



**Nineteenth Street**

By

**P Squared LLC**



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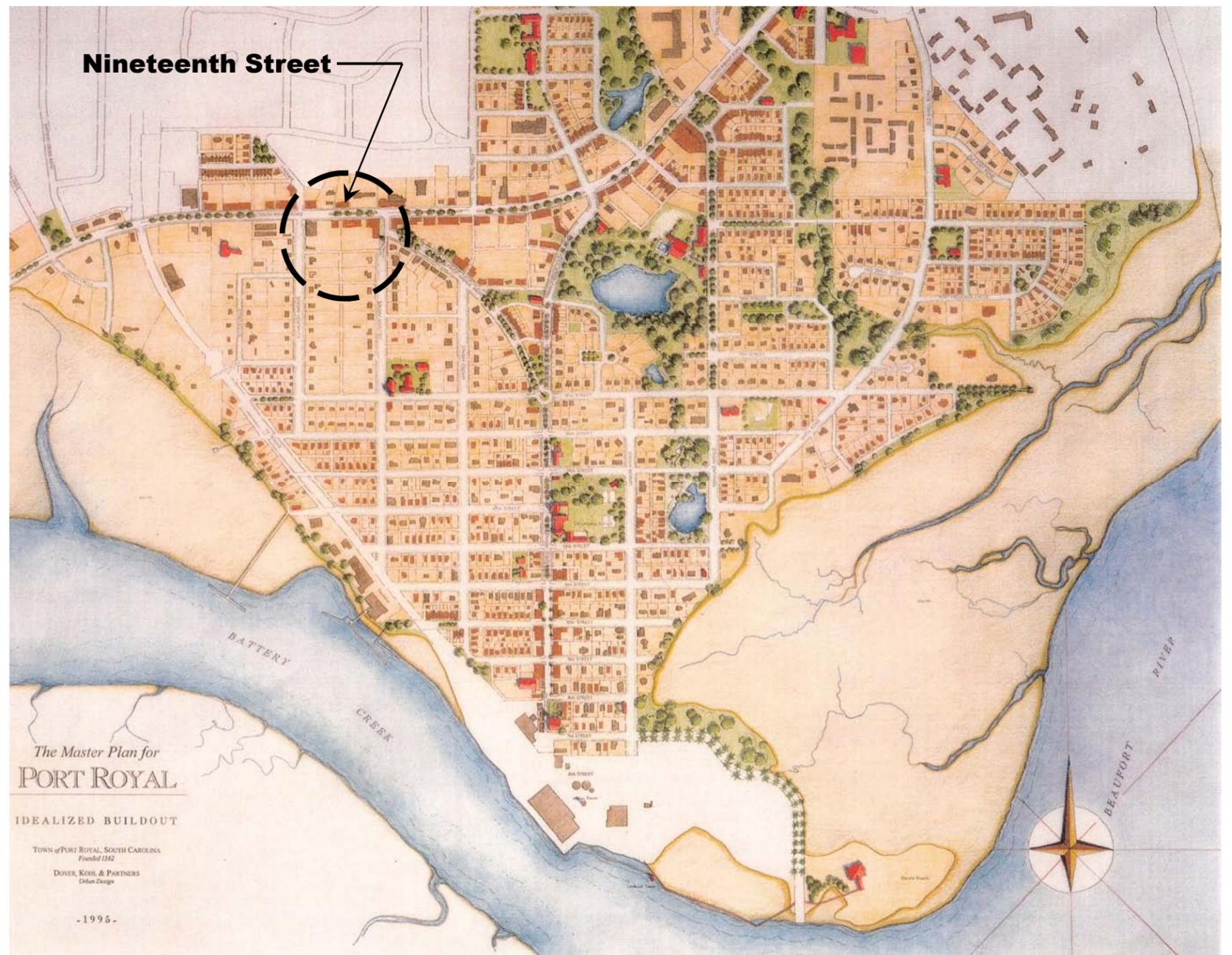
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Port Royal Master Plan by Dover, Kohl & Partners - 1995

## Introduction

The intent of the Nineteenth Street Planned Unit Development is to create a compatible urban infill project within the boundaries of the Town of Port Royal on an existing 4.9 acre site. The PUD utilizes the base zoning of the General Commercial (GC) designation for allowable uses and the Traditional Town Overlay Code as a basis for its architectural standards. **Green development is strongly encouraged.** As stated in the Town of Port Royal Zoning Ordinance, the PUD's standards:

- (1) Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces;
- (2) Create high-quality street spaces by using buildings to form an interesting and safe environment that works for pedestrians, bicyclists and motorists;
- (3) Enhance the viability of local businesses and reduce travel demand by focusing growth in appropriate locations;
- (4) Provide a measure of predictability to property owners and occupants about what may be built on their land or that of their neighbors, yet allow for a market-driven mixture of land uses; and
- (5) Encourage a wide range of building types and sizes that will offer a measure of self-sufficiency and sustainability, and which will adapt gracefully to change over time.

Under the current zoning configuration of Highway Commercial, the property may be developed in ways which may be detrimental to the overall aesthetics of the Town of Port Royal. Current standards permit the use of eating establishments with drive-in service (fast food), automobile service stations and car washes. The Nineteenth Street PUD limits these using the Town of Port Royal's General Commercial zoning designation which prohibits these auto orientated uses. Commercial uses may be located north of the new nineteenth street right-of-way.

The PUD is comprised of a residential component and a commercial component. The commercial component is located along Ribaut Road and comprises a foot print of approximately 0.59 AC. The total leaseable commercial area will be based upon the provided commercial parking court with the parking standards as described in the PUD. These commercial buildings shall be designed according the PUD architectural standards following the prototype of the boulevard building.

Separating the commercial component with the residential component will be a new street, Nineteenth Street. This street will add connectivity to the existing street grid of the Town of Port Royal by connecting Edinburgh Avenue and Columbia Avenue.

The PUD is comprised of eighty-two residential units. These units are provided in a variety of configurations to accommodate different living styles. Single family detached units follow the prototype of the House. These designed will allow families to have their own private exterior yards. For those who desire less outdoor responsibilities, single family attached units in the form of the Rowhouse have been provided. The single family residences, both attached and detached comprise 56% (fifty-six percent) of the residential units.

For families or individuals that do not desire ownership of single family residences, we have provided three multifamily buildings in the form of apartment houses. These buildings contain twelve living units per building for a total of thirty-six units. All three apartment houses serve as an anchor and backdrop for either a park or plaza.

The project has a density of approximately nineteen (19) units per acre which is in keeping with other projects within the Town of Port Royal.

The site is currently supplied by South Carolina Electric and Gas for electrical services and water is supplied by Beaufort-Jasper Water/Sewer Authority. BJWSA had verbally committed that their capacities can accommodate sewer for the project.

The southern boundary of the property shall be buffered from the existing neighborhood by an opaque fence up to eight feet high.



## Architectural Guideline Administration

Interpretation of the architectural standards will fall under the responsibility of an Architectural Review Board (ARB) and the Town of Port Royal Design Review Board (DRB). This ARB shall be comprised of the five people which include the developers, a project architect, a project engineer and a member of the Town of Port Royal staff. The ARB shall have approval authority for all aspects of planning and exterior architecture including traffic impacts and any other site-specific matters.

**Review Process:** The Nineteenth Street Neighborhood review process is broken down into three stages. They are: conceptual review preliminary review and final review. Conceptual review shall fall under the jurisdiction of the ARB. The ARB shall meet on an as needed basis when projects are submitted. Submissions shall be received at the office of the Project Architect and the applicant shall be contacted within two weeks for a meeting date. Applicants are not required to attend ARB meetings but it is strongly encouraged to answer questions or provide additional information requested by the ARB. After conceptual review is granted by the ARB, the applicant may submit to the Town of Port Royal DRB for preliminary and final approvals of vertical construction within the PUD boundaries.

**Conceptual Review:** 5 copies of application

Preliminary submittals must contain:

1. Site plan indicating all trees on the property as well as property lines, streets, sidewalks, surround structures, proposed building location and cistern location. The site plan shall be submitted at a minimum scale of 1 inch equals 20 feet (1"=20')
2. Floor plan(s) indicating room labels, overall dimensions, on-site parking, cistern location and building square footage. The floor plan(s) shall be submitted at a minimum scale of 1 inch equals 8 feet (1/8" = 1'-0")
3. Elevations indicating proposed building materials and building height. All exterior building elevations are required. The elevations shall be submitted at a minimum scale of 1 inch equals 8 feet (1/8" = 1'-0")

**Preliminary / Final Review:**

Preliminary and final review submittals must meet the requirements of the DRB

**Note:** *The ARB reserves the right to request additional drawings which they feel necessary to obtain a complete understanding of the project.*

**Note:** *ARB approval does not imply or grant a building permit. Applicants must submit the proper application, documents and fees to the Town of Port Royal for plans review and building permits*

## **Architectural Guidelines**

The primary goal of the architectural guidelines is authenticity. The guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The design review board shall have authority to approve substitute materials for those listed as options under the architectural guidelines.

The following guidelines have been divided into sections for ease of interpretation and implementation. The sections include:

- Definitions
- General Provisions
- Building Elements
- Building Wall
- Garden Walls and Fences
- Columns, Arches, Piers and Porches
- Roofs, Gutters and Downspouts
- Windows, Skylights, Storefronts and Doors
- Signage

The following building types from the Town of Port Royal's Traditional Town Overlay District have been used as the basis of the building prototypes for Nineteenth Street. The prototypes have been slightly modified to meet the intent of the Nineteenth Street PUD.

- Single Family Residential
  - House
  - Rowhouse
- Multi-Family Residential
  - Apartment House
- Commercial
  - Boulevard Building

## Definitions

Accessory structure. A building or structure subordinate to the principal building or lot and used for purposes customarily incidental to the main or principal building and located on the same lot therewith. Accessory structures are permitted with all building types.

Alley. A secondary way which affords access to the side or rear of abutting property.

Appurtenances. Architectural features not used for human occupancy consisting of: spires, belfries, cupolas or dormers; silos; parapet walls, and cornices without windows; chimneys, ventilators, skylights, and antennas.

Awning. An architectural projection roofed with flexible material supported entirely from an exterior wall of a building.

Balcony. A porch connected to a building on upper stories supported by either a cantilever or by columns on one (1) side

Build-to line. A line parallel to the property line, along which a building shall be built. Porches and handicap ramps shall be exempt from build-to requirements, and shall occur behind the property line. Build-to line locations for specific sites shall be established by the Architectural Review Board.

Building coverage. The horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level excluding courts, exterior stairways, uncovered decks, porches, patios, terraces, and stairways.

Building frontage. The side of a building which faces the frontage street, plaza or park.

Colonnade or arcade. A covered, open-air walkway at standard sidewalk level attached to or integral with the building frontage; structure overhead is supported architecturally by columns or arches along the sidewalk.

Dwelling area. The total internal useable space on all floors of a structure, not including porches, balconies, terraces, stoops, patios or garages.

Front porch. A roofed area, attached at the ground floor level or first floor level, and to the front of a building, open except for railings and support columns.

Frontage street. The public right-of-way which serves as primary access to a property. Frontage Streets shall be Edinburgh Avenue, Columbia Avenue and Ribaut Road (SC 802)

Garden wall. A freestanding wall, no higher than seventy-two (72) inches, along the property line dividing private yards from streets, alleys and/ or neighboring lots.

Height. The vertical distance from the lowest point on the tallest side of the structure to the ridge of the roof.

Lot frontage. The property line adjacent to the frontage street or park/plaza.

Marquee. A permanently roofed architectural projection, whose sides are vertical and are intended for the display of signs, which provides protection against the weather for the pedestrian, and which is supported entirely from an exterior wall of a building.

