

Middle Island Architectural Review Committee

Site Management & Landscaping for New Construction

The role Bald Head Association (BHA) has in relation to Middle Island's Architectural Review Committee (MIARC) is to provide staff support in conducting preliminary and technical reviews of all proposed site alterations, landscaping and architectural plans, conduct site inspections, and respond to inquiries regarding MI Property Owners Association's Covenants and MIARC procedures. As the Agent for the MIARC, communications from the BHA Architectural Review Specialist to the MI property owner, architect, and contractor are made on behalf of the MIARC.

Site Management guidelines can be found in full on pages 43-45 of the MI Design Guidelines, June 2020 Edition. Landscaping guidelines are on pages 76-91. The Plant List has been updated and can be found on the website.

Items of particular interest:

- For new construction, trees to be removed are to be identified in the site plan. Trees under 3" diameter are usually not identified on the plans because their size and number would make the plan difficult to read. Once the site plan is approved by the MIARC, these smaller trees and the understory in the marsh and maritime forest or vegetation along the oceanfront dune can be removed only within the limits of construction without express approval by the MIARC.
- Limits of construction are outlined on the site plan. These limits are usually 6' from the building pad including accessory structures, hardscape such as driveways and walkways, and a designated construction material laydown area. As the words imply, the limits of construction limit the area in which the construction activities are to be conducted, and areas outside those limits are to be undisturbed.
- Protective fencing should be installed 2' from around the base of trees or vegetation to be protected per the site plan before pilings are installed. After the pilings are installed, construction fencing should be installed along the limits of construction to protect the trees, understory, and dune vegetation located outside the limits of construction. This fencing should extend along the driveway.
- Landscape plans should keep cutting and thinning of plant material to an absolute minimum. The MIARC may require a mitigation rate of up to 100% for each inch of diameter of trees or vegetation to be removed. Landscape plans are often resubmitted at approximately 70-80% of project completion when there is a better sense of how the home will look within the natural environment.

11/16/22