

ARCHITECTURAL GUIDELINES
for
THE PADDOCKS ON JARVIS CREEK
BEAUFORT COUNTY
SOUTH CAROLINA



design guidelines

FOR JARVIS CREEK DEVELOPMENT

General

Design control within Jarvis Creek Development will be executed through a Design Review Board (DRB) empowered by Covenants and Restrictions running with the property. Detailed submission requirements and procedures are outlined in the DRB application package. The DRB must review and approve all exterior building designs, site designs, site features, landscaping, exterior materials, exterior colors and exterior lighting. The DRB has absolute discretion to approve or disapprove any plan based on any reason, including aesthetics.

Owners within Jarvis Creek are encouraged to design their residences utilizing separate buildings rather than designing a singular, massed structure unless the parcel cannot allow for separate structures. A main house with up to two dependencies is allowed. A garage is defined as a dependency. There is no minimum size requirement for the first phase of building. However, an overall site and building plan showing final build out must be submitted and approved by the DRB prior to any construction. If one phase of an overall site plan is built, it must be designed to stand alone if no other phase is built.

Architecture

The DRB will strongly prefer authentic, natural building materials consistent with the coastal vernacular.

Finished floor elevations shall be determined by the City Code and FEMA flood zone.

All buildings are required to be designed by an approved architect or designer registered in the State of South Carolina.

Site

Setbacks and other requirements can be compromised by the DRB to accommodate trees and special site conditions. No exceptions shall be made for the minimum front setback (City requirement).

Steps (no more than 2' into setback- City requirement), roof overhangs and cornices are allowed within the setbacks. Overhangs between the two structures must maintain a minimum of 10' separation.

Sites within the settlement shall complement nature and be true to the coastal vernacular. The use of a historic color palette will help to achieve this aim. Colors should be presented conceptually at the preliminary review and finalized in the final review.

All site plans and landscape plans are to be designed by an approved landscape architect registered in the State of South Carolina.

No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the DRB and Town Zoning Administrator. See definition of “category” and “specimen” trees for trees to be saved.

Clearing and planting are restricted in buffer zones and along marsh edges. As per the Hilton Head Land Management Ordinance, the removal or destruction of trees, plants, grasses or vines is prohibited within a tidal or freshwater wetland buffer. The Town Zoning Administrator may approve selective pruning for the purpose of providing view. Grassed lawns and gardens are not permitted in the buffer.

Trash receptacles and air conditioner compressors will be located away from public views. If not possible, fencing and/or screening of adequate height is required.

definitions:

Alley Lots: Sites within the settlement that front on designated community parks or main loop road and have back alleys.

Edge Lots (Marsh): Sites within the settlement that are located adjacent to a marsh.

Edge Lots (Paddock): Sites within the settlement that front both sides of the entry road and back up to buffers.

DBH: Diameter Breast Height – A measurement used for determining tree sizes.

DRB: Design Review Board

Category: A protected tree that should not be removed. Where a protected tree cannot be saved, approval from the DRB and Town are required. Category trees are divided into categories for species and minimum Diameter Breast Height (DBH). The minimum DBH for Category I, II, and III trees is 6" and include Live Oak, Cypress, Southern Magnolia, Beech, Red Cedar, and Loblolly Pine. The minimum size for trees in Category IV is 2" (DBH) and examples of these trees include Eastern Redbud, Dogwood, and Carolina Laurelcherry. A complete list of trees for all categories can be found in Article IV-Trees in the Hilton Head Land Management Ordinance.

Specimen: A tree noted for its unusually large size that cannot be removed. Types and tree sizes of specimen trees can be found in Article IV-Trees in the Hilton Head Land Management Ordinance. Examples include 25" DBH and greater Live Oaks, 20" DBH and greater Hickories and 12" DBH and greater Sassafras trees.

Freshwater Wetland Buffer: 20' minimum

Marsh Buffer: 25' minimum (Note: in the Hilton Head Land Management Ordinance, marshes are identified as Tidal Wetlands.)

Height: Maximum structure height for each district shall be calculated from the base flood elevation. Calculations of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes, heating and air conditioning equipment may be installed on top of buildings provided that it is screened from horizontal view and included in the height limitations. If approved by the DRB and at the discretion of the Town Zoning Administrator, architectural elements such as chimneys may exceed the height limitations by 20 percent.

Plantation Mix: 50 percent #789 Granite Stone, 50 percent Unwashed Granite Screenings.

Pervious Pavers: Concrete pavers used for driveway and walks, designed to allow maximum ratio of water penetration to prevent run off.

ROW: Right-of-way

alley lots

LOTS WITH GARAGE ACCESS FROM BACK ALLEYS

Architectural Style

The style of the architecture should be of the coastal vernacular or a derivation thereof and designed for the particular site on which it is located.

Site Plan/Landscaping

All site plans and landscaping plans are to be approved by the DRB. Site plan should encompass the entire property, including topography and a tree survey that includes the size and species of all category and specimen trees.

Setbacks

Front: 20' minimum.

Side: 5' minimum.

Rear: 14' minimum from center-line of alley.

Clearing Guidelines

No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the DRB and Town Zoning Administrator. Trees are identified as a "category tree" or "specimen tree" (see definitions for more detail).

Massing/Size

~ Detached garages are encouraged, however, parking underneath is permitted.

~ Garage mass to be subordinate to main house.

~ Breezeways and heated connections are allowed in between garage and main house. The mass and roof structure of the connections will be subordinate to both the main house and the garage.

Height

A maximum of 35' above minimum flood zone level.

Materials

Exterior Wall ~ Wood (stained or painted)
~ Stucco smooth and modeled (cement-based)
~ Tabby
~ Hardi-Plank (smooth or beaded only)

Roof ~ Metal standing seam or V-crim
~ Copper (shingle or standing seam)

Foundation The finished floor elevation shall be determined by the City Code and FEMA.
Parking under a secondary structure is allowed.

Fencing

Front Yard Fencing:

~ 36''- 42'' DRB approved fences and walls are required along the front of the property and return a minimum of 30' alongside property line or connected back to the rear of the porch.
~ Fences will be located at the top of the knee wall, when present, and may be combined with hedges.
Stairs with a handrail to be built at the front of the knee wall to connect entry staircase to sidewalk.

Back Yard fencing:

~ Driveways and courtyards will be screened from the alley with a 42''-60'' DRB approved fence.
Driveway gates are prohibited on the alley side.
~ Pedestrian gates are allowed when needed.
~ Fences shall be located at a minimum of 4' from the edge of alley pavement and be connected to garage or dependency.

Side Yard fencing:

~ Fences or hedges are required for the first 30' of the side property lines or to connect back to the rear of the porch. Fences or hedges are recommended along the remaining sides of the property in addition to vegetated screening.

Driveway/ Garage

- ~ Detached garages are encouraged, however, parking underneath is permitted.
- ~ Garages shall be a minimum of 14' from the center line of the alley.
- ~ When garage does not face an alley, the maximum pavement width shall be 22' with a taper to 12' at the alley.
- ~ If garage faces the alley, it shall be 30' maximum from face of garage to the alley right of way.
- ~ Separate parking will be allowed when the garage faces an alley and is less than 20' from edge of the alley right-of-way. A 3' minimum landscape area will be required between garage apron and separate parking apron.

Driveway Apron

Vehicular access to site will be through alleys. A 4' wide pervious paver apron is required at drive entries along alley edge.

Driveway Materials

- ~ Pervious pavers
- ~ Tabby
- ~ Special finish concrete
- ~ Oyster shell (coquina with border)
- ~ Plantation mix with border

Pathways

All houses are to be connected to the street sidewalks with a pathway.

