



RESIDENTIAL DESIGN GUIDELINES

CPR 1

Revised May 9, 2018
MAY 2007

TABLE OF CONTENTS

SECTION	PAGES
Section I – Introduction	Page 1 – Page 3
Section II – Neighborhood Standards	Page 4 – Page 6
Section III – Lot Development Standards	Page 7 – Page 8
Section IV – Site Preparation	Page 9 – Page 10
Section V – Architectural Patterns	Page 11 – Page 18
Section VI – Landscape Standards	Page 20 – Page 27
Section VII – Construction Guidelines	Page 28 – Page 31
Section VIII – Design Review	Page 32 – Page 35

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SECTION 1 - INTRODUCTION

PROJECT SUMMARY

Carolina Park (“Community”) is a mixed-use development of approximately 1,700 Acres located in the Town of Mount Pleasant with a master plan that provides for business and commercial districts, civic sites, educational facilities, churches, health care facilities, parks, and residential neighborhoods.

PURPOSE AND OBJECTIVES OF THE RESIDENTIAL DESIGN GUIDELINES

The purpose of these guidelines is to establish the development requirements, architectural standards, site planning standards, and landscaping requirements for the residential neighborhoods within Carolina Park. The criteria as set forth will aid homeowners, builders, and their consultants to understand the importance of creating a cohesive planned community by developing plans for each home and residential lot that lend themselves to the highest standards of neighborhood design and the architectural traditions of the South Carolina Low Country. It is the intent of these guidelines to achieve this goal by outlining standards for streetscape, setbacks, lot sizes, site preparation, fences, walls, signage, mailboxes, landscaping, and architectural standards that detail the exterior materials for each home.

The creation and implementation of the Residential Design Guidelines are to accomplish the following objectives for the benefit of the Developer and the benefit of the owners of residential property within the Community:

- (a) Protect property values and enhance the real estate investment via reasonable appreciation of property values by ensuring a well-planned and meticulously maintained development;
- (b) Create an attractive and efficient residential environment through sound land use planning and design principles that exceed industry standards;
- (c) Ensure harmonious relationships between land uses, architectural styles, signage, and landscaping through planning coordination and design continuity;
- (d) Encourage imaginative and innovative planning that respects the environment and produces a high standard of architectural design;
- (e) Prevent owners of residential property or other entities from building structures or developing property within the Community that is to the detriment of any other owners of residential property;
- (f) Ensure that the location and configuration of structures are visually harmonious with the environment, with the vegetation of the residential lot, and with surrounding residential lots and structures, and does not unnecessarily block scenic views from existing structures or tend to dominate any general development or the natural landscape of the property;
- (g) Ensure that the architectural design of structures and their materials and colors are visually harmonious with the overall appearance of the property, with the region’s historical and cultural heritage, with surrounding development, with natural land forms and native vegetation, and with development plans officially approved by the Developer or any governmental or public authority, if any, for the areas in which the structures are proposed to be located within the Community;
- (h) Ensure landscaping plans provide visually pleasing settings for structures and the lot, for adjoining or nearby lots, and blend harmoniously with the natural landscape of the property.



As the Community evolves and matures over time, the design guidelines will serve as a cornerstone for proposed new construction as well as modifications to existing structures, to ensure that any changes affecting the existing structure are consistent with the standards outlined in the design guidelines; thereby, maintaining the value, character, and quality of the residential neighborhoods within Carolina Park.

MASTER PLAN FOR RESIDENTIAL NEIGHBORHOODS

The layout of the residential neighborhoods has been designed to promote the traditional building pattern of mixed residential development which historically forms a vibrant, active, and cohesive neighborhood unit amongst a diverse mix of residential product types while preserving the natural characteristics of the property such as grand trees, wetland areas, buffers, marsh front, and tidal creeks. Neighborhoods are set within this framework to promote compatibility between development and the environment by an interconnection of streets, public walkways, and nature trails that provide for a seamless blend of land uses that can be easily accessed by the residents of the Community.

GOVERNMENTAL AUTHORITY

The planning and development of the residential components at Carolina Park is subject to the requirements of the Development Agreement between the Town of Mount Pleasant and CDM of Charleston, LLC executed in September 2011 which may be further amended from time to time by the parties. As outlined in the Development Agreement, Carolina Park is bound by the development regulations of the Town of Mount Pleasant with certain modifications defined in the Development Agreement. The Town of Mount Pleasant is responsible for administering the development regulations which are included as a part of the Development Agreement. The development regulations with certain modifications defined in the Development Agreement, are referred to as the "Current Regulations". Copies of the Current Regulations can be obtained from the Carolina Park Design Review Board for a reasonable fee set forth by the Carolina Park Community Association. Developers, Builders, and Homeowners are encouraged to obtain and understand this document prior to any planning, development, or construction activities within Carolina Park.

The Residential Design Guidelines set forth by this document are not intended to take precedence over any laws, statutes, ordinances, rules, or regulations of the Federal Government, the State of South Carolina, Charleston County, the Town of Mount Pleasant, or any other governmental authority having jurisdiction over the property, the provisions of the Development Agreement, or any recorded covenants imposed on the property (all of which are hereinafter referred to the "Applicable Rules") that govern the planning, development, and construction of the project. Unless otherwise provided in the Residential Design Guidelines, the most stringent of the requirements, whether in the Applicable Rules or in the Residential Design Guidelines shall govern the planning, development, and construction of the project.

The Residential Design Guidelines set forth in this document and attachments hereto are the basis upon which the site plans and architectural plans will be reviewed and subsequently approved by the Carolina Park Community Association's Design Review Board (referred to hereinafter as the "DRB"). Any deviations from the guidelines are subject to the approval of the DRB in accordance with the covenants recorded on the property. The approval of plans, details, specifications, or any other documents submitted before the DRB shall not relieve a Lot Owner, Builder, or Homeowner of the responsibility of complying with the Applicable Rules.



LIMITING CONDITIONS

The schematics and/or written requirements that are outlined within the Residential Design Guidelines are intended to convey the composition and framework for the design of the neighborhood.

These guidelines are not intended to be detailed working drawings; instead, they establish standards within detailed design solutions that may be prepared by the applicant and/or its consultants.

Any use by any party of the name "Carolina Park Development, LLC", "Carolina Park", the use of any of the logos or service marks associated with Carolina Park must be approved in written form by Carolina Park Development, LLC.

SECTION 2 – NEIGHBORHOOD STANDARDS

STREET DESIGN

The streets and roads within Carolina Park comprise a large percentage of the public realm within the project. As such, streets have been designed to promote interconnectivity between neighborhoods to serve not only as access and vehicular circulation to and within the project, but also accommodate pedestrian movement and interaction amongst residents by the incorporation of a trail system and sidewalks along both sides of the street. With the installation of street lights, planting of street trees, and installation of street signage, the streetscape creates a sense of scale and character that correlates with the architectural elements of the neighborhood.

STREETSCAPE

The area between the back of curb and the road right-of-way within the residential neighborhoods will incorporate a sidewalk, street trees, and grass areas; the installation and maintenance of which shall be the responsibility of the owner of the residential lot adjacent to the road right-of-way.

SIDEWALKS AND PATHWAYS

A network of sidewalks and pathways shall be incorporated into the residential neighborhoods to provide linkages, beyond the vehicular network of streets and roads, from the residential neighborhoods to common facilities such as parks and recreational areas, schools, amenity centers, churches, civic buildings, businesses, and commercial areas. The intent is to provide a safe, comfortable, and convenient network of paths for pedestrians and bicyclists to move throughout the community.

- ⊖ Sidewalks shall be concrete and are required on both sides of the street in the residential areas. Corner lots shall have sidewalks along both sides adjacent to the road.
- ⊖ Sidewalks in the residential areas shall be 4 feet in width and located 6 feet behind the back of curb. Sidewalks and Pathways in areas other than the residential neighborhoods may vary in width depending on projected volume of traffic and its intended use, and constructed with asphalt, concrete, pavers (clay or concrete), boardwalks, plantation mix, or the use of mulch in woodland areas.
- ⊖ Sidewalks along the road right-of-way shall be maintained by the Town of Mount Pleasant.
- ⊖ Sidewalks and Pathways other than those located in the road right-of-way shall be maintained by the Carolina Park Community Association or as may be applicable within the Community, a Subordinate Association.
- ⊖ Sidewalks and Pathways may be located in common areas or buffer areas at the discretion of the Developer.
- ⊖ Sidewalks and Pathways shall strive to cross a street or road, wherever possible, at vehicular intersections.
- ⊖ Walkways are also required from the front door of the house to the sidewalk next to the street. The width of this walk is to be a minimum of 4 feet in width unless site-specific conditions would warrant a variance from the DRB. Materials for the walk may be concrete, or pavers made of brick, concrete or stone. Paved concrete walks from the driveway to the front door are strongly discouraged; however, an informal walk of stepping stones or other approved material may be incorporated as part of the landscape design.



