

Mark Rogers

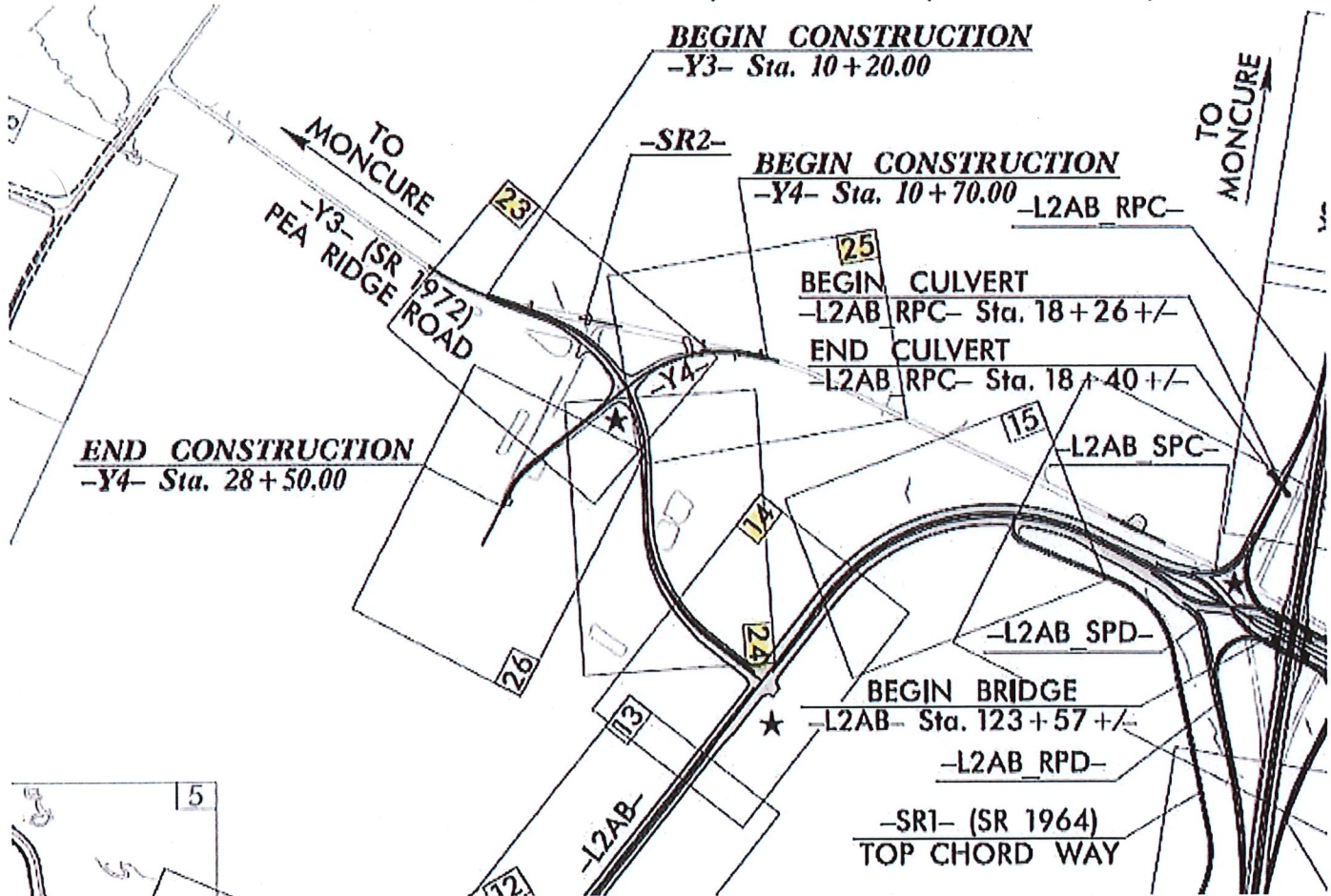
From: Kristina Miller <kmillier@rkk.com>
Sent: Monday, May 8, 2023 1:08 PM
To: Mark Rogers
Cc: Scott Blevins
Subject: NCDOT STIP Project HE-0006, MBT Trust (680 Pea Ridge Rd, County Parcel # 5841 and 66974)
Attachments: HE-0006_Phase2B_25% Roadway Plans.pdf
Importance: High

Good afternoon Mr. Rogers,
Thank you for asking about NCDOT STIP Project Number HE-0006 in Chatham County.

