

**From:** [Daune Gardner](#)

**Sent:** Monday, August 25, 2008 6:47 PM

**Subject:** Kensington Road bridge

Dear Friends,

There have recently been some concerns raised about the certification and construction standards of the portion of Kensington Road between the Cureton commercial area and Waxhaw-Marvin Road. Please allow me to share with you the background and current situation which differs significantly from the misinformation that is currently being disseminated.

The portion of Kensington Road in question was constructed by GS Carolina, a developer whose previous and ongoing projects in Waxhaw include Quellin, Cureton and Millbridge. Given that the road created new connectivity between Highway 16 and Waxhaw-Marvin Road, the intent was for the road to eventually become a part of the town-maintained road system as the various projects came on line although hard and fast documentation of that intent has not yet surfaced.

One of the key areas of concern is the Union County Public School system's policy regarding the routing of school buses on private roads. UCPS currently has a policy that avoids using private roads except in cases of extreme need and then only upon written permission from 100% of the property-owners along that road. Given the rapid rate of development in western Union County and the fact that many new roads are initially private until some benchmark is reached within the overall development (I believe Waxhaw requires 90% of the development be built out before we will consider accepting the roads), routing school buses is an ongoing challenge for UCPS.

The bridge crossing a tributary of Twelve Mile Creek at the wastewater treatment plant was designed by Triplett-King & Associates, Consulting Engineers out of Rock Hill [[www.triplettking.com](http://www.triplettking.com)] in 2005 with approval of the plans supplied by Davis & Floyd who reviewed it for conformity with NCDOT and AASHTO standards. The approval letter on file with the town is dated March 2, 2005. After construction, Triplett-King inspected the bridge and, on May 15, 2007, issued a letter to that effect to the developer recommending acceptance of the bridge.

In early August, 2008, the developer came to the town to begin the process of having the town take over the road. In order for that to take place, town staff will inspect the roadway to ensure that it is built to the standards that were in place at the time that the CUP was granted in 2004. Those standards are the same as the DOT's current standards although the town enacted more stringent standards earlier this year. In addition, the bridge must be inspected by a third-party chosen by the town staff. This third-party inspection must be done by the DOT or by a firm authorized by the DOT to conduct these types of inspections. Once these inspections are completed and any deficiencies remedied, the town Commissioners will consider whether to take the street and bridge into the town-maintained road system.

The Cuthbertson Road re-alignment is currently underway. Also, the road improvements for the first phase of Cureton retail have been constructed and there are no further road improvements required until Phase II begins.

I hope that this information helps to reassure each of you regarding the safety of traveling Kensington Road. The upshot of the situation is this; the roadway and bridge are constructed to DOT standards and have been inspected. The inspection by town staff prior to the town taking over the road is to ensure that any degradation of the road that may have occurred during construction is remedied by the developer.

The staff and officials of the town are grateful for your patience and understanding as we work to continue improving the standards and processes by which the town operates. Engaged and informed citizens are critically important to good governance and I invite each of you to get involved and help us make Waxhaw a better place to live!

Best,

*Danne Gardner*

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