



# ARCHITECTURAL DESIGN GUIDELINES

## 1. Purpose of the Architectural Guidelines

Scotts Creek is single family residential neighborhood located in Mount Pleasant, South Carolina. These Guidelines have been established to encourage excellent, diverse, yet compatible home designs that reinforce the sense of neighborhood of Scotts Creek. These Guidelines are established to supplement the recorded Declaration of Covenants, Conditions and Restrictions for Scotts Creek, any restrictions or requirements noted on Deeds, Plats, and Title Restrictions, and any municipal building code requirements.

These Guidelines are established to provide direction to lot owners, architects, landscape architects, contractors, and other members of the design and construction team. The provision of these Guidelines shall not be construed as an absolute rule that is binding on the Scotts Creek Architectural Review Committee (the SCARC), as they may not address all contextual circumstances, lot conditions, and material applications. Furthermore, each lot owner should familiarize themselves with municipal building codes and land use ordinances in the design and construction of their residences.

## 2. Authority to Create Guidelines

These Guidelines are established by Scott Creek Community, LLC as the Declarant, pursuant to the Declaration of Covenants, Conditions, and Restrictions for Scotts Creek. Any capitalized terms not defined herein shall have the same definition as described in that document.

## 3. Administration of the Guidelines

Administration of the Guidelines shall be the responsibility of the Scotts Creek Architectural Review Committee (SCARC) established by the Declarant and consisting of a minimum of two persons appointed by the Declarant. During the Declarant Control Period, the Declarant may appoint or retain architects, landscape architects, civil engineers, employees of the Declarant, or any other design professionals whom the Declarant, in its sole discretion, determines is qualified to serve as a member. Upon expiration of the Declarant Control Period, the Committee of Directors of the Scotts Creek Property Owners Association shall appoint or retain the members of the SCARC.

Prior to the preparation of plans for SCARC approval, each Lot owner is responsible for obtaining from the SCARC the most current version of the Guidelines including any amendments thereto.

#### 4. Prerequisite to Construction of Improvements

Prior to the commencement of construction of proposed improvements or significant modifications to any existing improvements on a platted lot in Scotts Creek, the lot owner must obtain written approval of by SCARC of its Final Design Review submittal as described in Appendix A herein. These standards shall apply to all lot owners and builders in Scotts Creek and any reference to “lot owner” shall also apply to the Owner’s builder and subcontractors.

#### 5. Definition of “Improvements”

The term “Improvements” shall mean and include any and all man-made changes or additions to a Lot, connecting to, or appurtenant to, a Lot, including but not limited to, the location, materials, size and design of all buildings (including any exterior equipment or devices attached to or separate from the buildings, such as HVAC equipment, solar heating devices, antennae, satellite dishes, etc.) storage sheds, roofed structures, parking areas, fencing, walls, landscaping (including removal of protected trees), flag poles, ponds, swimming pools, Jacuzzis, hot tubs, tree houses, basketball goals, skate ramps, play ground equipment, signs, exterior lighting, and changes in any exterior color or shape of exterior materials.

The definition of improvements includes both original Improvements and subsequent modifications to Improvements. Improvements does not include normal repair or replacement of exterior materials previously approved by the SCARC provided the repair or replacement does not change exterior colors, materials, or appearances from that which were previously approved.

#### 6. Architectural Styles

Scotts Creek is intended to be a neighborhood of mixed but compatible architectural styles. Appropriate styles include, but are not limited to, traditional Low Country, Arts & Crafts, Federal, Plantation Revival, Greek Revival, and Georgian Colonial.

The purpose of these Guidelines is to create a visually pleasing suburban fabric emphasizing the quality of design, appropriate detailing, consistency of materials, and compatibility of all Improvements. All Improvements constructed in Scotts Creek should positively contribute to the sense of neighborhood, with no individual structure standing apart in terms of style, use of materials, or location on the lot.

Exterior materials and detailing should be appropriate for the architectural style and applied consistently to all exterior elevations and structures on a given lot.

#### 7. Primary View Corridors

The dwelling location, exterior elevations, and lot improvements should be tailored to specific features of a lot and address primary view corridors. In addition to the front elevation, any dwelling elevation or lot improvements visible from the public street or the HOA open space will receive additional scrutiny by the SCARC based upon its impact on the overall neighborhood fabric.

#### 8. Dwelling Types

Each lot may contain only one single family dwelling and an attached side or rear loading garage. Detached garages, front loading garages (except on raised “low county style” homes), and accessory structures such as sheds or pool houses are only allowed if specifically approved in writing by the SCARC in their sole and absolute discretion. Modular homes and pre-manufactured sheds are not permitted. Each home design should be distinct, and may not be repeated within Scotts Creek unless the SCARC, in their sole discretion, determines that sufficient modifications have been made to differentiate the plans.

#### 9. Minimum Dwelling Size

Every single family dwelling in Scotts Creek shall contain a minimum of twenty eight hundred square feet (2,800 SF) of heated floor area. Unconditioned spaces such as porches, storage areas, decks, patios, garages, or unattached accessory structures do not count toward the minimum square footage requirement. The SCARC shall have the right, in their sole and absolute discretion, to grant a variance of up to 10% of this minimum square footage requirement upon receipt of a written variance request from the lot owner demonstrating restrictive site conditions, topography, significant tree locations, utility easements, or other unusual site constraints.

#### 10. Maximum Dwelling Height

The maximum height for a dwelling in Scotts Creek shall not exceed the maximum height allowed by the underlying Town of Mount Pleasant zoning criteria for the property.

#### 11. Ceiling Heights

Interior ceiling heights shall be a minimum of nine feet (9’0”) on the first floor (main floor) and a minimum of eight feet (8’0”) on the second floor.

