

# *River Reach*

*at Remley's Point*

*Developed by:*

**REMLEY ASSOCIATES, LLC  
MOUNT PLEASANT, SOUTH CAROLINA**

## **RESIDENTIAL PLANNING GUIDE**

**Latest Revision**

**February 13, 2002**

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## **VISION STATEMENT**

**River Reach will be one of Mount Pleasant's most desirable and exclusive neighborhoods. Through careful, sensitive planning, the community's designers have sought to create a neighborhood with a distinctive sense of place that addresses the culture and heritage of the Lowcountry and the Town of Mount Pleasant.**

**The architecture and site planning of the neighborhood will seek to reflect the ecology, history and culture of its region as well as its prominent location along the Wando River. This inherited regional style will be a touchstone for both home and landscape, as well as the design of the public realm: the streets, sidewalks, and open space.**

**The goal is to create a neighborhood that embraces a sense of community and belonging through expressions of continuity, character, and quality. This document will lay the foundation for the achievement of the goal by outlining the requirements of both landscape architecture and architecture. This will help ensure that the original vision remains intact throughout the development process, thereby enhancing and protecting the overall value of the development.**

## LANDSCAPE THEMES

### THE CONCEPT

#### Essential Elements

Generally favored will be landscape solutions that are in keeping with the goals of River Reach: simple, understated and park-like in appearance while still allowing for personal expression in design and plant materials. In all instances though, the preference will be for larger sizes and quantities of the selected plant material, yet less variety of species. Importance will be placed on side and rear yards as well as front; in instances where the home adjoins the river, creek or marsh in the rear, the rear should be considered to be the "second" front yard.

#### Use of a Landscape Architect

The River Reach Residential Planning Guide requires the owner and/or builder to employ the services of a landscape architect registered in the state of South Carolina to develop a landscape plan reflecting the principles of the River Reach Development.

#### Landscape Palette

A River Reach Landscape Palette has been developed for plant material selection intended for rights-of-way, front and side build-to zones and back or side yards adjoining public open spaces. For maximum appeal, the plant selections should carefully mix textures and colors, but keep the plan simple. Furthermore, plant materials should complement native species and be compatible with the existing environment and ecological conditions, including, but not limited to, existing acidity or alkalinity, available light and moisture, and temperature. A soil sample, taken to the local horticultural extension service for analysis prior to planting is strongly encouraged. Plant palette is provided in the Appendix

#### Minimum Planting Requirements

A minimum plant quantity per lot chart is provided in the appendix to assist the owner, builder and landscape architect in developing landscape plans. These quantities are minimums; additional plants beyond these numbers are encouraged. Also, these quantities were determined for lots with no existing tree cover. In an effort to preserve existing trees, lots with sufficient, existing tree cover may be given credit for those trees preserved and minimum requirements eased relative to the lot as decided by the River Reach Architectural Review Board (ARB). At least two-thirds of the planted trees must be trees native to the Lowcountry. Palmetto trees do not count toward this calculation.

#### Tree Planting

On lots with no existing vegetation the following tree planting requirements will apply: in the front yard of each lot, there shall be planted at least two trees – selected from the River Reach Landscape Palette – of 6" caliper diameter or greater, as measured 12" from the top of the root ball. An additional tree will be required in the front yard for each additional 25

feet of lot frontage (or fraction thereof) after the initial 50 feet of lot frontage; these trees must be of at least 4" caliper diameter as measured 12" from the top of the root ball.

### **Shrubs and Hedges**

Hedges can be an integral part of a landscape plan, particularly when used to create privacy, a backdrop for other plantings, a windbreak or as the walls of an "outdoor room." Additionally, hedges need not be formal, clipped vertical planes requiring constant shearing and clipping but can be massed as a dense thicket. The size and spacing of planting used to create a hedge should be great enough and close enough that the desired hedge is quickly achieved. Generally speaking, when used to create privacy along property lines, evergreen plants are the best choice. When using deciduous plant materials, consideration should be given to the plants' flowering characteristics and structural appearance in winter. On lots backing to 3<sup>rd</sup> Avenue a planted hedge is strongly encouraged to supplement the ornamental fence provided by the developer.

### **Lawns**

On all lots, the majority of the pervious surfaces in yards shall have a lawn of warm season turf grass. These areas of residential lawns further contribute to overall aesthetics by acting as a unifying, visual element, which provides an overall smooth, neutral setting for the stronger shapes, colors, textures of paving, fences, trees, shrubs, groundcovers and flowers. Adjoining lawns should appear to flow together, therefore uniform turf grasses, chosen for characteristics such as shade tolerance, wear resistance, and salt tolerance, should be selected from the River Reach Landscape Palette.

