

FARRINGTON

Residential Planning Guide

June 2006

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PLANNING A EUROPEAN COMMUNITY AT FARRINGTON

The Concept

The Farrington Residential Planning Guide was developed to help shape the form and character of the Farrington community in ways that reflect the most valued qualities of the site and what we classify as Old World Western European and Mediterranean architecture ("Old World Europe") with the natural landscaping style of Frederick Law Olmsted thereby blending the richness of European design and use of materials with American sensibility for the natural environment.

These guidelines begin with an understanding of the qualities of the site, the landscape forms, the vegetation and natural features, which are important to maintaining sustainable environments and preserving valued recreation areas. They are derived from a detailed study of the work of Frederick Law Olmsted's most valuable contributions to the landscape. Inspiration can be drawn from his work at Riverside, Illinois, Druid Hills neighborhood in Atlanta, Georgia, Biltmore Estates in Asheville, North Carolina, Prospect Park in Brooklyn, New York and New York City's Central Park. The organization of public spaces, the character of streets and the residences, and the human scale of architecture combine to create a distinct sense of place prized by residents and admired by visitors. This inherited Olmsted style is a resource and the basis for the landscape guidelines.

The guidelines also provide the means of ensuring the creation of quality architecture, good neighborhood streets, and environments that respond to the character and traditions of Old World Europe. The best communities incorporate many diverse styles from different eras. Because these communities are based on common principles, they have a timeless quality that endures from generation to generation. Though now regarded as a distinct vernacular, the Old World Europe architectural style is actually an amalgamation of myriad influences, evolved to suit Farrington's unique setting and its neighbors' lifestyles.

A distinctive characteristic of European villages and towns in both Western Europe and along the Mediterranean is the elegance and gracious quality of the architecture. From small, attached houses in the center of town to large estates on the edge of town or on the water, there is a consistency in vocabulary, materials and form. The most striking aspect is the quality of materials aesthetically arranged in a composition that is pleasing to the eye. This simple vocabulary is the hallmark of traditional European elegance and character.

Please see Appendix A for a listing of inspirational European Castles, Cottages, Manors and Villas.

LANDSCAPE THEMES

The Concept

Throughout history, designed landscapes and gardens have been recognized as art forms reflecting contemporary cultural sensibilities. In this century, more pastoral and natural landscapes have been favored and are usually best reflected in the works of Frederick Law Olmsted, the "Father of Landscape Architecture." Olmsted was one of the first to put forth the principles of the City Beautiful movement in America. For Olmsted, part of

a region's beauty lay in its large open spaces that encouraged people to connect with the natural world. His goals and artistic sensibilities give Farrington its guiding set of principles.

Essential Elements

Generally favored will be landscape solutions that are in keeping with the goals of Farrington: simple, understated and park-like in appearance while still allowing for personal expression in design and plant materials. In all instances though, the preference will be for larger sizes and quantities of the selected plant material, yet less variety of species. Importance will be placed on side and rear yards as well as front.

The homeowner's planting obligation begins with the back of curb and includes grass and irrigation.

Use of a Landscape Designer

The Farrington Residential Planning Guide requires the owner and/or builder to employ the services of a landscape designer/architect to develop a landscape plan reflecting the principles of Farrington.

Landscape Palette

A Farrington Landscape Palette has been developed for plant material selection intended for rights-of-way, front and side setback zones and side yards adjoining public open spaces. For maximum appeal, the plant selections should carefully mix textures and colors, but the plan should be kept simple. Additional plant considerations should include using shrubs and groundcovers that are recognized as "deer proof." Furthermore, plant materials should complement native species and be compatible with the existing environment and ecological conditions, including, but not limited to, existing acidity or alkalinity, available light and moisture, and temperature. A soil sample analysis will help determine this and is therefore encouraged.

Site Clearing, Grading & Drainage

Every effort should be made to develop site plans consistent with natural drainage flow. Site clearing of a specific lot shall be kept to a minimum and alterations to natural drainage systems shall be avoided. All trees greater than six-inch caliper shall require approval 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, which adversely affects existing trees, vegetation and adjoining property, is not permitted. Tree protection fencing should be in place prior to plan approval.

Once construction is completed, drainage easements belong to Lancaster County, but homeowners are responsible for keeping drainage easements clear and maintaining them.

Preservation of Existing Trees

In an effort to preserve quality trees, the owner will be given a 1:1 credit for trees preserved against the minimum requirements relative to the lot as decided by the Farrington Architectural Review Committee (ARC). Credit applies to those trees saved that meet the minimum requirements for tree plantings in Appendix B. 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 the area. Please note that existing pine trees do not count toward the minimum requirements. It has also been noted that existing red oaks and sweet gums are particularly sensitive to any grading in their root zone; credit for the retention of any existing sweet gums will be reviewed on a case-by-case basis. Mitigation requirements will be determined on a case by case basis and would not typically include other required trees. Both owners and builders will be held financially accountable for preserving trees.

