

**SITE PLANNING GUIDELINES  
DESIGNERS ARE...**

**ENCOURAGED TO INCORPORATE**

**CAUTIONED TO AVOID**

**TREE PRESERVATION, CLEARING AND REPLACEMENT:**

Existing hardwoods, pines and understory hardwoods, especially in buffers  
New hardwood trees to replace pines cleared for construction

Attempting to save individual pines or small clumps of pines

**BUILDING PLACEMENT:**

Building placement related one to the other and to buildings on other parcels  
Buildings that address the street  
Service areas to the rear or side

Scattered, irregular placement of buildings  
✓ Parking lots on the street side of non-commercial buildings

**BUFFERS/OPEN SPACE:**

Native tree buffers between parcels  
Buffers integrated with common areas

Thinly planted buffers

**PARKING/ACCESS:**

Large shade trees in parking  
Planted medians and islands that exceed minimum widths  
Curbs around end medians and islands, Wheel stops only at longitudinal medians to allow drainage into median  
Vehicular access between adjacent parking areas  
Shared roadway access between adjacent parcels  
Parallel parking along boulevard

Dead end parking bays

90° parking bays less than 62' wide

**SITE WORK/GRADING/DRAINAGE:**

Bioretention areas in parking lots  
Parcel drainage to common lagoon system  
Erosion/sedimentation control before clearing and construction

**UTILITIES:**

Underground utilities  
Landscaped power line easements to blend with surroundings

Trenches that damage tree root systems

**V. SITE DESIGN GUIDELINES**

**A. General Site Design Requirements**

The site design philosophy of Myrtle Park is to create an aesthetically attractive and cohesive assembly of developed parcels that:

- creates a unified “campus” of open spaces, buildings, parking, and pedestrian systems,
- relates each parcel development to the other through compatible building placements, complementary landscape, and linked parking and pedestrian ways,
- preserves trees and understory in buffers, and provides for their replacement when disturbed.
- preserves designated wetlands,
- uses bioretention in parking lots
- utilizes common lakes for stormwater drainage and aesthetic enhancement,
- uses wetland shelves and forebays in common lakes
- provides safe and efficient access to parcels.

**B. Tree Clearing and Replacement**

**Planting of Native Hardwoods**

The goal of Myrtle Park is to create an attractive development with a diverse cover of



naturally occurring hardwoods and other trees. To achieve this goal, the owners and developers of individual parcels will incorporate plantings of hardwoods throughout the Project. Significant numbers of live oak plantings will be included, along with a variety of other species of native material to create an aesthetically pleasing mixture, so that the resulting tree cover will provide protection against disease and infestation, through diversity. These plantings will be accomplished on streets and individual development parcels, as well as in open spaces.

The location, size and species of plantings shall be based on the requirements of Beaufort County ZDSO. Properties along the East-West Connector and the Boulevard will have street trees provided by the road contract and shall be exempt from the street tree requirement of Table 04.310.

This planting standard represents a minimum standard only. Each development parcel should be assessed for its unique characteristics and steps taken to save as many trees as practical and to supplement those trees with appropriate new plantings. Trees are a very important part of the Low Country "sense of place" and are essential to the creation of an attractive community.

### **Preservation of Existing Trees**

Preservation of existing, healthy vegetation is highly encouraged. Where possible, existing understory and ground cover vegetation shall be left along with canopy trees in accordance with the standards which follow.

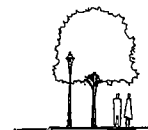
*Preserved and Mitigated Wetlands* - Myrtle Park contains several freshwater wetlands designated for preservation or created for mitigation in the Master Plan. These wetlands contain both hardwoods and pines. No clearing or tree cutting will be allowed in these areas, other than minor and selective cutting or trimming for boardwalks or crossovers, and such other activities as may be permitted by the Corps of Engineers, including wetland restoration and mitigation projects.

*Project Perimeter Boundary Buffers* - No trees exceeding eight caliper inches (8" DBH) in diameter will be cleared from these buffer areas, unless such cutting is necessitated by street and entrance way improvements or utility right-of-ways. Selective cutting of trees less than 8" DBH, underbrushing or limbing will be allowed.

### **C. Siting of Buildings and Parking**

The siting of buildings and parking is as important as the architecture of the buildings and landscaping of the open spaces in creating a strong and unified sense of place for Myrtle Park. The inter-relationships of buildings on adjacent parcels to one another, the way in which parking is laid out and linked to adjacent parking areas, the creation of solid and void areas in the landscape - all combine to create a whole that is greater than the sum of its parts, if site design is coordinated development-wide.

To that end, the Owners will maintain, a Conceptual Master Plan for all the parcels in the current phase of development. As that phase is developed, this conceptual plan will be updated and modified. This conceptual plan will serve as a reference for the Predesign Meeting and as a guide in making site design decisions on individual parcels. **Refer to Appendix B1 Siting Buildings for the current Conceptual Master Plan.**



#### D. Setbacks

Minimum setbacks are designed for front, rear, and side yards for building and parking lot placement. Setback requirements are listed by use in the Myrtle Park Setback and Buffer Table on Page V-5 of this document.

Parcel developers are encouraged to treat the front setback line as a “build-to” line, particularly in pedestrian oriented commercial and single family residential areas (shown in yellow on Appendix B5 - Section 14). For this to function correctly, careful coordination between adjacent parcels in a given district is required. This technique called “addressing the street” also requires special architectural considerations including window displays, covered walkways or porches, and recessed entryways which bring the space at the sidewalk down to human scale.

The setbacks of buildings and paved areas from street rights-of-way and property lines is presented in the following table. Refer to Page V-4 Myrtle Park Setback and Buffer Table.

#### E. Buffers

Designated buffers have been established for all front, rear, and side property lines and will be continuous around the entire lot. The intent of the buffer is to achieve a softening effect through the use of the existing and supplemental vegetation. Refer to Page V-4 Myrtle Park Setback and Buffer Table.

Buffer plantings will be designed to reinforce the concept of the native setting of overstory Oaks, Maples, and Pines - with an emphasis on hardwoods. Other overstory trees such as Palmetto and Magnolia may be used in moderation. Understory trees and shrubs will also reinforce the native landscape appearance. The buffer may be enhanced (existing vegetation) or created, where such vegetation is insufficient or nonexistent, with trees and shrubs of a variety and species appropriate to the area. Buffer depth requirements are listed by use in the Myrtle Park Setbacks and Buffers Table.