### **GroundCovers**

On all lots, an appropriate area of the pervious surfaces in yards that is in balance with the proposed lawn areas shall be beds of shrubs and groundcovers. It is encouraged that groundcovers, rather than lawn, be used in areas of deep shade where turf grass will prove difficult to grow. In addition to the above plant material, seasonal color plantings and groundcovers are required in un-planted and non-lawn areas. Seasonal color and groundcovers are to be planted in sufficient quantity that no exposed areas of mulch or pinestraw are visible at those plants' average mature size. In the interim, no areas of mulch or pinestraw greater than 100 sq. ft. will be allowed.

### **Vegetable and Herb Gardens**

Vegetable gardens are permitted as long as they are located in rear yards and do not exceed 100 sq. ft. In the interest of preventing nuisance pests from becoming a problem, simple, attractive, well-maintained post and wire garden fencing is strongly encouraged. No garden may be located within 10 feet of side property lines. No garden may be located within 20 feet of the rear property line except those lots that are alley served.

### **Fences and Walls**

Fences and walls, when an integral part of the overall landscape theme and appropriate to the architecture of the house may be approved. Fences and walls should never enclose an

entire yard. As part of the landscape design, fences should be softened by plantings that include vines and other plant material.

Plantings such as vines and other low growing plant material shall be allowed along the front yard wall, however no plantings are to exceed the wall height. Where fences are located along the front lot line, taller trees and shrubs are permissible to create privacy.

Fences and walls on the side and near setback zone may be permitted by the ARB on a case-by-case basis. No fences will be allowed along the rear property line of lots that back up to the river, creek, or marsh. The design and detail of fences around swimming pools must be approved by the ARB.

In some specific instances, fences and walls may be required, such as around trash receptacles HVAC units and service yards, as well as along driveways on special situation lots where the driveway runs between two adjacent lots. The height of these structures is to be only that which achieves the purpose of screening from view the above-mentioned objects and will be approved by the ARB.

#### *Materials:*

Generally favored will be fences of brick, brick columns with metal fencing between, genuine stucco and authentic oyster-shell tabby. Picket fencing will not be permissible in River Reach.

#### **Irrigation**

An irrigation system controlled by an automatic timer or clock is required for the best possible maintenance of lawn and landscaped areas, thereby ensuring a healthy, park-like appearance through the neighborhood. An irrigation plan must be submitted with the landscape plans.

#### **Site Lighting**

Lighting solutions in River Reach should be subtle and designed as thoughtful integrations to the overall architecture and landscape plan. Better lighting solutions are achieved when the source of light is not visible or obvious. Lighting should be focused on the landscaping and not on the architecture of the house. When light sources are placed away from the house, rather than on the house, a greater feeling of spaciousness can be achieved in even the smallest of landscape gardens. However, no lighting shall be placed in street rights-of-way of drainage or utility easements or shine directly into another property or a marsh. Hooded spotlights will be permissible only in limited number.

Lighting of a driveway entrance is permissible. However, additional lighting of walls located along the front property line is not allowed.

#### **Landscape Specifications**

(See Appendix)

## THE HOME SITING

### THE CONCEPT

Homes and landscapes in River Reach are intended to seamlessly blend: the flow of the landscape should be continuous from home to home, creating a park-like setting. Home size requirements have been developed, ensuring that built structures become thoughtful and integral additions to their environment. In all cases, over-sized homes that draw attention to themselves or overpower their setting will not be considered appropriate.

### Essential Elements

#### Tree Preservation

One of the primary goals of the guidelines for River Reach is to minimize the disturbance of the existing ecological systems and to preserve existing trees. Owners and builders may not remove any trees prior to final approval of plans by the ARB.

#### Survey and Topographic Requirements

The Developer will provide to the Owner and/or Builder a survey and topographical drawings that indicate the following:

- All trees over 16 inches in diameter.
- Utilities
- Easements
- Boundaries (including critical lines, etc.)
- Site contours in 1 foot increments

#### Tree Protection

Trees are regarded as an essential part of River Reach and must be preserved. Tree protection fencing must be installed to meet River Reach requirements prior to any construction commencing. Mitigation requirements will follow the Town of Mt. Pleasant guidelines. Both Owners and Builders will be held financially accountable for preserving trees.

All trees over 16 inches in diameter that are impacted by construction must be treated by a certified arborist prior to start of construction and monitored during construction. A letter from the arborist verifying the treatment will be required before construction deposits will be returned.