Attached is the preliminary design relative to the properties you mentioned, as shown on Sheets 14, 23, 24 and 25. The design is subject to change as the design process progresses.

A driveway is currently shown off existing Pea Ridge Road on Sheet 25 (the last page of the attachment). Please feel free to contact me or Scott Blevins (919.653.7390) to discuss the preliminary design.

The image below illustrates the layout of the roadways connecting to existing Pea Ridge Road (labeled as -Y3- and -Y4-) as well as realigned Pea Ridge Road (labeled as -L2AB-).



Sincerely,
Kristina

KRISTINA MILLER, PE
Senior Project Delivery Leader



8601 Six Forks Road
Forum 1, Suite 700
Raleigh, NC 27615

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www.rkk.com

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MBT Trust property, i.e., TILLEY BRUCE TRUSTEE FOR MBT TRUSTEE property

680 Pea Ridge Rd, County Parcel # 5841 and # 66974

Rogers Realty & Auction Company, Inc.: Mr. Mark Rogers, 336-409-2272 and Mr. Sam Holder, 336-325-8130

<https://chathamncgis.maps.arcgis.com/apps/webappviewer/index.html?id=65367d5f69774726828390a90e5cde1c>

PROJECT REFERENCE NO.	THE-0005	SHEET NO.	1/4
DATE	08/27/2011	BY	WJ
FOR	ROADWAY DESIGN	CHECKED	WJ
SCALE	AS SHOWN	DATE	08/27/2011
INCOMPLETE PLANS DO NOT USE FOR CONSTRUCTION PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION			
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED			

NAD 83/2011

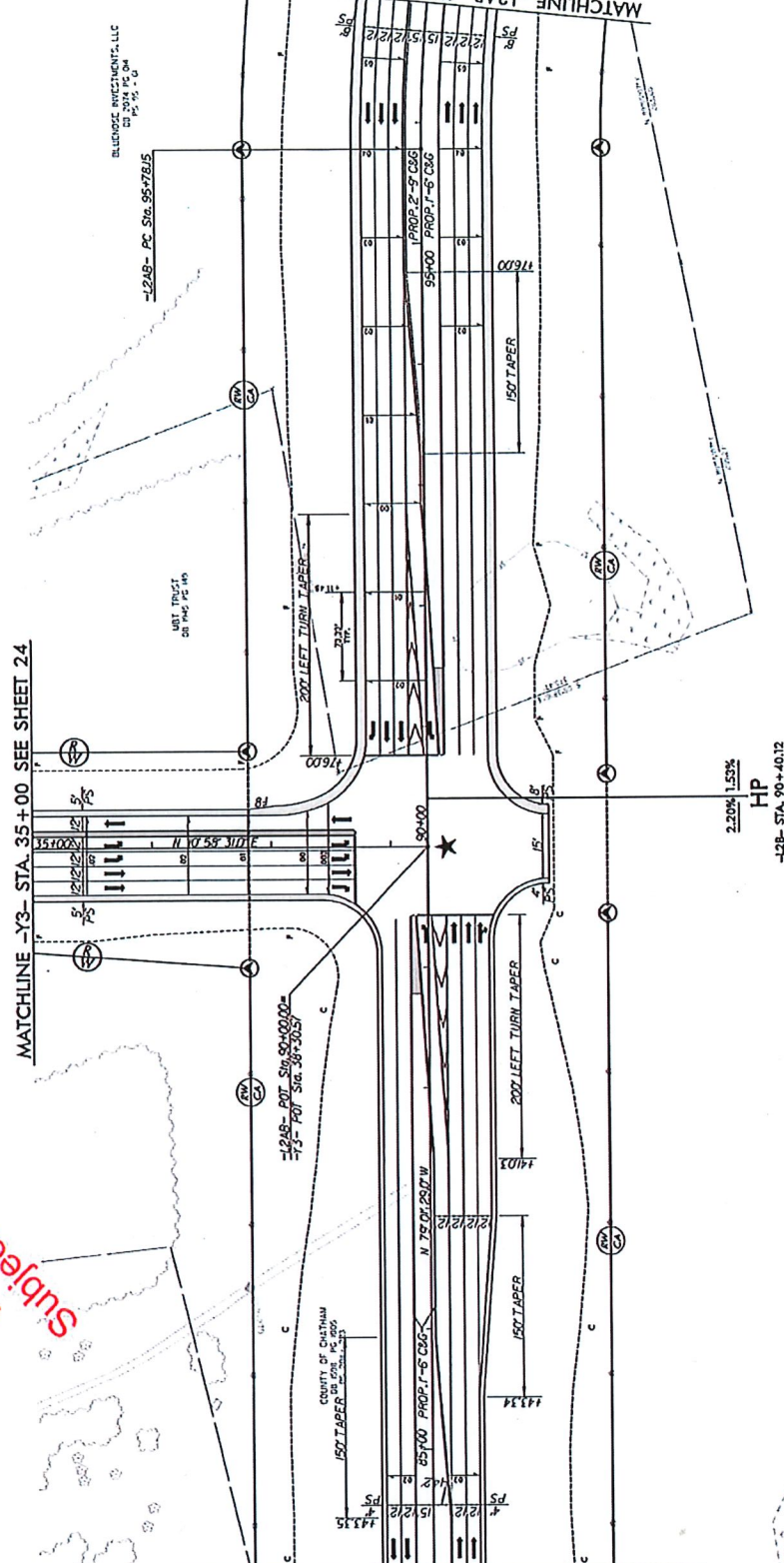
-L2AB- NEW PEA RIDGE RD (SR 1910) 1550 600 5	-Y3- 5 5 1550 600 5
-L2AB- NEW PEA RIDGE RD (SR 1910) 1550 600 5	FUTURE PARK ENTRANCE 5 5 5
PEAK HOUR VOLUMES	

