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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,
GOVERNOR

LYNDO TIPPETT
SECRETARY

December 18, 2006

Chatham County

County Driveway Permit File Number 19-697
(Mann's Crossing Subdivision)

Subject: Commercial Driveway Permit Application with Entrances on SR 1532

RECEIVED BY

DEC 20 2006

Mr. Bill Spang
Mann's Chapel Properties, LLC
111 Cloister Court, Suite 114
Chapel Hill, NC 27514

CIVIL CONSULTANTS, INC.

Dear Mr. Spang:

Personnel assigned to this office have conducted a review of the permit Application and approval is granted subject to the following stipulations:

1. The entrance onto SR 1532 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1532 shall be paved for at least 50' along the centerline of the entrance.
3. The entrance onto SR 1532 shall require radii on each side of the driveways as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1532.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
6. Upon completion of construction, final approval by the District Engineer is required prior to opening the access connection for public use (page 9 Driveway Manual). This driveway permit accompanies Encroachment # 19-3357.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of the entrance can be made.

Yours very truly,

R. E. Blakley (LK)
R. E. Blakley, P.E.
District Engineer

REB/jek
Attachments

Cc: Mr. Timothy Johnson P.E., Division Engineer
Mr. B.F. Sloan, County Maintenance Engineer
Mr. Tony M. Whitaker, Civil Consultants, Inc.

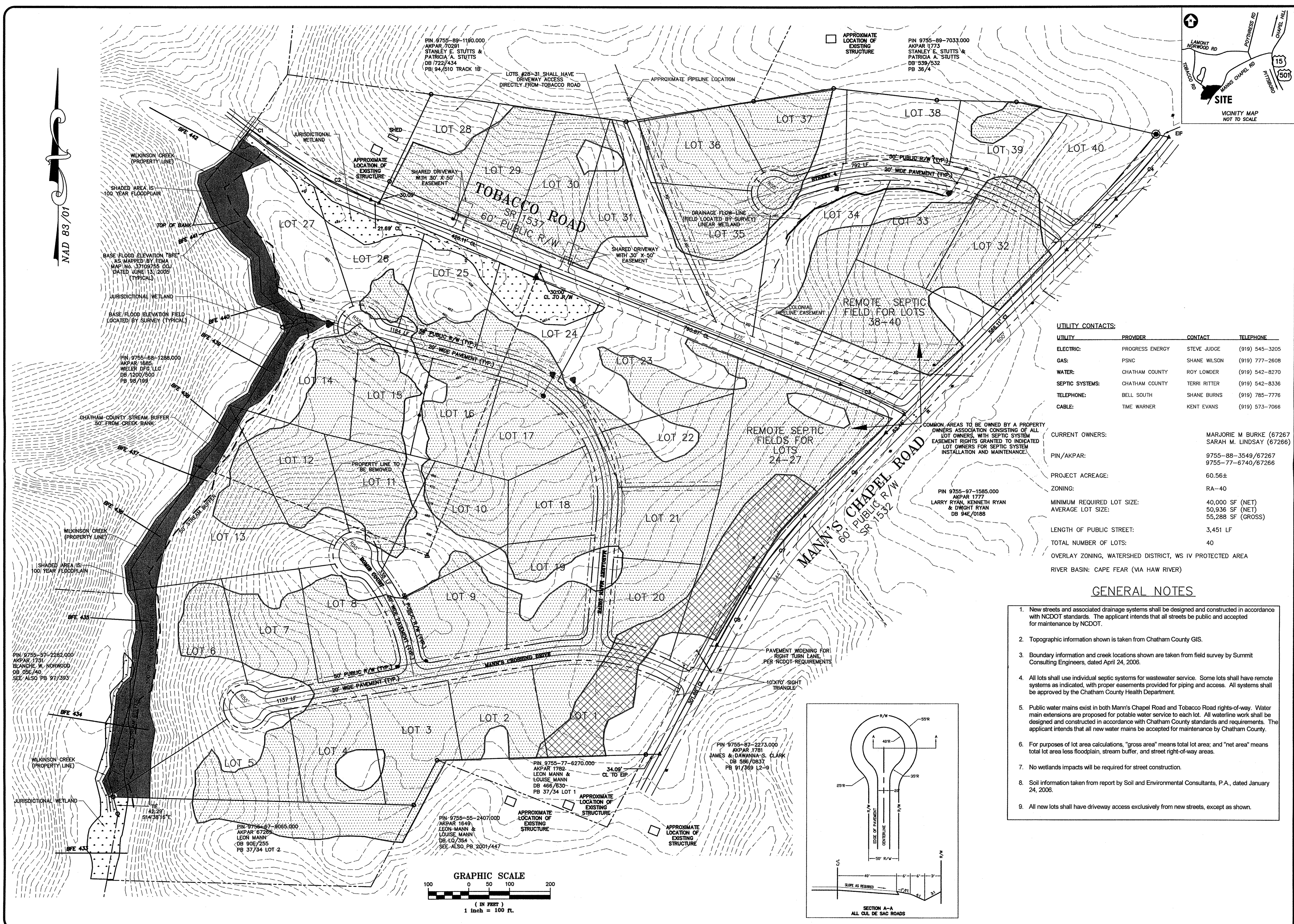
APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>19-697</u>	Date of Application <u>12-18-06</u>	
County: <u>Chatham</u>		
Development Name: <u>Mann's Crossing</u>		

