

# **Fulton Park**

Design Guidelines

January 1, 2019

# Fulton Park Design Guidelines

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# Fulton Park Design Guidelines

## **Development Concept**

The site development concept envisioned by the developer calls for a new single-family residential subdivision on most of the high land as shown on the conceptual plan with homes at the front of the site with an option for rear alley access via HOA property and/or Egress Easements. The utilization of existing wetlands as a natural separation between the front residential and rear residential will provide an aesthetic feature that can also be used in proper conservation as a nature park with a passive trail system.

## **Residential architecture**

Architecture will be in keeping with the styles found currently in the area using similar sustainable materials commonly found in the area to tie in well with the existing residences. Porches with hip and gabled rooflines will be typical details of the structures. The roadway and the close relation of the units to the street will give an esthetically pleasing streetscape scene as you come into the neighborhood.

## **Community**

As the neighborhood matures over time, the design guidelines will serve as a foundation for proposed new construction as well as modifications to existing structures to ensure conditions remain consistent with the standards outlined in the design guidelines; thereby, maintaining the value, character, and quality.

## **Design**

Neighborhood design has been planned to promote the traditional building pattern of residential development which historically forms an active, interconnected, and consistent neighborhood unit amongst a 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.

If any issue is not addressed within this document, the current Town of Mount Pleasant Zoning Ordinance will apply at the time of development.

# Fulton Park Design Guidelines

## Residential Types

1. Single-family residential detached dwellings
  - The minimum size for a single-family detached home constructed on a lot shall be 1,600 square feet. In all situations, this excludes the finished square footage above a detached garage.
2. Accessory dwelling units are allowed and must conform with the Town of Mount Pleasant's current zoning.

## Single-Family Residential Requirements:

Minimum Lot Area: 1,650 square feet (Lot area not applicable to HOA property.)

Maximum Lot Coverage: 80% of Lot

Maximum Height: 40' feet for main structure (measured to ridge of roof)  
40' from flood plain (measured to ridge of roof)  
32' for ADU or Accessory Dwelling Unit (measured to ridge to roof) 32' for  
ADU in flood plain (measured to ridge of roof)

## Setback Criteria

Location of each unit will be predetermined during site planning process. Units will be dictated primarily by existing trees and relationship to roadway, however all building line setbacks will be adhered to, per the development guidelines. The MINIMUM general and accessory setbacks considered are:

Minimum setback from property line:  
Front 4' from RW line  
Side 5' min (10' between structures)  
Rear 2' min (0' when adjacent to HOA Space or Rear yard Drainage)

## Parking

Two (2) vehicular parking spaces per residence will be planned onsite. The option of one fully enclosed garage parking space. The additional space can be exterior parking in the driveway for each residence. Additionally, no dwelling units shall be erected without adequate off-street parking of enough size. The minimum exterior parking space shall be 8 feet by 17 feet. Adequate area for ingress and egress shall also be included. Each home-site will be allowed a "curb-cut" off the main driveway. Some units may have a secondary entrance and drive off a rear alley access which is allowed per this PD.

# Fulton Park Design Guidelines

## **Building Heights**

No residential structure shall be constructed on the property which has a height exceeding the allowed Forty 40 feet maximum, from the existing natural grade of the surrounding property. The building height is measured to the highest roof structure of the building. Decorative cupolas and/or fireplace chimneys may exceed this height, with prior approval from the developer. Accessory structures will be allowed Thirty-Two 32' height measured in the same manner as the principal structure (to the roof ridgeline).

The Owner/Developer retains the rights to modify the PD document as necessary until the subdivision is turned over to the HOA regime. This document does not serve as an HOA regime, but instead a zoning document only to be modified as approved by the Town of Mt. Pleasant.

# Fulton Park Design Guidelines

**Neighborhood Standards** guide the arrangement and design of the buildings, which in turn shape and define the, the parks, open spaces, and street pattern.

## **Specifications:**

1. All building and landscape plans must be submitted to the Fulton Park Design Committee for review of their conformity to the Guidelines.
2. Variances to the Guidelines may be approved on the basis of architectural merit.

