

NEIGHBORHOODS OF BAY CREEK

LEGEND

- ① BAYSIDE VILLAGE
- ② MUIRFIELD
- ③ THE FAIRWAYS
- ④ PALMER LAKE VILLAS
- ⑤ PLANTATION POINTE
- ⑥ HERON POINTE
- ⑦ THE HOLLIES
- ⑧ THE SIGNATURE
- ⑨ NEW QUARTER
- ⑩ VILLAGE J - "PROPOSED DEVELOPMENT"
- ⑪ VILLAGE P- "PROPOSED DEVELOPMENT"
- ⑫ VILLAGE T- "PROPOSED DEVELOPMENT"
- ⑬ VILLAGE G- "PROPOSED DEVELOPMENT"
- ⑭ VILLAGE FI- "PROPOSED DEVELOPMENT"



PLANTATION POINTE



PLANTATION POINTE

ARCHITECTURAL STYLE

COMMUNITY & CHARACTER

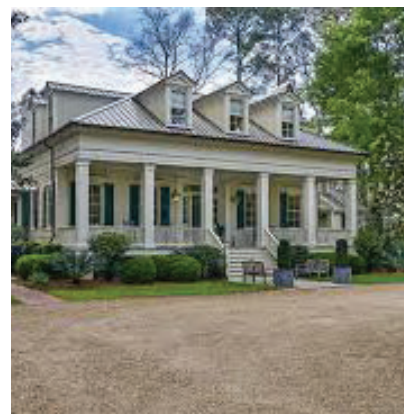
Plantation Pointe and its larger estate type lots provides for a variety of home sizes and architectural design styles. Using the approved Architectural Patterns outlined in this document, the Plantation Pointe homes can take lead and reference from the Classic Tidewater/Coastal - ca: 1700-1850, Greek Revival - ca: 1825-1860, and the more later and modern style of Coastal Craftsman Estate Homes. *See pages 47-48; 57-60, section 6.*

Identifying Characteristics

- Typically two- or three-car attached, detached, or courtyard, front or side accessed garages
- Front, side, and cross gabled roof configurations are typical.
- Broad hipped roofs and dormers
- Roof materials in a variety of finishes with slopes ranging from 4:12 - 12:12.
- Extensive porches, typically one-story and either single-sided or wraparound to provide interest and essential shade
- Square or rounded columns, typically centrally located with none or little pediment detailing
- Plain square cut or a more decorative trim and cornice detail may be provided as long as it accords with the scale, massing, and style of the home proposed.
- Deeper soffit overhangs with or without exposed rafter tails
- Gables typically have decorative gable features or truss detailing.
- Large centrally or side exposed fireplace designs are appropriate.
- Elevated slab or crawl space at minimum 30". Brick or stucco columns and either wood lattice or louvered infill panels
- Gutters shall be half round or Ogee (K style) to a maximum of 6". Round or soft square downspouts are acceptable.
- For all acceptable "Elements of Style" design detailing *see pages 35-45, section 5.*
- More identifying characteristics can be located via the "Architectural Pattern" sections of this document.