Lagoons, drainage or other features may occupy a portion of the buffer area, only if all other options have been exhausted. In such cases required buffer shall be located behind the lagoon or feature occupying the buffer. These areas will be shown on the Conceptual Master Plan.

Development elements allowed within buffer area:

- Landscape plantings
- Irrigation
- Screening structures such as fencing
- Signage with appropriate lighting
- Driveway cuts perpendicular to buffers
- Storm drainage and utility corridors perpendicular to the buffer or parallel within the buffer so long as replanting requirements are met (NOTE: Parallel storm drainage and utility corridors shall not be allowed in highway buffers that are within CRB jurisdiction)
- Bike paths
- Stormwater detention ponds

The location, size and species of buffer plantings shall be based on the requirements of Beaufort County ZDSO.

- Existing as well as installed vegetation may be included in meeting the requirement. If there is not sufficient distribution within the buffer, then additional planting will be required. Existing healthy trees which are grouped closely together (such that the canopies are closely intertwined) will be considered as a group rather than tallied individually.

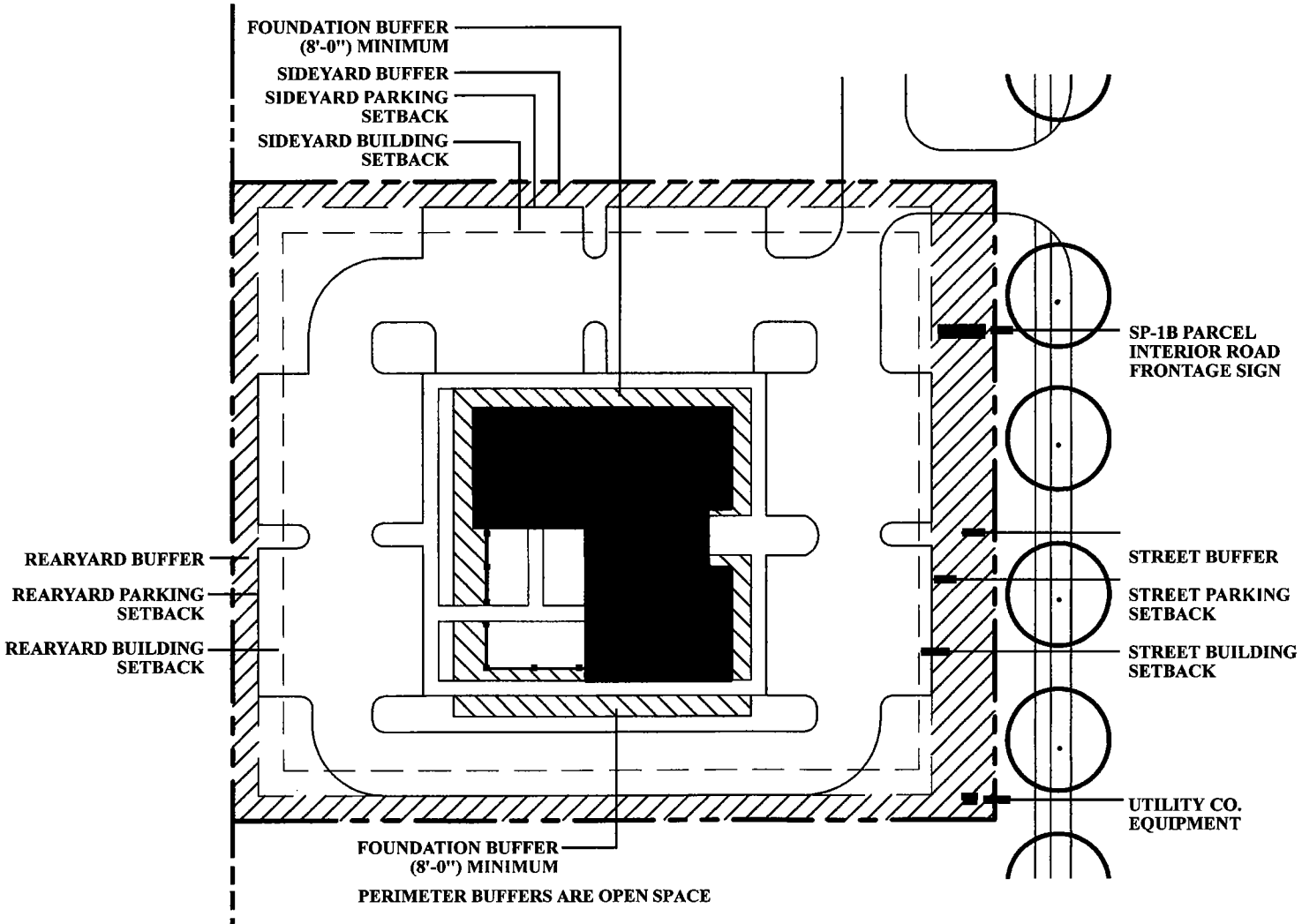


Myrtle Park SETBACK AND BUFFER TABLE V-1 Minimum Setback and Buffer in Feet																					
USE	US HWY 278			SC HWY 46 BURNT CHURCH ROAD (3)			EAST-WEST CONNECTOR			BOULEVARD (1)			LOCAL STREETS (1)			REAR YARD (2)(4)			SIDE YARD (2)(4)		
	SETBACKS		BUFFER	SETBACKS		BUFFER	SETBACKS		BUFFER	SETBACKS		BUFFER	SETBACKS		BUFFER	SETBACKS		BUFFER	SETBACKS		BUFFER
	BLDG	PKG		BLDG	PKG		BLDG	PKG		BLDG	PKG		BLDG	PKG		BLDG	PKG		BLDG	PKG	
Commercial/Retail	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Convenience/Gasoline	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Neighborhood Shopping	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Outlet Center	50	50	50	50	50	50	50	25	25	40	25	25	0	0	0	10	10	10	10	10	10
Retail w/Multiple Anchors	50	50	50	50	50	50	50	25	25	40	25	25	30	30	30	10	10	10	10	10	10
Shopping Mall	50	50	50	50	50	50	50	25	25	40	25	25	30	30	30	10	10	10	10	10	10
Commercial Recreation	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Restaurant	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Hotels/Motel	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Office/Bank	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Medical/Medical Office	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Church	50	50	50	50	50	50	30	25	25	0	0	0	0	0	0	10	10	10	10	10	10
Government	50	50	50	50	50	50	50	50	50	50	25	50	50	25	50	75	25	25	50	15	15
Services	50	50	50	50	50	50	30	25	25	30	25	25	0	0	0	10	10	10	10	10	10
<b>Residential</b>																					
Multi-family (5)																					
1-2 Story	50	50	50	50	50	50	50	50	50	25	25	25	25	25	25	50	50	50	25	25	25
3 or more Stories	50	50	50	50	50	50	50	50	50	30	30	30	30	30	30	75	75	75	25	25	25
Single Family (6)	50	50	50	50	50	50	50	50	50	20	20	20	20	20	20	5	0	0	10/5	0	0

