Resolution # R-24-02

to take over streets and infrastructure in Sycamore Cottages

WHEREAS, the developer Windsor Built Homes has completed all infrastructure in Sycamore Cottages, including streets, curbs & gutters, and sidewalks, and has submitted a request to the Town of Fletcher asking for the Town to assume control of this infrastructure; and

WHEREAS, the developer has submitted the engineer's certification of compliance for this infrastructure, along with as-built plans as required under Article 12 of the Fletcher Land Development Code.

NOW, THEREFORE, BE IT RESOLVED by the Fletcher Town Council that the following streets, curbs & gutters, and sidewalks be accepted into the Town's street system, with a total of 5,936.8 feet of additional street lengths being accepted:

Cardwell Lane	Mann Lane
Greenly Lane	Pullen Lane
Gorman Lane	Riddick Lane
Harrelson Lane	

APPROVED & ADOPTED by the Fletcher Town Council on this 9th day of September, 2024.

_____
Mayor Preston Blakely

ATTEST:

_____
Christine Thompson, MMC NCMC
Town Clerk

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
SHEILA FRANKLIN
TREVOR C. LANCE
JIM PLAYER
KEITH REED

To: **Mayor & Town Council**

Cc: Mark Biberdorf, Town Manager

From: Eric Rufa, Planning Director

Date: August 20, 2024

RE: **Street Takeover Request for Sycamore Cottages**

The Town has received a request from Windsor Built Homes asking for takeover of the streets/rights of way, curbs/gutters, and sidewalks in the recently completed Sycamore Cottages. Along with the written request, the developer has submitted all of the documentation required under Article 12 of the Fletcher Land Development Code (LDC), including the engineer's certification certifying compliance and as-built plans/final plat.

Additionally, staff has verified that a number of repairs to various sections of sidewalk, curb/gutter/ramps, and roads have been made at the request of the Public Works Director. Completion of these minor punch list items was verified on August 19, 2024 during a walkthrough with the development's representative and Public Works.

Also included in your packet are the various documents mentioned above.

The total linear distance of the roads involved is 5,936.8 feet. A complete list of the streets is included in the developer's request letter.

Thank you for your consideration of this matter.

WINDSOR BUILT HOMES

August 7, 2024

Fletcher Town Council
300 Old Cane Creek Rd
Fletcher, NC 28732

Re: Request for Acceptance of Roadways in the Old Hendersonville Road PRD

Ladies and Gentlemen of the Town Council,
We are formally requesting that you take up a resolution to accept the completed public streets, rights of way, sidewalks, curb and gutter, that has been completed for the Old Hendersonville Road- PRD.

A list of the roads we are requesting you accept ownership of are as follows:
Cardwell Lane
Greenly Lane
Gorman Lane
Harrelson Lane
Mann Lane
Pullen Lane
Riddick Lane

Thank you for your consideration in this matter. Let us know if you need any further information.

Scott Street
Windsor Built Homes



40 W BROAD ST, STE 500 GREENVILLE, SOUTH CAROLINA 29601-2600 | 864.370.9037
WindsorBuilt.com

CDC Civil Design Concepts, PA

July 25, 2024

Eric Rufa
Town of Fletcher
Planning Director
300 Old Cane Creek Road
Fletcher, NC 28732

Re: Old Hendersonville Road- PRD
Engineers Accessibility Letter
CDC Project No. 11521

Dear Mr. Rufa,

As you are aware the construction for the above-mentioned project has been fully completed in general compliance with the site plans approved by the Town of Fletcher Staff and Town Council.

