

Cypress Landing Building Guidelines

April 6, 2009

Revised March 1, 2010

Cypress Landing Protective Covenants, page 6, paragraph 4A, B and C, require "there be established an **Architectural Control Committee**" (ACC). The ACC shall ensure that any and all improvements on properties within the community meet the criteria required by the Cypress Landing (CL) Protective Covenants and the Building Guidelines adopted by the CL Master Homeowners Association, Inc. (CLMHOA) Board of Directors (BOD).

As Members of the CLMHOA, each Lot Owner bears the primary responsibility to ensure they and any Builders/Contractor they may hire meets all criteria set forth in the Protective Covenants and Building Guidelines. The ACC will aid Lot Owners by processing Applications and creating awareness with Builders/Contractors of all pertinent CLMHOA guidelines and policies. Builders/Contractors shall be responsible to the Lot Owner and CLMHOA for their conduct and performance during all phases of construction. (Reference "Enforcement of Protective Covenants and Building Guidelines", on page 4 of this document.)

As a member of the CLMHOA, each Lot Owner bears the responsibility to ensure their Lot or Living Unit is in compliance with provisions of the Protective Covenants and these Building Guidelines. ACC focus is on the construction of new Living Units and the major changes and modifications to existing Living Units. Other violations noted by any CLMHOA member considered intentional, inexcusable, or a material breach, should be brought to the attention of the Community Association Manager (CAM).

Note: These Building Guidelines replaces all previous versions of the Building Guidelines and Landscaping Guidelines which are incorporated in this document.

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PREFACE

The Cypress Landing Protective Covenants directs the ACC to approve new construction plans, requests for improvements and tree d tree cutting, subject to the criteria listed below and which conform to these Building Guidelines adopted by the CLMHOA BOD. Relative sections of the Covenants are pages 6-14.

1. That the improvements sought to be constructed will not have negative economic impact on any other property within CL;
2. That all required specific building standards and other conditions contained within the Protective Covenants and other applicable legal documents have been met;
3. That the improvements are architecturally compatible with proposed or constructed improvements on other properties within its community;
4. That the natural features of the Lot have been retained to the maximum extent feasible;
5. That the improvements have been situated on the Lot within the suggested setbacks contained in paragraph 4F of the Protective Covenants.
6. That the impervious surface limitation coverage proposed on each Lot is consistent with the requirements of the Division of Environmental Management Coastal Storm Water Regulations.

APPLICATIONS & PERFORMANCE DEPOSIT

Before cutting any trees or clearing a Lot for the construction of any Living Unit, an "**Application for Approval of Construction Plans**" must be completed by the Lot Owner/General Contractor, submitted for approval, and approved by the ACC, as required by CL Protective Covenants.

For new construction Lot Owners must post a **\$1,000** non-interest bearing **Performance Deposit** and the General Contractor must post a **\$2,500** non-interest bearing **Performance Deposit**. The performance deposits and a copy of the **Performance Deposit Operating Procedures** (signed by the Lot owner and the General Contractor) must be submitted with the Application for Approval of Construction Plans.

Before any additions, changes or modifications are made to any Living Unit, existing or under construction, a "**Request for Architectural Addition or Modification**" must be completed as required by the CL Protective Covenants, signed by the lot owner and submitted for approval by the ACC.

Approval of the Application(s) is required for initial construction, additions and/or modifications to the exterior of any Living Unit to any secondary structures, any landscaping structures such as fences, arbors, bulkheads, terraces, patios, swimming pools, driveways, walkways and curb sides, and the cutting down of any trees prior to construction.

Modification to existing drainage swales must be indicated on the Applications and be accompanied by copies of written approval from the North Carolina Division of Water Quality NCDWQ and North Carolina Department of Transportation, NCDOT.

All drawings, dimensions and descriptions must be professionally prepared and accurately reflect the Lot Owner's intentions. Copies of any required written approvals from other agencies, such as the North Carolina Department of Water Quality (NCDWQ), for planned modifications within riparian rights setbacks must be included with the Application.