Tree Planting

In the front yard of each lot, there shall be planted at least two canopy trees - selected from the Farrington Landscape Palette - of six-inch caliper diameter or greater, as measured 12 inches from the top of the root ball. An additional canopy tree - selected from the Farrington Landscape Palette - will be required in the front yard for each additional 25 feet of lot frontage (or fraction thereof) after the initial 50 feet of lot frontage; these trees must be of at least four-inch caliper diameter as measured 12 inches from the top of the root ball. Corner lots will be held to a higher standard as they present two facades and two front yards to the public realm. At least two-thirds of the planted trees must be trees native to the area.

Lots which are less than or equal to 15,000 square feet, there shall be one tree planted per every 750 square feet of lot size. Lots greater than 15,000 square feet, there shall be one tree planted per every 1,000 square feet of lot size. As a rule, canopy trees should be planted no closer than 20' from one another, nor should they be planted further apart than 30'.

Hedges

Hedges can be an integral part of a landscape plan, particularly when used to create privacy, a backdrop for other plantings, a windbreak or as the walls of an "outdoor room" (please see the section "Outdoor Rooms, Porches & Decks" for more information concerning "outdoor rooms"). Additionally, hedges need not be formal, clipped vertical planes requiring constant shearing and clipping but can be massed as a dense thicket. The size and spacing of plantings used to create a hedge should be great enough and close enough that the desired hedge is quickly achieved, therefore, 15 gal. plants are required. Hedges must be a minimum of 3' tall at installation. Hedges planted at the front setback line and extending along the side property lines to the rear property line are strongly encouraged. Generally speaking, when used to create privacy along property lines, evergreen plants are the best choice. When using deciduous plant materials, consideration should be given to the plants' flowering characteristics and structural appearance in winter.

Lawns

On all lots, the front yards up to the front line of the main massing of the home shall be sodded. These areas of residential lawns further contribute to the park-like appearance of the neighborhood by acting as a unifying, visual element which provides an overall smooth, neutral setting for the stronger shapes, colors and textures of paving, fences, trees, shrubs, groundcovers and flowers. Adjoining lawns should be viewed as large, flowing open space.

Shrubs & Groundcovers

At least 50% of shrubs being planted must be from containers sized seven gallons or greater. The minimum acceptable plant size is three gallon container for shrubs. All plantings immediately adjacent to the foundation of the house shall be no less than one-half the height of the foundation at time of installation. At least one-third (1/3) of the pervious surfaces on all yards shall be beds of shrubs and groundcovers. It is encouraged that groundcovers, rather than lawn, be used in areas of deep shade where turf grass will prove difficult to grow. In addition to the above plant material, seasonal color plantings and groundcovers are required in un-planted and non-lawn areas. Seasonal color and groundcovers are to be planted in sufficient quantity so that no exposed areas of mulch or pine straw are visible at those plants' average mature size. In the interim, no areas of open mulch or pine straw greater than 100 square feet will be permitted.

Vegetable & Herb Gardens

Vegetable gardens are permitted as long as they are located in rear yards and do not exceed 100 square feet. In the interest of preventing nuisance pests from becoming a problem, simple, attractive, well-maintained post and wire garden fencing is strongly encouraged. No garden may be located beyond the bounds of the width of the residence.

Fences, Walls & Hedges

Fences and walls, when an integral part of the overall landscape theme and appropriate to the architecture of the house, may be approved. As part of the landscape design, fences should be softened by plantings that include vines and other plant materials.

Fences and walls on the front setback zone may be permitted by the ARC on a case-by-case basis. The design and detail of fences around swimming pools must be approved by the ARC.

In some specific instances, fences and walls may be required, such as around trash receptacles, HVAC units and service yards, as well as along driveways in special situations where the driveway runs between two adjacent lots.

The ARC may require fencing for purely aesthetic reasons if the neighborhood context or lot characteristics dictate such. The height of these structures is to be only that which achieves the purpose of screening from view the above-mentioned objects.

Materials: All fences must be of the highest quality. Generally favored will be brick, stone, and/or genuine stucco, all with or without wrought iron or black aluminum fence infill.

Irrigation

An irrigation system controlled by an automatic timer or clock is required for the best possible maintenance of lawn and landscaped areas, thereby ensuring a healthy, park-like appearance through the neighborhood. An irrigation plan must be submitted with the landscape plans.