## **Yard:**

1. Buildings must be set on the lot relative to the build-to zones and setbacks specified for each lot type.
2. Stoops, chimneys, balconies, and bay windows may not encroach within the construction setback or build-to zones, but Builder does have the right to confirm with local Building Department.
3. Frontage walls must be built to a lot's frontage line.
4. A building's front is considered to be the elevation facing the primary street.

## **Porches:**

1. Buildings must have a front covered porch or stoop, a minimum of six feet in depth.

## **Accessory Buildings:**

1. Accessory Buildings shall have a footprint no larger than 625 square feet.
2. Accessory Buildings can have heated living space above.
3. Accessory Building height shall be no more than 32' to top of ridge.
4. Refer to page 4 for setback requirements.

## **Height:**

1. Entry floors for homes must have a minimum elevation of eighteen (18) inches above grade or sidewalk level, whichever is higher.
2. Two-story homes must have a minimum interior ceiling height of ten (10) feet on the main level and nine (9) feet on the second floor.
3. One and a half-story homes must have a minimum principle story ceiling height of ten (10) feet.
4. One-story homes must have a minimum interior ceiling height of ten (10) feet.
5. Maximum building height is Forty (40) feet as measured from the lowest grade adjacent to the building foundation to the highest point of the roof.

## **Parking:**

1. Two onsite parking spaces per principal dwelling must be created.
2. On-street parking is available in designated areas.

# Fulton Park Design Guidelines

**Architectural Standards** contribute to neighborhood harmony. Materials specified have been found to work well in this climate and age gracefully over time.