Stoop. A small platform and/or entrance stairway at a house door, commonly covered by a secondary roof or awning.

## General Provisions

The following general provisions apply to all building types.

(1) **Cisterns:** Cisterns shall be provided for each building type to collect rainwater for use in irrigation etc. These cisterns shall either be located within a garage, accessory structure or underground. Cistern designs shall be submitted to the ARB for review to ensure sizing is adequate to accommodate new structures and expected rainfall.

(2) **Parking.** Commercial parking shall be placed along streets and in small, strategically located on-site lots. These lots shall be located as illustrated on the Land Plan. Parking for residential uses shall be located on-site as required by the individual building designs.

**Parking Requirements:** The number of parking spaces provided for new commercial areas shall be no less than one (1) space per thousand (1,000) square feet of gross floor area and shall not exceed one (1) space per three hundred (300) square feet of gross floor area of the commercial use. Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act. On-street parking provided adjacent to the development shall count as part of the required parking supply. Single family residential parking requirements shall be two (2) per dwelling unit. (located on-site) Multi-family parking requirements shall be one (1) per unit. (located on-site) Parking may be located beneath structures.

(3) **Accessory Structures:** Accessory Structures are permitted and may contain parking, storage space and/or accessory dwelling units. Accessory dwelling units shall not be greater than six hundred twenty-five (625) square feet in living area.

(4) **Lighting:** All exterior building floodlights shall be shielded or directed so that all of the illumination falls upon either the surface of the structure to be illuminated or on the ground. There shall be no light spillage in excess of one (1) foot-candle onto neighboring properties. These guidelines are not intended to prohibit the short-term (three (3) to five (5) minutes) illumination of properly operating lighting that may occur when a security motion detection device is activated.

(5) **Trash:** Commercial trash locations shall be screened from view with a solid masonry wall. An located in the rear parking area. Residential trash receptacles shall be kept in garages or screened areas located on-site.

(6) **Mechanical Systems:** Commercial mechanical systems shall be located on roofs with adequate screening as not to be visible by the Ribaut Road, Edinburgh Avenue or Columbia Avenue right-of-ways. Residential mechanical systems shall be located on roof tops or properly screened locations in the rear yards.

(7) **Residential Lots:** Single family residential lots may be combined to create larger lots than shown in the Land Plan. These lots will be evaluated by the House building prototype. This may be from the combination of either single family attached or detached lots. Multifamily lots may be divided into single family detached or attached residential lots.

## Building Elements

**Door and Window Openings:** The primary entrance to the building shall be located on the exterior wall facing the frontage street, park or plaza.

Windows shall be rectangular, square, circular, semi-circular or octagonal. Rectangular window openings facing streets shall be oriented vertically.

Each façade facing streets, parks or plazas shall contain fifteen (15) percent to seventy (70) percent of transparent materials on each livable story below the roof line.

**Colonnades/arcades:** Colonnades and arcades shall have a minimum depth of ten (10) feet from the face of the building to the inside column face. Height shall be ten (10) foot minimum clear. Length shall be seventy-five (75) to one-hundred (100) percent of the building front. Open multi-story verandas, awnings balconies, and enclosed useable space shall be permitted above the colonnade. Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades may wrap around the side of a building facing a side street.

**Balconies:** Second floor balconies shall be a minimum depth of five (5) feet. Height shall be a minimum of ten (10) feet clear with a length of up to one hundred (100) percent of the building frontage. Balconies may differ in length and width and have roofs but are required to be open, un-conditioned parts of a building. On corner, balconies may wrap around the side of a building facing a side street.

**Marquees and Awnings:** Marquees and awnings shall have a minimum depth of five (5) feet and a minimum clear height of ten (10) feet. Awnings shall be made of fabric.

**Porches and Stoops:** Porches shall have a minimum depth of six (6) feet and a length of twenty-five (25) to one hundred (100) percent of the building front. Porches and stoops may have multi-story verandas and/or balconies above. Porches and stoops are required to be open un-conditioned parts of buildings. Porches may be screened.

Note: Colonnade, awnings and porches may extend over the property lines. This is subject to DRB approval.

## Building Walls

Exterior building walls may be constructed of the following materials: wood studs (2x6 min.), concrete masonry units, brick, insulated concrete forms (ICF) metal studs (6" min.) or cast-in-place concrete. Other construction may be approved by the Architectural Review Board on a case by case basis. Where buildings are constructed with a finish material of masonry or stucco, an expression line shall delineate the division between the first story and the second story. An expression line shall either be a cornice or molding extending a minimum of two (2) inches, or a jog in the surface plane of the building wall greater than two (2) inches.

### 1. Permitted finish materials.

- (i) Wood siding, painted or natural;
- (ii) "Hardie-Plank" or other cementitious siding;
- (iii) Concrete masonry units with stucco;
- (iv) Reinforced concrete with stucco;
- (v) Tabby;
- (vi) Brick;
- (vii) Others as approved by the Architectural Review Board

### 2. Permitted configurations.

- (i) Siding:
  - (A) Channel rustic seven inches to the weather;
  - (B) Lap horizontal five inches to the weather
  - (C) Shiplap horizontal four inches to the weather
- (ii) Concrete masonry units with stucco (C.B.S.);
- (iii) Stucco: With smooth or light texture finish

## Garden Walls and Fences

Fences, garden walls, or hedges are strongly encouraged and, if built, should be constructed along all un-built rights-of-way which abut streets, alleys or parks/plazas. The maximum height shall be seventy-two (72) inches along all property lines. Pillars and posts may extend up to six (6) inches above the height limitations provided such pillars and posts average no more than ten (10) feet apart. **Fences made of chain-link (wholly or in part) are prohibited.**

### 1. Permitted finish materials.

- (i) Wood: Painted white, left natural, or painted/stained with colors to match or compliment the building walls.
- (ii) Concrete masonry units with stucco (C.B.S.);
- (iii) Reinforced concrete with stucco;
- (iv) Wrought iron;
- (v) Tabby;
- (vi) Brick;
- (vii) Others as approved by the Architectural Review Board

### 2. Permitted configurations.

- (i) Wood:
  - (A) Picket fences: Minimum thirty (25) percent opaque, with corner posts;
  - (B) Other: To match building walls;
- (ii) Concrete masonry units with stucco (C.B.S.);
- (iii) Stucco: With smooth or light texture to match building walls;
- (iv) Wrought iron: Vertical, five-eighths (5/8) inch minimum dimension, four (4) to six (6) inch spacing;
- (v) Tabby: Vertical or battered;
- (vi) Others as approved by the Architectural Review Board

## Columns, arches, piers and porches

Columns, arches, piers and porches should be constructed to compliment the overall design of the structure. Columns shall be spaced no farther apart than they are tall and should be designed with classical proportions in mind. Arches may be constructed in a variety of configurations but shall coincide with the common language of the structure. Piers may only be used to support porches or other accessory areas of a primary structure.

### 1. Permitted finish materials.

- (i) Columns:
  - (A) Wood, painted or natural (cypress and cedar preferred);
  - (B) Cast iron;
  - (C) Concrete with smooth finish.
  - (D) Synthetic compositions (approval by ARB required)
- (ii) Arches:
  - (A) Concrete masonry units with stucco (C.B.S.);
  - (B) Reinforced concrete with stucco;
  - (C) Brick
- (iii) Piers:
  - (A) Concrete masonry units with stucco (C.B.S.);
  - (B) Reinforced concrete with stucco;
  - (C) Tabby;
  - (D) Brick
- (iv) Porches (railings, balustrades):
  - (A) Wood, painted or natural (cypress and cedar preferred);
  - (B) Wrought iron;
  - (C) Others as approved by the ARB

### 2. Permitted configurations.

- (i) Columns:
  - (A) Square: Eight (8) inch minimum, with or without capitals and bases;
  - (B) Round: Eight (8) inch minimum outer diameter, with or without capitals and bases;
  - (C) Classical orders;
- (ii) Arches:
  - (A) Segmental
  - (B) Roman
  - (C) Jack
  - (D) Elliptical
  - (E) Parabolic
- (iii) Piers: Sixteen (16) inch minimum dimension;
- (iv) Porches: Railing and baluster configurations shall be designed to coincide with the language of the primary structure. Configurations are subject to ARB approval.

## Roofs, Gutters and Downspouts

Roofs are permitted to be designed in a variety of types which shall compliment the overall language of the structure. Roof types shall include: gabled, shed, domed, barrel vaulted, hipped and flat. Applied mansard roofs are not permitted. Roofs detailing may be finished with exposed rafter tails or closed soffits. Gutters and downspouts shall be of the same material and finish.

### 1. Permitted finish materials.

- (i) Roofs:
  - (A) Metal
    - (I) Galvanized;
    - (II) Copper;
    - (III) Aluminum;
    - (IV) Zinc-Alum;
    - (V) Terne;
  - (B) Tile
- (ii) Gutters:
  - (A) Copper;
  - (B) Aluminum;
  - (C) Galvanized steel;
  - (D) Other materials as approved by the design review board;

### 2. Configurations.

- (i) Roofs: Metal: Standing seam or "five-vee," twenty-four (24) inch maximum spacing, panel ends exposed at overhang;
- (ii) Gutters:
  - (A) Rectangular section;
  - (B) Square section;
  - (C) Half-round section;

## Windows, skylights, storefronts and doors

Windows shall be permitted to have a variety of configurations based upon the language of the structure. Rectangular windows which face a street, plaza or park shall have a vertical orientation. Windows may have the following accessories: Shutters (either standard or Bahama type), window boxes, real muntins and mullions and awnings. Awnings shall have no backlighting and no glossy-finish fabrics. Fabric awnings are preferred but other materials may be approved by the ARB on a case by case basis.

Storefront areas only: The ground-floor building frontage shall have storefront windows covering no less than twenty-five (25) percent of the ground-floor building frontage wall area. Storefronts shall remain unshuttered at night and shall utilize transparent glazing material, and shall provide view of interior spaces lit from within. Where building frontages exceed fifty (50) feet, doors or entrances with public access shall be provided at intervals averaging no greater than fifty (50) feet.

### 1. *Finish materials.*

- (i) Windows, skylights, storefronts, frames;
  - (A) Wood;
  - (B) Aluminum;
  - (C) Copper;
  - (D) Steel;
  - (E) Vinyl clad wood;
  - (F) Fiberglass
- (ii) Doors: Wood, metal or fiberglass; (wood strongly encouraged in all applications)
- (iii) Glass
  - (A) Clear and low E glass;
  - (B) Tinting above fifty (50) percent of light transmission factor is authorized but shall be approved on a case by case basis.
  - (C) Reflective, reflective coating and mirror glazing is prohibited.

### 2. *Configurations.*

- (i) Windows:
  - (A) Rectangular;
  - (B) Square;
  - (C) Round
  - (D) Octagonal
- (ii) Window operations:
  - (A) Casement;
  - (B) Single-, double-, and triple-hung
  - (C) Industrial;
  - (D) Fixed frame
  - (E) Awning
- (iii) Skylights: Flat to the pitch of the roof
- (iv) Door operations:
  - (A) Casement;
  - (B) Sliding (not facing streets);

## Signage

Signage shall comply with the underlying general commercial zoning of the property. Sign regulations will adhere to Article V: Sign Regulations of the Town of Port Royal Code of Ordinances as well as meet the following guidelines:

### 1. *Finish materials.*

- (i) Wood: painted or natural;
- (ii) Metal: copper, brass, galvanized steel;
- (iii) Painted canvas
- (iv) High density urethane

### 2. *General Requirements:* Signs shall be externally lit

## Single Family Residential - House and Rowhouse

The single family residential component of Nineteenth Street comprises the majority of the building types. Forty-six of the eighty-two residential units are either single family detached or single family attached.

