

Residential Driveway Installation/Replacement Standard

A. Installation/Replacement of Residential Driveway

The TrailMark HOA requires the timely installation and/or replacement of damaged driveways. It is imperative that the designs are in balance with community aesthetics and safety.

Consistent with TrailMark covenants, HOA approval is required for replacement, modification, expansion, or resurfacing of driveways. Any approved driveway expansion shall not be intended or used for parking or storage of any item. The Design Review Committee (DRC) will review all requests on behalf of the TrailMark HOA.

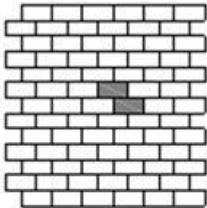
The following standards shall apply with respect to the design, installation, and maintenance.

1. **Concrete Driveways:**
 - a. **Concrete** driveways are permanent, low maintenance additions to your home that improves its appearance, give kids a safe place to play, and minimize vehicles parked on the street.
 - b. The standard for TrailMark driveways is naturally colored, grey concrete.
2. **Paver Driveways:** Choosing pavers for the driveway project opens the door to many patterns and design options.
 - a. Paver driveways will be considered depending on the desired pavers, color, pattern and construction practices. Due to the nature of TrailMark's planned community design, the paver driveway must blend with the standard concrete driveway. Therefore, limited design patterns will be considered.
 - b. As the concrete driveways within TrailMark are gray in color, the standard for the paver driveway is also gray in color, to blend with this planned community. It is the desire of TrailMark to come as close to this same color as possible with pavers.
 - c. Paver driveway stone patterns will be reviewed at the time of the request. In general, only the basket weave and running bond patterns will be permitted. Diagonal designs will not be approved.
 - d. Designs such as school logos, sports team logos, geometric, etc., are not permitted.
 - e. Installation: Success, over time, of pavers on Colorado's shifting soils is dependent on the underlayment of the pavers. Standard industry practices have been accepted as the TrailMark standard to ensure the paver driveways continue to look as intended over time.
 - 1) Excavation of soils to a depth of 11.5 inches.
 - 2) Setting of the proper grade away from the house (minimum of 1/8 inch of fall away from the home for the first 4 feet).
 - 3) Compaction of sub-soils.
 - 4) Installation of Geo-Tek cloth, or equivalent material.
 - 5) Installation and compaction of 8.5 inches of Class VI aggregate.
 - 6) Screed 1 inch sharp angled bedding sand over entire area.
 - 7) Installation of paving stones (pavers must be a minimum thickness of 2 3/8 inches).
 - 8) Set the concrete beam as needed for the borders for edge constraint. The 'concrete beam' is a trench of concrete the edge stones of the driveway will be wet set on to ensure that over time they do not move.
 - 9) Plate compact the pavers down ¼ inch into the bedding sand.
 - 10) Sweep bedding sand over the driveway.
 - 11) Vibrate the sand down between the paving stones.

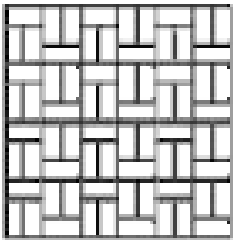
Any questions should be directed the TrailMark DRC at designreview@trailmarkhoa.org.

Sample paver designs:

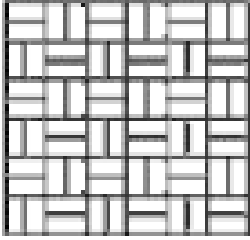
- 1. Running Bond Pattern:



- 2. Basket Weave Patterns:



Single Basket weave



Double Basket weave