LOCATION OF PROPERTY:					
Route/Road: <u>SR 1532 (Mann's Crossing Road)</u>	SEE ATTACHED				
Exact Distance <u>600</u>	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet <table style="display: inline-table; vertical-align: middle;"> <tr> <td><input checked="" type="checkbox"/> N</td> <td><input type="checkbox"/> S</td> <td><input type="checkbox"/> E</td> <td><input type="checkbox"/> W</td> </tr> </table>	<input checked="" type="checkbox"/> N	<input type="checkbox"/> S	<input type="checkbox"/> E	<input type="checkbox"/> W
<input checked="" type="checkbox"/> N	<input type="checkbox"/> S	<input type="checkbox"/> E	<input type="checkbox"/> W		
From the Intersection of Route No. <u>SR 1532</u>	and Route No. <u>SR 1537</u> Toward <u>Pittsboro</u>				
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 type="checkbox"/> is	<input checked="" type="checkbox"/> is not within <u>Pittsboro</u> City Zoning Area.				

AGREEMENT

- 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 / GREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

NAD 83/01



UTILITY CONTACTS:

UTILITY	PROVIDER	CONTACT	TELEPHONE
ELECTRIC:	PROGRESS ENERGY	STEVE JUDGE	(919) 545-3205
GAS:	PSNC	SHANE WILSON	(919) 777-2608
WATER:	CHATHAM COUNTY	ROY LOWDER	(919) 542-8270
SEPTIC SYSTEMS:	CHATHAM COUNTY	TERRI RITTER	(919) 542-8336
TELEPHONE:	BELL SOUTH	SHANE BURNS	(919) 785-7776
CABLE:	TIME WARNER	KENT EVANS	(919) 573-7066

CURRENT OWNERS:

MARJORIE M BURKE (67267)	SARAH M. LINDSAY (67266)
--------------------------	--------------------------

PIN/AKPAR:

9755-88-3549/67267	9755-77-6740/67266
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PROJECT ACREAGE: 60.56±

ZONING: RA-40

MINIMUM REQUIRED LOT SIZE: 40,000 SF (NET)

AVERAGE LOT SIZE: 50,936 SF (NET)
55,288 SF (GROSS)