	<b>A. Materials</b>	<b>B. Configuration</b>	<b>C. General</b>
<b>1. Building Walls</b>	<ul style="list-style-type: none"> <li>• Wood, cementitious siding, painted with min. 1/2" butt, 4" – 8" exposure</li> <li>• Wood shingle</li> <li>• Board and Batten</li> <li>• Brick of natural color</li> <li>• Cement stucco - sand or smooth troweled finish</li> <li>• White or tinted white mortar</li> </ul>	<ul style="list-style-type: none"> <li>• Wood walls w/ min. 3.5" trim at corners and openings</li> <li>• Frieze height: Min 10" on masonry; 6" on wood homes</li> <li>• Chimneys extend to grade</li> <li>• Masonry walls shall have projecting water table to grade</li> <li>• Window/door casing separated from frieze by min. 6"</li> </ul>	<ul style="list-style-type: none"> <li>• If not enclosed by wood lattice or louvers, space beneath porch decks <math>\geq 5'</math> above grade, shall have vents sized and detailed as window openings on foundation wall beneath and behind deck/porch.</li> <li>• Foundation walls, piers and chimneys to be brick, stucco, match main wall materials</li> <li>• Piers to align w/ columns</li> </ul>
<b>2. Garden Hardscape</b>	<ul style="list-style-type: none"> <li>• Painted/stained wood pickets or metal (see fence details)</li> <li>• Masonry walls to match house</li> <li>• Living fences fully planted</li> </ul>	<ul style="list-style-type: none"> <li>• Frontage walls that compliment home and public realm</li> <li>• Fencing / wall heights are to be a max of 3' in front and 4'6" from front corners of home to rear.</li> </ul>	<ul style="list-style-type: none"> <li>• Tops of fences and walls must be level</li> <li>• Paved areas must use varied materials, textures, and colors to minimize the visual mass</li> <li>• Cantilevered balconies of metal supported by brackets</li> </ul>
<b>3. Arches Columns Porches</b>	<ul style="list-style-type: none"> <li>• Masonry piers</li> <li>• Wood, composite, or fiberglass columns of classical proportion</li> <li>• Wood or stone posts and balustrades</li> <li>• Iron railings and balconies with wood treads</li> <li>• Canvas awnings</li> </ul>	<ul style="list-style-type: none"> <li>• Arches min. 8" in depth</li> <li>• Piers visible from the public realm min. 16" x 16". Posts min. 6" x 6"</li> <li>• Vertically proportioned porch openings of equal size</li> <li>• Porch architrave/frieze height <math>\geq</math> column diameter. Architrave/frieze depth = column diameter</li> </ul>	<ul style="list-style-type: none"> <li>• All wood (except flooring) to be painted or stained</li> <li>• In-filled porch walls placed behind plane of railings</li> <li>• Column shafts, piers, foundation walls, and corner boards coplanar with frieze above and below</li> <li>• Top and bottom rails of custom design</li> <li>• Void between porch foundation piers infilled with trimmed wood lattice, louvers, etc.</li> </ul>
<b>4. Roofs</b>	<ul style="list-style-type: none"> <li>• Metal: Shingles, standing seam, 5-V crimp, or corrugated</li> <li>• Wood shingles</li> <li>• Slate and artificial slate</li> <li>• Architectural asphalt shingle</li> <li>• Metal gutters</li> </ul>	<ul style="list-style-type: none"> <li>• Principle roof: symmetrical gable or hip w/ slope 3:12 – 12:12</li> <li>• Ancillary roof(s): shed, hip or gable with slope 2:12 – 9:12</li> <li>• Flat roofs permitted; enclosed by balustrade or parapet</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 24"x48" , low-profile only on rear of metal roofed homes <math>\geq 2</math> stories. Only one visible from any given vantage point</li> <li>• Square or half round gutters</li> <li>• Dormers min. 2' from side walls</li> <li>• Max eave depth of 12"</li> </ul>
<b>5. Windows Doors Shutters</b>	<ul style="list-style-type: none"> <li>• Windows of painted wood, solid vinyl, vinyl clad, vinyl</li> <li>• Doors of painted or stained wood or fiberglass</li> <li>• Wood, Composite shutters</li> <li>• Wood or masonry sill projecting enough for drip-edge</li> <li>• Masonry walls shall have expressed lintels</li> </ul>	<ul style="list-style-type: none"> <li>• Operable casement or sash of vertical orientation</li> <li>• Multiple windows in same opening separated by 4" mullion</li> <li>• Divided lite window panes, no more squat than square</li> <li>• Muntins of same angled profile as, and coplanar with, sash</li> <li>• SDL exterior muntins to be permanently affixed</li> <li>• Windows and casings inset min. 1.5" in masonry walls</li> </ul>	<ul style="list-style-type: none"> <li>• Shutters to appear operable and sized to match openings</li> <li>• Garage doors 16' max. width</li> <li>• Bay windows shall project perpendicularly min. 8" from main structure</li> <li>• Windows sized to "fill" dormers</li> <li>• 48" max. doorway opening</li> <li>• Window panes of equal size</li> <li>• Wall openings no more squat than square, trimmed with casing and jamb trim above sills</li> <li>• Glazed door lites to match window lites</li> </ul>
<b>6. Misc.</b>	<ul style="list-style-type: none"> <li>• Exterior hardware and lighting to be of non-plated metal</li> </ul>	<ul style="list-style-type: none"> <li>• Exterior downlights attached to building walls must be hooded and permitted in rear yards only</li> </ul>	

# Fulton Park Design Guidelines

- Garbage cans, HVAC units, antennae, satellite dishes, etc., shall be screened with landscaping or building materials

