

# **Design Guidelines**

## **The Pointe Neighborhood**

The Hampton Hall Architectural Review Board (ARB) recognizes that conditions which are unique to Hampton Hall exist in The Pointe neighborhood that requires special consideration.

### **GENERAL DESIGN OVERVIEW**

The architecture of the Pointe homes shall not compete with the architecture of The Village in terms of size or visual dominance, but blend with it architecturally.

Roof forms and roof pitches should diminish in scale so that no one roof element becomes dominate on the landscape. Roof pitches should not be exceedingly steep (over a 12/12 pitch) nor should they be basically flat. Small areas of flat roof may be acceptable on a particular design, but a flat roof should not be the primary form of the home. The profile of any individual portion of the house façade should not be so large or so dramatic in form as to dominate the skylines. Hipped roof forms are more desirable than gable roof forms or shed roof forms. Gable and shed roof forms may be acceptable when the gabled walls face inward to the street.

### **SITE ANALYSIS**

To coordinate these guidelines it is required that the design professional, and when practical the property owner, meet with the review board for a pre-design conference. This important meeting will help to identify the concerns specific to the lot, including landscaping, early in the design process.

As part of the presentation for houses in this area, the ARB requires a site analysis of the lot indicating the site uses in relationship to adjacent home sites. In most cases, this will involve an analysis for lots neighboring, adjacent to, and across from a proposed building site. If buildings exist on neighboring lots, this analysis must include building locations, site hardscape features, and landscape plan (trees and shrubs) for one half the lot on either side. This analysis must include curb cuts and /or driveway locations on adjacent lots, as well as building setbacks and any adjacent existing trees within the zone. If a building has been proposed for an adjacent home site, the ARB will make plans available to the owner to include those plans in the analysis. It is important that the owner and design professional bring the site analysis to the initial meeting.

*Hampton Hall will supply a site Master Plan for The Pointe Neighborhood for reference during the site analysis and design of individual projects. This master plan will be updated by Hampton Hall based on the submitted individual site plans.*

## **SETBACK REQUIREMENTS**

### Hardscape or Horizontal Construction

The hardscape or horizontal construction setback will be twenty (20') feet from the rear property line.

### Building or Vertical Construction

Any wall, column, fence, sign, or light higher than 18" above grade is considered vertical construction.

Front setback - 20 feet from the road right-a-way.

Side setback\* - 10 feet

Rear setback - 30 feet

\*Side setbacks, when 50% or more of the length of the side elevation is over one story in height, will increase by five (5') feet for each additional story of construction.

## **OVERSTORY TREES**

Each property owner will be required, as part of the overall landscape plan, to plant a minimum of one (1) large overstory tree on the street side of the home site as well as two large overstory trees on the lake side of the home site. The overstory trees should be at least six inch (6") caliper.

## **REVIEW PROCESS**

All processes shall comply with the Hampton Hall Design Guidelines unless modified herein for The Pointe neighborhood.

*Site Plan. In addition to the requirements of the Design Guidelines, the Pointe site plan must include:*

1. Foot print of any adjacent homes.
2. Topographical one foot contours and lot corner and center spot elevations of the original grade surveyed by a South Carolina licensed land surveyor, and showing his seal.
3. Major features on adjacent properties within 25 feet of the property line including roads, paths, marshes, lagoons, swales, culverts, golf courses, Coastal Council lines, vertical construction of buildings, decks, patios, driveways, pools, etc.

*Refer to the full Guidelines for the complete requirements for securing an ARB Building Permit.*