LENGTH OF PUBLIC STREET: 3,451 LF

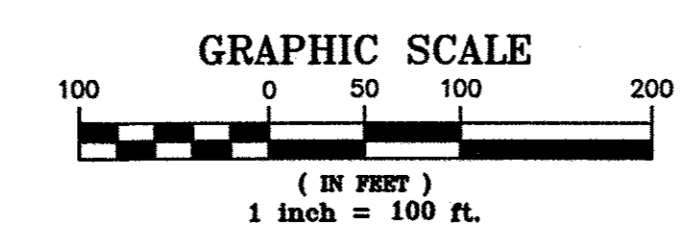
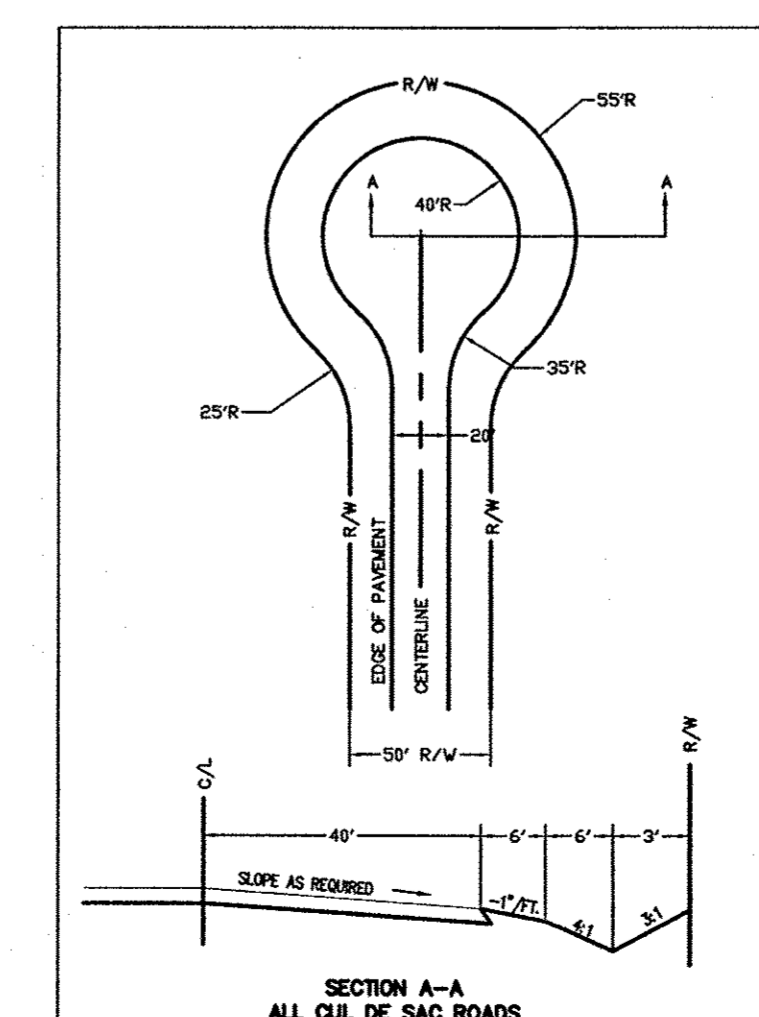
TOTAL NUMBER OF LOTS: 40

OVERLAY ZONING, WATERSHED DISTRICT, WS IV PROTECTED AREA

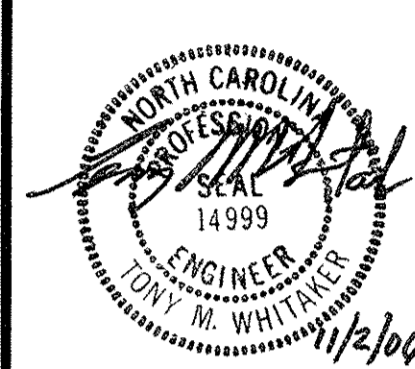
RIVER BASIN: CAPE FEAR (VIA HAW RIVER)

GENERAL NOTES

1. New streets and associated drainage systems shall be designed and constructed in accordance with NCDOT standards. The applicant intends that all streets be public and accepted for maintenance by NCDOT.
2. Topographic information shown is taken from Chatham County GIS.
3. Boundary information and creek locations shown are taken from field survey by Summit Consulting Engineers, dated April 24, 2006.
4. All lots shall use individual septic systems for wastewater service. Some lots shall have remote systems as indicated, with proper easements provided for piping and access. All systems shall be approved by the Chatham County Health Department.
5. Public water mains exist in both Mann's Chapel Road and Tobacco Road rights-of-way. Water main extensions are proposed for potable water service to each lot. All waterline work shall be designed and constructed in accordance with Chatham County standards and requirements. The applicant intends that all new water mains be accepted for maintenance by Chatham County.
6. For purposes of lot area calculations, "gross area" means total lot area; and "net area" means total lot area less floodplain, stream buffer, and street right-of-way areas.
7. No wetlands impacts will be required for street construction.
8. Soil information taken from report by Soil and Environmental Consultants, P.A., dated January 24, 2006.
9. All new lots shall have driveway access exclusively from new streets, except as shown.