At the time the Application is submitted for new construction the Lot Owner /General Contractor must have identified the lot corner pins, lot lines, staked the general location of the house and driveway (within approved building setbacks) and identified those trees that will be removed during the initial clearing of the lot. Any tree within the perimeter of the proposed construction and 15 feet outside the perimeter, as well as trees that are diseased and/or damaged, may be identified for removal. Removal of any additional trees outside the 15 foot perimeter will require the submission and prior approval of a Treescape plan in accordance with the Cypress Landing Tree Cutting Guidelines. Prior to Application approval the ACC will conduct an initial site visit to ensure that these requirements have been accomplished.

The ACC will conduct a second site visit after the site is cleared to verify house location and compliance with setback requirements.

Within thirty (30) days after receipt of all required information, the ACC shall notify the Lot Owner in writing whether or not the Application is approved. The decision of the ACC may be an approval, a denial, and an approval with conditions or a request for

additional information. A request for additional information shall be deemed that the information submitted was inadequate and the thirty (30) day response time shall commence upon the first meeting of the ACC after receipt of the requested information.

Approved Applications are valid for six months. If the construction does not start within six months from the date of approval, the approval is rescinded and the Lot Owner must re-apply. Work must be completed within 18 months from the date of approval. If construction is not completed within this period, it shall represent a violation of these guidelines and referred to the CLMHOA BOD for appropriate action.

In those instances where a lot is cleared but where no construction commences within one month, it will be necessary for the lot owner to stabilize the lot with vegetation and a silt fence to prevent soil erosion. Failure to do so will result in the ACC stabilizing the lot and charging the expense to the lot owner/General Contractor's Performance Deposit.

Failure to obtain ACC approval of an Application prior to construction and/or modification to any Living Unit is a violation of the CL Protective Covenants and these Building Guidelines, and will result in action by CLMHOA BOD including fines, assessments, or the decision to have completed work removed and the Lot or Living Unit returned to its original condition.

All of the above "Applications" may be obtained from the CAM's office.

All General Contractors are responsible to the Lot Owner and the CLMHOA to conform to all specifications contained in these Building Guidelines and must be licensed to practice in the State of North Carolina.

ENFORCEMENT OF BUILDING GUIDELINES

For any violation the Lot Owner and General Contractor will receive a copy of the ACC Inspection Form by mail, e-mail or FAX, specifying the nature of the violation(s). **The Performance Deposit procedure outlines the penalties that may be assessed to the General Contractor for violations of the Building Guidelines.**

Note: Fines by the ACC can only be deducted from the General Contractor's Deposit. Fines to the Lot Owner require the CLMHOA BOD action. However, the ACC can make repairs, complete unfinished work and deduct the cost from the Lot Owner Deposit.

At the end of construction, the Lot Owner and General Contractor must meet with the ACC at the home site for a final inspection. This inspection is to verify that the proposed construction represented in the Application was properly built, that all requirements of the Building Guidelines were met and that the Lot Owner has calculated the treescape canopy for the lot. If the construction is acceptable to the ACC, the Performance Deposits--less any deductions--will be returned to the Lot Owner and General Contractor along with a signed copy of the "Completion of Construction" form.

BUILDING GUIDELINES

Buildings

- Buildings must be constructed according to the North Carolina Uniform Residential Building Code.
- Only one living unit per home site is permissible.
- A minimum square footage of heated, enclosed interior living space for home sites is required.
 - 1650 square feet for single level homes
 - 1900 square feet for two-level homes (1300 sq ft min. first floor)
- Lots with a boundary contiguous with golf course or Waterfront
 - 1800 square feet for single level homes
 - 2000 square feet for two-level homes (1300 sq ft min. first floor)
- Please check the amendment to Protective Covenants for the Cypress Landing Section where the Living Unit is located for specific square footage requirements for specific locations
- Detached garages, storage sheds, etc. must be approved by the ACC and cannot be constructed on a home site prior to construction of the Living Unit.
- Carports, garages, attics, porches, patios, decks and basements are not considered heated, enclosed living spaces.

