



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

10/15/2018

Neal k. Ross
390 Freeman Rd.
Waynesville, NC 28786

County: Haywood
Subject: Street and Driveway Access Permit Application - Approval
Permit No.: 201804404

Dear: Mr. Ross;

This office has reviewed your proposed Street Access Permit that you submitted to us. Your proposal has been **approved**, however the followings conditions apply:

1. No storm water shall be discharged onto SR-1147 (Allens Creek. Rd.).
2. The District Engineer must approve any changes.
3. Driveway(s) shall be constructed as indicated on plans.
4. Notify District 2 Office three working days, prior to the start of construction.

If you have any questions feel free to contact me at (828) 497-7333.

Sincerely,

DocuSigned by:

A digital signature in blue ink, appearing to be "CL", enclosed in a blue rectangular box. Below the box is the alphanumeric string "826D2C8704CF469...".

Chris Lee, P. E.
District Engineer

CL/jbs

cc: Art Hartzog, P.E., Haywood Maintenance Engineer
File

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No. 201804404 DW	Date of Application 10-4-18	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
County: Haywood			
Development Name: Browning Branch LLC			
LOCATION OF PROPERTY:			
Route/Road: Albens Creek Road			
Exact Distance 0.33	<input checked="" type="checkbox"/> Miles <input type="checkbox"/> Feet	N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W	
From the Intersection of Route No. SR-1149 and Route No. SR-1147 Toward SR-1140			
Property Will Be Used For: <input checked="" type="checkbox"/> Residential /Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other			
Property: <input checked="" type="checkbox"/> Is <input type="checkbox"/> Is not within Town of Waynesville City Zoning Area.			
AGREEMENT			
<ul style="list-style-type: none"> • I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. • I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. • I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. • I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. • I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. • I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. • I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". • I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. • I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. • I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. • I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. • I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. • I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. • The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. • I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED. 			
2004-01	NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation		TEB 65-04rev.
	61-03419		

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>NEAL K ROSS</u>	NAME	<u>Dan Womack</u>
SIGNATURE	<u>Neal K Ross</u>	SIGNATURE	<u>Dan Womack</u>
ADDRESS	<u>390 FREEMAN RD</u>	ADDRESS	<u>1079 Oxner Cove Rd.</u>
	<u>WAYNESVILLE NC</u>		<u>WAYNESVILLE NC 28786</u>
	Phone No. <u>828 734 2154</u>		

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

<u>Chris Lee R.E.</u>	<u>10-4-18</u>
SIGNATURE	DATE

3BS

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

_____	_____	_____
SIGNATURE	TITLE	DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

DocuSigned by:

<u>CL Lee</u>	<u>10/15/2018</u>
SIGNATURE	DATE

INSPECTION BY NCDOT

_____	_____	_____
SIGNATURE	TITLE	DATE

COMMENTS:

* No storm water shall be discharged onto SR-1147 (Allens Creek Rd.).

LEGEND

EIP = Existing Iron Pipe or Pin	⊙MH = Manhole
IPS = Iron Pin Set, 5/8" Rebar With Survey Cap	☐CB = Catch Basin
ELH = Existing Locust Hub	⊗WM = Water Meter
MON = Concrete Monument	⊕PP = Power service Pole
R/W = Right of Way	N/F = Now or Formerly
R/R Spike = Railroad Spike	P/O = Part of
FS = Fence Stake	DB = Deed Book
CGS = Cotton Gin Spike	PG = Page
P = Aerial Power Line	B.S.L. = BUILDING SETBACK LINE
--- = Fence line	W = PROPOSED 6" WATER LINE
--- = Branch or Stream	S = PROPOSED 8" SEWER LINE
--- = Surveyed Property Line	
--- = Adjoining Property Line (not surveyed)	
--- = Surveyed Tie Line	
--- = Edge of Road or Drive (type of surface noted)	
--- = Edge of R/W (width noted)	
--- = Edge of Easement (type noted and dimensioned)	
--- = Top of Ridge	