#### 12. Garages

Every dwelling must have an enclosed garage for not less than two (2) vehicles. Garage doors are required and may not face the front elevation street unless a variance is approved in writing by the SCARC, in its sole and absolute discretion, based on lot size, configuration, existing trees, utility easements or other unusual site constraints. Garage doors must have an appropriate architectural treatment and stamped metal panel doors are not acceptable. All interior walls and ceilings must be finished. Freestanding carports are not allowed. All ductwork, wiring, and horizontal piping must be concealed from view above the finished ceiling. Unless otherwise approved in writing by the SCARC, in their sole and absolute discretion, the garage turnaround area must provide at least a twenty four foot (24’0”) back up distance and the driveway must provide a three foot (3’0”) buffer between the edge of paving and the property line.

#### 13. Entries and Porches

Covered porches, porticos, and other significant entry features compatible with the architectural style of the dwelling are encouraged in Scotts Creek to create an elegant arrival sequence and perspective from the public street. Columns, handrails, exterior trim,

cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements must be compatible with the style of the dwelling. Columns on front porches should be a minimum of 10" with appropriate base and cap detailing.

#### 14. Exterior Materials

Scotts Creek is intended to be an eclectic but compatible blend of architectural styles with a Low Country flavor. Suggested exterior materials include wood, painted cement fiberboard, brick masonry, plaster/stucco, and cast stone lintels or features. Other materials will be considered if appropriate for the proposed architectural style. Vinyl siding, vinyl soffits, vinyl window shutters, painted concrete masonry units, exterior insulation finish system (EIFS), or imitation brick products such as brick tile will not be allowed.

Roof materials should be appropriate for the proposed architectural style. Architectural series composition fiberglass shingles, painted standing seam metal roofs, natural or man-made slate, and ceramic tile are acceptable roof materials. Other materials will be considered by the SCARC, in their sole and absolute discretion, on an individual basis.

#### 15. Exterior Colors

The exterior colors and materials should blend together to create an attractive and harmonious result. Trim colors should compliment the exterior wall color, and the use of a traditional low country color palette is encouraged. Roof vents, skylight housings, plumbing vents, etc should be located so as not to be visible from the street and painted to match the adjacent roof color. Natural weathering of exterior wood materials is not desirable.

#### 16. Windows and Doors

Windows should utilize impact glass and exterior muttons must be raised on the exterior surface of the window. Thermal pane glazing is preferred and removable exterior storm windows are not acceptable. Wood, vinyl or metal clad windows are preferred over solid vinyl windows. Mutton patterns on doors, windows, transoms, and sidelights should be compatible and window style and mutton pattern should be consistent on all elevations. Shutters, if provided, must be proportional to the window, operable, and have appropriate exterior hardware. The design, materials, and style of the front door should enhance the architecture of the home. All windows and doors must have soldier course brick lintels (not running bond), decorative crown molding, precast lintels, or other appropriate trim treatment as approved in writing by the SCARC.

#### 17. Rear Porches and Decks

Rear patios and decks should be designed with substantial and proportional railings decking, joists, and support columns. The size and configuration of the porch or deck should be architecturally compatible with the dwelling. Single level deck support columns, if visible, should be a minimum of 12" x 12" if masonry, or 6" x 6" treated wood. Unusable space below a deck or porch should be screened with wood lattice, landscaping, or other means as approved by the SCARC. Handrails, balusters, and columns should be stained or

painted to match the trim color of the house if treated wood. Wrought iron or decorative metal railing may be used if compatible with the architectural style of the dwelling.

18. Chimneys

Chimneys are an important component of the architectural style and massing of a dwelling. If a chimney is proposed, it must have style appropriate detailing at the chimney peak and if the chase is a visible element on an exterior elevation it must extend from finish grade past the roofline of the house. Exposed chimney chases should be made of masonry, stucco, or other material approved by the SCARC. Cantilevered chimney chases, metal flues, cement Committee or wood siding enclosed chases are not acceptable.

19. Foundations

Unless specifically approved in writing by the SCARC, all foundations in Scotts Creek will be raised with a minimum of two feet (2'0") crawl space. Raised houses with parking underneath should utilize stucco or brick masonry veneers with appropriate detailing on foundation wall surfaces below the main floor of the house. Slab on grade foundations will generally not be permitted except for garages, patios, and unheated rear porches and patios.

20. HVAC Equipment

Air conditioning and heating equipment must be located in the side yard or rear yard of a lot and be visually screened from view from the public street. Screening should extend from existing grade to the top of the equipment. Acceptable screening materials include brick masonry, painted wood lattice, evergreen plant materials, or other materials approved in writing by the SCARC.

21. Satellite Dishes, Antennas, Solar Panels

Permanent equipment attachments of any kind or character (including but not limited to television or radio antennas, satellite or microwave dishes, solar energy related systems, water heating equipment, or other similar equipment) to the roof or exterior walls of any dwelling or placed on any lot are subject to SCARC approval of the device and the location. Overhead or exterior wiring on exposed exterior surfaces is discouraged. Any such attachments shall be located or positioned so as to minimize visibility from the public street.

22. Mailboxes and House Numbers

Each lot owner will be responsible to purchase, install, and maintain the private mailbox on the lot. All mailboxes must be of a standard design, size, color and manufacturer as specified by the Declarant or subsequently modified by the SCARC. The make and model number of the required mailbox as well as the mailbox location will be supplied by the SCARC as part of the Final Design Review process. Standard house address numbers (size and finish) will be applied by the mailbox manufacturer in a standard location on the mailbox. Only the SCARC approved numerical street address numerals may be applied to the mailbox.

House numbers identifying a dwelling must be 4" or smaller and applied in a location and style approved by the SCARC.

