

**Driveway and/or Soil & Erosion Permit Applications**

Print Name \_\_\_\_\_ Account/Lot # \_\_\_\_\_

Lake Royale Street Address \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Contractor \_\_\_\_\_ Cell Phone # \_\_\_\_\_

THE POA STRONGLY RECOMENDS THAT THE PROPERTY OWNER HAVE A CLAUSE IN THEIR CONTRACT THAT STATES THAT THE CONTRACTOR AGREES TO ABIDE BY THE LAKE ROYALE COVENANTS AND RULES AND REGULATIONS (Article 4) AND A SUBSTANTIAL PENALTY FOR NOT DOING SO.

1. I hereby certify that to the best of my knowledge that the said property referenced herein is in compliance with all applicable Covenants, Bylaws and rules & regulations as of the date of this application
2. I hereby certify that I have read the covenants, bylaws and rules and regulations applicable to Lake Royale.
3. I understand that I must abide by the Lake Royale POA Rules and Regulations, Article 4 - 'Lot Developments/improvements Guidelines - All Lots'. Emphasis will be placed on proper installation of soil and erosion measures, proper grading, proper installation of a construction driveway and cleaning of the roadway, if needed, which all shall commence within 24 hours of disturbing the soil.
4. I understand that I must abide by the Lake Royale Covenants ensuring that no drain field or other disposable system shall be allowed nearer than 60' to the normal water elevation of any lake located within Lake Royale.
5. If I do not abide by said rules, I understand that a notice of non-compliance will be mailed to the property owner and all non-compliance procedures may be followed.
6. After being served the notice of non-compliance, if said deficiencies are still not corrected within ten (10) days, the Lake Royale POA shall have the authority to correct said deficiencies and charge the cost of correcting said deficiencies to me, as well as any LR POA administration fees, resulting court costs and legal fees outstanding
7. I further certify that I am the legal property owner (or agent for the legal property owner) of said property referenced herein as of the date of this application.
8. By signing this document, I accept all responsibility for any damage occurring due to construction.
9. By signing this document, I further acknowledge that the Lake Royale Property Owners Association or its designee(s) shall have the right to verify and or investigate compliance with the provisions contained within this application and in conjunction with Lake Royale Covenants, Bylaws, Rules and Regulations as of this date. The undersigned grants permission to the Lake Royale POA and its agents to come onto the lot described in this application for purposes of inspecting the lot in connection with this application or for inspecting compliance with any approvals or conditions issued in connection with this application.
10. I certify that, to the best of my knowledge, the information given is accurate & complete.
11. I also certify that I have read and understand the above disclaimer.

**IMPORTANT : Installation of soil and erosion measures must occur within 24 hours of disturbance of soil. Construction driveway must be installed within 48 hours of initiation of lot clearing. If erosion measures are not taken within 24 hours after disturbing soil, a notice of non-compliance shall be issued. If still not corrected on the 10<sup>th</sup> day after non-compliance notice, POA may make corrections and charge property owner. Ground covering must be established within 6 months of soil and erosion permit issuance. Driveway aprons must be installed within one year of the driveway permit issue date**

Signature \_\_\_\_\_ Date \_\_\_\_\_



## **Article 4 Lot Developments/Improvements Guidelines - All Lots**

All construction must conform to the North Carolina building codes as minimum standards.

Prior to the start of any clearing, development on a lot, or disturbance of soil greater than one hundred (100) square feet, a property owner must first obtain one or both of the following permits from the POA office:

- 1) Soil and erosion permit.
- 2) Driveway construction permit.

### **Section 4.1 Clearing of Lot**

- 1) A soil and erosion permit must be obtained at the POA office before any clearing or mechanical activity takes place on a lot.
- 2) After clearing a lot, the property owner must have an active building permit or ground covering must be established within six (6) months of soil and erosion permit issuance.
- 3) A silt fence or other approved measures must be installed in accordance with Section 4.7 Soil and Erosion Measures within twenty four (24) hours whenever any portion of the ground in excess of one hundred (100) square feet (excluding gardens) is laid bare.
- 4) Lot number and street address must be posted on the lot and be visible from the street. Lot number is to be removed after project is completed.
- 5) All boundary survey stakes must be clearly visible.
- 6) See Section 4.7 Soil and Erosion Measures in this listing for additional information.