- NOTES**
- Acreage calculated by Coordinate Computation Method.
 - ALL property corners NOT described are computed "points" only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure meets or exceeds 1:10,000+. ALL distances are horizontal.
 - This Survey meets the requirements of a Class "A" Survey.
 - Location of ALL underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
 - Property corners are marked with blue flagging, other color flagging is for reference only, unless otherwise indicated.
 - If land disturbing activities in excess of 0.5 acre are planned, the property owner is required to submit a Sedimentation and Erosion Control Plan to North Carolina Dept. of Environment Health and Natural Resources.
 - The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
 - This survey was prepared without benefit of abstract title and ALL matters of title should be referred to an Attorney-at-Law.
 - This property has not been inspected for wetlands or floodway encroachment.
 - There IS NO recoverable Horizontal Control within 2000'.
 - Property IS NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
 - North is "Plat North" of Plat Cabinet C - Slot 192A.
 - This plat represents a survey of Deed Book 481 @ Page 2103.
 - Elevations are NAVD 88 datum referenced and the Contour Interval is two foot.

State of North Carolina, County of Haywood

Filed for registration on the _____ day of _____ 20____ at _____ o'clock _____ M and recorded in Plat Cabinet _____ at Slot _____

Register of Deeds - Haywood County

by: _____ Assistant Deputy

State of North Carolina, County of Haywood

I, _____ Review Officer of Haywood County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER (Date)

