

Enoch **Engineers, P. A.**

Consulting Engineers & Surveyors

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Benson, NC 27504

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Joe E. Godwin Sr., P.E., P.L.S.

February 28, 2019

Erin Joseph
Town of Benson Planning
P.O. Box 69
303 E. Church St.
Benson, N.C. 27504

Re: Brickstone Subdivision
Request for Waiver to UDO Standards
Johnston County P.I.N. 163000-59-6248 & 163000-69-5109

Erin,

Enoch Engineers, PA & RP Wellons Land and Development, LLC are requesting a waiver be granted from the Town Board of Commissioners for the proposed Brickstone Subdivision on the following items:

ITEM #1

**Town of Benson Unified Development Code
Article 4 - General Development Standards
Section 156.400 - Access**

Part G.1 - Multiple Entrances Required

"Any residential subdivision of greater than 30 lots shall include at least two access points. The second access may consist of stub street."

Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation. The property is bound on the north by Landview Estates Subdivision, on the east by undeveloped land owned by T. Levon McLamb (P.I.N. 163000-79-8227), and on the south by existing residential lots (see Exhibit A). Due to the residential lots existing to the north and south of the property, the option for a second access point is providing a street stub at the eastern boundary of the tract, tying the proposed street into the property of T. Levon McLamb (currently undeveloped). In order to extend this street in the future across the McLamb property a "blueline" stream (as shown on USGS Quadrangle Map - Exhibit B) would need to be crossed, thereby disturbing the existing stream, wetlands, and riparian buffers. We feel this would be unnecessary land disturbance in order to satisfy the Unified Development Code standards. There is also a great possibility that the McLamb property may never get developed, making the stub street a permanent dead end street with no turn around for residents, emergency vehicles, etc.

ITEM #2

Town of Benson Unified Development Code

Article 6 - Subdivision Standards

Section 156.602 - Streets

Part G.1 - Cul-de-sac Length

"No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length."

Since existing surrounding development prevents extending a street to any adjoining developments to meet the aforementioned regulation "Part G.1 - Multiple Entrances Required", in order to maximize the use of the property as a residential subdivision, a waiver for the 1,000 foot maximum street length requirement is needed. Due to the depth and dimensions of the existing property and in order to develop the entire tract of land a street length of ~1,500 feet as measure from Tarheel Road is needed for the main entrance "Grady Way".

ITEM #3

Town of Benson Unified Development Code

Article 6 - Subdivision Standards

Section 156.602 - Streets

Part H.1 - Sidewalks

"In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections)"

See Exhibit C for approved street cross-section from Town of Benson Unified Development Code Appendix A. The approved street cross-section includes concrete curb and gutter and sidewalks; however, this project is not required to install curb and gutter - from Town of Benson Unified Development Code, Article 6 - Subdivision Streets, Section 156.602 - Streets, Part I - Curb and gutter *"Unless granted a waiver (see §156.706I.7) by the Town Board of Commissioners, all public streets, inside the corporate limits of the Town and outside the Town when water or sewer is connected to the Town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross-sections)."* The project is not connected to the Town utility system, water is being supplied by Johnston County Public Utilities and sewer will be by individual septic systems, therefore the project is not required to have concrete curb and gutter. From Town of Benson Unified Development Code, Article 6 - Subdivision Streets, Section 156.602 - Streets, Section 156.602 - Street Improvements, Part B.1a - Required improvements *"Paving shall be installed for roadways through and adjoining the development in accordance with Town standards and specifications (or NCDOT standards if applicable)".* The proposed street cross section for this development is 20' of asphalt pavement with side ditches located within a 50' Right-of-Way (See Exhibit D for NCDOT approved street cross sections with no curb and gutter). This cross-section does not include sidewalks as NCDOT does not maintain sidewalks. If sidewalks were to be added to this cross-section they would fall outside of the dedicated Right-of-Way, putting them in the front yards of the individual lots on the back side of the roadway ditches. Sidewalks cannot be located adjacent to the asphalt pavement on the road shoulder due to pedestrian safety concerns with no barrier (ie., curb and gutter) separating the travel way from the sidewalk. Addition of sidewalks to the project would also increase impervious area per lot by approximately 400 square feet, thereby increasing stormwater runoff from the project, whereas Johnston County Stormwater practices persuade subdivisions/developers to limit impervious surfaces in order to reduce stormwater runoff. As

currently designed the subdivision lots are limited to 2,925 square feet of impervious surface per lot. The addition of sidewalks would reduce the impervious limit to approximately 2,500 square feet per lot (this includes house footprint, access walks, driveways, outbuildings, etc.). It is our opinion that sidewalks should not be required for this development due to foreseeable maintenance issues with individual homeowners, increased impervious surfaces and stormwater runoff.