Site Lighting

Lighting solutions in Farrington should be subtle and designed as thoughtful integrations to the overall architecture and landscape plan. Better lighting solutions are achieved when the source of light is not visible or obvious. It is preferable, though not required, that lighting be focused on the landscaping and not on the architecture of the house. When light sources are placed away from the house, rather than on the house, a greater feeling of spaciousness can be achieved in even the smallest of landscape gardens. However, no lighting shall be placed in street right-of-way, drainage or utility easements or shine directly into another property.

Corner Lot Planting Requirements

On corner lots, plantings will be required along both frontages as these lots present two facades and two front yards to the public realm. The length of the front property line will determine the minimum quantities needed for the typical front yard. The dimension measured from the front setback to the rear property line will determine the minimum quantities for the side property from the adjacent roadway.

ARCHITECTURAL STRATEGIES

The Concept

Architectural creations with classic and traditional styling, reflective of the Old World European vocabulary, will always be preferred. Elements of this style vary with the European region being emulated. All styles include simple yet varied building forms, balanced design and high ceilings. Roof pitches, color palettes and material usage should complement a Northern European or a Mediterranean aesthetic.

The Farrington Residential Planning Guide requires the owner and/or builder to employ the services of a registered architect or utilize a home plan from an architectural plan service to develop a home reflecting the principles of Farrington.

Essential Elements

Form & Massing

Each home site will have a front setback line. Reference to the recorded plats is required to verify this information. Designers are encouraged to utilize varying architectural elements appropriately adapted and scaled and harmoniously arranged on the elevations. Front porches, bay windows, entry stoops, steps and other ancillary elements may not encroach into the front setback area.

Ceiling Heights

To achieve the appropriate verticality of the traditionally-designed home and to allow for gracious interior spaces, ceiling heights will be required to be at least ten feet on the first floor and nine feet on the second floor.

Foundations

All houses should be on a raised crawl space or basement with appropriate foundation treatments. Preferred foundation materials are brick, stone, and genuine stucco. Efforts should be taken to keep the exposed foundation wall between 3' and 5' with Mediterranean styled homes being between 12" and 3'. Foundations that are above or below this range will be reviewed on a case by case basis. The finish grade under the house must be no lower than the exterior grade at the foundation wall.

Home Exterior Lighting

Except for security, flood or landscape lighting, all lighting visible from the street shall be from gas lanterns. Security, flood and landscape lighting shall be discreetly placed with dark colored housings.

Exterior Wall Materials

Emphasis will be on materials appropriate to the traditional nature of the Old World European aesthetic. With this in mind, main structures shall be built with exterior facings of brick, stucco, stucco with half-timbers, and/or stone constituting not less than 75% of the total exterior wall surfaces. An additional, detached structure, if provided, shall be built with exterior facings of brick, stucco, stucco with half-timbers, and/or stone constituting not less than 90% of the total exterior wall surfaces.

Siding:

Brick and stone selections must be of traditional European colors matching the European region being emulated. Opportunities exist for the designer to explore varying brick and stucco patterns consistent with Old World Europe. Oversized brick generally will not be approved and cast/cultured stone is prohibited. Wood or fiber cement products used in exterior applications may be cedar shingle, clapboard or beaded siding meeting certain exposure and finish requirements.

Exterior lap wood or fiber cement siding must have a four- to six- inch exposure and have a smooth finish. Textured cementitious lap siding products will not be allowed.

Conventional stucco in approved colors is acceptable. Detailing is very important. Horizontal and vertical control joints may be employed as needed. Synthetic stucco (EIFS) will not be permitted.

Combinations of exterior building materials on the same residence are encouraged but a change in materials must take place sensitively. A material change on an outside corner is prohibited.

Trim:

Trim on all homes shall be smooth wood, painted or with solid stain. Vinyl and aluminum soffit and fascia detail will not be allowed. Appropriately over- scaled trim is encouraged.

Chimneys:

Chimneys shall be constructed of brick, stone or conventional stucco and must have a metal or masonry cap detail to conceal the spark arrestor.

Outdoor Rooms, Porches & Decks

Climatically sensitive architecture in this region places an importance and value on the outdoors as a place of recreation and leisure. While desiring to be closer to the environment, there continues to be, however, a need for shelter from the elements. Typically intimate spaces, outdoor rooms are created through the use of constructed structures such as masonry walls, arbors (a shelter usually of latticework covered with climbing shrubs or vines) and trellises (a frame of latticework used as a screen or as a support for climbing plants). Other outdoor retreats include semi-walled spaces such as cabanas, pavilions and gazebos. Furnishings and plantings are combined to create the atmosphere and ambiance of a room in an open flat space. Further examples include courtyards, terraces, patios, garden rooms, or pool areas. These outdoor rooms are often connected to the main house structure by a pergola (parallel colonnades supporting an open roof of girders and cross rafters).

