



## **THROUGH-CURB DRAIN INSTRUCTIONS**

Note: If your landscaping plans include installation of a drain line on the Association Private Streets, please be aware of the following requirements and considerations:

1. A Master Architectural Committee (MAC) application for the through-curb drain installation must be approved prior to beginning the work. Association Architectural Guidelines (Section 3.9 Drainage and Fill) require that: *"Drainage improvements designed to drain water off the property must not cause water to drain over the sidewalk (Note: Through-curb installations require building permits)."* The sidewalk and street curb are Association common-area property on our Private Streets. Thus, any through-curb drain installations must not cause any damage to the sidewalk or curb. The drain line must be routed underneath the sidewalk. The outlet of the drain must be through an opening properly core-cut through the curb, with the bottom edge of the drain outlet flush with the gutter pan.

If it is necessary to cut or remove the sidewalk, or repair any damage caused by the installing the drain line, an entire section from existing joint to saw-cut for the drain, must be replaced by the homeowner. Do not saw cut through the street curb. The replaced sections may not be less than 5 feet in width. The gray concrete must be 3000 psi; and must have a 6 x 6 wire mesh. The cuts must be straight, and cannot be diagonal. Specifications should meet all city codes for sidewalks, and any ADA requirements if necessary.

The MAC application needs to address the initial installation of the drain line; and/or the subsequent repair of the sidewalk and street curb. A detailed plan must be submitted that includes a photo of the area, the dimensions of the area, and the plan for the installation/repair that includes the materials that will be used.

2. The Association requires a bond (a check in the amount of \$500.00) prior to the beginning of work. This bond will be returned to you upon completion and inspection of the project if there is either no damage to the street curb, sidewalk, or other Association common-area property; or the damage has been repaired properly. We will provide a receipt for your bond. Your \$500.00 check will be held in our safe and not deposited unless we find at the end of the project that damage has been done to Association property. This is standard practice for projects involving Association common-area property (such as sidewalks and curbs on private streets).