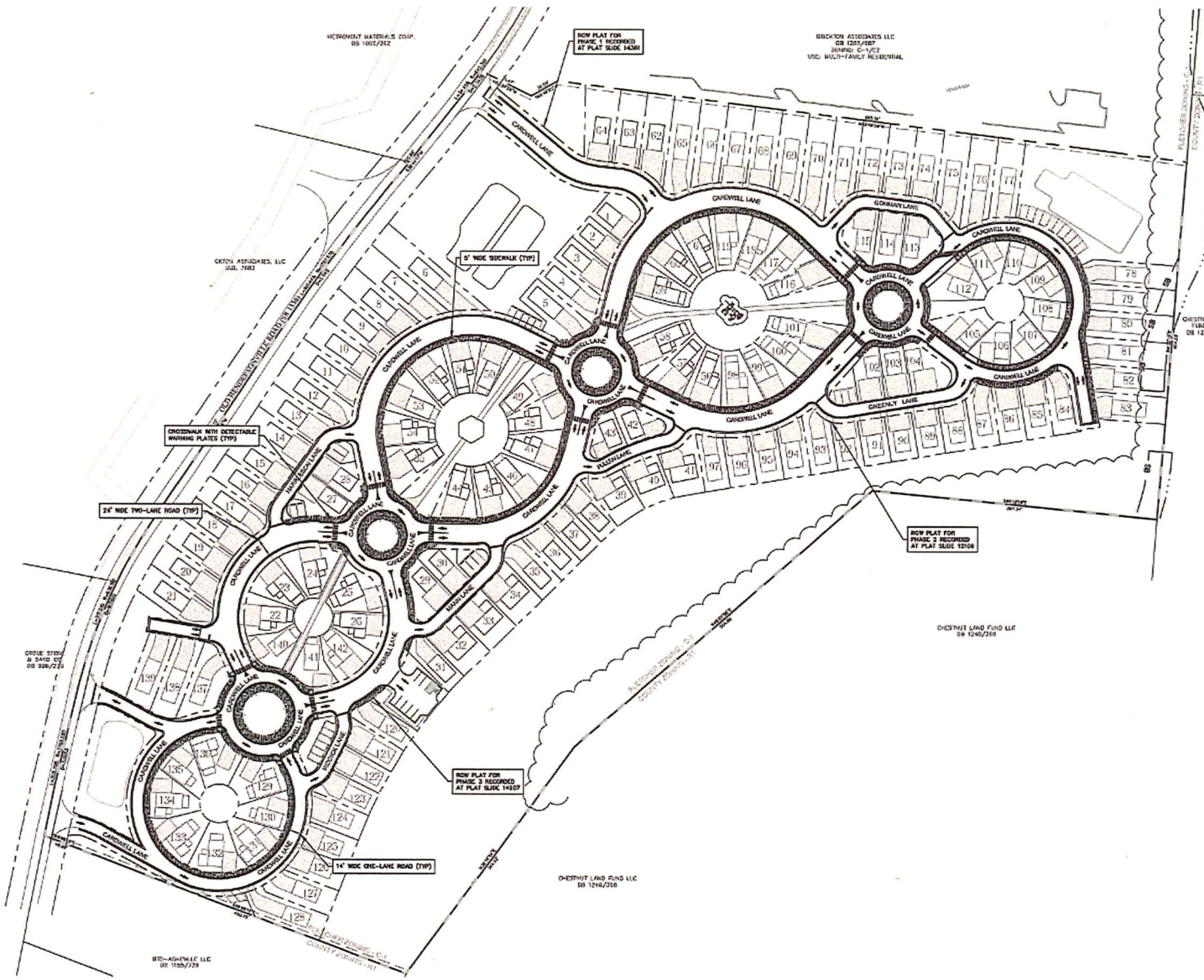
All infrastructure inside of the public ROW has been installed in accordance with applicable Codes and Standards.

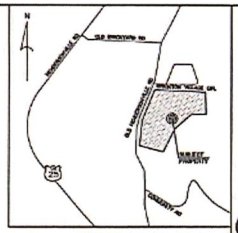
If there are any questions, please do not hesitate to call our office.