Porches and decks should be designed as an integral part of the house design and overall site plan. They may not appear to be "added on" elements or afterthoughts, but should blend equally with the house and landscape.

Bay windows and open front porches may not encroach beyond the front setback. Screened porches may be allowed on the side yard setback if the screened porch does not encroach over the side setback. Additional detailing and landscaping will be required.

Front porches should either frame doorways or extend to a logical point on the main front facade of the house and must be at least seven feet deep.

Porch columns, regardless of location, shall be at least eight inches square or eight inches in diameter.

Railings should be square or round section balusters with simple horizontal members. Railing detail variety can be achieved by using patterns and spacing. Wood or wrought iron may be used.

Decks may have brick, stucco or stone pier foundations. If pier foundations are used, heavy duty lattice panels with horizontal and vertical rails should be installed at the back of the pier to create depth and shadow to the foundation wall.

All railings, pickets, skirt boards and step risers are to be painted or stained to complement the color of the house.

Screened porches must be designed with the screening on the inside of the porch columns and pickets.

Roofs

A variety of roof shapes consistent with Old World Europe (gable, hip, shed roof profiles) will be considered appropriate in Farrington. Home designs are encouraged to be roof dominant rather than wall dominant. Roof shapes within a home or between a home and ancillary structures on the property should be complementary to one another.

The pitch of the dominant roof should not be less than 10:12 for Northern European style and not less than 3:12 for Mediterranean style. Gable and hipped dormer roof pitches should match the main roof pitch. Shed dormer roof pitches should not be less than 3:12. Porch roofs may have lower pitches but not less than 3:12.

Building height should not exceed 2.5 stories in height where the one-half story doesn't exceed 50 percent (50%) of the floor directly beneath it*. Architectural features that exceed 2.5 stories may be approved on a case-by-case basis. Depending on the massing of the home, for designs that seek to maximize the allowable building width for the lot, portions of the second floor may be required to be incorporated into the first floor roof.

The architect and ARC will determine the appropriate building height during the design review process, where existing site conditions including tree canopy and neighboring houses will be considered. Consult local jurisdiction authorities for maximum building heights.

Roof material selection for homes in Farrington may include slate, synthetic slate, wood shingles, 5V crimp, standing seam metal, barrel-vaulted tile (unglazed tile only) or a high-quality, 300-lb., 40-year architectural grade asphalt shingle.

Roof penetrations (vent stacks, roof vents, etc.) must be painted black or match the roof. They are not permitted on front roofs and must be located on surfaces least visible from the street or other public space. Skylights, where visible from adjoining property or amenities, will not be permitted.

** As measured from outside face of wall stud, second floor areas to five feet plate height.*

Lots that are atypical in configuration may be handled on a case-by-case basis.

Windows & Doors

Windows and doors should be seen as openings in an otherwise continuous surface. The following criteria should be considered when designing the homes' exterior elevations:

Windows and doors should align vertically or be balanced in their composition.

Front entries should be inviting; doors should be of solid wood and have a high level of detail at the trim and casing around the doorway. Front entry doors shall be minimum 8'-0" tall and 3'-6" wide. Side entry doors shall be minimum 8'-0" tall and 3'-0" wide. Other entry door solutions will be reviewed on a case-by-case basis, but should relate in design to other fenestration patterns on the home. Two-story entrances are only permitted in the Mediterranean style. Gas lanterns are required at the entry way.

Windows shall be wood and may have a dark colored aluminum or vinyl clad exterior.

Authentic muntins or simulated true divided panes are required where applicable.

Exterior grilles permanently applied to the window surface may be permitted.

Picture windows, sliding or pivot windows will be considered when they are integrated with the overall patterns on the home.

Window trim, heads and sills are to be richly detailed.

All exterior window and door shutters are to be wood, simple in their detailing, operable and sized to fit the opening.

Window vocabulary should be simplified so as to limit the use of "feature" windows. (Feature windows include, but are not limited to, isolated use of window shapes that do not relate to overall window fenestration or building composition.)

Random placement of windows on side elevations will not be permitted.

The use of window-installed air conditioner units will not be allowed.

Details

The use of wrought iron, gas lanterns (other than where required), watertables, stained wood, patterning in brick, authentic muntins or simulated true divided lites in windows, oversized wood trim, and similar elements in a European theme are encouraged.