- Patios, decks, overlooks, retaining walls, bulkheads etc. and the use of other riparian rights must be approved by the ACC.
- All homes are required to have at least a two car garage (attached or detached) with an appropriate apron in front of the garage doors to accommodate the parking of two additional vehicles.

Survey requirements

New construction Applications require "two copies of a professional quality plot plan to be submitted" with the initial Application. This must be a scale drawing clearly showing the lot lines, setbacks and the intended location of the house, decks, patios, other structures and driveway.

At the time the Application is submitted the lot corner pins and lot lines must be identified, the house and driveway location must be staked and trees to be removed must be identified. The ACC will conduct an initial inspection to ensure that this requirement has been accomplished.

Immediately after the footers are installed, a "**foundation survey**" is required which depicts the corners of the dwelling, the lot corners and any other structures to validate that the structure(s) are located within the lot setback requirement.

An "**as built**" survey is required at completion and will be also be required for properties undergoing additional modifications after initial construction approval. Surveys are to be prepared and stamped by a licensed surveyor and embossed with his seal.

Foundations

The first floor must be a nominal three feet (36") for crawl space or two feet (24") for slab above the highest grade of the perimeter of the structure. The first floor may be set on piers, a continuous foundation or a concrete slab over fill that meets all North Carolina building requirements. All foundations must be brick face exposed on the exterior of the home. Porches or decks extending past the foundation should be enclosed by some means such as brick, lattice or slatted wood construction.

Roofs

- All roofs must have a minimum of a 6/12 pitch for all main roof areas. Roofs over unheated areas such as porches (generally less than 150 sq. ft.) must have a minimum of a 4/12 pitch.
- Acceptable roofing materials (min. 25 years) include:
 - Asphalt shingles
 - Metal
- Unacceptable roofing materials include:
 - Concrete shingles
 - Terra cotta tile
 - Wood shakes
- All materials are subject to architectural review to minimize the use of the same roof colors used on neighboring homes.
- Reasonable effort should be made to locate exhaust vents and vent pipes on the back side of roofs.

Exterior Siding and Trim Materials

- Exteriors of homes should be designed to utilize the following:
 - Brick
 - Vinyl
 - Masonite
 - Stucco
 - Wood (Individual wood components only; plywood products are not permitted.)
- In general, whites and earth tones are in keeping with the wooded environment at CL. All colors are subject to architectural review to ensure that the general appearance of each new home is in contrast with neighboring homes. Use of bright colors such as pink, purple and orange are discouraged.

Fireplaces

All wood burning fireplace chimneys are required to have spark arrestors to safeguard the home and the community.

Permanent Driveway

- All completed Living Units are required to have concrete driveways.
- Driveways cannot be closer than 5 feet to any side property line of the lot at any point along the driveway. Along the NCDOT street frontage, where there are drainage swales, the side of the driveway can be no closer than 10 feet from the property line at the point where the property line intersects the street. In sections of CL where there are curbs and gutters this requirement is 5 feet.
- Driveway installation must conform to NCDOT requirements and standards for connection to a state maintained residential street and conform to the master drainage plan of the community and the specific home site.
- Concrete or brick pillars at the end of driveways are not permitted. Pole type lighting fixtures are allowed at the end of driveways.

Heat Pumps

Water source heat pumps (geothermal) must discharge into a lake, enclosed catch basin or other drainage structure that does not impact any adjacent properties. No discharges are allowed into road ditches or drainage swales along property lines.