Minimum Square Footage

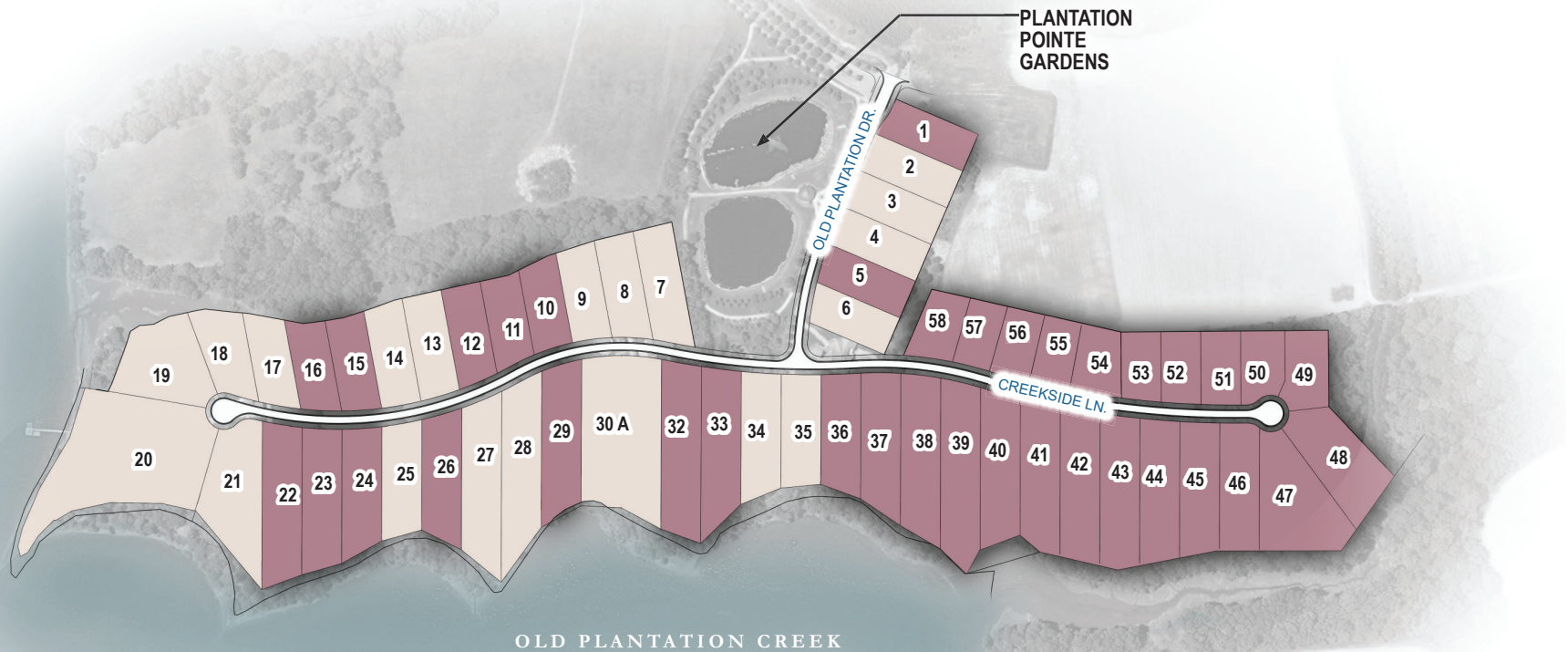
Homes in Plantation Pointe shall have a minimum heated living area of 2,500 square feet, not including any room over the garage.



