

Pinckney Retreat

SITE DESIGN GUIDELINES / OUTLINES

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Design Guidelines

Pinckney Retreat Plantation is located on the beautiful bluff overlooking Battery Creek and the Historic Town of Port Royal, amidst the stunning beauty of the Low Country.

With the preservation of the old house, built circa 1737, surrounded graceful 200+ year old Live Oaks and towering Magnolia trees, Pinckney Retreat Plantation presents a rare opportunity to live in a setting most only dream about or see in publications.

It has been the intent of the development and design team to preserve this timeless beauty and ambience of the site by preserving nearly all of the major trees, creating large areas with preserved open space and keeping open views to the water.

Each house site has been carefully crafted to preserve specimen trees and capitalize on views while allowing a variety of lot sizes and homes, in order to create a community that appears as timeless as the site it occupies.

Careful attention to site design, foundation design, and construction will insure the preservation of this setting for future generations.

Edward Pinckney/Associates, Ltd., Planners and Landscape Architects and Cowart Coleman Group Architects have collaborated to bring their vision to life and to protect the timeless beauty through a carefully formulated set of design guidelines that will be a major part of the restrictive covenants of the community, administered by the ARB and enforced through this board and the POA. This document will guide all construction for Pinckney Retreat Plantation.

1. ARB

The ARB will be comprised of a minimum of 3 members and a maximum of 5 members. The initial ARB will have one representative from the Cowart Coleman Group and one from Edward Pinckney /Associates, Ltd., and one from the developer.

2. Outlining the Guidelines

The following is a basic outline of the major points to be included in the Design Guidelines which will be made available to a purchaser prior to closing on any lot.

A major focus of these guidelines is to preserve and protect all remaining trees on the property. Homes must be designed to work with existing trees, not remove them.

- 3-Lot Types

- A. Marsh front lots – front loaded garages utilize side entrance drives whenever possible. All have a minimum 35' rear buffer measured from the critical line. These buffers are intended as vegetated with natural material already growing on site. Some minimal hand clearing for views only (4'-5' above grade) may be allowed only upon ARB approval.

- B. Private Lane Access – These lots feature rear loaded vehicular access, guest parking will be allowed on one side only of the 2-way street in front of these lots. Corner lots may be allowed to enter from the side with ARB approval only.
- C. Multi-Frontage Lots – Lots 29-32 near the old house. These lots will be front loaded from the street side furthest from the water. Rear setbacks will be the same as front setbacks.

4. Base Setbacks

Base setbacks by code are 15' front yard, 7' side yard and 10' rear yard. Actual setbacks will be dictated by the location of specimen trees and prominence of the structure in the community. Allowable building envelopes and any necessary tree removal will be determined solely by the ARB.

5. Trees

In general no construction, trenching or other work to include backfilling or storage of material or vehicles may take place within the drip line of major trees.

Each lot owner will receive a tree and topo map of his/her site. Each submittal for approval will require a tree protection plan, landscape plan, hardscape plan, irrigation plan, exterior lighting, all fencing and drainage plans prepared by a professional licensed to practice in the state of South Carolina.

Each tree protection plan will include a photo inventory of the trees on site and the height above grade of all major limbs within the building envelope. Care must be taken with building design to minimize any necessary limbing up of these trees.

All trenching and digging must be confined to the area outside the dripline of the tree. Any necessary lines, which must be placed through the root zone, will be required to be bored under the root zone (+/- 2' below grade).

The ARB will determine trees to be protected based on size, location, unique characteristics, aesthetics and importance to the overall community. (See Architectural Guidelines for foundation restrictions and techniques.)

6. Lot Coverage

Maximum lot coverage for all structures at least 8" above grade (excluding stair and service yards) is to be 40%, minimum sq. footage of houses to be 2000 sq. ft. livable (heated and air-conditioned space.)

7. Materials

Paving and hardscape materials should reflect the color and character of architectural elements of the house and be indigenous to the area. Typical materials are sand, shell, gravel, brick and tabby. Plant material should be native to the area and reflect the Low Country Eco System. The intent should be to blend into the natural landscape.

Shrubs should include Azaleas, Wax Myrtles, Vomitory Holly, American Holly, Leucothe, Vinca Major and other ground cover typically found in a southern garden. Flowering trees would include Dogwoods, Redbuds, Gordonia, Sweet bay, etc.

All parking necessary to service a home must be accommodated on that lot. Minimum 2 – parking spaces per house. No vehicle, boats, trailer, RV's, mobile homes, etc. may be stored overnight on any lot unless parked in a garage with the door fully closed and the item hidden from view.

Driveways visible from the street should be no more than 14' wide and constructed with material compatible with the homes and general streetscape. Use of pervious material is highly encouraged for all driveways, walks, patios, etc.

Fencing should be designed to avoid any non-maintainable area between fence and house. Material must be compatible with the architectural character of the home – no chain link fencing allowed.

8. Permitting Process

The ARB will meet once each month to hear presentations and review plans. Dates, time, and place to be determined.

Plans must be submitted a minimum of 2 weeks prior to a stated meeting and must be accompanied by a check for \$500.00 made payable to the Pinckney Retreat ARB.

Site plans must include, to scale at a minimum of 1"=10', the following prepared by an experienced professional duly registered and licensed to practice in the state of South Carolina.

- A. Site plan showing the location and type of all trees on the lot
- B. A tree protection plan showing trees to protect and method of protection.
- C. Topography and any structure or pipes and their flow courses
- D. Footprint of all proposed structures, walks, drives, outbuildings, light pole location and any other items pertinent to the approval process
- E. Complete landscape plans with material specifications with common and botanical names clearly delineated
- F. Complete irrigation plan with all piping shown and areas for boxing under tree roots clearly shown
- G. Drainage plan, fencing plan, gazebo, exterior lighting plans or any special features
- H. Sufficient elevation, construction details and material specifications to clearly illustrate the intent of the plan and construction methods to be employed.
- I. Any additional information that may be requested from the ARB.

The ARB may 1) approve plans as presented; 2) Approve with conditions; 3) Approve subject to resubmittal of certain elements of clarification; 4) Reject the plan as submitted with or without comment.

The ARB may reject any plan solely on aesthetic grounds or if it is felt the plan strays too far from the stated intent of the project philosophy.

(See Architectural Guideline Section for requirements of Architectural Submittal)