LOT SIZES

The widths and depths of lots will vary within each phase of the development at the discretion of the Developer; however, no lot shall be less than the minimum standards for width, depth, and square footage as established for each zoning district per the Development Agreement.

The plan for each residential phase within the Community shall indicate lot number, lot dimensions, and lot size and any submittals to the DRB shall indicate the same information on a per lot basis.

HOME SIZES

In order to maintain visual consistency within the neighborhoods, minimum and maximum house sizes have been developed as part of the neighborhood standards. The heated portion of a detached single family house must be no less than 1,800 s.f. and no more than 3,300 s.f.

SETBACKS / BUILD TO LINES

The setbacks will vary within each phase of the development at the discretion of the Developer; however, no lot shall have setbacks less than the minimum standards established for each zoning district per the Development Agreement. Front setbacks and side setbacks along the street shall also serve as "Build to Lines" to provide continuity in the relationship of the house to the street from lot to lot within each neighborhood. At least 60 percent of the building's frontage must be built to or within 5 feet behind the front setback line. Exceptions may be granted on odd shaped lots where this proves difficult. Final placement will be determined by the DRB.

GARAGES

A key element in enhancing the element of neighborhood design is the relationship of the garage to the home and its correlation with the street. This is achieved by emphasizing the architectural style of the home by detaching the garage from the home and/or recessing the garage from the front facade.

Garages attached to the home shall be recessed from the front facade, positioned at a minimum of twelve feet (12') from the front porch, and dependent upon the width of the lot the DRB may require a side entry garage or rear entry garage rather than a front entry garage as a measure to enhance the architectural style of the home.

Garage doors are encouraged to be the width of a single car space; therefore, a two car garage shall be encouraged to have two separate garage doors. This allows for the doors to be in proportion to the front or side elevation of the home. On narrow lots, the DRB may allow single carriage-style garage doors if they include windows, along with decorative hardware, and trim.

Homes without garages recessed from the front facade of the home, with the garage set forward from the main body of the house, and courtyard style homes that have the garage in front of the main body of the home with garage doors perpendicular to the street shall not be permitted in Carolina Park.

DRIVEWAYS

Homes shall be restricted to one driveway per lot which shall be a maximum width of eleven feet (11') at the street with a radius or flare not to exceed three feet (3') along the curb. The width of the driveway may be widened beyond the setback zone to provide for two car parking, entry into the garage, or as may be approved by the DRB; however, this taper shall be restricted to within thirty feet (30') of the garage entry.



Driveway materials acceptable within the Community are concrete (broom, tabby, stamped, or salt finish), concrete pavers, clay pavers, bluestone, a combination of the above materials, or other materials as may be approved by the DRB. Asphalt driveways shall not be permitted within Carolina Park.

Driveway materials shall not abut the residential structure, except at the garage entry, in order to allow for a plant bed between the driveway and house. Driveways should be placed at least 3 feet from the property line.

HOME IDENTIFICATION

House numbers shall be mounted on each residence, be clearly visible from the street, and shall coincide with the 911 Numerical Listing as approved by the local governing agency. The style, scale, and size of the house numbers shall be approved by the DRB; and as applicable, shall be in compliance with the Applicable Rules.

MAILBOXES

Community mailboxes are a requirement of the U.S. Postal Service for this development; therefore, private mailboxes are not allowed. Developer shall provide community mailboxes throughout the development and the U.S. Postal Service assigns one incoming mail unit per lot. Builder is required to reimburse Developer a mailbox fee based on Developer's actual direct costs.

ANTENNAS AND SATELLITE DISHES

No exterior antennas shall be installed on any residential lot or attached to any residential structure (house or detached garage) in the Community.

Satellite dishes are permissible; however, the satellite dish shall not exceed 18" in diameter, must not be visible from any street, should if at all possible be attached to a residential structure (house or detached garage) to minimize the visual impact of the satellite dish, and prior to installation the location of the satellite dish must be approved by the DRB.

OPEN SPACE

Open space such as parks, buffers, ponds, and greenways are provided throughout the Community by the Developer. These spaces serve as focal points for the layout of the residential lots within each phase of the development and typically act as gathering places for neighborhood interaction between the residents.

WETLANDS

Wetlands have been approved by the Office of Coastal Resource Management (OCRM) and the Army Corps of Engineers. The development of the Community shall comply with the permit requirements set forth by the governmental authority and as such the developer, builder, homeowners, and their consultants shall follow and abide by all rules and regulations and/or any covenants and restrictions for the property as established by the governing authority with respect to such wetlands or wetland buffers.



ANTI-MONOTONY CODE

A critical component to the success of a neighborhood streetscape is a diversity of elevations from house to house; therefore, each house should present an individual character through color, plan, and placement within the Community. No house of the same color scheme or elevation plan shall be permitted by the DRB either adjacent to a house of such color scheme or elevation plan or on the house directly facing or either house diagonally across the street. Certain commonly used color schemes, such as whites, beiges, and grays may not be considered a violation of the anti-monotony code at the discretion of the DRB.

SECTION 3 – LOT DEVELOPMENT STANDARDS

Single Family Residential

Carolina Park – CPR District (Front Section)

ATTN: Use DRB approved standard unless written exception is granted.

Dimensional Standards- Setbacks	DRB Approved	PD Minimum
Front Yard	12 ft. *	5 ft.
Street Side Yard (corner lots)	10 ft.	10 ft.
Side Yard with Adjacent Alley	10 ft.	10 ft.
Side Yard (1)	5 ft.	5 ft.
Rear Yard	10 ft.	10 ft.
Accessory Structure- Side yard	3 ft.	3 ft.
Accessory Structure- Rear Yard	3 ft.	3 ft.
Building Coverage (maximum)	65%	65%
Height (maximum)		
House	40 ft.	40 ft.
Accessory Structures (2)	15 ft.	Per Town Code
Maximum Driveway Width	11 ft.	N/A
Maximum Front Walkway Width	7 ft.	N/A
Driveway Offset From Property Line- Minimum	3 ft.	N/A
Accessory Dwelling Units	Not Allowed	Not Allowed

* 17 feet is encouraged for improved parking conditions for homes with attached garages.

- 1- Side Yard Setback reduction to 3 feet may be allowed if a total of 10 feet is provided between structures
- 2- Heights for Accessory Structures shall be per Town Code and is as follows: Accessory Structures may be no greater than 15 feet in height, except that the height may be extended to 18 feet where the pitch of a garage roof is not less than seven on twelve and it matches or is in proportion to the roof of the principal building; except as otherwise permitted in § [156.110\(A\)\(12\)](#).
- 3- Garages attached to the home shall be recessed from the front façade, positioned at a minimum of twelve feet (12') from the front porch.
- 4- Houses located outside of flood zones shall be constructed with an FFE 31" – 48".
- 5- Front porches should span at least 60% of the width of the main mass of the home.

These development standards are for single family homes only. Please contact the DRB for information regarding townhomes.

SECTION 4 – SITE PREPARATION

CLEARING

Clearing shall be in accordance with any permit document(s) and/or the Applicable Rules that govern the planning, development, and construction of the project. If applicable, a clearing plan shall be approved by the local governing agency prior to the commencement of any clearing activities.

Debris and/or materials removed during the clearing operation shall be legally disposed of in accordance with any permit document(s) and/or the Applicable Rules that govern the planning, development, and construction of the project.

GRADING

Grading shall be in accordance with any permit document(s) and/or the Applicable Rules that govern the planning, development, and construction of the project. Grading activities shall be limited to areas within the residential lot necessary to facilitate positive surface drainage to the storm drainage network and in a manner that produces a natural appearance through graceful contours with smooth transitions along the head and toe of slopes.

Grading activities shall not alter any waterways, water bodies, or any wetlands without the written approval of the Developer, the Design Review Board, and any governing agency that has jurisdiction over the waterway, water body, or wetland area.

EROSION CONTROL

Erosion Control Measures shall be required during construction to control sedimentation and erosion to prevent damage to natural areas within the lot or adjacent properties, prevent damage to infrastructure, and maintain the visual appearance of the neighborhood.

Erosion Control Measures shall be installed and maintained in accordance with any permit document(s) and the Applicable Rules that govern the planning, development, and construction of the project.

The Owner of the residential lot shall be responsible for any and all fines, penalties, and/or expenses incurred by the Developer related to the failure of the Owner to facilitate the construction, installation, or maintenance of erosion control measures on the lot as may be required by the permit documents and/or the Applicable Rules that govern the planning, development, and construction of the project.

STORM DRAINAGE

Storm drainage shall be installed in accordance with any permit document(s) and the Applicable Rules that govern the planning, development, and construction of the project. The storm drainage network for each residential lot may involve the installation of drainage inlets, drainage pipe, and/or the construction of drainage swales. .Permit documents shall be provided to the Developer before storm drainage installation may take place.

Drainage Easements within the project are dedicated to the Town of Mount Pleasant with the responsibility of maintaining such easement being that of the Owner of the residential lot.