Single family detached residences will be designed following the House building prototype while single family attached will be designed following the Rowhouse building prototype. The standards for these prototypes are represented on pages 12-14. The graphics are shown to illustrate the Nineteenth Street PUD lot sizes and the possible building locations. These graphics are for representation only and each submitted project is required to be evaluated at the time of presentation to the DRB based upon the Nineteenth Street PUD document



**House:**

Building Placement:

Lot Widths: 25 foot minimum

Build-to Line Locations: 0-18 feet from the front property line  
0-18 feet from the side property line

Side Setbacks: 0 feet for primary structure  
0 feet for accessory structure

Building Frontage: 30-80 percent of lot frontage

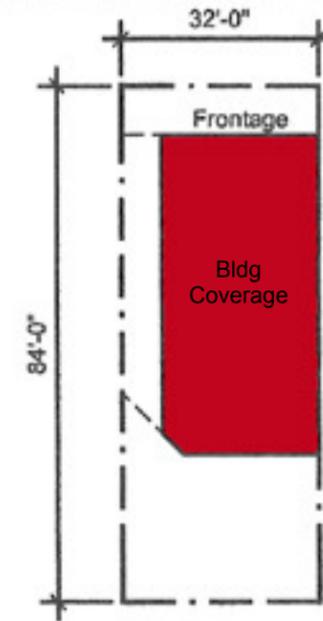
Building Coverage: 50 percent maximum

Dwelling Area: 600 square feet (minimum)

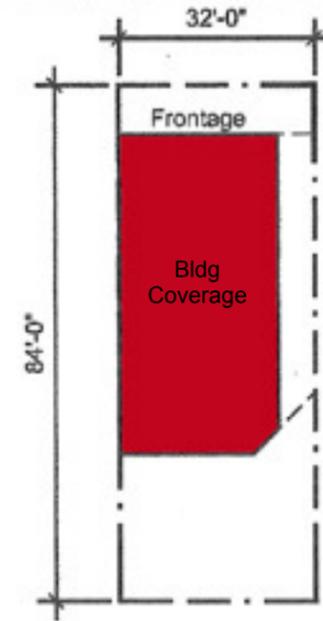
Maximum Height: 48 feet above grade

First Floor Elevation (livable area): 2 feet above grade (minimum)

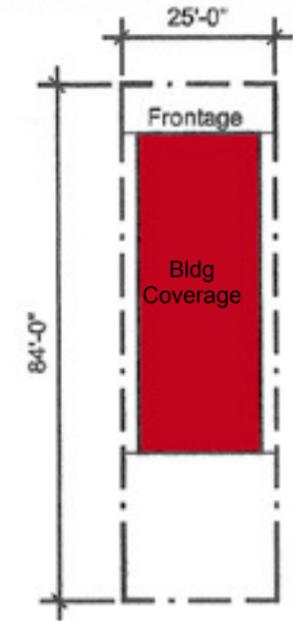
Note: Parking may be located under primary structure. Appurtenances may extend beyond the height limit. Building fronts are required to have either a front porch, side porch or stoop.



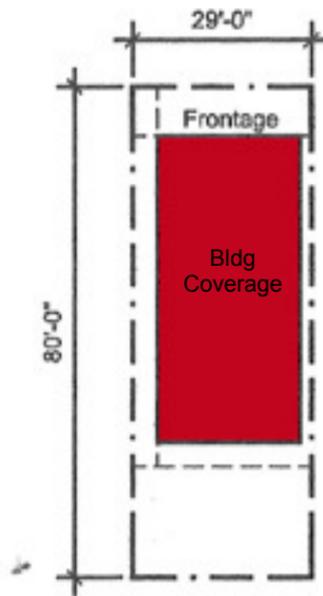
Parcel Type 1  
Qty: 2  
Lot #'s: 40, 46  
Area: 2,688 sf.  
Max. Bldg. Frontage: 25.6 ft.  
Max. Bldg. Coverage: 1,344 sf.



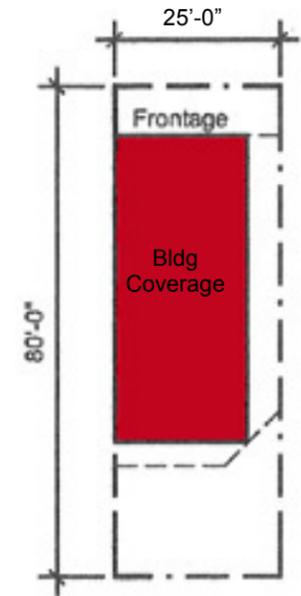
Parcel Type 2  
Qty: 2  
Lot #'s: 35, 41  
Area: 2,688 sf.  
Max. Bldg. Frontage: 25.6 ft.  
Max. Bldg. Coverage: 1,344 sf.



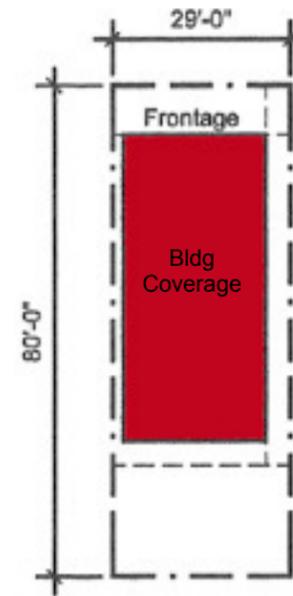
Parcel Type 3  
Qty: 8  
Lot #'s: 36-39, 42-45  
Area: 2,100 sf.  
Max. Bldg. Frontage: 20.0 ft.  
Max. Bldg. Coverage: 1,050 sf.



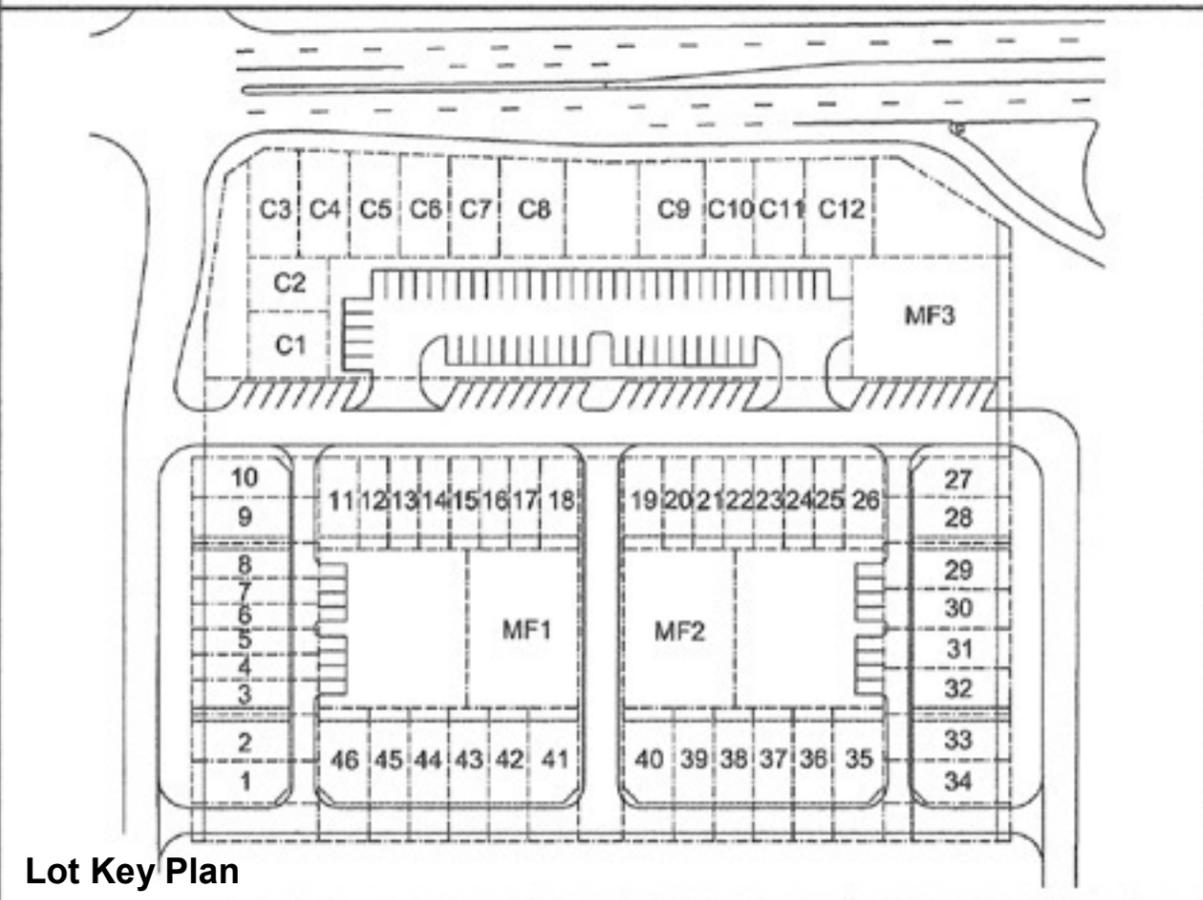
Parcel Type 4  
Qty: 3  
Lot #'s: 9, 29, 33  
Area: 2,320 sf.  
Max. Bldg. Frontage: 23.2 ft.  
Max. Bldg. Coverage: 1,160 sf.



Parcel Type 5  
Qty: 1  
Lot #'s: 34  
Area: 2,160 sf.  
Max. Bldg. Frontage: 21.6 ft.  
Max. Bldg. Coverage: 1,080 sf.



Parcel Type 6  
Qty: 3  
Lot #'s: 2, 28, 32  
Area: 2,320 sf.  
Max. Bldg. Frontage: 23.2 ft.  
Max. Bldg. Coverage: 1,160 sf.



Lot Key Plan

**House:**

Building Placement:

Lot Widths: 25 foot minimum

Build-to Line Locations: 0-18 feet from the front property line  
0-18 feet from the side property line

Side Setbacks: 0 feet for primary structure  
0 feet for accessory structure

Building Frontage: 30-80 percent of lot frontage

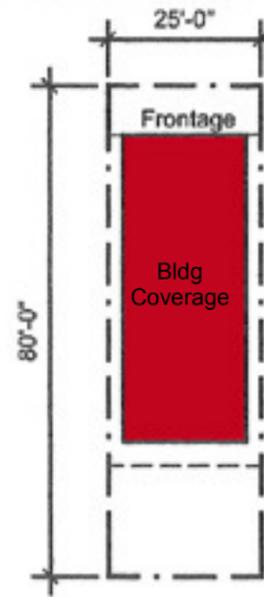
Building Coverage: 50 percent maximum

Dwelling Area: 600 square feet (minimum)

Maximum Height: 48 feet above grade

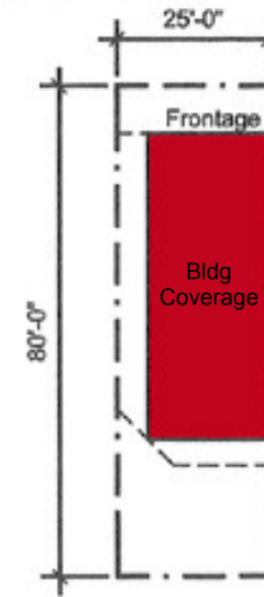
First Floor Elevation (livable area): 2 feet above grade (minimum)

Note: Parking may be located under primary structure. Appurtenances may extend beyond the height limit. Building fronts are required to have either a front porch, side porch or stoop.



