



Application for Site Plan/Subdivision Review

Date Submitted: 02-05-2019 NCPIN: 163000-59-6248 & 163000-69-5109
Applicant: RP Wellons Land & Development Owner: Neta L. Grady
Address: P.O. Box 730 Address: 107 Jean Circle
Dunn, NC 28335 Jacksonville, NC 28540
Project Contact: Fleet Temple Phone: 910-389-6479
Phone: 919-894-7765 Email: robert@robertgrady.com
Email: fleet@enochengineers.com

Project Location: Tarheel Rd. (SR 1168) Zoning: RA
Acreage: 31.63 acres No. of Proposed Lots: 44 (+ Open Space Lot)
Total Disturbed Area: 7.0 acres
Existing Impervious Area: 0 sf Proposed Impervious Area: ~15% (206,567SF)
Linear Footage of Street: 2,500LF No. of Parking Spaces: N/A
Estimated Water Allocation Required: 17,600 gal/day
Estimated Sewer Allocation Required: 0 gal/day

Type of Project (check all that apply):
 Exempt Subdivision (submit 2 paper copies)
 Minor Subdivision (submit 2 paper copies)
 Major Subdivision (submit 6 paper copies)
 Recombination (submit 2 paper copies)
 Site Plan (submit 6 paper copies)

Application Fees:

Minor Subdivision: \$50.00
Major Subdivision: \$250.00
Site Plan: \$50.00

File Number: SD-2019-01

**Staff Report
SD-2019-01**

Site Data.....

- Owner: Neta L. Grady
- Location: *Tarheel Road approx. .4 miles west of NC 242 North*
- Current Zoning: *RA (Residential Agriculture)*
- Acreage *31.63 Acres*
- Parcel ID: *01E08019E, 01E08019*
- Applicant: : *RP Wellons Land & Dev LLC*
- Utilities: *Johnston County water, onsite septic & Duke Energy*

Request.....

Preliminary plat approval for subdivision of property to create 44 residential lots within the extraterritorial jurisdiction.

Surrounding Zoning and Uses

- The property is bound by properties primarily zoned RA, residential agriculture.
- Property uses in immediate area are single family residential.

Comments.....

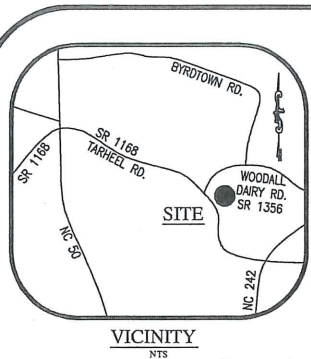
- Preliminary plat approval is contingent upon technical review of construction drawings.
- Improvement to the property shall be in conformance with all local, state and federal regulations.
- Open space/recreation areas shall be connected by ROW or easements. At least 25% of the open space/recreation area shall be improved (UDO section 156.203.H.4). Maintenance and ownership confirmation shall be provided.
- Street yard canopy trees shall be located and permitted in accordance with UDO.
- No direct access of any lot from Tarheel Road.
- Waiver requested to increase street length of Grady Way by 500 feet. UDO requires maximum street length of 1000 ft.
- Waiver requested to omit second access point.
- Waiver requested to omit sidewalk requirement. Development not required to have curb and gutter as development will not be connecting to Town water or sewer utilities.

Staff Recommendation.....

- Applicant has made revisions to the plat to address drainage concerns.
- Staff recommends approval of the plat, subject to approval of the waivers.

Findings of Fact.....

- **If the Board seeks to grant approval the following must be determined to be met. If the Board seeks to grant denial they must determine that the following is not met:**
 1. **Consistency with the adopted plans and of polices of the Town.**
 2. **The subdivision meets all required specifications of this chapter.**
 3. **The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.**
 4. **The subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.**



SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

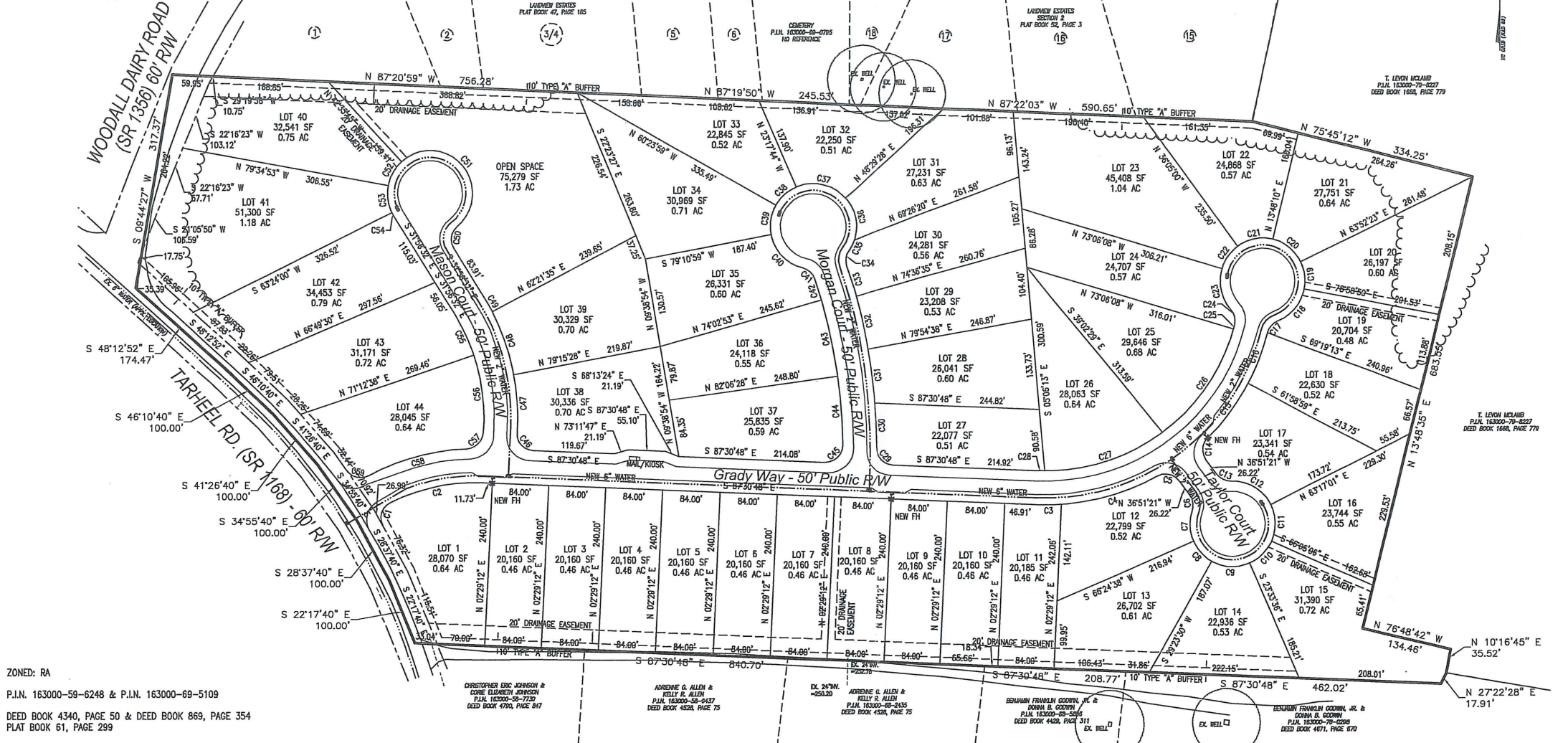
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EP EXISTING IRON PIPE
 EPD EXISTING IRON PIPE DISTURBED
 SIS SET IRON STAKE
 R/W RIGHT-OF-WAY

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NO RECOVERABLE NCGS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



ZONED: RA
 P.I.N. 163000-59-6248 & P.I.N. 163000-69-5109
 DEED BOOK 4340, PAGE 50 & DEED BOOK 869, PAGE 354
 PLAT BOOK 61, PAGE 299
 PROPERTY AREA - 31.63 AC. 9EXCLUDES AREA IN SR 1168 & SR 1356 R/W
 MIN LOT SIZE: 12,000
 MINIMUM WIDTH - 48'
 SETBACKS:
 FRONT - 21'
 SIDE - 9'
 SIDE(TOTAL) - 15'
 SIDE(CORNER) - 15'
 REAR - 18'
 ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS
 OPEN SPACE REQUIRED 1,245SF/LOT = 54,780SF (1.26 AC.)
 OPEN SPACE PROVIDED = 75,297SF (1.73 AC.)