### Homesite Building Areas

Each homesite has been planned with setbacks to take advantage of specific building areas depicted on individual site plans. Heated square footage minimum and maximums are intended

to sensitively match structures to the discrete size, shape, topographic, and vegetative nuances of the site.

#### **Setbacks and Build-To Lines**

Each homesite has been planned with a front setback line and/or a build-to line to take advantage of ideal building areas. These lines may not always be the same; in general, the build-to line will prevail. The recorded plat should be referenced to determine the exact situation for each lot.

Each homesite will also have requirements for side and rear yard setbacks that will vary depending on the lot size and lot location. The goal is to create a separation between houses, allowing for landscaping in this corridor and providing a greater sense of privacy between neighbors and encourage view corridors to the river and creek that surrounds the majority of the property. In general, side setback will be 20 feet on both sides; however, this can be adjusted to a maximum of 30 feet or a minimum of 10 feet, based on existing vegetation, home design, garage placement and relationship to neighboring homes.

#### **Site Clearing, Grading and Drainage**

Site clearing of a specific lot shall be kept to minimum and alterations to natural drainage systems shall be avoided. All clearing outside 5 feet of the building footprint will require on-site approval. Any necessary grading shall maintain a natural appearance, producing graceful contours and providing smooth transitions at the head and toe of slopes. Tree protection fencing must be in place prior to plan approval and subsequent construction.

Once construction is completed, drainage easements belong to the Town of Mt. Pleasant, but homeowners are responsible for keeping drainage easements clear and maintaining them.

#### **Home Sizes**

To ensure that the park-like setting of River Reach remains paramount, home square footage guidelines have been established. Single structures constructed setback to setback are generally not allowed.

- Homesite coverage guidelines will assure a limitation of ground coverage (by impervious surfaces including house and garage, porches, patios, driveways and walks) of approximately 35%.
- Single family detached homes will be approved with a minimum square footage of heated space, dependent on specific lot conditions.
  - Lots 1-8 have a minimum square footage is 4,000 square feet
  - Lots 9-11 have a minimum square footage is 3,500 square feet
  - Lots 12-17 have a minimum square footage is 3,000 square feet
  - Lots 18-23 have a minimum square footage is 2,700 square feet
- Ancillary buildings such as, garden house, garage, gazebo or pool houses are permissible.

## **Driveways**

**Location:** Only one curb cut per lot will be permitted unless previously provided by the Developer. A minimum of 36 inches of planting area is to be maintained between the driveway and the house.

**Materials:** Driveway materials generally favored include concrete (pavers, colored, stamped), concrete with aggregate (pea gravel, oyster shell), brick pavers, asphalt with brick or concrete paver borders, and pervious surfaces, such as gravel with brick or concrete paver borders. Solid, plain concrete driveways will not be permitted.

## **Garages**

Garages in River Reach are to be de-emphasized so as not to detract from the architecture of the home or the green space of the neighborhood. Garages may be attached, detached or semi-detached from the home. Only side or rear entry garages will be permitted when attached to the home. If the garage is detached or semi-detached, the garage doors may face the street. NOTE: Special garage siting requirements may occur on homesites that back onto the river or creek.

Double garage doors will not be permitted; each parking space must have its own door. Doors that utilize glass and other customized details are encouraged. Porte-cochère, attached or detached, are allowed if materials and details match the main house. Three car (or greater size) garages will be reviewed on a case-by-case basis.

The River Reach master plan allows for the development of space over a detached garage for office and/or living areas.

*Note: Verify Town of Mt. Pleasant requirements on space over garage.*

## **Sidewalks and Front Walks**

River Reach sidewalks parallel both sides of the streets. Frontwalks are an integral part of the site plan and will be carefully reviewed and approved by the ARB.

## **Swimming Pools**

In-ground pools, meeting the building area and setback requirements for the homesite, may be approved by the ARB. Pool equipment storage enclosures and pool houses must relate architecturally to the materials of the house. Fencing and lighting must meet town of Mt. Pleasant and ARB requirements and guidelines.

Fountains will be permitted and should be sited by the landscape architect as an integral part of an overall landscape plan.

## **Boat Docks**

Dock design plans will be submitted to ARB for approval. Docks must be designed and located in accordance with the Dock Corridor Master Plan. Individual dock permits will be the requirement of the Owner, but final ARB approval must be acquired prior to beginning construction.



