

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: October 21, 2015

SUBJECT: Petition for addition to State Road system

PRESENTER: Autumn Radcliff, Senior Planner

ATTACHMENTS: (1) Map of Promised Ridge Drive
(2) State Road Petition for Promised Ridge Drive

SUMMARY OF REQUEST:

Staff received the attached petition to add Promised Ridge Drive to the state road system. It has been the practice of this Board to accept road petitions and forward them to NC Department of Transportation for their review. It has also been the practice of the Board not to ask NCDOT to change the priority for roads on the paving priority list.

Staff reviewed attached petition and it appears that all affected property owners or developers have signed the required petition.

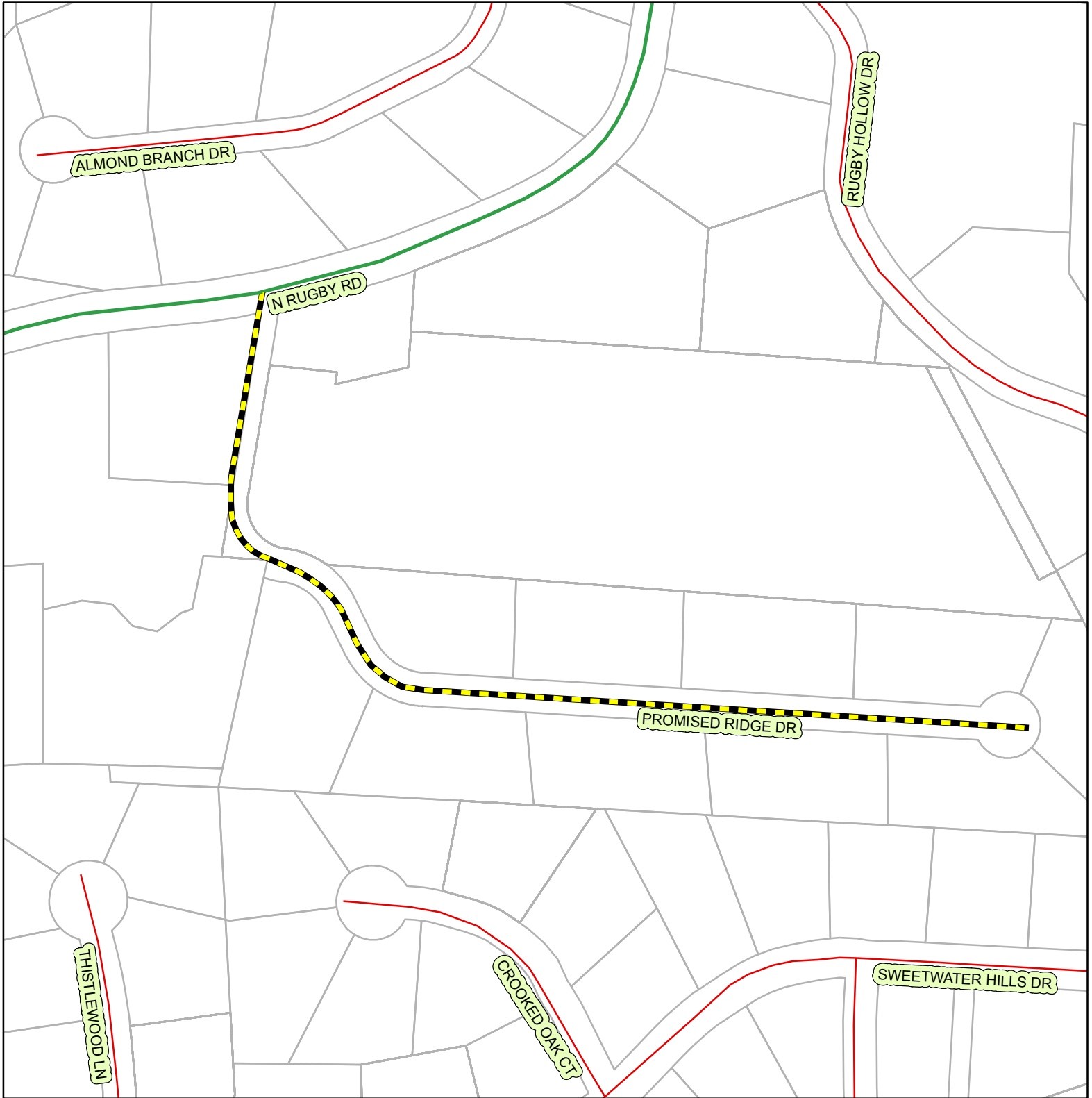
BOARD ACTION REQUESTED:

Staff recommends approval of the petition. If approved, staff will forward the petition to NCDOT.