Thank you for considering these items in your review of the proposed development.

Respectfully,

A handwritten signature in blue ink, appearing to be 'Fleet Temple'.

Fleet Temple, PE
Enoch Engineers, PA

PROPOSED LOT / STREET LAYOUT

PROPOSED LOT / STREET LAYOUT

Enoch
 CONSULTING ENGINEERS & SURVEYORS
 P.A.
 1403 NC Highway 50 South - Boone, NC 28604
 Phone: (919) 894-7175 Fax: (919) 894-8190
 E-mail: general@enoche.com
 NC Firm License No. 2004

PLAN INFORMATION

DESIGNED BY:	EA, PA
HORIZONTAL SCALE:	1"=120'
DRAWN BY:	N/A
DATE CREATED:	02-05-2018
CHECKED BY:	JE3

SURVEY INFORMATION:

PROPERTY DEVELOPER(S):
 BRICKSTONE LAND & DEVELOPMENT, LLC
 P.O. BOX 730
 DRRM, NC 28335

LOCATION:
 TAPHEEL RD.
 DANFORTH TOWNSHIP
 JOHNSTON COUNTY, NC

PRELIMINARY PLAT
 FOR
SUBDIVISION MAP
 BRICKSTONE SUBDIVISION

PROJECT: 4944
S - 1
 SHEET 1 OF 2

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY CONSERVATIVE METHOD.
2. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
3. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY.
4. NO RECORDABLE EASEMENTS OR ENCUMBRANCES WERE FOUND ON THIS SITE.
5. NO RECORDABLE EASEMENTS OR ENCUMBRANCES WERE FOUND ON THIS SITE.
6. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SURVEY NOTATION

6" = 1" = 120'

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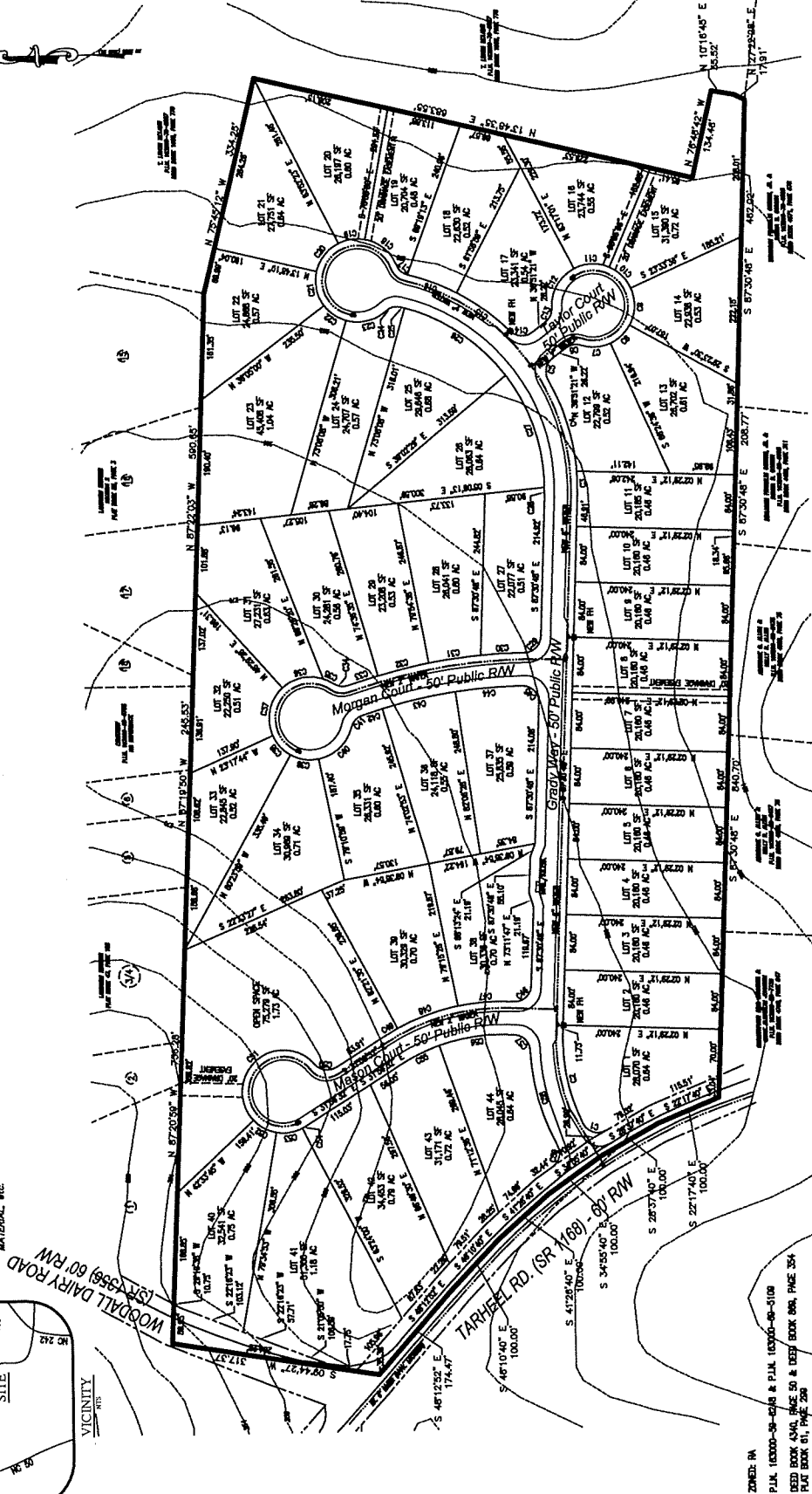
6" = 1" = 120'