## ARCHITECTURAL STRATEGIES

### THE CONCEPT

Architectural creations with classical and traditional styling, reflective of the Charleston and Lowcountry vocabulary will always be preferred. Elements of this southern style include simple building form, balanced design, pitched roofs, roof overhangs, porches, high ceilings and dominant rooflines.

### Form and Massing

Each homesite will have a front setback line and a build-to line. This build-to line can also serve as the front setback line but reference to the recorded plats is required to verify this information. In planning the massing of the home, approximately 60% of the house on lots over 70 feet wide should be at the build-to line. Front porches, bay windows, entry stoops, steps and other ancillary elements may encroach into the front setback area.

### Ceiling Heights

To achieve the appropriate verticality of the traditionally designed home and to allow for gracious interior spaces, ceiling heights will be required to be at least 10 feet on the first floor and 9 feet on the second floor.

### Foundations

All houses are to have the appearance of being on a raised crawl space. Preferred foundation materials are brick, genuine stucco, authentic oyster-shell tabby, and in certain flood zone areas, a high quality wood lattice and pier system meeting the ARB's standards may be approved.

As a minimum, the finished floor levels must meet FEMA and/or Town of Mt. Pleasant requirements for flood plain zones.

Split-level homes are not permitted although minor variations of floor levels within a home are permitted.

### Exterior Wall Materials

Emphasis will be on materials appropriate to the traditional nature of River Reach.

*Siding:* Wood used in exterior applications may be cedar shingle, clapboard, or beaded siding meeting certain exposure and finish requirements. Fiber cement products may be used in lieu of wood, subject to the same requirements. Brick and conventional stucco are also approved materials, subject to the guidelines that follow.

- Wood and fiber cement clapboard siding must have a four to six inch exposure and smooth paint or solid stain finish
- Wood cedar shingles must have a four to six inch exposure and solid stain finish only
- Wood or fiber cement beaded siding must have a seven-inch exposure and smooth paint or solid stain finish.
- Brick selection must be of traditional southern colors in the brown and gray families or painted approved color. It must be constructed with a horizontal running bond except a trim details and with tooled mortar joints only with a maximum 1/2" width. Oversized brick generally will not be approved.
- Conventional stucco in approved colors with a sand finish is acceptable. Detailing is very important. Horizontal and vertical control joints may be employed as needed. Synthetic stucco (EIFS) will not be allowed.

*Trim:* Trim on wood and fiber cement sided homes shall be smooth wood, painted or with solid stain. Composite architectural elements may be permitted subject to ARB approval.

*Chimneys:* Chimneys shall be constructed of brick or stucco. Chimneys for prefabricated fireplaces must have a metal or masonry cap detail to conceal the spark arrestor.

#### **PORCHES AND DECKS**

Porches and decks should be designed as an integral part of the house design and overall site plan. They may not appear to be "added on" elements or afterthoughts, but should blend equally with the house and landscape.

- Front porches should either frame doorways or extend across the main front façade of the house and must be at least 7 feet deep and no deeper than 12 feet. Rear porches may be deeper than 12 feet.
- Porch columns, regardless of location, shall be at least 8 inches square or 8 inches in diameter.
- Railings should be square or round sections balusters with simple horizontal members. Railing detail variety can be achieved by using patterns and spacing.
- All decks shall have brick or stucco pier foundations with enclosure panels between.
- All railings, pickets, skirt boards and steps are to be painted to complement the color of the house.

#### **ROOFS**

A variety of roof shapes consistent with southern vernacular (gable, hip, shed roof profiles) will be considered appropriate in River Reach. Roofs shapes within a home or between a home and ancillary structures on the property should be complementary.

The pitch of the dominant roof should not be less than 8:12. One and 1/2 story homes should have pitches not less than 12:12. Gable dormer roof pitches should match the main roof pitch. Shed dormer roof pitches should not be less than 3:12.

Porch roofs should have lower pitches but not less than 3:12.

Roof material selection of homes in River Reach may include slate, synthetic slate, wood shingles, metal (except V-crimp), barrel vaulted tile (unglazed tile only and as may permitted on a case-by-case basis) or a high quality 300# 30 year architectural grade asphalt shingle.

Roof penetrations (vent stacks, roof vents, etc.) must be painted to match the roof. They are not allowed on front roofs and must be located on surfaces least visible from the street or other public space.