23. Pools, Jacuzzis, and Hot Tubs

The size, shape and location of a pool, hot tub, or Jacuzzi are subject to SCARC written approval. Above ground pre-manufactured pools are not permitted, however above ground hot tubs or Jacuzzis are permitted if appropriately screened from adjacent property. In-ground pools, hot tubs and Jacuzzis will not be permitted outside of the buildable area established on the lot plat. Pool and pool equipment enclosures must be architecturally related to the dwelling in their placement, mass, and detail, and be located and screened to have minimal impact on adjacent lots. Screen pool enclosures fabricated with pre-engineered tubular steel are not permitted.

24. Play Equipment

Play equipment, swing sets, and outside sports equipment must be located so as to have a minimum impact on adjacent lots and not visible from the public street. The size, type of materials, and location are subject to SCARC approval.

25. Exterior Lighting

Exterior lighting such as decorative wall sconces, eye mounted spotlights, landscape lighting, etc are acceptable if approved in writing by the SCARC and positioned so as not to create glare or excessive spill over onto an adjacent lot. Lot owners are encouraged to significantly reduce exterior lighting levels after 12:00 am.

26. Boats, Recreational Vehicles, Commercial Vehicles, and Trailers

Other than during the construction, repair, or renovation of a dwelling, Boats, Recreational Vehicles, Commercial Vehicles, Storage Containers, and Trailers may not be stored on a lot other than in a fully enclosed garage.

27. Fences and Walls

All fences and walls must be approved by the SCARC regarding material, design, style and location prior to installation. Fences shall be of a compatible design and paint color throughout Scotts Creek. Refer to the attached Fence Exhibits for SCARC pre-approved paddock fencing and wooden privacy fencing. Chain link fences are not allowed. Other fence styles integrating masonry or stucco columns or other features are subject to specific approval by the SCARC.

*Lots 1-39*

Wooden privacy fencing (Type A) is allowed along the side and rear yards of these lots but may not extend past the mid-point of the residence. Lots abutting HOA opens pace are not permitted to erect additional fencing immediately parallel to decorative fencing within the HOA area.

#### *Lots 40-70*

Wooden paddock fencing (Type B) is allowed along the side and rear yards of these lots but may not extend past the mid-point of the residence. Black wire mesh may be applied to the lot owner's side of paddock fencing to contain pets with the approval of the SCARC. Lots abutting HOA open space are not permitted to erect additional fencing immediately parallel to paddock fencing within the HOA area.

#### 28. Grading and Drainage

In general, lots in Scotts Creek must be crowned so as to convey runoff along side yard property lines. A grading plan will be required with Final Submittal for SCARC review and approval. The grading plan must indicate proposed finish floor elevation, existing grade at adjacent property lines, and proposed lot grading contours. In the event of a low lying lot or in areas where filling is necessary for proper lot drainage, filling may be permitted by the SCARC. The creation of fill sections to significantly elevate residences above adjacent lots will not be allowed.

#### 29. Driveways and Sidewalks

All driveways and on-lot vehicular parking areas must be paved and constructed of light broom finish concrete, pavers, or other decorative treatment as approved by SCARC. The driveway approach (defined as the area between the public street curb and the public sidewalk) located in the public ROW must utilize concrete tile pavers of a color and pattern approved by the SCARC (refer to the attached Driveway Apron Exhibit). Each Lot Owner will be required to apply for and obtain an Encroachment Permit from the Town of Mount Pleasant to install the approved driveway apron in the public ROW. The driveway must provide a three foot (3'0") buffer between the edge of paving and the property line. Macadam or asphalt driveways are not acceptable. Shared driveways are not acceptable. Public sidewalks should tie-in to both sides of the driveway in a flat and level configuration.

#### 30. Landscaping

Landscaping shall be required on each lot within Scotts Creek and must be designed to enhance the residence as well as the adjacent property. The SCARC has the authority to approve, modify, or disapprove specific landscape plans for individual lots and HOA common areas. A detailed landscape plan indicating plant materials and sizes, structures, driveways, planting beds, fences, decks, and other site features shall be required with Final Submittal for SCARC review and approval. All SCARC approved landscaping elements must be installed prior to occupancy unless specific variances are approved by the SCARC based on seasonal constraints. Specific Lot landscape minimums are as follows:

- a) All lawn areas are to be sod.
- b) All lot areas are to be irrigated utilizing public water. Private wells or access to the HOA common area ponds for individual lot irrigation is not permitted.
- c) Foundation plantings are required at the perimeter of all structures.
- d) All planting beds and natural areas to remain must be mulched, preferably with pine straw.

- e) A minimum of three new trees (3" minimum caliper) must be installed in the front yard of each lot.
- f) The Property Owners Association will maintain the grass, irrigation, and public street trees in the public ROW between the sidewalk and the back of curb adjacent to each lot. The Lot Owner will be responsible for all re-grading, re-sodding, tree replacement and irrigation repairs necessitated by construction activities on his lot.

31. Design Variances

The SCARC may authorize variances from compliance with the overall Scotts Creek Design Guidelines or any of its supplemental guidelines and procedures when circumstances such as topography, natural obstructions or specific architectural or engineering conditions merit. No variance shall be effective unless issued in writing. A specific variance issued for a particular lot will not bind the SCARC to grant a variance in other circumstances.

32. SCARC Design Review Process

The following sequence has been established to provide a systematic and uniform review process for all proposed designs, plans, and construction in Scotts Creek. Final Design Review Approval must be obtained prior to initiation of any construction activity on any lot in Scotts Creek. Refer to Appendix A for specific requirements for each step of the Review and Approval process.

- a) Courtesy Review
- b) Preliminary Design Review Submittal
- c) Final Design Review Submittal
- d) Pre-construction meeting with Owner, Contractor, SCARC
- e) Execution of the Owner and Builder Construction Rules Agreement
- f) Post construction inspection with Owner, Contractor, SCARC

Please refer to the attached Appendix A for submission procedures.



