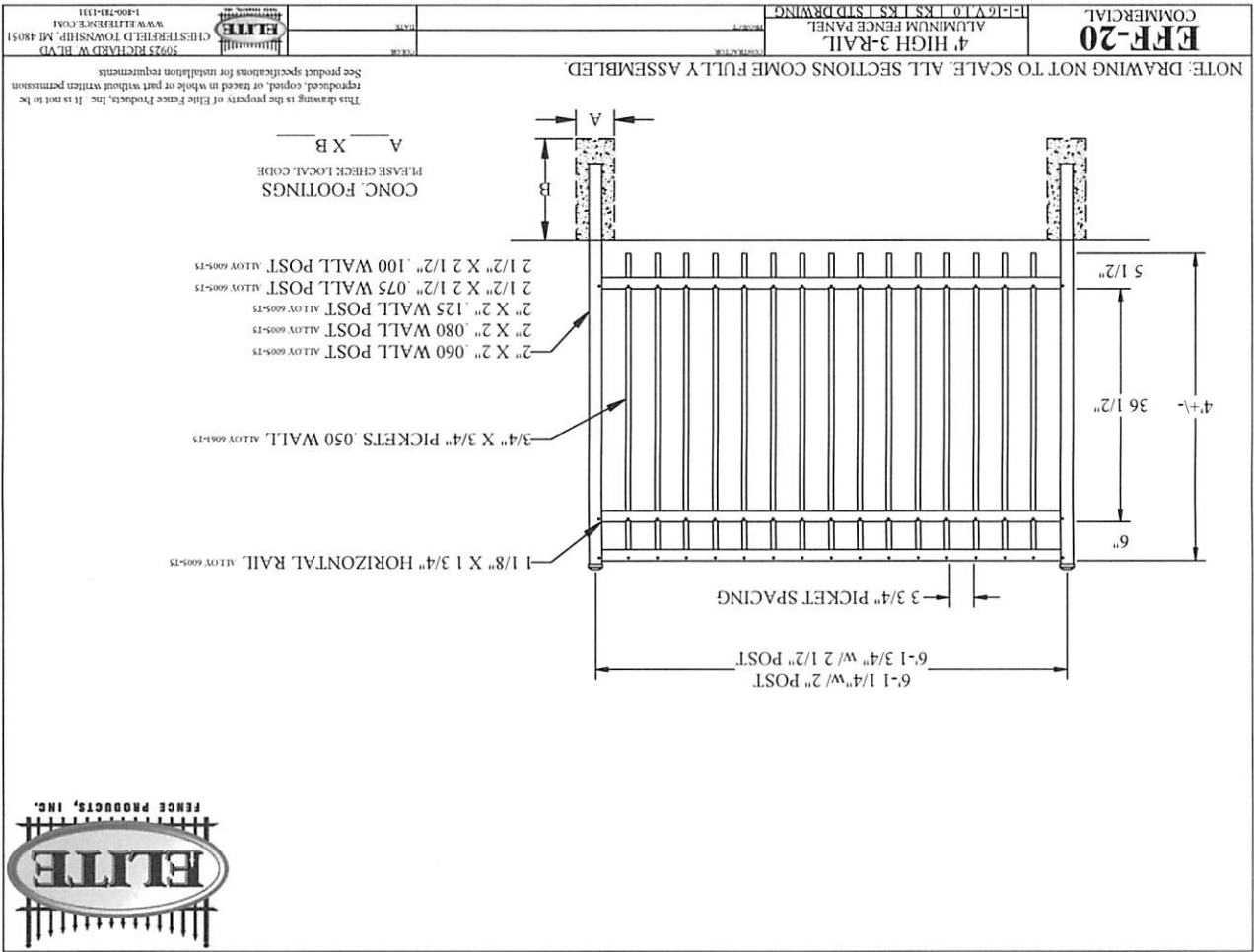


Examples of 4 ft high fence at side of Storage Facility

EXAMPLE



EXAMPLE



EXAMPLE

COMMERCIAL FENCE ILLUSTRATIONS

STORAGE BUILDING CONCEPTUAL FENCING AT REAR

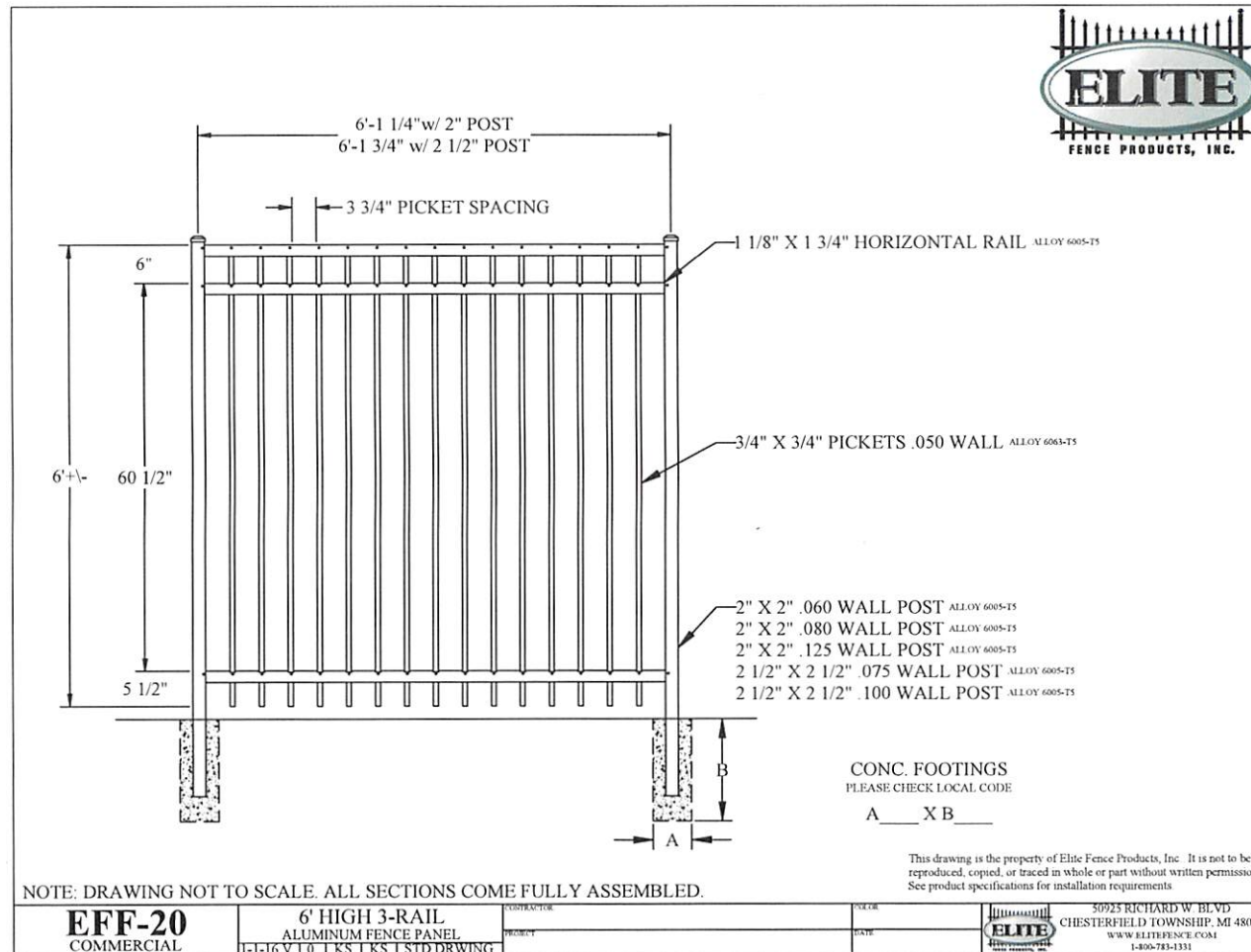


Sections parallel to Osceola and Cherokee will be 6 ft high aluminum panels



Section perpendicular to Osceola will be 6 ft high chain link fence

EXAMPLE



EXAMPLE

COMMERCIAL GATE ILLUSTRATIONS

STORAGE BUILDING CONCEPTUAL GATE (at rear on Osceola St)