### **Section 4.2 Construction Driveways**

When first clearing a lot, the construction driveway must be constructed with soil and compacted by the equipment on site. Gravel must be installed to a minimum depth of three (3) inches covering the entire driveway with a minimum length of forty (40) feet from the paved street and a minimum width of twelve (12) feet. Compacting and gravel installation must be accomplished within forty eight (48) hours of initiation of lot clearing.

### **Section 4.3 Requirements for Driveways**

All conditions will be evaluated by the CC&R Inspector and/or Maintenance Director on a case-by-case basis.

- 1) Driveway culvert pipe material may consist of reinforced concrete or double walled corrugated plastic when placed in rights-of-way.
- 2) Driveway culvert pipe diameter must be approved by CC&R Inspector and/or Maintenance Director and recorded on driveway construction permit.
- 3) Driveway culvert pipe minimum is sixteen (16) feet in length. The maximum pipe length for a one (1) entrance driveway is thirty-two (32) feet and twenty-four (24) feet per entrance for a two entrance driveway.
- 4) The minimum driveway width is twelve (12) feet. The maximum driveway width for a one (1) entrance driveway is twenty-six (26) feet and for a two (2) entrance driveway twenty (20) feet per entrance. The minimum length is forty (40) feet including driveway apron if applicable.
- 5) Grading of driveway shall minimize runoff of water and other material onto the road.
- 6) Driveway apron must be completed within one year of the driveway permit issue date for all permits issued after July 15, 2005. Properties that are on un-paved roads and receive a driveway permit after July 17, 2005 will have six (6) months to install a concrete or asphalt apron once the road has been paved in front of their property.
  - a) Minimum fifteen (15) foot long is measured from the road into the lot.
  - b) Minimum twelve (12) foot wide is measured along the roadway. Entire driveway entrance must be encompassed in driveway apron.
- 7) Approved driveway materials
  - a) Gravel: A minimum depth of three (3) inches of gravel is required for all gravel driveways. Follow up grading should be anticipated as normal traffic and heavy equipment further compact the drive.
  - b) Concrete: At the junction where the end of the drive intersects the paved street, the shoulder of the paved street shall be dug out a minimum depth of four (4) inches for the concrete. No portion of the finished concrete drive shall extend beyond the design edge of the paved street. Edged lip shall not be poured more than one (1) inch above the road's edge. Concrete trucks shall not wash their equipment out onto POA property or roads.

- c) Asphalt: At the junction where the end of the driveway intersects the paved street, the shoulder of the paved street shall be dug out a minimum of three (3) inches for the asphalt. At that point, provided that the existing condition of the street is stable, the joint shall be tacked and sealed to prevent moisture penetration. Edged lip shall not be poured more than one (1) inch above the road's edge.

#### **Section 4.7 Soil and Erosion Measures**

- 1) A soil and erosion permit must be obtained from the POA office.
- 2) Silt Fence
  - a) A temporary silt fence must be installed within twenty-four (24) hours whenever any portion of the ground in excess of one hundred (100) square feet (excluding gardens) is disturbed, and remain in place until the project is completed and the ground is permanently covered (e.g., structure, gravel, pavement, vegetative cover).
  - b) The following installation rules apply:
    - 1) A three (3) foot high silt fence shall be properly installed on all slopes leading downhill toward all property lines.
    - 2) Where silt fencing is required, both ends of the silt fence shall be extended an additional panel length ten (10) feet and turned uphill.
    - 3) A minimum of a six (6) inch trench shall be cut along the entire length of the disturbance area. The silt fence shall be installed in the trench and the trench shall be backfilled and compacted on both sides of the silt fence to prevent blowout during storm events. All splice joints in the filter fabric shall have a minimum overlap of eighteen (18) inches. A stake shall be installed in the middle of all overlaps.
  - c) Division of Water Quality approval must be obtained if any disturbance is to occur within the fifty (50) foot buffer from the lake or a creek.
- 3) Other soil and erosion measures must be approved by the CC&R Inspector and/or the Maintenance Director.