SECTION 5 – ARCHITECTURAL PATTERNS

The primary objective of this section is to develop an architectural language that sets forth to describe the design elements and the appropriate scale, material, and arrangement of those elements to guide the architects, designers, builders, and homeowners to create homes that honor the architectural traditions and character of the South Carolina Low Country.

These architectural patterns identify restrictions and facilitate recommendations for the design of the home; however, all site plans, construction documents, materials, color palettes, and landscape plans require a review and approval by the Design Review Board for Carolina Park.

FOUNDATIONS

Foundations and piers for the house and its porches must be finished in brick, smooth or scored stucco, tabby stucco, or other similar materials approved by the DRB. Exposed concrete or concrete block foundations shall not be permitted within the Community.

Houses located outside of flood zones shall be constructed with a first floor elevation at a minimum of thirty one inches (31") above the finish grade of the lot and a maximum first floor elevation of forty eight inches (48") above the finish grade of the lot.

Houses within flood zones shall be constructed with a first floor elevation as required by Local, State, and/or Federal Building Codes.

Houses shall either be constructed with a crawl space or may use raised concrete slab foundations that provide the appearance of crawl space construction..

Houses with slab construction (concrete slab on existing grade or finish grade of the lot), with the exception of the garage floor, are not permitted within the Community.

Foundations must be constructed in a manner and support finished floor elevations as required by Local, State, and/or Federal Building Codes.

CRAWL SPACE SKIRTING

Carolina Park encourages fully enclosed crawl space foundations; however, if lattice material is used it must be recessed from the face of the foundation pier, a minimum thickness of 5/16", a spacing no wider 1½", be framed along all sides, screened on the back side, and be painted in a color that blends with the foundation of the home.

The lattice panel between foundation piers must be wood lattice (horizontal and vertical skirting), wooden or cementitious louvers (horizontal or vertical)..

The use of wooden louvered foundation vents will be permitted with size and spacing appropriate to the style of the home.



Plastic or vinyl foundation vents shall be permitted within the Community, but must be painted to match the foundation color.

False foundation vents are not required to achieve the look of a crawlspace on raised concrete slab foundations.

EXTERNAL STAIRWAYS

External stairways visible from the street should be constructed of wood in instances where the architecture of the house permits for a wood porch or of brick consistent with the foundation material of the home. The staircase should be either received within the porch or external to the porch. If received external to the porch, the staircase shall be enclosed underneath in a manner consistent with the crawl space skirting of the home.

RAMPS

Ramps may be used as an entry element for handicap accessibility to residences within Carolina Park. The majority length of any ramp shall, wherever possible, be located along the non-street facade of the home and be constructed in a manner that is consistent with the architectural theme of the home.

Ramps shall meet all the guidelines for Foundations and Porches as outlined in the Architectural Patterns of these guidelines, with materials consistent with those of the porches, may be located along the rear and side of the home, and shall in no instance extend more than seventeen feet (17') along the street facing facade of the home

The dimensions of the ramp must accommodate the minimum requirements as established by Local, State, and/or Federal Building Codes.

PORCHES

Front porches are an important architectural characteristic of homes in the South Carolina Low Country and as such a front porch or front-corner porch is a required element for all homes in Carolina Park.

Front porches are encouraged to be, a typical depth of seven feet (7') to twelve feet (12'), and span at least 60 percent of the width of the main mass of the home.

Front porches or front-corner porches may be one or two stories.

A covered primary exterior entry to the home is a requirement in the Community. The minimum dimension of the covered entry shall be four feet (4') in depth by six feet (6') in width. It is encouraged that the use of a front porch serve as the architectural element that provides the covering of the primary exterior entryway to the home.

Side and rear porches are encouraged to be incorporated into the architecture of the home and may be screened or glass enclosed for additional living area subject to these design guidelines.

PORCH ENCLOSURES

The enclosing of the front porch or the appearance of an enclosed front porch is not permitted in the Community.

Rear screened-in porches are permitted if the columns and railings maintain the proportions as outlined in the sections described for Porch Columns, Porch Flooring, Porch Ceiling, and Porch Rails and Balusters.



Rear glassed-in porches are permitted, should maintain the proportions of open or screened porches, and be constructed (exterior materials, windows, etc.) in such a manner that is consistent with these design guidelines.

Porch enclosures should be avoided on street elevations and must be setback a minimum of ten feet (10') from the front facade of the home.

PORCH COLUMNS

Porch columns shall be made of wood, fiberglass, or other synthetic material approved by the Design Review Board.

Porch columns shall be round, square, or tapered with a minimum width of eight inches (8") on the front and street facade of the home, and a minimum width of (6") on the side and rear facade of the home.

PORCH FLOORING

Porch flooring shall be brick, wood tile, or other material as approved by the DRB.

PORCH CEILINGS

Porch ceilings may consist of wood boards that are plain or beaded, square edged, or tongue and groove. Board on board ceilings should form a patterned ceiling creating the appearance of rectilinear flat panels. These panels may vary in size and may be trimmed to accentuate the panel style. The use of vinyl bead-board would also be allowed.

Porch ceilings may be open to show the rafters with the roof decking of these porches consisting of solid boarding or spaced boarding to allow the roof decking to be seen from the porch.

Porch ceilings shall be painted or stained in a color that complements that color palette associated with the exterior of the home.

PORCH RAILS, BALUSTERS, AND NEWEL POSTS

Porch rails, balusters, and newel posts provide an opportunity to showcase decorative craftwork in order to highlight the architectural details of a porch area and the home. The size of the railings, balusters, and newel posts should be sized in scale and proportion with the porch with a spacing not to exceed four inches (4").

Hand and shoe railings shall be in character with the architectural style of the home and designed to shed water away from the balusters.

Handrails shall be constructed of wood and may be rectilinear, round or oval, chamfered or eased cap with apron, which may be square, and have beaded edge or simple shape. The use of limestone, cast concrete, wrought iron, or an approved synthetic material may be permitted subject to review and approval by the DRB to insure consistency with the architectural style of the home.

Porch railings and hand railings shall be constructed with top and bottom rails.

A variation of baluster design styles are desired within the Community from Simple Square, to round section, to heavy timber, and to shaped and cut boards.

The combination of solid masonry half walls and open rails with balusters are acceptable subject to review and approval by the DRB to insure consistency with the architectural style of the home.

EXTERIOR BUILDING WALLS

Acceptable wall materials include natural wood, cementitious boards (such as "Hardiplank"), brick, or stucco and any materials changes along the facade of the home shall occur at the appropriate architectural transition.

The use of aluminum siding, vinyl siding, steel siding, plywood type siding, pressboard, and synthetic stucco is prohibited in the Community.

Siding and Corner Boards

- ☛ Horizontal beveled, beaded, or lapped siding should produce horizontal lines and an even outer surface with a five inch (5") to six inch (6") exposure utilizing natural wood or cementitious boards with caulked and sanded vertical seams.
- ☛ Horizontal butt boarding with ship lap of tongue and groove joints may be utilized for contrast on entryways, porches, and friezes to the home.
- ☛ Vertical board and batten is permissible for use as an architectural accent or minor massing.
- ☛ Cedar shingles (even butt, staggered butt, or shaped) may be used only as an architectural accent.
- ☛ Siding must not protrude beyond the corner boards.
- ☛ Corner boards shall be a minimum of 5½" x 5/4" smooth, wood or cementitious board.

Brick

- ☛ Traditional brick and mortar styles with horizontal running bonds.
- ☛ Solider courses at story changes, use of water tables, and shaped brick are encouraged when utilizing brick as part of the architectural elements in the home.
- ☛ Brick and mortar samples are to be submitted to the DRB for review in conjunction with the color palette of the home.

Stucco

- ☛ Stucco shall be smooth finish, continuous product applied over vapor barrier and lath with a three coat application (scratch coat, brown coat, and sand finish final coat).
- ☛ Final coat can be painted or color in concrete finish.
- ☛ The use of synthetic stucco will not be permitted in the Community.

EXTERIOR OPENINGS

Doors

- ☛ Main entry doors must be appropriate to the style of the home and complement the overall design concept of the home.
- ☛ Doors installed on the exterior entryways to the home are to be of a high quality wood or fiberglass and painted or stained in a color that complements the color palette of the home. The installation of metal entry doors are not permitted in the Community.

- ☉ The use of transoms and sidelites for exterior doorways is encouraged within the Community. If transoms or sidelites are not used, glass is strongly encouraged in the front door.
- ☉ Mullions in doors will be true divided light or simulated divided light. The use of pop-in grills are not allowed on exterior entry doors. No grills-between-glass or "GBG" will be permitted on primary entrance doors on the front elevation, but will be permitted on the sides and rear of the home.

Windows

- ☉ Windows may be wood, clad-wood, or solid vinyl type and are to be the same type and style on all sides of the home.
- ☉ All glass surfaces shall have a true divided light appearance with interior and exterior glass surface being broken by the use of muntins. This may be accomplished by a true divided light, simulated divided light, and grill between glass via use of vertical or horizontal bars that separate glass in a sash into multiple lights often called a window grille.
- ☉ Window sash to be rectangular with vertical proportions in relation to the window.
- ☉ Window light patterns shall be appropriate to the style of the home and complement the overall design concept of the home.
- ☉ Window casing shall be a minimum of 5/4" x 5 1/2" and the casing must extend past the siding of the house. Note that some lapped siding may require a window casing with a minimum thickness of 1 1/2".
- ☉ Window sills may be wood or masonry.
- ☉ Window screens shall be an integral component of the window.