THE HOME SITING

The Concept

Homes and landscapes in Farrington are intended to blend: the flow of the landscape should be continuous from home to home, creating a park-like setting. Home size requirements have been developed, ensuring that built structures become careful and integral additions to their environment.

In all cases, over-sized homes that draw attention to themselves or overpower their setting will not be considered appropriate.

Essential Elements

Tree Preservation

One of the primary goals of the guidelines for Farrington is to minimize the disturbance of the existing ecological systems and to preserve existing trees. Owners and builders may not remove any trees prior to final approval of plans by the ARC.

Survey & Topographic Requirements

The Owner and/or Builder will be required to provide a survey and topographical drawings that indicate the following:

All oak trees over three inches in diameter and other trees over six inches in diameter

Topographical information at one-foot intervals

Utilities, Easements

Adjacent houses, their decks, patios and driveways

Boundaries (including critical lines, etc.)

Building setbacks

Protective Fencing Requirements

Existing trees and natural areas are regarded as an essential part of Farrington and must be preserved. Tree protection fencing will be required for all existing trees and natural areas shown to be preserved on the approved Site Plan. This fencing, as well as silt fencing to protect the street from storm water runoff, will be required to be installed prior to plans being submitted for Final ARC Review. All trees and significant clusters over 8 inches in diameter that are impacted by construction must be treated by a certified arborist prior to start of construction and monitored during construction. A letter from the arborist verifying the treatment will be required at Final Inspection.

Lot Subdivision

A lot may not be subdivided, but may be combined with another homesite to form a larger lot. Annual assessments are applicable on each individual lot regardless of whether two or more lots are combined to form one.

Home Sizes

Each lot shall have a minimum square footage of 3,000 heated sq. ft. for the main residence of single story homes and 3,500 heated square feet for 1.5 story homes and 4,000 square feet for two and 2.5 story homes.

Where possible, home designs that incorporate a collection of separate structures are desirable.

Driveways

Location:

Two curb cuts per lot will be permitted for circular drives, otherwise, one curb cut per lot will be permitted. Driveways may be no closer than 50 feet to right-of-way at street intersection.

Materials:

Driveway materials generally favored include concrete or brick pavers, or broom finished concrete with a 15' deep apron of pavers. Asphalt or plain concrete driveways will not be permitted. Culverts are to be constructed and maintained in accordance with the rules, regulations, and specifications approved by the Architectural Review Committee and all requirements of the SC Department of Transportation.

Garages

In keeping with the philosophy of Farrington, garages are to be de-emphasized so as not to detract from the architecture of the home or the green space of the neighborhood. The incorporation of arbors or other landscape structures in garage design is encouraged. Garages may be attached or detached from the home. Only side or rear entry garages will be permitted when attached to the home. Detached garages should be located towards the rear corner of the lot unless special circumstances occur. If the garage is detached, it must have a carriage house appearance and the garage doors may face the street.

Garage doors must be wood if stained and may be simulated wood if painted. Metal doors are not permitted. Double garage doors will not be permitted; each parking space must have its own door. Doors that utilize glass and other customized details are encouraged if compatible with the overall house design.

Farrington allows for the development of space over a detached garage for office and/or living areas.

Front Walks

Each home is required to have a front walk leading from porch entry to the street. Brick, stone, pavers or concrete with a border are preferred materials for the walk; concrete alone will not be permissible. Walks should generally be four feet wide, but may widen to meet the front entry.

Mailboxes

Mailboxes must be installed according to US Postal Regulations. Only the mailbox type, size and color approved by the Farrington Homeowners Association may be used. Mailboxes may be ordered from Carolina Mailboxes (877) 845-0850 with the following specifications:

Manufacturer: Hanover
Model: Pine Valley
Post: M64S
Base: 139-3
Color: ARB (Architectural Bronze)

Driveway reflectors and markers are not permitted. Additional mailboxes are not permitted.

Swimming Pools

In-ground pools, meeting the setback requirements for the home site, may be approved by the ARC. Pool equipment storage enclosures and pool houses must relate architecturally to the materials of the house. Fencing and lighting must meet local jurisdiction and ARC requirements and guidelines.

Tennis Courts

The ARC may approve tennis courts on select sites of sufficient size to accommodate court(s) that conform to setback requirements. Landscaping and lighting should be carefully planned and approved by the ARC.

THE REVIEW PROCESS

The Concept

The review process for home design approval has been established in order to ensure the highest level of compliance to the architectural standards. In order to achieve this goal, it is required that each home be designed by a registered architect or derived from a design service

plan that meets ARC requirements, and each landscape plan be designed by a landscape designer or landscape architect licensed in North or South Carolina.