Examples of 6 ft high gate at rear of Storage Facility

EXAMPLE
SITE LIGHTING ILLUSTRATIONS

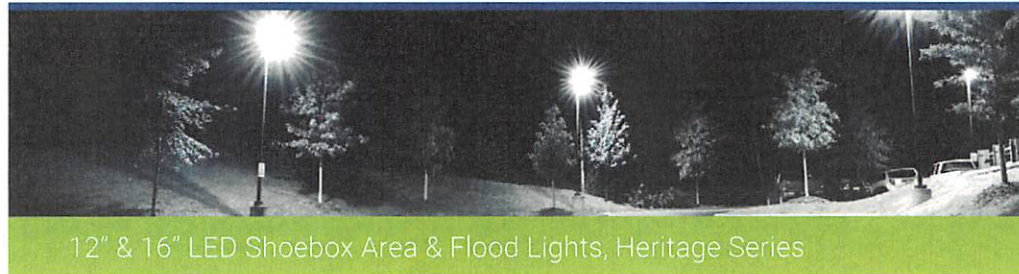
NEARBY SITE LIGHTING ALONG MR. JOE WHITE AVENUE & OSCEOLA ST



EXAMPLE
SITE LIGHTING ILLUSTRATIONS



Examples of Shoebox Light Fixtures typical for area

Project Name _____ Fixture Type _____
Catalog # _____

Advanced light engine technology in a traditional housing design.
Wisconsin engineering and craftsmanship utilizing premium components.

Our LED lights, light poles and brackets are proudly engineered and manufactured in the USA. We use only the highest quality components, and our LED Shoebox fixtures deliver unmatched light output and efficiency for any area or flood lighting project. Precision engineered for performance and energy savings, these products dramatically reduce energy consumption by up to 80% and virtually eliminate ongoing maintenance expenses for a variety of customers and applications.

Product Overview

Highlights:

- Engineered and manufactured in Wisconsin, USA from domestic and imported components
- ETL Certified: Conforms to UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- L70 calculated LED life over 300,000+ hours
- Drivers are 0-10v dimming standard
- Six light engine options from 5,622 – 31,849 lumens for 75-1000w HID replacements
- Premium high-output Chip-On-Board (COB) LEDs in 5000K, 4000K and 3000K options, custom color temps available upon request
- Minimum CRI of 70, custom CRI available
- DLC qualified models available. Please refer to www.designlights.org for the most current information.

Common Applications:

- Parking lots, ramps, walkways and roadways
- General area and site lighting
- Car dealerships, schools, hospitals, hotels and gas stations
- Retail stores and commercial buildings
- Sports lighting and ball fields

Light Engine Warranty:

- 5-year standard limited warranty on all light engine components
- Accessories and adders covered by separate OEM supplier warranties



lightpolesPLUS.com

206 W. McWilliams St.
Suite 101
Fond du Lac, WI 54935

888-791-1463
quotes@lightpolesplus.com
LightPolesPlus.com



Rev. V09142017

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

Osceola Street PUD

EXAMPLE**Product Specifications****Housing Construction, Finish & Mounting:**

- Rugged, die-cast, soft square aluminum housing
- Impact-resistant, tempered glass lens and durable silicone gasket
- Durable, multi-layer, polyester powder coat or industrial grade liquid paint
- Available in a variety of colors such as dark bronze, black, white, light gray, dark green and natural aluminum (custom colors available upon request)
- 6" pole mount, 10" pole mount, adjustable slipfitter and trunnion yolk brackets available as standard mounting accessories

Optics & Lighting Distribution:

- Innovative silicone optics assembly with precision light control and cutoff
- Standard photometric distributions include V-WIDE, 3/4-FWD, 30° NARROW SPOT and 70° MEDIUM SPOT
- No secondary optics used for base model
- IES files, photometric reports and simulations available upon request

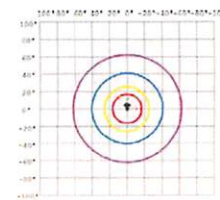
Automotive Dealership Optics:

- Left and right optical rotation available for applications like car dealership front lines (optics are not field-rotatable, must be done at factory)
- Delivers enhanced lighting and proper photometric control of auto dealership merchandise
- Allows for simple 2@180 pole mount while rotating forward throw light patterns toward dealership merchandise

