

Guidelines for Driveways

Extension or Replacement

These guidelines outline the acceptable standard for replacing or extending a driveway. These guidelines consider the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*, Gwinnett County Unified Development Ordinance, and policies of the Architectural Control Committee (ACC). Approval for driveway replacement or extension is based on these guidelines. This guideline and other guidelines can be found (after login) on www.springmont.org (SHA website) under Community Information-[Property Policy](#).

All changes to any property require approval by the Architectural Control Committee. The Association is granted authority to control any changes to property by Article Two of the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*. The Declaration applies to every property in Rivergate, Springmont, Greenfield Estates and Oak Creek Forest. The ACC is the final authority on approvals and may base its decision on any grounds, including purely aesthetic. (Article Two, Section 1(d))

General

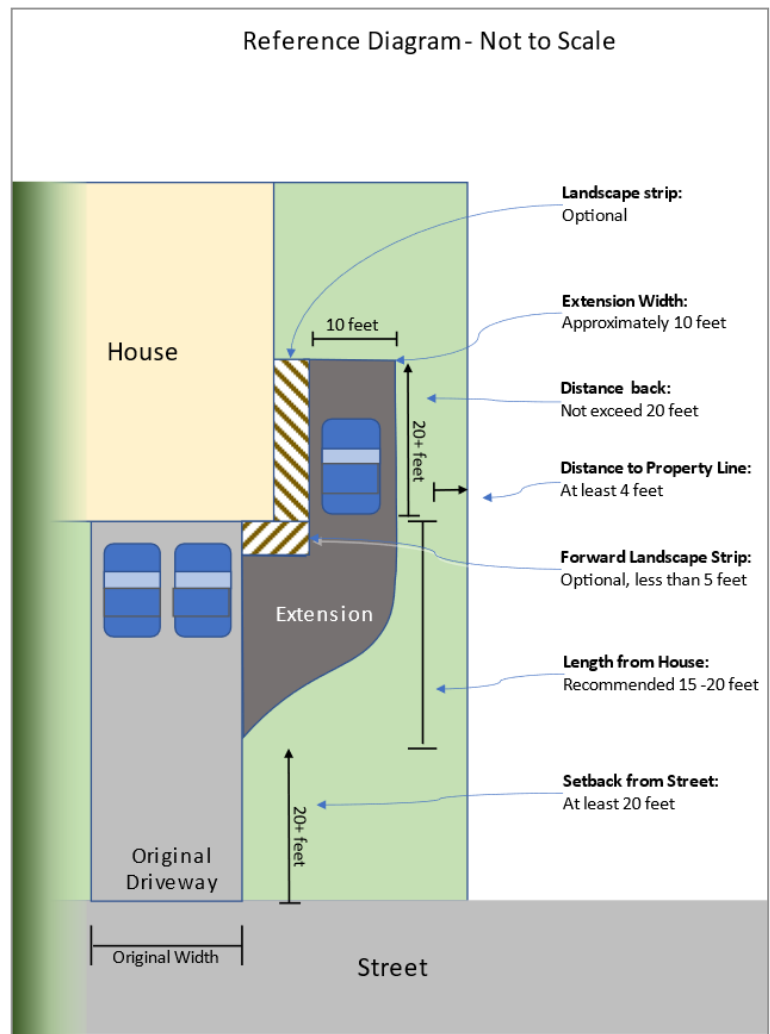
The following general guidelines apply to both driveway replacement and extension. Additional details are in sections below:

- A replacement driveway means removing the existing driveway and replacing the entire driveway with new concrete.
- A driveway extension adds to the existing driveway to allow for additional parking or for access to the backyard.
- Driveway replacement or extension may not widen the driveway at the street. Must keep the original width at the street
- Poured and reinforced concrete is the standard material (see below)
- Changes must always maintain harmony (match surroundings) with the community.
- No detached garage structures are allowed.

Driveway Extension Location and Size

Driveway extensions must be located and sized as follows:

1. The extension width (concrete) is approximately 10 feet.
2. The radius of the extension back to the existing driveway is evenly curved to allow a vehicle to navigate on the concrete.
3. Leaves at least 20 feet setback from the street
4. Leaves a grass section of the yard toward the street
5. The extension must not exceed 20 feet from the front of the house to the rear of the house.
6. The distance to the property line must be at least 4 feet to allow a landscape buffer between the extension and neighbor's property.
7. An optional landscape strip that is no wider than 5 feet may be left between the house and the driveway extension to accommodate landscape features, utilities or air conditioning units.
8. An optional forward landscape strip may be extended up to 5 feet from the corner of the house toward the street. This is useful to balance shrubbery on either side of the garage door.
9. The extension must abut (attach) to the current driveway to avoid growth of weeds between the new and existing.



Slope and Drainage

Care must be taken to properly drain water. Water drainage must:

1. Flow away from the house foundation
2. Flow down the driveway toward the street, if possible
3. Prevent channeling of water to neighbor's property
4. Prevent erosion problems
5. Prevent puddling of water.
6. Use a grating and piping system, if necessary

Materials and Construction

Materials and construction must adhere to national building standards, local regulations and the following:

1. The driveway material must be poured concrete
2. The ground must be properly prepared and compacted
3. The driveway must be framed to obtain even sides
4. The depth of concrete must be a minimum of 4 inches
5. Steel mesh or reinforcement bars must be used to prevent cracking
6. Jointing lines should be formed or cut every ten feet
7. The surface must be continuous and solid

Color and Design Elements

Driveways must remain in harmony with surrounding properties and be of modest design:

1. Driveways may not be painted. This is because paint wears, chips, fades, mildews and flakes away when washed. Therefore, topcoat coloration (painting, staining) is not permitted.
2. Newly poured concrete may be tinted (or dyed) with a very light tan or light grey, with prior approval. Tinting is added to the concrete mix. Tinting in new concrete must be in harmony with the community.
3. Newly poured concrete may use concrete stamps to add design elements that are approved by the ACC. It is preferred that driveway appear smooth, with stamped design elements around edges and joints.
 - Acceptable examples may be seen at: *495 Meadowfield Ct* and *1435 Watercrest Cir*.
4. No symbols, graphics, pictures, words, or numbers may be stamped, tinted, stained or painted on a driveway

Landscaping

1. Hardwood trees must remain (Oak, Maple, Sycamore, etc) and a driveway extension must accommodate the tree
2. Should permitted trees be removed, stump and root systems must also be removed to prevent voids from forming
3. Shrubs may be planted within an optional landscape strip or on the property line buffer, provided that the shrubs are maintained and contained inside the property line.
4. The area between the driveway extension and distance to the street must remain sod or a short garden below 2 feet in height to maintain visibility to the street.

Gutter Filler

The Association is ok with filling the gutter at the entrance of a driveway to ease vehicle crossing, with the following provisions:

1. The gutter filler is concrete material and aesthetically pleasing
2. The gutter filler allows for the gutter to drain smoothly with no areas of ponding
3. Water must drain off within 24 hours after rain
4. The Association may require modification or removal of a gutter filler if ongoing drainage problems are present
5. The Association is not responsible for maintenance of any gutter filler
6. Gwinnet County maintains curbs and gutters and remains the final authority on any gutter modification