NOTE:
 STREET YARD TREES SHALL BE REQUIRED ALONG ALL COLLECTOR STREETS, RESIDENTIAL COLLECTOR STREETS, RESIDENTIAL STREETS AND CUL-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).
 10' CLASS "A" STREET BUFFER ALONG TARHEEL ROAD AND WOODALL DAIRY ROAD.

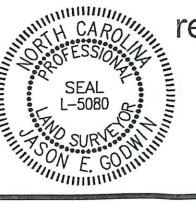
I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE, PAGE REF)) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK, PAGE J); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., 2019.

JASON E. GODWIN
 L-5080
 REGISTRATION NUMBER

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THIS X OR:

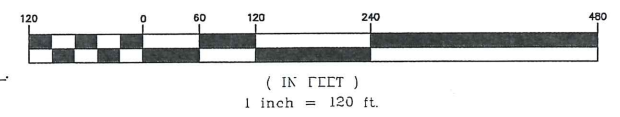
X A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
 NO. L-5080



preliminary plat - not for
 recordation, conveyances, or sales

JOHNSTON COUNTY REGISTER OF DEEDS
 STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR
 REGISTRATION AND RECORDING THIS _____ DAY
 OF _____ 20____ AT _____
 BY _____
 REG. OF DEEDS ASST. REG. OF DEEDS



Enoch Engineers, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 1403 NC Highway 50 South - Benson, NC 27504
 Phone: (919) 894-7765 Fax: (919) 894-8190
 E-mail: general@enochengineers.com
 NC Firm License #C-2061

DESIGNED BY:	EE, PA
DRAWN BY:	EE, PA
CHECKED BY:	JEG
DATE CREATED:	02-05-2019
SURVEY INFORMATION:	
HORIZONTAL SCALE:	1"=120'
VERTICAL SCALE:	N/A

LOCATION:
 TARHEEL RD.
 BANNER TOWNSHIP
 JOHNSTON COUNTY, NC

PROPERTY DEVELOPER(S):
 RP WELLS LAND & DEVELOPMENT, LLC
 P.O. BOX 730
 DUNN, NC 28335

**PRELIMINARY PLAT
 SUBDIVISION MAP
 FOR
 BRICKSTONE SUBDIVISION**

EE PROJECT: 4944
S - 1
 SHEET 1 OF 2

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TN EXPORT FROM RESIDENTIAL DEVELOPMENT				
(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW)	1.73	0.6	1,038	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.)	0.0	1.2	0.0	
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	3.64	8.3	30,212	
LOTS (READ TN EXPORT FROM GRAPH 2)	26.26	3.1	81,406	
TOTALS	31.63		112,656	
AVERAGE FOR SITE				3.56

NITROGEN EXPORT IS 3.56 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 15% IMPERVIOUS AREA.

IMPERVIOUS SURFACE CALCULATIONS

1,377,596F (31.63 AC.) IN SUBDIVISION (EXCLUDING R/W)
 X 15.0%
 206,639SF (4.74 AC.) ALLOWABLE IMPERVIOUS SURFACE
 77,867SF (1.79 AC.) PROPOSED PAVEMENT
 + 128,700SF (2925 SF IMPERVIOUS PER 44 LOTS) (2.96AC.)
 206,567SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (4.74 AC.)
 4.74 AC./31.63 AC. = 14.99%

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM (Major Subdivisions Only)
 HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BENSON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO. 3720182000K EFFECTIVE DATE: OCTOBER 3, 2006

DATE _____ SURVEYOR _____

MINIMUM BUILDING SETBACKS
 SUBJECT TO TOWN OF BENSON MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH TOWN OF BENSON PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON
 I, _____, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

JOHNSTON COUNTY REGISTER OF DEEDS
 STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS ____ DAY OF _____ AT _____ BY _____
 REG. OF DEEDS ASST. REG. OF DEEDS

NOTES:

- ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION. ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
- NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
- ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- EACH LOT IS LIMITED TO xxxx SF OF IMPERVIOUS AREA OR A TOTAL OF xxxx SF TOTAL FOR THE 44 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDS THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.

