



CARNES CROSSROADS COMMUNITY ASSOCIATION

Design Guidelines

Architectural Standards

Architectural Design

Landscape Standards

Revised August 2013

PURPOSE OF THE GUIDELINES

The objective of these Design Guidelines is to create an architectural and site planning statement for the Carnes Crossroads neighborhoods and to provide a comprehensive set of standards which will allow this unique community to develop in an orderly and cohesive manner.

This basic guide to standards in design, construction and environmental management is intended to make it easy for you as the, the developer, the homeowner or the builder, to understand how your participation may influence the course of our planned community.

The Guidelines establish criteria for architectural design and style, site improvements, and landscaping. Looking to the future, the Guidelines also lay forth a process for review of proposed construction and modifications to existing structures as neighborhoods evolve. The purpose being to ensure that all sites are developed consistently, with the quality that initially attracted you to this community.

The reader should note, however, that the rules and regulations in the following four documents take precedence over these Design Guidelines in the event they have a more restrictive standard than the standards set forth in these Design Guidelines.

1. The Declaration of Covenants, Conditions, and Restrictions for Carnes Crossroads Residential, City of Goose Creek, Berkeley County, South Carolina
2. The Carnes Crossroads Architectural Review Board Builder Program Master Agreement.
3. The Master Plan Zoning Text for Carnes Crossroads
4. Local building codes and regulations.

These Design Guidelines may be periodically amended or revised to serve the needs of an evolving community.

THE MASTER PLAN

The Master Plan is designed to provide the City of Goose Creek with an attractive, harmonious, coherent, and practical new place to live and work. One of the concepts of the Master Plan is to emphasize the importance of the architecture of community by drawing upon the architectural and planning traditions of the South Carolina Lowcountry and other successful historic American towns, villages, and rural settings. The predominant land use is a group of discrete but interconnected neighborhoods organized around an open space network, which provides easy access to the lakefront and parks for all residents.

CONTENTS

Section One **Site Development Standards**

Setback Build-To Lines Adjoining a Street	5
Home Sizes	5
Tree Preservation	5
Lot Surveys	6
Site Clearing, Grading & Drainage	7
Driveways	7
Sidewalks and Walkways	7
Fences and Walls	8
Required Enclosures for A/C Units	9
Pools and Fountains	9
Tennis Courts	9
Boat Docks	9
Site Lighting	9
Mailboxes	9
Satellite Dishes	10

Section Two **Architectural Standards**

Basic Plan and Massing Organization	11
Foundations	11
Design of Elevations Visible from the Street	11
Park, Open Space or Greenway	
External Stairs	12
Encroachment by Bay Windows, Porches and Stairs	12
Exterior Materials	12
Roof Shapes and Angles, Treatment of Gables, Dormers and Porch Roofs	13
Design off Garage Doors Set back, or at Right Angles to Street	14
Porches: Column Size, Permitted Railing Types	14
Exterior Colors	14
Gutter and Downspout Details	14
Structured Wiring	15

Section Three **The Review Process**

Design Review Process	16
Review Process for Modifications	18

Section Four
Construction Guidelines

General Rules	19
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Section Five
Landscape Standards

The Carnes Crossroads Landscape Palette	22
The Natural Planting Approach	22
Lawns	23
Irrigation	23
Street Trees	23
Planting on Private Residential Lots	23
Vegetable/Flower Gardens	25

Appendix A: Carnes Crossroads Landscape Plant Palette

SECTION ONE:
SITE DEVELOPMENT STANDARDS

Setback Build-To Lines Adjoining a Street

Front setback lines and side setback lines adjoining a street may also be build-to lines, and are established to create and maintain continuity along the streets and help prevent architectural conflicts. Setback lines may vary among neighborhoods, based upon lot sizes, house sizes, and other considerations, but in no case shall the setback lines be less than the minimum requirements as established in the Master Plan Zoning Text for Carnes Crossroads.

The setback lines are to be shown on the Final Plat for each lot.

The following structures and improvements may extend into the setback/build-to zones:

1. Open porches, bay windows, stoops, balconies, and roofs
2. Access drives from the public streets
3. Steps and walkways
4. Landscaping

The following standards apply to the front setback/build-to line:

1. At least 40 percent of the building's frontage, not including the garage, must be built to or within 5 feet of the front setback lines.
2. There are setback/build-to lines on both streets on corner lots. The corner of the portion of the building built to the front setback line should also coincide with the side setback/build-to line.
3. On lots with curved frontages, unusual shapes, or with significant trees or other landscape features, the build-to requirement may be omitted from the plat for the lot in question. However, the front setback line will remain on these special lots to assure that the main structure of the house does not extend into the front setback zone.

Home Sizes

In order to maintain visual consistency within the neighborhoods, minimum house sizes have been developed as part of the site development standards. The heated portion of a detached single family house must be no less than 900 square feet. Any variations from this policy must be pre-approved in writing by the ARB.

Tree Preservation

Existing trees and natural areas are regarded as an essential part of Carnes Crossroads and must be preserved where possible. One of the primary goals is to minimize site disturbance and to preserve healthy existing trees. Owners and builders may not remove trees prior to final approval of plans by the ARB.