SHUTTERS

Shutter Styles – Paneled, Board, or Louvered

Shutters must include hardware to give the appearance of being functionally operable and are encouraged to be adequately sized to cover the window opening. In locations where it is not feasible to provide full-sized window coverage e.g. (grouped windows), standard sized shutters will be acceptable.

Shutters may be wood or synthetic, such as the use of composite wood materials, to resemble wood with a minimum thickness of 5/4". Vinyl shutters are not permitted.

Shutters shall lie flat on the building elevation with no obstructions with the exception of awning shutters.

Shutters on the front elevation on the first floor that appear closed to create the illusion of a window behind them shall not be allowed.

Shutter hardware (hinges and shutter dogs) shall be corrosion resistant and in a color consistent with the shutter.

ROOFS

Roofs shall be proportional and appropriate to the architectural style with a color that blends naturally with the primary color of the home.

Principal Roof – Symmetrical Gable or Hip Style with a roof slope of 6:12 to 12:12

Auxiliary Roof(s) – Symmetrical Gable, Hip Style, or Shed Style with a minimum slope of 2:12

Flat roofs (slopes less than 2:12) shall be permitted based upon the architectural merit or as enclosed by porch railings, a balustrade, or parapet.



Roofing Materials to be used shall be Metal Standing Seam or V-Crimp (5v or 8v Crimp), Wood (Shake or Shingle), Copper, Slate, and/or Architectural Grade Fiberglass Shingles (30 Year Minimum).

Eaves may be enclosed or open with exposed rafter tails and roof decking utilizing natural wood or cementitious boards as dictated by the architectural style of the home.

A twelve inch (12") minimum overhang is required on architecturally significant roof components.

Roof penetrations and skylights, if approved, should be placed only on the rear slope of the roof, are not to be visible from the street, and are to be painted to match the roof color.

DORMERS

The use of dormers is encouraged provided they fit the context of the style and architectural design of the home.

Dormers may have gabled, hipped, or shed roofs with a minimum slope of 2:12 with single or multiple windows, louvers, and screens.

Dormer should have an appropriate scale and material related to the style of house with attention to the proportion of the dormer to roof lines and other exterior elements of the home.

GUTTERS

Gutters are only required as necessary to meet site drainage requirements.

Gutter style shall be square or half-round only, aluminum with factory finished color, galvanized steel painted, or aged copper with downspouts that have a compatible profile and color that matches the trim of the house.

Vinyl gutters and downspouts are not allowed in the Community.

CHIMNEYS

The exterior material of the chimney shall match the foundation, the body of the house, or other architectural elements of the house as reviewed and approved by the DRB.

Chimneys are to extend to the ground, should break and return to a smaller width at the top of the chimney, and all chimneys shall have trim at the caps.

Direct vent fireplaces are allowed on the side and rear elevations, and any associated "bump-outs" must extend to the ground and shall not be cantilevered. Vent caps are to be painted to match the siding.

Prefabricated fireplaces situated on an interior wall should be vented by a four inch (4") to six inch (6") flue that cannot be seen from the front elevation and shall be painted to match the roof and other protruding vents.

The metal flues associated with wood burning stoves flues shall be located in the rear of the major mass or the rear or side of the minor mass of the home.

No metal spark arrestors or shrouds are allowed on the chimney(s).

DECKS and PATIOS

Decks and patios are permitted on the non-street facing elevation (rear elevation) of the home.

Decks may be constructed of wood or recycled vinyl (such as "Trex" or an equal) and must be a minimum of twenty-four inches (24") above the finish grade of the lot.

Patios may be constructed of concrete with a brushed or rock salt finish, stone, brick pavers, stamped concrete, tabby, or other material approved by DRB.

MECHANICAL EQUIPMENT / SERVICE YARDS (SCREENING)

Exterior mechanical equipment and service yards (Generators, HVAC Units, Meters, Trash Receptacles, etc.) shall be grouped in such a manner to allow for screening by wood fencing or landscaping material to minimize impact on surrounding properties.

Builders are encouraged to locate mechanical equipment and utilize low noise mechanical systems as a measure to reduce background noise within the home as well as any noise infiltration to an adjacent property.

No window or thru-wall air conditioning units are permitted within the Community.

ACCESSORY BUILDINGS

Accessory buildings are defined as a detached structure from the main house, including garages, guest houses, studios, workshops, conservatories, and maintenance / supply facilities.

Accessory buildings shall be compatible with the architectural style of the main house, but appear secondary in terms of the mass and scale when compared to the main house.

Accessory buildings shall be situated beyond the front facade of the home and positioned on the lot in accordance with the setbacks defined in the lot development standards of these guidelines.

Accessory buildings may be attached to the main house via the use of a breezeway or similar type of structure.

Accessory buildings shall have exterior materials and colors consistent with the main body of the house.

Accessory buildings serving as a detached garage shall be recessed from the front facade and positioned a minimum of fifteen feet (15') from the setback line.

COLOR PALETTE

Exterior colors must be ones that have a precedent of use in the area and are consistent with the architectural traditions of the South Carolina Low Country. The use of earth tones or colors of the natural landscape are recommended for use in Carolina Park. Stark and vivid colors, such as flora colors, are not permitted for use as a color for the main body of the house.

A minimum of a three-color palette is required for all residences in the Community and a color board shall be submitted to the DRB for review for approval prior to painting the home.



Sherwin Williams Colors of Historic Charleston Palette or similar and James Hardie Color Plus Technology prefinished siding colors are recommended for use in the Community.

Brick and mortar samples must be submitted with all exterior color palettes for review by the DRB. The use of machine cut bricks is discouraged by the DRB.

Builders and Home Owners are advised that Design Review Board approval of all exterior colors shall be required prior to the installation of the exterior materials or painting of the exterior materials associated with the home. Any colors installed or painted without the approval of the DRB are subject to removal, replacement, and/or modification at the cost of the builder or homeowner to meet the requirements of this section of the design guidelines.

SECTION 6 – LANDSCAPE STANDARDS

GOALS AND OBJECTIVES

The goal of the Landscape Standards is to provide landscaping guidelines and create a palette of plants that blend rather than dominate or intrude upon the natural characteristics of the property. As such the plant material outlined in this section and the landscaping plans associated with each residential lot shall serve to restore the natural landscape disturbed by construction activities, facilitate installation of plants that are compatible to the environment of the South Carolina Low Country, and provide for a continuous landscape treatment between neighborhoods within the Community.

These steps shall create a seamless landscape between the natural environment and the streetscape, common areas, and lots; thereby, preventing lots from becoming individualized landscaping islands within the Community.

DESIGN

Property Owners are encouraged to hire a landscape architect, landscape designer, and/or company with experience and familiarity to the conditions of the region. The landscape plan is to be designed to effectively screen utility areas, foundations, and crawl spaces, buffer driveways and parking areas, provide coverage to areas disturbed during construction, create and frame outdoor spaces, enhance the understory of any preservation areas, augment the streetscape, and compliment the architecture of the house.

Plant selections should mix textures and colors to create a plan with a strong sense of order and composition as a measure to enhance the overall appeal of the landscape. The use of non-invasive plant material is required within the Community while Property Owners are encouraged, wherever possible, to incorporate plant materials that are considered “Deer Proof” within the landscape beds.

Landscape plans should consider planned or existing plantings on adjacent lots to ensure landscaping has a cohesive and orderly transition from lot to lot. Continuity and transitions of plantings between adjacent lots are important and provide a sense of order that enhances the overall appeal of the Community.

Landscape plans for each residential lot shall be submitted to the DRB and approved in writing by the DRB; and if applicable, approved by the local governing agency prior to the commencement of any landscaping activities.

TREES

Unless shown otherwise on approved street tree layout plan, Live Oaks shall be utilized as street trees and will be planted by the residential builder, installed at an average spacing of fifty feet (50') at a minimum caliper of three inches (3"), and planted along both sides of the street within the road right-of-way throughout the neighborhoods of Carolina Park following the installation of the sidewalk. The installation of the sidewalk adjoining a residential lot occurs in coordination with the completion schedule for home construction for that residential lot.

Trees planted on the residential lots shall complement the street trees. The size, number of trees per residential lot, and species shall be in accordance with these guidelines with one such canopy tree to be a minimum caliper of three inches (3") and be a minimum height of twelve feet (12").

LAWNS

Sod shall be installed on all residential lots, including the area between the back of curb and the road right-of-way adjacent to the residential lot by the Owner. Adjoining lawns should appear to flow together; therefore, Centipede is the preferred choice of turf grass within Carolina Park as lawn areas of similar turf contribute to the overall aesthetics of the landscape by acting as a unifying, visual element, which provides a smooth, neutral setting for the stronger shapes, colors, textures of paving, fences, trees, shrubs, ground covers, and flowers.