NOTE: ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

NOTE: ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

- I, _____, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
- APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
 - APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
 - PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

DATE _____ DEVELOPER/OWNER _____

SUBDIVISION ADMINISTRATOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF TOWN OF BENSON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE _____ SUBDIVISION ADMINISTRATOR _____

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS CERTIFICATION
 PROPOSED SUBDIVISION ROAD CONSTRUCTION
 STANDARDS CERTIFICATION

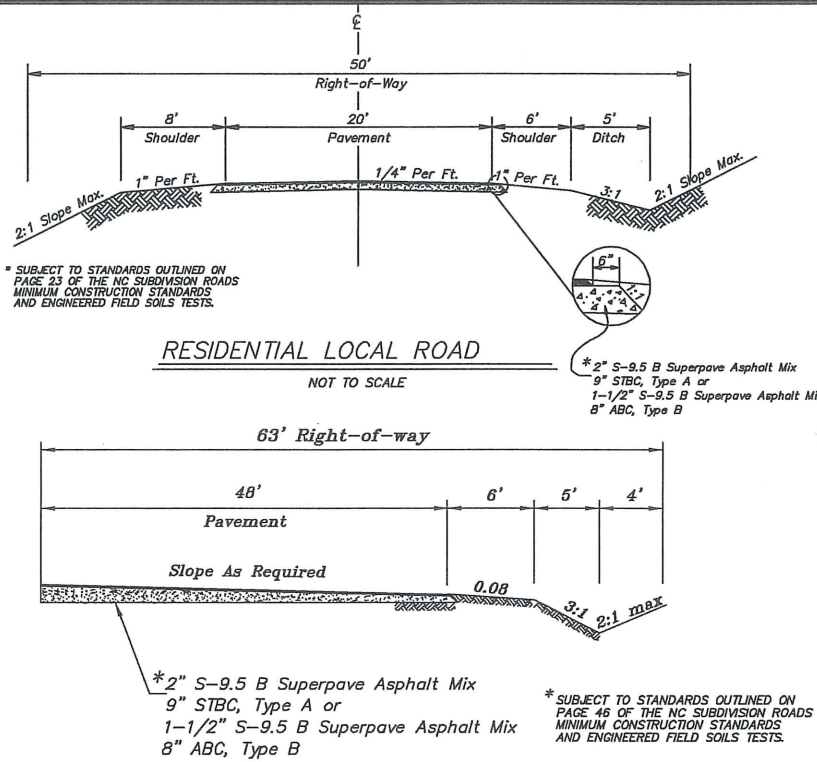
APPROVED: _____
 DATE _____ DISTRICT ENGINEER _____