Sincerely,



Greg Hoffman, PE
Civil Design Concepts, P.A.
ghoffman@cdcgo.com





VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	WINDSOR BUILT HOMES, INC. 40 WEST BROAD STREET, STE 500 GREENVILLE, SC 29601
CONTACT:	SCOTT STREET 864-370-9038
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 198 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	GREGORY R. HOFFMAN (828) 252-5330
SURVEYOR:	MCABEE & ASSOCIATES, P.A.
CONTACT:	3 MCABEE TRAIL FAIRVIEW, NORTH CAROLINA, 28730 STEVE MCABEE, PLS (828) 628-1285

PROJECT DATA

PIN:	9652-82-0412
ADDRESS:	OLD HENDERSONVILLE ROAD
DEED BOOK/PAGE:	3024/494
SITE ACREAGE:	21.5 ACRES
ZONING:	C-1
SETBACKS:	
FRONT:	9'
SIDES:	9'
REAR:	9'

ROAD LENGTHS:

CARDWELL LANE:	4072.5'
GIDEON LANE:	178.7'
GREENLY LANE:	208.8'
HARRELSON LANE:	142.5'
MANN LANE:	185.1'
FULLER LANE:	142.4'
ROCKY LANE:	107.1'
TOTAL ROAD LENGTHS:	5636.8'
SIDEWALK LENGTHS:	4627.5'

811 Know what's below. Call before you dig.

NORTH

PUBLIC INFRASTRUCTURE AS-BUILT
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CDC Civil Design Concepts, PA
198 PATTON AVENUE, ASHEVILLE, NC 28801
PHONE (828) 252-5330 FAX (828) 252-5332
52 BROAD STREET - SUITE B, WAYNESVILLE, NC 28786
PHONE (828) 452-0202 FAX (828) 452-0212
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	07/25/2024	INFRASTRUCTURE AS-BUILT SUBMITTAL	LDJ

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030093 GREGORY R. HOFFMAN
7-25-24