- (1) Siting buildings at the right of way line (back of sidewalk) is allowed on local streets in pedestrian oriented commercial districts where the right of way becomes a "build to" line. See Section V.D.
- (2) Fee-simple attached building types will be allowed where separate parcels share common building walls on one side only.
- (3) 50' Buffer / setback is from existing right-of-way (R/W). If additional R/W is required for improvements to SC Hwy 46 or Burnt Church Rd., then buffer/setback shall be 25' from the adjusted R/W.
- (4) Myrtle Park has a min. perimeter buffer as outlined in Dev. Agreement, Table E.13. Where a parcel's rear or side yard includes the perimeter buffer, then the greater buffer dimensions will prevail.
- (5) Multi-family parcels shall use the setbacks shown in the table when abutting single family uses; when abutting other uses, then the commercial/retail setbacks and buffers shall apply.
- (6) Single Family side yard setbacks are shown at 10' on one side and 5' on the other, to allow for driveway access up the 10' side yard. Access from a rear alley only is encouraged. In no case shall any unit be closer than 15' to the adjacent unit.



**Illustration of Buffers and Setbacks**



Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.

#### **E. Buffers (continued)**

- The CRB may reduce the planting requirement for buffers where existing plant materials are of sufficient size and form to satisfy the purpose of the buffer. Along preserved and /or created wetlands, buffers shall not be required if the existing vegetation is sufficient. In any case, the buffers will be created/preserved to produce 70% opacity within 5 years using plantings with or without screen walls and/or berms.
- Trees and shrubs will not be pruned in any manner that would significantly diminish the desired softening character of the buffer except in accordance with standard horticultural practice. Trees will not be limbed-up from the ground more than eight feet (8') to the lowest branches except as required within sight triangles at intersections, to provide adequate light for understory plantings, or to provide vehicular clearance for roads and parking.

In addition to the parcel property buffers, all buildings in Myrtle Park will incorporate

foundation buffers. A landscaped buffer at least eight (8) feet wide will be maintained between any building and parking and/or driving areas. This space will be used for plantings to enhance the building and site. Foundation buffers are not required in the pedestrian oriented commercial area (see item D. page V-3) if the building is set at the right-of way line, nor are they required at loading areas and drive-through facilities. Sidewalks and handicap access may be placed adjacent to the buffer, on either side. The buffer may be penetrated to provide pedestrian access to the building.

- maintained at the expense of Beaufort County as outlined in the Development Agreement. Area occupied by all trails shall count as open space.

Open space within lots (except single-family residential lots) shall count toward open space requirements provided the area is over 300 square feet.

#### **F. Open Space**

Open space is to be coordinated throughout the Project area, creating a contiguous open space network with associated trails.

For the purposes of calculating required open space, parcel developers may transfer density across parcel lines with permission from the

appropriate owner(s) in accordance with the terms of the Development Agreement.

Open space within lots shall be privately held by each Owner and cross-access / maintenance easements shall be granted for the network of trails. Certain trails shall be identified in the Master Plan as arterial trails; these trails shall be constructed and

#### **G. Parking**

Applicants are encouraged to provide parking lot landscaping especially shade trees, that exceed these minimum standards. Applicants are encouraged to incorporate medians that are 12'-0" (min. of 9'-0") wide (measured to the back of curb or edge of pavement where there are no curbs) to provide space for parking area tree root growth.

All entryways and drive aisles will be surfaced with asphalt, concrete, brick, or an approved equal material and designed in a manner to integrate with the landscaping of the parcel. Applicants are encouraged to use permeable paving in parking stalls especially those abutting bioretention areas.

Roll curb shall be used on entry lanes, parking islands, adjacent to building edges and on entry medians. Wheel stops shall be used in all parking stalls. However, curb shall not be used at the head of parking stalls when



they abut planting areas separating parking bays, particularly those with bioretention areas. In addition, curb may be omitted at the head of parking stalls along the sides and backs of parking lots.

The number of parking spaces required (parking ratios) at Myrtle Park will be those required in the ZDSO with any waivers or variances allowed by the County.

The use of shade trees to reduce transpiration rates of understory plants, to reduce glare, and to provide comfort is required in all parking lots. Parking lot shade trees should be of a variety that will attain a mature size of at least fifty feet (50') in height and forty feet (40') in spread (species such as willow oak are recommended). The minimum size requirement for parking shade trees at planting is three and one-half caliper inches (3½" DBH) and twelve feet (12') tall, or larger when planted, meeting American Nursery Association (ANA) standards.

#### **H. Access and Service Areas**

The number and location of access drives per parcel will be subject to design review to insure the intended landscape continuity of the setbacks and buffers, while allowing the necessary flexibility for development of individual properties. Access to State roads

and the East-West Connector shall be by the approved traffic study. All parcels with a frontage of two hundred feet (200') or less on internal subdivision roads or private streets shall be limited to one access drive, and no parcel shall have more than two access drives on a frontage. Sharing access drives with adjacent parcels is encouraged, particularly when adjacent parcels are developed simultaneously. This will reduce the number and area of driveway openings on a given length of road, as well as provide users greater latitude in developing the sites. Adjacent parcel parking areas will be coordinated to provide for parking lot linkages such that traffic may flow easily from parking area to parking area with direct linkages to streets serving the parcels.

Common access drives will be in a 30' access easement. Parking and planting may be placed along drive aisles if sufficient length is provided to allow for stacking of cars entering and exiting the project.

