Celebration Residential Owners Association, Inc.
Celebration Non-Residential Owners Association, Inc.
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ARC Architectural Review Committee

REQUEST FOR APPROVAL (DRIVEWAY & PAVING STRIPS)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (http://www.celebration.fl.us) using owner ID and password. Select *Guidelines* under the CROA tab.
WHICH PROPERTY TYPE: ❑ Single-Family; ❑ Townhome/Duplex/Triplex; ❑ Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

[Required If a condo] *Attach letter of approval from Condominium association*
[Required] *Property survey or plot plan with driveway, paving strips and/or toter pad indicated, in scale, with dimensions. If any landscape changes are associated with this project they may be indicated on the survey as well. Indicate specific plant locations, plant name and container size to be planted.*
[Required] *Impervious Surface Area Ratio worksheet (see Guideline for information)*
[Required] *If using a material other than concrete, a color brochure or a physical sample of the paving material to be installed.*
( ) By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.
( ) By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).
Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval. Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

DRIVEWAY				LOT	
PAVING				VIL	
RCV	PUR			ACCT	
LOT				CENN	
ARCH				START	COMP

Internal Administrative Use

Celebration Residential Owners Association, Inc.

Design Guidelines

Approved by the CROA Board of Directors on 08/v25/2009; effective for applications received on or after 10/01/2009.

ARC Architectural Review Committee

DRIVEWAY & PAVING STRIPS

Driveways and Paving Strips are essential in suburban homes, but generally add little – if any – beauty to a property. Large masses of hardscape often draw attention from other more attractive aspects of a home.

Paving Strips are encouraged (versus driveways) as they soften the view of hardscape and allow more surface area for rainwater drainage.

Driveways and Paving Strips

- Circular designs and U-shaped driveways are not permitted.
- Unless associated with a garage apartment which does not already have parking available, extensions or expansions of hardscape to provide side yard parking or vehicle storage are not permitted.
- Asphalt and loose materials (including but not limited to pine straw, crushed rock, gravel, shells) are not permitted. Approvable materials are concrete, brick pavers and flagstone (or similar).
- Driveway width (outer edge to outer edge) is limited to 10' except for the area in front of garage doors. Within 15' of overhead garage doors the driveway must be the width of the overhead garage doors.
- Garages which require a significant turn (e.g., 90°) to enter the garage must have a design which provides an easy turning radius into the garage.
- For driveways on the front of the home, the pedestrian sidewalk parallel to the primary street (which is in the CDD-owned easement) may not be altered.
- Transitions from the pedestrian sidewalk (on the front of the home) or from the alley (on the back of the home) to the driveway/paving strips and into the garage must be even. For example, if brick pavers are being installed as a driveway, the existing concrete must be removed and pavers installed so the tops of the pavers are even with the sidewalk, garage slab, and any other adjacent hardscape.
- Pervious concrete – which is a mixture of coarse aggregate, cement and water – will be considered. Without sand, the cement and water create a thick paste binding the aggregate particles together, but with many voids and spaces between them. This creates a system of highly permeable, connected voids, usually 15% to 25% of the structure, that drain very quickly. The strength of pervious concrete is limited due to the high porosity, but it usually has sufficient strength for many applications such as hardscaping, low volume pavements, alleys and driveways, low water crossings, parking lots, sidewalks and pathways, patios, etc. Pervious concrete may require more maintenance than traditional concrete.
- Materials other than concrete are encouraged, such as brick pavers. When selecting a color, choose one which is existing or complementary to the home. For example, a red brick home might have a red brick driveway; a home which has no brick might choose a neutral sand-colored paver.
- When brick pavers (or similar small dimension materials) are installed a concrete edge must also be installed to prevent pavers from shifting. The top of the concrete may not

rise above the surface of the pavers, the concrete along the edge of the pavers may not be more than 2" wide (though it may gradually transition to 3" wide below ground).

- If thin pavers (less than 1¼" thick) are used, an approximately 10' long segment of existing concrete slab may be removed, milled or replaced to create a lower end for transition from an existing hardscape to the higher end transitioning to hardscape which will have thin pavers installed. Show the actual dimensions on the proposed plan, including how paver placement (design) will accommodate the joint.
- Other than clear sealers applied to brick pavers, other surface coatings, such as paint, are not permitted. Surfaces are to remain natural.
- Staining or resurfacing, of the driveway apron and sidewalk is not allowed.
- Depending on location, landscaping may be required to screen hardscape areas.
- Owners must ensure that drainage patterns on the lot are not changed.

Hardscape areas act as "Heat Islands" – absorbing heat throughout the day and slowly releasing heat overnight. Minimizing paved areas (such as using paving strips instead of a solid driveway) and having tall landscape nearby to shade hardscape may provide measurably cooler temperatures around your home. Google "urban heat islands" for more information.

Specific to Paving Strips:

- The area between paving strips must be maintained as a landscaped area using sod (of the same variety elsewhere on the property) or ground cover (selected from the ground covers listed in the Plant Resource Guide.)
- Paving Strips should continue at least as far back as the setback for a Private Zone fence:
  - Bungalow lot type: 25 feet
  - Garden lot type: 25 feet
  - Cottage lot type: 40 feet
  - Village lot type: 45 feet
  - Manor lot type: 50 feet
  - Estate lot type: 50 feet

Impervious Surface Area Ratio (Defined)

Impervious surfaces do not permit water to pass through them unhindered to the ground below. For Celebration residential properties brick pavers are classified as impervious. Each lot type has a limitation of the amount of surface area which may be impervious.