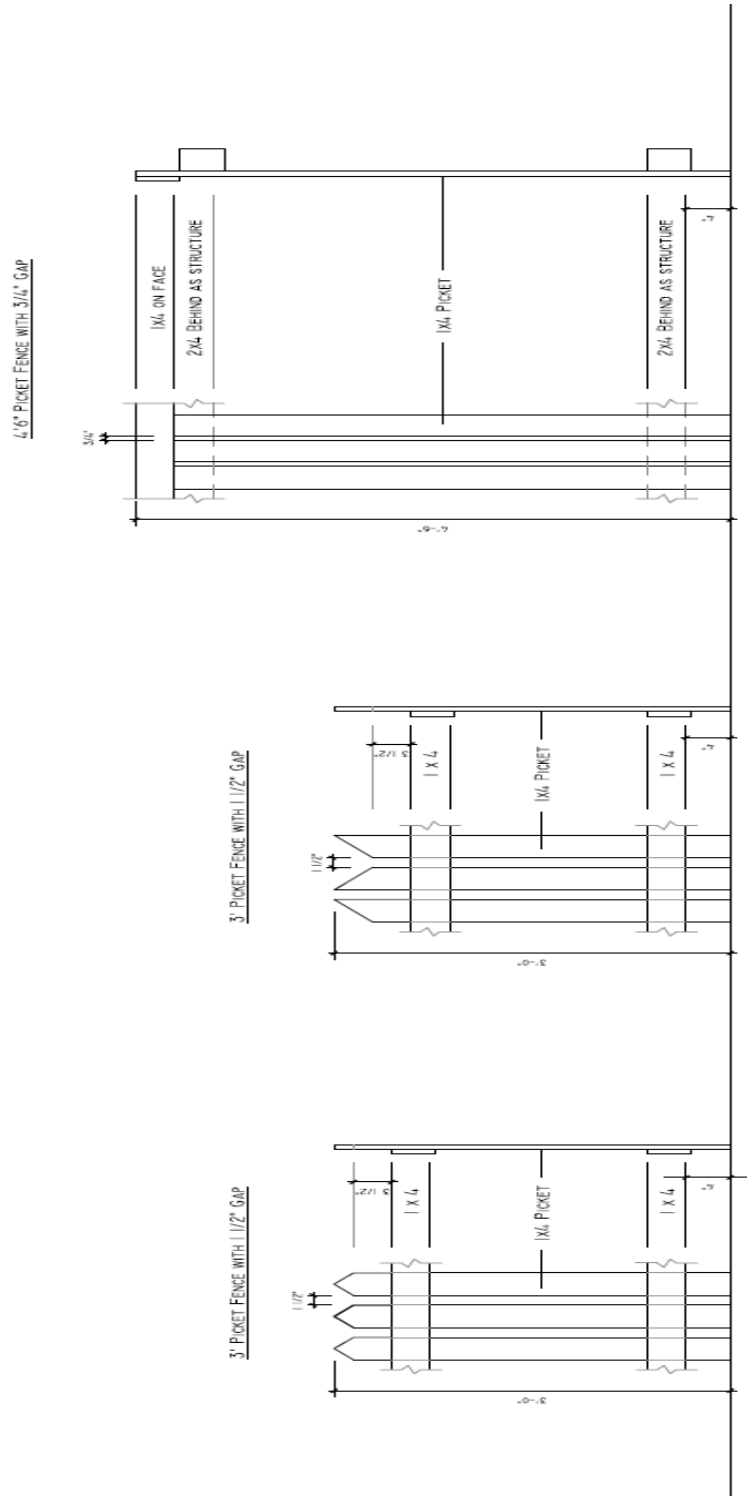
## Approved Fence Details

### PICKET FENCE DETAIL

SCALE: 3/4" = 1'

NOTE: MAIN CORNERS OF FENCE TO BE 6X6 POST

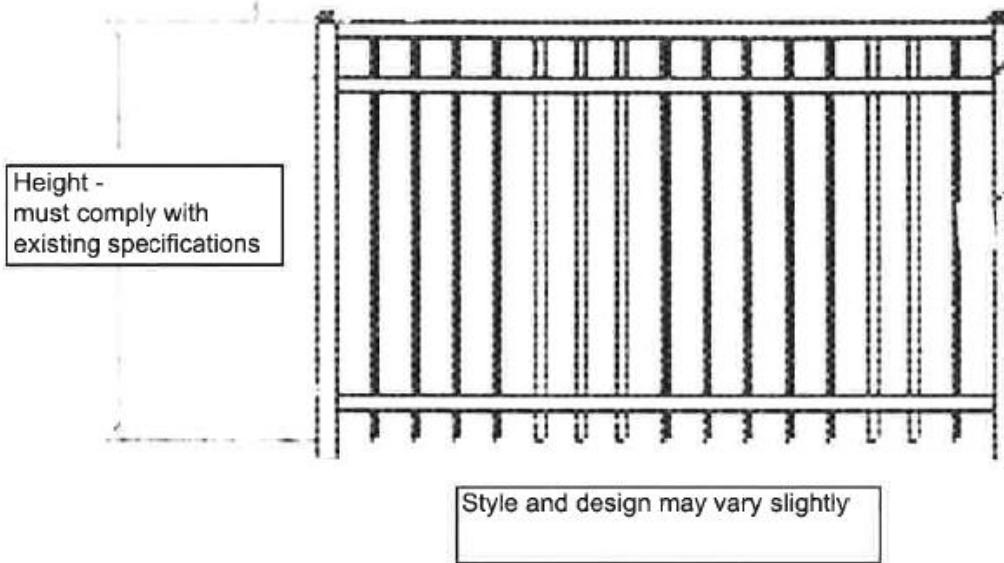
NOTE: INTERMEDIATE Pickets @ NO MORE THAN 8' O.C., MAY BE 4X4