All service areas, exterior utility equipment (including transformers, cooling towers, etc.), loading docks, trash and garbage disposal containers and receptacles and other service activities will be located at the side or rear of parcels and will be screened and not visible from the ground level of any public or private right-of-way or any adjacent properties. All

utility and mechanical equipment, including roof mounted equipment, will be screened and not visible from the ground level.

Any waste, garbage, or refuse materials produced or occurring as a result of permitted activities will be stored, processed and removed in a legal, safe, neat, clean, efficient, and healthy manner.

Screen fences and walls should be in keeping with and/or integral to the architecture of the building. Perimeter fencing will be allowed for outdoor storage areas only and are not allowed in a parcel's front yard. Chain-link fencing will only be permitted in the rear or sides of the property and planted with vines and shall be black vinyl coated. Barbed wire or concertina wire shall not be permitted.

#### **I. Alleys**

Alleys are permitted in residential areas only and shall be constructed to the following standards:

- Minimum pavement width shall be 14'
- Maximum pavement width shall be 17'
- Reverse crown shall be permitted
- Pavement shall otherwise be in accordance with ZDSO 14.120.C.2.b. "Street Construction Specifications- Residential Subdivisions" or ZDSO



14.120.D "Stabilized Aggregate Road"

- No right-of-way shall be required; instead 25' cross access easements shall be used
- Garages and other accessory buildings may front on the alley. All buildings shall be 15' or more from the center line of the alley such that all buildings across from each other on the alley are +30' face to face. EXCEPTION: In each block, the first buildings on an alley shall be 20' face to face or fences integrated into the building architecture to create a narrower opening at the entrance, reinforcing the alley as a private zone for the residents.

**J. Sitework and Grading**

Grading of each parcel must be undertaken to provide positive drainage away from buildings and across parking and pedestrian areas. Building finished floors will be a minimum of 8" above outside finished grade (except for allowances for transitions from entries). Site grading will avoid adverse impact upon adjacent properties and to avoid excessive "cuts" or "fills" of the natural terrain of the parcel.

Where bioretention areas are used, grading of the site shall direct water via sheet flow to these areas.

Site slopes greater than 3:1 require permanent slope protection consisting of appropriate geofabric and plant materials. Grading within buffers will be permitted only with the written approval of the DRT.

Retaining walls will be constructed of materials compatible with the exterior of structures and other improvements. The location and general description of these materials will be included in the plans submitted to the DRT for approval.

All berms, channels or swales within the parcel must be undertaken in a manner to integrate with the natural terrain and graded or paved portions of the parcel to the maximum extent possible.

Site drainage plans will conform to Federal, State and Local standards, including those particular requirements of SCDHEC-OCRM and Beaufort County pertaining to the Myrtle Park area.

**K. Drainage**

E All storm water runoff and drainage improvements within the Property will be designed in accordance with the Zoning Regulations and the Beaufort County Best Management Practices Manual (latest revision then available), and these guidelines. Best

efforts shall be made to coordinate such systems with the County Master Drainage Program. All storm water runoff and drainage system improvements will be constructed by Owner or Developers and maintained by Owner, Developers and/or an Owner's Association. The County of Beaufort will not be responsible for any construction or maintenance costs associated with the drainage system solely within the Property, unless proper dedications and easements are granted in accordance with the provisions of the Development Agreement (Sections 14.310(E), 14.320 and 14.321 - see Appendix A).

Each parcel's stormwater drainage will be collected on-site and released at an approved location(s). In cases where stormwater drains onto the parcel from adjacent parcels, the drainage system will provide for the inflow, unless special arrangements are made.

The Conceptual Master Plan for Myrtle Park provides for development-wide common stormwater retention/detention in a series of common lakes. Individual parcel storm drainage may be routed into this system, either directly by surface drainage or by storm drainage pipes, utilizing drainage easements across adjacent parcels, if necessary. Where on-site retention/detention areas are included within parcels, these areas





will be designed and maintained to have an attractive year-round appearance.

Ponds throughout the Project shall employ Best Management Practices as required by these guidelines. These practices shall include:

- use of forebays (where feasible) as illustrated below,
- use of wetland plant shelves on at least 40% of the pond edges
- Aquatic plantings on these shelves (See Section VII-G.-Recommended Plant List - Hydrophytes and Aquatic Species.

Applicants are encouraged to minimize directly connected impervious area (DCIA) on parcel site drainage plans. DCIA is the impermeable areas that drains directly to the improved drainage system, i.e., paved gutter, improved ditch, or pipe. To minimize DCIA, runoff from impervious areas should drain to a bioretention area as illustrated on the following pages. Grading of the site should direct water to the bioretention areas. On multi-bay parking lots, it is expected that at least every other bay will drain into a bioretention area. On small parking lots (without multiple bays) large islands may be used (20' min. width) or outside edge bioretention areas may be used. This is an effective method of runoff water quality control. It delays the concentration of flows

into the improved drainage system and maximizes the opportunity for rainfall to infiltrate at or near the point at which it strikes the ground.

Parcel developers will have site drainage and erosion/sedimentation control measures in place before commencing primary site clearing and construction.

While Myrtle Park's common lakes are designed for overall stormwater retention/detention, they are not designed to handle parcel construction phase erosion/sedimentation control. Individual parcels will be required to handle construction phase erosion/sedimentation control on the parcel site.

Storm drainage and erosion/sedimentation control plans will conform to Federal, State and Local standards.

#### **L. Utilities**

All utility lines, pipes and conduits utilized for the furnishing of water, sewage disposal, electricity, television and telephone service and other such facilities will be located underground unless otherwise approved in writing by the DRT.