PLANTATION POINTE REGULATING PLAN

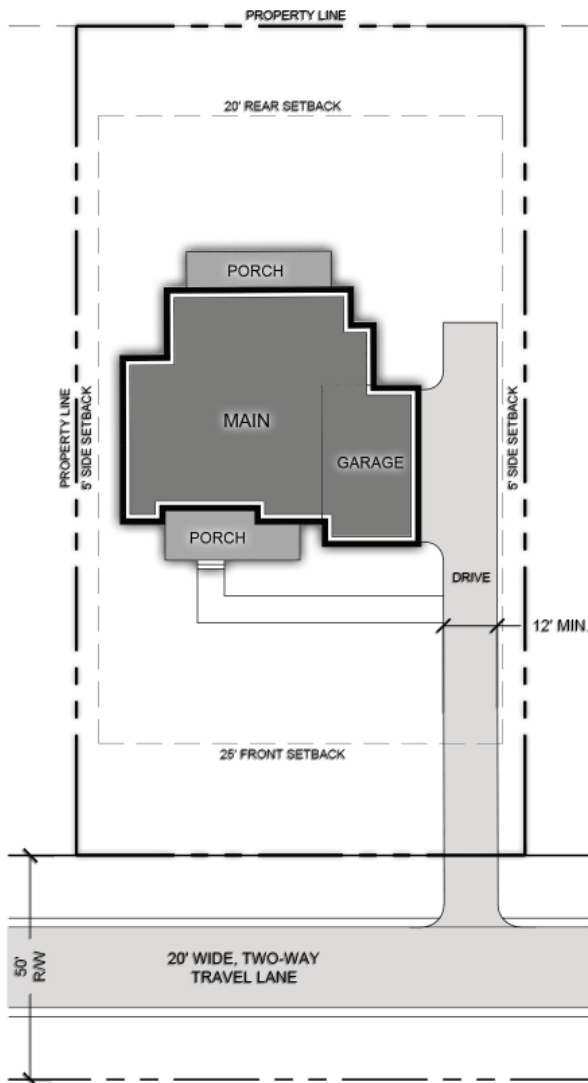
LEGEND

- 100' WIDE LOTS
- SOLD LOTS



PLANTATION POINTE

LOT DIAGRAMS



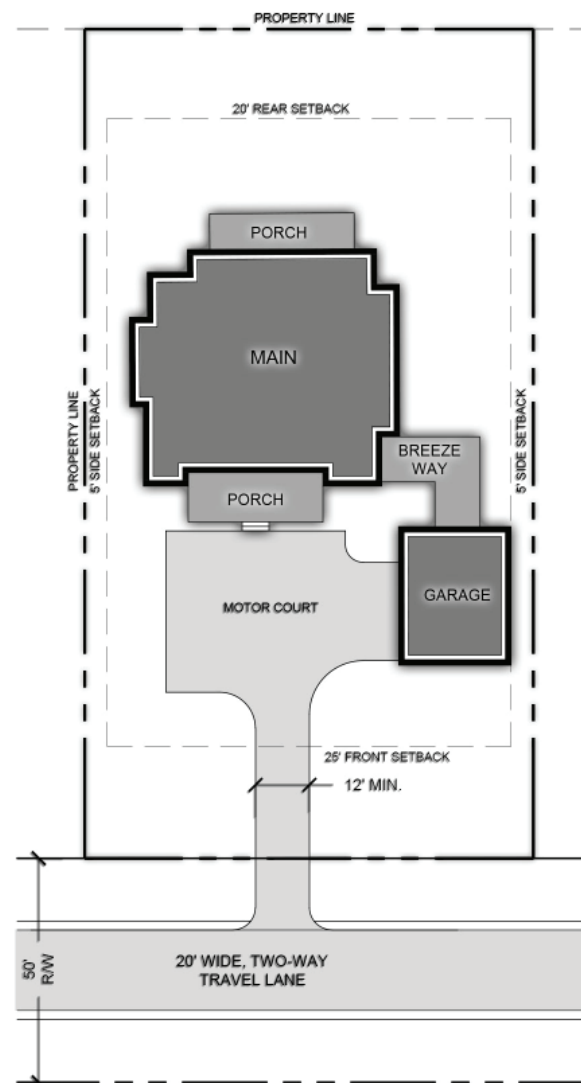
**100' WIDE SIDE ENTRY
PLANTATION POINTE LOT**

MIN. LOT DEPTH: 180'
MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 18,000 SF

FRONT SETBACK: 25'
REAR SETBACK: 20'
SIDE SETBACK: 5'
SIDE SETBACK (CORNER): 10'

MAX. BUILDING HEIGHT: 40'

SERVICE YARD SETBACK: MIN. 5'



**100' WIDE COURTYARD ENTRY
PLANTATION POINTE LOT**

MIN. LOT DEPTH: 180'
MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 18,000 SF

FRONT SETBACK: 25'
REAR SETBACK: 20'
SIDE SETBACK: 5'
SIDE SETBACK (CORNER): 10'

MAX. BUILDING HEIGHT: 40'

SERVICE YARD SETBACK: MIN. 5'

