

# **CONCRETE/ASPHALT PADS, WALKWAYS, DRIVEWAYS AND CULVERT**

## **INSTALLATION GUIDELINES**

Rev 1 Nov 30, 2024

### **Concrete and Asphalt Pads and Walkways**

- No concrete/asphalts pads or walkways can be placed on easements except driveways as outlined in the Concrete and Asphalt Driveways below.
- All concrete forms must be inspected by the ACC, or a Director prior to pouring concrete to confirm easements are not violated. Provide 24-hour notice for inspections.
  - Concrete form location can be inspected in two different ways.
    - Stake location of the planned concrete pad, walkway or driveway and request an inspection. OR...Complete construction of the concrete forms and request an inspection prior to pouring the concrete.

### **Concrete and Asphalt Driveways**

- An approved driveway with culvert is required to be installed for all improved properties (unless otherwise approved by ACC).
- Driveways may be natural, gravel, concrete or asphalt construction.
- Driveways can be placed across STREET side easement(s). The Property Owner takes all liability for concrete and asphalt driveways damage caused by utility companies.
- All concrete forms must be inspected by the ACC, or a director prior to pouring concrete to confirm easements are not violated. Provide 24-hour notice for inspections.
  - Concrete form location can be inspected in two different ways.
    - Stake location of the planned concrete pad, walkway or driveway and request an inspection. OR...Complete construction of the concrete forms and request an inspection prior to pouring the concrete.

### **Culverts**

- Culverts are required to be installed for improved properties (unless otherwise approved by ACC).
- Culverts must be placed to not impede flow and must promote the flow of storm water.
- Culverts shall be constructed from HDPE corrugated culvert with a smooth bore.
- Culverts shall be 12 inches in diameter minimum (unless approved by the ACC) or larger if required to carry the water flow.
- Minimum Culvert length is eighteen (18') feet.
- Maximum Culvert Section Length is forty (40') feet long.
- Culverts over forty feet (40') in length must have a three (3') minimum opening between culvert sections.
- Culverts should be installed into a ditch on undisturbed or compacted soil. If necessary, the ground should be trenched to create a ditch.
- The ends of the culvert shall be set so the bottom of the culvert is 1-2 inches below the bottom of the ditch to prevent pooling and washout and covered with sufficient top covering of dirt/clay to cover the culvert with a minimum of 4 inches of soil.
- No natural drainage, drainage ditch, culvert or drainage structure shall be altered without ACC approval.

### **Property Owner Acknowledgment of These Requirements**

- Sign and attach a copy of this sheet to all permit applications for Concrete/Asphalt Pads, Walkways, Driveways and Culverts.
- Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_