The following measures will be undertaken to ensure preservation of existing vegetation:

1. A tree survey should be obtained that shows the location, species, and canopy width of trees 8 inches in caliper and above. Survey should also include any street trees. It will ultimately be the responsibility of the builder/owner to verify that the information contained on the tree survey is accurate or has not been changed prior to the commencement of construction.
2. Mitigation requirements by the Carnes Crossroads ARB for the replacement of trees removed without permit or damaged during construction will be at the expense of the builder/owner (and not the development company).
3. The tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting homes, drives, and other site elements.
4. Final plans must clearly delineate trees to be preserved and a limit of disturbance line. This should be cross-referenced with all aspects of the development such as utilities, grading, layout, etc. Final grade should eliminate uneven low areas. No stones, roots, grass, weeds, debris or other foreign material should be left at final grade.
5. Tree protection fencing will be required for all existing trees and natural areas shown to be preserved on the approved Site Plan. Fencing should be placed at the limit of disturbance line and must be conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction or any disturbance of the root system. Fencing details must be submitted and approved by the Carnes Crossroads ARB prior to commencement of work.
6. No equipment storage or parking will be allowed within these preservation areas. Weed and debris removal within these areas must be done with hand tools.
7. Tree protection fencing, as well as silt fencing to protect natural areas and the street from storm water runoff, will be required to be installed around the perimeter of the property prior to plans being permitted by the ARB. All fencing must be maintained in good condition until construction is completed.
8. To ensure proper adherence to the above requirements, strict construction supervision will be required. The ARB will impose monetary fines for damage to trees during construction and for tree protection or silt fencing that is not properly maintained.

Lot surveys

Surveyor error on lots surveys will not be considered a hardship by the ARB. It is the responsibility of the builder/owner to verify that lot information is correct prior to the commencement of construction.

As-built surveys are required as part of the ARB final inspection. Construction deposits will not be returned without this requirement. Foundation surveys cannot be used as substitutes for as-built surveys, as the information contained will not show all of the finished details that ensure ARB guidelines have been met.

Site Clearing, Grading & Drainage

Site clearing of a specific lot shall be kept to a minimum and alterations to natural drainage systems shall be avoided. All trees 8" or greater in caliper diameter or any street trees shall require approval from the ARB before removal. On-site approval also shall be required for all clearing outside ten feet of the building footprint. Any necessary grading shall maintain a natural appearance, producing graceful contours and providing smooth transitions at the head and toe of slopes. Fill dirt brought on site must be placed to reflect the natural characteristics of the land. Excessive fill dirt, which adversely affects existing trees, vegetation and drainage on adjoining property, is not permitted. Tree protection fencing should be in place prior to plan approval.

Driveways

No lot shall have more than one driveway, which shall be no wider than 10 feet in the right of way. Variances will be reviewed on a case by case basis.

Garage doors shall be a minimum of 15 feet behind the face of the main mass, including the front porch. The maximum pavement width at the garage is 22 feet.

Driveway materials may consist of plain concrete, colored concrete, concrete pavers (beige or gray), pea gravel concrete, oyster shell concrete, or brick pavers. Drive-way paving materials may not be placed directly against the foundation of the house.

Concrete "track" driveways will require a traditional concrete apron at the street, but from the sidewalk back to the build-to-line, there would be two strips of concrete, each strip 2 ½ feet wide, three feet apart. The 3 feet in the center could be sodded, planted with a low groundcover, or filled in with brick or some other form of attractive pavers. The track system improves the streetscape by reducing the amount of pavement.

Sidewalks and Walkways

Concrete sidewalks are required on both sides of the street in the residential areas of Carnes Crossroads. The sidewalks are typically 4 feet in width along the street frontage of the lot.

Walkways are required from the front door of the house to the sidewalk. The width of this walk is to be a minimum of 4 feet in width unless site-specific conditions would warrant the ARB granting a variance.

Materials for the walkways may be concrete, brick pavers, concrete pavers or stone pavers. Front walks may continue beyond the sidewalk to the curb with approval from the ARB and receipt of an encroachment permit from the City of Goose Creek.

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.

Fences and Walls

The Master Plan concept is to encourage a feeling of open space and the unity of spaces throughout the community. Traditionally, fences have been used as a physical and visual separation of two pieces of property. Fences and walls must harmonize in character and color with the house.

The finished side of fences must always face out from the lot, including fences in the back or side of homes. Both sides of all wooded fences are to be painted or stained, unless it is an ARB approved natural fence that meets the guideline requirements. Maintenance on all fences is the responsibility of the individual homeowner. Fences may be of synthetic material if approved by the ARB prior to installation.

The following is a summary of where fences are required, where they are permitted, and where fences are recommended to be constructed.

Fences are required:

1. On a corner lot, along the side street, a minimum 3 foot picket fence is required between the back corner of the house or garage and the back property line. This fence may be located on the side property line if less than 4 feet in height. Fences 4-6 feet in height must be located on the side street setback/build-to line unless otherwise approved by the ARB. The purpose of the fence is to define and shape the outdoor space on both sides of the side street and to help screen backyard activity areas from the street.
2. On a side or rear yard adjoining a designated greenway, park or open space, a minimum 3 foot fence is required on the side or rear property line to provide definition to the residential property and the park, greenway, or open space. Forward of the front corner of the house, the fence may be no taller than 3 ½ feet; elsewhere, the fence may be as tall as 6 feet.

On lots backing to major Carnes Crossroads roads, a 6 foot solid fence is required to be built on the rear property line. This privacy fencing is required to be painted “Charleston Green”.

