



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY.
GOVERNOR

LYNDO TIPPETT
SECRETARY

May 2, 2005

Chatham County

Subject: Final Plan Review – The Cottages at Stonegate Subdivision

Mr. Jeffery B. Crisp, P.E.
Crowley & Associates, Inc.
1906 South Main Street, Suite 122
Wake Forest, NC 27587

Dear Mr. Crisp:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans as submitted to this office and approval is granted subject to the following stipulations and recommendations:

1. All Construction is to be in accordance with the attached approved plans.
2. A properly executed driveway permit has been approved. Permit # 19-621 was issued on April 29 2005.
3. The entire right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the area within the sight distance quadrants are to be treated as right of way.
4. All soil areas within the proposed right of way and any other soil areas disturbed during construction shall be seeded and mulched immediately upon completion of roadway construction. The seeding shall be done as outlined in the seeding specification attachment.
5. The crossline drainage as proposed has been reviewed and appears to be adequate and is therefore approved. If, however field conditions dictate any changes these shall be made. If any of the property owners desire to pipe their ditches within the proposed N C DOT right of way, please advise them that this work should conform to NC DOT specifications for this type of work (see attached). If any ditches are piped and not done to the NC DOT specifications, this could result in the road not being accepted for addition to the state maintained system of roads. Any ditches piped prior to addition to the state maintained system are subject to an encroachment agreement, as are utility companies, when the road is added.
6. The typicals as shown in the plans, are approved.
7. The Division of Highways will only allow mailboxes, with non-rigid type post, such as 4" x 4" wooden or small diameter metal type on new additions. Brick columns or mailboxes on rigid stands such as block, stone or any other type felt to be a traffic hazard will not be allowed within the right of way. This policy applies to all roads being considered for addition to the State Maintained System.

8. An erosion control plan shall require approval from the North Carolina Department of Environment and Natural Resources. The developer should forward this plan to Mr. John Holley, P.E., Department of Environment and Natural Resources, P.O. Box 27687, Raleigh, N.C. 27611, phone (919) 571-4718 for his review and approval.
9. As this subdivision is proposed to be public and is likely to be requested to be added to the state maintained system of roads, the developer will be responsible for providing a PE Certification, (See Attached) and testing results for base and asphalt density stating that the streets have been built in accordance with the most current "Subdivision Roads: Minimum Construction Standards" manual and with the attached approved plans. Please be advised that this PE Certification does not approve the road for addition to the State Highway System for maintenance. When the proper home density is achieved and roads have been satisfactorily maintained, the developer or property owners must submit Form SR-1, Petition for Road Addition (copy attached to this correspondence), and four (4) copies of the recorded plat to request that the road or roads be added to the State Highway system. Any maintenance problems found when the road is requested to be added must be repaired by the developer prior to the road becoming state maintained. As stated in GS 136-102.6, final acceptance by the Division of Highways of the public streets and placing them on the State highway system for maintenance shall be conclusive proof that the streets have been constructed according to the minimum standards of the Board of Transportation.
10. In preparing the final plat for certification by this office and subsequent recording, the following information will be incorporated
 - A. The sight distance quadrants at the intersections shall be shown either as an easement or as the property line.
 - B. Easements for drainage throughout the development.
 - C. All roads shall be shown as public and the right of way width shown.

If you have any further questions regarding this matter, please do not hesitate to call this office at (336) 629-1423.

Yours very truly,

A handwritten signature in black ink, appearing to read "J.L. Picklesimer". To the right of the signature, the initials "DCW" are handwritten in a smaller, less legible script.

J.L. Picklesimer, P.E., P.L.S.
District Engineer

JLP/dcw
Attachments

cc: Mr. Timothy Johnson, P.E., Division Engineer
File

ATTACHMENT "A"