## Appendix A

# PROCEDURES FOR SUBMISSIONS OF PLANS

The Scotts Creek Architectural Review Committee (SCARC) has established the following procedures for the review of architectural and landscape designs. Property owners, architects and builders are encouraged to participate fully and actively in the architectural review process. In addition to the required design review steps, the applicant for design review is encouraged to contact the SCARC during the design review process for clarification of the architectural guidelines for Scotts Creek or discuss design review comments. All plans for new structures and additions to existing structures shall be prepared by licensed professionals or otherwise qualified architects, landscape architects, engineers or other qualified home designers. It is highly recommended that a team of qualified professionals be used in the preparation of plans.

The SCARC will review design submissions as they are received and respond to them in a timely manner. After the plans have been reviewed, one set of the plans and/or written comments from the SCARC will be returned to the applicant. If an application for design approval has been denied, or the approval issued by the SCARC is subject to conditions which the applicant feels are unclear or unacceptable, the applicant may request a meeting with the SCARC and/or their designated agents to discuss the plans and the SCARC's reasons for imposed conditions or overall denial.

A Design Review Fee payable to Scotts Creek Property Owners Association is required as part of the submission of the Final Design Review Application. The Fee is initially established at \$500.00 but may be modified by the POA based upon actual costs incurred in operating the SCARC.

### **CONTACT INFORMATION**

All Submissions and correspondence should be sent to:

Scotts Creek Architectural Review Committee  
c/o Beach Development  
211 King Street, Suite 300  
Charleston, SC 29401  
843-722-2615  
843-722-6449 (fax)

## **THE DESIGN REVIEW PROCESS**

### **STEP ONE: COURTESY REVIEW**

A courtesy review may be held upon special request by any applicant. Applicants may submit plans to the SCARC for general guidance prior to the Preliminary Design Review. This meeting may also cover the Design Guidelines, the design review process and general information about building a house in Scotts Creek. The applicant's architect and builder, if selected, are encouraged to attend this meeting.

### **STEP TWO: PRELIMINARY DESIGN REVIEW**

The Preliminary Design Review is the first detailed review of the proposed plans for the improvements. The applicant will submit Form A, "Preliminary Design Review Application" (attached) and two (2) sets of the required documents listed. The SCARC reserves the right to request additional information in order to review the proposed plans.

Upon completion of this stage of the design review process, the design will be approved without exception, approved with conditions, or rejected. If the design is approved without exception, the applicant may proceed to the Final Review stage in the approval process. If the design is conditionally approved, the applicant may proceed to the Final Review stage provided design changes are made per the SCARC's recommendations. The requested changes must be validated by the SCARC prior to starting construction. If the applicant does not agree to make the required changes, the plans shall be considered rejected. If the plans are rejected, the applicant may/shall re-design and re-submit the plans to SCARC for consideration for approval, again following the procedures for Preliminary Design Review.

### **STEP THREE: FINAL DESIGN REVIEW**

The Final Design Review has been established to endure that the applicant's designs for all improvements are in compliance with the Scotts Creek Design Guidelines. In addition, this step is to verify the incorporation of recommendations made by the SCARC during the Preliminary Design Review. The applicant is to submit Form B, "Final Design Review Application" (attached) and two (2) sets of the required documents listed. The SCARC reserves the right to request additional information in order to review the proposed plans.

Upon completion of this stage of the design review process, the design will be approved without exception, approved with conditions, or rejected. If the design is approved without exception, the applicant may proceed with the construction of the proposed improvement. If the design is conditionally approved, the applicant must submit the required modifications and additional information requested by the SCARC prior to starting construction. Once the SCARC reviews this information, the applicant may proceed with the construction of the proposed improvements. If the applicant does not agree to make the required modifications, the plans shall be considered rejected. If the plans are rejected, the applicant shall re-design and re-submit the plans to the SCARC for consideration for approval at the Final Design Review level.

#### STEP FOUR: LANDSCAPE DESIGN REVIEW

The Landscape Design Review has been established to ensure the applicant's landscape design is in compliance with the established landscape standards. The applicant must submit Form C, "Landscape Design Review Application: (attached) and two (2) sets of the required documents listed to the SCARC prior to the commencement of the installation of any landscape improvements. The SCARC reserves the right to request additional information in order to review the proposed plans. The same re-submittal process as outlined above for the Final Architectural Design Review will apply to the Landscape Design Review.

#### STEP FIVE: FINAL INSPECTION

Upon completion of construction and prior to obtaining a Certificate of Occupancy, the applicant should submit Form D, "Request for Final Inspection" (attached) to the SCARC at least seven (7) days prior to the requested inspection date. During the Final Inspection, a representative of the SCARC will review and verify that the house and other exterior structures, sidewalks, exterior lighting and landscaping were built and installed in substantial compliance with the approved design.

#### **CHANGES TO APPROVED DESIGNS**

Any changes prior to or during construction to the plans that were submitted and approved by the SCARC at the Final Design Review, must receive written approval from the SCARC prior to execution. In the event the applicant desires a change to the approved drawings, the applicant must submit Form E, "Changes to Approved Design" (attached) and the drawings of the proposed change. If changes are made without prior written approval from the SCARC, the SCARC has the right to require the applicant to removed, revise and/or replace the unauthorized change at the applicant's expense.

#### **ALTERATIONS TO EXISTING STRUCTURES AND LOT IMPROVEMENTS**

If an alteration to an existing structure and/or lot improvements is minor (including but not limited to fences, modifications/additions to landscaping, pools) the applicant shall submit Form F, "Changes to Existing Structures" (attached) and information fully describing the intended improvements to the SCARC. The SCARC reserves the right to request additional information in order to review the proposed plans.

The SCARC's approval, in writing, of the proposed alterations and/or improvements is required before work on the alterations and/or improvement may commence.