6" = 1" = 120'

6" = 1" = 120'

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED SURVEYOR AT LAW HAS CONDUCTED A COMPLETE SURVEY OF THE LAND AND HAS FOUND THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT CORRECTLY REPRESENT THE ACTUAL BOUNDARIES AND AREAS OF THE LAND AS SHOWN ON THE RECORDS OF THE COUNTY RECORDS. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE LAND SHOWN ON THIS PLAT. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE LAND SHOWN ON THIS PLAT. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE LAND SHOWN ON THIS PLAT. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE LAND SHOWN ON THIS PLAT.



NOTES:

1. ALL TREES SHALL BE MAINTAINED ALONG ALL COLLECTION STREETS, RESIDENTIAL COLLECTOR STREETS, RESIDENTIAL STREETS AND ALL-DE-SAC STREETS AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET PART).

2. 10' CLASS "X" STREET BUFFER ALONG PARKED ROAD.

3. ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS.

4. OPEN SPACE REQUIRED 1.5657 AC. (1.26 AC.)
 OPEN SPACE PROVIDED = 7.3275 (1.73 AC.)

5. ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS.

6. OPEN SPACE REQUIRED 1.5657 AC. (1.26 AC.)
 OPEN SPACE PROVIDED = 7.3275 (1.73 AC.)

MAJORS AREA DRAINAGE

SERVICES BY OTHER A DESIGN AND CONSTRUCTION OF A DRAINAGE SYSTEM FOR THE MAJORS AREA DRAINAGE. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE LAND SHOWN ON THIS PLAT.

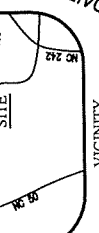
L. JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5890

OR MORE THE FOLLOWING AS INDICATED THIS X OR:

X - A THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
 NO. L-5890

preliminary plat - not for
 recordation, conveyances, or sales



WITNESSES:

FRONT - 21'
 SIDE - 6'
 REAR - 10'
 SKEWED - 15'
 (SKEWED) - 15'

OPEN SPACE REQUIRED 1.5657 AC. (1.26 AC.)
 OPEN SPACE PROVIDED = 7.3275 (1.73 AC.)

L. JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5890
 OR MORE THE FOLLOWING AS INDICATED THIS X OR:

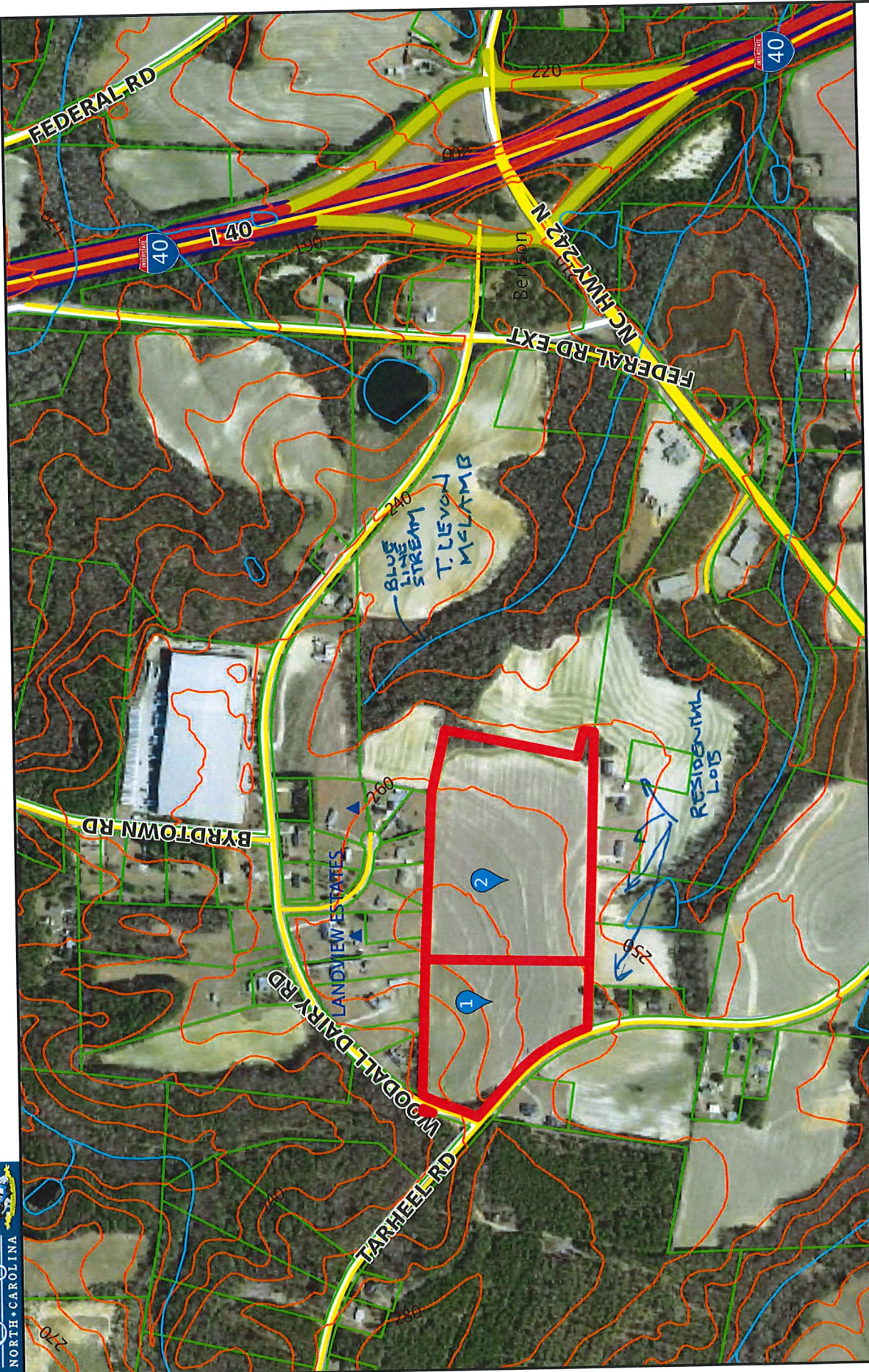
X - A THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
 NO. L-5890

EXHIBIT A



*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:8236 - 1 in. = 686.37 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

