



## Point Hope Residential Design Principles – Supplemental Guidelines

### SECTION ONE

#### SITE DEVELOPMENT STANDARDS

##### SETBACKS AND BUILD-TO LINES

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. The following structures and improvements may extend into the setback/build-to zones and also the street side setback/build-to line on corner lots:
  - Open porches, bay windows, stoops, stairs, balconies, and roofs
  - Access drives from the public streets
  - Steps and walkways
  - Landscaping
4. 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.
5. Garage doors shall be a minimum of 15 feet behind the face of the main mass, including the front porch.
6. Garage doors shall be no less than 35 feet from the front property line and no less than 7 feet from the front of heated space for homes without a front porch and not in front of heated space for homes with a front porch.

##### 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.

## TREE PRESERVATION

1. When required, a tree survey should show the tree locations and species. 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 Point Hope ARB for the replacement of trees removed without permit or damaged during construction will be at the expense of the homesite owner.
3. 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.
4. Tree protection fencing shall meet all City requirements.
5. 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.
6. Tree protection fencing, as well as silt fencing, concrete washout and paint washout 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 BMPs must be maintained in good condition until construction is completed. Tree protection, construction and installation must adhere to Section 7.8 of the Cainhoy Land & Timber PUD Master Plan and Zoning Text.
7. 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.

## DRIVEWAYS

No lot shall have more than one driveway, which shall be no wider than 10 feet in the right of way. The maximum pavement width at the garage is 22 feet. Variances will be reviewed on a case by case basis.

Per City of Charleston requirements, all driveways and aprons shall be broom/finished concrete.

The maximum driveway 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 are a design option that reduces the amount of pavement. They are comprised of two strips of concrete, each 2.5 feet wide, 3 feet apart with a traditional concrete apron at the street. The 3 feet in the center may be sodded, planted with a low groundcover, or filled in with brick or some other form of attractive pavers.

## SIDEWALKS AND WALKWAYS

All homesites shall have sidewalks which 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 Charleston.

Paved concrete walks from the driveway to the front door are strongly discouraged; however, an informal walk of steppingstones or other approved material may be incorporated as part of the landscape design.

## FENCES AND WALLS

Fences and walls must harmonize in character and color with the house. Paint colors will be reviewed accordingly, on a case by case basis.

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 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. 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 active 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 4 feet; On a case by case basis, the ARB will approve fences up to 6 feet in rear and sideyards.



On lots backing to major Point Hope roads, a 6-foot solid fence is required to be built on the rear property line.

Fences are permitted:

1. On side and rear property lines, when backing or siding to other lots, a minimum 3-foot, no greater than 4-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, maximum 4-foot fence or wall is permitted. 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 follow each side property line to a point where it can be turned in to meet the front corners of the house and/or garage.
  - No turf shall be allowed between street-front sidewalks and front yard fence. It should be planted with vines, ground covers, annuals and perennials. 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 a 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, color, construction details, and height are reviewed and approved by the ARB, prior to construction.

## STORAGE SHEDS

Storage sheds are allowed and must be approved by the ARB prior to construction. Shed building material must be of similar material as the main house. Vinyl siding is not permitted. Roof material must match that of the main house. Roof peak must not exceed 9' in height. Sheds must be located on concrete slab unless otherwise approved by the ARB. Shed clearance must keep a min 3' clearance from property line. Sheds will count toward the square footage allowance for accessory structures.

## 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.

#### 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

**Please refer to the Point Hope Residential Design Principles for details on:**

Home Placement and Siting

Building Massing and Organization

Roofs

Windows and Doors

Walls and Exterior Body

Foundations

Porches and Balconies

Exterior Architectural Elements

Color Palettes



## SECTION THREE

### THE DESIGN REVIEW PROCESS

#### Step 1:

Review the Design Standards, the PUD Master Plan for Cainhoy Land & Timber PUD and Zoning Text and the Cainhoy Town Association 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 Master Plan/Zoning Text. The City of Charleston administers zoning for Point Hope/Cainhoy.