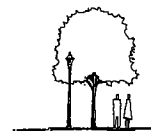
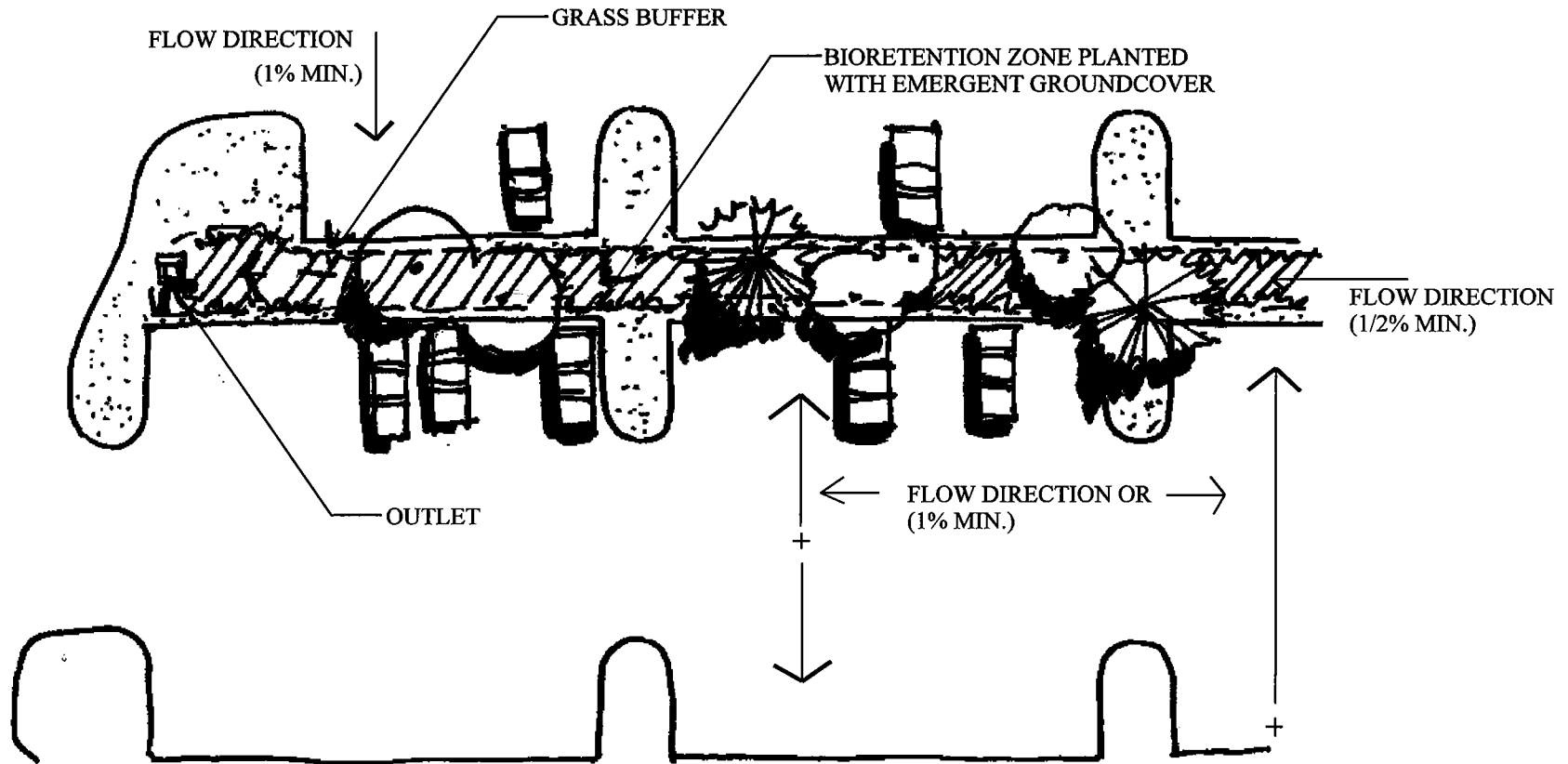
#### **M. Power Line Encroachment**

The Myrtle Park is traversed by a 150' wide Santee Cooper Power utility easement and a 100' power line right-of-way. Santee Cooper owns the lines in the easement - 230kV and 115kV transmission lines. Any use of land within the 150' easement is subject to an encroachment permit, to be obtained by the Applicant for parcel development, from Santee Cooper in Moncks Corner, South Carolina. It should be noted that Santee Cooper has the right to trim trees outside of and adjacent to this easement according to their "danger tree" policies as included with their easement agreements.

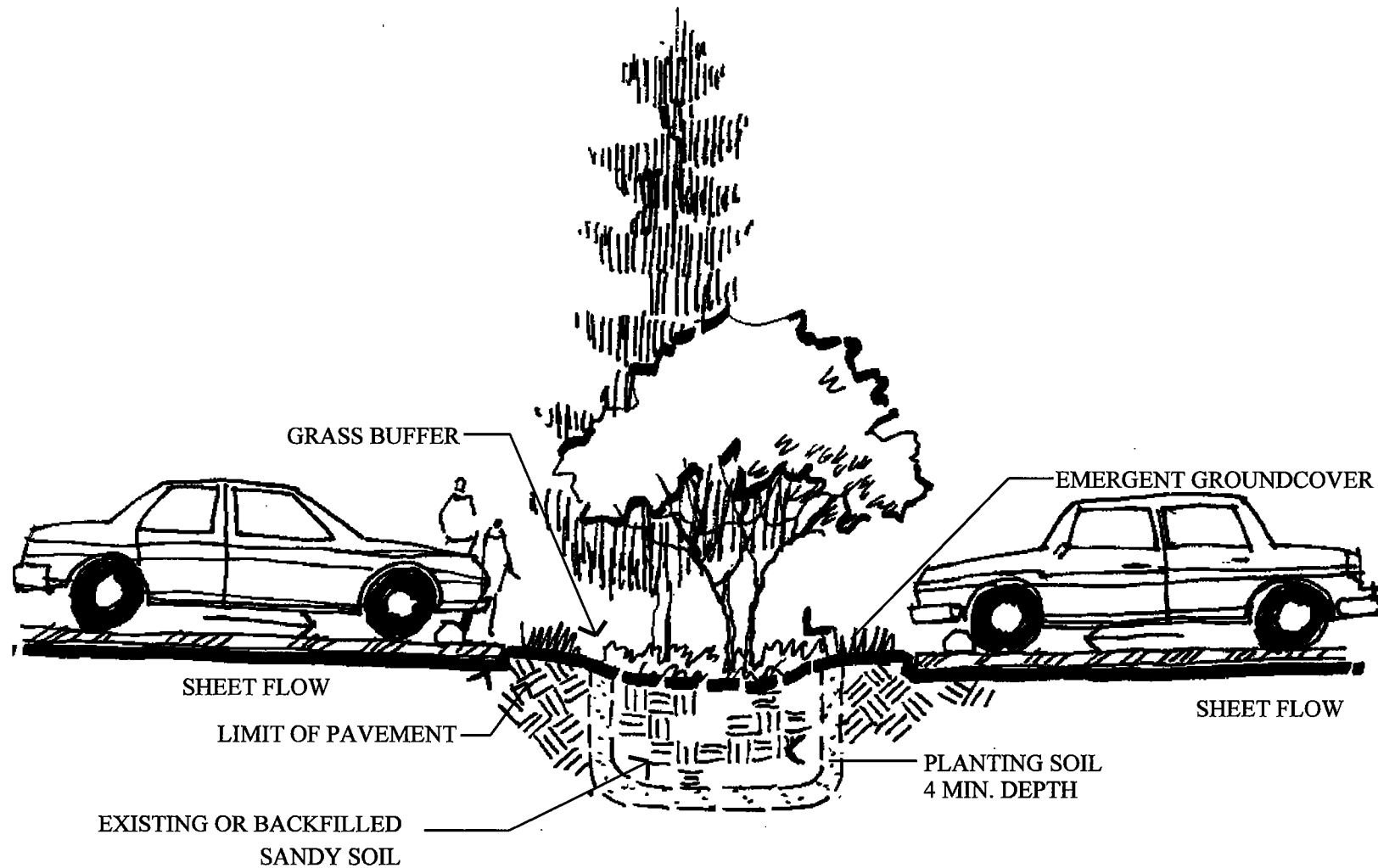
Applicants for development on parcels that are traversed by or are adjacent to this utility easement should contact Santee Cooper concerning encroachment permits, "danger tree" policies, EMF (electromagnetic field) intensity, or other utility easement related concerns.