# Form A PRELIMINARY PLAN SUBMITTAL

Submittal Date: \_\_\_\_\_  
Lot Address: \_\_\_\_\_  
Lot Number: \_\_\_\_\_  
TMS# \_\_\_\_\_

Applicant: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

General Contractor: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Other: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_



## PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

*Please check all boxes of required information provided.*

- Completed Form A

Proposed Site Plan at 1"=20' (minimum)

- North arrow and scale.
- Lot number, TMS number, and accurate lot lines including dimensions
- Existing conditions such as above grade utility boxes, fences, setbacks, sidewalks, HOA areas, street trees, street lights, easements and street rights-of-way located on or immediately contiguous to the lot.
- Required front yard, rear yard, and side yard setback lines based on Town of Mount Pleasant zoning regulations.
- All significant existing trees (other than Pines, Sweet Gums and Water Oaks) over six (6) inches in caliper
- Primary building and accessory building footprint with the overall dimensions and distances between proposed work and property lines
- Roof overhangs shown as dashed lines
- Driveway, walkway, and fence locations

Proposed Floor Plans at 1/8"=1'0" (minimum) illustrating the following:

- Labeled interior rooms, exterior porches, decks, stairs, HVAC enclosures, etc.
- Total enclosed heated and cooled floor area
- Overall exterior dimensions, including offsets
- Overhangs of floors and roofs shown as dashed lines

Proposed Elevations at 1/8"=1'0" (minimum) illustrating the following:

- Front, rear, left and right elevations
- Fenestration treatments (window types, door styles, foundation louver treatments, etc.)
- Principal exterior materials indicated and labeled
- Finished ceiling height on each floor, and total building height dimensioned in relation to the finished exterior grade
- Roof pitch

Requested Variances

- Written description and justification for any requested variances from Town of Mount Pleasant Zoning criteria or Scotts Creek Architectural and Landscape Design Guidelines



Form B  
FINAL PLAN SUBMITTAL

Submittal Date: \_\_\_\_\_  
Lot Address: \_\_\_\_\_  
Lot Number: \_\_\_\_\_  
TMS# \_\_\_\_\_

Applicant: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

General Contractor: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Landscape Designer: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Other: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_



# FINAL PLAN SUBMITTAL REQUIREMENTS

*Please check all boxes of required information provided.*

- Completed Form B
- SCARC Final Design Review fee

Final Site Plan 1"=20' (minimum) illustrating the following:

- All information required on the Preliminary Site Plan, including modifications required by the SCARC Preliminary Site Plan review
- Driveway, walkways, and fence materials, colors, and construction details
- Proposed grading and drainage plan
- Flood plain designation and proposed finish floor elevation for all structures

Architectural Plans illustrating the following:

- All information required on the Preliminary Floor Plans and Elevations, including modifications required by the SCARC Preliminary Plan review.
- Exterior wall sections labeling materials, window head and sill heights, floor to floor heights, overall height
- Door and window details, eave and cornice details, chimney details, porch columns and railing details, exterior siding, brick patterns, etc
- Proposed Elevations at ¼"=1'0" (minimum) illustrating the following:
  - Principal materials identified and rendered
  - All finished floors dimensioned in relation to the finished exterior grade
  - Roof ridge(s) dimensioned in relation to the finished exterior grade
  - Roof pitch

Landscape Plan at 1/8"=1'0" (minimum) showing:

- Location, number, species and planting size of all landscape materials
- Existing trees and/or natural areas to remain
- Driveways, walkways, sodded yards areas, landscape areas, hardscape, any features such as pools or trellises, all with dimensions, colors, and materials identified
- Fences with dimensions, heights and materials
- Location of all external equipment, including but not limited to electric meter, gas meter, air conditioning condenser, pool or spa equipment, etc.
- Location of waste and recycling bins

Requested Variances

- Written description and justification for any requested variances from Town of Mount Pleasant Zoning criteria or Scotts Creek Architectural and Landscape Design Guidelines







Form D  
CHANGES OR MODIFICATIONS  
TO APPROVED FINAL PLANS

Submittal Date: \_\_\_\_\_  
Lot Address: \_\_\_\_\_  
Lot Number: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

General Contractor: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Description of the requested change to Final Plans or modifications to existing structures.  
Attach appropriate drawings or other information to communicate the proposed change.



## Appendix B

# CONSTRUCTION RULES FOR OWNERS AND CONTRACTORS

### 1. Applicability

These rules shall apply to all Lot Owners and Contractors, and any reference herein to an Owner shall also apply to the Owner's Contractor and Subcontractors. During the construction process at Scotts Creek, all Owners shall abide by these Rules and such other rules as Scott Creek Community, LLC, Scotts Creek Property Owners Association and/or Scotts Creek Architectural Review Committee may establish from time to time.

### 2. Pre-construction Meeting

Prior to initiating construction activities, the Lot Owner, Contractor, and a authorized representative of the Architectural Review Committee will meet onsite and review these rules and inspect the existing condition of the lot, adjacent lot lines, sidewalks, storm drains, etc. The lot has been delivered to the Owner in an "as-is" condition, therefore the Lot Owner will be responsible for both existing damage and future damage caused by his construction activities.

### 3. Construction Hours and Noise

All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 7:00 p.m. Monday through Saturday. Any construction activities conducted or material deliveries to Scotts Creek after these hours must be approved by and scheduled with the Architectural Review Committee twenty-four (24) hours in advance. No loud radios or distracting noises will be permitted during construction.

### 4. Rubbish and Debris

In order to maintain a neat and orderly appearance at all times throughout Scotts Creek, the following rubbish and debris rules must be strictly followed:

- a) *Domestic Refuse* - At least one (1) trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exist in the residence or on the Lot must be placed in the trash container. The trash container shall be emptied regularly and its contents properly disposed of.