Suggested Motion:

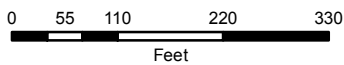
I move that the Board approve the petition and direct staff to forward it to NCDOT.

State Road Addition Petition Promised Ridge Drive



 Proposed Addition to State Maintenance

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1 inch = 200 feet



**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: HENDERSON Road Name: PROMISED RIDGE DRIVE
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: THE SANCTUARY AT MILLS RIVER Length (miles): 0.30 MILES

Number of occupied homes having street frontage: 6 Located (miles): 21.0 MILE

miles N S E W of the intersection of Route NC 191 and Route N. RUGBY ROAD
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of THE SANCTUARY AT MILLS RIVER
HENDERSON County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: MARK THOMAS M4M LAND DEVELOPERS OF WNC LLC. Phone Number: (828) 817-0290

Street Address: [Redacted]

Mailing Address: P.O. BOX 56, COLUMBUS, NC 28722

PROPERTY OWNERS
Mailing Address

Name

Telephone

<u>MARK T. GIBBS</u>	<u>311 PROMISED RIDGE DRIVE</u>	<u>(828) 506-1145</u>
<u>Hal J. Jell</u>	<u>HENDERSONVILLE, NC 28791</u>	

<u>MARK H. THOMAS</u>	<u>P.O. BOX 56</u>	<u>(828) 817-0290</u>
<u>Mark H. Jell</u>	<u>COLUMBUS, NC 28722</u>	

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

- Rural Road Subdivision platted prior to October 1, 1975 Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

NORTH RUGBY ROAD
S.R. 1365
WITH 60' R.O.W.

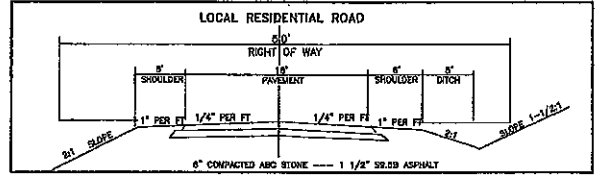
Alvis Baker, SUBDIVISION ADMINISTRATOR for Henderson Co., certify that this plat has been reviewed and approved as Minor Subdivision in accordance with the Henderson County Subdivision Ordinance.
Date 5/20/08 Signed Alvis Baker

DEPARTMENT OF TRANSPORTATION-HIGHWAYS PROPOSED SUBDIVISION CONSTRUCTION STANDARDS CERTIFICATES
APPROVED: [Signature]
DATE: May 16, 2008