# Fulton Park Design Guidelines



# Fulton Park Design Guidelines

**Landscape Standards** address planting along homes and streets to enhance and further define the neighborhood's civic realm. The recommended Planting List includes indigenous species that through continued cultivation have come to be associated with the character of the Lowcountry.

## Technique

1. Required hedges must be at least 24" high at planting and spaced closely.
2. Trees over 6 inches in caliper may not be removed without approval from the Design Committee. Trees over 24 inches in diameter are to be pruned of dead wood, fertilized, and provisions made to protect the tree prior to the onset of construction.

## Landscape Review & Installation Standards

To satisfy the minimum landscape installation and completion requirements, a landscape must have met the following criteria:

1. Landscape Design Review submittal and approval must be consistent with Design Guidelines.
2. Satisfaction of all requirements noted in Design Review.
3. Installation must be consistent with the approved plans, and all required elements must be completed.
4. All areas of property must be landscaped; either, sodded, paved, and mulched with no excessive areas of mulch left unplanted.
5. All areas of adjacent rights-of-way must be landscaped, and if sodded, done with centipede sod.
6. All visible utilities, mechanicals, trash receptacles, etc. must be sufficiently screened from view from the public realm.
7. All parked cars, boats, etc., must be sufficiently screened from view from the public realm.
8. Linear landscape element must be properly installed along all property lines bounding open spaces.
9. Living fences must be planted appropriately and completely.
10. Hardscape elements must be constructed consistent with approved design.
11. Any issues which affect neighboring property must be resolved, i.e. drainage, erosion, encroachment, damage, etc.
12. Drainage swales on curbless streets should not be impeded by driveways, walks, or landscape features.

## Recommended Planting List

### • Wide Canopy Trees

Live Oak*	<i>Quercus virginiana</i>
Mocknut Hickory*	<i>Carya tomentosa</i>
Laurel Oak*	<i>Quercus</i>
Southern Red Oak*	<i>Quercus falcata</i>
Red Maple*	<i>Acer rubrum</i>
Tulip Poplar*	<i>Liriodendron tulipifera</i>
Ginko* (Male variety only)	<i>Ginkgo biloba</i>
Willow Oak*	<i>Quercus phellos</i>
Sycamore*	<i>Plantanus occidentalis</i>
Bald Cypress	<i>Taxodium distichum</i>

### • Medium Trees

Blackgum*	<i>Nyssa sylvatica</i>
London Planetree*	<i>Plantanus</i> var. "Bloodgood"
Southern Magnolia	<i>Magnolia virginiana</i>
Persimmon	<i>Dyospiros virginiana</i>
Scarlet Oak*	<i>Quercus coccines</i>
Winged Elm*	<i>Ulmus alata</i>

### • Small Trees

Crepe Myrtle*	<i>Lagerstromia indica</i> "Natchez"
Cabbage Palm*	<i>Sabal palmetto</i>
Dogwood*	<i>Cornus florida</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Redbud*	<i>Cercis canadensis</i>
Saucer Magnolia	<i>Magnolia</i> spp.
Silver Bell	<i>Halesia diplera</i>
* Appropriate for use as a street tree	