Fences are permitted:

1. On side and rear property lines, when backing or siding to other lots, a minimum 3-foot solid or open type fences or walls may be constructed.
 - Fences up to 6 feet may be allowed but must be approved in advance by the ARB.
 - Walls (or columns used to separate sections of fence) must be compatible with the masonry material of the house.
 - Unpainted wood fences must be approved by the ARB.
 - Supplemental screen planting of tall growing landscape material may be used by the builder or homeowner if additional privacy is required.
2. In front yards, a minimum 3-foot fence or wall is permitted. In an effort to minimize any conflict with underground utilities, fences must be located 1 foot inside of the front property line and run from one side lot line to the other side lot line, turn and

run down each side property line to a point where it can be turned in to meet the front corners of the house and/or garage.

- Gates or openings in the fence to accommodate the front walk or driveway are allowed.
- If the area between the fence and the sidewalk is less than 18 inches, this area is to be landscaped with ground cover or low ornamental grasses. Areas larger than 18 inches may be landscaped with lawn or other plant material that will not hinder the use of the sidewalk. All plant material for these areas is to be indicated on landscape plans when they are submitted to the ARB for approval.
- In certain situations where it may not be possible for a front yard fence to tie back into the front corner of the house or garage, the post at the end of the fence shall be decorative post not less than 6" x 6" with a decorative cap. The posts on either side of the driveway or front walk shall also be treated in the same detail.

Fence and wall location, material, style, construction details, and height are reviewed and approved by the ARB, prior to construction.

Required Enclosure for A/C Units

To screen air conditioner compressors from public view on lots adjoining street, park, open space or greenway, an evergreen landscape screening is required.

Pools and Fountains

The ARB will review all proposed pools on an individual basis. Pool and equipment enclosures must relate architecturally to the house and other structures in its placement, materials, and detailing. No above ground pools or inflatable bubble covers will be allowed.

Tennis Courts and Boat Docks

The ARB will review all proposed tennis courts and docks on an individual basis.

Site Lighting

Lighting should be subtle in nature. No exterior lighting shall be permitted when, in the opinion of the ARB, it would create a nuisance to the adjoining property owner or a hazard to the adjoining street. No glare or hot spots will be allowed that affect views from the public open spaces. All floodlights must be hooded.

Post lights are discouraged when not an integral part of the architecture or site lighting plan. Security lights are permitted if they do not create a glare that causes problems to adjoining property owners.

Mailboxes

Only approved mailboxes supplied by the Community Association will be allowed.

Satellite Dishes

Only small roof mounted satellite dishes, one meter or less in diameter will be allowed. They must be mounted to the roof and of a dark color to make them as inconspicuous as possible. They must not be visible from a public right of way.

SECTION TWO **ARCHITECTURAL STANDARDS**

Basic Plan and Massing Organization

Houses at Carnes Crossroads shall have simple geometric shapes in plan and elevation, with pitched roofs. Additions and porches should be simple rectangles in plan, and should be continuations of the main mass or built at right angles to the main mass of the house. Normally, additions should be articulated from the main mass; that is, a wall of the main part of the house should not simply be extended to form part of the addition. However, small breaks in plan, or additions that only extend the house a few feet, and require additional roofs and gables, are discouraged. These areas should be accommodated within the main mass of the house.

Foundations

An elevated foundation, consisting of a continuous concrete block wall, which is backfilled to support concrete, is permitted provided that it is a minimum of 12 inches above finished grade. Finished first floor elevation shall be at least 18 inches above the back of curb. True crawl spaces are encouraged.

Poured concrete and concrete block with a stucco finish is also acceptable. Exposed concrete, split block, or block foundation walls are not permitted. Concrete block foundation piers must have a stucco or cement finish and be painted.

If lattice material is used it must be recessed back from the face of the adjacent pier, have spacing no wider than 1-1/2" be framed on all sides, have a minimum thickness of 1/4".

The main mass of the house should have all ground floor rooms at the same level. Small differences in floor level between the main part of the house and additions and porches are permitted.

Where the garage is an integral part of the house, the foundation walls for garages may be treated in the same manner as the rest of the house, although the floor of the garage may be a slab-on-grade, and thus below the top of a foundation wall that is uniform with the rest of the house.

Decks and porches on the front elevation and corner lots must have either brick or block pier foundations if visible from the street. Block piers must be finished as noted previously. The space below the deck must be enclosed with lattice or louvers.

Design of Elevations Visible from the Street, Park, Open Space or Greenway

On front elevations and corner lots, the ARB will require that both street elevations be designed to present an attractive, interesting facade.

Second-story windows should be at least 10% less tall than ground floor windows. Second story and dormer windows should be aligned vertically with ground floor windows and doors. Second story windows should be the same width as ground floor

windows. A front door may be part of a wider architectural composition that includes tall, narrow windows on both sides of the front door. The windows on the floor above such a door-window combination may be as wide as the combined width of the ground floor door and its side windows, and should in any case be centered on them.

The ARB prefers that double-hung windows with true divided panes be used on all residences. Recognizing that this may not always be possible, the ARB will make allowances for other window options, including decorative shapes, stained glass, and grill between glass. Detailed drawings of these windows should be submitted as part of the ARB review process. Sliding or pivot/casement windows will be reviewed on a case by case basis. Glass-block windows are generally discouraged. There is no maximum pane size, but all pane divisions should be proportionately correct. Unless windows have true divided lights, it is not recommended to have numerous pane dimensions.

If used, the ARB prefers that all external window or door shutters are operable, and must be dimensioned so that, when closed, will meet at the center of the window or door. Shutters that are not operable must still be mounted as though they are operable. Shutters may not be mounted directly to the wall of the house.

