



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

February 19, 2024

Chatham County

Subject: Subdivision Plan Approval – Ridgecrest Estates off SR 1525 (Hamlets Chapel Road) in Chatham County

Mr. Chad Abbott, PE
C3 Design & Engineering, PLLC
2537 E Lyon Station Rd, Suite #102
Creedmoor, NC 27522
chad@c3designeng.com

Dear Mr. Abbott:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans signed and sealed by Chad E. Abbott, P.E. on February 8th, 2024 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 (D081-019-24-00006).
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

Mailing Address:
NC DEPARTMENT OF
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300 DOT DRIVE
ASHEBORO, NC 27205

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Website: www.ncdot.gov

Location:
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subject to an encroachment agreement, as are utility company installations when the road is added.

6. 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.
7. An erosion control plan shall require approval from Chatham County. The developer should forward this plan to Justin Hasenful, P.E., Erosion Control and Stormwater, 12 East Street, P.O. Box 1809, Pittsboro, N.C. 27312, phone (919) 545-8344 justin.hasenful@chathamcountync.gov for review and approval.
8. 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.
9. 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.
10. 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.
11. 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 any roads from Local Residential to Residential Collector the developer will be responsible for

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upgrading roads to meet Residential Collector standards prior to addition to the State maintenance system.

10. This subdivision plan 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 within the 10' Public Utility Easement or 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:

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R. J. Monroe
District Supervisor

Attachments

cc: Reuben Blakely, PE, Division Engineer
Justin Bullock, PE, Chatham County Maintenance Engineer
Kimberly Tyson, Chatham County Subdivision Administrator (kimberly.tyson@chathamnc.org)
Trey Caddell, Division Right of Way Agent
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