### • Hedges

Abelia	Abelia "Edward Goucher"
American Holly	<i>Ilex americana</i>
American Beautyberry	<i>Callicarpa americana</i>
Anis	<i>Illicium paroflorum</i>
Azalea Cultivaus	<i>Rhododendrum</i> sp.
Boxwood	<i>Buxus microphylla</i> vat.
Butterfly Bush	<i>Buddleia davidi</i> var.
Camellia	<i>Camellia japonica</i> & <i>C. sanqua</i>
Chaste Tree	<i>Vitex angus-castus</i>
Cherry Laurel*	<i>Prunus caroliniana</i> "compacta"
Cleyera	<i>Cleyera japonica</i>
Holly Cultivaus	<i>Illes</i> spp.
Indian Hawthorne	<i>Raphiolepis indica</i>
Inkberry	<i>Ilex glabra</i>
Oleander*	<i>Nerium oleander</i> "Calypso"
Pittosporum	<i>Pittosporum tobira</i>
Provet Species	<i>Ligustrum</i> spp.
Spiraea	<i>Spiraea</i> sp.
Tea Olive*	<i>Osmanthus gragans</i>
Wax Myrtle*	<i>Myrica cerifera</i>

# Fulton Park Design Guidelines

## Residential Landscape Guidelines

### General Principles

Appropriate landscaping is a critical component of the overall look and feel of Fulton Park. One should approach the landscaping of a residential lot with an attitude similar to that demonstrated in the placement, design and detailing of the house. Variables to consider while developing the landscape design include, the type, location, size and configuration of the lot; the design and configuration of the house; site drainage; solar orientation; street trees; existing vegetation; and adjacent residential lots.

Landscape designs should be ordered and well composed, rather than random and scattered. Trees, shrubs, hedges and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, the street and the neighborhood. Emphasis should be placed on the creation of useable outdoor living space, rather than filling voids in the lot.

### Initial Planting Requirements

Prior to occupancy of a house, the lot must be landscaped. We encourage the appropriate use of foundation plantings, planting/ground cover beds and front yard hedges/fences to frame the architecture and create outdoor spaces. Land in the Rights-of-Way between the property lines and edge of paving must be planted or sodded as a part of the landscape by the owner of the adjacent property. All lawn areas must be sodded, not seeded. Shrubs or groundcover planted individually or together, should have mulch beds. Organic, undyed, materials such as pine needles, shredded bark, and bark chips must be used as mulch.

### Irrigation

All landscaped areas must be properly irrigated. While the use of an automatic underground irrigation system to facilitate a vibrant landscape is encouraged.

### Maintenance

Long-term growth and maintenance should be considered when developing the landscape design. Landscape materials should present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities

# Fulton Park Design Guidelines

**General Rules** apply to all builders, general contractors, subcontractors, vendors, suppliers, and service personnel affiliated with the development and/or construction of residential property within Fulton Park.

1. 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.
2. 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 Design Committee.
3. 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 Design Committee. All building permits and associated approvals shall be posted at the job site.
4. 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 Design Committee.
5. Builders shall be required to install erosion control measures around the perimeter of their lot(s) prior to commencing with construction activities.
6. A construction deposit of one thousand dollars (\$1,000) per home with a cap of five thousand dollars (\$5,000) shall be submitted to the Design Committee with the construction application form as part of the design review process. The deposit is to ensure compliance with the plans, for any job site maintenance undertaken by the Developer, and for repairs of any damage to streets, sidewalks, common areas, or adjacent properties undertaken by the Developer. This deposit is refundable minus any compliance costs, maintenance costs, repair costs, or fines that occur during the construction process.
7. Submittal fees for new construction shall be three hundred dollars (\$300) per submittal.

# Fulton Park Design Guidelines

## Design Review Process

### Courtesy Review

A courtesy review may be held upon request by the applicant for general guidance prior to the initial submittal.

### Initial Submittal

- Payment of design review fee
- Two (2) complete set 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.
  - Driveways, sidewalks and front walks to the building(s)
  - Fences
  - 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 color selections, roof pitches, and showing any visible HVAC units, and chimneys.
- Conceptual landscaping plans
  - Plant list referencing plant materials by common name, size, and quantity
  - Exterior hardscapes such as patios, breezeways, retaining walls, benches, gazebos, and arbors
  - Proposed materials and colors for all exterior finishes of the house and accessory dwelling(s):

### Meeting with Design Committee

An applicant may request a meeting with the Design Committee if an application has been denied or if the approval issued 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.

### Design Variances

Any variances from the Design Guidelines as requested by the applicant shall be noted on the application and highlighted on the plans. The Design Committee 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.