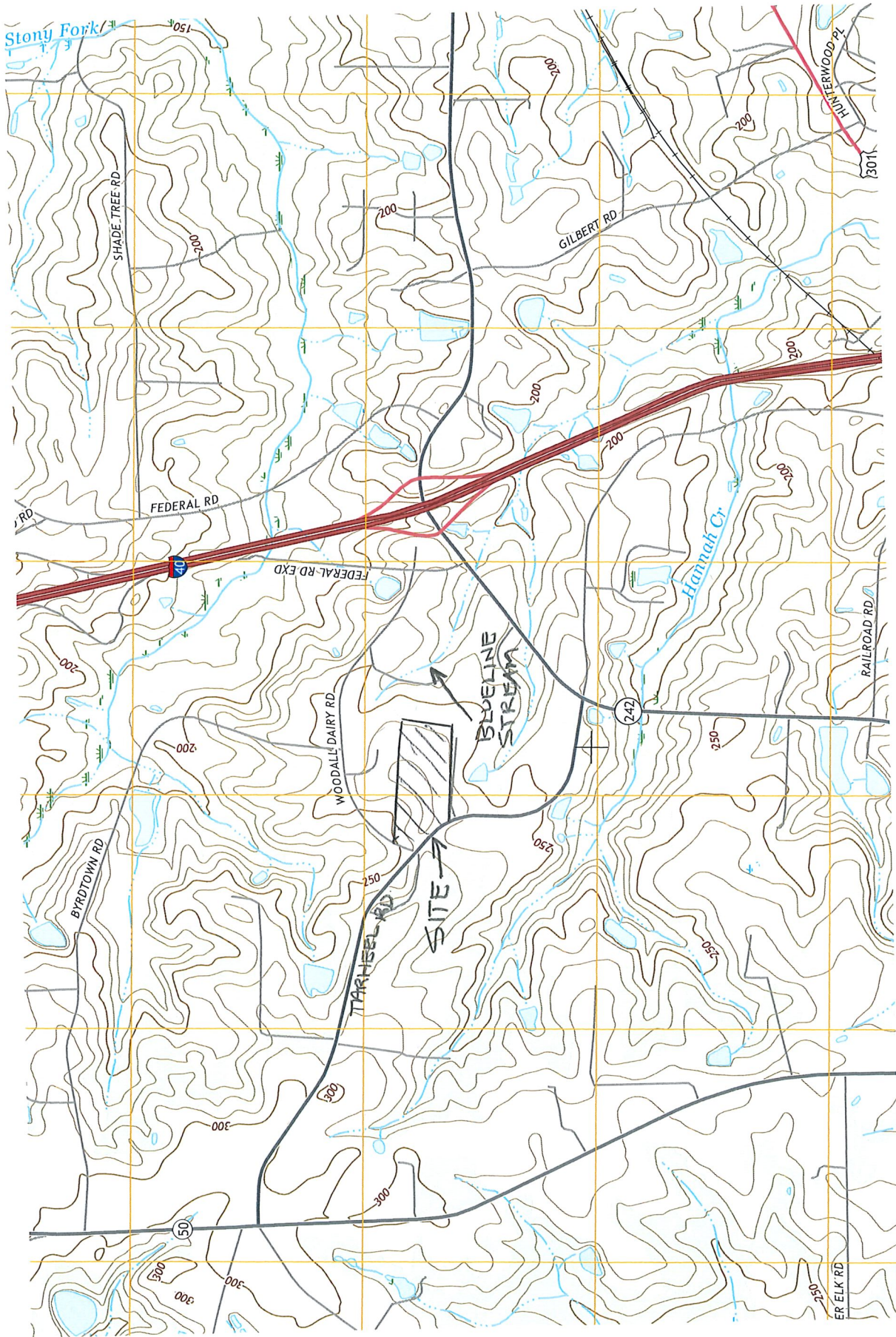
Johnston County GIS
February 28, 2019



EXHIBIT A

EXHIBIT B

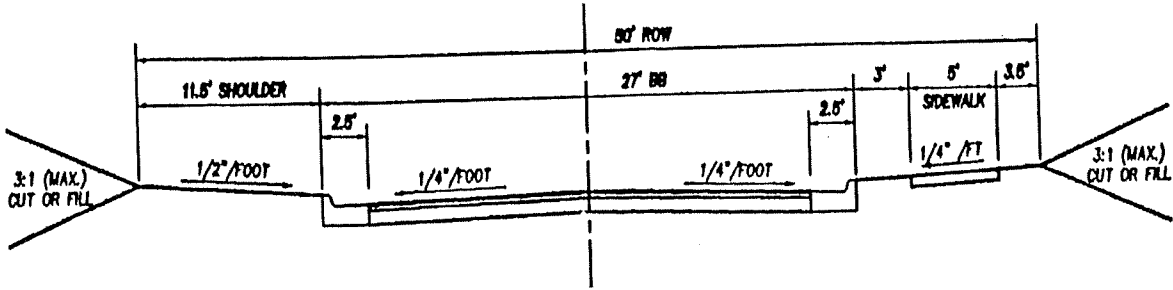
EXHIBIT B



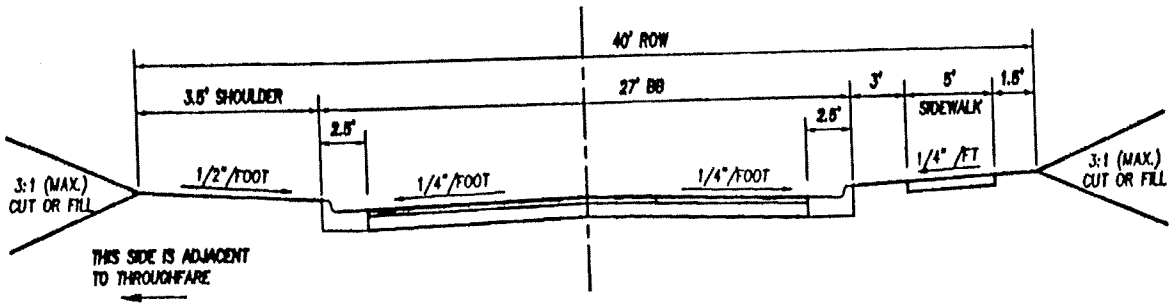
USGS QUADRANGLE MAP
1" = 2000'

EXHIBIT C

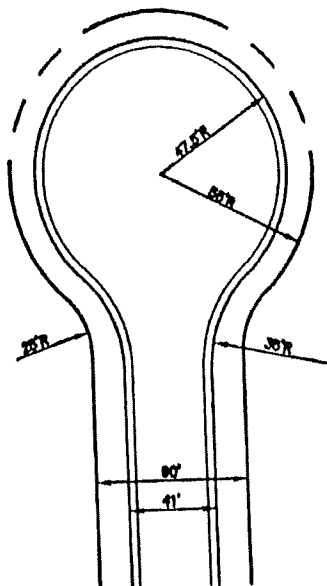
* Residential Street *



Frontage Road



Cul-de-Sac, Commercial



Cul-de-Sac, Residential

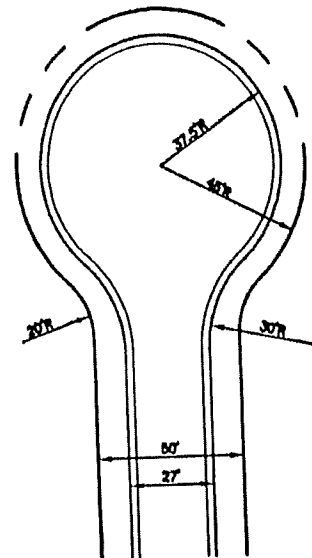