Preliminary
 Subject to Change

MATCHLINE -Y3- STA. 35+00 SEE SHEET 24

MATCHLINE -L2AB- STA. 84+00 SEE SHEET 13

MATCHLINE -L2AB- STA. 97+00 SEE SHEET 15



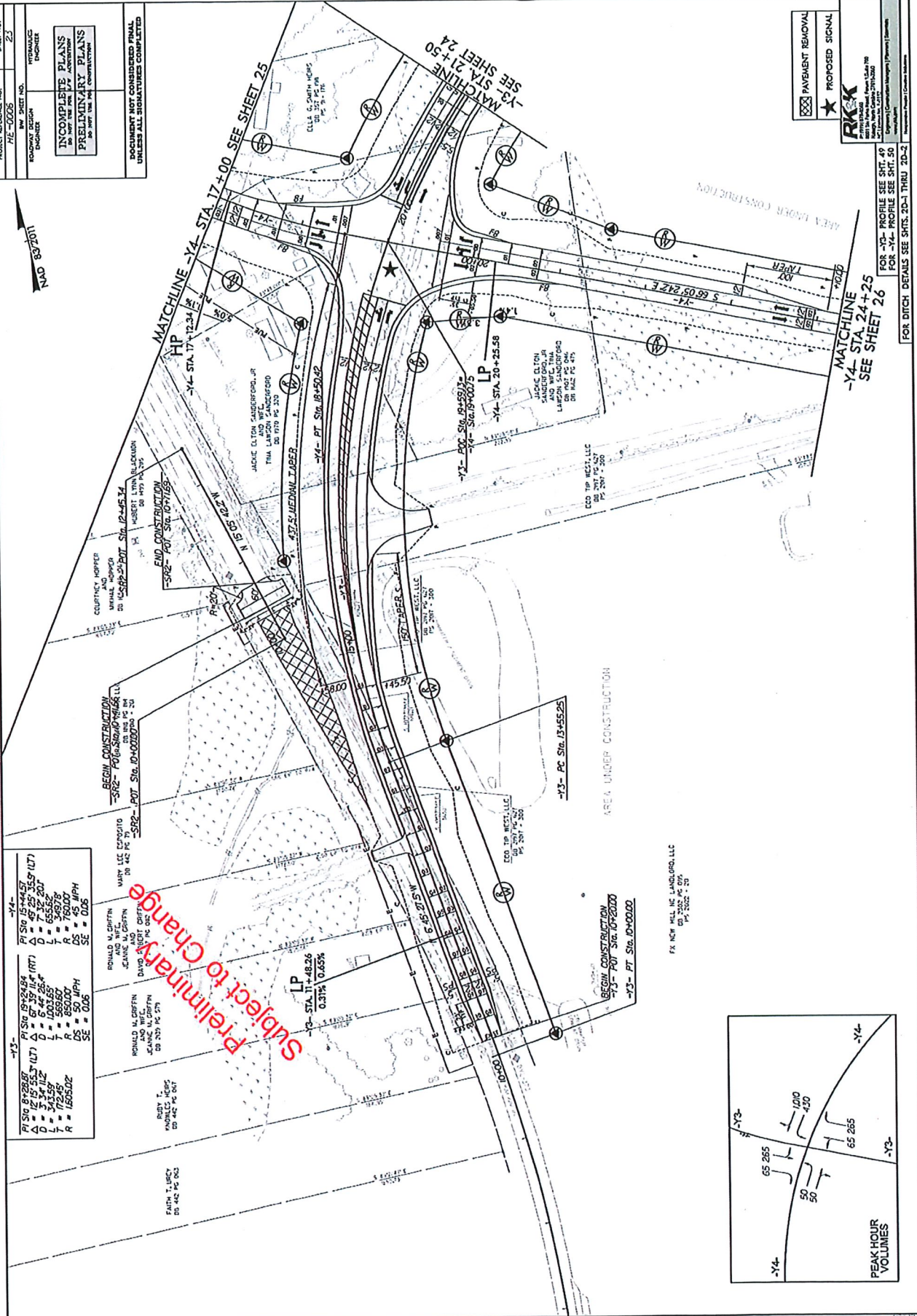
-L2AB-	PI Sta. 80+00.00
	D = 1650.05'
	L = 955.15'
	e = 50.00'
	SE = 0.05

