

# Walls - Exterior

## SCLH ARC Application and Checklist 30

### Walls - Exterior

### Checklist 30

This includes landscape, seat, retaining and knee walls.

Refer to Checklist 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's Name(s): \_\_\_\_\_ # Years Resident: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Type:  Golf Course Lot  Open Space Lot  Interior Lot  Corner Lot

**PLEASE READ BEFORE SIGNING:** The undersigned acknowledges that if any work performed does not conform to the CC&Rs or the Design Guidelines, they will be liable for all costs to bring the work into compliance.

When the work is completed, a "Notice of Completion" form, with photographs of the completed project will be submitted to the ARC.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

\_\_\_\_\_  
DATE

**This checklist must be completed and signed by the Owner, submitted with (2) copies of all documents, including Plot Plan showing the area of work and current color photo of the home's front elevation and areas of work**

#### FOR USE BY ARCHITECTURAL REVIEW COMMITTEE (ARC) ONLY

**APPROVED:** as noted in comments below and/or on the accompanying drawings and documents.

**INCOMPLETE:** is lacking details or important information and reapplication is required before starting any work.

**DISAPPROVED:** does not conform to the CC&Rs or Design Guidelines and NO WORK MAY BEGIN.\*

ARC Comments: \_\_\_\_\_

\_\_\_\_\_  
Date Reviewed: \_\_\_\_\_

ARC Signature: \_\_\_\_\_ ARC Signature: \_\_\_\_\_

**ARC approval of proposed changes is valid for one (1) year as stated in the SCLHCA CC&Rs Section 5.05.**

\*Note: Reasons for denial must be specifically stated. If a proposed change is disapproved, the applicant is entitled to reconsideration by the association's board of directors at an open meeting of the board as stated in Civil Code §1378.

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

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**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') 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') 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') above adjacent grade.
- Landscape walls may be constructed with or without a capstone.

### RETAINING WALLS

- Retaining walls constructed in the front yard will be no higher than two feet (2') above adjacent grade. Retaining walls up to four feet (4') may be constructed on a side yard but if the wall encroaches into the front yard, the wall must step down to a height no higher than two feet (2'). Retaining walls no higher than four feet (4') are permitted in the rear yard.
- 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') or more from the bottom of the footing to the top of the wall, City of Lincoln Building Permit required.

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**SEAT WALLS** (May be constructed on all lots).

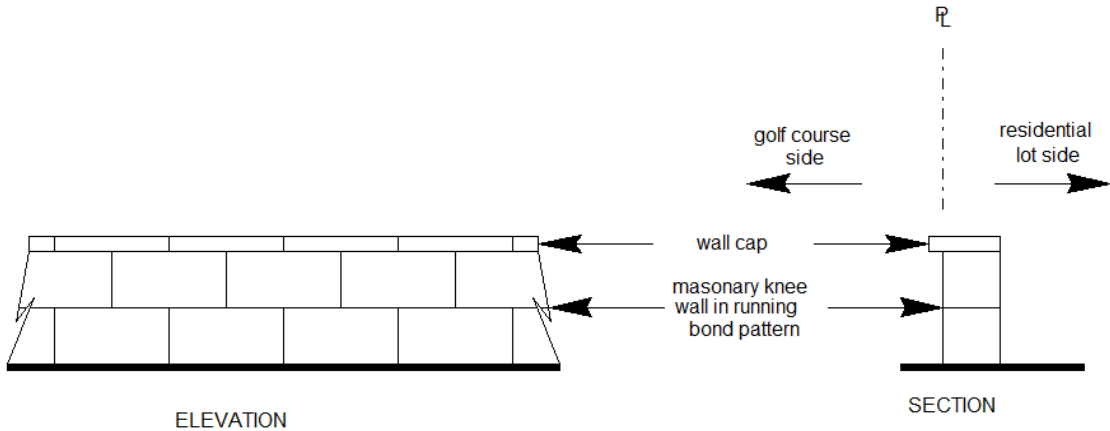
- Seat walls will be no higher than two feet (2') above adjacent grade and compatible with architectural character of the home and community.

**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.

Planned Completion Date: \_\_\_\_\_

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**CONCEPTUAL KNEE WALL DETAIL**