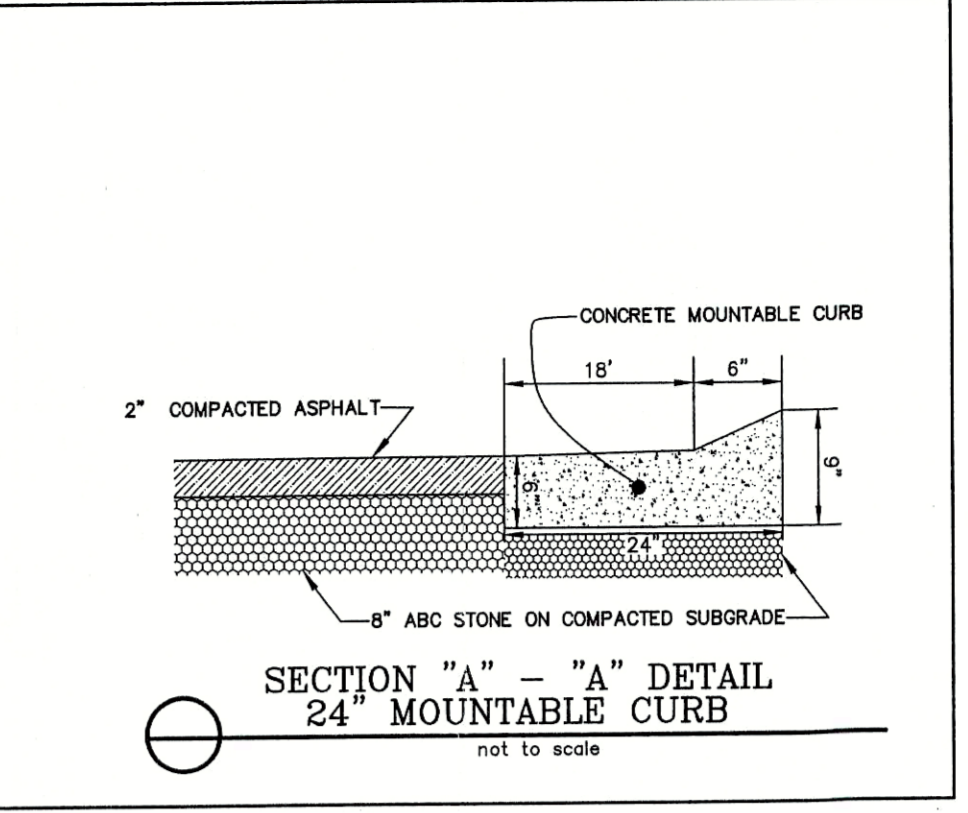
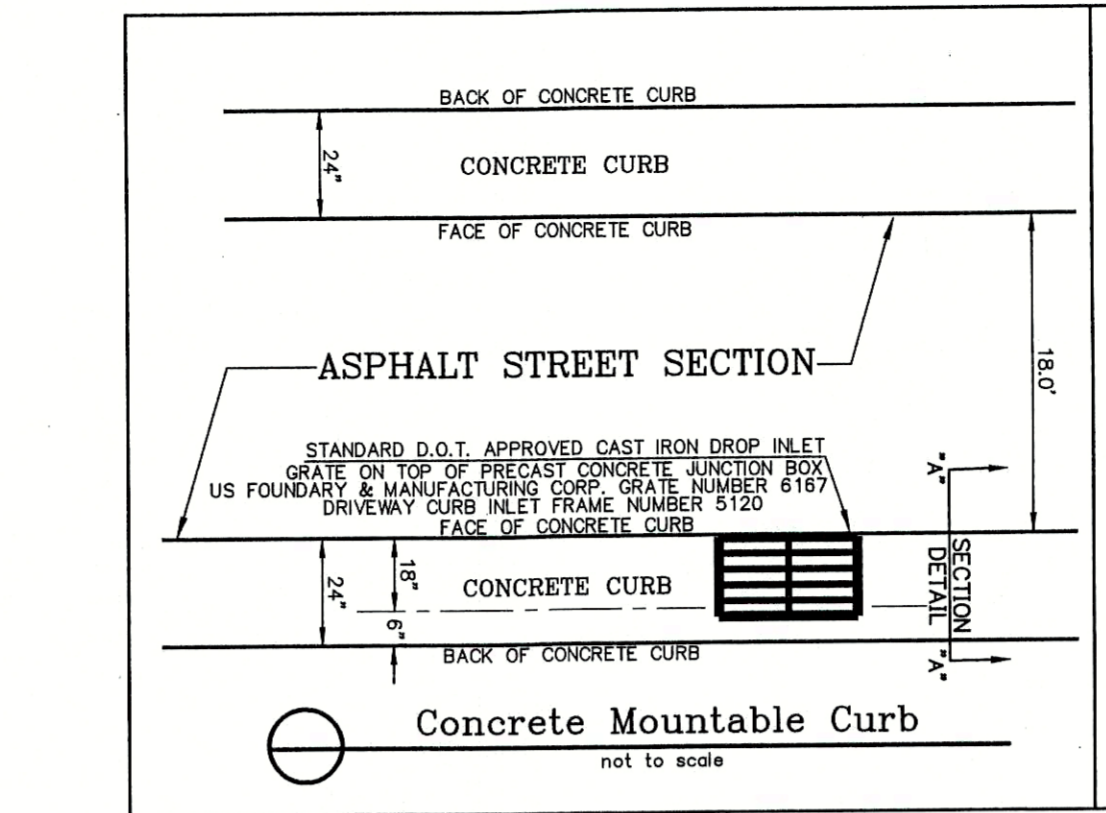
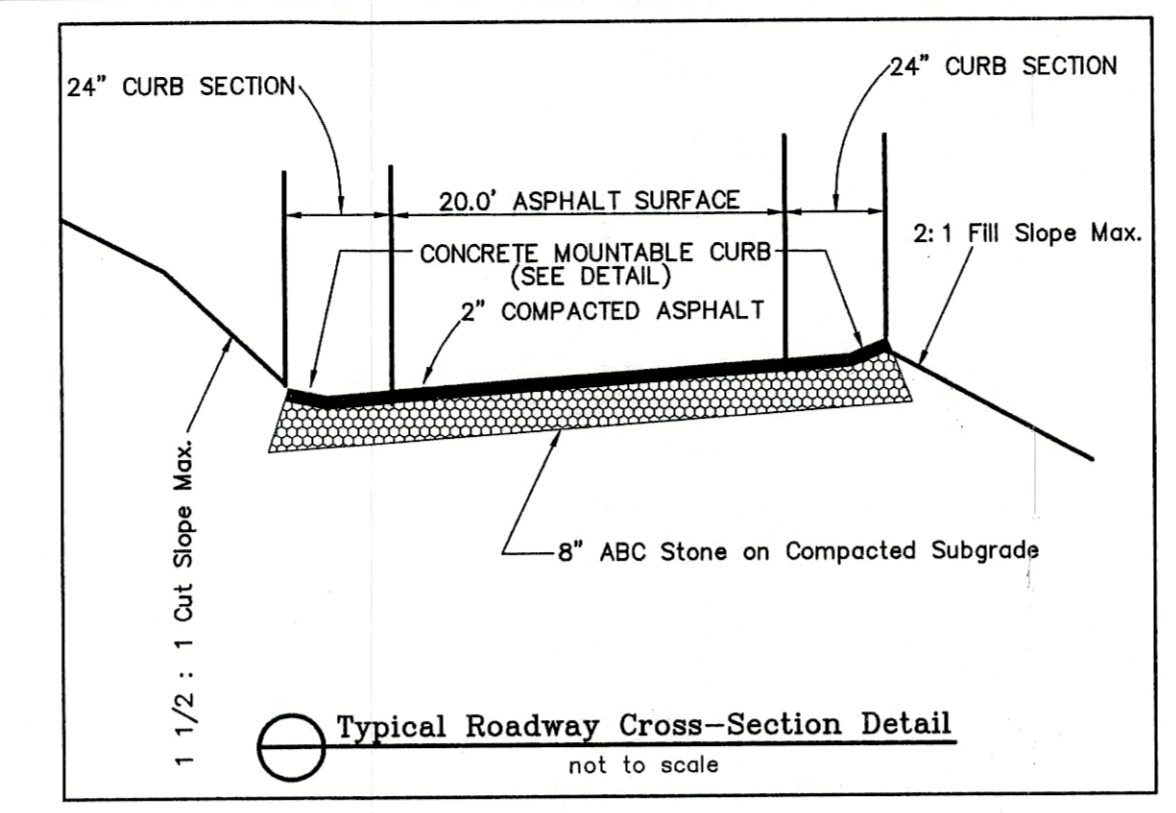
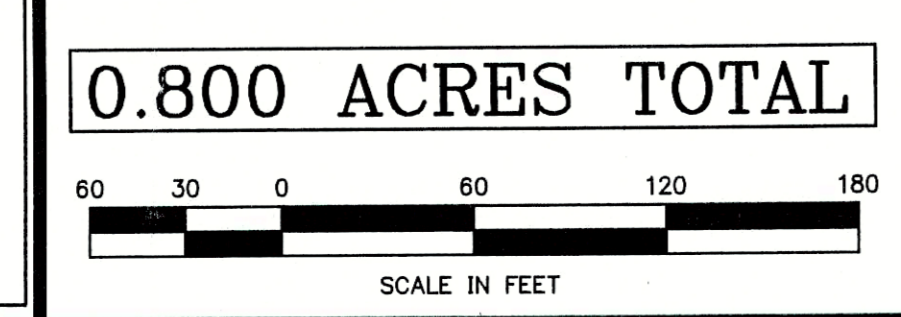
- TYPE OF SURVEY PERFORMED**
- () This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - () This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - (X) This survey is of an existing parcel(s) of land and does not create a new street or change an existing street.
 - () This survey is of an existing building or other structure, or natural feature, such as a watercourse.
 - () This survey is a control survey.
 - () This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
 - () The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to which type of survey listed above best describes the type of survey performed.