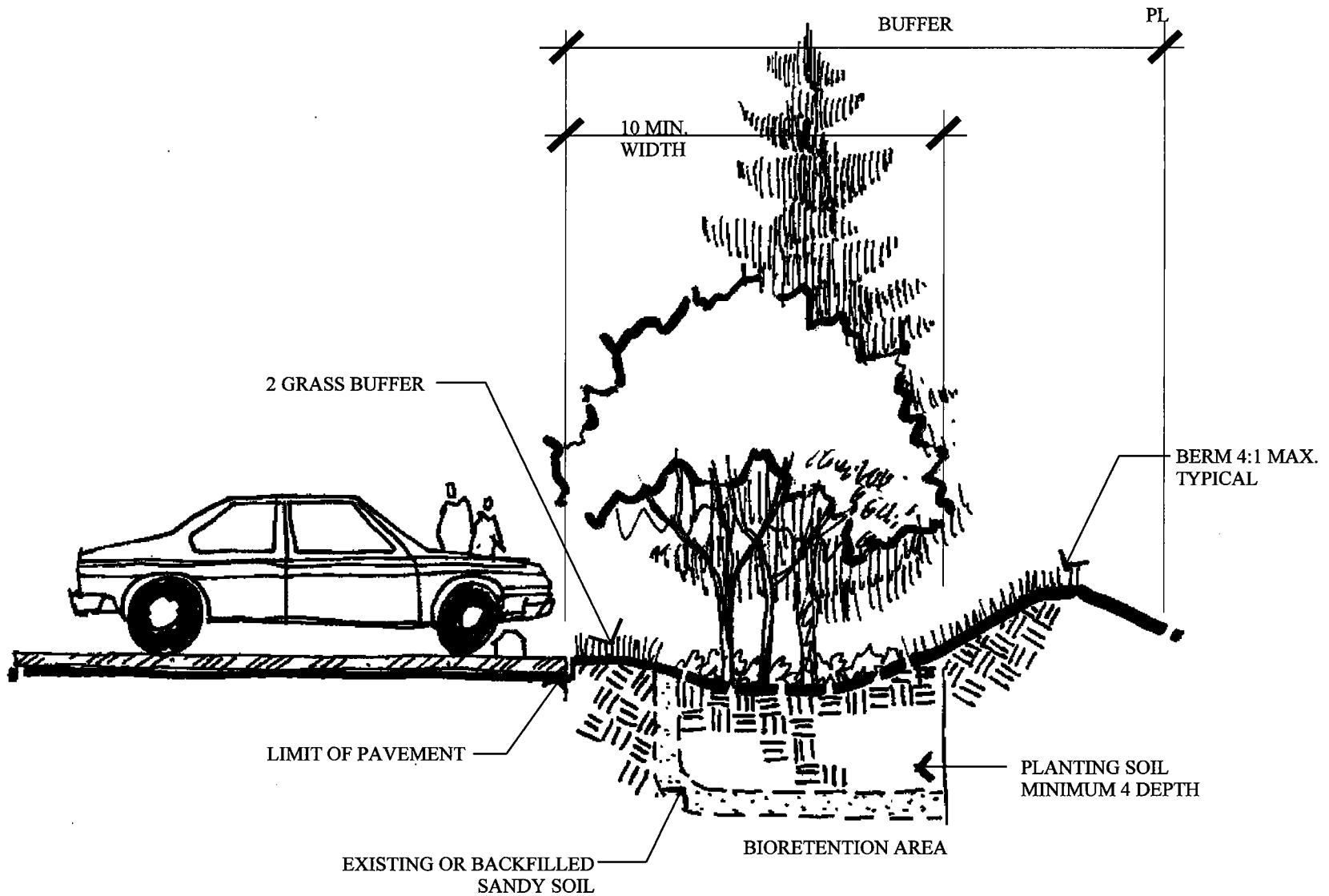
## Bioretention Areas in Parking Lots



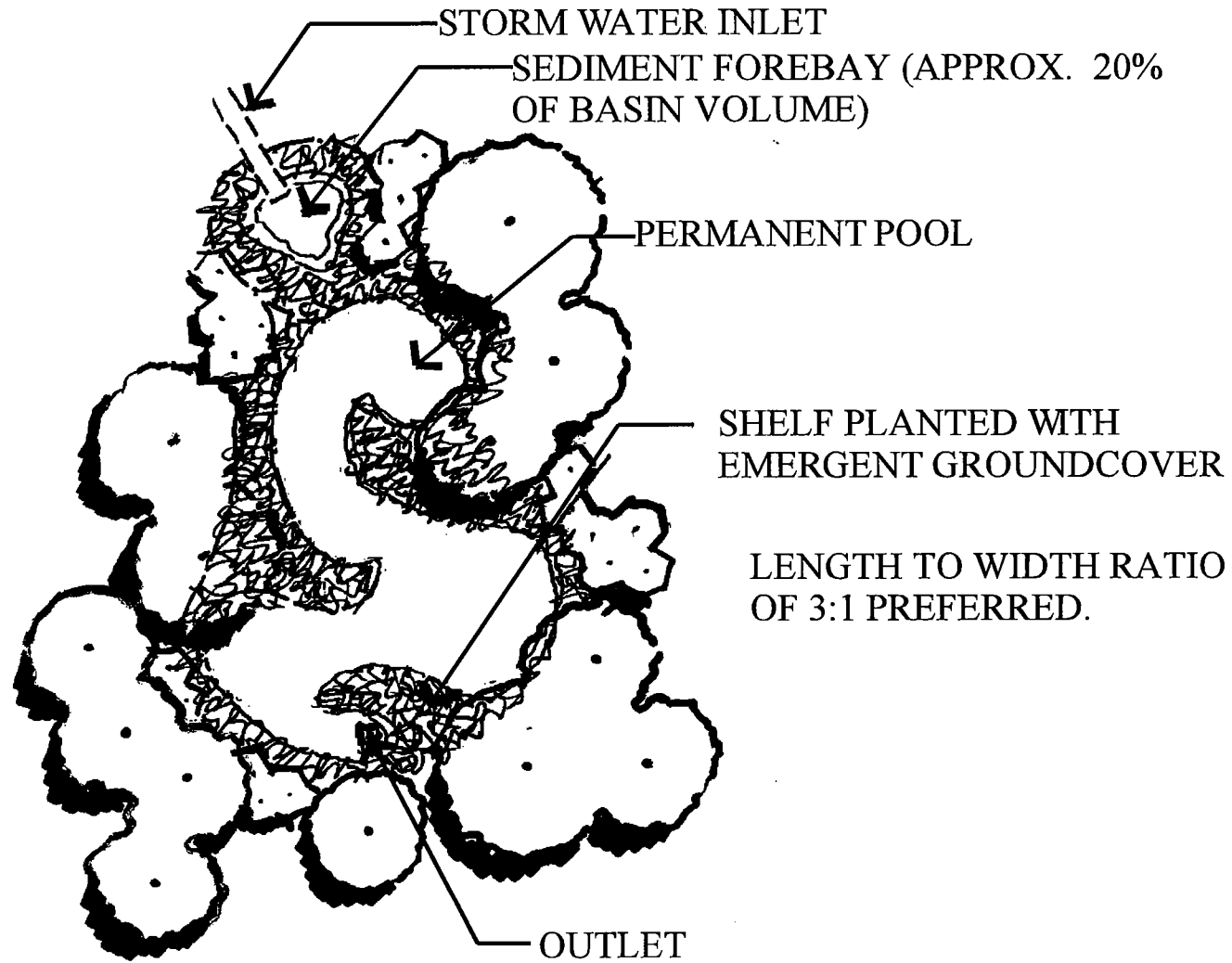
## Section - Bioretention Areas in Parking