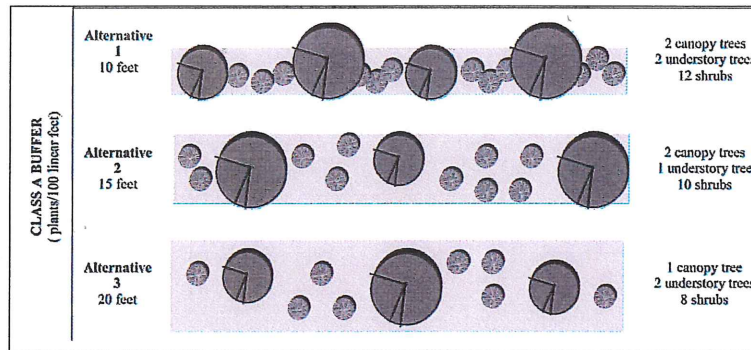
Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	40.34'	25.00'	S 17°35'49" W	36.10'
C2	142.59'	285.00'	S 78°09'14" W	141.10'
C3	37.17'	335.00'	N 89°18'28" E	37.15'
C4	146.18'	335.00'	N 73°37'43" E	145.02'
C5	35.79'	25.00'	N 77°51'50" W	32.81'
C6	24.16'	25.00'	N 09°10'03" W	23.23'
C7	46.30'	63.00'	S 02°32'04" E	45.27'
C8	40.70'	63.00'	S 42°05'56" E	40.00'
C9	58.22'	63.00'	S 87°05'03" E	56.17'
C10	48.76'	63.00'	N 45°10'39" E	45.69'
C11	55.67'	63.00'	N 01°24'02" W	53.88'
C12	72.04'	63.00'	N 59°28'28" W	68.18'
C13	24.16'	25.00'	S 64°32'39" E	23.23'
C14	35.79'	25.00'	S 04°09'10" W	32.81'
C15	100.24'	335.00'	N 36°35'20" E	99.87'
C16	79.90'	335.00'	N 21°11'04" E	79.71'
C17	23.93'	25.00'	S 41°46'19" W	23.03'
C18	63.96'	63.00'	N 40°06'21" E	61.25'
C19	40.70'	63.00'	N 07°29'24" W	40.00'
C20	55.20'	63.00'	N 51°05'54" W	53.45'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C21	54.85'	63.00'	S 78°51'35" W	53.14'
C22	40.70'	63.00'	S 33°24'26" W	40.00'
C23	64.27'	63.00'	S 12°19'45" E	61.52'
C24	24.46'	25.00'	N 13°29'58" W	23.52'
C25	6.03'	285.00'	N 15°09'47" E	6.03'
C26	187.79'	285.00'	N 34°38'44" E	184.41'
C27	182.80'	285.00'	N 71°53'43" E	179.68'
C28	11.02'	294.22'	S 88°35'56" E	11.02'
C29	38.02'	25.00'	S 43°56'51" E	34.46'
C30	66.53'	865.00'	N 02°35'08" W	66.51'
C31	80.03'	865.00'	N 07°28'20" W	80.00'
C32	80.03'	865.00'	N 12°44'23" W	80.00'
C33	46.88'	865.00'	N 16°56'34" W	46.87'
C34	23.13'	25.00'	S 08°00'36" W	22.31'
C35	17.13'	63.00'	N 26°43'39" E	17.07'
C36	66.47'	63.00'	N 11°17'05" W	63.43'
C37	78.93'	63.00'	N 77°24'08" W	73.87'
C38	40.70'	63.00'	S 48°11'42" W	40.00'
C39	44.53'	63.00'	S 09°26'04" W	43.61'
C40	71.85'	63.00'	S 43°29'25" E	68.02'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C41	25.29'	25.00'	N 47°10'55" W	24.23'
C42	31.99'	815.00'	N 17°04'34" W	31.98'
C43	114.64'	815.00'	N 11°55'19" W	114.55'
C44	101.65'	815.00'	N 04°19'07" W	101.60'
C45	40.68'	25.00'	N 45°52'14" E	36.34'
C46	39.87'	25.00'	S 41°49'53" E	35.77'
C47	85.32'	335.00'	N 03°26'45" W	85.09'
C48	98.80'	335.00'	N 19°11'29" W	98.44'
C49	25.15'	335.00'	N 29°47'28" W	25.15'
C50	35.85'	25.00'	S 09°08'21" W	32.86'
C51	200.98'	63.00'	N 41°10'16" W	125.96'
C52	40.70'	63.00'	S 28°55'41" W	40.00'
C53	40.70'	63.00'	S 08°05'27" E	40.00'
C54	5.87'	63.00'	S 29°16'16" E	5.87'
C55	65.42'	285.00'	N 25°21'57" W	65.28'
C56	116.54'	285.00'	N 07°04'29" W	115.73'
C57	36.29'	25.00'	N 46°13'29" E	33.19'
C58	151.62'	335.00'	S 74°50'37" W	150.32'
C59	36.30'	25.00'	S 76°31'30" E	33.19'



**SECTION AA
 TYPICAL CUL-DE-SAC
 NO CURB & GUTTER**



preliminary plat - not for recordation, conveyances, or sales

Enoch Engineers, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 1403 NC Highway 50 South - Benson, NC 27504
 Phone: (919) 894-7765 Fax: (919) 894-8190
 E-mail: general@enochengineers.com
 NC Firm License #PC-2061

DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1"=100'
DRAWN BY: EE, PA	VERTICAL SCALE: N/A
CHECKED BY: JEG	DATE CREATED: XX-XX-XXXX
SURVEY INFORMATION:	