All windows must be surrounded by a minimum of 4-inch trim board; doors should have 6-inch trim. The ARB does not allow “picture frame” windows.

External Stairs

The step risers and porch skirt board are to be painted to match the trim of the house. The underneath of all front entry stairs should be enclosed with lattice or louvers to match the foundation.

Front porch stairs should extend down straight, to the right of way. Split stairs will be reviewed on a case by case basis.

If a detached garage has livable space above, with an exposed staircase on a public right of way, the stairs are to be screened with lattice or louvers below.

Encroachment by Bay Windows, Porches and Stairs

Bay windows, open front porches, and stairs are permitted to encroach beyond the front setback/build-to line and also the street side setback/build-to line on corner lots.

Exterior Materials

Exterior wall materials should be either brick, horizontal wood or fiber cement siding, shingle, or board and batten. Fiber cement siding is acceptable in only smooth surfaces. Real stucco may also be permitted but the Architectural Review Board (ARB) will only approve stucco on an individual basis after checking details for each house. Placement of expansion joints and the size and positioning of the trim are examples of details that are of concern. Other exterior materials may be approved on a case by case basis.

All the facades of a house that are visible from the street should use the same materials. (That is, houses with brick fronts should also have brick sides and rear.) When a portion of the front facade is a clearly defined and separated architectural element such as a wing, it may be finished with a different exterior material from the material of the main part of the house, provided that all external surfaces of the separate architectural element have the same external material.

Wood siding should either be Douglas Fir (D or better), Western Red Cedar, or Redwood (#2 select). Beveled, beaded, or ship-lapped siding should produce horizontal lines no less than 4 inches and no more than 6 inches apart.

Windows should be painted wood. Aluminum clad or vinyl may be used if dimensioned and finished to look like painted wood.

Trim on all homes shall be smooth wood, fiber cement, or cellular PVC (AZEK) painted or with solid stain. Vinyl and aluminum soffit and fascia details will be allowed on a case by case basis.

Exterior chimneys shall be constructed of brick, conventional stucco or clad siding. If siding is chosen, the corner boards should be painted the same color as the siding.

The minimum allowed roofing material is a 30 year architectural grade shingle. Roofs are encouraged to be architectural grade asphalt, fiberglass shingles, standing seam metal, 5 V crimp metal, slate, synthetic slate, or wood shingles (not split shakes).

Roof Shapes and Angles, Treatment of Gables, Dormers, and Porch Roofs

All houses on Carnes Crossroads shall have pitched roofs. The pitch of the roof shall have a ratio between 6:12 to 12:12. All houses should either have triangular gable ends or the roof may be hipped. The required roof pitch ratios apply to all slopes of a roof and should be consistent with each other. Dormer windows must have gabled or hipped roofs in the 6:12 to 12:12 pitch ratio to match main roof pitch. Shed dormers should not have a roof pitch lower than 2:12. The ARB will require metal roofs for all roof slopes less than 4: 12 pitch. Higher and lower roof pitches will be considered on a case by case basis where, in the ARB's opinion, a specific roof slope is desired to relate to a particular architectural style.

The ARB will require the request to use solar panels on a case by case basis. Attic fans and vent stacks are permitted on roof surfaces not visible from the street. All vent stacks and other roof penetrations are to be painted black or another color to blend with the roof.

Porches, garages, and extensions to the main house that are visible from the street shall also have pitched roofs with the same roof ratio. They can be a continuation of the roof pitch of the main part of the house, or may have an individual roof, either gabled or hipped.

Design of Garage Doors Set back, or at Right Angles to Street

Garage doors shall be a minimum of 15 feet behind the face of the main mass, including the front porch.

All garage doors must be carriage like in detail and approved by the ARB prior to installation. The ARB does not approve of front entry single garage doors greater than 10' wide. Single garage doors are approved on a case by case basis for garages that are accessed by service alleys.

On corner lots, garages, but not garage doors, may be placed at the setback/build-to line on the subsidiary street. This will be approved on an individual basis and the ARB encourages submission of a site plan early in the design process to determine if it will or will not be approved.

Porches: Column Sizes, Permitted Railing Types

Porch columns should normally be a minimum of 8 inches square or if round, 8 inches in diameter minimum. Shaped and tapered columns that approximate the 8-inch minimum dimension are acceptable. Porch railings will normally be square or round section balusters and simple horizontal members. More elaborate railing and column designs will be reviewed on a case by case basis.

Porches should either frame doorways, or extend across the full length of the facade of the main house or of any extension to the main house. Porches should be a minimum of 6 feet and a maximum of 12 feet in depth.

Screen porches that are proposed on corner lots, greenways or community association property are required to have a minimum of 8 inch columns.

Exterior Colors

The ARB recommends the use of the Colors of Historic Charleston as well as the Carolina Lowcountry Collection for exterior colors.

All house meter boxes, utility boxes and exterior tankless water heating systems must be painted to match the siding or foundation color or to blend with other housing material.

All railings, pickets and skirt boards on decks visible from the street (especially on corner lots) must be painted to match the trim color of the house.

Gutter and Downspout Details

Gutters and downspouts should be designed to be compatible with the architectural character of the house, and their color should match the trim color.

All downspouts will empty onto splash blocks or other ARB approved method to disperse water away from the foundation without adversely affecting the adjoining property.

Structure Wiring

The ARB will require that all homes be wired to industry standard requirements. The number of outlets shall be left up to the discretion of the Builder/homeowner.