Mail Boxes

- Mailbox and post shall be of the CL approved design.
- Mailboxes must be installed on the street of the living unit address.
- Street numbers on the mailbox are part of the approved design. They are to be four (4) inch high brass numbers and are included with the mailbox from the approved supplier. No other styles are permitted.
- If a name is displayed, it should be on the mailbox itself. Letters should be 2 inches high and painted in a professional manner in the same style as the numbers on the mailbox plaque.

Fences

- Fences are subject to the complete jurisdiction of the ACC and must be approved in advance of installation.
- Fences are discouraged; however, when appropriate, they will be approved by the ACC under the following guidelines.
 - Fences may in no case encroach upon drainage of utility easements.
 - Fences may in no case encroach upon minimum building setback lines for the living unit and home site.
 - Fence height cannot exceed 4 feet.
 - Fences cannot extend beyond the width of the house, side to side.
 - Fences cannot extend forward further than the rear of the house.
 - Fences cannot extend deeper than one-half the mean distance between the home and rear of lot line.
 - Solid wall construction is discouraged.
 - Tops of pickets or vertical boards used in fencing should have a design element.
 - A dog kennel or run constructed of chain link fencing will be permitted as long as it is screened on all sides with appropriate vegetation. Such construction must be located at least 20 feet from all property lines
 - While a deer control barrier consisting of netting or fish line between posts, poles or trees meets the definition of a fence in the covenants, an approval from the ACC may not be required. If the intent is to protect specific areas of vegetation, i.e. plants, trees, shrubs, etc., and not the perimeter of a property or other areas, a waiver to the approval process will be granted under the following conditions: The barrier will be made of black polypropylene plastic mesh netting (non-metal) and can be erected up to 6 feet high. Any clear or black nylon fishing line is also acceptable. The posts will be wood or green metal stakes. Deer Control Barriers will not be allowed beyond covering a specific area of vegetation. The barriers must not detract from the reasonable value of any lot or property and cannot unreasonably impede the view of any water course or other attractive feature from any other property. Any other methods, materials, heights or colors of fencing for deer control must be approved by the ACC prior to the installation of any type barrier.

Satellite Receiving Dishes

No satellite receiving dish, radio antenna or other similar device shall be allowed on any home site unless approved by the ACC. The ACC will require, as a condition to any approval, that the satellite dish be located (or screened) so as not to be conspicuously visible from adjoining properties or from any street or road right-of-way.

It is recommended that pole mounted dishes be located two (2) to three (3) feet above the ground. This will make screening easier than if the dish is mounted on the six (6) foot pole typically used by local installers.

Propane Tanks

Propane tanks may be installed underground or above ground with approved screening by fencing or vegetation.

SCREENING

Above ground propane tanks, garbage receptacles, generators, HVAC units, and satellite dishes must be screened so that they are not conspicuously visible from adjoining properties or from any street or road right-of-way.

Screening will be accomplished by fencing or vegetation. Vegetation should be of the type and size that will fully screen the object within two growing seasons after planting. An evergreen variety is preferred.

Fencing must comply with the fencing requirements of these guidelines, though short sections of fence will be permitted along the side of a house where utilities are typically installed. In some cases, the 4' height limitation may not provide proper screening. In those cases fence screening not to exceed 6' in height and 16' in length may be allowed.

Note: garbage receptacles, generators and HVAC units installed before 4/01/2007 do not have to be screened.

Clothes Lines

Clothes lines are not permitted in CL.

BUILDING SETBACKS

The CL Covenants have given the ACC complete authority to determine the appropriate building site on each and every lot. In general the suggested setbacks are as follows:

- No living unit will be allowed within 40 feet of any street right-of-way.
- No living unit will be allowed within 30 feet of any rear property line.
- No living unit will be allowed within 15 feet of any side property line.
- No concrete driveway (driveway pad or patio) will be allowed within 5 feet of any side property line.
- Prior to approval of any construction Application the Lot Owner/General Contractor must have identified the lot corners and marked the lot lines with string/rope.