- b) *Interior Construction Debris* - All parties are strongly encouraged to frequently clean up and remove rubbish and construction debris located within the footprint of a residence under construction.
- c) *Exterior Construction Debris* - With regard to all construction debris located on a Lot outside the footprint of the residence, the following rules shall apply:
  - (i) By the end of each day on which work occurs on the Lot, all lightweight construction debris such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in a steel dumpster unit provided by a trash disposal company and located on the Lot;
  - (ii) By the end of the day on each Friday, all non-blowable construction debris such as wood scraps, shingles, steel bands, drywall, bricks and masonry blocks must be gathered and placed in the steel dumpster; and
  - (iii) The steel dumpster must be emptied and the debris hauled away on an as-needed basis and before it is filled to overflowing.
- d) *No Burning or Burial* - Onsite burning or burial of construction debris or vegetation is prohibited.

#### 5. Street Cleaning

Every Lot Owner shall be responsible to minimize the tracking of dirt, mud, gravel or cement from their lot onto the public roads or POA open space areas within Scotts Creek during their construction process. Scotts Creek Property Owners Association shall have the right, without notice, to clean up any significant amounts of dirt, gravel, cement, etc., left on any street or open space if the same is not immediately removed by the Owner responsible. The cost of such clean up shall be charged to the responsible Owner who shall reimburse Scott Creek Community, LLC and/or Scotts Creek Property Owners Association for the expense of such clean up.

Approximately twice a month (or as frequently as determined to be necessary), the Scotts Creek Property Owners Association may engage a street cleaning service to clean the streets of Scotts Creek of normal dirt, mud and gravel. In the event that the Association engages a street cleaning service, the Association shall pay for fifty percent (50%) of the cost of such service, and individual lot owners with houses under construction shall pay for fifty percent (50%) in accordance with the following formula:

The Owner of each Lot under construction shall pay a pro-rata share of the street cleaning costs determined by multiplying the total cost of the service times (a) .50 and (b) a fraction, the numerator of which is one, and the denominator of which is the number of houses in Scotts Creek that are under construction for twelve (12) months or less. The intent of this formula is to ensure that each house under construction bears its fair share of the street cleaning costs. Invoices from the Association for reimbursement of the street cleaning costs must be paid within thirty (30) days.

6. Silt Fences

Silt fences and/or other devices for sedimentation control shall be installed and maintained at the perimeter of any lot during the entire construction process.

7. Materials Storage

No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk, public right of way, POA open space, or any adjacent Lot except as approved in writing by the Architectural Review Committee.

8. Trailers

No construction office trailers may be placed, erected or allowed to remain on any Lot or in any other area in Scotts Creek, except as approved in writing by the POA and/or the Architectural Review Committee.

9. Construction Access and Sidewalks

During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway location for the Lot unless the ARB approves an alternative lot access way. Any public sidewalks, street trees, streetlights, curbs, fencing, etc. damaged by construction equipment must be replaced by the responsible party. Any builder in violation shall be subject to a fine(s) and/or revocation of building privileges in Scotts Creek as determined by the ARB at its sole discretion.

10. Gravel Construction Entrance

Prior to commencement of construction on any Lot, the Owner/Contractor shall provide, at the approved driveway location, a gravel construction entrance with a minimum of five (5) inches of #5 crushed stone base from the paved street to the house under construction.

11. Parking

All vehicles must be parked so as not to impede traffic or damage street trees, vegetation, roadside curbs or sidewalks. No construction vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any public street within Scotts Creek overnight. Construction vehicles may be left on a Lot overnight only if additional use of the vehicle will be made within the following three (3) days.

12. Miscellaneous Practices

The following practices are prohibited at Scotts Creek:

- a) Changing oil of any vehicle or equipment;
- b) Allowing concrete suppliers and contractors to clean their equipment on public streets or POA open space areas;
- c) Carrying and/or discharging any type of firearms, except by law enforcement officials and security personnel;
- d) Careless and thoughtless disposal of cigarettes and other flammable material.

13. Pets

Builder and contractor personnel may not bring pets to the jobsite.

14. Common Areas

Except with the prior written permission of the POA, Builder and contractor personnel are not allowed in the common or amenity areas and no construction access will be allowed across any Common Areas.

15. Accidents

Scott Creek Community, LLC, Scotts Creek Property Owners Association and Scotts Creek Architectural Review Committee shall be notified immediately of any accidents, injuries or other emergency occurrences. Subsequent to a 911 or other emergency calls, Scott Creek Community, LLC, Scotts Creek Property Owners Association and Scotts Creek Architectural Review Committee should be notified at 843-722-2615.

16. Portable Chemical Toilets

An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction, in as inconspicuous a location as possible. Entry doors should face away from the public right of way.

17. Speed Limits

The established speed limit within Scotts Creek community is twenty-five miles per hour (25 mph) for all vehicles, and this limit must be obeyed.

18. Property Damage

Each Lot Owner shall be responsible for any damages their construction activities cause to adjacent lots, public roads, and POA open space. Scott Creek Community, LLC and Scotts Creek Property Owners Association may direct the Lot Owner/Builder to repair any damage at the responsible Owner's sole cost. Scott Creek Community, LLC, and/or Scotts Creek Property Owners Association, at their sole discretion, may elect to repair any damage to streets and curbs, sidewalks, irrigation systems, street trees, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. which costs of such repairs will be billed to the responsible Owner.

If any telephone, cable TV, electrical, water, sewer, storm drain, or other utility lines are cut, they party causing damage shall (1) report the matter within thirty (30) minutes to personnel at Scotts Creek Property Owners Association and at the respective utility company and (2) bear any cost incurred in connection with repairing such damage. All damages must be repaired in a timely fashion as determined by Scotts Creek Property Owners Association and in a professional workman-like manner.