PROPOSED SIGNAL
 FOR -L2AB- PROFILE SEE SHT. 30
 FOR -Y3- PROFILE SEE SHT. 45
 FOR DITCH DETAILS SEE SHTS. 20-1 THRU 20-2

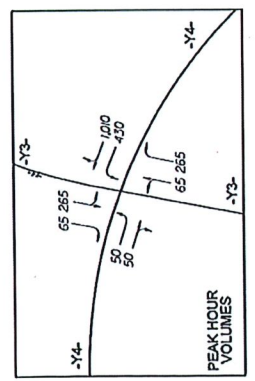
RKX
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 No. 154,140
 Exp. 08/27/2012
 COUNTY OF CHASTAIN (Project) [Signature]

PROJECT REFERENCE NO.	AE-0005
SHEET NO.	23
ROWWAY DESIGN	ROADWAY
INCOMPLETE PLANS	DO NOT USE FOR CONSTRUCTION
PRELIMINARY PLANS	DO NOT USE FOR CONSTRUCTION
INCLEMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	

NAD 83/2011



-Y4-	PI STA 15+44.57 Δ = 47.25 D = 553.52 T = 349.78 R = 760.00 SE = 0.05
-Y3-	PI STA 15+24.84 Δ = 67.39 (L/R RT) D = 646.55 T = 459.60 R = 650.00 SE = 0.05



PAVEMENT REMOVAL
PROPOSED SIGNAL

RK&K
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
No. 154676
Exp. 12/31/2020
Charlotte, NC 28203

FOR -Y3- PROFILE SEE SHT. 49
FOR -Y4- PROFILE SEE SHT. 50
FOR DITCH DETAILS SEE SHTS. 20-1 THRU 20-2

PROJECT REFERENCE NO. HE-0005
 SHEET NO. 2/2
 ROADWAY DESIGN
 DRAWING

INCOMPLETE PLANS
 PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

DOCUMENT NOT CONSIDERED FINAL
 UNLESS ALL SIGNATURES COMPLETED

-Y3
 PI STA 21+53.90
 L = 740.58'
 R = 3500'
 DS = 50 MPH
 SE = 0.05

BUDWICK INVESTMENTS, LLC
 2014 PC DR
 PO. BOX 6

ECO IMPACT, LLC
 2014 PC DR
 PO. BOX 6



Preliminary
 Subject to Change

MATCHLINE
 -Y3 STA. 35+70.00
 SEE SHEET 14

MATCHLINE -Y3- STA. 21+50
 SEE SHEET 28

RK&K
 2117 W. 12th St.
 Suite 100, Lincoln, NE 68502
 Phone: (402) 479-2200
 Fax: (402) 479-2201
 www.rkandk.com

FOR -Y3- PROFILE SEE SHT. 49
 FOR DITCH DETAILS SEE SHTS. 2D-1 THRU 2D-2

PROJECT REFERENCE NO.	HP-17-00	SHEET NO.	23
DESIGNER	HYDRAULIC ENGINEERING	DATE	11/13/03
CHECKED	HYDRAULIC ENGINEERING	SCALE	AS SHOWN
INCOMPLETE PLANS IN CONFORMANCE WITH ILLINOIS PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION			
DESIGNER'S NOT BE CONSIDERED FINAL UNLESS ALL MODIFICATIONS COMPLETED			



