

WELLINGTON MANOR HOMEOWNER ASSOCIATION
ARCHTIECTURAL REQUEST FORM

PATIOS, DECKS AND WALKWAYS (February 2010)

HOMEOWNER INFORMATION

Name_____	Home phone_____
Address_____	Work phone_____
Email_____	Cell Phone_____

DESCRIPTION OF REQUEST

(Please attach all supporting documentation as required)

SUBMISSION REQUIREMENTS

Patio, Deck, Walkway

- WMHOA, Architectural Request Form
- Copy of Hopewell Township Zoning Office Lot Coverage Calculations for patios and walkways
- Copy of Application for Hopewell Township Zoning Permit
- Final Survey (Plot Plan) with dimensioned location of improvements, including setbacks.
- Larger scale site plan(s) defining the Patio, Deck or Walkway: including Grading/Drainage impact, finished floor level of patio, deck, and or walkway from finish floor height of existing home
- Detailed description of materials and colors to be used in the project
- Signed Homeowner Neighbor Notification forms
- *Note: prior to commencement of construction, homeowner must submit evidence of approved zoning and/or building permit as follows*
 - Approved Hopewell Township Zoning Permit required for *patio and walkways*
 - Approved Hopewell Township Building Permit required for decks
 - See Memorandum from Township Engineer in the Appendix of this document
- Construction must be completed within sixty (60) days of commencement.

SIGNATURES/APPROVAL

Homeowner Signature_____	Date_____
Architectural Review Committee Recommendation_____	Date_____
Board Approval/Disapproval_____	Date_____

DESIGN CRITERIA PATIOS, DECKS AND WALKWAYS

- **Decks**
 - **Decks must meet 20'-0" rear lot setback requirements:**
 - Variances can be applied for through the township if deck size exceeds the set back limits in the rear.
 - Decks may not extend beyond the sides of the house.
 - Decks are not bound by lot permeability requirements.
 - Deck construction cannot alter the grading or drainage of the property.
 - Deck surfaces may be constructed of appropriately treated wood or of composite materials.
 - Decks and elevated wood patios higher than 1'-6" above existing grade must have railings, The design and construction of the railings must meet Hopewell Township standards for decks greater than 2'-6" above existing grade..
 - The homeowner may choose a railing to match the color of the deck surface, the trim on the house, or the fence style for perimeter fences.
 - The plans that accompany the deck request must be clear and complete and include a detailed drawing of the area to be decked.
 - Decks are to be constructed in the rear of the home, flush with the rear wall and level with the interior flooring.
 - Stairs for a deck may be placed at its rear or side, not to extend beyond the side of the house or into the setback area.
 - All decks shall be constructed with attention to safety, durability and attractive design.
 - Perimeter planting beds containing appropriate shrubs, trees and mulch are required within 90 days after the deck is completed.
 - Decks that are more than 18 inches above grade must have their lower portion screened with matching lattice work or other appropriate enclosure.
 - Decks may not be roofed, screened or enclosed.
 - Deck lattice work or other bottom closure may not interfere with drainage
- **Patios:**
 - **Patios are bound by rear set back requirements of 10'-0".**
 - Patios may be constructed only in the rear of the home
 - Patios may be constructed with Bluestone, Brick, Pavers, Concrete or Stamped Concrete
 - Patio construction must result in a permanent installation, and shall not be subject to deterioration. (Patio blocks etc, must be set in compacted sand and gravel to create a permanent installation)
 - Seating walls are permitted, and are generally no higher than 2'-0".
 - The combination of home, driveway, walkways, and patio cannot exceed more than 50% of the lot impermeability.
 - Owners will need their plot plan in order to calculate permeability allowances. Since lots can be different sizes, neighbors' patios, because of the lot permeability requirement may be different sizes.
 - At this time, in addition to concrete, the township considers patios made of pavers, bluestone, etc. to be impermeable.
 - Construction of the patio shall not negatively affect the grading of the property. In most cases the ARC will provide a site visit to review the existing drainage and how the grading will be affected.
 - Terraced patios that do not exceed the 50% permeability requirement may be permitted on lots where terraces are appropriate due to the grading of the property.
- **Walkways and Pads**
 - Homeowners may replace or alter the front sidewalks subject to review by the Arc and approval of the Board
 - Walkways must be constructed of stamped concrete, brick, pavers, etc. that will not inhibit snow removal or lawn mowing and it is suggested that they be treated to resist the ice removing chemicals used in the winter.
 - The colors must be neutral or consistent with the color scheme of the home.
 - The pathway of the sidewalk may be altered to suit the homeowner.
 - Pads of 16 square feet or less (4'-0" x 4'-0") for grilles may be installed without Board approval (Note: Pads for grills, and grills are not permitted in the side yard)
- **Note:**
 - The homeowner is asked to keep the following requirements in mind when planning exterior changes:
 - The lot upon which the home is built must remain 50% permeable by water. Materials such as gravel, sand, or crushed stone, are considered permeable.
 - Decks are considered permeable.
 - Patio constructed of Pavers, Bluestone, Flagstone, Concrete, etc. are considered impermeable
 - Set back requirements are generally 25 feet from the front of the property and 9 feet from each side. Rear yard setbacks vary.
 - The owner must apply for a variance from the Township for not meeting minimum setback requirements and must follow township rules regarding this procedure