IRRIGATION

An irrigation system is required for maintaining a healthy lawn and landscape area to enhance the overall appearance of the Community. The irrigation system must be installed such that it provides irrigation to planted areas between the back of curb and sidewalk.

HEDGES

Hedges have the opportunity to 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 and frame of an outdoor room. The size and spacing of the plants used to create a hedge should be great enough and close enough that the desired hedge is quickly achieved following installation of the plant material.

Hedges, when used to create privacy along property lines, the preferred choice would be the use of evergreen plants. If using deciduous plant materials, consideration should be given to the flowering characteristics and structural appearance of the plant during the winter months.

SHRUBS AND GROUNDCOVERS

Shrubs and groundcovers are encouraged to be installed in areas of deep shade as it will be difficult to establish and maintain turf grass in those areas. The landscape bed incorporating shrubs and groundcovers shall be of an appropriate portion of the pervious surfaces within the yard, in balance with the lawn area, and are required landscape element for non-lawn areas.

Shrubs and groundcovers, including plants of seasonal color, shall be planted in sufficient quantity that the area of exposed mulch or pine straw visible within the landscape bed is limited at the average mature size for the plants. No areas of mulch or pine straw greater than one hundred (100) square feet will be without shrubs or groundcovers. Acceptable ground covers include natural colored mulch and pine straw.

REAR YARD TRANSITION AREAS

Many homesites purposely back up to ponds, wetlands, and other natural areas. It is the builder's responsibility to remediate any areas disturbed during construction and provide a natural transition from lawn to common area.

PLANTING REQUIREMENTS

The following chart is provided to assist in the preparation of a landscaping plan, and the quantities noted are minimums only; Property Owners are encouraged to install plants beyond the numbers outlined in the chart. Individually designed landscape plans that complement the home and provide a variety of plant species are required. Live Oaks may be used as deciduous trees and may be repeated.

Lot Width	Canopy Trees	Understory Trees	Shrubs
Less than 60'	1	1	50
60' - 70'	2	1	60
70' - 80'	2	2	70
80' - 90'	2	2	80
90' - 100'	3	2	90
Greater than 100'	3	2	100
Plant Size at Installation			
Canopy Trees		3" caliper (well branched) and 12' height	
Understory Trees		8' height (full)	
Shrubs		3 gallon container (full). For shrubs along the foundation wall at the front porch and around the HVAC equipment shall be 7 gallon container (full)	
* Larger Size Plants do no count as more than One Plant *			

The chart above does not specify the minimum quantity of turf grass or groundcovers; however, it is implied that all disturbed areas must be re-vegetated with sod or groundcovers.

As an effort to preserve the existing trees on each residential lot, lots with sufficient tree coverage may be given credit for the preservation of such trees at the sole discretion of the DRB.

Landscaping shall be completed prior to occupancy of the home by its resident(s) and in no case shall this date be later than thirty (30) days after issuance of the Certificate of Occupancy.

The strip of landscaping in between the driveway and the home is required to be planted with a minimum of 1GAL plants spaced no further apart than 18".

All utility boxes (transformers, telephone pedestals, CATV boxes, etc.) should be incorporated into planting beds wherever possible and be screened with a minimum of 3 plants sized 3 GAL or larger per box. This is in addition to the number of shrubs listed in the above chart.

A minimum of 2 accent shrubs, 7GAL or larger, should be placed in the front flower bed on both sides of front porch steps. Ideally, accent shrubs should be a variety of palm (such as a sago, windmill, or Sabal minor) or a flowering shrub (such as azaleas, hydrangeas, knockout roses, gardenia, bottle brush, Nandina "fire power", or Vitex) or an approved equal.

VEGETABLE AND HERB GARDENS

Vegetable and herb gardens are permitted within the Community as long as they are located in the rear yard, do not exceed an aggregate of one hundred (100) square feet on any lot, and are not visible from the street.

The use of simple, attractive, well-maintained post and wire garden fencing is encouraged around the vegetable and herb garden.

FRONT WALKWAYS

A walkway from the sidewalk to the front door of the house is a required element in Carolina Park as they serve as an integral component of traditional neighborhood design. Materials acceptable for the front walkway are concrete (broom, tabby, stamped, or salt finish), concrete pavers, brick pavers, bluestone, a combination of the above materials, or other materials as may be approved by the DRB.

Front walkways utilizing asphalt materials shall not be permitted within the Community.

LIGHTING

Lighting should be subtle and designed as thoughtful integrations to the overall architecture of the home and its landscape plan. As an example, lighting should be focused on the landscaping and not on the architecture of the house as light sources are placed away from the house, rather than on the house, provide a greater feeling of spaciousness even in the smallest of landscape gardens.

- ☐ No residential lighting shall be placed adjacent to any street, within the road right-of-way, drainage easements, and utility easements, or shine directly into another property or the marsh.
- ☐ Spotlights or floodlights attached to building walls or roof eaves are permitted in rear yards only and should not be used to light the yard on a continuous basis during the evening or overnight hours.
- ☐ Lighting of a driveway entrance is permissible; however, the use of “runway lighting” is not allowed along the length of the driveway.
- ☐ Outdoor lighting should be limited to the immediate area of the home. Lighting for safety on walkways and driveways permissible by DRB shall be through the use of low intensity, indirect lights.
- ☐ Lampposts are permitted if compatible with the style of the home and other exterior lighting, and have a lamp with a source-shielding hood.
- ☐ A limited number of down lights or up lights on trees and/or structures is permissible, as approved by the DRB, as a use to enhance the beauty of specimen trees or the architectural features of a home.
- ☐ Shielded spotlights will be permissible only in limited number, while non-shielded spotlights are not permitted within the Community.

FENCES, WALLS, AND SCREENS

All fences and gates must be approved in writing by the DRB. All DRB submissions must show the exact location of the proposed fence on the site plan. Such site plan must show house and outbuilding locations on the lot along with the location of patios, driveways, and paved walks. Site plan must also show the location of any existing fences on the common perimeter of any neighboring lots and proposed landscaping improvements, if any. Clear and complete drawings as well as a photograph of the proposed fence design (including gate design), height and finish must be included in the DRB submission.

- ⊖ The DRB allows wooden or metal picket fences that are 4 feet tall. All wooden fences must be painted Sherwin Williams Historic Charleston Green DCR099 or Wrought Iron Gate DCR107 on both sides and finished faces of fences must face out from the home site. Metal fences must be standard powder coated aluminum in black. Charleston Green and black are required as darker colors are less maintenance and since they are considered traditional low-country colors. The design of any gate to be installed must be of the same design, material and color as fence.
- ⊖ Wooden pickets must be spaced at least 1 ½" apart but not more than 2 ¾" apart.
- ⊖ Fences are permitted in the rear yard only and may not extend beyond the main body of the house. The DRB may allow exceptions depending upon the location of the trash receptacles, HVAC units, service yard(s), and/or as otherwise dictated based upon the shape of the lot.
- ⊖ On non-corner interior lots, fences must be placed either on the property line or within 5 feet of the property line. On corner lots, fencing adjacent to the street must be placed on the property line or within 5 feet of the property line and screened by evergreen plants, a minimum of 18" from grade.
- ⊖ All fences must comply with the Town of Mt. Pleasant's requirements for easements, wetlands, and buffer areas. Fences may be placed in easements at the owner's risk and are subject to removal by the authority granting the easement. Owner is responsible for obtaining applicable permitting.
- ⊖ No vinyl fencing, chain link fencing, or rough cut lumber fencing is permitted within the Community.
- ⊖ Fences should be constructed by a qualified builder and must be completed within 2 weeks.

PLAYGROUND EQUIPMENT

Swing sets and similar outdoor play areas, structures, and equipment shall be located in the rear yard in a manner that will have a minimum impact on adjacent properties and are screened from public view.

GAZEBOS AND ARBORS

Gazebos and arbors shall be situated on the lot to blend with the natural setting of the lot or with the landscaping of the home to create an unobtrusive element that closely matches the architectural theme of the home and minimizes the impact of views from adjacent properties.

Gazebos shall be limited to the rear yard only while arbors may be located along the side yard if the design and its location correlate to that of an entryway from the front yard to the rear yard.

POOLS & SPAS

The installation of pools and/or spas on residential lots will be reviewed by the DRB on an individual basis.

The pool, spa, and related equipment enclosures must relate in its placement, materials, and detailing to the architectural elements of the house and its landscape to achieve a feeling of compatibility with the surrounding environment and to minimize impact on adjacent properties.

The location of any permitted pool shall be limited within the setbacks of the residential lot.

No above ground pools shall be permitted within the Community.

TENNIS COURTS / SPORT COURTS

The installation of tennis courts / sport courts shall not be permitted on any residential lot within the Community.