STATION	POINT	ELEVATION
17+00	TOP OF CURB	552.3
17+00	TOP OF ROAD	552.3
17+00	TOP OF GROUND	549.8
17+00	BOTTOM OF DITCH	546.8
17+00	BOTTOM OF EXISTING ROAD	546.0

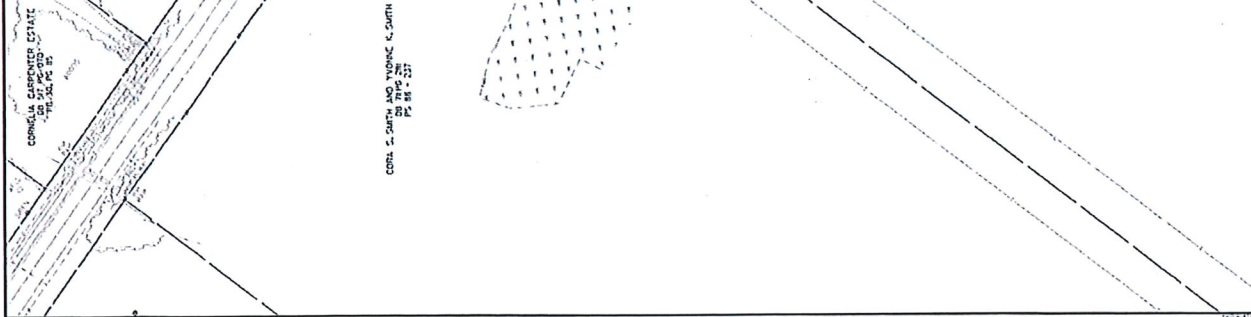
Preliminary
Subject to Change

CORNELIA CASPENTER ESTATE
DB 1746 PC 25
DB 25 PC 10

CORNELIA CASPENTER ESTATE
DB 1746 PC 25
DB 25 PC 10

CORNELIA CASPENTER ESTATE
DB 1746 PC 25
DB 25 PC 10

BLUESHIRT INVESTMENTS, LLC
DB 2014 PC 20
DB 17 PC 15



PROJECT REFERENCE NO.	HP-17-00	SHEET NO.	23
DESIGNER	HYDRAULIC ENGINEERING	DATE	11/13/03
CHECKED	HYDRAULIC ENGINEERING	SCALE	AS SHOWN
INCOMPLETE PLANS IN CONFORMANCE WITH ILLINOIS PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION			
DESIGNER'S NOT BE CONSIDERED FINAL UNLESS ALL MODIFICATIONS COMPLETED			

RK&K

PAVEMENT REMOVAL
 FOR -174- PROFILE SEE SHT. 20
 FOR DITCH DETAILS SEE SHTS. 20-1 THRU 20-2

8/12/93

Mark Rogers

From: Kristina Miller <kmillerrkk.com>
Sent: Monday, May 15, 2023 1:41 PM
To: Mark Rogers
Cc: Scott Blevins; John Olinger
Subject: RE: NCDOT STIP Project HE-0006, MBT Trust (680 Pea Ridge Rd, County Parcel # 5841 and 66974)

Hi Mr. Rogers,

A total of roughly 4.4 acres is currently anticipated to be required for roadway right-of-way from the two parcels. This information is preliminary and is **subject to change**. The current total comes from approximately 2.2 acres needed for roadway right-of-way from the 4.81-acre Parcel #66974 and approximately 2.2 acres from the 14.0-acre Parcel #5841.

The existing driveway off Pea Ridge Road (show on Sheet 25) would continue to have access to existing Pea Ridge Road. For a new driveway, NCDOT would work with the property owner/representative during right of way negotiations to address a new driveway connection for a residential site. If it is a commercial site, a driveway permit would be required as well as a determination if any additional work is needed for traffic operations, such as turn lanes or other improvements.

Sincerely,
Kristina

KRISTINA MILLER, PE
Senior Project Delivery Leader



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From: Mark Rogers <bmrogers@rogersrealty.com>
Sent: Monday, May 15, 2023 10:56 AM
To: Kristina Miller <kmillerrkk.com>
Cc: Scott Blevins <sblevins@rkk.com>
Subject: RE: NCDOT STIP Project HE-0006, MBT Trust (680 Pea Ridge Rd, County Parcel # 5841 and 66974)

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the 'Sender' and know the content is safe.

Kristina:

Any updates for us?

