



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY,  
GOVERNOR

DIVISION OF HIGHWAYS

LYNDO TIPPETT  
SECRETARY

January 11, 2007

Chatham County

Subject: Subdivision - Plan Review - Briar Chapel Phase II

John R. McAdams Company, Inc.  
Christopher Sandt, EI  
PO Box 14005  
Research Triangle Park, NC 27709

Dear Mr. Sandt:

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 details and changes in red as shown on the plans.
2. A driveway permit will be required for the connection to Taylor Road (SR 1529).
3. The entire right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the areas 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 is approved as proposed on the construction plans. If, however field conditions dictate any changes these shall be made and this office shall be notified. 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 Chatham County. The developer should forward this plan to Mr. Jim Willis, Erosion and Sediment Control Officer, 80 East, P.O. Box 130, Pittsboro, N.C. 27312, phone (919) 545-8343 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. The developer shall comply with all applicable local, state, and federal environmental regulations, and shall obtain all ~~necessary local, state, and federal environmental permits, including, but not limited to, those related to sediment control,~~ stormwater, wetlands, streams, endangered species, and historical sites.
11. A properly completed Verification of Compliance with the Department of Environment and Natural Resources (DENR)(page 35, attached) must be submitted prior to the road(s) being considered for addition to the NCDOT System.
12. 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 a public easement or as the property line.
  - B. Public easements for drainage throughout the development.
  - C. All roads shall be shown as public and the right of way width shown.
13. If the plans of this subdivision change in a way that would cause a change in the classification of any roads within this subdivision from Local Residential to Residential Collector the developer will be responsible for upgrading roads to meet Residential Collector standards prior to addition the state maintenance system.

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

Yours truly,



Reuben Blakley, PE  
District Engineer

Attachments

cc: Mr. Tim Johnson, PE, Division Engineer  
File

P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204  
PHONE (336) 629-1423 FAX (336) 629-7228