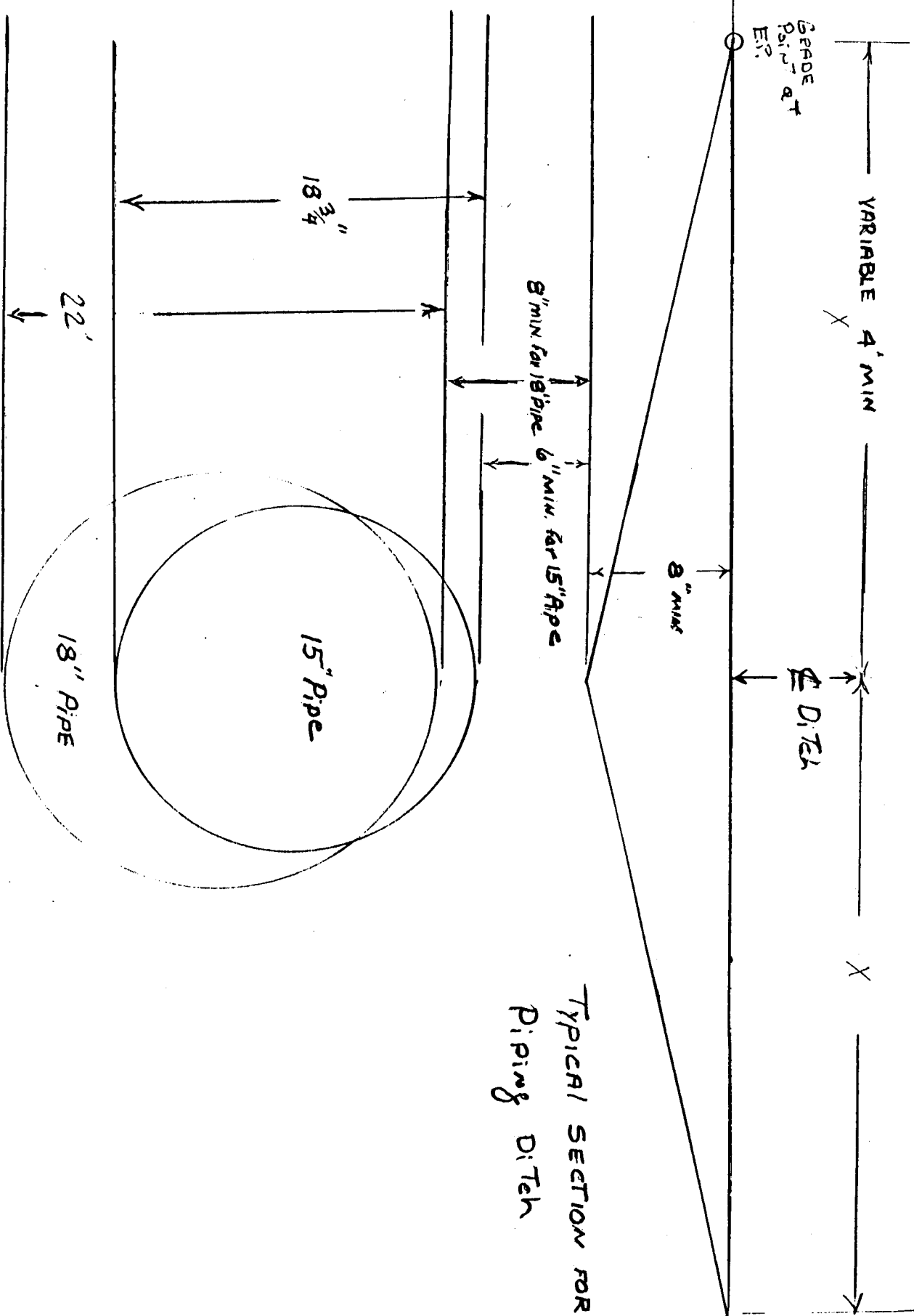
Seeding and mulching shall be in accordance with Section 880 of the North Carolina Standard Specifications for Roads and Structures, except that Articles 880-8(B) shall not apply. Final determination of soil type shall be made by the Engineer. The following rates in pounds per acre shall apply:

<u>SANDY SOIL</u>	<u>CLAY SOIL</u>
50# - KY 31 Tall Fescue or Alta Tall Fescue	100# - KY 31 Tall Fescue or Alta Tall Fescue
5# - Centipede	15# - Kenblue Bluegrass
50# - Pensacola Bahiagrass	500# - Fertilizer
500# - Fertilizer	4000# - Limestone
4000# - Limestone	