#### 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. Existing water meter boxes, sewer clean-outs and other utilities
  - d. 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
  - e. Topographic information with contours at one-foot intervals
  - f. Existing ditches, drainage ditches and drainage structures
  - g. Existing roads, sidewalks, curbs, utilities and other improvements
  - h. Water edge, water level, top of bank and critical line, if applicable
  - i. North arrow, flood zone classification and scale
  - j. 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
2. 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
3. Final exterior elevations illustrating all sides; material identification; finish grades; overall height and roof pitches
4. Typical wall sections indicating materials and roof pitch of exterior wall, porch, fences and screens, etc.
5. 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.



6. Roof plan.
7. 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, an electronic copy should be submitted.

#### Step 5: City of Charleston Approval

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

Submit stamped plans to the City of Charleston for approval and issuance of building permit. ARB approval is not to be construed as compliance with the requirements for the City of Charleston. 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. It's the responsibility of the Builder, if not requested it will be forfeited.

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 Point Hope 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.

Point Hope Architectural Review Board  
230 Seven Farms Dr. Ste 201  
Charleston, South Carolina 29492



## SECTION FOUR

### CONSTRUCTION GUIDELINES

#### General Rules

The following rules apply to all employees, subcontractors, and service personnel of all contractors performing work within Point Hope 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. Builders are required to keep their job sites as neat and clean as possible. Trash and discarded materials must be removed weekly. Loose construction supplies must be secured nightly. There will be no stockpiling or dumping on adjacent lots, open spaces 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. All builders shall be in compliance with the most current South Carolina NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. 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, prior to plans being stamped. Submit photos of all 4 sides of property.
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. Secure/cover dumpster nightly. Both homes are required to submit photos of stormwater protection.
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.  
If using a vacant property to stage materials, all erosion control measures must be in place.
6. Builders 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. Builders are required to see that they do not spill any damaging materials while within Point Hope. If spillage occurs, operators are responsible for cleaning up. Cleanups done by Point Hope personnel will be charged to the builder. 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.
14. Contractors must park on one side of the street to allow ease of passage to all vehicular traffic and especially for emergency vehicles.

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

REPEAT VIOLATIONS WILL PROMPT A REVIEW OF OUR BUILDER PROGRAM APPLICATIONS  
 (Effective January 1st, 2020)

a) Littered site/No dumpster/Dumpster not being emptied in timely manner/Dumpster overflowing	\$250.00
b) Damage to right-of-way (sidewalk, curbs, landscaping, asphalt)	\$200.00 plus restoration
c) Vehicle or dumpster parking on adjacent property or major road without designated parking spaces/Building material or equipment on adjacent property/Damage to adjacent property	\$300.00 plus restoration
d) Unsecured or no temporary sanitary facilities	\$100.00
e) No job sign/nonconforming job sign	\$100.00
f) Damage to natural areas	\$1,500.00 plus restoration
g) Damage to common areas, Open space or Adjacent lots	\$1,500.00 plus restoration
h) Unauthorized plan change (minor)	\$250.00
i) Unauthorized plan change (major)	\$1,500.00
j) Unauthorized finishes (paint, stain, roof material)	\$1,500.00 plus restoration
k) Silt fencing not maintained properly	\$300.00
l) Improper egress	\$200.00
m) No tree protection	\$300.00
n) Clearing site without plans stamped and storm water protection measures installed	\$1,500.00



o) Damage to Trees &/or Fill placed on tree roots damaging: (6" to 17")	\$1,000.00 plus mitigation
(18" or greater)	\$2,500.00 plus mitigation
p) Unauthorized tree removal	\$1,500.00 plus mitigation
q) Working on a Sunday or after hours without a permit	\$500.00
r) Working on a Holiday	\$1,000.00
s) Site fill or Installation of Landscape without approval	\$1,500.00
t) Dirt/Trash/Debris in the street	\$200.00 plus restoration
u) Failure to maintain site (weeding, mowing)	\$100.00 plus restoration
v) Cover dumpsters nightly	\$150.00
w) Final Grading may not negatively impact neighboring properties	Repair and restoration

The 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.