19. Failure to Abide

Failure to abide by any of the above rules may result in a fine imposed by the POA on the Lot Owner and the loss of a contractor's privilege to enter Scotts Creek on a temporary or permanent basis.



## OWNER AND BUILDER AGREEMENT REGARDING CONSTRUCTION RULES

This acknowledges that I am the Owner of Lot \_\_\_\_\_, \_\_\_\_\_ Scotts Creek Circle, in the Scotts Creek subdivision, and \_\_\_\_\_ is the Builder/Contractor for my house. By affixing our signatures below, we acknowledge receipt and agree to comply with these Construction Rules. Furthermore, we will notify all parties we employ to work on this property of these rules and regulations. Failure to abide by any of the above rules may result in a POA imposed fine on the Lot Owner and/or the loss of a contractor's privilege to enter Scotts Creek on a temporary or permanent basis.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Builder Signature: \_\_\_\_\_

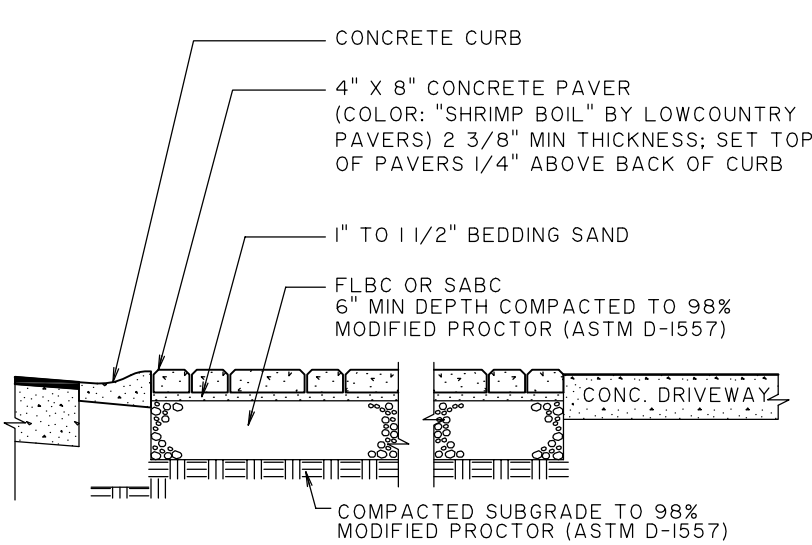
Date: \_\_\_\_\_

OWNER: \_\_\_\_\_

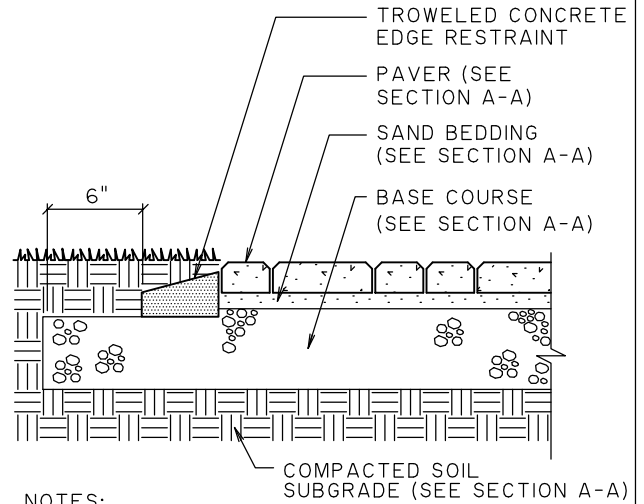
LOT NUMBER: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

REVIEWED AND APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



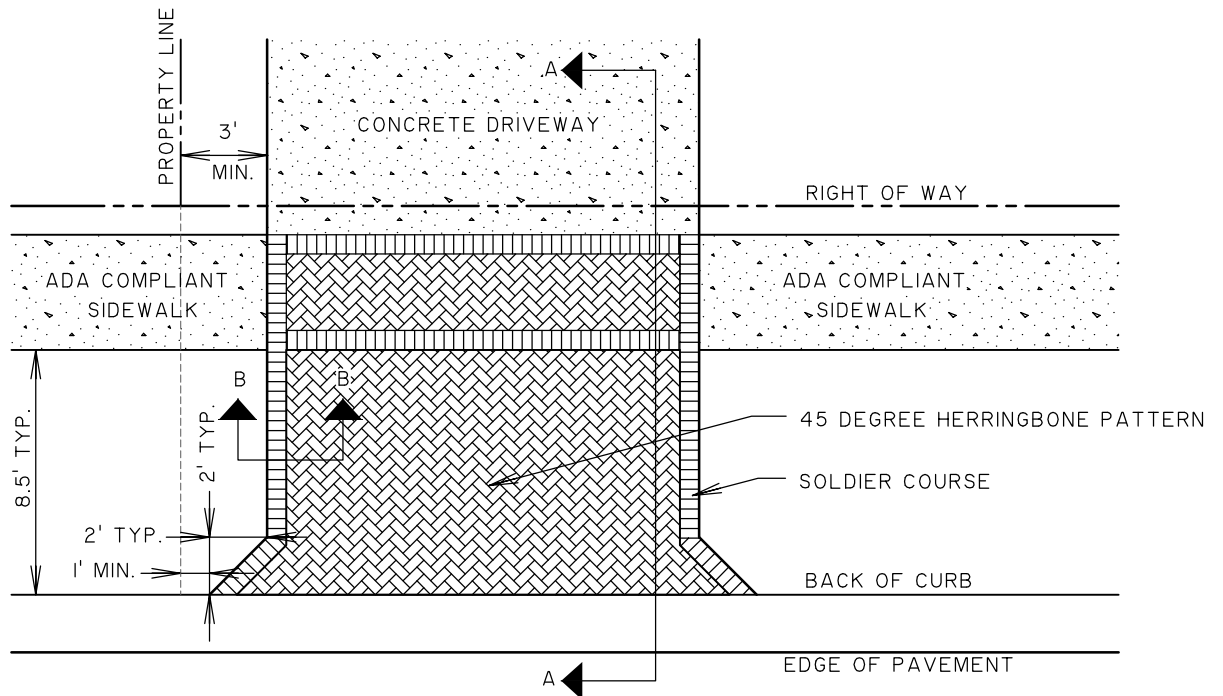
**SECTION A-A**



NOTES:

1. USE 5:1 (AGGREGATE: CEMENT) MIX FOR CONCRETE EDGE.

**SECTION B-B**



**PLAN VIEW**

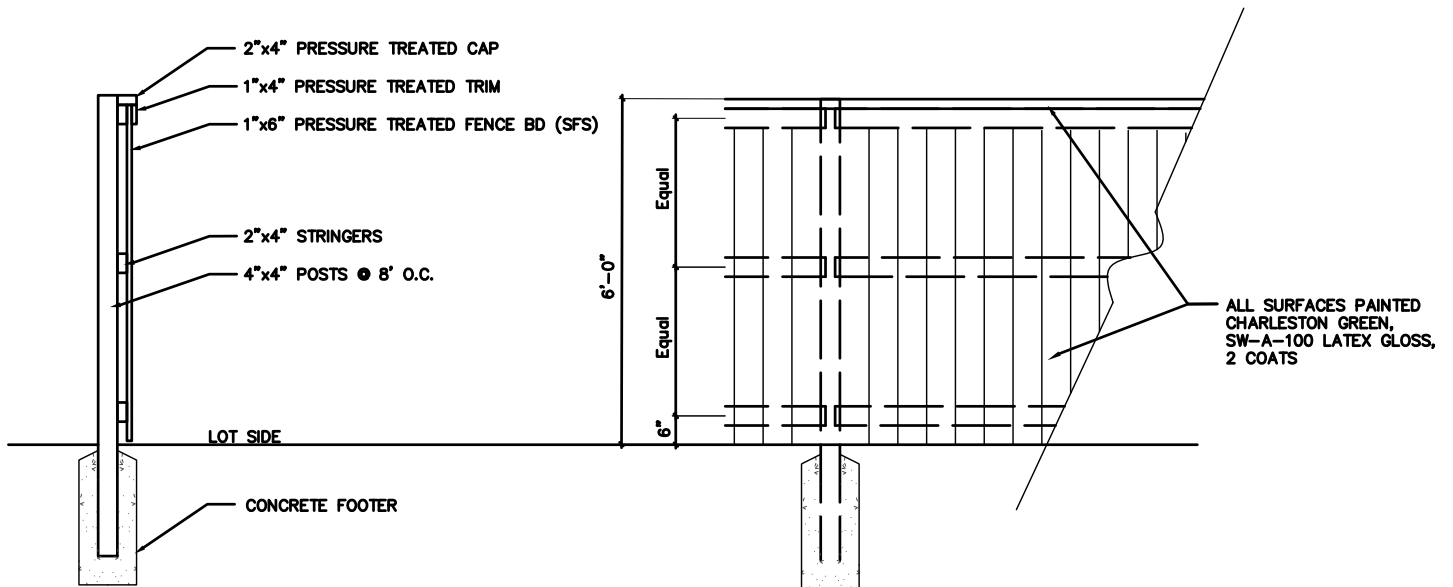
NOTES:

1. INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF SPECIALTY PAVEMENT WITHIN RIGHT OF WAY.
2. IF SPECIALTY PAVEMENT IS DAMAGED BY UTILITY WORK, REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. PAVER SHALL BE SAW CUT TO NOT LESS THAN 1/3 UNIT IN AREAS NEEDED AT THE END OF PATTERNS.

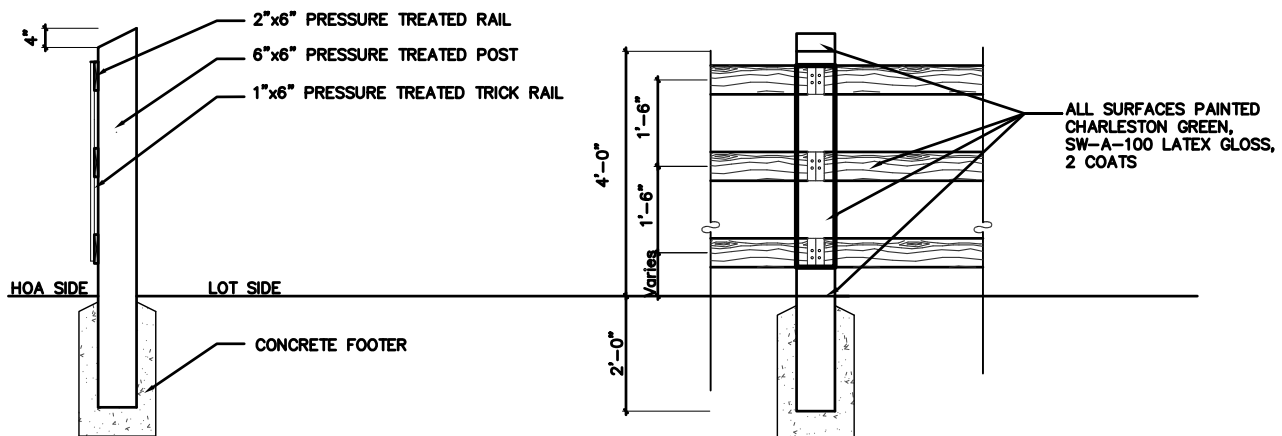
# SCOTTS CREEK DRIVEWAY APRON DETAILS

NOT TO SCALE

# SCOTTS CREEK FENCE DETAILS



TYPE A – WOODEN PRIVACY FENCE



TYPE B – Paddock FENCING