CIVIL CONSULTANTS, INC.
Civil Engineers
Land Development Consultants
3708 Lydell Parkway, Suite 201, Durham, NC 27707
PH: (919) 490-1645 Fax: (919) 403-6336 www.civil-consultants.com

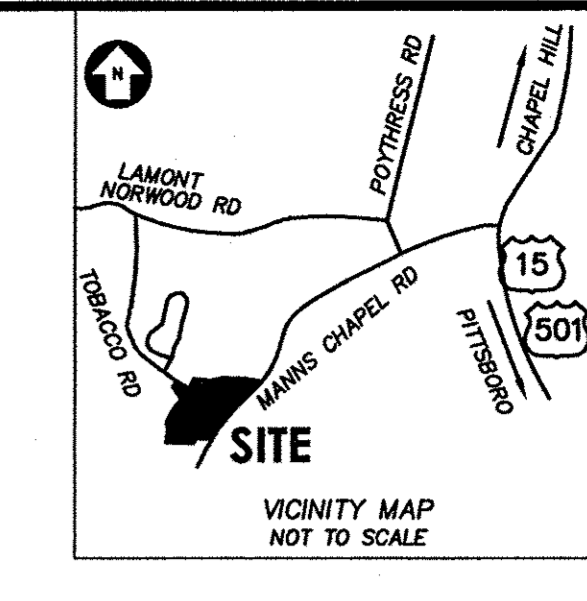


MANN'S CROSSING
CHATHAM COUNTY, NORTH CAROLINA
OVERALL PLAN

REV.	DATE	DESCRIPTION
1	10/31/06	CONSTRUCTION SET

DATE:	OCTOBER 31, 2006
HORIZONTAL SCALE:	1"=100'
VERTICAL SCALE:	NA
PROJECT MANAGER:	TMW
DRAWN BY:	KDF
PROJECT NO.:	13009
DRAWING NAME:	13009-PRELIM DWG

SHEET NO.
C1
CONSTRUCTION



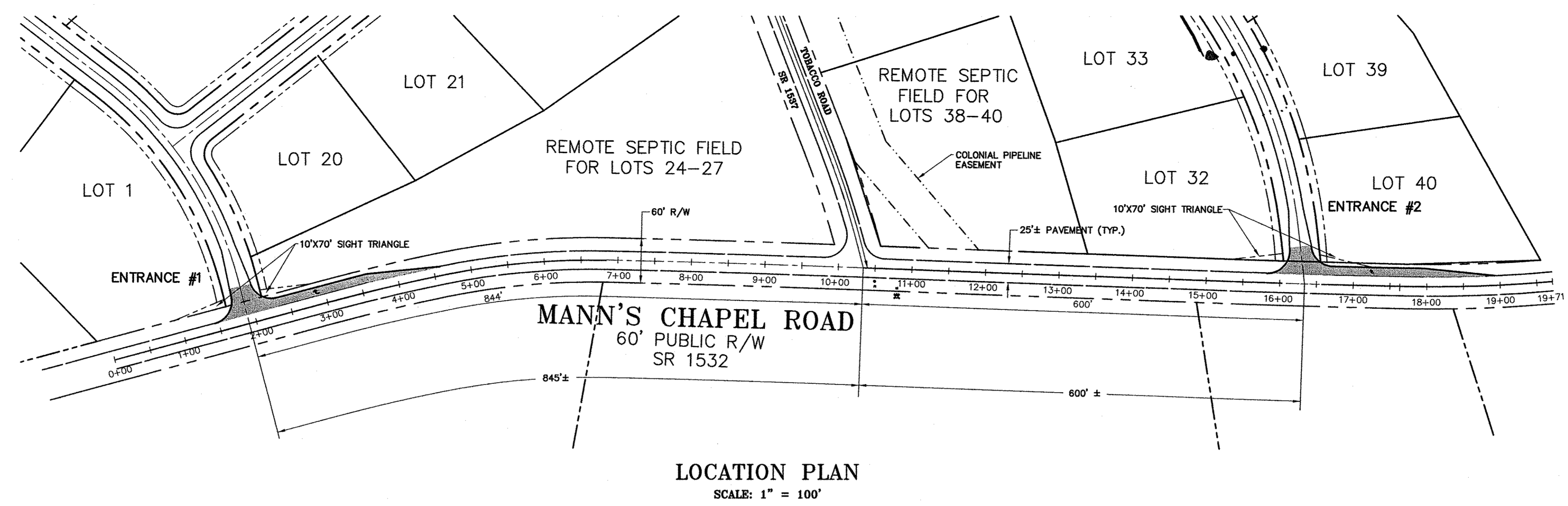
CIVIL CONSULTANTS INC.
Civil Engineers
Land Development Consultants
3708 Lyckan Parkway Suite 201 Durham, NC 27707
PH: (919) 490-1645 Fax: (919) 403-0336 www.civil-consultants.com