PUBLIC INFRASTRUCTURE AS-BUILT

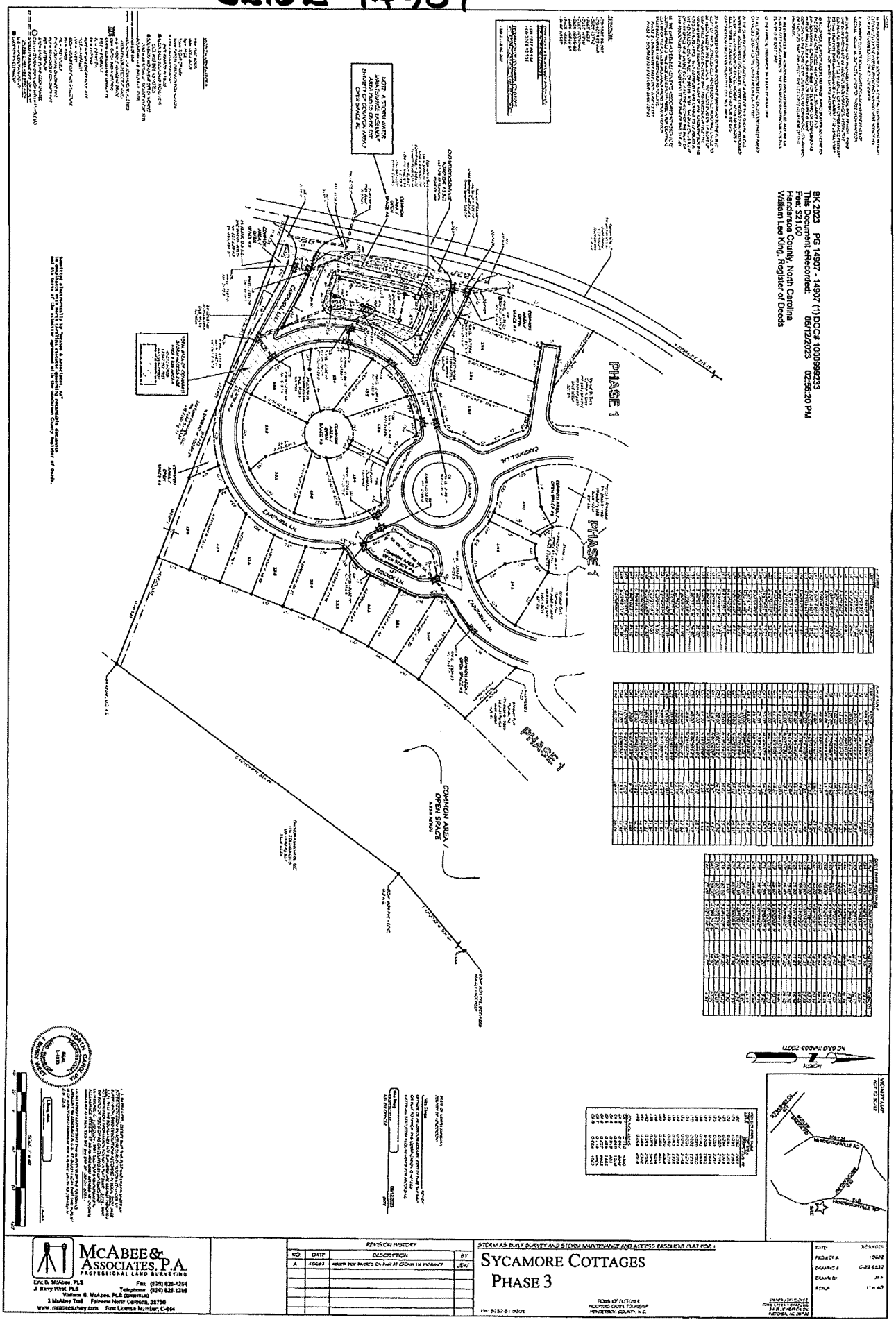
OLD HENDERSONVILLE ROAD

WINDSOR BUILT HOMES, INC. • FLETCHER, NORTH CAROLINA

DRAWN BY: LDJ
CDC PROJECT NO.: 11521

SHEET
C200

SLIDE 14907



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Yaliana S. McAbee, PLS (Emeritus)
3 McAbee Trail Fletcher North Carolina, 28732
Fax (828) 628-1264
Telephone (828) 628-1288
www.mcabeesurvey.com Firm Licens e Number: C-694