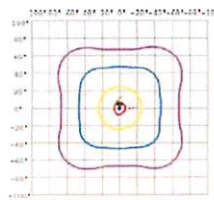
LEGEND

0.1 fc 0.5 fc 2.0 fc 5.0 fc

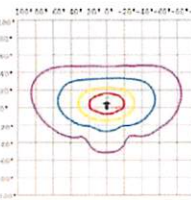
Created & Simulated per IESNA LM-63-1995



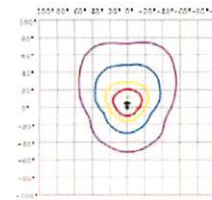
160w Shoebox, Type V, 20' Height



160w Shoebox, Type V Square, 20' Height



160w Shoebox, Type III/IV, 20' Height



160w Shoebox, Type IV, 20' Height

Electrical:

- Operating temp: -40 °C to +50 °C
- Standard AC input of 120-277v VAC, up to 480v available
- EMI filter: 47CFR, part 2, part 15
- Power factor: >0.9
- Total harmonic distortion: <20%
- Surge protection: IEC/EN 61000-4-5 EMC test standard
- Licensed electrician required for installation

Energy Control Options:

- Daylight harvesting and photo controls
- Motion control and dimming
- Surge protection
- CA Title 24 compliance options available upon request

Effective Projected Area (EPA) & Weight:

- 12" Housing (15 LBS)
 - 0.75 EPA at 0°
 - 1.3 EPA at 45°
- 16" Housing (25 LBS)
 - 1.2 EPA at 0°
 - 2.0 EPA at 45°

lightpoles PLUS.com

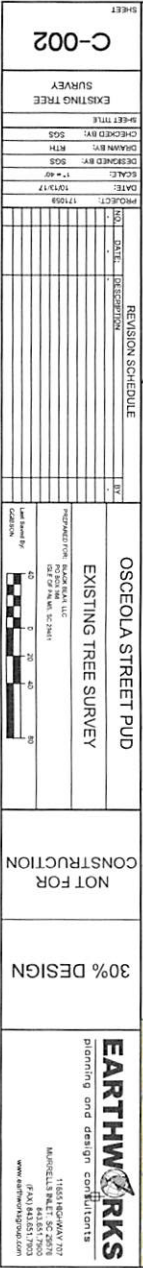
206 W. McWilliams St.
Suite 101
Fond du Lac, WI 54935