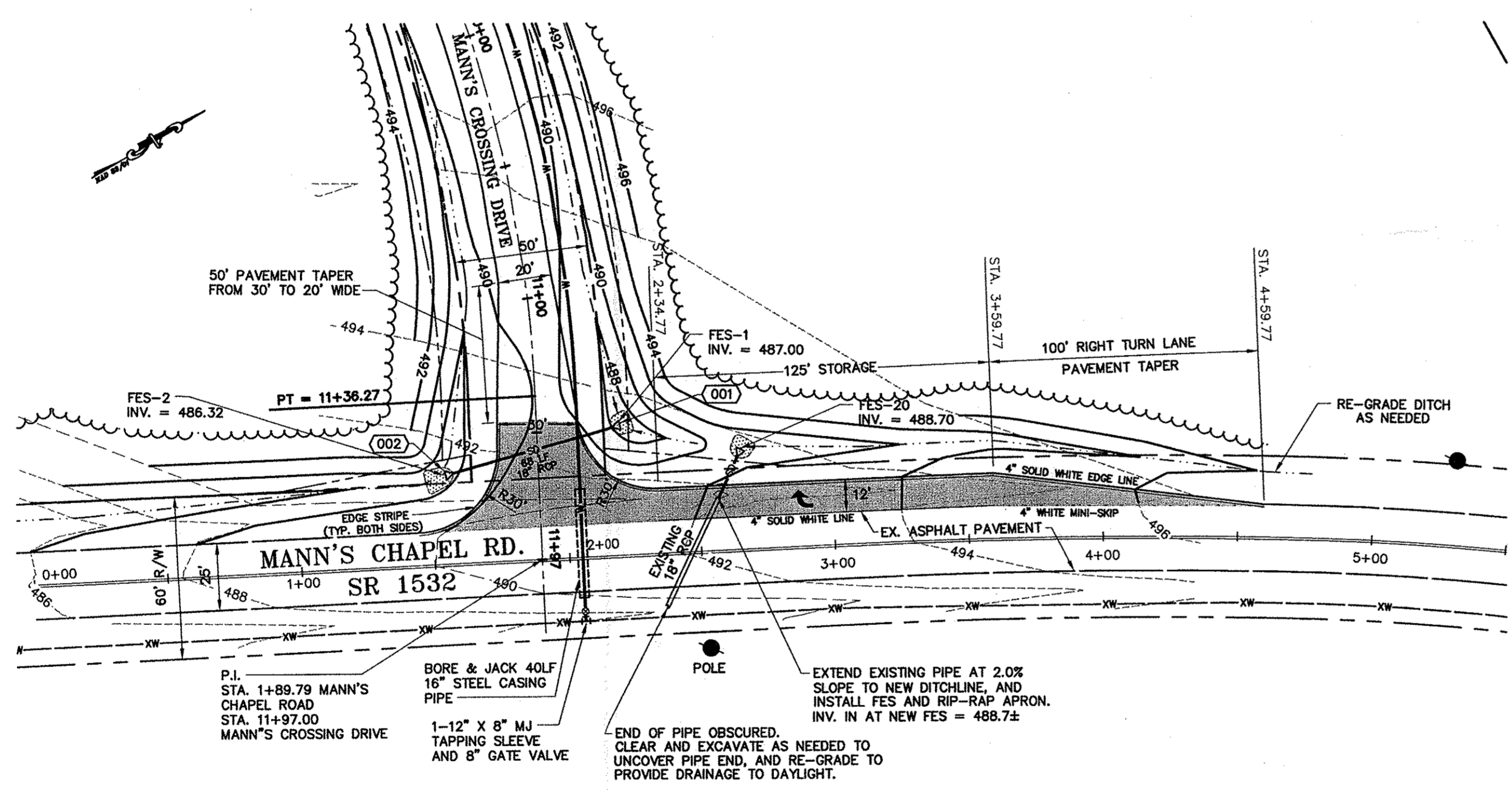
MANN'S CROSSING
CHATHAM COUNTY, NORTH CAROLINA
MANN'S CHAPEL ROAD
WIDENING PLAN

REV.	DATE	DESCRIPTION

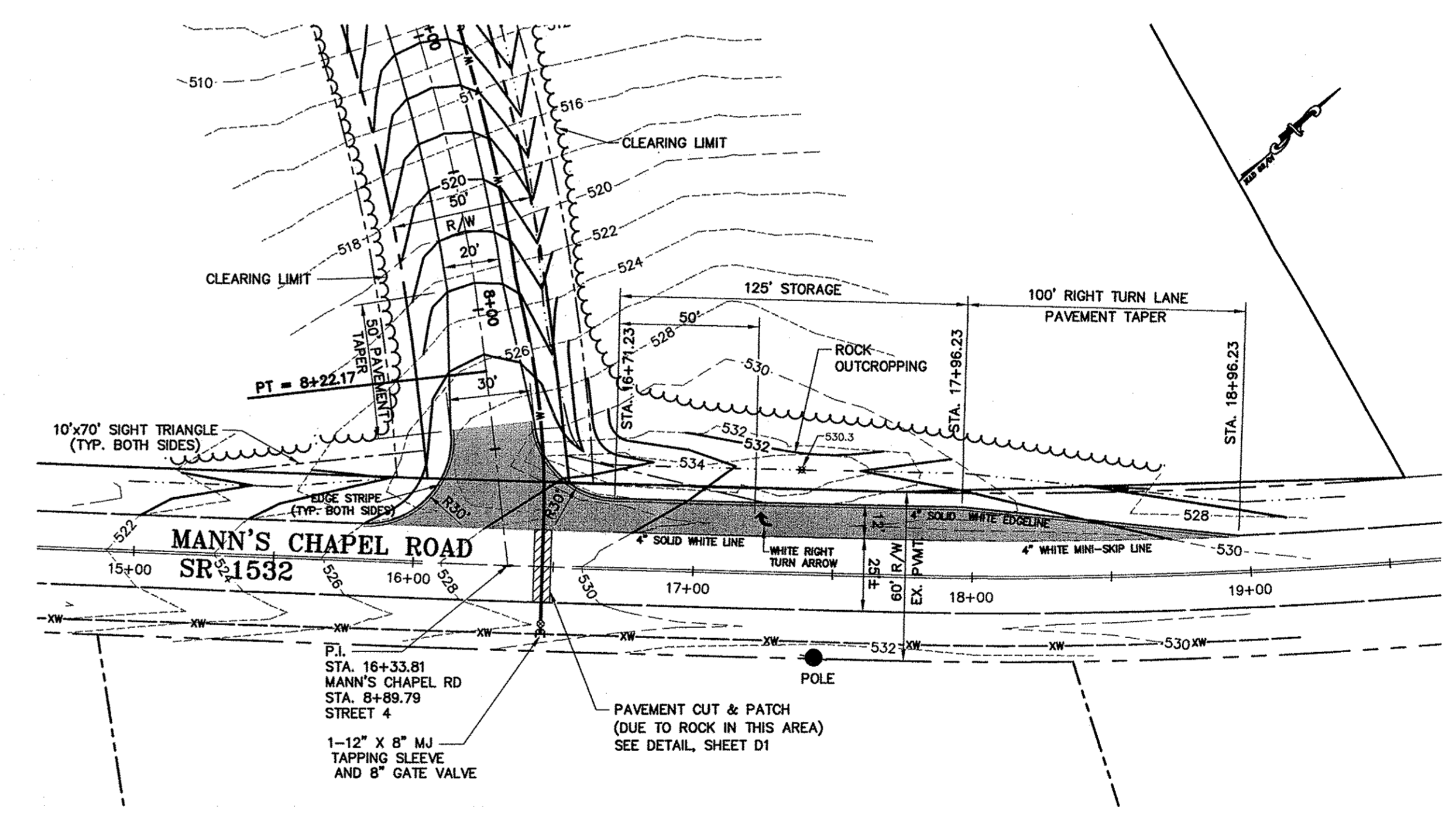
DATE: OCTOBER 31, 2006
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
PROJECT MANAGER: TMW
DRAWN BY: KDF
PROJECT NO: 13009
DRAWING NAME: 13009 PRELIM DWG
THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.
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SHEET NO. **R5**
CONSTRUCTION