Lot Center Medians



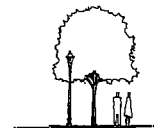
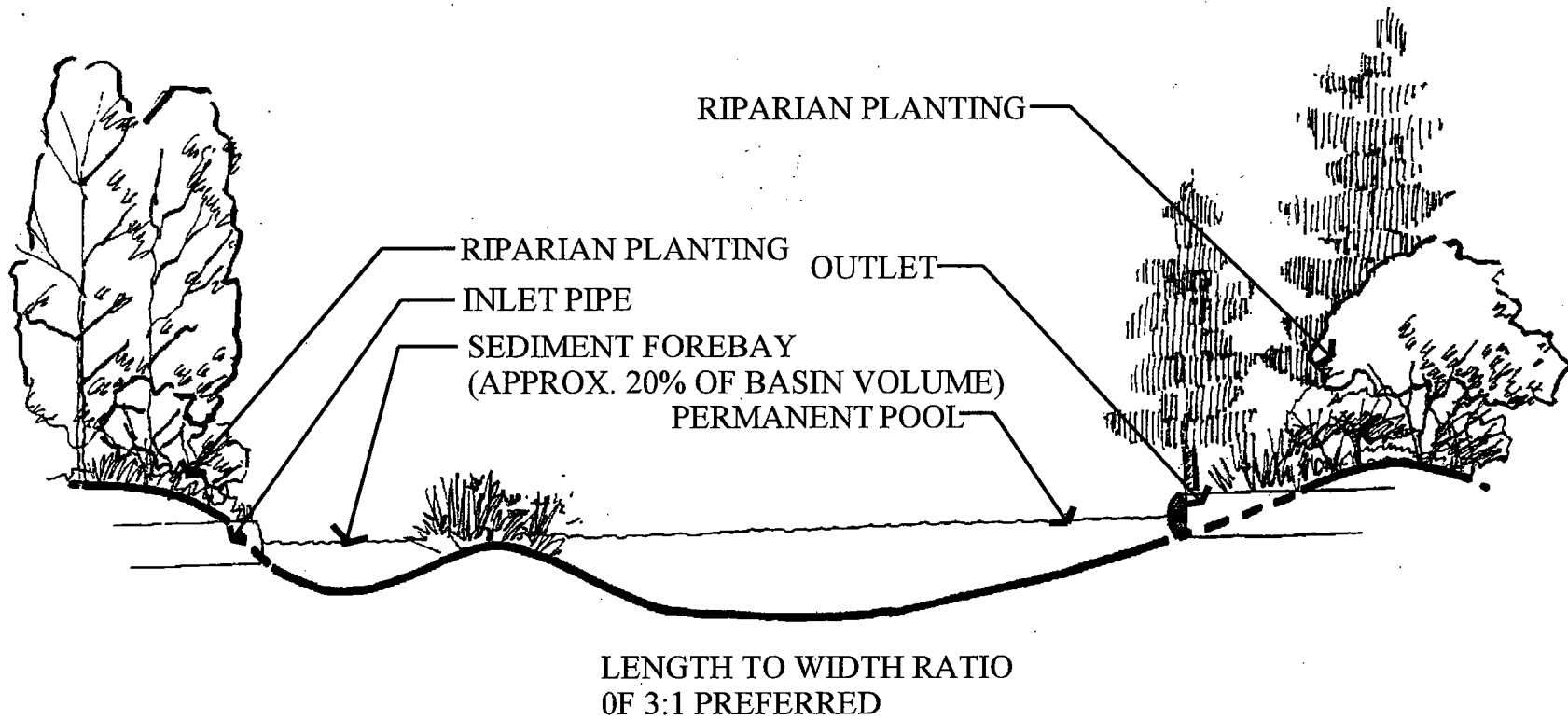
### Section - Bioretention Areas in Parking Lot edges