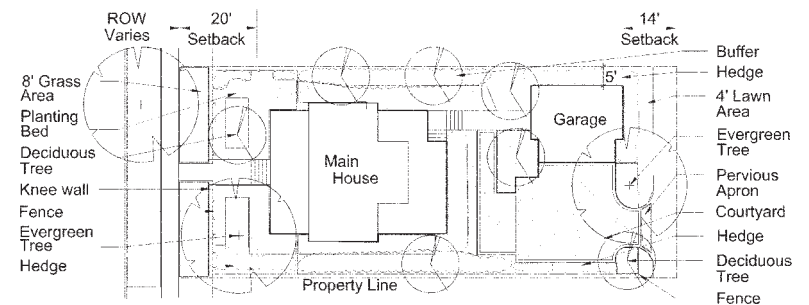
Courtyard Materials

- ~ Brick or concrete pavers
- ~ Tabby
- ~ Special finish concrete
- ~ Oyster shell (coquina with border)
- ~ Plantation mix with border

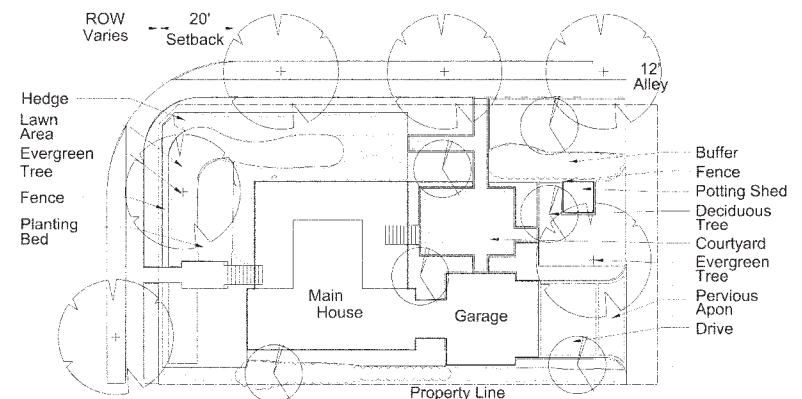
Street Lights

~ An approved lantern mounted on a post needs to be located at the front of the lot next to the walkway leading to the front door.

Alley Entry Garages – Knee Wall In Front



Alley Entry Garages – Corner Lot



Front Yard Landscape ~ One large evergreen tree (live oak holly, magnolia, etc.) or three sabal palms minimum.
~ One deciduous tree minimum.
~ Lawn to be limited in favor of native plants and planting beds.
~ Landscape area between knee wall and sidewalk will be grassed exclusively, irrigated and maintained by homeowner association.

Back Yard Landscape ~ One large evergreen tree (live oak holly, magnolia, etc.) or three sabal palms minimum.
~ One deciduous tree minimum.
~ Lawn to be limited in favor of native plants and planting beds.
~ Landscape area between backyard fence/garage and paved alley will be grassed exclusively, irrigated and maintained by homeowner association.

Side Yard Landscape Fences or hedges along property lines should be combined with larger buffer material and ornamental trees to provide adequate screening from house to house.

edge sites

LOTS LOCATED ALONG THE MARSH & Paddock WITH FRONT DRIVEWAYS

Architectural Style

The style of the architecture should be of the coastal vernacular or a derivation thereof and designed for the particular site on which it is located. Each site is encouraged to have an architectural or site focal point on axis with the entrance corridor to the street.

Site Plan/Landscaping

All site plans and landscaping plans to be approved by the DRB. Site plan covering entire property will include topography and a tree survey that includes the size and species of all category and specimen trees.

Setbacks

Front: 20' minimum. Fences, pathways and driveways are allowed within the setback.

Side: 5' minimum with a minimum 15' distance between two adjacent homes.

Rear: 20' minimum with additional 5' along marsh area and certain Paddock Lots as identified on the master plan.

Clearing Guidelines

No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining approval by the DRB and Town Zoning Administrator. Trees are identified as a "category tree" or "specimen tree" (see definitions for more detail).

Nature Buffer Marsh

The removal of or destruction of any tree, plant, grass or vine in the marsh (tidal wetland) buffer is prohibited. However, the Town Zoning Administrator may approve selective pruning for the purpose of providing views.

Massing/Size

~ Detached garage and main house is encouraged. Parking under the main residence is allowed. If a garage is located under the main residence, garage doors are not allowed to face the street.

~ Detached garage mass to be subordinate to main house.

~ Breezeways and heated connections are allowed in between garage and main house. The mass and roof structure of the connections will be subordinate to both the main house and the garage.

~ Secondary structures such as a potting shed are allowed but limited to 200-square-foot.

Height

A maximum of 35' above minimum flood zone level.