LOCATION PLAN
SCALE: 1" = 100'

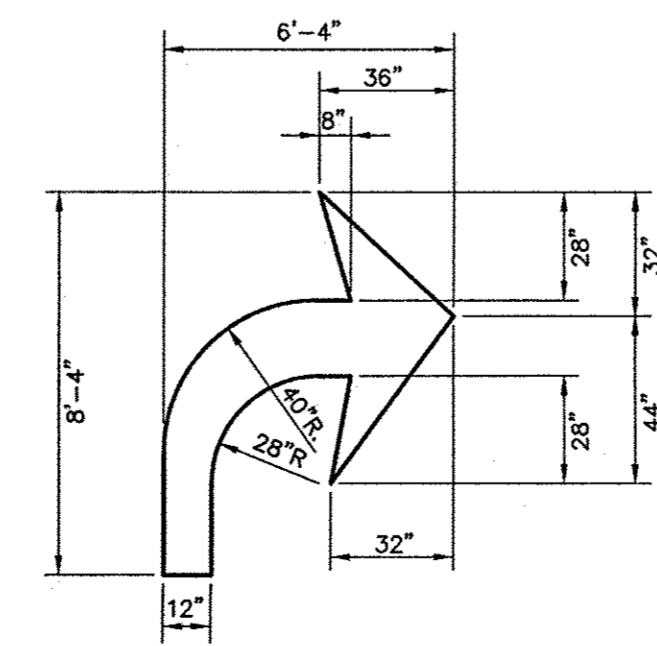


ENTRANCE # 1 (MANN'S CROSSING DRIVE)
MANN'S CHAPEL ROAD WIDENING PLAN
SCALE 1" = 40'



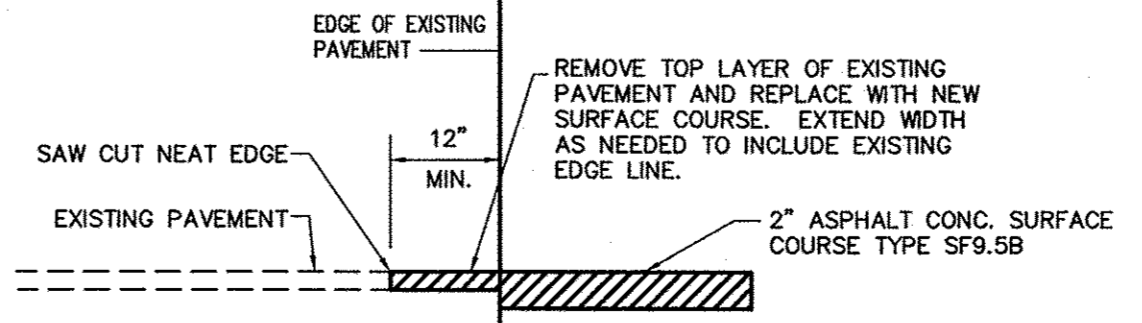
ENTRANCE # 2 (STREET 4)
MANN'S CHAPEL ROAD WIDENING PLAN
SCALE 1" = 40'

- NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.
 - EXISTING POSTED SPEED LIMIT IS 45 MPH. A DESIGN SPEED OF 50 MPH HAS BEEN USED TO CALCULATE PAVEMENT TAPERS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND PER NCDOT DRIVEWAY PERMIT REQUIREMENTS.
 - ALL PAVEMENT MARKINGS AND STRIPING SHALL BE MADE WITH RETRO-REFLECTIVE PAINT IN ACCORDANCE WITH THE LATEST EDITION OF NCDOT SPECIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL MEASURES FOR ALL WORK WITHIN STREET RIGHTS-OF-WAY PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE SUPPLEMENT TO THE MUTCD AND LOCAL INSPECTOR'S DIRECTION.
 - NCDOT DRIVEWAY PERMITS ARE REQUIRED PRIOR TO ROAD CONSTRUCTION. A COPY OF APPROVED PLANS AND EXECUTED DRIVEWAY PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THE DRAWINGS IS BASED ON INFORMATION READILY AVAILABLE TO THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THEREFORE MAKES NO WARRANTY TO THE CONTRACTOR OR ANY OTHER PARTY REGARDING THEM. THE CONTRACTOR IS ADVISED THAT THIS INFORMATION MAY NOT BE COMPLETE, AND EXISTING UNDERGROUND FACILITIES MAY DIFFER FROM THOSE INDICATED ON THE DRAWINGS. THE CONTRACTOR IS ALSO ADVISED THAT IF DIFFERING CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND THEY MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.
 - CONTRACTOR SHALL REMOVE AND REPLACE SIGNS AND MAILBOXES ALONG ROAD WIDENINGS AS NECESSARY.

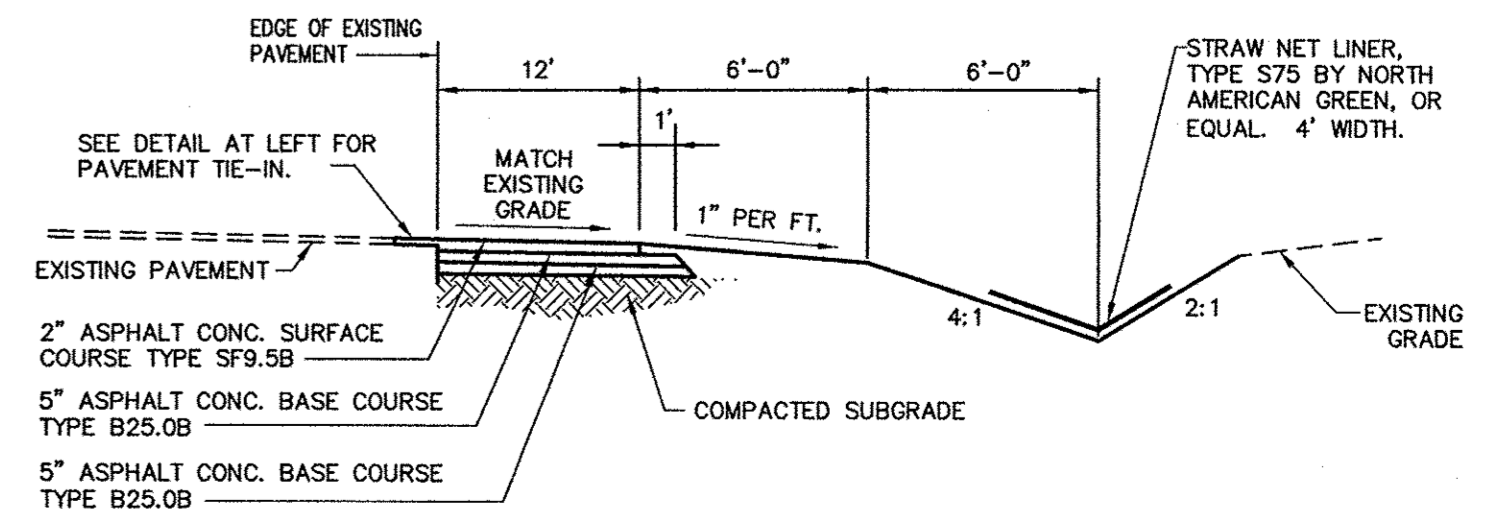


RIGHT TURN ARROW DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102



PAVEMENT TIE-IN DETAIL
NOT TO SCALE



PAVEMENT WIDENING SECTION
NOT TO SCALE