\*\*Builder shall have Two (2) Business days to remedy violation, unless otherwise noted by the ARB, before fines are doubled.

#### Point Hope ARB Inspection Timeline

1. Meet ARB staff on site to review site conditions (silt fencing, tree protection, etc.) prior to commencement of construction
2. Provide ARB with copy of City of Charleston building permit within 10 business days of permit issuance
  - a. \$500 fine for copy of permit received after 10 business days
3. Within 10 days of City foundation sign-off provide ARB with stamped foundation survey and schedule meeting with ARB staff for foundation inspection
  - a. \$500 fine for foundation survey not submitted within 10 business days of survey being stamped by a registered land surveyor
4. Within 10 business days of City framing sign-off provide ARB with proof of city approval and contact ARB staff for framing inspection
  - a. \$500 fine for ARB staff not contacted within 10 business days of city approval
5. Provide ARB with copy of Certificate of Occupancy (CO) within 10 days of issuance
  - a. \$500 fine if not submitted within 10 business days of CO issuance
6. Request ARB perform final inspection within 90 calendar days of issuance of CO by City of Charleston
  - a. If final inspection is not requested within 90 calendar days of issuance of CO, builder's construction deposit will be forfeited



\*Site conditions, Foundation and Framing inspections will be required for each home constructed in Point Hope and may be waived at the ARB's sole and absolute discretion. Final inspections will never be waived.

\*If inspections are waived all documentation must still be submitted to the ARB within the times prescribed above.



## SECTION FIVE

### LANDSCAPING

#### STANDARDS

Objective: To create a well-planned landscape that is recognized as an asset to the neighborhoods of Point Hope and is beneficial to home sales and property values, contributes toward the creation of an over-all neighborhood landscape and which incorporates the following:

1. Existing trees utilized to the greatest extent practical and are carefully considered in the siting of a home.
2. An over-story canopy which provides filtered shade in the yards of homes.
3. Screening and definition between lots in the side and rear yards.
4. Plantings appropriate to the scale, setting and environmental conditions of each neighborhood. This includes the use of minimum size specifications, and appropriate (especially deer resistant), typically native, or culturally adaptive, plant material.
5. Foundation plantings which ground individual homes to their respective lot.
6. The preservation of healthy, existing vegetation, and its integration into the planned landscape.
7. Imaginative landscape designs which provide privacy and screening, seasonal interest and color, variety of textures, and enhancement and embellishment of architecture.
8. Plant material compatible with environmental conditions and which is tolerant and beneficial to wildlife while providing year-round landscape beauty and interest.
9. Utilizes natural grasses and diminishes the turf lawn.

#### **The Point Hope Landscape Palette**

Only plant material from the Point Hope 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." 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. 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 Point Hope. However, other permanent grasses, such as St. Augustine and the Hybrid Bermuda grasses, are acceptable.

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

**Irrigation**

A clock-controlled irrigation system is required for maintaining lawn and landscape areas in a 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 – 60 feet on center throughout the neighborhoods.

**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. 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 must 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. Canopy tree species must be selected from Appendix A. In addition to the above plant material, seasonal color and groundcover is encouraged, especially in the area of the front entrance.

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.

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 diameter 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.

APPENDIX A:

POINT HOPE LANDSCAPE PLANT PALETTE

Canopy Trees (Native):





Acer barbatum (Southern Sugar maple)  
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):

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)  
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 species (Plums & Cherries)  
Stewartia pseudo-camellia (Stewartia)  
Styrax species (Snowball)  
Vitex angustifolius (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 umbellata* (Yeddo Hawthorn)  
*Rhododendron* species (Azaleas)  
*Rosmarinus officinalis* (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)