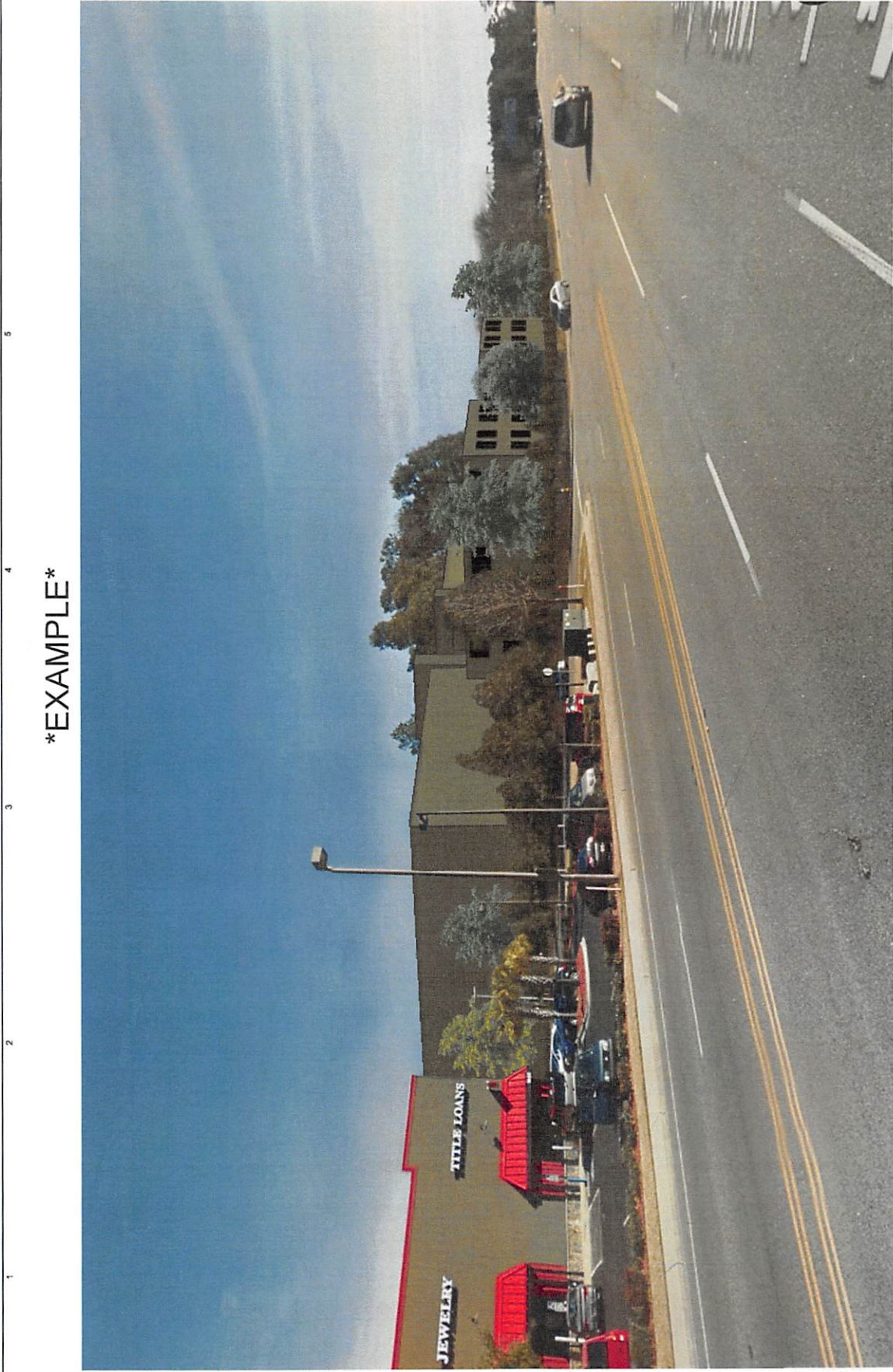
888-791-1463
quotes@lightpolesplus.com
LightPolesPlus.com



Rev. V09142017

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.





EXAMPLE

EARTHWORKS
Planning and design consultants
1655 HIGHWAY 707
MYRTLE BEACH, SC 29578
(843) 661-7700
www.earthworksgroup.com

