

CONCRETE GUIDELINES

(The Architectural Control Committee must provide advance approval for all driveway, walkway, and parking area additions.)

Additional (full) concrete to access your side/backyard:

- The concrete must originate from the driveway done by Coleman Homes leading to a garage.
- This concrete must create a swoop type look (see attached example).
- There must be a minimum of 5' (off of the swoop) of grass and vertical landscaping to help conceal the additional concrete.
- The maximum width of the concrete may not exceed 12' (although the ACC may require less width in some circumstances)
- Must have a minimum of 12" between the property line and concrete to allow for drainage.
- Vertical landscape required to help conceal the extra concrete (i.e. boulders, ornamental grasses, shrubs, bushes or trees).
- Solid concrete in the park strip will not be approved.

Additional (strips) concrete to access your side/backyard:

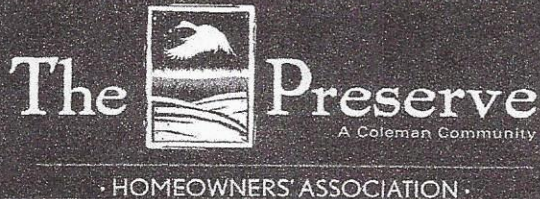
- The concrete strips may come straight out from the side/backyard and do not need to create a swoop.
- The strips must *not exceed* 2' in width.
- The strip of grass in between the concrete strips must be a *minimum of* 3' in width
- Must have a *minimum of* 12" between the edge of the concrete and the property line to allow for drainage.
- Vertical landscape required to help conceal the extra concrete (i.e. boulders, ornamental grasses, shrubs, bushes or trees).
- Homeowner may request concrete strips in the park strip but will still be required to follow the same guidelines above.
- If creating an access with concrete strips to a city street, please check your local city ordinance to see if you need a permit. Obtaining a city permit does not guarantee ACC Approval.

Additional (walkway) concrete access:

- The width for the concrete walkway may not exceed 36"
- Must have a *minimum of* 12" between the edges of the concrete and the property line to allow for drainage.

Please attach the "Concrete Checklist" to your ACC Application.



These are just a few guidelines to assist you in potentially gaining ACC Approval on your first submission.

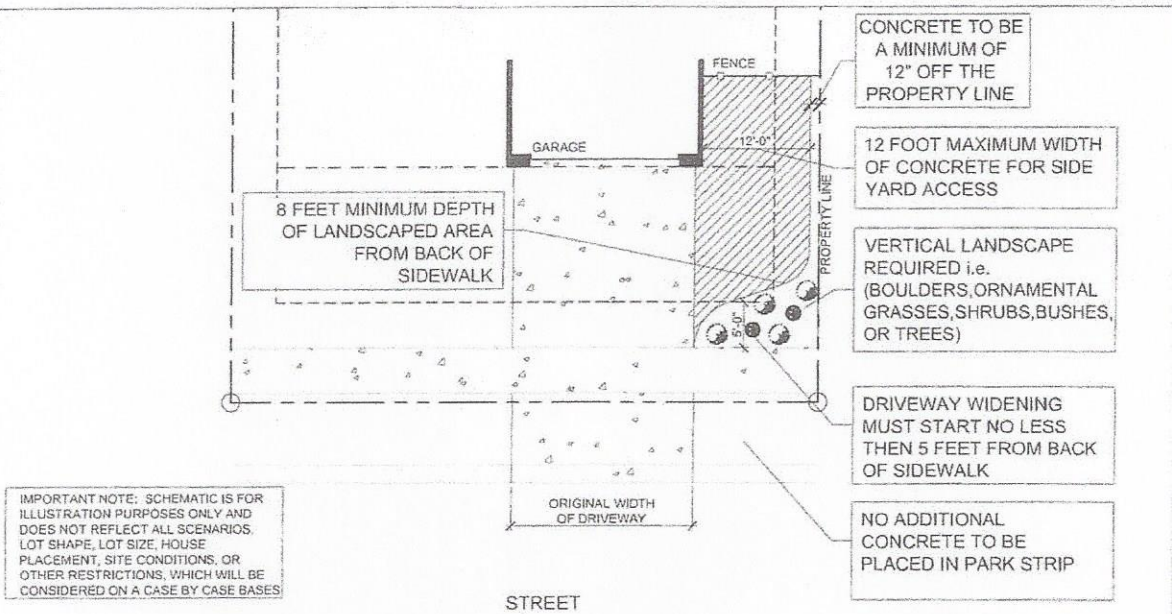


CONCRETE CHECKLIST



- ☐ ACC Application Complete
- ☐ Concrete Checklist Complete and Attached
- ☐ What is the additional concrete for? _____
- ☐ Please notice in the ACC Design Guidelines #26:
"...Other than the driveway leading directly to the garage, no other parking on driveway areas are allowed in front yards..."
- ☐ Concrete Dimensions Length: _____ Width: _____ psi (pounds per square inch): _____
(All concrete or concrete-type pavers must be made of a minimum of four-inch-thick [3000psi] concrete).
- ☐ Concrete Finish: _____
(Concrete may be finished flat, with a broom or may be tinted or stamped).
- ☐ Site plan and drawing of your concrete request (Please see attached approved example of a concrete drawing)
 - ☐ This drawing must be on your site plan showing us where your concrete will be installed. Please be detailed in this drawing of how it will look.
 - ☐ Note: There must be a minimum of 12" between the property line and your concrete for drainage.
- ☐ Please provide pictures of the area that you want to add the concrete
 - ☐ Include pictures of your house as well as your neighbors. We need to see detailed pictures showing the landscaping of the home next to where you are requesting the concrete so we can see the overall picture when it is complete.
- ☐ Detailed landscape plan including vertical type landscape to help in concealing the additional concrete. Please be specific in the types of shrubs, boulders and vertical accents you will be including.
- ☐ If requesting additional concrete to be installed for the purpose of accessing the side/backyard, the concrete must have a swoop (see example). There must be a minimum of 5' (off of the swoop) of grass and vertical landscaping to help conceal the additional concrete.

2 CAR GARAGE

-  ALLOWABLE ADDITIONAL CONCRETE
-  EXISTING DRIVEWAY & SIDE WALK



3 CAR GARAGE

-  ALLOWABLE ADDITIONAL CONCRETE
-  EXISTING DRIVEWAY & SIDE WALK