Essential Elements

Step 1:

Review the Design Standards and the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Farrington 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 these documents.

All documents should be submitted to the Farrington Architectural Review Committee (see Appendix D for submittal address) in a digital format on one CD labeled with the appropriate lot number containing all of the information in Step 4. All drawings should be in .pdf format, all paperwork should be in .pdf or .doc format, and all photographs and material images should be in .jpeg, .bmp, or .gif format. Paper submittals will not be accepted.

Step 2:

Retain your architect and landscape architect to assist you in the preparation of your site plan, architectural plans and landscape plans.

Step 3:

Obtain a topographical and tree survey of your home site, which should include:

1. Property lines with bearings and distances
2. All easements, setbacks, and buffer zones

3. The location, species and size of all trees six inches in diameter (at a five-foot height from grade) or greater and any clusters of vegetation that may influence design
4. Topographic contours at one-foot intervals
5. Existing ditches, drainage ditches and drainage structures
6. Existing roads, utilities and other improvements
7. Location of neighboring homes and other improvements on adjacent lots
9. North arrow and scale

Step 4: Review By the ARC

The ARC will perform up to three final reviews of the same residence for the final review fee stated in Appendix D. The ARC requires the following information in a digital format prior to review:

1. Copy of topographical and tree survey at 1/8" scale
2. Final dimensioned site plan at 1/8" scale showing trees to be removed, location of house and any other structures, decks, porches, driveway, walks, curb cuts and any other improvements
3. A clearing, grading and drainage plan produced by a landscape designer/architect or engineer
4. Final landscape plan at 1/8" scale showing tree protection, clearing limits 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
5. Final floor plans at 1/4" scale 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

6. Final exterior elevations at 1/4" scale illustrating all sides; material identification; finish grades; overall height and roof pitches
7. Typical wall sections indicating materials and roof pitch of exterior wall, porch, fences and screens, etc.
8. Details of such items as window and door trim; column, rail, cornice; fascia, rake, soffit and frieze; and others needed to convey the design intent
9. Roof plan at 1/4" scale
10. Photographs of existing site conditions prior to clearing showing road surface; road shoulder; drainage ditch along entire portion of the lot abutting the street; entire width of lot and its trees/vegetation as viewed from street and as viewed from the approximate center of the lot facing the rear of the lot.
11. Photographs of all materials to be used in the construction of the home or manufacturer's website photos of same. Include paint colors
12. Any requests for variances in writing
13. Completed Final Design Review form
14. All required tree protection fencing and silt fencing must be installed on the lot after Approved review but prior to construction start. Please contact the Farrington Homeowner's Association for review prior to plans being submitted for Final Review.

Step 5: Lancaster County Approval

Submit plans to Lancaster County for approval and issuance of a building permit. ARC approval is not to be construed as compliance with the requirements for Lancaster County. Any changes or revisions required by the County must also be resubmitted to the ARC for re-approval before submitting to the County for the issuance of a building permit.

Step 7: Final Inspection

Schedule a final inspection once the house is completed and the landscaping has been installed. The following items will be required to be submitted electronically 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. A letter from the Landscape Architect/Designer responsible for the approved landscape design, certifying that the landscape is installed in accordance with the final approved plans

The ARC or its assignee will inspect your house for compliance with the ARC approved plans (house exterior, landscaping and site plan). Any items not in compliance with the ARC standards will have to be corrected in a time frame set forth by the ARC. Non compliance may result in fines levied upon the property owner.

Optional Preliminary Review

It is strongly encouraged that each lot owner submit for a preliminary review though it is not required. This option is especially designed for first time builders in Farrington. For submission for preliminary review, the following should be submitted in the same digital format outlined in Step 1:

1. A Site Plan of the house and driveway layout at 1/8" scale that includes all the information from the lot survey
2. Schematic floor plans and at least four exterior elevations at either 1/8" or 1/4" scale 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 Preliminary Design Review form

APPENDIX A

Castles, Cottages and Manors and Villas

To inspire the owner, their architect and the builder to think about Old World European architecture, the following properties are included for study. These properties have the added benefit of being either Hotels, Bed and Breakfasts or rental cottages in the event an inspired study includes a visit and a stay at one or more of these examples.