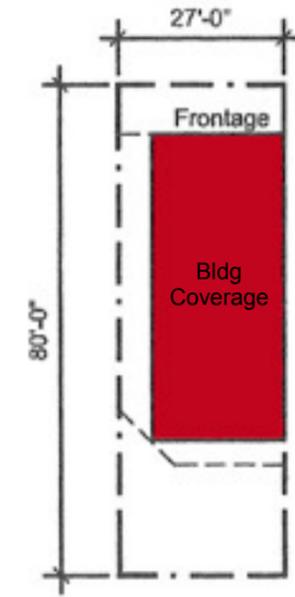
Parcel Type 7  
Qty: 2  
Lot #'s: 30, 31

Area: 2,000 sf.  
Max. Building Frontage: 20.0 ft.  
Max. Building Footprint: 1,000 sf.



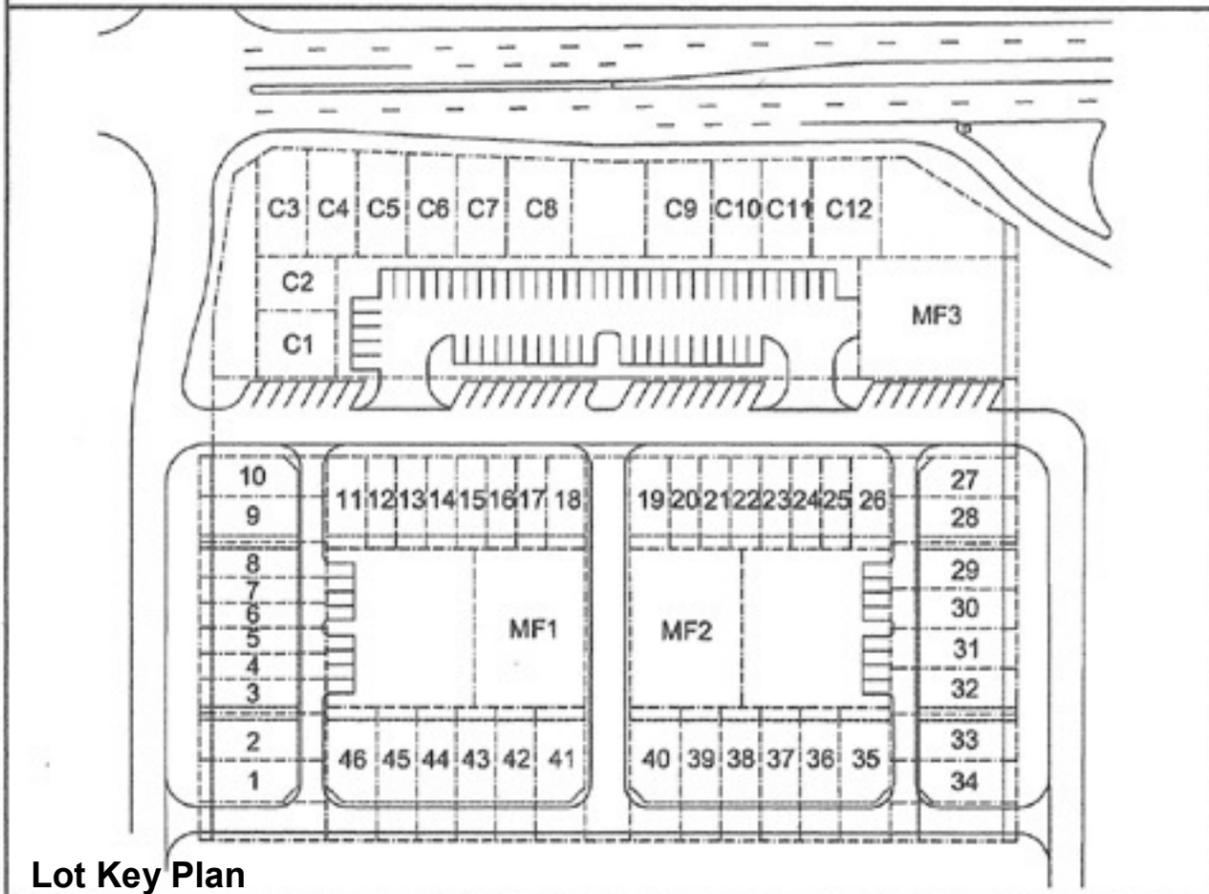
Parcel Type 8  
Qty: 1  
Lot #'s: 27, 10

Area: 2,000 sf.  
Max. Building Frontage: 20.0 ft.  
Max. Building Footprint: 1000 sf.



Parcel Type 9  
Qty: 1  
Lot #'s: 1

Area: 2,160 sf.  
Max. Building Frontage: 21.6 ft.  
Max. Building Footprint: 1,080 sf.



Lot Key Plan

**Rowhouse:**

Building Placement:

Lot Widths: 16 foot minimum

Build-to Line Locations: 0-18 feet from the front property line  
0-18 feet from the side street property line

Side Setbacks: none

Building Frontage: 75-100 percent of lot frontage

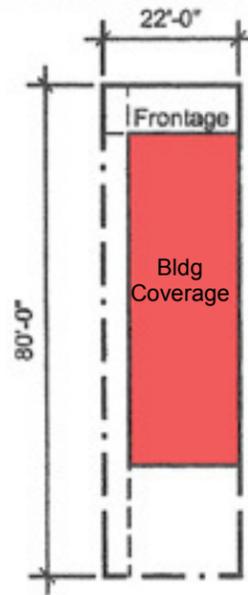
Building Coverage: 85 percent maximum (does not include porches)

Dwelling Area: 600 square feet (minimum)

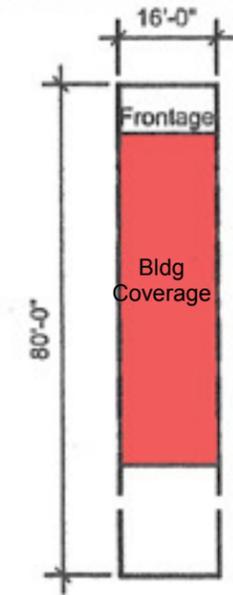
Maximum Height: 48 feet above grade

First Floor Elevation: 2 feet above grade (minimum)  
(livable area)

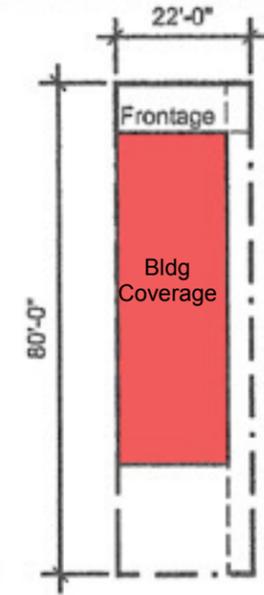
Note: Parking may be located under primary structure. Appurtenances may extend beyond the height limit. Building fronts are required to have either a front porch or stoop.



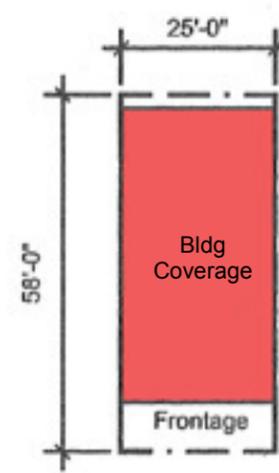
**Parcel Type 10**  
Qty: 1  
Lot #'s: 3  
Area: 1,760 sf.  
Max. Bldg. Frontage: 18.0 ft.  
Max. Bldg. Coverage: 1,496 sf.



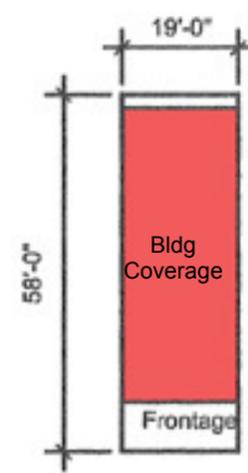
**Parcel Type 11**  
Qty: 4  
Lot #'s: 4, 5, 8, 7  
Area: 1,280 sf.  
Max. Bldg. Frontage: 16.0 ft.  
Max. Bldg. Coverage: 1,088 sf.



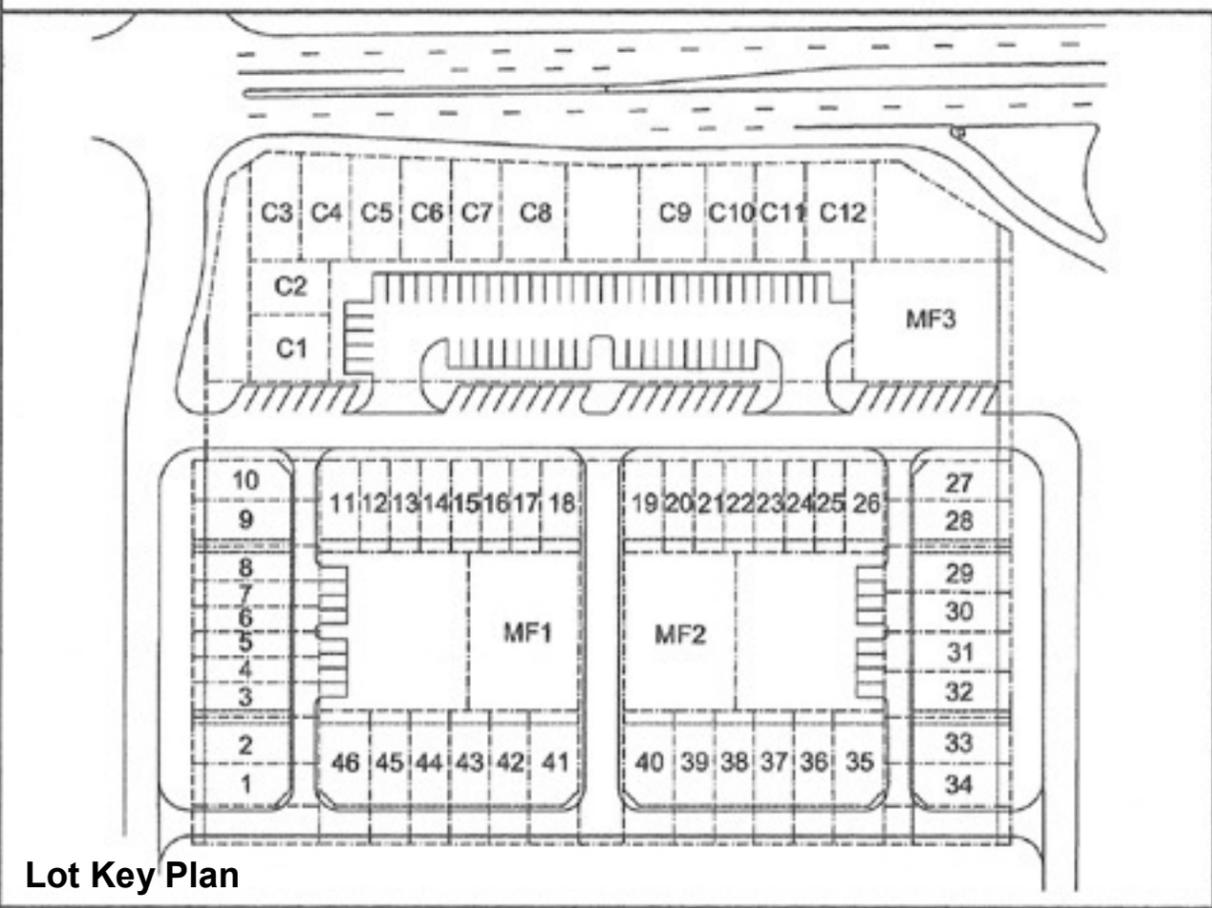
**Parcel Type 12**  
Qty: 1  
Lot #'s: 8  
Area: 1,760 sf.  
Max. Bldg. Frontage: 18.0 ft.  
Max. Bldg. Coverage: 1,496 sf.