MAINTENANCE

Owners of the residential lot shall be responsible for maintaining their yard and landscape, including the area within the road right-of-way between the curb and the boundary of the lot commensurate with the standards set forth by the Developer for the Community.

All turf grass areas, plant materials, and trees shall be adequately watered and fertilized by the Owner.

Dead trees and/or dead plant materials must be replaced within a reasonable period of time by the Owner.

PLANT PALETTE

The plant materials summarized below are provided simply as a measure to outline a typical list of plants acceptable to the DRB. This list shall not act as a restriction of what plants can and cannot be utilized as many varieties exist beyond those listed below within the South Carolina Low Country; therefore, each landscape design shall incorporate plant materials that blend seamlessly with adjacent properties as well as with those that are a part of the natural characteristics indigenous to the region.

CANOPY TREES

Common Name	Botanical Name
Live Oak	<i>Quercus virginiana</i>
Red Maple	<i>Acer rubrum</i>
Red Sunset Maple	<i>Acer rubrum</i> 'Red Sunset'
October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'
Florida Sugar Maple	<i>Acer barbatum</i>
River Birch	<i>Betula nigra</i>
Heritage River	<i>Betula nigra</i> 'Heritage'
Pecan	<i>Carya illinoensis</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Fruitless Sweetgum	<i>Liquidambar styraciflua</i> 'Rotundiloba'
Yellow Poplar	<i>Liriodendron tulipifera</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Sycamore	<i>Plantanus occidentalis</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Southern Red Oak	<i>Quercus falcata</i>
Water Oak	<i>Quercus nigra</i>
Willow Oak	<i>Quercus phellos</i>
Shumard Oak	<i>Quercus shumardii</i>
Laurel Oak	<i>Quercus laurifolia</i>
Pin Oak	<i>Quercus palustris</i>
Bald Cypress	<i>Taxodium distichum</i>
Drake Chinese Elm	<i>Ulmus parvifolia</i> 'Drake'
Green Vase Zelkova	<i>Zelkova serrata</i> 'Green Vase'
Black Tupelo	<i>Nyssa sylvatica</i>

UNDERSTORY TREES

Common Name	Botanical Name
Trident Maple	<i>Acer buergeranum</i>
Service Berry	<i>Amelanchier arborea</i>
Pindo Palm	<i>Butia capitata</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Carolina Silverbell	<i>Halesia deptera</i>
East Palatka Holly	<i>Ilex x attenuata</i> 'East Palatka'

Foster Holly	<i>Ilex x attenuata 'Fosteri'</i>
Hume Holly	<i>Ilex x attenuata 'Hume #2'</i>
Savannah Holly	<i>Ilex x attenuata 'Savannah'</i>
Nellie Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Natchez Crepe Myrtle (white)	<i>Lagerstroemia indica 'Natchez'</i>
Potomac Crepe Myrtle (medium pink)	<i>Lagerstroemia indica 'Potomac'</i>
Musogee Crepe Myrtle (lavender)	<i>Lagerstroemia indica 'Muskogee'</i>
Catawba Crepe Myrtle (dark purple)	<i>Lagerstroemia indica 'Catawba'</i>
Tuscarora Crepe Myrtle (dark pink)	<i>Lagerstroemia indica 'Tuscarora'</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Flowering Crabapple	<i>Malus species Wax</i>
Myrtle	<i>Myrica cerifera</i>
Okame Cherry	<i>Prunus x okame</i>
Pistachio	<i>Pistacia chinensis</i>
Cherry Laurel	<i>Prunus californiana</i>
Purple Leaf Plum	<i>Prunus cerasifera 'Atropurpurea'</i>
Palmetto	<i>Sabal Palmetto</i>
Tallow Tree	<i>Sapium Sebiferum</i>
Windmill Palm	<i>Tracycarpus fortunei</i>
Vitex 'Chaste'	<i>Vitex agnus-castus</i>
Leyland Cypress	<i>X Cupressocyparis Leylandii</i>

BUFFER SHRUBS

Common Name	Botanical Name
Glossy Abelia	<i>Abelia grandiflora</i>
Indian Azalea	<i>Azalea Indica</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>
Elaeagnus	<i>Elaeagnus pungens</i>
Common Fig Tree	<i>Ficus Carica</i>
Forsythia	<i>Forsythia x intermedia</i>
East Palatka Holly	<i>Ilex x attenutata 'East Palatka'</i>
Foster Holly	<i>Ilex x attenutata 'Fosteri'</i>
Hume Holly	<i>Ilex x attenutata 'Hume #2'</i>
Savannah Holly	<i>Ilex x attenutata 'Savannah'</i>
Dwarf Buford Holly	<i>Ilex cornuta 'Burfordii nana'</i>
Burford Holly	<i>Ilex cornuta 'Burfordii'</i>
Nellie Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Anise	<i>Illicium floridanum</i>
Pfitzer Juniper	<i>Juniperus chinensis 'Pfitzeriana'</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>
Japanese Silver Grass	<i>Miscanthus sinensis 'Variegatus'</i>
Wax Myrtle	<i>Myrica cerifera</i>
Nandina	<i>Nandina domestica</i>
Oleander	<i>Nerium oleander</i>
Fortunes Tea Olive	<i>Osmanthus fortunei</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Pittosporum	<i>Pittosporum tobira</i>
Variegated Pittosporum	<i>Pittosporum tobira 'Variegata'</i>
Formosa Firethorn	<i>Pyranantha koidzumi</i>
Majestic Beauty Hawthorn	<i>Raphiolepis umbellata 'Majestic Beauty'</i>
Japanese Cleyera	<i>Ternstroemia gymnanthera</i>
Sweet Viburnum	<i>Viburnum odoratissimum</i>

ORNAMENTAL SHRUBS

Common Name	Botanical Name
Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>
Sherwood Abelia	<i>Abelia x grandiflora 'Sherwoodii'</i>
Purpleleaf Japanese Barberry	<i>Berberis thunbergii 'Aatropurpurea'</i>
Cotoneaster	<i>Cotoneaster horizontalis</i>
Carissa Holly	<i>Ilex cornuta 'Carissa'</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Dwarf Horned Holly	<i>Ilex cornuta 'Rotunda'</i>
Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>
Dwarf Pittosporum	<i>Pittosporum tobira 'Wheelers Dwarf'</i>
Dwarf Indian Hawthorn	<i>Raphiolepis indica</i>
Sandankwa Viburnum	<i>Viburnum Suspensum</i>
Big Leaf Hydrangea	<i>Hydrangea Macropylla</i>

GRASSES/VINES

Common Name	Botanical Name
Cast Iron Plant	<i>Aspidistra elatior</i>
Akebia	<i>Akebia quinata</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Weeping Love Grass	<i>Eragrostis curvula</i>
Wintercreeper	<i>Enonymous fortunei 'Coloratus' Blue</i>
Pacific Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>
Parsons Juniper	<i>Juniperus conferta 'Expansa Parsonii'</i>
Day Lily	<i>Hemerocalis hybrida</i>
Trumpet Honeysuckle	<i>Lnocera sempervirens</i>
Liriope	<i>Liriope species</i>
Mondo Grass	<i>Ophiopogon japonicus</i>
Foundation Grass	<i>Pennisetum alopecuroides</i>
Asiatic Jasmine	<i>Trachelospernum jasminoides</i>
Carolina Jessamine	<i>Gelsemuim sempervirens</i>
Climbing Fig	<i>Ficus pumila</i>

TURFGRASS

Common Name	Botanical Name
Tifton Bermuda	<i>Cynodon dactylon 'Tifton 419'</i>
Centipede	<i>Eremochloa ophiuroides</i>
Saint Augustine	<i>Stenotaphrum secundatum</i>

STREET TREES

Per Town of Mt. Pleasant approved street tree layout plan. Street trees shall conform to the Town's standards.

GROUND COVER

Natural Colored Mulch
Pine Straw

SECTION 7 – CONSTRUCTION GUIDELINES

The following guidelines apply to all builders, general contractors, subcontractors, vendors, suppliers, and service personnel affiliated with the development and/or construction of residential property within Carolina Park.