Venlaw Castle, Peebles
Bolebroke Castle, East Sussex
Bovey Castle, Devon
Leny Castle, Perthshire
Castle Stuart, Inverness
Inverlocky, Highlands
Ardverikie Estate, Inverness-shire

Glenapp Castle, Ayrshire
Lords of the Manor, the Costwolds
Redworth Hall Hotel, Co. Durham
Le Manoir aux Quat' Saisons, Great Milton
Purbeck House, Dorset
Gapennes Cottage, Somme
L'Abbaye de Tregouet, Brittany

Le Clys, Brittany
St. Paul, Loire
Les Cerisiers, Charente
Chateau Ouvrard, Gironde
D'Artagnan, South West Coast
Chateau D'Artix, Dordogne
Kinlochmoidart House, Inverness-shire

Casa Ruscello, Cortona, Umbria
Casale Principessa, Arezzo, Tuscany
Il Parco, Siena, Tuscany
Casa Porcareccia, Citta di Castello, Umbria

Albero dei Limoni, Pratolina, Tuscany
Casale Sbaiglio, Arezzo, Tuscany
Casale Anna, Siena, Tuscany
La Spugna, Radda in Chianti, Tuscany

Santa Maria del Calcinaio, Arezzo, Tuscany
Casa Sardi, Siena, Tuscany
Casa Carporlese, Montegabbione, Umbria
Piombona, Arezzo, Tuscany

Other inspirational resource material may be found from the following books:

[The Most Beautiful Villages of Brittany](#)
[The Most Beautiful Villages of England](#)
[The Most Beautiful Villages of the Loire](#)
[The Most Beautiful Villages of Scotland](#)

[The Most Beautiful Villages of Burgundy](#)
[The Most Beautiful Villages of France](#)
[The Most Beautiful Villages of Normandy](#)
[The Most Beautiful Villages of Spain](#)

[The Most Beautiful Villages of the Dordogne](#)
[The Most Beautiful Villages of Greece](#)
[The Most Beautiful Villages of Provence](#)
[The Most Beautiful Villages of Tuscany](#)

APPENDIX B

Minimum Plant Size at Time of Installation

Plant Type	Size
Canopy Tree	Two at 6" caliper, the balance at 4" caliper (See required front yard planting requirements.)
Evergreen Tree	8' - 10' height
Ornamental Tree	10'- 12' height If the proposed home first floor height is six feet or greater above grade, all evergreen and ornamental trees are required to be 12' - 14' in height.
Shrubs	50% at seven-gallon container or greater The minimum size for shrubs shall be three-gallon container
Groundcover	One-gallon container

APPENDIX C

Farrington Landscape Plant Palette

Large Deciduous Trees (Native):

Canopy:

Saccharum (Sugar maple)	Quercus falcata (Southern Red Oak)
Acer barbatum (Southern Sugar maple)	Quercus virginiana (Live Oak)
Acer rubrum (Red Maple)	Quercus alba (White Oak)
Carya species (Hickories)	Quercus phellos (Willow Oak)
Carya illinoensis (Pecan)	Quercus shumardii (Shumard oak)
Nyssa sylvatica (Black gum)	Taxodium distichum (Bald Cypress)

Accent & Ornamental:

Betula nigra (River Birch)
Magnolia virginiana (Sweetbay Magnolia)

Large Evergreen Trees (Native):

Canopy:

Quercus virginiana (Live Oak)

Accent & Ornamental:

Magnolia grandiflora (Southern Magnolia)

Cypressocyparis leylandi (Leyland Cypress)

Ilex opaca (American Holly)

Juniperus virginiana (Virginia Red Cedar)

Magnolia grandiflora (Southern Magnolia)

Pinus taeda (Loblolly Pine)

Pinus echinata (Short-leaf Pine)

Pinus sylvestris (Scots Pine)

Pinus glabra (Spruce pine)

Small Ornamental, Flowering & Fruiting Trees (Native):

Cornus florida (Dogwood)

Cercis Canadensis (Red bud)

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

Acer palmatum (Japanese Maple)

Cornus kousa (Japanese or Korean Dogwood)

Crataegus species (Hawthorns)

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

Lagerstroemia indica (Crape Myrtle)	Prunus specie (Plums & Cherries)
Magnolia stellata (Star Magnolia)	Pyrus calleryana Bradford (Bradford pear)
Magnolia soulangeana (Saucer Magnolia)	Stewartia pseudo-camellia (Stewartia)
Malus species (Crabapples)	Styrax species (Snowball)

Evergreen Shrubs (Native):

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

Evergreen Shrubs (Non-native):

Camellia japonica (Japanese Camellia)	Pittosporum species (Pittosporum)
Camellia sasanqua (Sasanqua Camellia)	Cupressoeyparis leylandii (Leyland cypress)
Rhododendron species (Azaleas)	Ternstroemia japonica (Cleyera)
Pieris japonica (Japanese Andromeda)	Raphiolepis indica (Indian hawthorn)
Buxus species (Boxwoods)	Sarcococca species (Sweet Box)
Raphiolepis umbellata (Yeddo Hawthorn)	Podocarpus macrophylla (Japanese Yew)
Nerium oleander (Oleander)	Callistemon species (Bottlebrush)
Osmanthus species (Osmanthus)	Leucothoe axillaries (Coastal Leucothoe)
Skimmia species Ilex species (Chinese and Japanese hollies)	Jasminum floridum (Flowering Jasmine)
Ligustrum japonicum (Japanese privet)	Loropetalum chinense (Loropetalum)

