

Proposed Design Standards

**NEW HORIZON
VILLAGE
Planned Unit Development**

**Johnny Morrall Circle
Town of Port Royal, SC**

**New Horizon Group
PO Box 2478
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**FINAL
August 3, 2004**

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1. INTRODUCTION:

The New Horizon Group proposes a 3.37 acre Planned Unit Development (PUD) on Johnny Morrall Circle, Town of Port Royal, SC. The proposed PUD will contain 16 single family units. The proposed single family residences are currently located at Parris Island Recruit Depot and consist of two styles of existing residences which will be relocated to the proposed PUD. The proposed residences are one and two story residences currently used as Officers quarters at Parris Island. The proposed PUD lot layout reflects the existing dimensions of the residences proposed to be relocated from Parris Island. Due to the dimensions of the proposed residences to be relocated, GR zoning will not accommodate the residences with the 25' front setback required in GR zoning. The New Horizon Group is requesting the property be rezoned to Planned Unit Development district to allow variable front setbacks with a minimum setback of 5' as is allowed in R5 High Density One-family Residential district.

2. SITE LOCATION:

The proposed PUD will be located on Johnny Morrall Circle and the site consists of two parcels. The parcels are currently zoned GR general residential district. The parcels will be re-platted as one parcel for the PUD. The tracts are bounded on the North by Zone MH, Sutcliff Mobile Home Park, on the east by Johnny Morrall circle and Port Royal Landing PUD, on the West by H. E. Smalls Court and GR general residential, and on the South by GR general residential.

The tracts are described as follows:

Tract 1:

Tract 1 contains 2.74 ac. And is described as "Portion of Lot 2, Section 19, 1S-1W, R 110-009-000-024"

Tract 2:

Tract 2 contains 0.64 ac. And is described as "Portion of Lot 2, Section 19, 1S-1W, R 110-009-000-023C"

The proposed site is 312 LF in width in the front of the tract and 215 LF at the rear property line. The tract depth is 616 LF.

3. PROPOSED DESIGN STANDARDS:

The proposed PUD will use the following standards for development.

- Minimum lot size - 5000 sq. ft.
- Minimum lot width - 50 ft. at building line
- Building setbacks - front = 5-20 ft.
Sides = 10 ft.
Back = 15 ft

- Restrictions on use - Single family residences
- Minimum Floor Area - 3 bedrooms – 1000 sq. ft.
4 bedrooms – 1200 sq. ft.
- Maximum building height - 35 ft.
- Maximum dwelling units
Per net acre - 5

All other restrictions in place for the current GR zoning will be applicable.

4. DEDICATION AND RESERVATION OF LAND FOR PUBLIC USE:

The proposed PUD shall dedicate all roads and its ROW and utility easements to the Town or the appropriate public authority. A minimum of 5% of the total PUD land area will be set aside as open space and may be dedicated to the Town if acceptable.

5. UTILITY SERVICE PROVISIONS:

- Sewer service - Gravity sewer will be provided to all lots and owned and maintained by BJWSA.
- Water service - Public water service and fire flow will be provided to all lots and owned and maintained by BJWSA.
- Electrical service - Underground electrical service shall be provided by SCE&G.
- Telephone service - Telephone service shall be provided by either Hargray Telephone or Sprint Telephone.
- Cable TV - Cable television service shall be provided by either Charter Communications or Hargray Telephone.
- Drainage facilities - Drainage facilities will be constructed on site and maintenance will be provided by the Owner until sufficient sales warrant transfer to a property owners association.

6. LAND USE PROVISIONS:

- Total net acreage - 3.38 ac.
- Total lot area - 97,364 sq. ft. (2.10 ac.)
- Total dedicated open space - 7,362 sq. ft. (0.17 ac.) (5 % net acreage)
- Roads, utility easements - 48, 187 sq. ft. (1.11 ac.) (33 % net acreage)

7. PARKING, ACCESS WAYS, SIGNAGE, AND SITE PROTECTION:

The proposed PUD will provide off street parking for each lot on site as shown on plan C1. Off street parking shall consist of crushed gravel driveways to minimize stormwater runoff.

Access to the proposed PUD will be via a single entrance off Johnny Morrall Circle.

Site signage will not be required for the proposed PUD.

The proposed PUD will utilize a 6' privacy fence along the sides and rear of the site to minimize impact to adjacent properties. Street lighting will be minimized and shall consist of low intensity street lighting provided by SCE&G.

8. STATEMENT OF ASSURANCE:

The Town is assured that all improvements including utilities, roads, drainage, buffers, fencing and any other improvements shown on the plans will be installed prior to final approval from the Town or a Bond will be posted to ensure all improvements are completed to the Towns satisfaction. Maintenance will be provided by the Owner until sufficient sales warrant transfer to a property owners association.