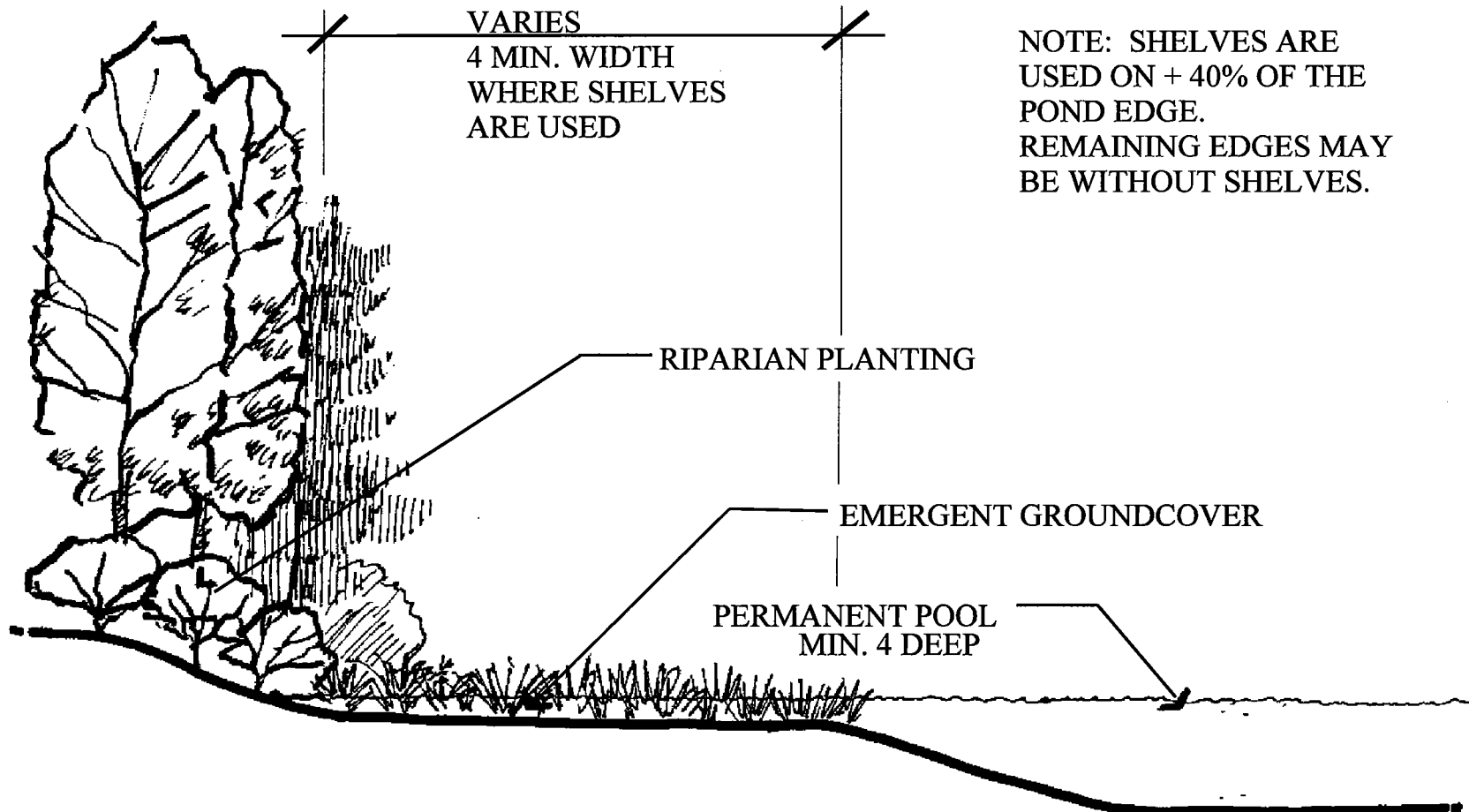
## Stormwater Quality Ponds



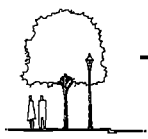
## Longitudinal Section - Stormwater Quality Ponds



## Wetland Edges on Pond Shelves



NOTE: SHELVES ARE USED ON + 40% OF THE POND EDGE. REMAINING EDGES MAY BE WITHOUT SHELVES.



## N. Outdoor Storage

Outdoor storage is allowed only on the side and rear of the parcels defined in Section VI of these Guidelines (Item C, Page VI-3). Any outdoor storage area which is on the roadway side shall have solid walls on the roadway side. Solid walls shall turn the corner from the front side and run for a period of at least eight feet. Planting on the outside of the fence or wall shall be at least nine (9') feet wide on any roadway side. Solid gates shall be required and shall be perpendicular or at an angle to the street. Wall material shall:

- match or coordinate with building in accordance with Section VI - Architectural Design, Service Areas
- be at least 6' high or shall cover the material being stored, whichever is greater

Plantings shall comply with Section VII - Landscape Design Guidelines. For suggested vines see page VII-7 of these guidelines.

## Exceptions to ZDSO

- 1) Setbacks follow the Development Agreement except where the boulevard and local streets are concerned. There the right-of-way may be the setback line if treated as a "build-to" line. (See V.-D. And Table V.1., note 1.). Also parking is setback 25' from Burnt Church and SC Hwy. 46
- 2) Utilities are allowed parallel within the buffer if buffer is replanted. Also trails and stormwater detention is allowed within buffers.
- 3) Open space may be:
  - transferred across parcels
  - counted in trail areas and within parcel provided the open area is greater than 300 square feet.
- 4) Curb required on entry lanes, parking islands, adjacent building edged and on entry medians only
- 5) Interconnection of access drives is encouraged

- 6) Barbed wire is not permitted
- 7) Alleys may be gravel and have specific limitations in width (See V.-I.)
- 8) Bioretention areas are encouraged