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
A	4/26/23	ADDED FOR PHASES 2A, PHASE 3 & COMMON OPEN SPACE	JEW

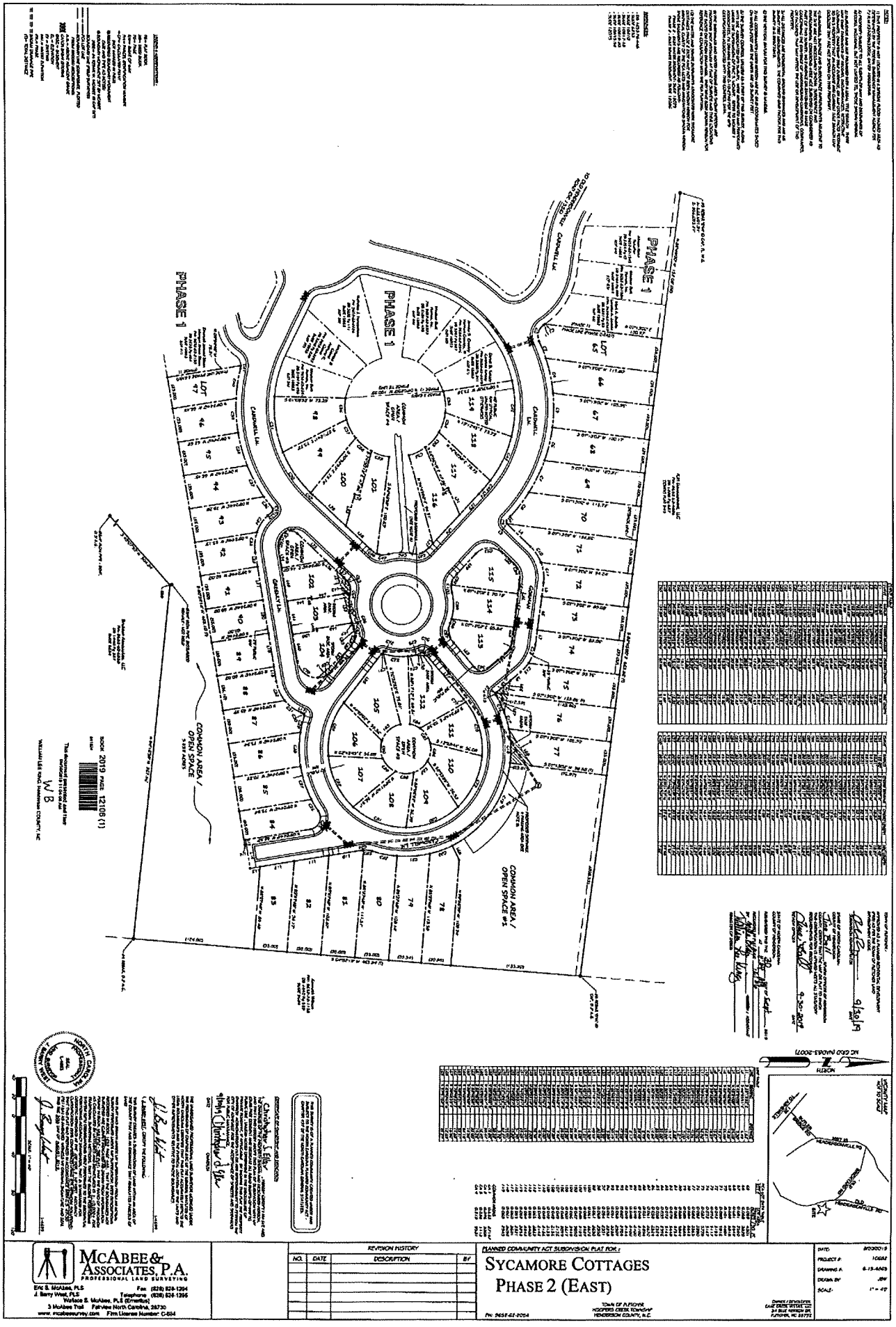
STORM AS-BUILT SURVEY AND STORM MAINTENANCE AND ACCESS EASEMENT PLAT FOR:

SYCAMORE COTTAGES
PHASE 3

Town of Fletcher
Henderson County Township
Henderson County, N.C.

DATE:	3/24/2023
PROJECT #:	19-02
DRAWING #:	C-23-1932
DRAWN BY:	JEW
SCALE:	1" = 40'

SLIDE 12106



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 Hunters Trail Fairview North Carolina, 28730
Fax: (828) 628-1294
Telephone: (828) 628-1395
www.mcabeesurvey.com Firm Licenses Number: C-694

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

PLANNED COMMUNITY ACT SUBDIVISION PLAT FOR:

SYCAMORE COTTAGES
PHASE 2 (EAST)