**Parcel Type 13**  
Qty: 4  
Lot #'s: 11, 18, 19, 26  
Area: 1,450 sf.  
Max. Bldg. Frontage: 25.5 ft.  
Max. Bldg. Coverage: 1,232 sf.



**Parcel Type 14**  
Qty: 14  
Lot #'s: 12-17, 20-25  
Area: 1,102 sf.  
Max. Bldg. Frontage: 19.0 ft.  
Max. Bldg. Coverage: 936 sf.



**Lot Key Plan**

## **Multi-Family Residential - Apartment House**

Nineteenth Street will include three multi-family buildings which contain twelve residential units each. These units will follow the Apartment House prototype for its site and building design. These building will be the largest of the residential buildings and be located with a park or plaza.

The standards for these\ prototypes are represented on page 16. The graphics are shown to illustrate the Nineteenth Street PUD lot sizes and the possible building locations. These graphics are for representation only and each submitted project is required to be evaluated at the time of presentation to the DRB based upon the Nineteenth Street PUD document



**Apartment House:**

Building Placement:

Lot Widths: 50 foot minimum

Build-to Line Locations 0-10 feet from the front property line  
0-10 feet from the side street property line

Side Setbacks 3 feet minimum

Building Frontage: 75-100 percent of lot frontage

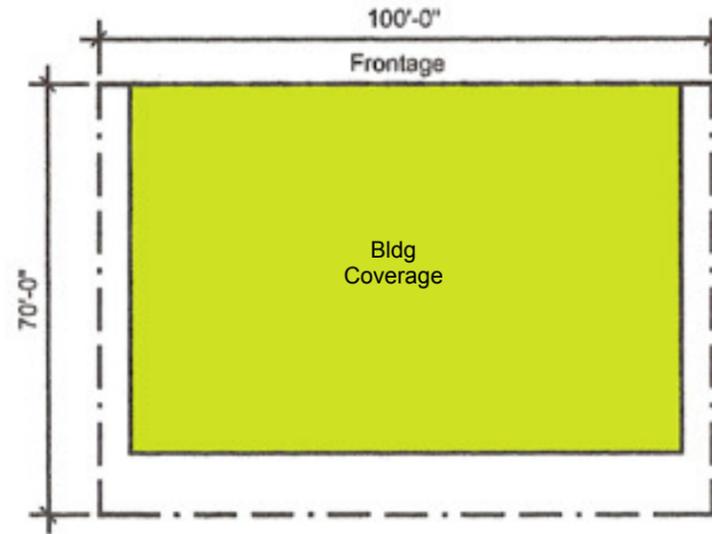
Building Coverage: 85 percent maximum (does not include porches)

Dwelling Area: 600 square feet (minimum)

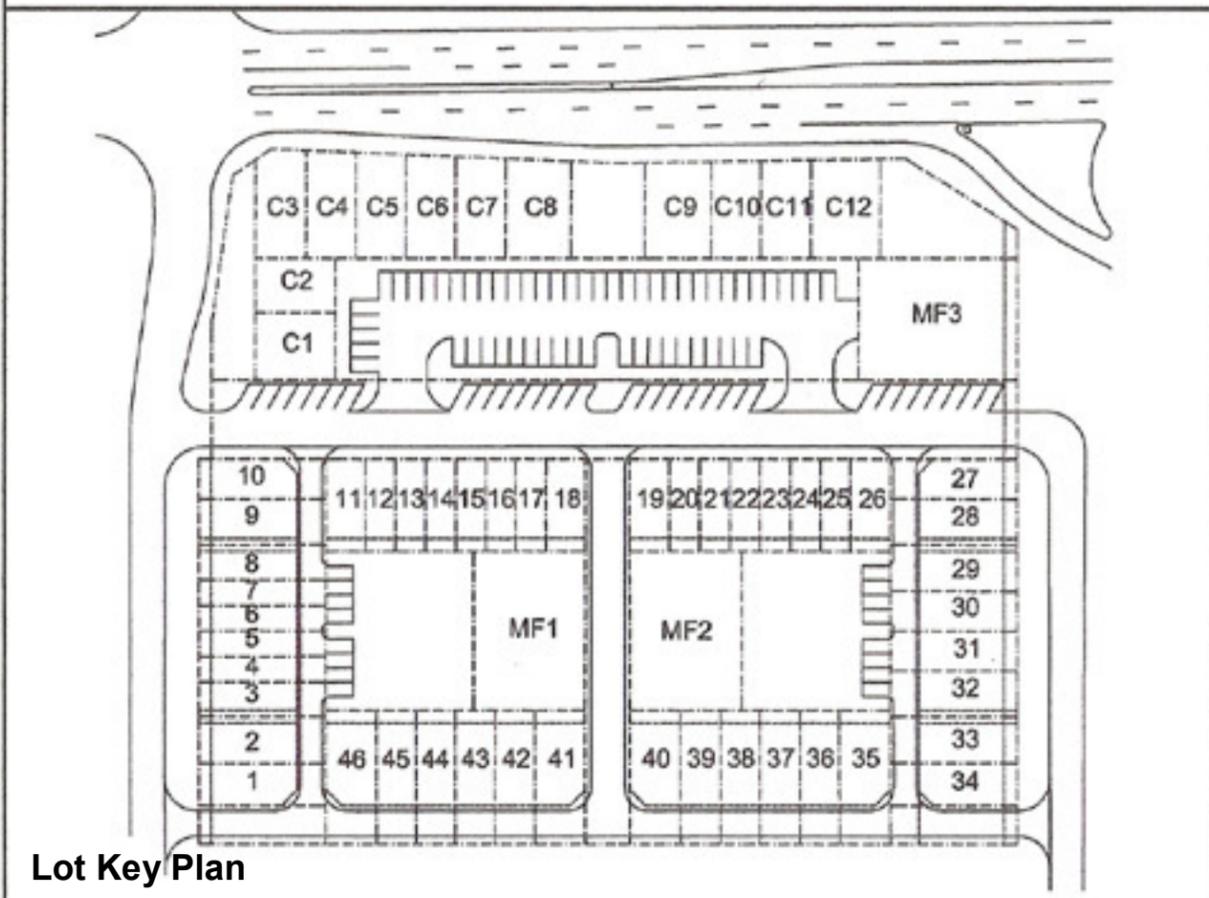
Maximum Height: 48 feet above grade

First Floor Elevation: 2 feet above grade (minimum)  
(livable area)

Note: Parking may be located under primary structure. Appurtenances may extend beyond the height limit.



Parcel Type 15  
Qty: 3  
Lot #'s: MF1, MF2, MF3  
Area: 7,000 sf.  
Max. Bldg. Frontage: 100.0 ft.  
Max. Bldg. Coverage: 5,950 sf.



## **Commercial - Boulevard Building**

Nineteenth Street will include a commercial component located along Ribaut Road. These units will follow the Boulevard Building prototype for its site and building design.

The standards for this prototype is represented on page 18. The graphics are shown to illustrate the Nineteenth Street PUD lot sizes and the possible building locations. These graphics are for representation only and each submitted project is required to be evaluated at the time of presentation to the DRB based upon the Nineteenth Street PUD document.

The Boulevard building standard shall be applied to the entire parcel as the commercial is developed in smaller lots. This will allow for a variety of architectural styles.



**Boulevard Building:**

Building Placement:

Lot Widths: 25 foot minimum, 200 foot maximum

Build-to Line Locations 0-5 feet from the front property line  
0-5 feet from the side street property line

Side Setbacks none

Building Frontage: 70-100 percent of lot frontage

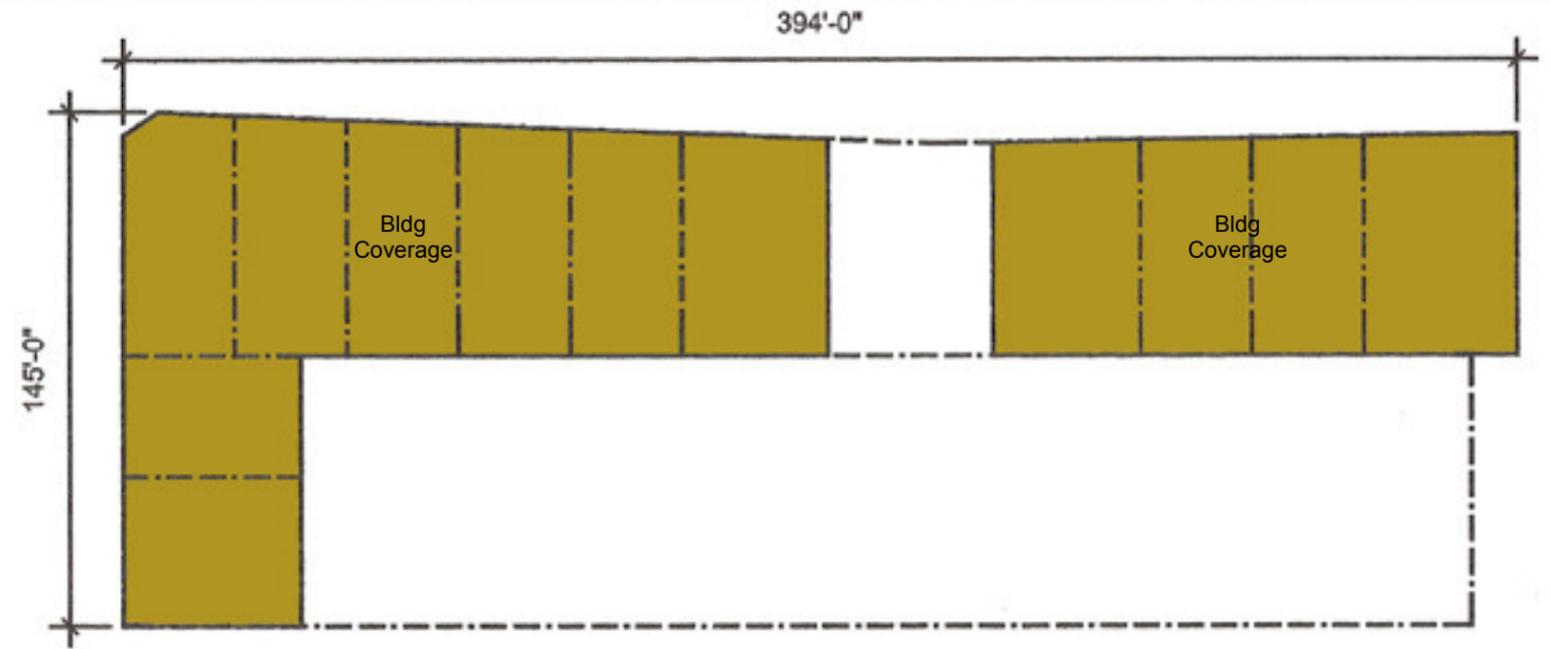
Building Coverage: 60 percent maximum (does not include porches)

Dwelling Area: 600 square feet (minimum)

