



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

December 28, 2005

Chatham County

**Subject: Plan Review – Legend Oaks Subdivision off of US 15-501**

Mr. Trenton D. Stewart, P.E.  
Arcadia Consulting Engineers, PLLC  
302 Jefferson Street  
Suite 200  
Raleigh, NC 27605

Dear Mr. Stewart:

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 changes in red on the attached approved plans.
2. A properly executed driveway permit will be required for the connection to US 15-501.
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. Please note that pipes and culverts 48" and greater shall be buried one foot below the stream bed, culverts less than 48" shall be buried a depth equal to 20% of the pipe/culvert diameter below the stream bed. The hydraulic conveyance of the culvert however should not be compromised. 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,



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

JLP/dcw  
Attachments

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