

Bob Walker

From: Committee [NLHACC@austin.rr.com]
Sent: Wednesday, December 03, 2008 3:05 PM
To: Rod S
Cc: bobo; 'Carl Pool'; 'Dnelsen '; Laura Wedell
Subject: Change # 2; ACC Construction Guidelines Doc

Rod,

Here is the second set of changes for the NLH Website;

The ACC has approved the following four changes to the "Construction Guidelines and ACC Application" PDF document on the POA website.

Would you see that these additions get posted?

Thanks,
 NLH ACC

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1. Part II, A, 1. Page 3 "Initial submittal requirements". Add after 'Owner shall submit three (3) sets of Plans and Specifications and one CD of construction plans in PDF format,
 2. Part II A, 2. Page 3 "Ongoing Submittal Requirements." add new last sentence "Hardscape construction (monuments, walls, planters, fences, etc.) is not permitted in the street Right Of Way".
 3. Part II A add new item 3. Page 3 NLH Section 5 Only, special requirements from the LCRA:
 (1)Vegetative filter strips; "The vegetative filter strip is a 10' wide buffer of grass that borders the pavement of Northlake Hills Drive on the lake side of the road (downhill side) between the eastern edge of lot 1 and the lot 7/8 lot line, as shown by the Carter Burgess Engineering for the infrastructure improvements for Section 5 development. This land shall only be used for this purpose and the driveway access to homes and shall be maintained as a lawn or short grass area without tall vegetation. Small areas of landscaping with small perennial plants native to the area are allowed. Individual lot owners will be responsible for maintenance of these BMPs."
 (2) Infiltration Chambers are required on all homes in Section 5. "Each resident shall install infiltration chambers with a minimum total capacity of one hundred forty one cubic feet and gutter at least one half (½) of the roof drainage and convey this drainage to the infiltration chambers. See any ACC member or the LCRA for the maintenance of infiltration Chambers requirements."
 4. Part II, A, 1, k. page 3. Revise to; A stamped engineered drainage management plan is required for the property including the street Right of Way to ensure that normal rainwater runoff patterns are not altered across neighboring property and that no runoff flows onto the roadway including runoff from the driveway.

NLH ACC

Bob Walker

From: Committee [NLHACC@austin.rr.com]
Sent: Monday, November 24, 2008 4:49 PM
To: Rod S
Cc: 'NLH POA Secretary'; Dnelsen ; bobo; 'Carl Pool'; bowalk
Subject: ACC Construction Guideline changes approved.

Rod,

For the NLH Website;

The ACC has approved the following two changes to the "Construction Guidelines and ACC Application" PDF document on the POA website.

Would you see that these additions get posted?

1. To item 8 (Site Access) on page 12. New paragraph under item 8 "Permanent Driveways; Approved driveway materials are concrete, pavers, or asphalt. Asphalt driveways must have concrete ribbon curbing a minimum of 12 inches wide. Driveways uphill from the road must be designed so that rainwater runoff is diverted into the adjacent ditch or culvert."
2. To item 11 (Parking of Construction Vehicles) on page 12. "Parking is not permitted on both sides of the road at any time unless the vehicles are pulled completely off the roadway. Violations may result in JPD traffic citations and/or towing at the vehicle owners expense."

Thanks,
NLH ACC

*RW
NLH ACC*

Add to Part 1 on page 1;

- There is a \$1,100 fee payable to NLH POA that is due upon plan submittal. For lots which are entirely on public street Reed Parks Road and do not meet at any point a private road owned by the POA the fee is \$300.00.

*BN
NLH ACC*