



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

May 31, 2019

Chatham County

Subject: Subdivision Plan Approval – Bonterra Subdivision off of SR 1532 Manns Chapel Rd in Chatham County

Peter Bellantoni, PE
Pennoni Associates
401 Providence Road, STE 200
Chapel Hill, North Carolina 27514
PBellantoni@Pennoni.com

Dear Mr. Bellantoni:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans signed and sealed by Peter Bellantoni, P.E. on May 22, 2019 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 as shown on the plans, as well as conform to the most recent edition of the *Standard Specifications for Roads and Structures*.
2. A Driveway Permit was issued for this package (DW 19.1089).
3. The entire proposed 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 upon approval by NCDOT. If any of the property owners desire to pipe their ditches within the proposed NCDOT right of way, please advise them that this work should conform to NCDOT specifications (see attached). If any ditches are piped and not satisfactorily completed to NCDOT specifications, this could result in the road not being accepted for addition to the State maintained system of roads. Any piped ditches or other installed encroachment prior to addition to the State maintained system are subject to an encroachment agreement, as are utility company installations when the road is added.

Mailing Address:
NC DEPARTMENT OF
TRANSPORTATION
DIVISION 8, DISTRICT 1
POST OFFICE BOX 1164
ASHEBORO, NC 27204

Telephone: (336) 318-4000
Fax: (336) 318-4573
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27204

6. The typicals as shown in the attached 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 deemed 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 Morgan DeWit, P.E., Erosion Control and Stormwater, 12 East Street, P.O. Box 1809, Pittsboro, N.C. 27312, phone (919) 542-8268 morgan.dewit@chathamnc.org for 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 one copy 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 or the party responsible for maintenance of the right of way 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 Environmental Quality (f.k.a. DENR), copy 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. Permanent easements for drainage throughout the development.

C. All roads shall be shown as public and the right of way width shown

9. If the plans of this subdivision change in a way that would cause a change in the classification of these roads from Local Residential to Residential Collector the developer will be responsible for upgrading roads to meet Residential Collector standards prior to addition to the State maintenance system.
10. This approval does not approve the utilities within this subdivision. Any utilities shall be submitted for approval to this office via a properly executed Encroachment Agreement to be approved at the time the roads within the subdivision are petitioned to be added to the State system for maintenance. Please note that utilities should be located at the back of ditch (outside the shoulders and ditches) and as close to the right of way line as possible. Fire hydrants should be behind the right of way line and all service taps should be installed prior to paving.

If you have any further questions regarding this matter, please do not hesitate to call this office at 336. 318.4000

Sincerely,

DocuSigned by:

DE44C69F4BC74D9...
Matthew Kitchen, PE
District Engineer

Attachments

cc: Brandon Jones, PE, Division Engineer
Justin Bullock, P.E., Chatham County Maintenance Engineer
Kimberly Tyson, Chatham County Subdivision Administrator (kimberly.tyson@chathamnc.org)
Bill Scholl, Division Right of Way Agent
File

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

DATE: _____

COUNTY: _____

SUBDIVISION NAME: _____

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: _____

Professional Engineer Seal

SIGNATURE: _____

NC PE LICENSE #: _____

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**VERIFICATION OF COMPLIANCE
WITH ENVIRONMENTAL
REGULATIONS**

(Check Appropriate Box)

Permits from the N.C. Department of Environment and Natural Resources and the U.S. Army Corp of Engineers are not required for this project. However, all applicable federal and state regulations have been followed.

The required permits from the N.C. Department of Environment and Natural Resources and the U.S. Army Corp of Engineers have been obtained for this project. Copies of permits and Completion Certificates are attached.

All applicable NPDES Stormwater Permit requirements have been met for this project. (The applicant should contact the N.C. Division of Water Quality in Raleigh to determine if a stormwater permit is required.)

The project is in compliance with all applicable sedimentation and erosion control laws and regulations.

Project Name: _____

Township: _____ County: _____

Project Engineer: _____ Phone No.: _____

Project Contact: _____

Applicant's Name: _____

P.E. SEAL

Date Submitted: _____

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: _____ Located (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

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

Rural Road Subdivision platted prior to October 1, 1975 Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

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.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>