

Sun City Lincoln Hill ARC Application Checklist

Walls - Exterior

Checklist 30

This includes landscape, seat, retaining and knee walls.
Refer to Checklist No. 05 for Courtyard Walls & Gates.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

OWNER CHECKBOXES (Must be filled in or noted N/A)

ARC CHECKBOXES

Brief Project Description _____

Required Documents

- Drawing showing the location, setbacks, height and installation details.
- Manufacturer's catalog information on the material and color.
- Color photo or manufactures picture of the wall material.

ALL WALLS

- All walls will be constructed of materials compatible with the materials and colors used on the home and will be consistent with the overall wall concepts for Sun City Lincoln Hills.
- Drainage behind all walls will be included as necessary.
- All walls are setback a minimum of six inches (6") from the rear and side yard property lines; and two feet (2'-0") from front and corner lot street side yard property lines. (edge of sidewalk)

KNEE WALLS

- Knee wall construction or repair will use the integral colored concrete masonry unit (CMU), in the color and style as originally installed, or ARC approved equal.
- Knee walls will be no higher than two feet (2'-0") above adjacent grade.
- If the knee wall is on open space or golf course, an Indemnification Form has been obtained from the Community Standards Department, for construction access.

LANDSCAPE WALLS

- Landscape, walls will be no higher than two feet (2'-0") above adjacent grade.
- Landscape may be constructed with or without a capstone.

RETAINING WALLS

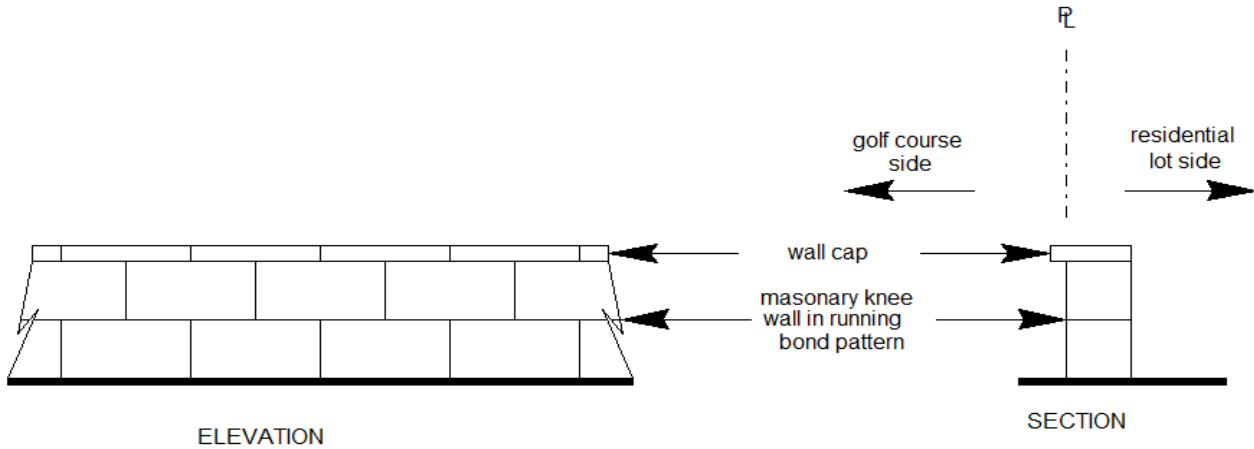
- Retaining walls will be designed and constructed to meet all building code requirements.
- If the retaining wall is required to be engineered by law or regulation, a copy of the engineered signed drawing has been submitted to the ARC "For Information Only" or if Four Feet (4'0") or more from the bottom of the footing to the top of the wall City of Lincoln Building Permit required.

SEAT WALLS

- May be constructed on all lots
- Seat walls will be no higher than two feet (2'-0") above adjacent grade and compatible with architectural character of the home and community.

CAUTIONARY NOTE TO OWNERS

- All walls installed in the 12’-6” Public Utility Easement in the front yard are “subject to being disturbed” if utility work needs to occur.
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.



CONCEPTUAL KNEE WALL DETAIL

This checklist must be completed and signed by the Owner along with the Architecural Review Committee, (ARC) Application Form

<u>Homeowner Use</u>
Planned Completion Date:
Name:
Address:
Signature:

<u>ARC Use Only</u>
<input type="checkbox"/> APPROVED _____
<input type="checkbox"/> INCOMPLETE _____
<input type="checkbox"/> DISAPPROVED _____
Date: _____