GENERAL RULES

- ☉ Builders and/or general contractors must be licensed by the State of South Carolina and as applicable, Charleston County and the Town of Mount Pleasant.
- ☉ Construction activities shall be in accordance with any laws, statutes, ordinances, rules, or regulations of the Federal Government, the State of South Carolina, Charleston County, the Town of Mount Pleasant, or any other governmental authority having jurisdiction over the property and of those plans approved by the DRB.
- ☉ No construction shall be permitted to commence without obtaining the required building permits or approvals by the local governing agency including written approvals by the DRB. All building permits and associated approvals shall be posted at the job site.
- ☉ Builders, general contractors, subcontractors, vendors, and suppliers shall be required to provide proof of insurance coverage, general liability and workers compensation, at the limits set forth by the Developer and/or the DRB. The certificates of insurance shall be provided to the Developer and/or the DRB prior to the commencement of any work in the project.
- ☉ Construction Hours shall be from 7:00am to 7:00pm on Monday through Friday, from 8:00am to 5:00pm on Saturday, and no construction shall be permitted on Sundays or Holidays.
- ☉ Signage within the project shall be limited to that as approved by the Developer and be limited to identifying the builder/general contractor, architect(s), and designer(s). The sign shall only refer to the premises for which it is displayed and be installed only for the period of time associated with the construction and/or sale of the home.
- ☉ Builders shall be required to install erosion control measures around the perimeter of their lot(s) prior to commencing with construction activities.
- ☉ Construction vehicles shall not park in any tree protection areas or travel at high speeds within the project.
- ☉ Music playing on the job site shall be at a volume as not to disturb residents or personnel on adjoining properties.
- ☉ All personnel are required to enter and leave through the designated construction entrance(s).
- ☉ All personnel shall be properly attired, shirt and shoes, when not at their designated job site.
- ☉ Construction personnel shall not be permitted to bring any pets onto the property.
- ☉ No open fires shall be permitted on any construction site within the project without the written approval of the DRB; and as applicable, those permits as may be required by a local governing agency.
- ☉ Any harassment of residents, guests, visitors, or other personnel within the project is strictly prohibited and may result in the permanent removal of such violators from the project.

GENERAL MAINTENANCE

Construction sites will be cleaned on a daily basis by disposing of construction debris into a dumpster or other DRB approved trash receptacle. Dumpsters and trash receptacles shall be removed and replaced upon reaching maximum capacity.

Builders and/or general contractors shall be held responsible for trash and debris falling from construction vehicles operating on behalf of the builder and/or general contractor. All vehicles removing trash and debris from the project site and traveling on roadways outside of the project shall comply with the rules and regulations of the local governing authority.

The open burning or burial of debris material related to the construction of a home shall not be permitted on the home site or in other locations within the project.

Construction materials must be kept within property lines. The use of adjoining properties and is permissible only with written approval by the adjacent property owner which will be provided to the DRB upon its receipt by the builder and/or general contractor.

Construction vehicles shall not be washed on any street or roadways within the project. The washout of concrete delivery trucks shall occur on that specific lot for which concrete is being delivered or in another area designated by the Developer as an approved location for the washout of concrete delivery trucks. The maintenance of the concrete washout area shall be the responsibility of the Builder(s).

Builders and/or general contractors shall be responsible for the removal of any mud, dirt, or surface debris deposited on any street or roadway within the project and/or on streets or roadways adjoining the project caused by construction vehicles or the vehicles of construction personnel related to their job site.

Builders and/or general contractors shall be responsible for any damage to streets, roadways, sidewalks, drainage structures, street signage, street lights, and/or mailboxes related to their construction activities or those of their subcontractors, vendors, suppliers, service personnel, or employees. The coordination of such repair will be undertaken by the Developer, upon receiving notice of such damage; however, the cost of such repair will solely be borne by the builder and/or general contractor.

Builders and/or general contractors shall be responsible for any damage to utilities related to their construction activities or those of their subcontractors, vendors, suppliers, service personnel, or employees. The coordination of such repair shall be undertaken by the builder and/or general contractor by immediately notifying the appropriate utility company and providing the necessary services to facilitate the repair of the utility as requested by the utility company. The cost of such repair shall be the responsibility of the builder and/or general contractor.

TEMPORARY STRUCTURES, TEMPORARY FACILITIES, AND TEMPORARY UTILITIES

The installation of temporary structures such as construction trailers, storage buildings, dumpsters, and portable toilet facilities shall be located within the project or job site in a manner that minimizes impact to adjoining properties.

- Builders and general contractors may be permitted to have a construction trailer and storage buildings at centralized locations within the project subject to the location being approved by the Developer.

- ☐ Portable toilet facilities shall be located outside of the road right of way with the door facing away from the street and are to be maintained in a sanitary condition in compliance with all applicable health regulations.
- ☐ No construction trailers, storage buildings, storage yards, dumpsters, or portable toilet facilities shall be installed within the drip lines of any significant trees or preservation areas.

The removal of any temporary structures (construction trailers, storage buildings, and portable toilet facilities) shall be the responsibility of the builder and/or general contractor which is required to occur upon completion of the home(s) prior to occupancy of the home(s).

The installation of temporary utilities to serve the construction trailers and storage buildings, if deemed necessary by the builder and/or general contractor, shall be coordinated with the Developer and the applicable utility companies; however, all costs to install such utilities will be at the expense of the builder and/or general contractor.

The removal of temporary utilities to serve the construction trailers and storage buildings utilized by the builder and/or general contractor shall be coordinated with the Developer and the applicable utility companies; however, all costs to remove such utilities will be at the expense of the builder and/or general contractor. The removal of the utilities shall occur within thirty (30) days of completing the construction of the home(s).

CONSTRUCTION DEPOSIT

A deposit of two thousand five hundred dollars (\$2,500) shall be submitted to the DRB with the construction application form as part of the design review process. The deposit is to ensure compliance with the plans approved by the DRB, for any job site maintenance undertaken by the DRB, and for repairs of any damage to streets, sidewalks, common areas, or adjacent properties undertaken by the DRB.

This deposit is refundable minus any compliance costs, maintenance costs, repair costs, or fines that occur during the construction process.

CONSTRUCTION REVIEW

All work shall proceed in accordance with the plans and/or documents approved by the DRB. If it is determined that the work in progress or completed is not in compliance with the design guidelines and/or any approvals as issued by the DRB, the DRB shall notify the owner of the residential lot in writing of outlining the items that are not in compliance with approvals provided by the DRB.

If there is a failure to correct the items or work continues on the items noted as being in non-compliance by the DRB, the DRB is permitted to place a "Stop Work Order" on the home or the related improvements until such work is brought into compliance by the owner of the residential lot.

It should be noted that the Developer, the DRB, nor its agents assume any responsibility or liability for inspecting construction of the home or the related improvements to ensure compliance with the Residential Design Guidelines.

The owner of the residential lot assumes full responsibility and any liabilities associated with the compliance to these guidelines.



CONSTRUCTION VIOLATIONS

The failure of the owner of the residential lot to comply with the plans and/or documents approved by the DRB shall subject the owner of the residential lot to a fine as imposed by the DRB in an amount not to exceed two hundred fifty dollars (\$250) per day until the home or the related improvements are brought into compliance with the plans and/or documents approved by the DRB.

CONSTRUCTION SCHEDULE

Home construction is required to commence in accordance with the following schedule:

CPR	Multiple Builder Program Lots	All Residential Phases	18 Months
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The construction of the house shall proceed in a manner to facilitate its completion in a reasonable time period correlating to the size and scale of the house.

SECTION 8 – DESIGN REVIEW

The interpretation of the Residential Design Guidelines will be the responsibility of the Design Review Board “DRB” with the intent to review the application, plans, documents, materials, and samples to determine if the submittal conforms to the appearance and criteria set forth by these guidelines as established by the Developer.

The number of persons composing the DRB and the members of the DRB shall be determined by the Developer, or as may be designated by the Developer to the Carolina Park Community Association or its Subordinate Association. The individuals serving on the DRB may be professional consultants involved with residential development, architecture, land planning, and/or landscape architecture. In certain instances, at the election of the DRB, the DRB may select non-voting advisors and/or retain consultants as it determines useful for the purpose of reviewing and evaluating submittals to the DRB.

The review of the submittal by the DRB does not eliminate the need for the review by the Town of Mount Pleasant as required by the Current Regulations and/or the Applicable Rules which govern the property. In many instances, the information required by the DRB will be similar to that required by the Town of Mount Pleasant; therefore, the applicants and their consultants are to be reasonably familiar with the review and approval process and criteria set forth by the Current Regulations and/or the Applicable Rules so that, to the extent practical, the submissions to the DRB also incorporate any information required by the Town of Mount Pleasant.

USE OF DESIGN PROFESSIONALS

All plans and documents for home construction, additions to existing structures, accessory buildings, landscaping, or any related improvements shall be prepared by licensed professionals or otherwise approved and qualified designers, engineers, or landscape professionals.

DESIGN REVIEW FEES

The fees associated with a submittal to the DRB will be established on an annual basis by the DRB in conjunction with the preparation of the annual budget for the Carolina Park Community Association or its Subordinate Association.

A fee schedule can be obtained from the DRB.

SUBMITTALS TO DESIGN REVIEW BOARD

At this early stage of Carolina Park, the DRB will practice a personalized, hands-on review process. There are currently no regularly scheduled DRB meetings, but submittals will be reviewed as they are received and responded to promptly. As the submission volume increases, we will announce and begin a formal meeting schedule.

All submittals and correspondence shall be sent to the office of the Carolina Park DRB Administrator..

Carolina Park DRB
3520 Park Avenue Blvd., Suite 104
Mt. Pleasant, SC 29466

All submittals shall be in hard copy form and delivered to the offices of the DRB via hand delivery, mail, or by courier and will be stamped upon its receipt by the DRB Office. Submissions via electronic mail may be accepted upon receiving approval from the DRB.



The review of submittals to the Design Review Board will occur at the offices of the Carolina Park DRB Administrator or at a location as otherwise determined by the DRB. A meeting schedule specific to each calendar year will be established on an annual basis by the DRB. This schedule will set forth the date and time of the meeting along with the deadlines for submissions for each meeting.

The failure to submit documents in accordance with procedures established by the DRB may result in a delay in the review or deferral until such submittal meets the requirements set forth by these design guidelines.

DESIGN REVIEW PROCESS

Courtesy Review

A courtesy review may be held with the DRB Administrator upon request by the applicant for general guidance prior to a submittal to the DRB. This meeting with the applicant, and if selected the architect and builder, typically involves discussion about the Residential Design Guidelines, the design review process, and general information related to the project.

Preliminary Submission

An application can be made to the DRB as soon as the architect(s) and designer(s) have completed the design development phase of the particular residence and site. The Preliminary Submission shall include

1. An application
2. Payment of design review fee
3. Two (2) complete sets of the following items:

Site Plan at a minimum scale of 1" = 20'

- ⊗ Building Footprints with Dimensions and Distances between Proposed and Existing Structures, Distances between the Building and Lot Boundaries, First Floor Elevation (FFE), Porches, Decks, Patios, Balconies, Courtyards, and Roof Overhangs
- ⊗ Location of HVAC Units, Electrical Meters, Gas Meters, Trash Receptacles, and Other External Equipment
- ⊗ Driveways including Curb cuts
- ⊗ Sidewalks and Front Walks to the Building(s)
- ⊗ Fences and all equipment, meter, and trash receptacle screening
- ⊗ Trees to be removed and saved

Architectural Plans (Elevations and Floor Plans) at a minimum scale of 1/8" = 1'0" illustrating:

- ⊗ Building Elevations for each side of the Structure with Dimensions indicating relationship of Finished Floor Elevations to Existing Grade, Overall Height from Existing Grade to Ridge Height of the main Roof, Window and Door Openings, Exterior Materials and Preliminary Color Selections, Roof Pitches, and showing any visible HVAC Units, Utility Meters, Chimneys, Parapets, Vents, and Exterior Light Fixtures
- ⊗ Building Floor Plans indicating Room Type and Room Size including Garage, Roof Plans & Overhangs, Porches, Decks, Patios, and Balconies
- ⊗ Elevation and Sections of Screening Elements (Trash Receptacles, HVAC Units, Utility Meters, etc.)

Preliminary or Conceptual Landscaping Plans at a minimum scale of 1" = 20' indicating:

- ⊗ Planting Plans referencing Location, Variety of Plant Material, and Size of Plant Material
- ⊗ Plant List referencing Plant Materials by Common Name, Size, and Quantity
- ⊗ Lighting Plans referencing Locations and Type of Light Fixtures (as applicable)
- ⊗ Exterior Hardscape such as Patios, Breezeways, Retaining Walls, Benches, Gazebos, and Arbors (as applicable)

Material Sample Boards for all proposed materials and colors for all exterior finishes of the house and accessory building(s):

- ☛ Exterior Walls (Siding Material and Brick Samples)
- ☛ Roof Material(s)
- ☛ Exterior Paint Samples

The time frame for review and response from the DRB for this submission shall be in accordance with the schedule adopted by the DRB.

Upon completion of this phase of the design review process, the plans and documents submitted to the DRB will be approved without exception, approved with conditions, deferred to allow the DRB and/or the applicant to address specific items pertaining to the submittal, or denied.

If the plans and documents are approved without exception, the applicant may proceed to the phase of Final Submission in the review process. If the plans and documents are approved with conditions, the applicant may proceed to the phase of Final Submission provided the conditions noted by the DRB have been made to the plans and documents. If the plans and documents were denied by the DRB, the applicant shall redesign and modify the plans and documents for resubmittal to the DRB.

The submittal of plans and documents to the applicable governmental agencies shall not be made, unless expressly approved in writing by the DRB, until the Preliminary Submission has been approved in writing by the DRB. This restriction is intended to avoid the need to modify and resubmit applications after review by the DRB.

Final Submission

This step of the Design Review Process is to validate that the conditions set forth by the DRB during Preliminary Submission have been incorporated in the plans and documents being submitted to the DRB as part of the Final Submission by the applicant. The Final Submission shall include two complete sets of the following items with revisions related to the conditions provided by the DRB during Preliminary Submission:

- ☛ Lot Layout Plan at a minimum scale of 1" = 20'
- ☛ Architectural Plans (Elevations and Floor Plans) at a minimum scale of 1/8" = 1'0"
- ☛ Landscaping Plans at a minimum scale of 1" = 20'

The plans noted above shall be sealed construction documents indicating and illustrating, at a minimum, all of those items referenced under Preliminary Submission as well as those required for Final Submission.

Construction shall not proceed until plans and documents submitted to the DRB as part of the Final Submission have been approved in writing by the DRB, a building permit has been issued by the Town of Mount Pleasant, and any other requirements set forth by these design guidelines have been met by the applicant.

The time frame for review and response from the DRB for this submission shall be in accordance with the schedule adopted by the DRB.

MEETINGS WITH DESIGN REVIEW BOARD

An applicant may request a meeting with the DRB Administrator if an application has been denied or if the approval issued by the DRB is subject to specific conditions and the applicant requires additional details as to the specific conditions.

The denial of an application or approval subject to specific conditions may be based solely upon aesthetic considerations which may be deemed as sufficient cause for these recommendations by the DRB.

DESIGN VARIANCES

Any variances from the Residential Design Guidelines as requested by the applicant shall be noted on the application and highlighted on the plans submitted to the DRB. The DRB may authorize variances from the design guidelines when issues such as natural site conditions (topography, trees, drainage, etc.) or specific architectural or engineering conditions merit a variance from the design guidelines as long as such variance does not impact the architectural and/or development objectives set forth by the Developer. If, in the opinion of the DRB, the variance requires input from the Developer, the DRB shall defer the application until such time that the issue can be addressed by the Developer.

All variances from the design guidelines approved by the DRB are only effective if the approval is in written form.

A specific variance granted by the DRB shall only be applicable to that specific applicant and does not bind the DRB to approve similar variances within the project.

MODIFICATIONS TO APPROVED PLANS

Any modifications to the final plans, prior to or during construction, that were approved by the DRB must be reviewed by the DRB prior to implementation or construction of modification. No modifications can take place without the written approval of the DRB. If modifications to the house, accessory buildings, landscaping, or any other related improvements occur without the approval of the DRB, the DRB has the right to require the applicant to remove, repair, and/or replace the item(s) at the expense of the applicant.

FUTURE MODIFICATIONS

It is anticipated that homeowners may wish to make improvements, modifications, and/or incorporate additions to their home, accessory buildings, and/or landscape following occupancy of the residence. No improvements, modifications, or additions may be made to the home, accessory buildings, and/or landscape without approval by the DRB.

A request for such change shall be made to the DRB and depending upon the request made by the homeowner, the following information may be required as a part of the submittal as applicable:

- ☐ Application and Payment of Design Review Fees
- ☐ Site Plans
- ☐ Architectural Plans (Elevations & Floor Plans)
- ☐ Landscaping Plans
- ☐ Material Sample Board(s)



GOVERNMENTAL APPROVALS

The applicant, builder, general contractor, and/or homeowner shall be responsible for obtaining all necessary building permits and approvals from the local governing agencies.

NOTICE OF INTENT TO CONSTRUCT

The applicant, prior to undertaking any construction activities on a parcel or residential lot, shall notify the Design Review Board in writing of its intent to commence with construction and the proposed commencement date for those construction activities.

AS-BUILT DRAWINGS – SITE DEVELOPMENT

The Developer shall provide the DRB upon completion of each residential phase a final plat, as-built drawings (storm drainage, water, sanitary sewer, etc.), utility agreements, and any permit approvals issued by the governmental authorities.

CERTIFICATES OF OCCUPANCY (TOWN OF MOUNT PLEASANT) AND COMPLIANCE INSPECTION (DESIGN REVIEW BOARD)

After an application is made to the Town of Mount Pleasant for a Certificate of Occupancy, the applicant shall submit a written request for a compliance inspection from the Design Review Board. The Town of Mount Pleasant's issuance of a Certificate of Occupancy and the issuance of a Certificate of Compliance by the DRB communicates to the Builder and/or Homeowner that construction was completed in accordance with the requirements set forth by the Residential Design Guidelines and the plans approved by the DRB; however, nothing in this review process removes the Builder and/or Homeowner as well as their consultants from the responsibility to comply with the Applicable Rules that govern the Community.

All items shown and addressed in the approved final plans will be subject to inspection by the DRB, and a list of items to be corrected, if any, shall be provided to the applicant by the DRB. Any deficiencies must be corrected by the applicant in a reasonable time period as noted in the report. The failure of a Builder and/or Homeowner to correct the deficiencies or failure to request a compliance inspection may result in forfeiture of the construction deposit and/or actions entitled to the Carolina Park Community Association and/or its Subordinate Association by the Declaration of Covenants and Restrictions.