



Ewa by Gentry Community Association

91-1795 Keaunui Drive, Ewa Beach, HI 96706

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4. Concrete

Design Committee approval is required for all concrete installations. Concrete generally may not exceed 50% of the area of the yard. The yard is all areas of a property meant for rooted vegetation after the builder has completed construction of the house, sidewalks, slabs, and any other inert elements. Typically, concrete may not be concentrated in one area, such as the entire front or entire back yard. However, conditions such as lot shape, location, or other factors may allow for a variant design to be approved.

- A. Termite treatment shall be required under any new concrete work. This includes concrete anchors for fence posts. *See Termite Treatment Required (section III, rule 3)*
- B. Driveways may be widened by a maximum of 36" (i.e., 18" on each side, or 36" on one side and none on the other side, etc.) However, the concrete cannot be installed within 24" of a fence or property line. Inert material (gravel, pavers, etc.) next to the driveway are considered driveway extensions and will be included as part of the 36" maximum allowable width for driveway extensions. If the driveway has been widened subsequent to its original construction by the developer, the Design Committee will not approve additional widening.
- C. All concrete must be installed using industry standards, to include a minimum of four (4) inch thickness with adequate reinforcement.
- D. The standard setback from all property lines is two (2) feet for concrete installation to allow for maintaining the surrounding fence. It shall also serve to provide access for repairs, to ensure preservation of some green space, and to provide drainage.
- E. Property line to property line concrete is not permitted. A two (2) foot planter strip must be maintained for landscaping between proposed concrete and any proposed or existing wall or fence to soften the concrete appearance.
- F. If the proposed concrete interrupts the drainage pattern (swale), the application must address the re-routing of the drainage and be approved by a licensed engineer.
- G. **Carriages Subdivision– Special Restrictions; Garage & Driveway extensions**
The maximum driveway extension allowed for any Carriages homeowner will be the extension of the third car garage if the option of the concrete slab was not poured by the developer and must meet the criteria below:

- 1) The option of the third car garage is for garage use only.

- 2) No driveway extension on the side yard will be allowed. Such side yard shall be reserved strictly for landscaping.
- 3) Gravel may not be used as a driveway extension.
- 4) Pavers or stepping stones placed next to the driveway will be considered as part of the maximum extension allowance. If a brick pathway is desired along with the driveway extension, the Design Committee will dictate the distance between the extension and the pathway.

Application Packet Requirements:

- A complete Design Committee application form signed by the Homeowner
- Closing Plot Plan with the following information: (See Example)
 - Proposed location of the concrete
 - Dimensions of the slab(s)
 - Distances from any applicable property lines
- Description of the concrete thickness, underlayment or reinforcement, and, if applicable, how it will be attached to existing concrete
- Area tabulations showing total square footages for: (see Inert Material, Calculating the Living-to-Inert Material Ratio for example)
 - Entire lot, minus the square footages of the house, garage and driveway
 - All existing inert material landscape areas (i.e., gravel, pavers, brick, mulch, etc.)
 - Existing concrete plus the proposed new concrete
 - All rooted landscaping areas
- Neighbor Awareness Form
- Applicable design fee or \$25 check or money order made payable to Ewa by Gentry Community Association