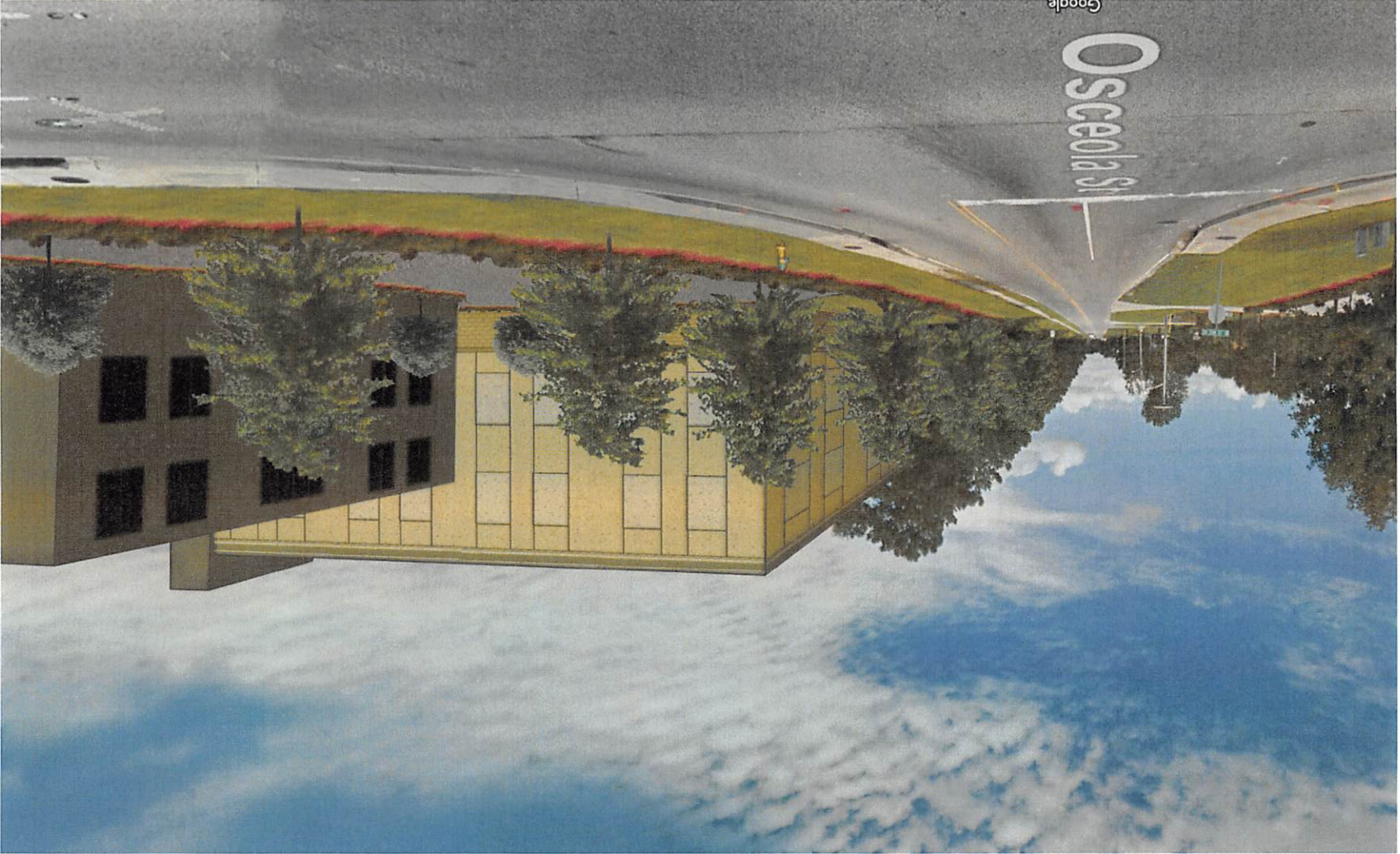
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| OSCEOLA STREET PUD |
| CONCEPTUAL STREETVIEW RENDERINGS |
| PREPARED FOR: OSCEOLA STREET PUD |
| DATE: 10/26/17 |
| SCALE: 1" = 40' |
| DESIGNED BY: EWS |
| CHECKED BY: EWS |
| SHEET TITLE |

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| NO. | DATE | DESCRIPTION |
| 1 | 10/26/17 | CONCEPTUAL STREETVIEW RENDERINGS |

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| PROJECT: 171059 |
| DATE: 10/26/17 |
| SCALE: 1" = 40' |
| DESIGNED BY: EWS |
| CHECKED BY: EWS |
| SHEET TITLE |

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| NO. | DATE | DESCRIPTION |
| 1 | 10/26/17 | CONCEPTUAL STREETVIEW RENDERINGS |

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| DATE: 10/26/17 |
| SCALE: 1" = 40' |
| DESIGNED BY: EWS |
| CHECKED BY: EWS |
| SHEET TITLE |



EXAMPLE

PROJECT: 171006

DATE: 10/27/17

SCALE: 1" = 40'

DESIGNED BY: BGS

DRAWN BY: MTH

CHECKED BY:

SHEET TITLE: SITE PLAN

NO.

DATE

DESCRIPTION

BY

OSCEOLA STREET PUD

CONCEPTUAL STREETVIEW RENDERINGS

PROJECTED BY: EARTHWORKS, LLC
FOR: OSCEOLA STREET, LLC
DATE: 10/27/17
LAST SCALE: 1" = 40'

1750 HIGHWAY 17
MYRTLE BEACH, SC 29577
TEL: 843.681.1700
WWW.EARTHWORKS.COM

EARTHWORKS

planning and design consultants

R-003

17/29

EXAMPLE





EARTHW@RKS
Planning and design consultants
1655 HIGHWAY 727
MYRTLE BEACH, SC 29578
(843) 681-7700
www.earthw@rks.com

OSCEOLA STREET PUD

CONCEPTUAL STREETVIEW RENDERINGS

PREPARED FOR:
OSCEOLA STREET PUD
1655 HIGHWAY 727
MYRTLE BEACH, SC 29578

DATE:
10/26/17

SCALE:
1" = 40'

DRAWN BY:
RTH

CHECKED BY:
-

SHEET TITLE:
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