SECTION THREE **THE REVIEW PROCESS**

Design Review Process

Step 1:

Review the Design Standards, Carnes Crossroads Master Plan/Zoning Text and the Carnes Crossroads Declaration of Covenants, Conditions and Restrictions to become familiar with the procedure, concept and restrictions for building in the neighborhood. The builder, designer, and owner are responsible for adhering to the requirements of the Carnes Crossroads Master Plan/Zoning Text. The City of Goose Creek administers zoning for Carnes Crossroads.

Step 2 Preliminary Review by the ARB:

All plans must be submitted as pdf documents/files for review and must include the following. Incomplete submittals will not be reviewed.

1. A site plan of the house and driveway layout that includes all the information from the lot survey
 - a. Property lines with bearings and distances
 - b. All easements, setbacks, build-to lines and buffer zones
 - c. The location, species and size of all trees eight inches in diameter (at a five-foot height from grade) or greater and any clusters of vegetation that may influence design
 - d. Topographic information with contours at one-foot intervals
 - e. Existing ditches, drainage ditches and drainage structures
 - f. Existing roads, sidewalks, curbs, utilities and other improvements
 - g. Water edge, water level, top of bank and critical line, if applicable
 - h. North arrow, flood zone classification and scale
 - i. Tree survey, to include street trees, if applicable
2. Preliminary floor plans and at least four exterior elevations that indicate the general style of the home, height above grade, overall height and square footage of the home
3. Any requests for variances in writing
4. Completed Review Form

Step 3: Final Review by the ARB

All plans must be submitted as pdf. documents/files for review and must include the following. Incomplete submittals will not be reviewed.

1. Final dimensioned site plan showing trees to be removed, location of house and any other structures, decks, porches, driveway, walks, curb cuts, HVAC location, and any other improvements
3. Final floor plans indicating all heated and unheated spaces included garages, decks, porches, gazebos and other outbuildings; total enclosed heating and air conditioned space by floor; finish floor elevations; and a foundation plan

4. Final exterior elevations illustrating all sides; material identification; finish grades; overall height and roof pitches
5. Typical wall sections indicating materials and roof pitch of exterior wall, porch, fences and screens, etc.
6. Details of such items as window and door trim; column, rail, cornice and entablature; fascia, rake, soffit and frieze, front door; and others as may be requested by the ARB to review on a staff level prior to plans being stamped.
7. Roof plan.
8. Completed Final Review form.

Step 4: Permitting

All ARB fees and Construction Deposits must be paid before permitting. (*Please refer to the ARB's fee schedule for construction deposits.) Upon approval, submit two sets of completed architectural plans to be stamped by the Carnes Crossroads ARB and one complete set, saved as 8 1/2" x 11" pdf files on a disk. This disk will be retained by the ARB.

Step 5: City of Goose Creek Approval

All required tree protection fencing and silt fencing must be installed on the lot prior to plans being submitted for City of Goose Creek permitting.

Submit stamped plans to the City of Goose Creek for approval and issuance of building permit. ARB approval is not to be construed as compliance with the requirements for the City of Goose Creek. Any changes or revisions required by the City must also be resubmitted to the ARB for re-approval.

Step 6: Exterior Color Approval

An Exterior Color and Materials Application form must be submitted to the ARB for approval prior to installation.

Step 7: Landscaping Approval

Final landscape plan at 1/8 scale showing existing trees to remain and all landscape improvements (including irrigation). Plant schedule is to indicate species, size and quantities of all plant material in conformance with the planting requirements outlined in the landscape standards.

Step 8: Final Inspection

Once the house is completed and the landscaping has been installed. A final inspection request must be submitted within three months of obtaining the Certificate of Occupancy.

The following items will be required to be submitted at the time of a Final inspection request:

1. A copy of the Certificate of Occupancy.
2. A copy of a final as-built survey.
3. Final Inspection form.
4. Request for Final Deposit.

The ARB will inspect your house for compliance with the ARB standards, and upon ARB approval the construction deposit will be returned, minus any additional fees and/or fines incurred during construction. Any items not in compliance with the ARB standards will have to be corrected before the deposit can be returned. The ARB will inspect a property once before fines will be issued due to lack of compliance.

Review Process for Modifications

Any proposed modifications shall be submitted for review to the ARB in the form of a Modification Application. In its discretion, the ARB may require the submission of all or some of the plans and specifications required for the approval of new construction. In the alternative, the ARB may require a less detailed description of the proposed modification. Please contact the ARB office for a current fee schedule for review of modifications to existing structures.

1. General rules and policies of the Carnes Crossroads Architectural Review Board Guidelines should be followed when adding conditioned space to existing homes.
2. These additions and improvements should be completed within a three month time frame. The builder must submit a work schedule and estimated time of completion for improvements proposed with an estimated construction time of greater than three months.
3. At the discretion of the ARB, a formal landscape plan may be required for additions and improvements to existing property.

Please contact the ARB office for current submittal forms, fee schedule, and construction deposit information.

Carnes Crossroads Architectural Review Board
130 River Landing Drive, Suite 1-C
Charleston, South Carolina 29492
Phone (843) 881-6122 Fax (843) 856-1728

SECTION FOUR CONSTRUCTION GUIDELINES

General Rules

The following rules apply to all employees, subcontractors, and service personnel of all contractors performing work within Carnes Crossroads while on the premises. Infractions of any of these rules may result in penalties of the complete construction deposit(s) being withheld.