Thanks,

B. Mark Rogers, CAI, CCIM, AMM
Rogers Realty & Auction Company, Inc.
PO Box 729

1310 EMS Drive
Mt. Airy, NC 27030
Office – 336.789.2926 Ext. 109
Mobile – 336.409.2272
Email – bmrogers@rogersrealty.com
Auctions – www.rogersauctiongroup.com
Real Estate – www.rogersrealty.com
[Review Me on FB](#)
[Review Me on Google](#)

From: Mark Rogers
Sent: Tuesday, May 9, 2023 8:11 AM
To: Kristina Miller <kmiller@rkk.com>
Cc: Scott Blevins <sblevins@rkk.com>
Subject: RE: NCDOT STIP Project HE-0006, MBT Trust (680 Pea Ridge Rd, County Parcel # 5841 and 66974)

If you can project an amount of acreage that may be taken that would be helpful.

If you can tell me what the access to 680 Pea Ridge will be after the new roads are built, that would also be helpful.

The additional parcel we are selling is Chatham County, NC Parcel 0066974 with 4.81 Acres.

Thanks,

Mark

B. Mark Rogers, CAI, CCIM, AMM
Rogers Realty & Auction Company, Inc.
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Mt. Airy, NC 27030
Office – 336.789.2926 Ext. 109
Mobile – 336.409.2272
Email – bmrogers@rogersrealty.com
Auctions – www.rogersauctiongroup.com
Real Estate – www.rogersrealty.com
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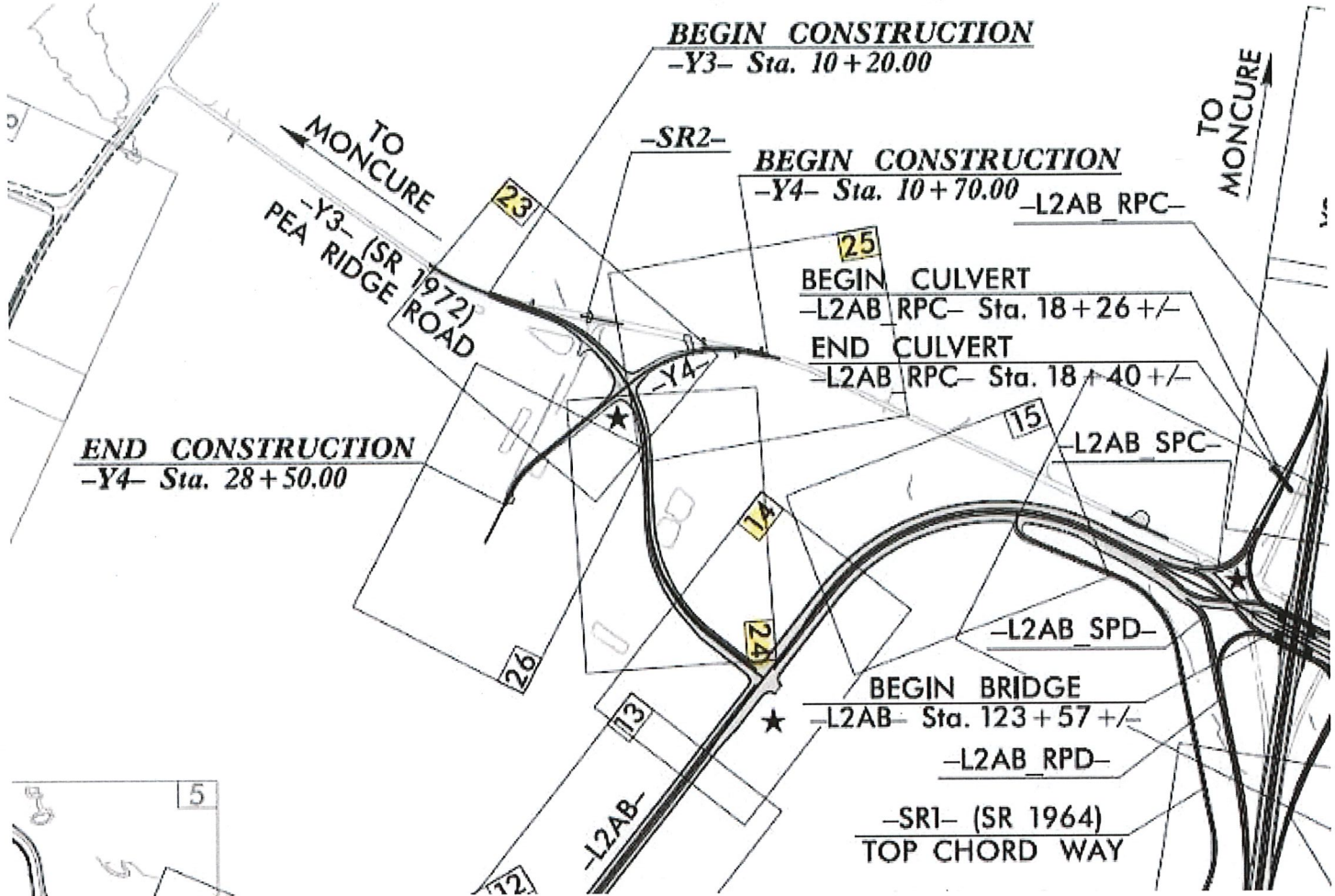
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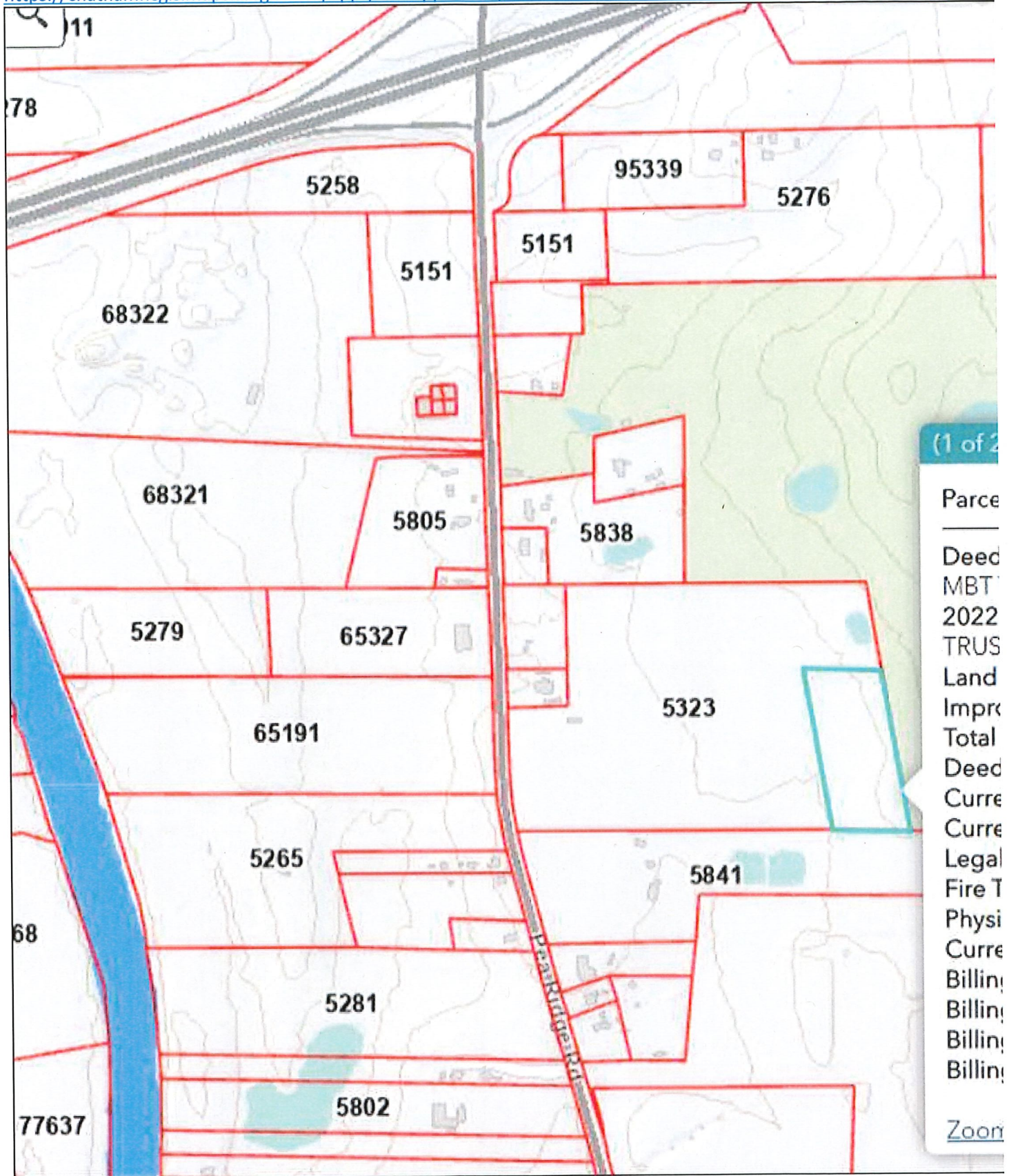
919.878.9560 P | 919.653.7384 D

