

YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

Property Improvement Memo

PIM 4

PATIOS AND WALKWAYS

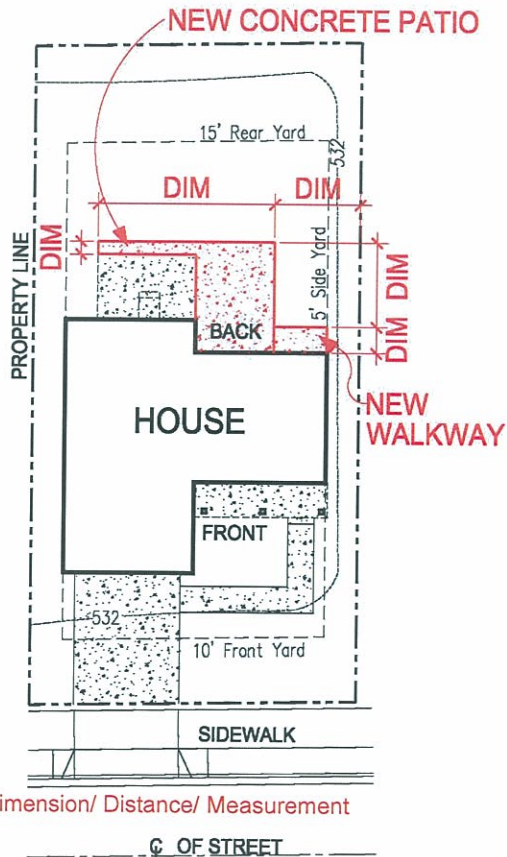
Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, in red, for application of patios and walkways.



DIM = Dimension/ Distance/ Measurement

Application Requirements

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

Please add to the Site Plan:

- Drawing of proposed location of new patio or walkway
- Dimensions of the patio and walkway
- Indicate material used to build the patio or walkway
- Calculations of impervious surface

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

We urge you to not begin construction until you receive all of the appropriate approvals.

Construction Requirements:

- The work, either in process or completed, may not divert water from your lot onto adjacent property.
- Patios and walkways must not violate any building setbacks, impervious rules or other requirements of the local jurisdiction.
- Concrete patio or walkway is considered an *impervious surface* (see Definitions section) and will be included in the lot coverage calculations. See Figures D and E.
- Flagstone or pavers used for the patio or walkway surface are considered a *permeable surface* (see Definitions section) and will not be included in the lot coverage calculations. See Figures A, B & C.
- Patios higher than 2'-6" (above finish grade) require railing and should be built according to local code allowances.

Construction Recommendations:

- Patios should be placed in a rear or side yard, with regard to privacy of neighboring buildings.
- Drainage: If changes in grade are anticipated, they should be indicated on the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Site inspections may be required.
- Surface of patio and walkway should always slope away from the house.
- Walkways should be 3-6 feet in width.
- Walkway surface or made of plastics, Astroturf, rubber chips or other synthetic material are discouraged.

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Examples

**Figures A & B & C
Permeable Surfaces**



**Figures D & E
Impervious Surfaces**



You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities (www.callbeforeyoudig.com, 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.

If you propose to add impervious surface to your property, please, add the total area of proposed patio and walkways to the sum of existing impervious surfaces. The total new and existing impervious surface must not exceed the allowable lot coverage in your Community. See Figure E for existing lot coverage calculations.

**Figure E
Existing Lot Coverage Calculations**