1. The construction will be allowed from 7:00 a.m. until 6:00 pm on weekdays (7:00 pm during daylight savings time), and 8:30 a.m. – 4:30 on Saturdays. All construction related activities are prohibited on Sundays and major holidays.
*After Hours and Sunday work permits may be approved on a case by case basis, for inside quiet work only.
2. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials must be removed weekly. There will be no stockpiling or dumping on adjacent lots or on streets. Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back, streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Fines will be deducted from the Construction Deposit for messy job sites.
3. Install erosion control measures (silt fencing) to the perimeter of the property and tree protection to street trees and any existing trees onsite to be saved.
4. Builders are required to place a dumpster on site during construction. Should a builder be working on two adjacent homes, one dumpster can service both properties. Builders may use recycling services instead of a dumpster on a job site but the Builder is ultimately responsible for flying debris.
5. All vacant properties shall be kept neat and cleared of debris, and shall be well and continuously maintained in their natural condition until construction commences on the property.
6. Contractors will use only the utilities provided on the immediate site on which they are working.
7. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, etc. is the responsibility of the owner/builder.
8. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on the construction site.
9. Operators of vehicles are required to see that they do not spill any damaging materials while within Carnes Crossroads. If spillage occurs, operators are responsible for cleaning up. Cleanups done by Carnes Crossroads personnel will be charged to the responsible party. Please report any spills as soon as possible to the ARB.
10. If any telephone, cable, TV, electrical, or water lines are cut, it is the builder's responsibility to report such an accident to the community association and appropriate utility within 30 minutes.
11. Loud radios or noise will not be allowed within the neighborhoods. This is distracting and discomforting to property owners. Normal radio levels are

- acceptable. Do not mount speakers on vehicles or outside of homes under construction.
12. No vehicles (trucks, vans, cars, etc.) may be left in the job area overnight. Construction equipment may be left on the site while needed, but must not be kept on the street. Parking should be off streets whenever possible.
 13. No contractor personnel will be permitted to bring pets on the property.

The following list represents a schedule of fines for homes during construction. These fines will be collected from the construction deposit.

- | | |
|---|------------------------------|
| a. Littered site/No dumpster | \$50.00 |
| b. Damage to right-of-way | Restoration to ARB Standards |
| c. Parking on adjacent property without permission | \$50.00 per vehicle |
| d. Building material or equipment on adjacent property without permission | \$50.00 |
| e. No temporary sanitary facilities | \$50.00 |
| f. Nonconforming job sign | \$50.00 |
| g. Damage to natural areas | \$100.00, plus restoration |
| h. Damage to common areas | \$100.00 plus restoration |
| i. Unauthorized plan change (minor) | \$100.00 |
| j. Unauthorized plan change (major) | \$250.00 |
| k. Unauthorized finishes (paint, stain, roof material) | \$250, plus ARB approval |
| l. Silt fencing/tree protection not installed/maintained properly | \$100.00 |
| m. Clearing site without permit | \$250.00 |
| n. Fill placed on tree roots | \$100.00 |
| o. Working on a Sunday Without a permit | \$500.00 |

p. Working After Hours Without a permit	\$250.00
q. Working on a Holiday	\$500.00
r. Incorrect Grading	\$100.00
s. Installation of Landscape Without approval	\$250.00
t. Lot damage to adjacent property	\$100.00, plus restoration
u. Dirt/Trash in the Street	\$50.00
v. Follow-up Final Inspections	\$100.00 for follow-up inspection.
w. Failure to maintain site	\$50.00

ARB will assess fines on a case-by-case basis and may pursue legal action if necessary. The amounts of the fines given above are subject to periodic increases at the sole discretion of the ARB.

SECTION FIVE **LANDSCAPING STANDARDS**

Well planned landscaping is recognized as an asset to the neighborhoods of Carnes Crossroads, providing a more healthful and beautiful place to live, as well as being beneficial to home sales and property values. The purpose of these landscape guidelines is to create an over-all neighborhood landscape, which provides the following:

1. A more or less continuous over-story of filtered shade in the front yards.
2. A partial over-story, and screening between lots in the side and rear yards.
3. Plantings which are appropriate to the scale, setting and environmental conditions of each neighborhood. This includes the use of minimum size specifications, and appropriate (especially deer resistant), mainly native, plant material.
4. Foundation plantings which ground individual homes to their respective lot.
5. The preservation of healthy, existing vegetation, and its integration into the planned landscape.
6. Imaginative landscape designs which provide privacy and screening, seasonal interest and color, variety of textures, and enhancement and embellishment of architecture.
7. The plant material proposed is compatible with environmental conditions and tolerant of island wildlife for year-round landscape beauty.
8. A picturesque, high-quality development.

The Carnes Crossroads Landscape Palette

Only plant material from the Carnes Crossroads Landscape Plant Palette (Appendix A) may be used in rights-of-way, front setback zones, and back or side yards of lots adjoining public open spaces. Plants of similar characteristics will be considered and may be added to the list upon approval by the ARB. Plant selection criteria should consider those shrub and groundcover materials that are regarded as “deer proof”. Also, drought resistant plants should be considered in non-irrigated areas of the landscape.

The Natural Planting Approach

Plant materials should complement native species and be compatible with existing environmental and ecological conditions. Where there is existing vegetation, it should be preserved as much as practical. Views can be obtained without extensive clearing. The thinning of the forest under-story may be done to open up views but should be kept to a minimum, leaving the vegetation for buffering, privacy, and landscape definition. In cases where any under-story is not present, the addition of small flowering trees, grouped in clusters, should be considered in the landscape plan.