### **WINDOWS AND DOORS**

Windows and doors should be seen as openings in an otherwise continuous surface. The following criteria should be considered when designing the homes' exterior elevations:

- Windows should be approximately twice as tall as they are wide.
- Second floor windows should be shorter than first floor windows.
- Windows and doors should align vertically or be balanced in their composition.
- Front entries should be inviting. Doors should be of solid wood and have a high level of detail at the trim and casing around the doorway.
- Symmetry and/or balance to spacing and relationship of windows and doors authentic muntins or simulated true divided panes where applicable.
- Snap-in grilles will not be permitted. Only true divided lights or simulated divided light windows will be allowed.
- Picture windows, sliding or pivot windows are not permitted.
- Window trim, pediments and sills are to be richly detailed.
- All exterior window and doors shutters are to be operable and sized to fit the opening.

### **COLOR AND TEXTURE**

The colors of River Reach have been selected to provide a backdrop for the park like setting of the neighborhood. Emphasis will be on softer, natural and subtler colors, considered compatible with the strong emphasis on landscape and green space in the River Reach. The ARB will provide a palette of approved exterior paints colors selected exclusively for River Reach. In addition, there will be an approved range of brick and mortar colors. Sample panel maybe required for review by ARB upon request.

## ARB PROCEDURES

### THE REVIEW PROCESS

The review process for home design approval has been established in order to ensure the highest level of compliance to the architectural standards. In order to achieve this goal, it is required that each home be designed by an architect registered in the State of South Carolina and each landscape plan be designed by a landscape architect registered in the State of South Carolina. Plans purchased from catalogues or other sources of generic home designs will be required for pre-qualification review for design character and context. The architect will be required to meet with the ARB Administrator and/or attend a formal review session of the board prior to beginning the review process.

The ARB does not assume responsibility for the technical aspects, structural aspects, or safety of the design. Nor does the ARB assume responsibility for compliance with local codes, ordinances, or laws. These items are the sole responsibility of the Owner, the Owner's design professional, and/or the Contractor.

The ARB will interpret these guidelines at the request of the Owner. The ARB reserves the right to grant variances to these standards on the basis of hardship or unusual site conditions.

#### Step 1:

Review the Design Standards, the zoning text of the Town of Mount Pleasant Ordinance, and the River Reach Declaration of covenants, conditions, and Restrictions to become familiar with the procedure, concept, and restrictions for building in the neighborhood.

#### Step 2:

Retain your architect and landscape architect to assist you in the preparation of design and submittal of all ARB requirements.

#### Step 3:

Obtain a topographical and tree survey of your lot from developer, which should include:

1. Property lines with bearing and distances.
2. All easements, setbacks, build-to lines and buffer zones.
3. The location, species, and size of all trees 16" or greater in diameter (at a 5'-0" height from grade) or greater and any clusters of vegetation that may influence design.
4. Topographic contours at 1-foot intervals.
5. Existing ditches drainage ditches and drainage structures.
6. Existing roads, sidewalks, curbs, utilities and other improvements.
7. Water edge, water level, top of bank, OCRM critical line, and setback line if applicable.

8. North arrow, flood zone classification, and scale.

#### **Step 4: Schematic Review by the ARB**

A site meeting between the Owner and/or architect and landscape architect and the ARB Administrator will be required prior to schematic review.

The schematic submittal must include (2) sets of the following:

1. A site plan of the house, walks, and driveway layout at 1"=10' scale that includes all the information from the lot survey.
2. Schematic floor plans and at least 4 exterior elevations at either 1/8" or 1/4" scale that indicate the general style of the home, height above grade, overall height and square footage of the home.
3. A description of any potential request for ARB variance or zoning variances from the Town of Mount Pleasant in writing.
4. A completed schematic review submittal form.
5. The plan review submittal fee (\$.25 per conditioned square foot).

#### **Step 5:**

Submit any zoning variance requests to the Town of Mount Pleasant for review and approval if applicable.

#### **Step 6:**

The preliminary submittal must include (2) sets of the following:

1. Side property lines marked in string by surveyor.
2. Building footprints staked and strung out by surveyor.
3. All trees to be removed shall be flagged in red on site.
4. A site plan of the house, ancillary structures, driveway, decks and porches at 1"=10' scale, incorporating the same information from the schematic submittal.
5. Preliminary floor plans, including all decks and porches, at 1/4" scale with overall dimensions.
6. All exterior elevations at 1/4" scale indicating overall heights and roof pitches, and accurately depicting all exterior materials.
7. Preliminary landscape plan identifying limits of proposed lawns, tree, shrubs and groundcover, walks, fences and other landscape features (fences, etc. to be adequately detailed).
8. Requests for ARB variances in writing.
9. Copy of approval letter from Town of Mount Pleasant for any zoning variances if applicable.
10. A completed preliminary review submittal form.