Materials

- Exterior Wall** ~ Wood (stained or painted)
~ Stucco – smooth and modeled (cement-based)
~ Tabby
~ Hardi-Plank (smooth or beaded)

Roof	<ul style="list-style-type: none"> ~ Metal standing seam or V-crim ~ Copper (shingle or standing seam)
Foundation	The finished floor elevation shall be determined by the City Code and FEMA. Garage floor elevation will be located 1' above road elevation.
Fencing	<p><i>Front Yard Fencing:</i></p> <ul style="list-style-type: none"> ~ Entry and corner columns combined with hedges, fences, or walls are allowed along the front property lines for accent and screening of car court and driveway. Fences to be turned down the side of lot to achieve screening of court or driveway. <p><i>Side Yard and Back Yard Fencing:</i></p> <ul style="list-style-type: none"> ~ Fencing is allowed to achieve screening of a parking court or driveway or when a lot is contiguous to a public space such as path, park, etc. Fences in such instance will be provided by developer and installed in public ROW.
Garage/ Driveway	<ul style="list-style-type: none"> ~ Drives are allowed in setbacks. ~ Driveway from streets will be 10' wide maximum with tire strips in the 20' front setback when garage is located in front of main building. ~ If parking court is in front of house, it shall be located beyond the 20' front setback. ~ Garages shall be a minimum of 20' from the front property line. ~ Garages are allowed to be located behind the main building. ~ Garage openings shall not face the street unless the garage is located a minimum of 25' from the main structure's front façade.
Driveway Apron	~ The interface of the drive/street shall be an apron of pervious concrete pavers with a minimum depth of 4'.
Driveway Materials	<ul style="list-style-type: none"> ~ Pervious pavers ~ Oyster shell (coquina with border) ~ Plantation mix with border

Courtyard Materials

- ~ Brick or concrete pavers
- ~ Tabby
- ~ Special finish concrete
- ~ Oyster shell (coquina with border)
- ~ Plantation mix with border

Street Lights Owner shall provide an approved lantern mounted on a post located at the front of the lot next to the entry drive. Light can be incorporated in the front fence design.

Front Yard Landscape

- ~ Existing vegetation should be preserved. Each owner will provide within the front setback the following planting material unless existing vegetation exists:
 - ~ Two large evergreen trees (live oak, holly, magnolia, etc.) or three sabal palms minimum.
 - ~ Three deciduous trees minimum.
 - ~ Trees and hedges are allowed within the front setback.
 - ~ Lawn to be limited to the 20' setback in order to connect yard to street ROW.

Other areas will have limited lawn in favor of native plants and planting beds.

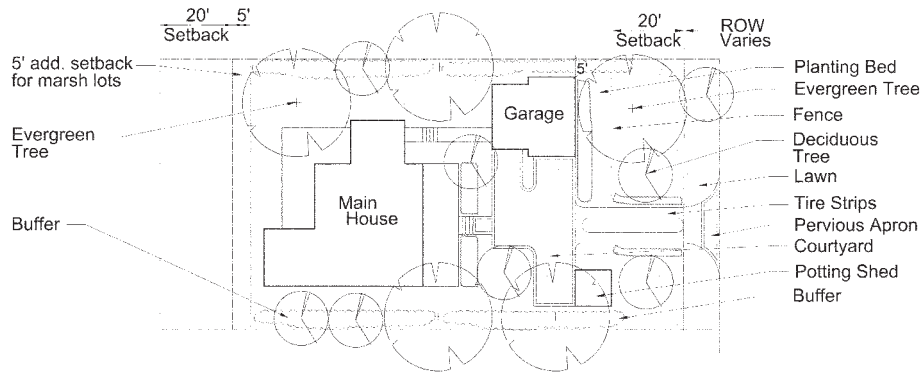
Back Yard Landscape

Existing vegetation should be preserved. Clearing is limited to within 10' of the structures. Additional selective clearing will be allowed as described in the clearing guidelines. If existing vegetation is not present, owner will provide an adequate buffer in order to create sufficient screening but still allow for views toward the marsh. Buffer will be a mix of native plants such as live oak, sabal palm, wax myrtle, red cedars, saw palms, etc. In addition to the buffer plantings (if necessary) every lot to include the following:

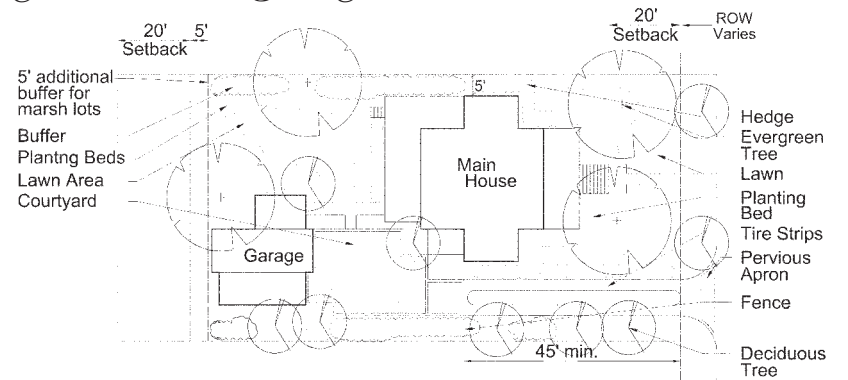
- One large evergreen tree (live oak, holly, magnolia, etc.) or three sabal palms minimum.
- One deciduous tree minimum.
- Lawn to be limited in favor of native plants and planting beds.

Side Yard Hedges and buffers along property lines will be required to screen main buildings and driveways from neighboring lots.