PLAT NORTH
PLAT SLIDE 550

CHRISTY M. MACK
D.B. 1087 PG. 389
SLIDE 550

JOHN L. CHRISTY
D.B. 447 PG. 805



REID 9937001
PIN 9650 19 1913
Plotted and saved

JOHN L. CHRISTY
D.B. 736 PG. 379
SLIDE 550

SLIDE 1332

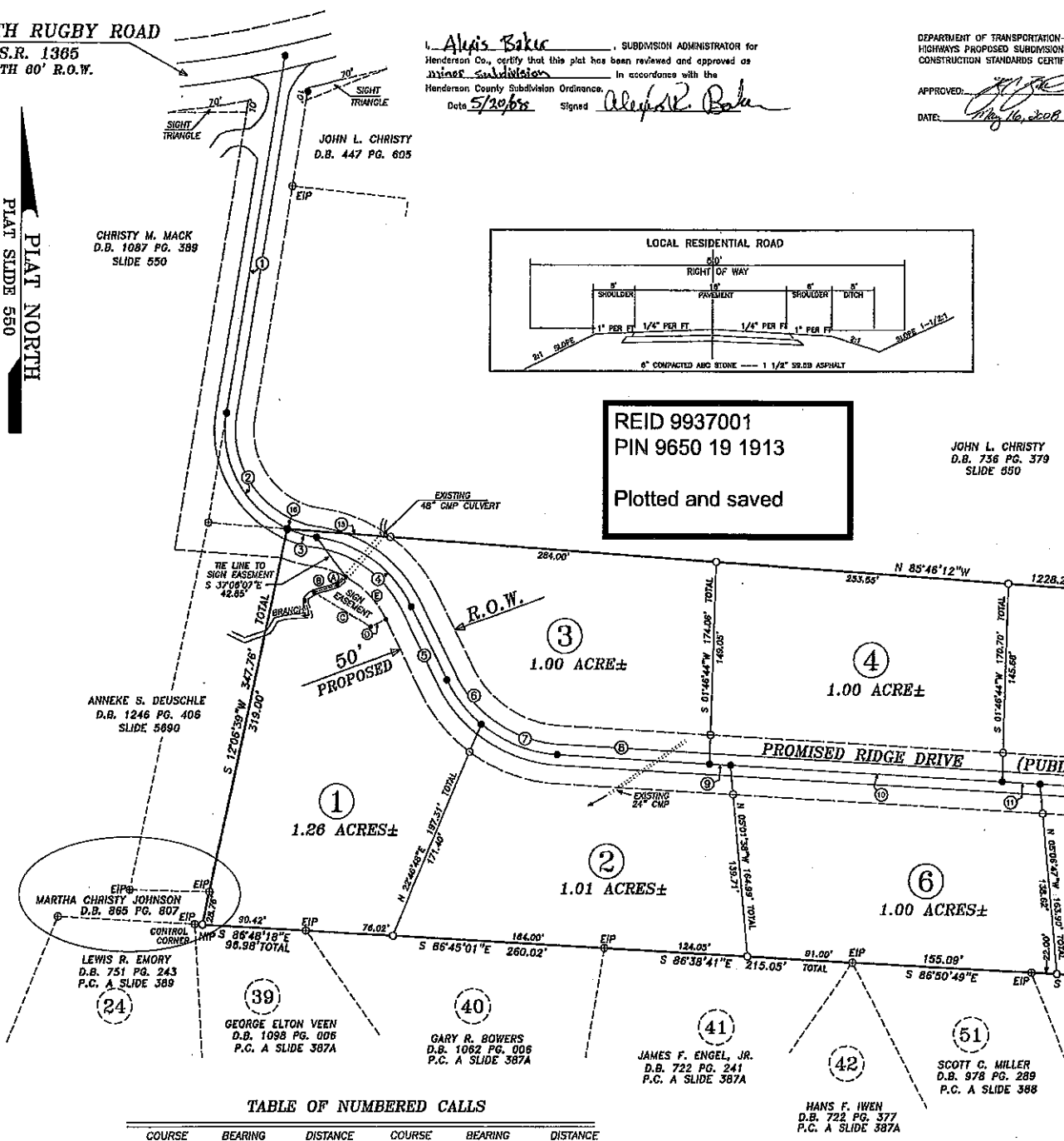


TABLE OF NUMBERED CALLS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 09°19'40"W	309.09'	10	S 86°31'50"E	235.32'
RAD.: 91.70' TAN.: 71.21'			11	S 86°31'50"E	32.68'
LEN.: 121.10' DELTA: 75°39'40"			12	S 86°31'50"E	225.65'
2	S 28°30'10"E	112.49'	13	S 86°31'50"E	51.35'
RAD.: 91.70' TAN.: 13.18'			14	S 86°31'50"E	181.00'
LEN.: 28.19' DELTA: 16°21'46"			15	N 85°46'12"W	80.02'
3	S 74°30'53"E	26.10'	16	N 85°46'12"W	0.84'
RAD.: 107.88' TAN.: 58.08'					
LEN.: 108.55' DELTA: 56°35'32"					
4	S 34°24'00"E	102.27'			
5	S 26°08'14"E	70.33'			
RAD.: 114.44' TAN.: 24.57'					
LEN.: 48.41' DELTA: 24°14'05"					
6	S 38°13'16"E	48.05'			
RAD.: 114.44' TAN.: 37.40'					
LEN.: 72.29' DELTA: 36°11'31"					
7	S 68°26'05"E	71.09'			
8	S 86°31'50"E	132.74'			
9	S 86°31'50"E	18.10'			

CALLS AROUND SIGN EASEMENT

COURSE	BEARING	DISTANCE
A	S 47°23'43"W	10.23'
B	S 73°19'38"W	21.25'
C	S 68°43'29"E	57.59'
D	N 63°50'46"E	15.00'
RAD.: 82.88' TAN.: 28.43'		
LEN.: 51.18' DELTA: 35°22'49"		
E	N 43°47'38"W	50.37'

LEGEND
 -○- EXISTING CORNER MONUMENT AS NOTED
 -○- NEW IRON PIPE SET OR AS NOTED
 -●- COMPUTED POINT-NOT STAKED
 -□- CONCRETE MONUMENT AS NOTED

SWEETWATER HILLS SUBDIVISION

- NOTES:
1. AREAS DETERMINED BY COORDINATES
 2. AREA INCLUDES ANY AND ALL INTERESTS EITHER ACQUIRED OR CLAIMED.
 3. THE CURRENT OWNER OF RECORD AS PER D.B. 1341, PG. 396.
 4. THE CURRENT ZONING OF THE PROPERTY.
 5. THE CURRENT WATER SUPPLY.
 6. THERE IS RESERVED A 30' VEGETATION STRIP.
 7. THE SUBJECT PROPERTY DOES NOT HAVE A FINAL ROAD GRADE OF RECORD.
 8. THE FINAL ROAD GRADE OF RECORD.
 9. BUILDING SETBACKS FOR R-2 ZONING.