Additionally, the NCDWQ Tar-Pamlico Buffer Rules require that no structure be allowed within 50 feet of any waterway.

Please check the Amendment to Protective Covenants for the CL Sections where the home site is located for specific setback requirements for specific locations.

Impervious Surface Limitations

An impervious surface is a surface material through which water will not pass. The impervious surface limitation coverage proposed for each Living Unit is consistent with the requirements of the Division of Environmental Management Coastal Storm Water Regulations. In many sections of CL, impervious surface limitations are defined in the CL Protective Covenants. These allocations were made for the section to conform to the NC Division of Environmental Management Coastal Storm Water Regulations and are the applicable requirements for these properties.

The impervious surface limitation may not be exceeded on any home site unless the following procedures are completed by the Lot Owner and submitted to the ACC for approval.

1. Obtain a signed letter of approval for the proposed change from no less than 67% of the property owners in the section defined in the Cypress Landing Master Plan in which the change is proposed. The cover letter requesting the approval must include an easily understood explanation of the reason for the request.
2. Procure, complete and deliver all paperwork required for a request for a modification of the appropriate storm water permit to be submitted to the NCDWQ on behalf of and over the signature of the permit holder. The NCDWQ requires a processing fee with each Application.
3. Copies of signed letters, application and approval must be provided to the ACC for their records.
4. See Appendix A for further definition of impervious surface.

ENVIRONMENTAL CONTROL

Drainage

The Lot Owner/General Contractor is responsible for providing positive storm water drainage from the lot and home site improvements to the street or other designated drainage easements. Lots which adjoin the CL Golf Course facilities should be given special consideration for drainage problems that may occur as a result of proposed lot improvements. Storm water drainage from the golf course is not necessarily a problem to be corrected by the golf course!

- The Lot Owner and/or General Contractor shall be held accountable for the payment of any and all fees, fines and corrective expenses that may result from violations determined to exist by the NCDWQ, the NCDOT, other state or federal agencies or the CLHOA.
- The NCDWQ Storm Water Drainage Permits define an acceptable swale as having grass. One recurring problem that must be avoided is with sod installation. Landscapers must relieve the swale so that the sod thickness does not result in blockage of water flow; e.g., the height of the swale bottom must not rise by the sod thickness.

Driveway Culverts

- Culvert pipes must meet NCDOT specifications and are required to have flared end sections. Black A.B.S. end sections are recommended. They must be installed so as not to impede the planned flow of water drainage for the community. A master drainage plan of the community indicating the direction of water flow is available at the CAM office.
- A North Carolina Department of Transportation issued permit or certificate of compliance will be required for every driveway drainage pipe at each new construction site. NCDOT will determine the culvert pipe installation by locating the pipe placement and defining the required pipe size. It will be the responsibility of the general contractor to schedule this activity with NCDOT at:
NCDOT, 1701 W 5th Street, Washington, NC 27889
Office Phone: (252)946-3689, Pager Number: (252)948-7973, Fax Number: (252)946-7433
- It is the responsibility of the Lot Owner/General Contractor to install a driveway consistent with this plan. If the Lot Owner/General Contractor is informed that water flow is impeded at any time due to damage or erosion, it is the responsibility of the Lot Owner/General Contractor to have such damage corrected within 3 days of notification.

Construction Driveways

Access to the home site for clearing and construction prior to permanent driveway installation must not interfere with road drainage or contaminate the road bed prior to paving.

- Construction driveways must be installed and maintained throughout construction. The minimum specifications for the construction driveway are a driveway 12'X 50' constructed of 6" of 2" to 3" coarse aggregate, over a geo-textile fabric to prevent mud contamination. The construction driveway must be prepared and maintained in the manner described in the attached document from the NCDENR.
- It is the Lot Owner/General Contractor's responsibility to actively monitor their employees, suppliers and sub-contractors to minimize mud being carried onto the street from a construction site. Where this is unavoidable, clods of mud, concrete, etc. must be removed from the street the same day as it occurs.

