

Rockhouse Mountain Property Owners Association

P.O. Box 407, Conway NH 03818

Application for Construction and Driveway Permit - Rev 0 Effective 12/4/2021

Name: _____ Date: _____

Job Address: _____

Home Phone: _____

Cell Phone: _____

General Requirements:

Include a copy of the Town of Conway's Building Permit

Include a copy of the Certified engineer's site plan.

Water:

All water lines shall be a minimum of ¾ up to 1.0 inch, 200PSI plastic from curb box to house entrance.

Interior Water Line – IPS connector must be made of brass.

The water main inside the house should also have the following:

- a. Pressure reducing valve – owner responsibility
- b. Backflow prevention device (Watts EJP52035) – owner responsibility
- c. Water Meter and equipment Neptune Brand (5/8") – Provided to the owner from RMPOA
 - a. 5/8 kornerhorn
 - b. Neptune reader button

Inspected by: _____

Date: _____

UNDER NO CIRCUMSTANCE SHALL ANYONE OTHER THAN R.M.P.O.A AUTHORIZED PERSONNEL CONNECT TO OR ACTIVATE THE WATER SUPPLY.

Electrical:

All underground electrical work shall be installed a minimum of 18" from water line(s) in trench(es); all lines must be labeled with yellow caution tape above lines.

Inspected by: _____

Date: _____

Property Owner Initials: _____

Setback:

All building(s) shall conform to setback specifications required by Rockhouse Mountain Property Association. Setbacks are 25 feet front/15 feet sides and 15 feet back. Any exception(s) must be approved by the Rockhouse Mountain Property Owners Association board of directors. Clearcutting is not permitted at any time during home or lot ownership as defined in RMPOA Covenants. All properties shall maintain a minimum 10 - foot natural buffer on sides and back. Violation of clearcutting or buffer zones per covenant will require a replanting of trees/vegetation equal to the vegetation that was removed.

Inspected by: _____

Date: _____

Driveway Requirements:

The proposed driveway must be staked out and lot corners must be marked prior to the issuance of the RMPOA driveway construction permit.

All right of way entrance(s) shall not be less than 12' and not greater than 30' ft. in width.

All driveway culverts shall be the width of the driveway with stone headwalls.

No driveway entrance shall protrude above finished grade or the intersecting road.

All sloping driveway(s) shall have a gradual side sloping entrance above the right of way to be determined by engineer and approved by Road Agent.

Where possible, a neutral grade for at least 6 feet should be used to intersect the right of way to be determined by Road Agent.

No driveway shall extend into Rockhouse Mountain Road system.

If the grade exceeds 7% up or on a downslope, the driveway and materials used must exist for adequate drainage as required by the engineer and to be approved by the Road Agent. The minimum size of a culvert is 15" HDPE in Diameter with exterior corrugated & smooth interior.

Final Size will be determined by Road Agent at site visit before construction.

All sloping driveways shall have gradual grade to entrance and end three feet from ROW to be determined by the Road Agent

During the driveway construction the Road Agent will assess any issues that are brought forth.

The applicant shall be responsible for all construction costs of driveway: culvert costs: drainage systems or other materials pertaining to the property and not limited to the ROW.

All new & existing driveways to be modified, that intersect the road on a positive grade are required to be constructed so that no drainage from the driveway flows onto or undermines the intersecting road.

Inspected by: _____

Date: _____

Property Owner Initials: _____

Erosion and Sediment Controls:

All activities which involve filling, grading, excavation or other similar activities which result in un-stabilized soil conditions shall have applicable provisions for:

- a. Mulching and revegetation of disturbed soil
- b. Temporary runoff control features such as hay bales, silt fencing, or diversion ditches
- c. Permanent stabilization structures such as retaining walls or rip-rap

The above erosion and sediment control measures shall apply to all aspects of the proposed project involving land disturbance and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction should be minimized to reduce the potential for erosion.

Natural and man- made drainage ways and outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed to effectively carry water and shall be stabilized with vegetation or rip-rap.

Security Deposit:

A security deposit of \$2500.00 (TWENTY - FIVE HUNDRED DOLLARS) shall be secured and will be held in escrow before any construction work can begin; when all of the above inspections are completed, occupancy permit of property is achieved and any drainage issues that may have occurred are resolved, the funds shall be returned to the applicant.

Deposit received: _____ Date: _____

Applicant Signature: _____ Date: _____

R.M.P.O.A. Agent: _____ Date: _____

All Security Deposit(s) shall be held in the R.M.P.O.A Escrow Account until returned to applicant; All deposit transaction(s) shall be recorded with this permit. By signing this document, the applicant agrees to be totally responsible for any and all legal fees incurred by RMPOA in violation of this agreement.

Road Maintenance:

The RMPOA will be limited to cleaning of road culverts and drainage ditches/systems to ensure adequate protection for roads. The owners are asked to be proactive in removing any leaves or debris at the entrances of their driveway culverts to avoid drainage issues.

Property owners are responsible for repair: replacement of existing driveway: culverts: drainage systems or other structures pertaining to access or RMPOA permitted alterations on the owner's property whether located in the right of way or not which results in damage to the roads or other owners' properties.

If a property owner does not take appropriate action as ordered by the RMPOA within a reasonable time-period. (to be determined & weather permitting) A certified letter will be issued to the property owner and the RMPOA will take immediate action to repair damages and the owner will be charged for work completed to ensure safety of the HOA roads and structures. (NHRSA 236:13,VI)

If there are any items brought forth in the contract that an owner is unsure of, they are to contact the Board prior to signing.

Property Owner Initials: _____