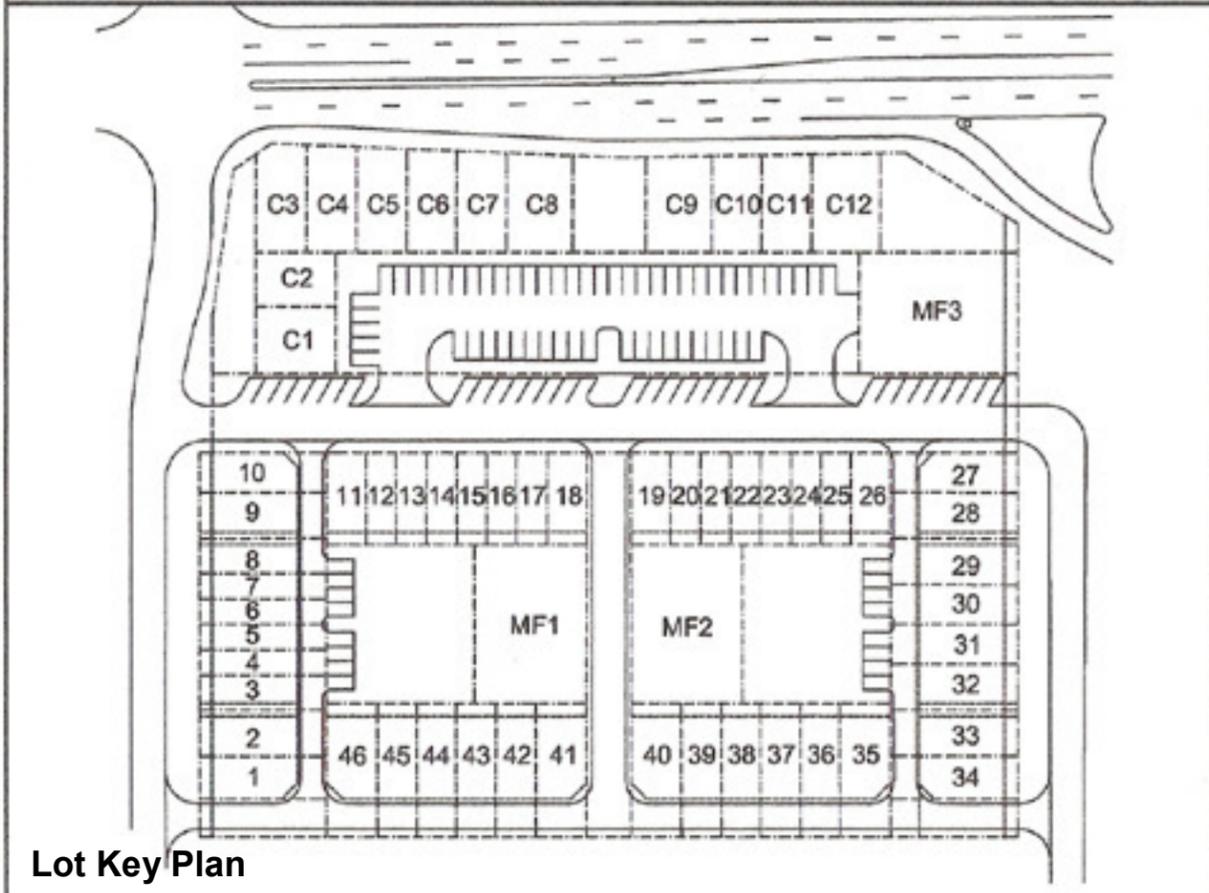
Maximum Height: 58 feet above grade

First Floor Elevation: none  
(livable area)

Note: Parking may be located under primary structure. Appurtenances may extend beyond the height limit.



Parcel Type 16  
Qty: 1  
Lot #'s: C1-C15  
Area: 53,840 sf.  
Max. Building Frontage: 394 ft.  
Max. Building Footprint: 28,679 sf.



**Lot Key Plan**

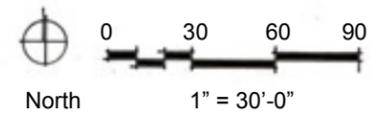






**Legend**

- New Manhole
- New Sewer Service
- - - New Water Service
- Existing Water Service

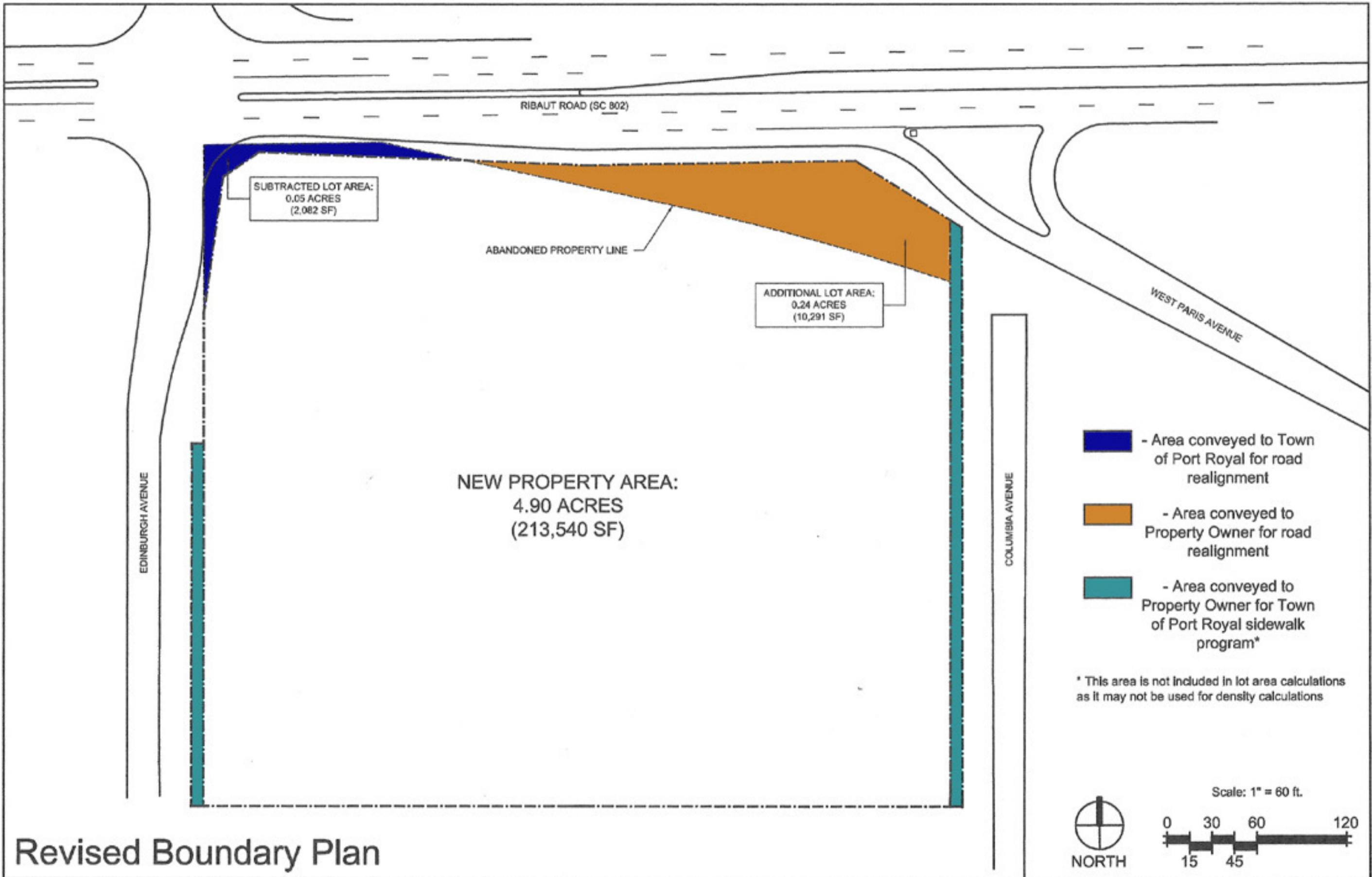




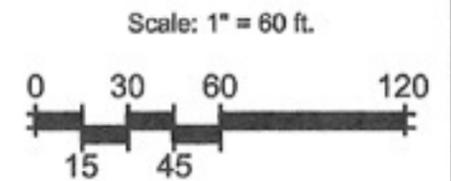


# Parking Layout

Final: April 9, 2008, Appendices added April 30 2008



# Revised Boundary Plan



\* This area is not included in lot area calculations as it may not be used for density calculations

- TREE LEGEND**
- LD - LIVE OAK
  - WD - WATER OAK
  - SD - SWEET OAK
  - GM - GUM
  - PH - PINE
  - SB - SLOAN BERRY
  - PK - PALMETTO
  - MD - MADONIA
  - HO - HOLLY
  - CO - COTTON WOOD
  - FR - FERN
  - LO - LAUREL OAK

- LEGEND**
- PP - POWER POLE
  - UP - UTILITY POLE
  - GT - GAS TANK
  - WM - WATER METER
  - WV - WATER VALVE
  - SOAH - STORM DRAIN MANHOLE
  - PB - POWER BOX
  - PH - FIRE HYDRANT

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450028 0005 D, DATED 9-29-96.

R111-010-000-0043-0000  
R110-010-000-0044-0000



Scale 1" = 40'  
JULY 12, 2008

P12898/AM/W

REFERENCE PLAT BY ARTHUR O. CHRISTENSEN DATED MAY 1949 PREPARED FOR PORT ROYAL ESTATES AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 7, PAGE 39.

REFERENCE PLAT BY TOMLINSON ENGR. CO. DATED MAY 13, 1940 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 5, PAGE 23.

NO.	DELTA	RADIUS	ARC TANGENT	C.BEARING	CHORD	
1	87°34'42"	1679.02	102.47	86.32	57°43'28"E	102.32



DAVID S. YOUMANS RLS 9765  
BEAUFORT SURVEYING, INC.  
1619 PARIS AVENUE  
BEAUFORT, S.C. 29935  
PHONE (843) 524-3261 525-1175

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HERON 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 5 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

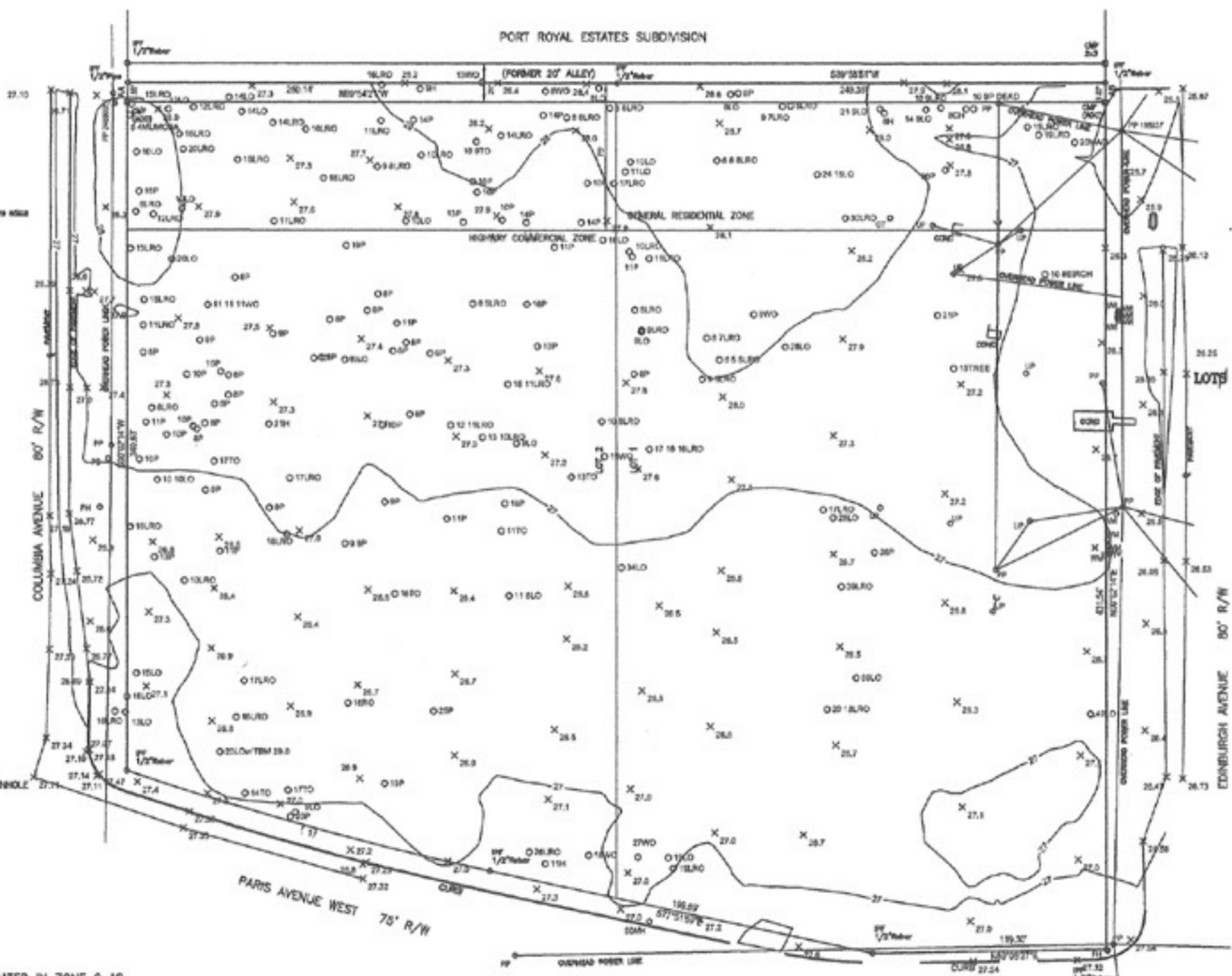
NO.	BEARING	DISTANCE
AA	S62°50'01"W	5.89
AD	N50°40'37"E	3.87