- The Lot Owner/General Contractor is obligated to immediately repair any damage to the roads and streets, such as cutting, rutting or chipping of asphalt or other paving materials or to the shoulder and roadsides of roads and streets such as rutting. This is becoming a greater concern as CL grows in size and will be enforced in accordance with the Performance Deposit Procedures if a builder ignores clean-up requests.
- The General Contractor shall make all efforts to ensure personnel working on the site access the site through the construction driveway. Continual access at any point along the lot frontage, via an adjoining lot or community property is prohibited.
- Parking is to be on one side of the street on the roadway.
- Construction and landscaping equipment and vehicles may not be stored on vacant lots or roadways.

Erosion and Sedimentation Control

The Lot Owner/General Contractor must erect and continually maintain sedimentation devices (e.g., silt fences) needed to prevent erosion on the lot on which construction is occurring and the movement of silt and other materials from the lot on which construction is occurring to any adjoining area. Such devices shall be installed prior to clearing if practicable and maintained until construction is complete and permanent erosion control is in place, i.e. grass, shrubs, etc.

Sediment fences are to be installed and maintained according to the attached document from NCDENR. Minimum sediment fence requirements, based on a field review of the property, will be defined by the ACC at time of construction approval.

SITE MAINTENANCE – See also Performance Deposit Operating Procedure

Construction Debris and Trash

- All debris created from clearing the home site must be hauled away. Burying or burning of debris is not permitted. Open fires are not allowed and will be subject to an immediate fine. Storage of material is only allowed on the construction site.
- Each home site must have a waste receptacle, (large commercial dumpster), and a portable toilet on site as soon as the footers are poured and during the entire period of construction. Once the driveway is poured it is not always practical to have a dumpster on site. In these cases, a trash retention area, the construction of which must be approved by the ACC, must be erected and emptied weekly. Neither the dumpster nor the retention area may be placed closer than 5 feet from any property line or along a roadway.
- Building sites shall be maintained daily to ensure any unusable materials and personal trash are secured in the dumpster by the end of each workday. This shall include discarded bricks, lumber, forms and supports, personal items, sheet plastic, house wrap or any shipping containers.

Roadside Maintenance

- When a living unit is complete, roadside damage caused by service or construction equipment or vehicle parking in front of, to each side of and opposite the construction site, and including any associated drainage swales, must be repaired and returned to original condition. This may require those areas to be re-graded, filled if necessary, seeded and covered with straw to impede washout. Drainage must conform to the master drainage plan of the community and the specific home site.
- When damage occurs to the roadsides, shoulders and/or drainage swales during construction, temporary repairs are to be made immediately. These repairs must improve site appearance and to minimize additional mud from being carried onto the roadway.

Underground Services

All utility services in CL are underground through easements and within property boundaries. Lot Owners must be vigilant to avoid disruption of service, (electrical, telephone, fiber optic, cable TV, water/sewer), personal injury, or costly repairs. State law requires you to call ULOCO at 800-623-4949 (7:00am – 5:00pm M-F) forty eight hours prior to digging in any area. Representatives of the utility companies will respond to the ULOCO inquiry and locate the underground cables on your property.

Work Hours

CL is an established residential community. Construction activity (including the delivery of materials) starting early in the morning, quitting late and on Sundays or holidays is not permitted. Approved work hours are 7:00 AM to 7:00 PM, Monday thru Saturday.

Should it be necessary to work outside these restrictions, the lot owner/general contractor must obtain prior approval from adjoining neighbors and the ACC inspector assigned to that lot.

SIGNAGE

No sign shall be allowed on any Lot so as to be visible from any street right-of-way or any adjoining property or any water course or Amenity, except the following signs which are required or allowed.