I, JONATHAN T. GILBERT, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:15,000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 26th day of SEPTEMBER, 2018.

Professional Land Surveyor
License Number L-3971

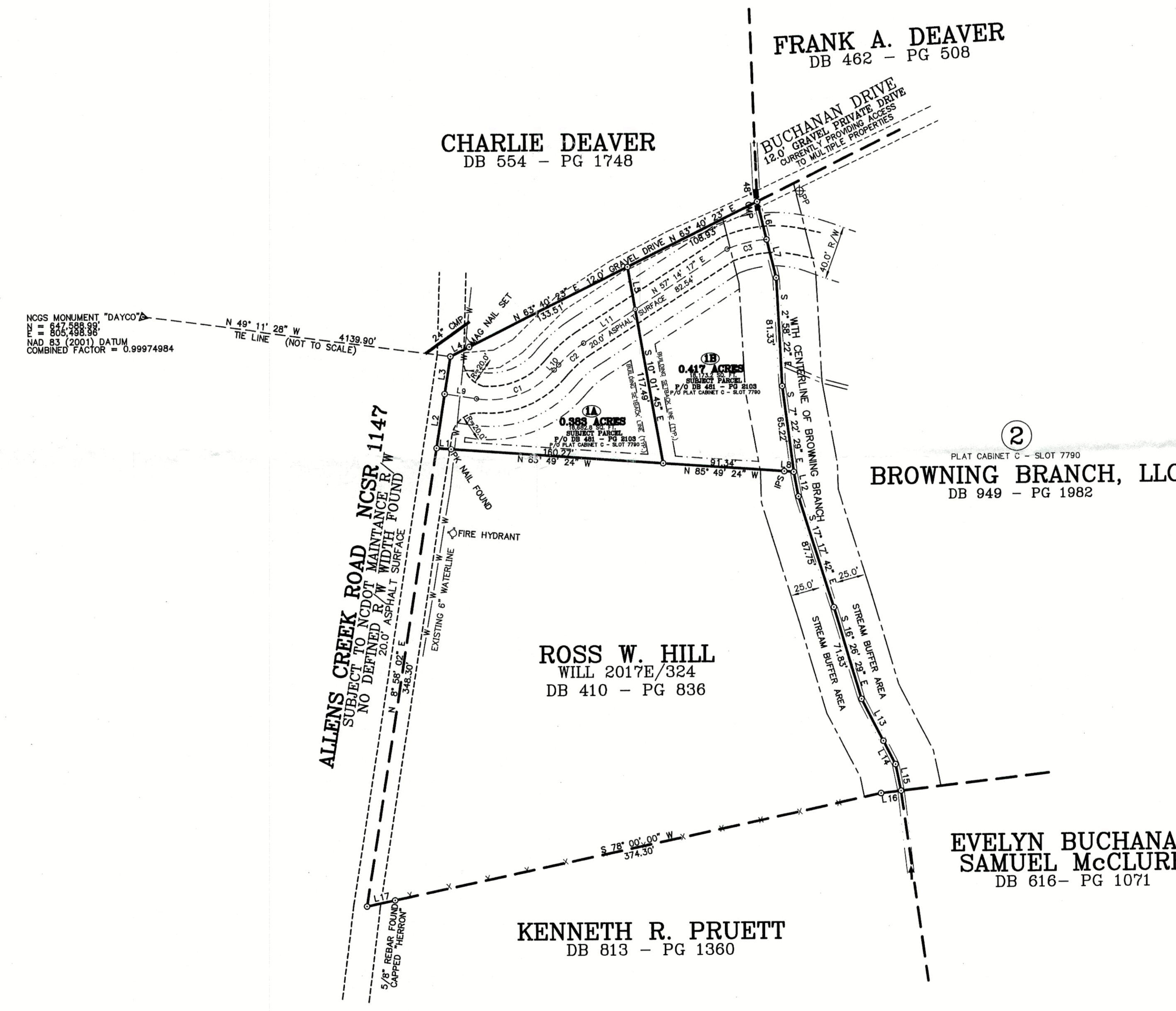
SEAL
L-3971
JONATHAN T. GILBERT
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