### **Step 7: Final Review by the ARB**

The final submittal must include (3) sets of the following:

1. Final dimensioned site plan at 1"=10' scale showing trees to be removed; location of house and any ancillary structures; decks, porches, driveway, walks, curb cuts, and any other improvements.
2. A clearing, grading, and drainage produced by a registered landscape architect or engineer.
3. Final landscape plan at 1"=10' scale showing tree protection, clearing limits, all landscape improvements (including irrigation); a proposed landscape budget; plant schedule indicating species, size, and quantity of all plant material in conformance with the planing requirements found in the landscape standards.
4. Final floor plans at 1/4" scale indicating all heated and unheated spaces including garages, decks, porches, gazebos and other ancillary building; total enclosed heated space by floor; finished floor elevations; and a foundation plan.
5. Final exterior elevations at 1/4" scale indicating overall height and roof pitches; finished grades; accurately depicting and labeling all exterior materials.
6. Typical wall sections indicating materials and roof pitch at exterior walls, porches, and ancillary buildings.
7. Details of such items as window and door trim, columns, railing, cornice/entablature, fascia, rake, soffit and frieze, brick and mortar; and any particular detail as requested on actual pieces of finished materials as required.
8. The compliance Deposit of \$2,000.00.
9. A completed final review submittal form.

### **Step 8:**

Submit stamped plans to the Town of Mount Pleasant for approval and issue of a building permit. ARB approval is not to be construed as compliance with the requirements of the Town of Mount Pleasant. Any changes or revisions required by the Town of Mount Pleasant must be re-submitted to the ARB for review and approval prior to re-submittal to the Town for issuance of the building permit.

### **Step 9: Construction**

Upon completion of the foundation, a foundation survey is to be submitted to the ARB. The ARB is available to answer questions during the construction process.

### **Step 10: Final Inspection**

Schedule a final inspection with ARB Administrator once the house is completed and the landscaping has been installed. A copy of the Certificate of Occupancy issued by the Town of Mount Pleasant and a copy of a final as-built survey are required to be submitted at the time of request. The ARB will inspect the house for compliance with the ARB standards. Upon ARB

approval, the Compliance Deposit will be returned. Any items not in compliance with the ARB standards must be corrected before the Deposit is returned.

## **STAFF APPROVAL, APPEALS, AND FEES**

### **Staff Approval:**

The ARB will allow an expedited approval process on items it has previously reviewed but required a minimal change before it could be approved. If an item is to be allowed to have staff approval, it will be duly noted at a formal meeting of the ARB. Staff approval will consist of approval from the ARB Chairman and one other board member.

### **Appeals Process:**

Any owner who is denied approval on any submittal or portion of a submittal can appeal the decision. A written request for appeal is to be addressed to the ARB Administrator. Appeals will be reviewed at the next formal meeting of the ARB following receipt of the written appeal.

### **Fees:**

The one time submittal Fee is \$0.25 per conditioned square foot and is to accompany the schematic submittal package.

The Compliance Deposit of \$2,000.00 is to accompany the final submittal package. After completion of the building, and approval by the ARB, the Deposit will be returned. Any items not in compliance with the ARB standards must be corrected before the Deposit is returned.

## **CONSTRUCTION GUIDELINES**

1. No construction may take place without a permit from the Town of Mount Pleasant and approval of the plans from the ARB.
2. No construction may commence without tree protection fencing in place.
3. All construction activity must take place within the limits of the subject property. No storage or parking on adjacent property is permitted.
4. Each contractor is responsible for site safety and cleanliness. Contractor must provide dumpsters and temporary bathroom facilities as required for construction.
5. No burning, loud music, disturbing activity, etc. is permitted on construction sites.
6. All work sites must conform to all local laws and ordinances.
7. No deviations shall be made from the approved drawing submitted to the ARB without prior approval. The Owner of the property will be responsible for correcting deficient work.
8. A compliance deposit of \$2,000 is required and will be refunded only when work is deemed to be completed and compliant with the approved design and ARB standards. Refer to compliance statement on ARB application form.

**Architectural Review Board Application**

- 1. Deliver submittals to: \_\_\_\_\_  
\_\_\_\_\_
- 2. Lot Number: \_\_\_\_\_  
Lot Address: \_\_\_\_\_
- 3. Owner: \_\_\_\_\_  
Current Address: \_\_\_\_\_  
Current Phone: \_\_\_\_\_
- 4. Owners' Representative if applicable (Architect of Designer):  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
- 5. Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
- 6. First Submittal Date: \_\_\_\_\_  
Second Submittal Date: \_\_\_\_\_
- 7. Received by: \_\_\_\_\_
- 8. Fee Paid: \_\_\_\_\_
- 9. Compliance Deposit:  
at Final Submittal                    \$2,000.00  
\_\_\_\_\_
- 10. Approved On: \_\_\_\_\_
- 11. Approved By: \_\_\_\_\_
- 12. Building Summary:
  - a) 1<sup>st</sup> floor Heated S.F. \_\_\_\_\_ 2<sup>nd</sup> Floor Heated S.F. \_\_\_\_\_  
Total S.F. \_\_\_\_\_
  - b) Porch Area: \_\_\_\_\_
  - c) Garage Area \_\_\_\_\_
  - d) Flood Zone: \_\_\_\_\_



13. Exterior Colors and Materials:

	Material	Color	Notes
a)	Siding	_____	_____
b)	Trim	_____	_____
c)	Doors	_____	_____
d)	Roof	_____	_____
e)	Walk	_____	_____
f)	Drive	_____	_____
g)	Other	_____	_____
h)	Other	_____	_____

14. Owner's Acknowledgement

I, the undersigned, certify the following:

- a) I am the Owner of the property for which this application is made.
- b) I have read and understand the covenants and guidelines and have made every effort to comply with them.
- c) I will be responsible for all construction activity on my property.
- d) In the event that construction does not conform to the covenants, guidelines and documents that I have submitted to the Architectural Review Board for final approval, I understand that I may forfeit all or part of my compliance deposit and be liable for penalties in excess of the total deposit as well as be responsible for making structure conform with plans approved by the Architectural Review Board.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

**Common Name**

Red Maple  
Red Sunset Maple  
October Glory Red Maple  
Florida Sugar Maple  
River Birch  
Heritage River  
Pecan  
Deodar Cedar  
Green Ash  
Fruitless Sweetgum  
Yellow Poplar  
Southern Magnolia  
Sycamore  
Sawtooth Oak  
Southern Red Oak  
Water Oak  
Willow Oak  
Shumard Oak  
Live Oak  
Laurel Oak  
Bald Cypress  
Drake Chinese Elm  
Green Vase Zelkova  
Black Tupelo

**UNDERSTORY TREES**

**Common Name**

Trident Maple  
Service Berry  
Pindo Palm  
Eastern Redbud  
Flowering Dogwood

**Botanical Name**

Acer rubrum  
Acer rubrum 'Red Sunset'  
Acer rubrum 'October Glory'  
Acer barbatum  
Betula nigra  
Betula nigra 'Heritage'  
Carya illinoensis  
Cedrus deodara  
Fraxinus pennsylvanica  
Liquidambar styraciflua 'Rotundiloba'  
Liriodendron tulipifera  
Magnolia grandiflora  
Plantanus occidentalis  
Quercus acutissima  
Quercus falcata  
Quercus nigra  
Quercus phellos  
Quercus shumardii  
Quercus virginiana  
Quercus laurifolia  
Taxodium distichum  
Ulmus parvifolia 'Drake'  
Zelkova serrata 'Green Vase'  
Nyssa sylvatica

**Botanical Name**

Acer buergeranum  
Amelanchier arborea  
Butia capitata  
Cercis canadensis  
Cornus florida

Carolina Silverbell

East Palatka Holly

Foster Holly

Hume Holly

Savannah Holly

Nellie Stevens Holly

Eastern Red Cedar

Natchez Crepe Myrtle (white)

Potomac Crepe Myrtle (med. Pink)

Musogee Crepe Myrtle (lavender)

Catawba Crepe Myrtle (dk. purple)

Tuscarora Crepe Myrtle (dk. pink)

Saucer Magnolia

Sweetbay Magnolia

Flowering Crabapple

Wax Myrtle

Okame Cherry

Pistachio

Cherry Laurel

Purple Leaf Plum

Palmetto

Tallow Tree

Windmill Palm

Vitex 'Chaste'

Leyland Cypress

#### **BUFFER SHRUBS**

##### **Common Name**

Glossy Abelia

Indian Azalea

Sasanqua Camellia

Elaeagnus

Common Fig Tree

Forsythia

Halesia deptera

Ilex x attenuata 'East Palatka'

Ilex x attenuata 'Fosteri'

Ilex x attenuata 'Hume #2'

Ilex x attenuata 'Savannah'

Ilex x 'Nellie R. Stevens'

Juniperus virginiana

Lagerstroemia indica 'Natchez'

Lagerstroemia indica 'Potomac'

Lagerstroemia indica 'Muskogee'

Lagerstroemia indica 'Catawba'

Lagerstroemia indica 'Tuscarora'

Magnolia soulangiana

Magnolia virginiana

Malus species

Myrica cerifera

Prunus x okame

Pistacia chinensis

Prunus californiana

Prunus cerasifera 'Atropurpurea'

Sabal Palmetto

Sapium Sebiferum

Tracycarpus fortunei

Vitex agnus-castus

X Cupressocyparis Leylandii

##### **Botanical Name**

Abelia grandiflora

Azalea Indica

Camellia sasanqua

Elaeagnus pungens

Ficus Carica

Forsythia x intermedia

East Palatka Holly

Foster Holly

Hume Holly

Savannah Holly

Dwarf Burford Holly

Burford Holly

Nellie Stevens Holly

Yaupon Holly

Anise

Pfizer Juniper

Japanese Privet

Variegated Chinese Privet

Maiden Grass

Japanese Silver Grass

Wax Myrtle

Nandina

Oleander

Fortunes Tea Olive

Fragrant Tea Olive

Pittosporum

Variegated Pittosporum

Variegated Pittosporum

Formosa Firethorn

Majestic Beauty Hawthorn

Japanese Cleyera

Sweet Viburnum

#### ORNAMENTAL SHRUBS

##### Common Name

Edward Goucher Abelia

Sherwood Abelia

Purpleleaf Japanese Barberry

Cotoneaster

Carissa Holly

*Ilex x attenuata* 'East Palatka'

*Ilex x attenuata* 'Fosteri'

*Ilex x attenuata* 'Hume #2'

*Ilex x attenuata* 'Savannah'

*Ilex cornuta* 'Burfordii nana'

*Ilex cornuta* 'Burfordii'

*Ilex x* 'Nellie R. Stevens'

*Ilex vomitoria*

*Illicium floridanum*

*Juniperus chinensis* 'Pfizeriana'

*Ligustrum japonicum*

*Ligustrum sinense* 'Variegatus'

*Miscanthus sinensis* 'Gracillimus'

*Miscanthus sinensis* 'Variegatus'

*Myrica cerifera*

*Nandina domestica*

*Nerium oleander*

*Osmanthus fortunei*

*Osmanthus fragrans*

*Pittosporum tobira*

*Pittosporum tobira*

*Pittosporum tobira* 'Variegata'

*Pyracantha koidzumi*

*Raphiolepis umbellata* 'Majestic Beauty'

*Ternstroemia gymnanthera*

*Viburnum odoratissimum*

##### Botanical Name

*Abelia x grandiflora* 'Edward Goucher'

*Abelia x grandiflora* 'Sherwoodii'

*Berberis thunbergii* 'Atropurpurea'

*Cotoneaster horizontalis*

*Ilex cornuta* 'Carissa'

Dwarf Yaupon Holly  
Dwarf Horned Holly  
Harbour Dwarf nandina  
Dwarf Pittosporum  
Dwarf Indian Hawthorn  
Sandankwa Viburnum  
BigLeaf Hydrangea

#### **GROUNDCOVERS/VINES**

##### **Common Name**

Cast Iron Plant  
Akebia  
Holly Fern  
Weeping Love Grass  
Wintercreeper  
Blue Pacific Shore Juniper  
Parsons Juniper  
Day Lily  
Trumpet Honeysuckle  
Liriope  
Mondo Grass  
Fountain Grass  
Asiatic Jasmine  
Carolina Jessamine  
Climbing Fig

##### **TURF**

##### **Common Name**

Tifton Bermuda  
Centipede  
St Augustine

Ilex vomitoria 'Nana'  
Ilex cornuta 'Rotunda'  
Nandina domestica 'Harbour Dwarf'  
Pittosporum tobira 'Wheeler's Dwarf'  
Raphiolepis indica  
Viburnum Suspensum  
Hydrangea Macropylla

##### **Botanical Name**

Aspidistra elatior  
Akebia quinata  
Cyrtomium falcatum  
Eragrostis curvula  
Enonymous fortunei 'Coloratus'  
Juniperus conferta 'Blue Pacific'  
Juniperus squamata 'Expansa 'Parsonii'  
Hemerocallis hybrida  
Lonicera sempervirens  
Liriope species  
Ophiopogon japonicus  
Pennisetum alopecuroides  
Trachelospernum jasminoides  
Gelsemium sempervirens  
Ficus pumila

##### **Botanical Name**

Cynodon dactylon 'Tifton 419'  
Eremochloa ophiuroides  
Stenotaphrum secundatum