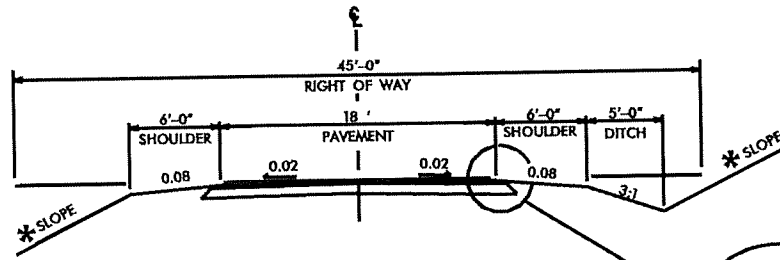
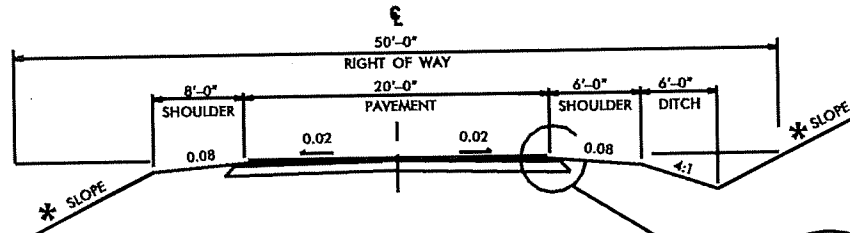


EXHIBIT D



RESIDENTIAL LOCAL ROAD

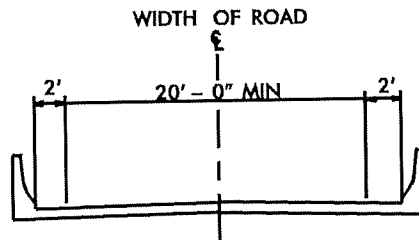
SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS



RESIDENTIAL COLLECTOR ROAD

* TERRAIN	MAX. SLOPE
LEVEL	2:1
ROLLING	2:1
MOUNTAINOUS	1- 1/2:1

TYPICAL SHOULDER /CROSS SECTION



BRIDGE TYPICAL SECTION

FIGURE 1