Impervious Surface Area Ratio (Calculation)

(The drawing below illustrates these steps. The color version available on My Front Porch – versus a printed black and white copy – is easier to follow.)

For this example, the proposed project is to increase the width of the driveway from the existing 16 feet to 26 feet.

Step 1: Make a copy of the property survey / plot plan.

Zoom in (enlarge) on the property boundaries as much as possible to make it easier to work with.

Step 2: Calculate the total square footage of the entire lot.

In the example, the lot is 45 feet wide and 128.50 feet deep. The total area of the lot is 5,782.50 square feet (45 x 128.50 = 5,782.50).

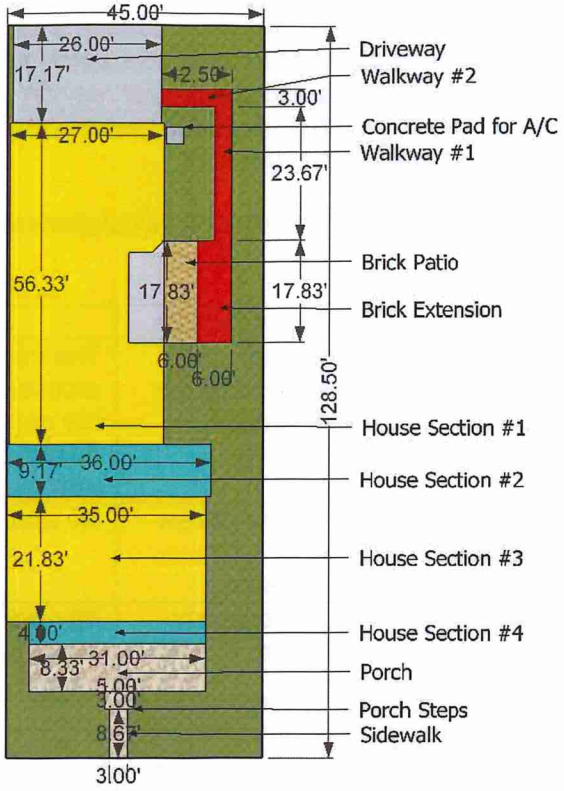
Step 3: Determine the Lot Type.
If the lot type is uncertain refer to the **Design Guidelines: Lot Type, Builder, Home Plan and Architecture Reference** to determine or verify the type.
In the example, the Lot Type is "Cottage."

Step 4: Calculate the maximum Impervious Surface Area square footage permitted for the specific lot.

Maximum Impervious Surface Area Percentages

- 65% for Estate and Manor lots
- 66% for Village lots
- 68% for Cottage lots
- 75% for Bungalow, Garden and Townhome lots

In the example, the maximum impervious surface area is 3,932.1 square feet (5782.5 [from Step 2] x 68% [from table above] = 3,932.1 square feet).



Step 5: Calculate the total square feet of impervious surface area on the lot.
***Hint**: Sometimes it is easier to divide irregular shapes into common shapes to calculate them; mark each section of the building for reference.*
In the example (working from top to bottom):

- *Existing driveway is 274.72 square feet (16 x 17.17 = 274.72)*
- *Concrete pad under A/C compressor is 9.00 square feet (3 x 3 = 9)*
- *House section #1 is 1,520.91 square feet (27 x 56.33 = 1,520.91)*
- *House section #2 is 330.12 square feet (36 x 9.17 = 330.12)*
- *House section #3 is 764.05 square feet (35 x 21.83 = 764.05)*
- *House section #4 is 124.00 square feet (31 x 4 = 124.00)*
- *Porch is 258.23 square feet (31 x 8.33 = 258.23*
- *Porch Steps is 15.00 square feet (5 x 3 = 15.00)*
- *Sidewalk is 37.50 square feet (3 x 12.50 = 37.50)*
- *Brick Patio and Extension on side (added 2 years ago) is 213.96 square feet (12 x 17.83 = 213.96)*
- *Sidewalk #1 is 71.01 square feet (3 x 23.67 = 71.01)*
- *Sidewalk #2 is 37.50 square feet (3 x 12.50 = 37.50)*

Total existing impervious surface area is 3,656.00 square feet (add all items above)

Step 6: Calculate the maximum square footage which may be used for new impervious surfaces.
In the example, the remaining space which may become impervious is 276.10 square feet (3,932.10 – 3,656.00 = 276.10)

Step 7: Calculate the total square feet of impervious surface area for proposed project:
In the example the proposed project is:

- *Add 10 feet to width of driveway, total 171.70 square feet (10 x 17.17 = 171.70)*

Total NEW impervious surface area is 171.70 square feet (add all items above – in case there were other additions to the impervious surface)

Step 8: Is new impervious surface area less than the available impervious surface area?

If "yes," the project may be submitted for ARC review; if "no" the project design will need to be altered to reduce the impervious surface area.
In the example the new impervious surface area of 171.70 square feet is less than the 276.10 square feet available and the project may be submitted for review.
Note: In this example, only 104.40 square feet remains for future projects which have an impervious surface requirement.

Include the diagram showing all calculations with the ARC application.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	The condominium association's Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association's approval with the CROA application.
All residential properties	Streamline review by ARC Coordinator	No applications qualify for "streamlined" review.
All residential properties	Formal review by ARC team at ARC meeting	All applications will be reviewed at a scheduled ARC meeting.

General Timelines:

Must **begin** project within	45 days of date on ARC approval letter
Must **complete** project within	15 days from start of project

References:
