

TOWN OF BLACK MOUNTAIN - STREET DEDICATION POLICY

Dedication of Streets (Not within subdivision)

The Board of Aldermen shall not accept as a public street, any street extension, new street or part thereof until preliminary plans have been approved by the Planning Director and Public Services Director, and unless the street or part thereof has met the following requirements.

(A) Requirements

Petition required from *all* property owners containing the following information:

(1) Location of the street.

(2) Statement that property owners are willing to provide cleared right-of-way. (All tree stumps, roots, brush, boulders, and other obstructions within the right-of-way must be removed to the satisfaction of the Public Services Director.)

(3) For proposed streets with no existing platted right-of-way, property owners must provide a cleared, forty (40) foot right-of-way deeded to the Town. The Town may accept for dedication any street with an existing platted right-of-way of at least thirty (30) feet, upon the approval of the Board of Aldermen. In such cases, a petition may not be required. Right-of-way requirements for cul-de-sacs shall be provided with a turnaround having a roadway diameter of at least ninety-six (96) feet, provided that, if a hardship exists, a "T" turn-around may be acceptable upon written approval of the Fire Chief. One hundred (100) percent of the affected property owners must be willing to dedicate the necessary right-of-way.

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(4) The street must have three (3) or more property owners per twelve hundred (1200) feet with no other publicly maintained street frontage.

(5) Where necessary, property owners must be willing to purchase **and install** approved culverts to install under new constructed driveways.

(B.) Street Specifications

(1) Grading: Two-way streets shall be graded to a minimum width of twenty (20) feet. One-way streets shall be graded to a minimum width of twelve (12) feet. New driveways shall have approved culverts of a minimum fifteen (15) inch diameter and twenty (20) foot length, to be purchased and installed by the property owner. Any pipe necessary for drainage that must go under streets will be paid for and installed by the property owner with prior approval and recommendation from the Town.

(2) Preparation: Before grading is started, the required grading width shall be first cleared of all stumps, roots, brush and other objectionable material to a depth of firm undisturbed soil.

(3) Cuts: The property owners shall be responsible to see that all tree stumps, boulders, and other obstructions within the right-of-way width shall be removed to the satisfaction of the Public Services Director.

TOWN OF BLACK MOUNTAIN - STREET DEDICATION POLICY

(4) Road-bed Base: The roadbed shall be surfaced with material of no lower classification than crushed rocks, stone, or gravel. The size of the crushed rock or stone shall be that generally known as “crusher run stone” or “road bond”, from one and one-half (1 1/2) inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. The thickness of the stone roadway shall be no less than six (6) inches. The roadbed shall be approved by the Public Services Director.

(5) Cul-de-sacs: Permanent dead-end streets shall not exceed five hundred (500) feet in length unless exception is granted by the Planning Board, and shall be provided with a turnaround having a roadway diameter of at least ninety-six (96) feet. Cul-de-sacs shall not be used to avoid connection with existing streets.

(6) Pavement: All streets must be paved prior to being accepted and maintained by the Town. Any street proposed to be dedicated shall be paved in accordance with NCDOT “Subdivision Road Minimum Construction Standards.”

Nothing within this section shall be construed to relive any developer of property from complying with all provisions of the Black Mountain Zoning and Subdivision Ordinance and any other provisions of law which may supersede the intent of this section.

The Town will not accept any street for maintenance, covered under the provisions of this section and until it has been accepted by the Board of Aldermen and said acceptance is recorded in the minutes of the meeting at which said street was accepted.

In addition, nothing within this section shall be construed in a manner so as to alleviate the responsibility of a developer to improve and/or pave any previously platted right-of-way that is proposed to be used as a method of ingress or egress for a new development.

The Town shall not be required to perform any work, use any labor or material or authorize any expenditure on the improvement of or service to any street or part thereof until all provisions of this policy are complied with.

The Town shall not be required to extend water or other utilities or service, including garbage pickup, fire and police protection, to any property abutting any street or part thereof unless all those provisions of this policy are complied with.

The Town may, at its discretion or upon its own initiative, provide services to such streets as it shall deem advisable to be in the best interest of the general public.

For the purposes of this section, the term developer shall be defined as the owner of a parcel of property, which is subject to regulation under the Town’s subdivision, Planned Unit Development, or Unified Housing Development ordinances.

TOWN OF BLACK MOUNTAIN - STREET DEDICATION POLICY

PETITION

We, the undersigned property owners of property located abutting a private street known as _____, located off of _____, do hereby petition the Black Mountain Board of Aldermen to dedicate and maintain said street for public use.

We verify that we are willing to provide a cleared 40 foot right-of-way needed to establish this as a town street.

Name/Signature

Property/Mailing Address

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

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