

Hunter's Glen Homeowners Association, Inc. Resolution			
Title: Minimum Construction Standards for Subdivision Infrastructure	DOCUMENT NUMBER: R-002	EFFECTIVE DATE: 18 MAR 09	PAGE 1 OF 2
REVISION NO. 0	SUPERSEDES / DATE: N/A	APPROVAL 2: (signature / date)	APPROVAL 3: (signature / date)
ORIGINATOR: J. DELLINGER	APPROVAL 1: (signature / date)		

1. **Resolution**—to provide Minimum Construction Standards for Subdivision Infrastructure
2. **Authority**—
  - A. [North Carolina Chapter 47F — North Carolina Planned Community Act](#)
  - B. [Chapter 55A--North Carolina Nonprofit Corporation Act](#)
  - C. Hunter's Glen Subdivision Covenants by instrument dated October 14, 1985 and recorded in book 667 at page 169 of the Henderson County Registry as amended by instrument dated December 9, 1985 recorded in book 669. at page 747 of the Henderson County Registry, and all subsequent amendments.
  - D. HUNTER'S GLEN HOME OWNERS ASSOCIATION, INC. By-Laws
  - E. Protective Covenants and easements for Hunter's Cove, a section of Hunter's Glen Subdivision, and all subsequent amendments.
  - F. [NCDOT MINIMUM CONSTRUCTION STANDARDS for SUBDIVISION ROADS](#)
  - F. [Henderson County Code, Chapter 200A](#)
3. **Purpose**--To define Minimum Construction Standards for Subdivision Infrastructure.
4. **Scope and Intent**--This applies to the Hunter's Glen Covenants as recorded 14 October 1985, and to all its subsequent amendments, as well as to Hunters Cove covenants and their amendments. The board shall retain the right to amend or repeal this resolution.

#### 1. INTRODUCTION

Prior to the construction of a new section within Hunter's Glen/Cove which is to be dedicated as public, approval must be obtained from the Hunter's Glen HOA Board or it's designate. All roads in Hunter's Glen and Hunter's Cove will be paved to NC DOT standards. All other utilities will be installed to each applicable standard.

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## 2. POLICY

All roads in Hunter's Glen and Hunter's Cove will be paved to NC DOT standards.

All other utilities, including gas, telecommunications, cable, and water will be installed to each applicable standard.

A bond for the construction of the affected site will be established prior to the start of lot development and house construction within the affected area.

## 3. DEFINITIONS

Road—serves a parcel or tract of land that is subdivided into two or more lots, building sites or other divisions for sale or building development for residential purposes where such subdivisions include a new road or change in an existing road.

## 4. RESPONSIBILITY

- A. DEVELOPER
- B. HOA BOARD/DESIGNEE

## 5. REFERENCED DOCUMENTS

[NCDOT MINIMUM CONSTRUCTION STANDARDS for SUBDIVISION ROADS  
Henderson County Code, Chapter 200A](#)

## 6. PROCEDURE

1. At the time of writing of this document, NCDOT contacts for our area were:

**District 1-** M. T. Gibbs, P.E. (828) 891-7911  
4142 Haywood Road (828) 891-5026 FAX  
Horse Shoe, N.C. 28742  
E-Mail mgibbs@dot.state.nc.us  
Counties- Transylvania, Henderson, Polk

2. The following information must be provided to the Board, who will review/comment/approve the plan. The Board will then submit the plan to the District Engineer for proper evaluation in order to obtain a certificate of approval as required by North Carolina General Statute 136-102.6.
3. Three complete site layouts with vicinity map, including any future expansions anticipated. Additional copies may be required by the District Engineer's Office.
4. Horizontal alignment indicating general curve data on site layout plan.
5. Vertical alignment indicated by percent grade, P.I. station, vertical curve length, and k-value, on site layout plan. Existing ground profile along centerline should also be included.

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6. Typical section indicating the pavement design and width of pavement. All slopes shown in accordance with drawings on pages 39 and 40 of this manual.
7. Submission of hydraulics plans and drainage calculations are required. A copy of U.S. Geodetic Survey or other contour mapping showing drainage areas are also required. (NOTE: A sample standard pipe sizing chart is shown on page 38 or any generally accepted industry standard containing the same information as shown in the example may be used.)
8. Four copies of the recorded plat are to be furnished to the District Engineer after certification or upon application for State Maintenance.
9. On new subdivision roads lot lines should not extend beyond the right-of-way. *See North Carolina Transportation and Highway Laws*, chapter 136, article 7, section 136-102.6 for additional information on right-of-way width and lot lines. (See page 29 for statute).
10. When property is subdivided along existing state maintained roads the lot lines may extend beyond the right of way subject to the property owners discretion.
11. A minimum of four separate site plans for driveway permits will be required prior to construction within NCDOT Right of Way. (See pages 36 and 37 for permit).
12. Copy of erosion control plans and permit, approved by Department of Environment and Natural Resources or local government, may be required by the District Engineer. (See page 35).
13. Utility encroachment agreements required prior to addition of road to State System. (For agreement forms, please contact District Engineer.)