The landscape design should concentrate planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the house. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants each of many species.

The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure an adequate buffer within a year or two.

Only natural colored mulch will be allowed.

Lawns

Centipede is the preferred grass for Carnes Crossroads. It is hardy and requires low maintenance, and is relatively pest free. However, other permanent grasses, St.

Augustine and the Hybrid Bermuda grasses, are acceptable.

- Front yard – all unplanted areas are to be sodded, including the portion from the sidewalk to the curb.
- Rear yard – all unplanted areas are to be, at a minimum, hydro-seeded. For alley lots, the lawn area must include the portion from the rear property line to the alley pavement.

Beds for existing trees can break the turf grass along the property line. Any beds for hedges, buffers, or shrub masses meeting the property line must be approved by the ARB, which will take into consideration the landscaping on the adjoining lot. Corner lots are considered as having two front yards. The area between the curb and back of sidewalks and between the alley pavement and rear property line is considered part of the owner's lot for purposes of maintenance of lawn areas.

Irrigation

At a minimum, a clock-controlled irrigation system is required in the front yard for maintaining lawn and landscape areas in healthy condition.

Street Trees

Street trees with a minimum caliper diameter of 2 ½ inches, as measured 1 foot above the ground are to be planted on both sides of all streets and lanes in the right-of-way, with spacing no greater than 50 feet on center throughout the neighborhoods. Generally, these trees are planted by the developer once the street and house construction is completed. The timing is coordinated with the growing season.

Planting on Private Residential Lots

Preservation of Existing Trees

In an effort to preserve existing quality trees, the owner may be given credit for trees preserved and minimum tree planting requirements eased relative to the lot as decided by the Architectural Review Board (ARB). Tree protection must be installed prior to commencement of construction and the trees are evaluated and cared for by a certified arborist. At least two-thirds of the planted trees must be trees native to the Lowcountry. Please note that existing pine trees and palmetto trees do not count toward the minimum requirements, nor do Tallow trees (*Sapium sebiferum*), which are considered an invasive nuisance species. It should also be noted that existing red oaks and sweet gums are

particularly sensitive to any grading in their root zone; credit for the retention of existing Sweet Gums will be reviewed on a case-by-case basis. Mitigation requirements will be determined on a case by case basis and would not typically include other required trees. Both owners and builders will be held financially accountable for preserving trees.

Front Yard – The area extending from the sidewalk to 10’ beyond the corner of the front façade furthest from the front property line. Front Yards Plantable Area is calculated as follows:

Multiply: Lot frontage
By: The distance from the front lot line to 10’ beyond the corner of the front façade furthest from the front property line.

Standard Requirements:

Following are minimum quantities/sizes. Credit may be given for existing, well preserved trees on a lot.

Front Yards:

One canopy tree for the first 1000sf Plantable Area or fraction thereof and one 2” cal. canopy tree for each additional 1000sf Plantable Area (round up or down to the nearest 1000sf). Canopy tree species should be selected from Appendix A.

Fifteen shrubs for the first 1000sf Plantable Area (ten @ min. 3 gal. & five @ min. 7 gal.) or fraction thereof and fifteen additional shrubs @ min. 3 gal. container size for each additional 1000sf Plantable Area (round up or down to the nearest 1000sf). Shrub species should be selected from Appendix A.

Side & Rear Yards (per yard):

All unplanted areas are to be at a minimum, hydro-seeded. For alley lots, the lawn area must include the portion from the rear property line to the alley pavement. Two canopy trees with a min. 2” cal. diameter should be planted in each rear yard.

Corner Lots:

The same calculations and requirements apply for the areas extending from the sidewalk to 10’ beyond the corner of the façade furthest from the front and side property lines. All unplanted areas, with the exception of rear yards, must be sodded, including the portion from the sidewalk to the curb line.

Substitutions/deletions/additions:

1. Two 1 gal. flowering plants may be substituted for each required 3 gal. shrub in the front yard, up to a maximum of 25% of the total 3 gal. shrub requirement.
2. One 7 gal. shrub may be substituted for each two of the required 3 gal. shrubs in the front yard, with no limit.

3. The required number of rear yard trees may be reduced in smaller rear yards, at the discretion of the ARB.
4. The required number of canopy trees and/ or evergreen trees may be reduced at the discretion of the ARB where there are existing, well-preserved trees on the lot. Such existing trees must be clearly marked on the submitted landscape plan with location, species, and trunk caliper inches.
5. Front yard canopy tree requirements can be obtained by total caliper requirement.
6. A reduction in plant material in, in favor of larger materials will be considered by the ARB on a case-by-case-basis.
7. The ARB may require larger trees and shrubs in yards adjacent to a park, open space or greenway.
8. Should a home be elevated to park beneath, the ARB will require, on a case-by-case basis, additional, larger shrubs.

Vegetable/Flower Gardens

Vegetable and flower gardens are permitted as long as they are located in the rear yards. In addition to the above plant material, seasonal color and groundcover is encouraged, especially in the area of the front entrance.