- One sign is allowed for each Living Unit under construction. It is to be no greater than six square feet in size specifying only the primary general contractor. Such signage is to be removed by the Lot Owner/General Contractor at the time the mail box is installed.
- The Lot Owner/General Contractor is not to allow any Sub-contractor or supplier to place any signage on any Living Unit at any time.
- One sign is permitted for each Living Unit or Lot, no greater than four square feet in size which includes only the words, "For Sale", the name of the selling agent and the telephone number of said agent. Signage must be located a minimum of twenty feet from any street right-of-way. Unless the home site is for sale by the owner, such signage can only be put in place at the time a Sales Agreement is signed and must be removed within two business days, by the sales representative or Lot Owner, following execution of a Purchase Contract for the sale of the Living Unit or Lot.
- Other supplementary signage e.g. "Open House" is not permitted except at the Living Unit and it must be removed at the end of that business day.
- The Lot Owner is to permit no, "Sold" signage by themselves or a selling agent at any Living Unit or Lot

REQUEST FOR VARIANCE

Occasionally a Lot Owner or General Contractor (on behalf of the Lot Owner) will request a variance from the established set requirements or the construction of structures that represent a significant change in the norm. If this happens the ACC will take the following action:

- Review the request to ensure the rationale is reasonable and that another alternative is not obvious.
- Notify, by mail, the property owner(s) of the adjacent property--the lot(s) on the side, back or front where the variance is requested--of the variance request. The adjoining property owner(s) will have two weeks from the date of the mailing to comment on this request. Comments may be directed to the ACC by phone (975-8955) e-mail (cypressacc@embarqmail.com) or at a meeting of the ACC.
- Confirmation that the notification has been received and comment has been provided to the ACC is required prior to the ACC issuing final approval for the variance.
- This process will be done as quickly as possible, but it will delay the Application approval.

Appendix A – Definitions

Impervious Surface

This table which follows details the construction materials and surfaces that generate the most frequently asked questions about impervious surfaces. . The table was developed by considering the following factors: (1) alteration of natural drainage patterns; (2) impeded infiltration; (3) treatment to remove silt, sediment or nutrients; (4) vegetation, and; (5) groundwater discharge. In addition, the practices of local jurisdictions and information from engineers, planners and landscape architects familiar with materials and techniques were incorporated in the evaluations.

TYPE OF STRUCTURE	IMPERVIOUS	PERVIOUS	NOTES
Deck, special construction	-	X	Spaces between boards, 6" gravel under deck, plantings
Driveway, asphalt	X	-	-
Driveway, bank run gravel	X	-	Use causes gravel to become compacted over time
Driveway, blue chip stone	X	-	Use causes stone to become compacted over time
Driveway, concrete	X	-	-
Driveway, dirt	X	-	Use causes soil to become compacted over time
Driveway, oyster shell	X	-	Use causes shells to become compacted over time
Driveway, pavers (Balcon or other)	-	-	Site-specific evaluation determines perviousness
Parking lots, gravel	X	-	Use causes gravel to become compacted over time
Parking lots, gravel overflow	X	-	Use causes gravel to become compacted over time
Parking lots, turf block	X	-	Use causes turf areas to become compacted over time
Patios, brick and mortar	-	-	-
Patios, brick on sand	X	-	Bricks are impervious and preclude growth of vegetation
Patios, slate	X	-	-
Ponds	-	-	BMPs are not included in impervious surface calculations
Sidewalks, concrete	X	-	-
Sidewalks, brick and mortar	X	-	-
Sidewalks, brick on sand	X	-	-
Sidewalk, wood (boardwalk)	-	X	Spaces between boards, 6" gravel under deck, plantings
Swimming pools, in-ground	X	-	-
Swimming pools, above-ground	X	-	-
Tennis courts, asphalt or polymer	X	-	-
Tennis courts, day	X	-	-
Tennis courts, grass	X	-	-
Walkways, gravel	-	-	Site-specific evaluation determines perviousness
Walkways, wood chip	-	X	-