4.712 ACRES

**TREE & TOPOGRAPHIC SURVEY**  
PREPARED FOR  
**GREENSTAR**  
LOTS 1 & 2, BLOCK B, ROYAL GARDENS SUBDIVISION  
TOWN OF PORT ROYAL  
BEAUFORT COUNTY SOUTH CAROLINA

PORT ROYAL ESTATES SUBDIVISION



## **Project Team**

### Developers:

P Squared LLC  
Jeff Pinkney & Richard Poore  
1115 Paris Avenue  
Port Royal, SC 29935  
843.522.1280

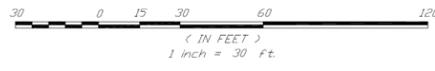
### Project Architect:

Architectonic Inc.  
Thomas Michaels  
PO Box 58  
Port Royal, SC 29935  
843.522.9695

### Project Engineer:

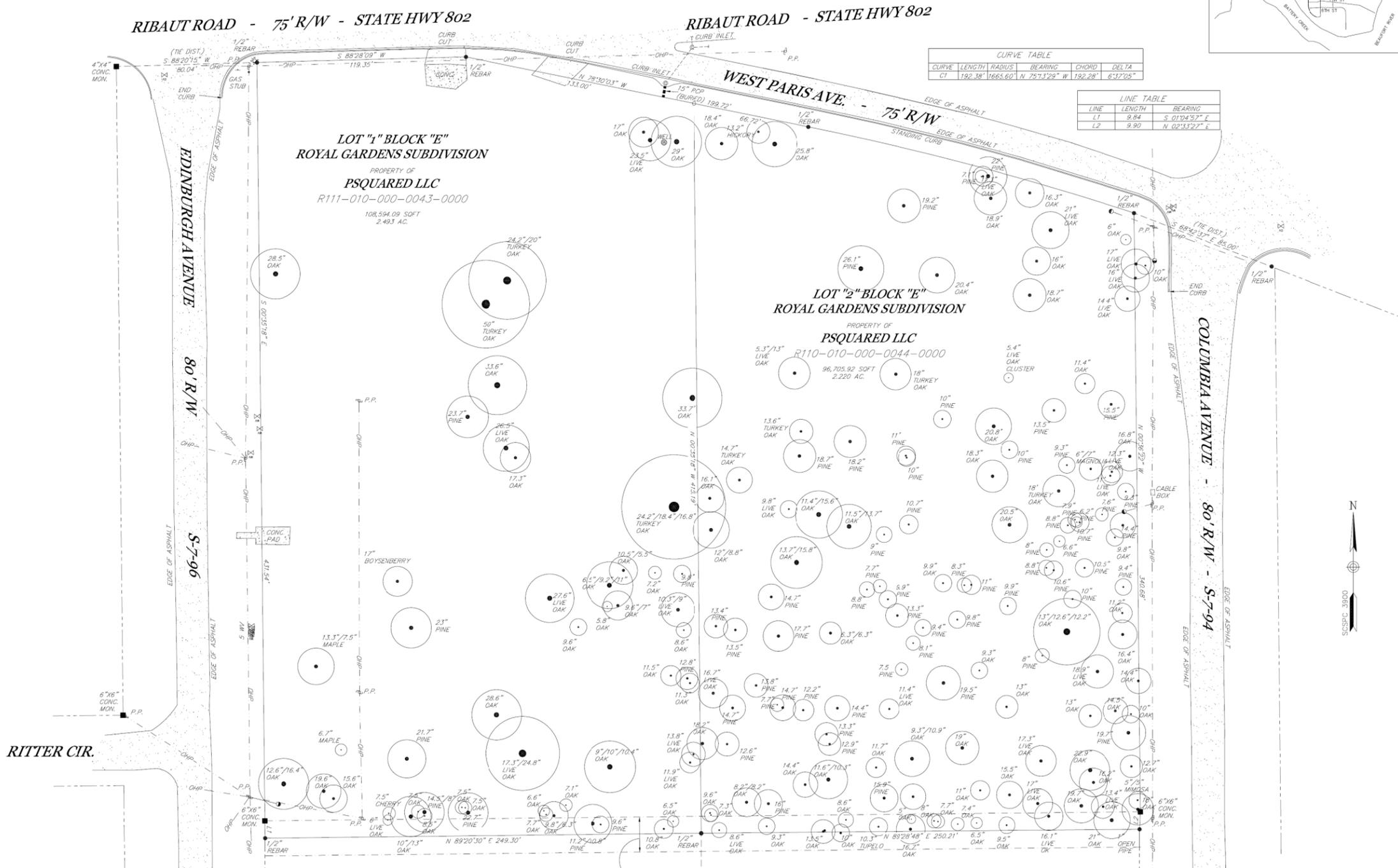
Ward Edwards Inc.  
Greg Baisch  
1613 Paris Avenue  
Port Royal, SC 29935

- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
  - PROPERTY LINE WITH PROPERTY CORNER SET
  - - - ADJACENT PROPERTY LINE
  - - - RIGHT OF WAY LINE
  - - -30.0'- - CONTOUR LINE (ELEV. ON NGVD 1929 DATUM)
  - - - DEEDED ALLEY
  - - - OVERHEAD POWER LINE
  - - - TIE LINE



- REFERENCES:**
1. PLAT SHOWING THE PROPERTY OF ROYAL GARDENS, INC DATED MAY 13, 1940, PREPARED BY TOMANSON ENGR. CO. RECORDED IN PLAT BOOK 9, PAGE 24.
  2. PLAT SHOWING SOUTHERN PORTION OF BLOCK E, ROYAL GARDENS SUBDIVISION FOR PORT ROYAL ESTATES, DATED MAY 1948, PREPARED BY ARTHUR O. CHRISTENSEN, RECORDED IN PLAT BOOK 7, PAGE 39.
  3. PLAT SHOWING 20' ALLEYWAY EASEMENT BEING SUBDIVIDED BETWEEN LOTS 3-18 SOUTHERN PORTION OF BLK "E" DATED 8/23/98, PREPARED BY DAVID E. GASKO S.C.P.L.S. NO. 10506, RECORDED IN PLAT BOOK 53 PAGE 8.
  4. CLOSING PLAT PREPARED FOR 303 ASSOCIATES, LLC, LOTS 1 & 2 BLOCK E, ROYAL GARDENS SUBDIVISION, DATED DECEMBER 1, 2003, PREPARED BY DAVID S. YOUNG S.C.P.L.S. NO. 9765, RECORDED IN PLAT BOOK 97, PAGE 92.
  5. PLAT PREPARED FOR JAMES E. JOHNSTON THE SAME BEING LOT 18, PORT ROYAL ESTATES, DATED APRIL 18, 1994, PREPARED BY DAVID S. YOUNG S.C.P.L.S. NO. 9765, RECORDED IN DEED BOOK 702 PAGE 1945.
  6. DEED BOOK 844, PAGE 1212, SHOWING THE DEEDING OVER OF 10' OF ALLEYWAY EASEMENT TO THIS R110 010 000 0045 0000.
  7. DEED BOOK 924, PAGE 1981, SHOWING THE DEEDING OVER OF 10' OF ALLEYWAY EASEMENT TO THIS R110 010 000 0046 0000.
  8. DEED BOOK 1960, PAGE 601, SHOWING THE DEEDING OVER OF 10' OF ALLEYWAY EASEMENT TO THIS R110 010 000 0044 0000 AND R111 010 000 0043 0000.
  9. DEED BOOK 1960, PAGE 604, SHOWING THE DEEDING OVER OF 10' OF ALLEYWAY EASEMENT TO THIS R110 010 000 0044 0000 AND R111 010 000 0043 0000.
  10. THIS R110 010 000 0044 0000 AND R111 010 000 0043 0000.

- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "C", AS PER F.E.M.A. HAZARD COMMUNITY PANEL NUMBERS 450028 0005 D, REVISED SEPTEMBER 29, 1986.
  2. AREA WAS DETERMINED BY COORDINATE METHOD.
  3. NO CORNERS SET.
  4. NO BUNSA SEWER SERVICE ON SITE.
  5. WATER SERVICE IS BY BUNSA.
  6. GAS LINE STUB FOUND AT FRONT OF SITE.
  7. VERTICAL DATUM IS NGVD 1929.
  8. UTILITIES SHOWN WERE APPARENT ON THE SURFACE. NO UNDERGROUND UTILITY LINES WERE LOCATED.
  9. DISCONNECTED ELECTRIC TEMP. SERVICE POLES ARE NOT SHOWN.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
CT	192.38'	1665.60'	N 75°1'29\" W	192.28'	6°37'25\"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	9.84	S 01°04'52\" E
L2	9.90	N 02°33'27\" E

**TITLE**  
**TREE & TOPOGRAPHIC SURVEY**  
 LOT 2 BLK E, R110 010 000 0044 0000 &  
 LOT 1 BLK E, R111 010 000 0043 0000  
 LOCATED IN PORT ROYAL, SOUTH CAROLINA  
 BEAUFORT COUNTY, SOUTH CAROLINA