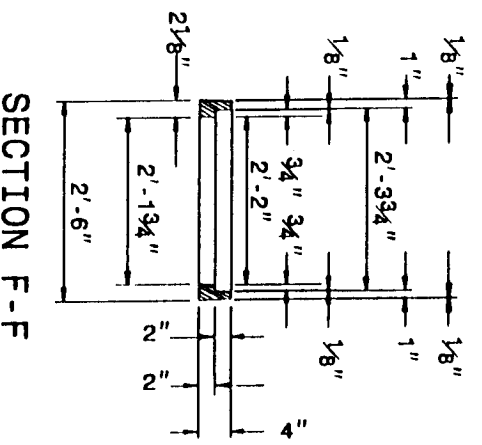
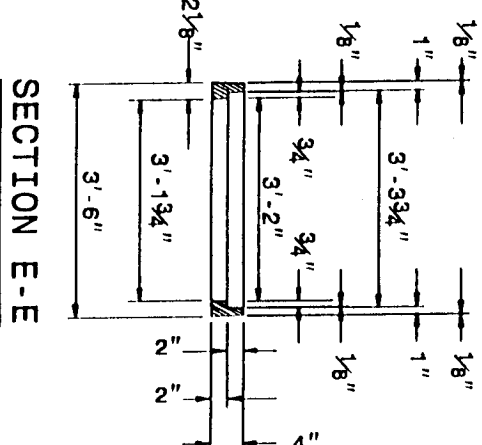
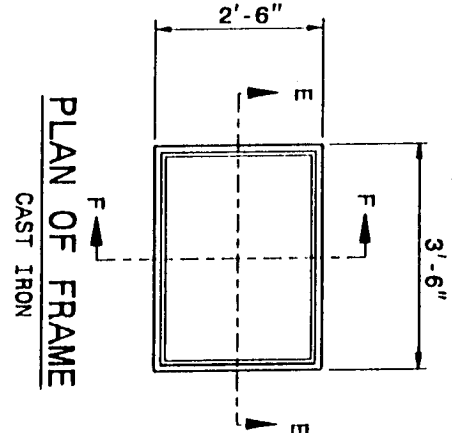
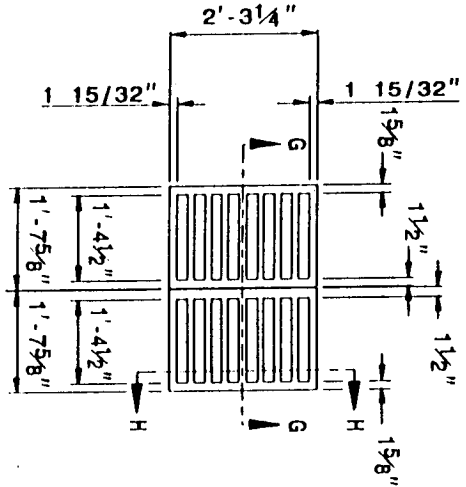
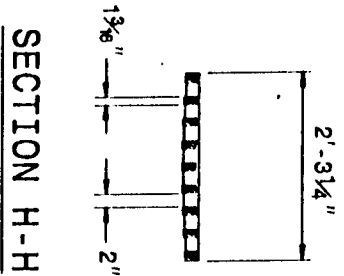
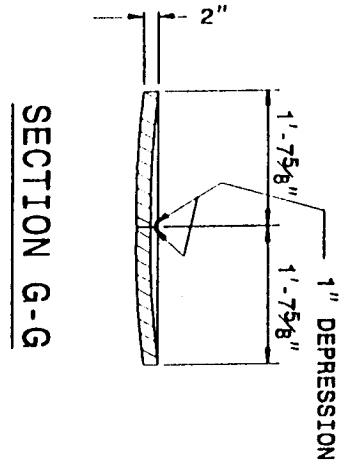
Add 10# Kobe or Korean Lespedeza and 10# Millet to the above mixture from May 1 to August 31.

On cut and fill slopes 2:1 or steeper, add 30# Sericea Lespedeza from January 1 to December 31.

Fertilizer shall be 10-20-20 analysis. Upon written approval of the Engineer, a different analysis of fertilizer may be used provided the 1-2-2 ratio is maintained and the rate of application adjusted to provide the same amount of plant food as a 10-20-20 analysis.



TYPICAL SECTION FOR
 PIPING DITCH



**POSSIBLE SUPPLIERS FOR
GRATES AND FRAMES**

SOUTHERN FOUNDRY
P.O. BOX 186
APEX, N.C. 27502
(919) 362-7744

NORFOLK CAST, INC.
P.O. BOX 328
NORFOLK, VA. 23501

VULCAN FOUNDRY CORP.
P.O. BOX 905
DENHAM SPRINGS, LA.
1(800)626-4653

US FOUNDRY
8351 N. W. 93RD ST
MEDLEY, FLA. 33166
(305)885-0301 FAX (305) 844-3253

SUPER CAST, INC.
1104 US HWY. 117 BYPASS, S.
GOLDSBORO, N.C. 27530
(919)736-9010 FAX (919)736-0290

BUNCH PATTERN WORKS, INC.
P.O. BOX 267 HWY 308 N.
LEWISTON-WOODVILLE, N.C. 27849

CAPITAL FOUNDRY OF VIRGINIA, INC.
P.O. BOX 2212
VIRGINIA BEACH, VIRGINIA 23450

EMPORIA FOUNDRY, INC.
620 REESE STREET
EMPORIA, VIRGINIA 23847

ENNIS ENTERPRISES
P.O. BOX 931
WILMINGTON, N.C. 28402
(910) 371-9323



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PROFESSIONAL ENGINEER CERTIFICATION
SUBDIVISIONS AND COMMERCIAL DRIVEWAYS
DIVISION 8, DISTRICT 1

DATE: May 10, 2005

COUNTY: Chatham

SUBDIVISION NAME: The Cottages at Stonegate Phase 2

STREET NAMES From Sta. No. To Sta. No.

This is to certify that the above listed roads have been constructed in accordance with the approved plans and all aspects of the most current Subdivision Roads: Minimum Construction Standards manual.

NAME: _____

SIGNATURE: _____

NC PE LICENSE #: _____

Professional Engineer Seal

North Carolina Department of Transportation
Division of Highways

Petition for Road Addition

ROADWAY INFORMATION: (Please Print/Type)

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

Subdivision Name: _____ Length (miles): _____

Number of occupied homes having street frontage: _____ Location _____

miles _____ miles N ☐ S ☐ E ☐ W ☐ of the intersection of Route _____ and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of _____ in _____ 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: _____ Phone Number: _____

Street Address: _____

Mailing Address: _____

PROPERTY OWNERS

Name

Mailing Address

Telephone

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.

- FOR NCDOT USE ONLY:** Please check the appropriate block

REQUIREMENTS FOR ADDITION

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.

[illegible]