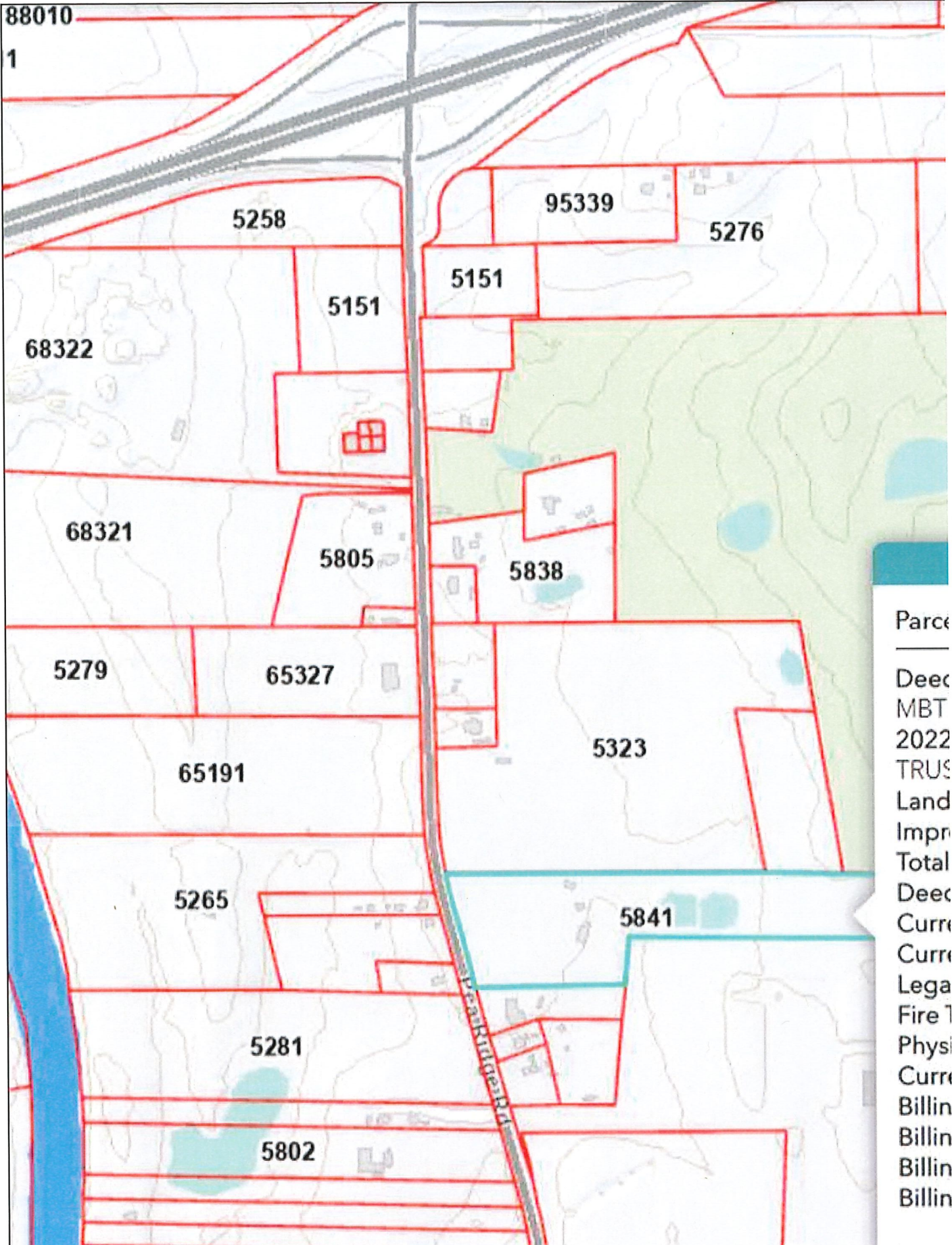
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680 Pea Ridge Rd, County Parcel # 5841 and # 66974

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Parcel
 Dec MBT 2022 TRUS
 Land Impr
 Total Dec
 Curru
 Curru
 Lega
 Fire 1
 Physi
 Curru
 Billin
 Billin
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