Deciduous Shrubs (Native):

Rhododendron species (Azalea)	Aronia arbutifolia (Red Chokeberry)
Callicarpa americana (Beautyberry)	Styrax americana (Snowbell)
Vaccinium species (Blueberry)	Lindera benzoin (Spicebush)
Cephalanthus occidentalis (Buttonbush)	Cornus amomum (Silky Dogwood)
Sambucus canadensis (Elderberry)	Rosa palustris (Swamp Rose)
Fothergilla gardenii (Fothergilla)	Clethra alnifolia (Sweet Pepperbush)
Spirea tomentosa (Hardhack)	Viburnum species (Viburnum)
Euonymus americanus (Heart's-A-Bustin)	Ilex verticallata (Winterberry)
Salix discolor (Pussy Willow)	Zenobia pulverulanta (Zenobia)

Deciduous Flowering & Fruiting Shrubs (Non-native):

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

Groundcovers:

Ajuga reptans (Bugleweed)	Vinca minor (Common Periwinkle)
Hedera species (Ivy)	Vinca major (Large Periwinkle)
Various Ferns Juniperus species (Junipers)	Various native grasses
Liriope species (Lily-Turf)	Gelsimium sempervirens (Carolina Jessamine)
Pachysandra procumbrens (Pachysandra/Allegheny Spurge)	Parthenocissus quinquefolia (Virginia Creeper)
Ophiopogon japonicus (Mondo-Grass)	Bignonia capreolata (Cross Vine)
Trachelospernum asiaticum (Asiatic jasmine)	

APPENDIX D

Farrington Design Review and Construction Fees

Design review fees are required to be paid at the time of submission of digital documents for review to the ARC:

One CD containing all digital review documents shall be sent to:

Kuester Real Estate Services, 108 Stone Village Drive, Fort Mill, S.C. 29708

All fees shall be made payable to the Farrington Homeowners Association, Inc. and sent to:

Kuester Real Estate Services, using the address above

New Residence Optional Preliminary review	\$250
New Residence Required Final review	\$500 for up to three reviews, \$150 per review after three
Additions or Major Alterations	\$22.50 per 100 square feet (heated and screened) or \$300 minimum, whichever is greater
Other Additions or Supplemental Applications:	
Garages	\$175
Pools or Spas	\$175
Walkways	\$125
Decks or Porches	\$125
Fences, Walls or Service Yards	\$75
Road Bond	\$750

Fee schedule is subject to change. Deposits for additions and Major Alterations will be determined on a case by case basis by the ARC

APPENDIX E

Preparing the Site for Construction

It is important to keep the Farrington Community "presentable" during construction. To help ensure this, the owner must implement the following precautions prior to the start of construction:

Construction Fencing: Before beginning construction, orange plastic construction fencing, minimum 36" high, must be installed along the edge of the street pavement, across the entire width of the lot and across the street in front of the home site to prevent the parking of vehicles on the road shoulders. If the Owner does not have the builder install such fencing prior to the beginning of construction, then the Farrington HOA will install the fencing and bill the Owner in the amount of \$800.00. This fencing must be maintained throughout the construction period and removed at the time of the Road Bond Inspection.

Construction Entrance: The property owner is responsible for placing and maintaining a stone driveway. A minimum of 5" of #5 crushed stone base must be provided to facilitate the delivery and distribution of materials from the paved street to a central staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road right-of-way. This driveway is to be used before and during construction to minimize damage to the roads and road shoulders caused by the repeated parking of vehicles, heavy equipment and trucks.

Material Storage: All construction materials must be kept within the property lines and street rights-of-way must be kept open for vehicular access to all sites. Temporary storage structures must receive approval by the Reviewer prior to their use. Storage structures may not be used as living or office quarters.

Dumpster: A commercial dumpster is required on site to keep a neat and clean construction site. At the end of each work day all construction materials must be stored neatly and trash placed in the dumpster. Fabricated wood or wire bins will not be permitted. The builder is encouraged to utilize the services of a disposal company that is environmentally friendly by using recycling and composting techniques.

Toilet Facilities: Each construction site is required to have a job toilet and it must be placed inside the home site area in the least conspicuous location with the door facing away from the street.