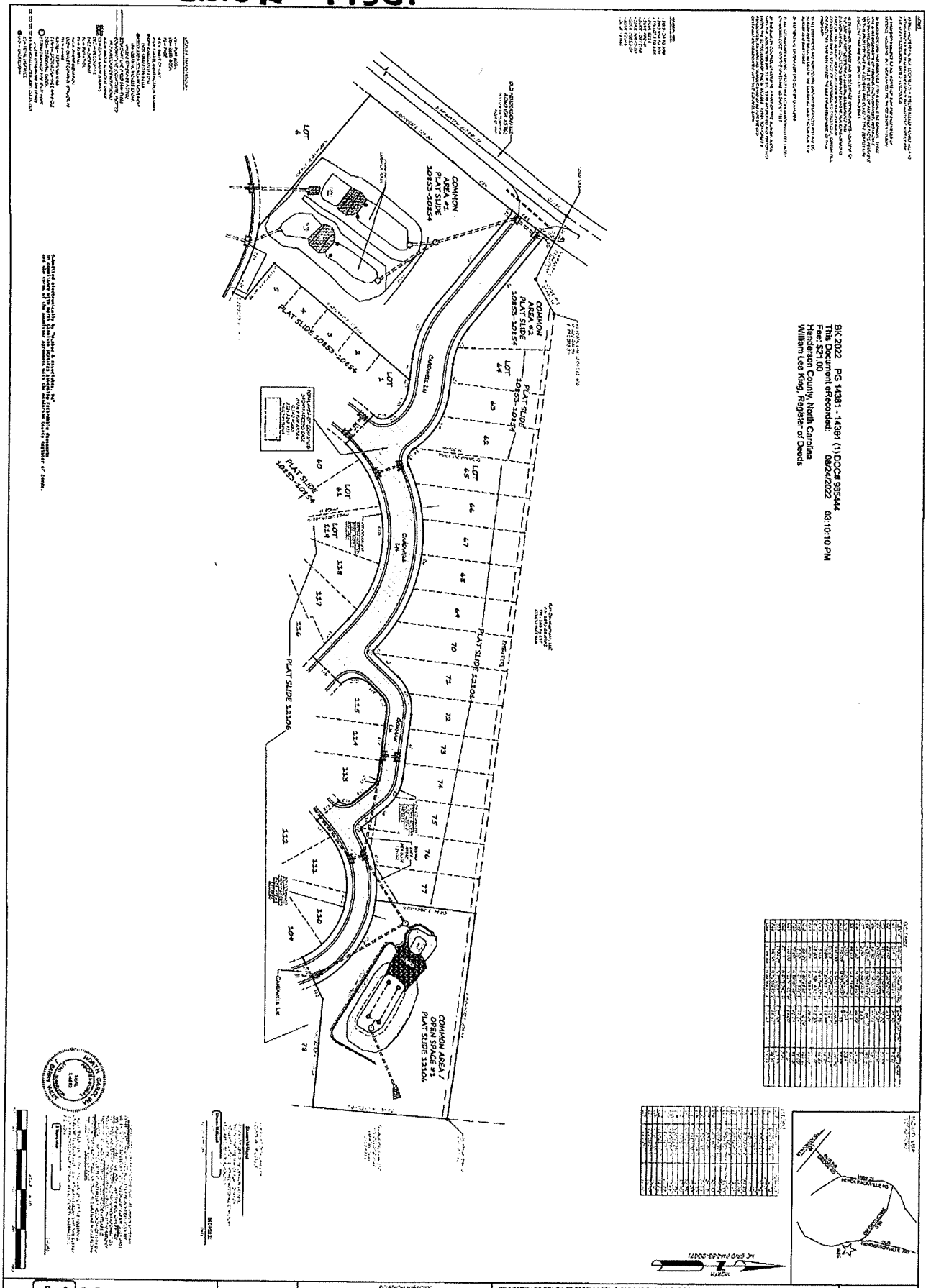
TOWN OF FLETCHER
HOOPER CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

PIN: 9657-62-9054

DATE:	9/30/2019
PROJECT #:	10082
DRAWING #:	6-15-4AS
DESIGN BY:	JBW
SCALE:	1" = 40'

OWNER / DEVELOPER:
CAPE CREEK VENTURE, LLC
84 BLUE RIDGE DR.
FLETCHER, NC 28732

SLIDE 14381



BK 2022 PG 14381 - 14381 (1)DOC# 985444
This Document eRecorded: 08/24/2022 03:10:10 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING

Eric E. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
8 McAbee Trail Fairview North Carolina, 28730
Fax: (828) 628-1284
Telephone: (828) 628-1285
www.mcabeesurvey.com Firm License Number: C-914

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY

DELINEATION OF COMBINED STORM ACCESS PAVEMENT AND RIGHT OF WAY FOR:

SYCAMORE COTTAGES
PHASES 1 & 2

FORK CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

DATE:	8-23-2021
FILE NO.:	10853
DRAWING #:	C-21-10853
DRAWN BY:	JMA
SCALE:	1" = 40'