APPENDIX A:
CARNES CROSSROADS LANDSCAPE PLANT PALETTE

Canopy Trees (Native):

Acer barbatum (Southern Sugar maple)
Acer rubrum ‘October Glory’ (October Glory Red Maple) and other similar cultivars
Carya species (Hickories & Pecans)
Liquidambar rotundiloba (Fruitless Sweet Gum)
Nyssa Sylvania (Black gum)
Quercus falcata (Southern Red Oak)
Quercus lyrata (Overcup Oak)
Quercus Michauxii (Swamp Chestnut Oak)
Quercus Nuttalli (Nuttal Oak)
Quercus phellos (Willow Oak)
Quercus Shumardii (Shumard oak)
Quercus virginiana (Live Oak)
Taxodium distichum (Bald Cypress)

Small Ornamental, Flowering & Fruiting Trees (Native):

Betula nigra (River Birch)
Cornus florida (Dogwood)
Cercis Canadensis (Red Bud)
Chionanthus virginicus (Fringe Tree)
Crataegus species (Hawthorns)
Gordonia lasianthus (Loblolly Bay)
Ilex opaca (American Holly)
Illicium floridanum (Florida Anise)
Juniperus virginiana (Virginia Red Cedar)
Magnolia grandiflora (Southern Magnolia)
Magnolia virginiana (Sweetbay Magnolia)
Pinus taeda (Loblolly Pine)
Pinus echinata (Short-leaf Pine)
Pinus palustris (Longleaf Pine)
Pinus glabra (Spruce pine)
Pyrus species (Pears)
Sabal Palmetto (Cabbage Palm)

Small Ornamental, Flowering & Fruiting Trees (Non-Native):

Acer palmatum (Japanese Maple)
Cornus kousa (Japanese or Korean Dogwood)
Crataegus species (Hawthorns)
Eriobotrya japonica (Loquat)
Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)

Magnolia soulangeana (Saucer Magnolia)
Malus species (Crabapples)
Prunus specie (Plums & Cherries)
Pyrus calleryana 'Bradford' (Bradford Pear)
Stewartia pseudo-camellia (Stewartia)
Styrax species (Snowball)
Vitex angus-castus (Chaste Tree)

Evergreen Shrubs (Native):

Ilex species (Hollies)
Myrica cerifera (Wax-Myrtle)

Evergreen Shrubs (Non-native):

Buxus species (Boxwoods)
Callistemon species (Bottlebrush)
Camellia japonica (Japanese Camellia)
Camellia sasanqua (Sasanqua Camellia)
Gardenia jasminoides (Gardenia)
Ilex species (Chinese and Japanese hollies)
Jasminum floridum (Flowering Jasmine)
Nerium oleander (Oleander)
Leucothoe axillaries (Coastal Leucothoe)
Ligustrum japonicum (Japanese privet)
Loropetalum chinense (Loropetalum)
Mahonia bealei (Leatherleaf Mahonia)
Michelia figo (Banana Shrub)
Nandina domestica (Nandina, Heavenly Bamboo)
Osmanthus species (Osmanthus)
Pieris japonica (Japanese Andromeda)
Pittosporum species (Pittosporum)
Podocarpus macrophylla (Japanese Yew)
Pyracantha coccinea (Pyracantha)
Raphiolepis indica (Indian hawthorn)
Raphiolepis umbellata (Yeddo Hawthorn)
Rhododendron species (Azaleas)
Rosmarinus officalis (Rosemary)
Sarcococca species (Sweet Box)
Skimmia species
Ternstroemia japonica (Cleyera)

Deciduous Flowering & Fruiting Shrubs (Native):

Aesculus parvifolia (Bottlebrush Buckeye)
Alnus serrulata (Smooth Alder)
Aronia arbutifolia (Red Chokeberry)
Baccharis halimifolia (Groundsel)
Callicarpa americana (American Beautyberry)

Calycanthus floridus (Carolina Allspice)
Clethra alnifolia (Summersweet)
Euonymus americanus (Hearts-a-bursting)
Hibiscus syriacus (Althea, Rose of Sharon)
Hydrangea quercifolia (Oak-Leaf Hydrangea)
Ilex species (Hollies)
Itea virginica (Sweet Spire)
Rhododendron species (Azaleas)
Rosa Carolina (Carolina Rose)
Rhus species (Sumacs)
Sambucus canadensis (Elderberry)
Styrax americana (American Snowbell)
Vaccinium species (Blueberries)
Viburnum species (Viburnums)

Deciduous Flowering & Fruiting Shrubs (Non-native):

Buddleia davidii (Butterfly Bush)
Chaenomeles species (Quince)
Cotoneaster species (Cotoneaster)
Forsythia intermedia (Yellow Bells)
Fothergilla species
Hydrangea species (Hydrangeas)
Philadelphus coronarius (Sweet Mock Orange)
Spireas species (Spireas)
Viburnum species (Viburnums)

Groundcovers & Vines:

Ajuga reptans (Bugleweed)
Aspidistra eliator (Cast Iron Plant)
Bignonia capreolata (Cross Vine)
Cyrtomium falcatum (Holly Fern)
Ferns
Gelsimium sempervirens (Carolina Jessamine)
Hedera species (Ivy)
Hemerocallis hybrids (Daylily)
Iris species (Iris)
Juniperus species (Junipers)
Liriope species (Lily-Turf)
Native & non-invasive ornamental grasses
Ophiopogon japonicus (Mondo-Grass)
Parthenocissus quinquefolia (Virginia Creeper)
Rosa banksiae (Lady Banksiae Rose)
Serenoa repens (Saw Palmetto)
Trachelospernum asiaticum (Asiatic Jasmine)
Trachelospernum jasminoides (Confederate Jasmine)

Vinca minor (Common Periwinkle)
Vinca major (Large Periwinkle)
Yucca species