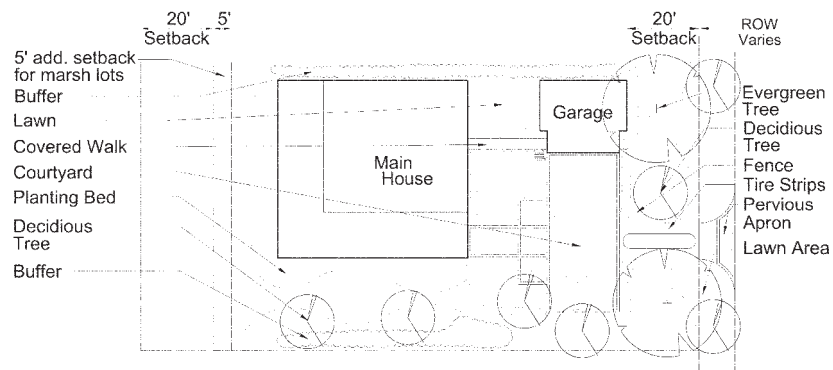
Edge Lots Entry Garages



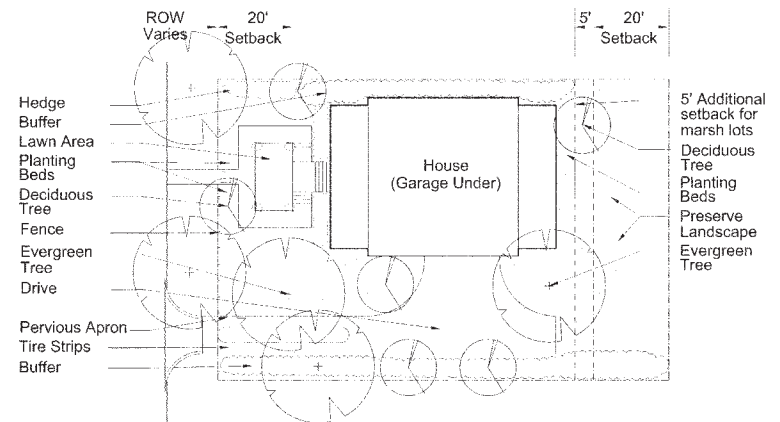
Edge Lots Entry Garages

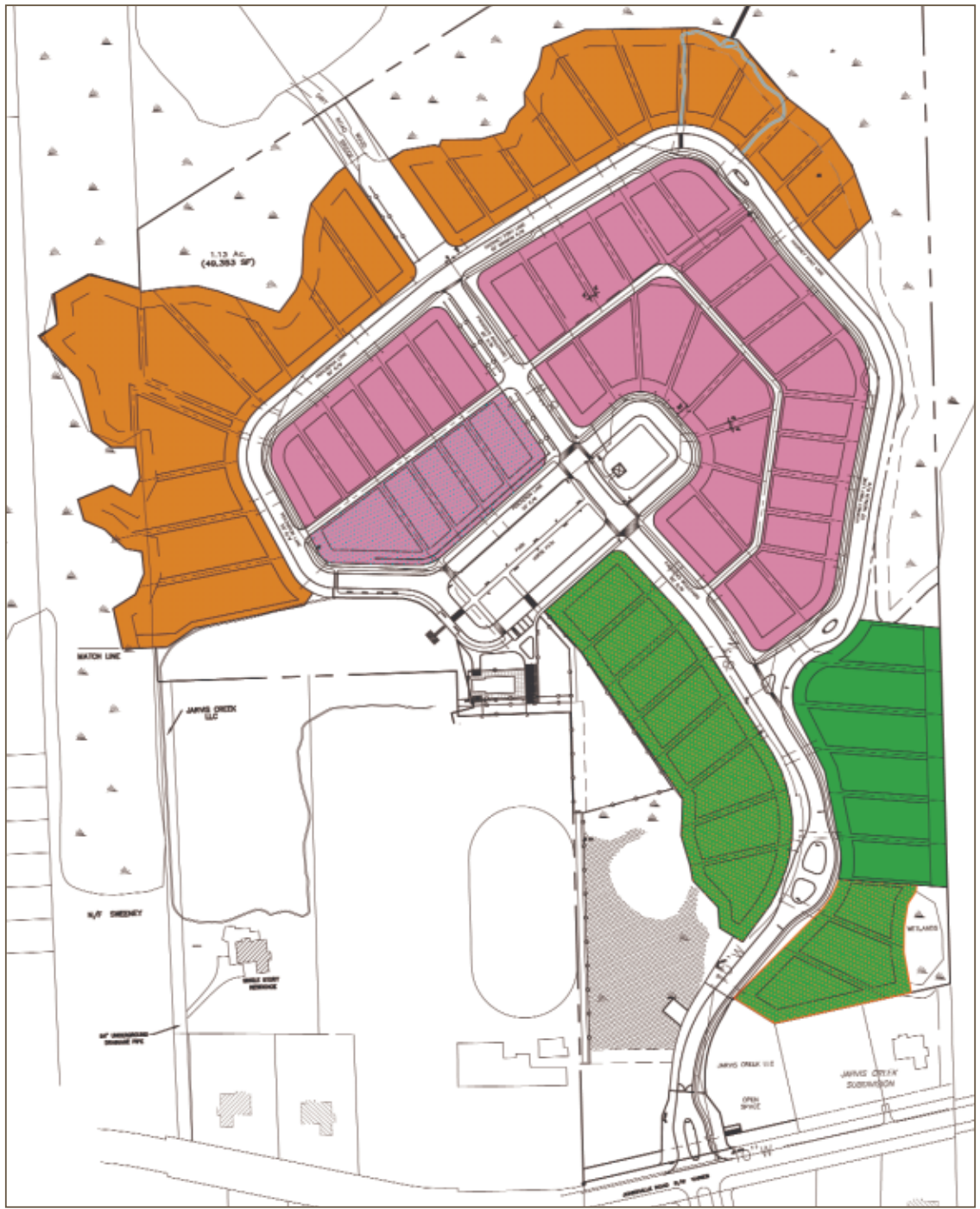


Edge Lots Entry Garages



Park Underneath – Edge Lot





- Paddocks Lots
25' Rear Setback
- Paddocks Lots
20' Rear Setback
- Park & Village Lots
- Park & Village Lots
with Knee wall
- Marsh Lots



Offered by Paddocks Realty, Inc.

Office: 843-689-9966 ♦ www.thepaddockshhi.com

P.O. Box 698I ♦ Hilton Head Island, South Carolina 29938-698I



This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in The Paddocks on Jarvis Creek by residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, or Oregon or in any other jurisdiction where prohibited by law. Since land values are uncertain, you should consult a qualified professional before purchasing. Prices, plans, and specifications are subject to change without notice or obligation.