2018-199.PSD/2018-199-1.OT1.DWG



HAYWOOD COUNTY VICINITY MAP
not to scale

NOTE:
EXISTING CREEK OR STREAM MAY BE SUBJECT TO 25.0' WIDE TROUT BUFFER ZONES (T.B.Z.) TO REMAIN UNDISTURBED, SAID 25.0' TO BE MEASURED LANDWARD FROM EXISTING TOP OF CREEK BANKS, SUBJECT TO POSSIBLE VARIANCE BY CONTACTING HAYWOOD COUNTY EROSION AND DRAINAGE CONTROL DEPARTMENT AT (828) 452-6706.



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	65.00'	N 70° 10' 46" E 52.60'	65.32'
C2	90.00'	N 49° 15' 54" E 24.81'	24.89'
C3	90.00'	N 7° 31' 39" E 50.44'	30.58'

Line	Bearing	Distance
L1	N 85° 49' 24" E	10.98'
L2	N 8° 58' 02" E	41.18'
L3	N 8° 58' 02" E	28.53'
L4	S 63° 40' 22" E	15.80'
L5	S 10° 01' 45" E	32.34'
L6	S 13° 52' 00" E	29.25'
L7	S 13° 52' 00" E	29.59'
L8	N 85° 49' 24" E	7.15'
L9	S 81° 01' 58" E	24.18'
L10	N 41° 23' 30" E	5.18'
L11	N 57° 14' 17" E	46.25'
L12	S 10° 28' 14" E	18.84'
L13	S 27° 04' 26" E	39.64'
L14	S 63° 40' 22" E	18.83'
L15	S 11° 40' 20" E	20.23'
L16	S 83° 33' 28" E	15.20'
L17	S 78° 00' 00" E	21.70'

SITE DATA
SUBJECT PROPERTY IS ZONED: ALLENS CREEK NEIGHBORHOOD RESIDENTIAL (AC-NR)
BUILDING SETBACKS:
FRONT - 10.0'
SIDE - 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
REAR - 6.0' FROM ADJACENT LOT LINE
6.0' SEPERATION BETWEEN BUILDINGS
MAXIMUM DENSITY: 10 UNITS PER ACRE
0.800 ACRES DIVIDED INTO 2 LOTS
MINIMUM LOT SIZE: 1/6th ACRE (7,260 SQUARE FEET)
SMALLEST LOT IS 1A AND CONTAINS 0.383 ACRES (16,682.8 SQUARE FEET)
LARGEST LOT IS 1B AND CONTAINS 0.417 ACRES (18,173.2 SQUARE FEET)
275.0 LINEAR FEET OF NEW 20.0' WIDE ASPHALT ROAD TO BE BUILT

OWNER OF RECORD:
NEAL K. ROSS

REVOLUTIONS: DB 481 - PG 2103
PLAT CABINET C - SLOT 7790

FIN NUMBER: 8004-94-0701 & 8004-94-0666
DATE: 09/26/2018
DRAWN BY: JRH
CHECK BY: JTG
SCALE: 1" = 60'

Mountain Heritage
Land Surveying, PLLC
SURVEYING • MAPPING • GPS
PHONE: (828) 656-5761
UNIT #108 - SUITE #3 - WAYNESVILLE PLAZA
WAYNESVILLE, NC 27884

MASTER SITE PLAN PREPARED FOR
BROWNING BRANCH, LLC
Haywood County, N.C.
Waynesville Township

SHEET NUMBER: 1 of 1
DRAWING NUMBER: 2018-199-000-A

SEAL
P-1780
NEAL K. ROSS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR