

MONTGOMERY TRACE PROPERTY OWNER'S ASSOCIATION

Architectural Control Committee

GUIDELINES FOR PERMANENT CULVERT AND PERMANENT DRIVEWAY

Effective Date: 1 December, 2005

Article I of this document addresses guidelines that apply to permanent culverts and permanent driveways. The guidelines are based on actual projects that have in the past been approved by the Architectural Control Committee. Owners are welcome to submit projects for any type of permanent culvert and permanent driveway that they wish, whether or not they are specifically addressed in this section, and such projects will be considered by the ACC. Approval of permanent culverts and permanent driveways, like any other projects, is dependent on the ACC's judgment of the overall design and appearance; quality of design and materials; harmony of design with existing structures throughout all sections of the subdivision; and overall impact, both positive and negative, to the neighborhood.

Article II of this document deals with the submittal for ACC approval for permanent culverts and permanent driveways and includes minimum specifications and minimum information required on the drawings by the ACC.

I. GUIDELINES

A. Definitions

1. **Permanent Culvert** – Shall be understood to mean a structure made up of the following three (3) components.
 - a. **Culvert Drive** - Shall be understood to mean that portion of a driveway which begins at the edge of the paved roadway and ends 1) at the front property line; or 2) at a point at least twenty-five feet (25') beyond the front property line for lots which front on Honea-Egypt Road.
 - b. **Culvert Pipe** – Shall be understood to mean a structure placed on or near to the centerline of the ditch to allow water to pass under the Culvert Drive.
 - c. **End Treatments** – Shall be understood to mean a wall or other suitable structure placed around both ends of the Culvert Pipe in a manner that prevents erosion of dirt from under the Culvert Drive and from around the Culvert Pipe.
2. **Permanent Driveway** – Shall be understood to mean that portion of a driveway which begins 1) at the front property line of a lot, or 2) at a point at least twenty-five feet (25') beyond the front property line for lots which front on Honea-Egypt Road, and ends at the garage apron, porte-co-chere, and/or other parking area on owner's property.

B. Design Requirements

1. Permanent Culvert

- a. The Permanent Culvert must be designed in accordance with either Item 1) or Item 2) immediately below.
 - 1) The design shown on the attached two (2) sketches, Minimum Requirements for Permanent Culvert and Drive, Plan View and Side View, both dated 16 August, 2005.
 - 2) An alternative design, which must be approved by the Montgomery County Engineer's office,

for lots which front on Honea-Egypt Road. In such cases, the owner will be required to submit detailed drawings (Plan and Side Views) for ACC approval. **Regardless of any special design approved by the County Engineer, the ACC will require as a minimum that a neat, attractive, concrete Culvert Drive be installed from the edge of the pavement on Honea-Egypt Road to a point at least twenty-five feet (25') beyond the front property line.**

- b. The Culvert Drive and End Treatments must be constructed of concrete, or masonry embedded in concrete, all subject to ACC approval.
- c. Concrete curbs must be installed and the Culvert Drive must be fully paved between the curbs.
- d. The Culvert Pipe may be concrete, metal or reinforced plastic.

2. Permanent Driveway

- a. Permanent Driveways in Sections 8, 9 and 10 must be constructed with concrete or asphalt.
- b. The preferred material of construction of the Permanent Driveway in all sections of Montgomery Trace is concrete; masonry embedded in concrete; or asphalt.
- c. A Permanent Driveway in Sections 1 through 7 may be constructed with crushed rock provided that the following specifications and special conditions are strictly complied with.
 - 1) The minimum specification for "crushed rock" is washed limestone, or crushed concrete, with aggregate which has been graded to 1-1/2 inches diameter. Material that is predominantly "fines" is not acceptable.
 - 2) The finished driveway shall be maintained at all times so that a minimum thickness of four inches (4") of crushed rock is clearly visible on top of the driveway at all times. Crushed rock which is compacted into the ground during period of wet weather must be promptly replaced so that crushed rock, not fine material or dirt, is visible at all times.
 - 3) Weeds and grass must be chemically controlled at all times and not allowed to be visible on any portion of the Permanent Driveway.

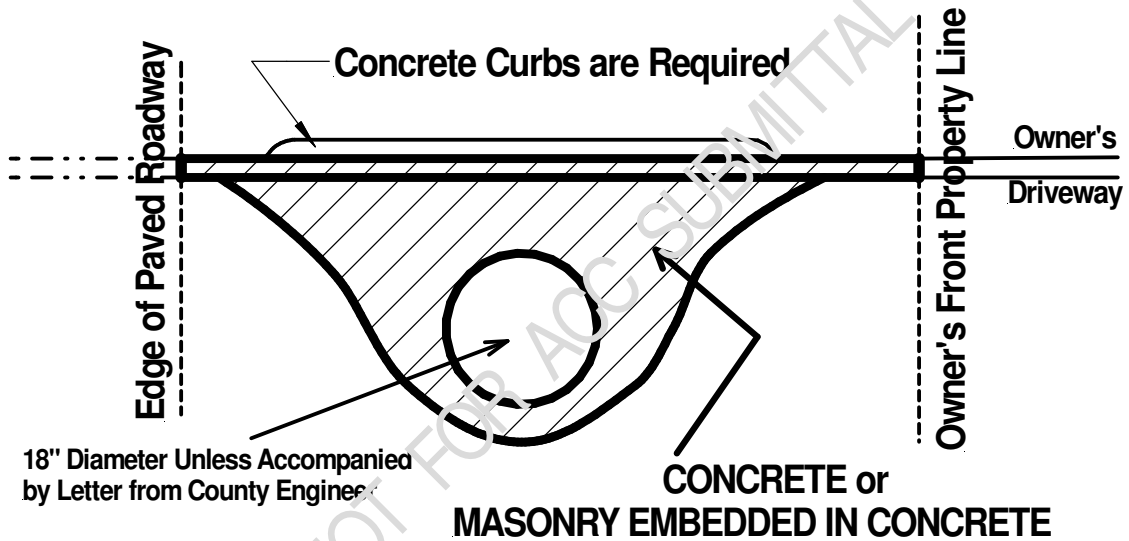
C. Location

- 1. **Existing Permanent Culverts** – If a Permanent Culvert already exists in the vicinity of owner's lot, care should be taken to locate the proposed new Permanent Culvert so that it is not directly in line with the existing structure.
- 2. **Mailboxes**
 - a. Contact the Post Master, or local mail carrier, to determine where the mail box should be located with respect to the proposed new Permanent Culvert.
 - b. When designing a proposed new Permanent Culvert, take into consideration the location of any existing mailboxes or mail box structures directly across the street.

II. SUBMITTING FOR ACC APPROVAL

A. Plot Plan

- 1. **Minimum Requirements** - A Plot Plan must be submitted which complies in all respects with the Guidelines for Plot Plans and these Guidelines for Permanent Culvert and Permanent Driveway.
- 2. **Drawing Requirements for Permanent Culvert**
 - a. The attached Permanent Culvert Drive PLAN VIEW sketch must be **re-drawn to scale** on the Plot Plan and all dimensions and notes must be included to show design, dimensions, and materials of construction.
 - b. The centerline of the Permanent Culvert must be shown on the Plot Plan along with dimensions locating it from one of the side property lines.
 - c. The attached Permanent Culvert Drive SIDE VIEW sketch must be **re-drawn** on the Plot Plan and

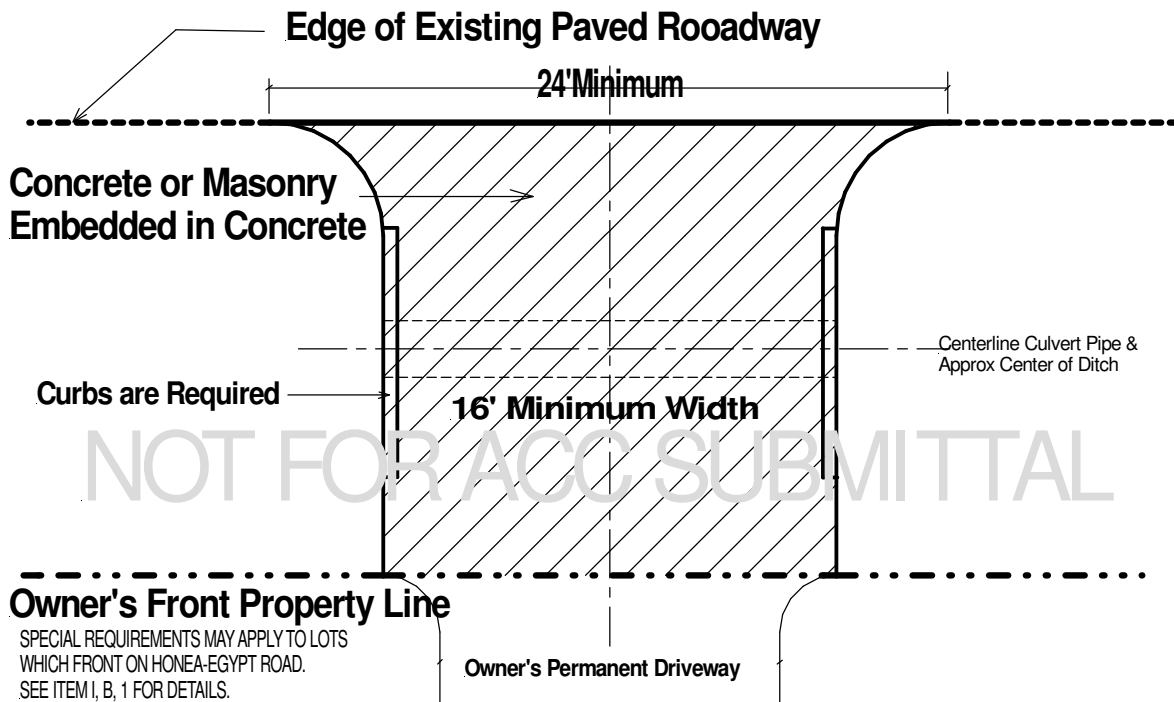


Minimum Requirements for Permanent Culvert Drive and End Treatment

SIDE VIEW

December, 2005

THIS SKETCH NOT FOR SUBMITTAL - Re-draw to Scale on Plot Plan



NOT FOR ACC SUBMITTAL

Minimum Requirements for Permanent Culvert Drive PLAN VIEW

December, 2005

THIS SKETCH NOT FOR SUBMITTAL - Redraw to Scale on Plot Plan