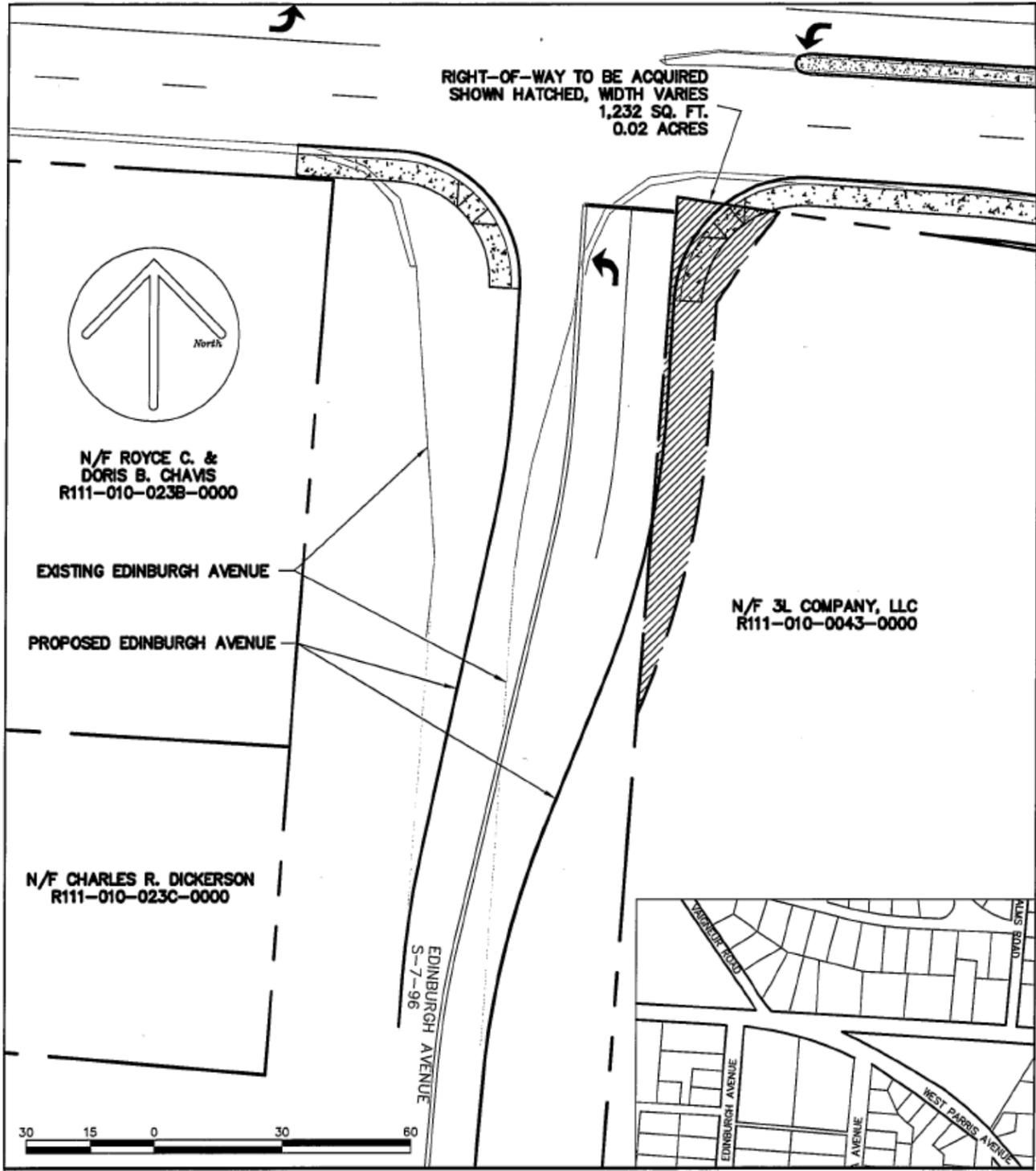
**G.W. BECKER, P.L.S., LLC**  
 LAND SURVEYING  
 1215 Paris Ave.  
 Port Royal, SC 29965  
 Phone: (843) 254-5263  
 Fax: (843) 254-1354  
 INFO@gwbeckers.com

**SOUTH CAROLINA**  
**PROFESSIONAL LAND SURVEYOR**  
 No. 23198  
**WILLIAM BECKER**

DESIGNED: CMB  
 DRAWN: CMB  
 CHECKED: CMB  
 APPROVED: CMB  
 DATE: APRIL 20, 2008  
 PROJECT NO. 1-08-003  
 SHEET 7 OF 7

NO. DATE

REVISIONS

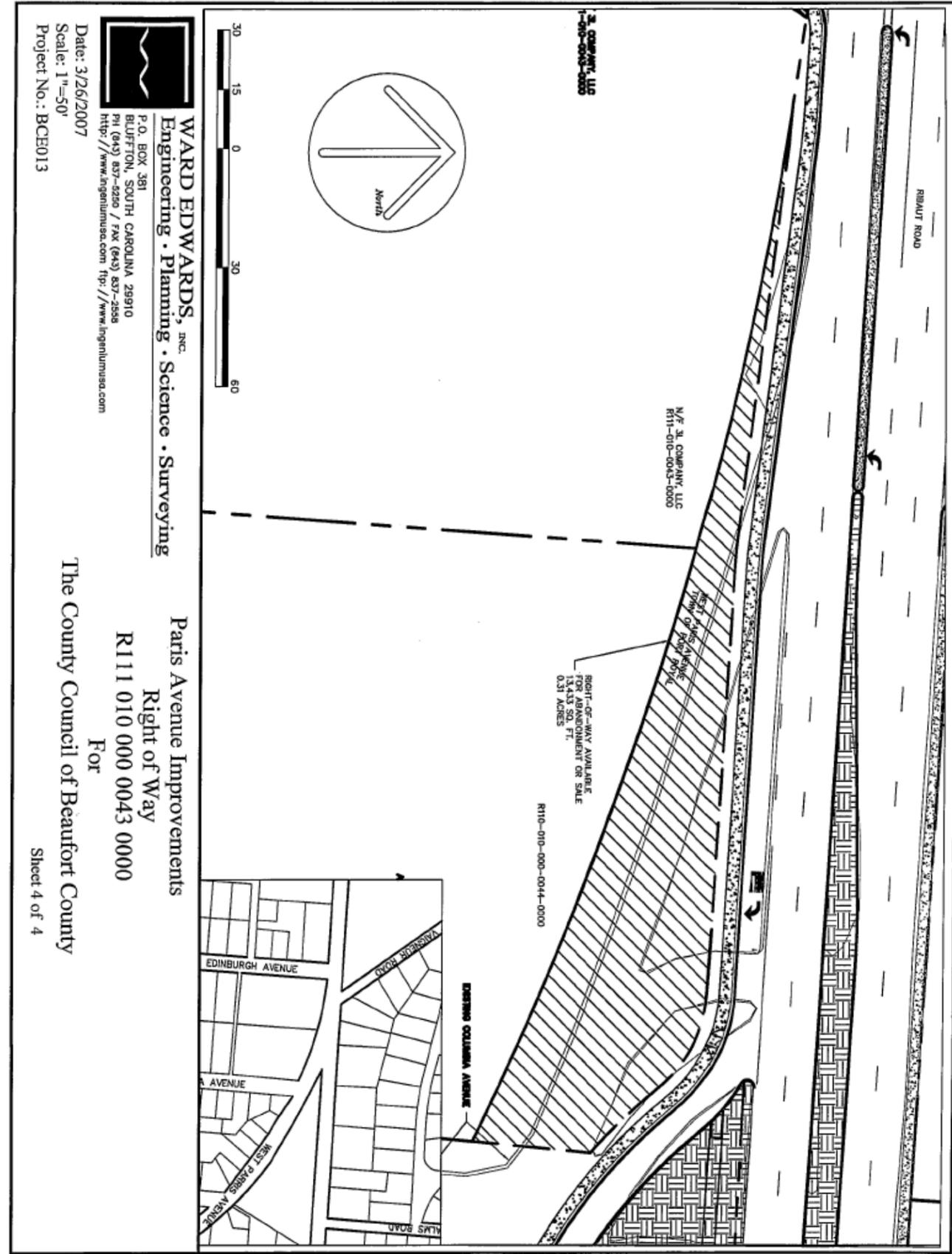


**WARD EDWARDS, INC.**  
 Engineering • Planning • Science • Surveying  
 P.O. BOX 381  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (843) 837-5250 / FAX (843) 837-2558  
 http://www.ingeniumusa.com ftp://www.ingeniumusa.com

Date: 12/11/2006  
 Scale: 1"=30'  
 Project No.: BCE013

**Edinburgh Avenue Improvements  
 Right of Way Acquisition  
 R111 010 000 0043 0000**  
 For  
**The County Council of Beaufort County**

Sheet 1 of 4



**WARD EDWARDS, INC.**  
 Engineering • Planning • Science • Surveying  
 P.O. BOX 381  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (843) 837-5250 / FAX (843) 837-2558  
 http://www.ingeniumusa.com ftp://www.ingeniumusa.com

Date: 3/26/2007  
 Scale: 1"=50'  
 Project No.: BCE013

**Paris Avenue Improvements  
 Right of Way**  
**R111 010 000 0043 0000**  
 For  
**The County Council of Beaufort County**

Sheet 4 of 4

## Nineteenth Street Planned Unit Development Summary of Changes to Base Zoning

The Nineteenth Street PUD follows the base zoning of General Commercial with the Town of Port Royal Traditional Town Overlay District with the following modifications:

### Administration:

The PUD documents establish an Architectural Review Board (ARB) which will have conceptual review of projects within the PUD boundaries before submittal to the Town of Port Royal Design Review Board (DRB). This adds another step in the review process.

### Definitions:

The following definitions have been modified:

1. Building Frontage, to include the terms park or plaza as appropriate frontage area.
2. Frontage Street, to further define the frontage streets to be: Colombia Avenue, Edinburgh Avenue and Ribaut Road (SC802)
3. Lot Frontage, to include parks and plazas.
4. The terms design review board and special exception have been deleted.

### General Provisions:

1. Cisterns have been added as a requirement of new structures.
2. Parking diagrams have been omitted as parking has been designed in the PUD.
3. Locations of trash and mechanical unit locations have been further defined.

### Architectural Guidelines, Building Walls:

1. Exterior building walls are required to have a minimum thickness of 6 inches.
2. Aluminum and vinyl siding have been deleted and are not approvable by a Special Exception of the DRB
3. The ARB may approve other materials as new materials are developed.

### Architectural Guidelines, Garden Walls and Fences:

1. The maximum height of 48 feet along frontage streets has been deleted.
2. The ARB may approve other materials as new materials are developed.

### Architectural Guidelines, Columns, Piers, Arches and Porches:

1. Synthetic columns may be approved by the ARB on a case by case basis.
2. The minimum column thickness for both square and round has been changed to 8 inches from 6 inches.
3. The following arch types are now permitted: Segmental, Jack, Roman, Parabolic and Elliptical

### Architectural Guidelines, Roofs, Gutters and Downspouts

1. Asphalt shingles are no longer an approved roofing material.

### Architectural Guidelines, Windows, Storefronts, Skylights and Doors:

1. Awning windows are now a permitted configuration

### Prototypes: House (25 foot lot)

1. Build to lines have been changed from 5-15 feet to 0-18 feet
2. Build to lines for interior lots have been deleted.
3. Side setbacks have been reduced from 5 feet to 0 feet.
4. Stoops are now permitted by right and do not require a DRB waiver.
5. Parking may be located beneath structures.

### Prototypes: Rowhouse

1. Build to lines have been changed from 0-15 feet to 0-18 feet
2. Build to lines for interior lots have been deleted.
3. Parking may be located beneath structures.

### Prototypes: Apartment House

1. Build to lines have been changed from 10-20 feet to 0-10 feet
2. Build to lines for interior lots have been deleted.
3. Side setbacks have been reduced from 5 feet to 3 feet.
4. Building coverage has been increase from 40% max. to 85% max.
5. Parking may be located beneath structures.

### Prototypes: Boulevard Building

1. Build to line locations for corner and interior lots have been adjusted to 0-5 feet
2. Side Setbacks have been reduced from 5 feet to 0 feet.

**Council Actions:**

The Nineteenth Street PUD was approved by The Town of Port Royal Council with the following caveats:

1. The Town Council shall review the PUD after five years .
2. The developers shall be responsible for the cost of installing all sidewalks associated with the 19th Street project
3. A performance bond will be obtained by the developer for the project.