

BROADLANDS
Modifications Subcommittee Design Guidelines

Sidewalks/Walkways

General Considerations

A new or replacement sidewalk or walkway should be constructed of natural-colored concrete, paving stones, brick, or other appropriate paving material.

Modifications and additions to existing sidewalks or walkways must incorporate the same material, color and detailing as the builder's or other approved sidewalk. Approval is not required for the replacement of an existing, approved sidewalk or walkway with the same design, materials, and colors.

Specific Guidelines

- Sidewalks/walkways should generally be a minimum of 3' and a maximum of 5' in width.
- Location should minimize any removal of trees or other significant vegetation.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- Sidewalks shall be of masonry such as natural-colored concrete, brick, stone, slate, flagstone, or other approved paving. Gravel (aggregate) walkways are not appropriate. Gravel may be used as infill between paving stones, but must have a border to retain gravel.
- Slope and handicapped accessibility should be considered.
- Landscaping may be required to compensate for the removal of vegetation.

Submission Requirements

- Signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house and any decks, patios, fencing, accessory structures, significant vegetation, driveways, property lines, easements and the sidewalk/walkway location drawn on the plat.
- Photographs of the house showing the location of the proposed sidewalk/walkway.
- Construction drawings of paving details, steps, railings, and other features, as necessary. Drawings should show the exact location and dimensions of the sidewalk/walkway.
- A list of all materials and colors.
- A landscape plan, as applicable.
- Drawings or "cut sheets" of any lighting, including a picture of the fixtures, wattage, and location.