LOCATION:
 TARHEEL RD.
 BANNER TOWNSHIP
 JOHNSTON COUNTY, NC

PROPERTY DEVELOPER(S):
 RP WELTONS LAND & DEVELOPMENT, LLC
 P.O. BOX 730
 DUNN, NC 28335

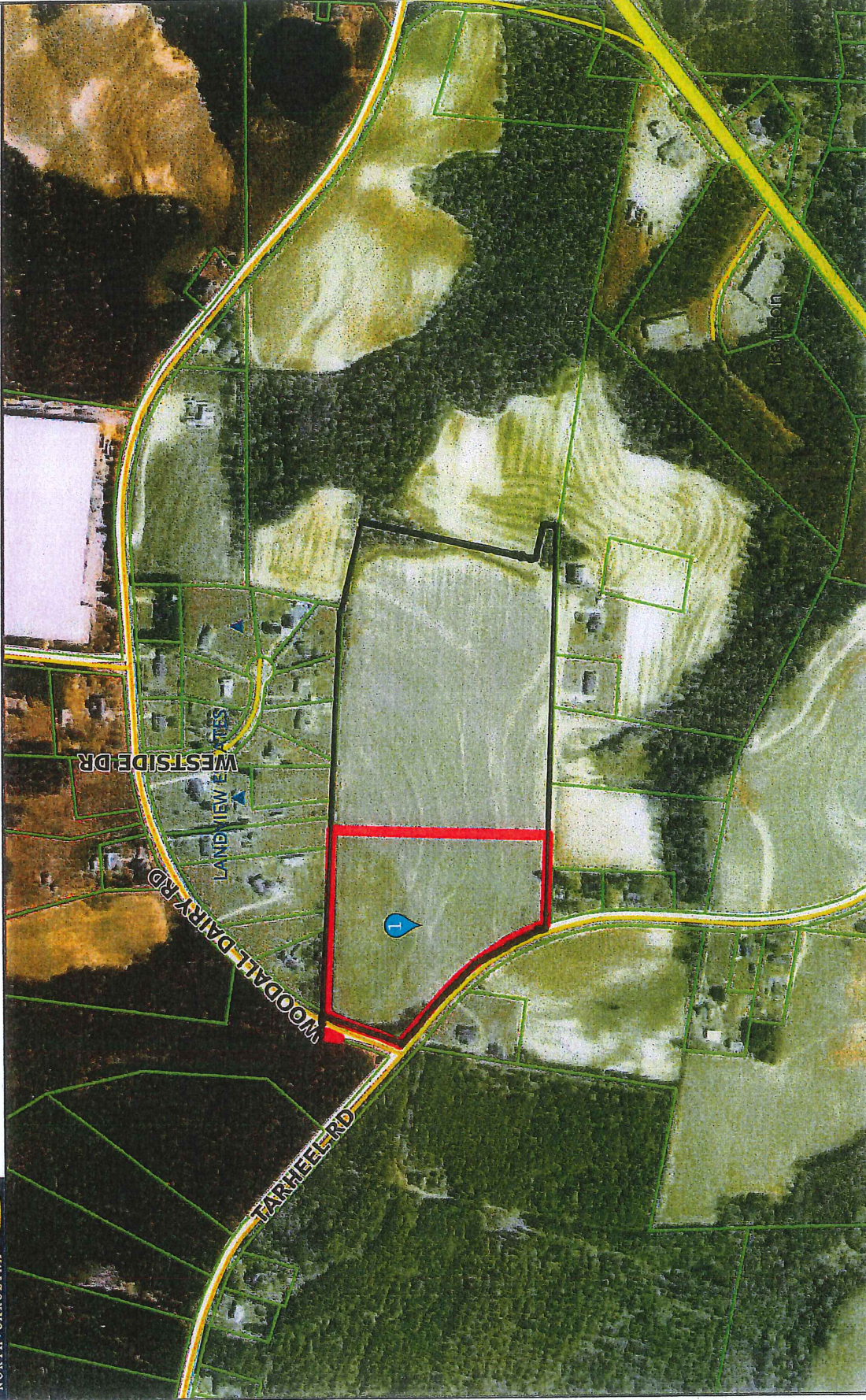
**PRELIMINARY PLAT
 SUBDIVISION MAP
 FOR
 BRICKSTONE SUBDIVISION**

EE PROJECT: 4944
S - 2
 SHEET 2 OF 2

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Scale: 1:6275 - 1 in. = 522.95 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



March 18, 2019

Name
Address

To Adjoining Property Owners:

We invite you to join us for a meeting about the new potential neighborhood Brickstone located off of Tarheel & Woodall Dairy Road.

The meeting will be held March 28, 2019 6pm at Benson Park and Recreation Conference Room located at 1204 N. Johnson Street Benson.

Sincerely,

RP Wellons Land & Development LLC

MAYOR
JERRY M. MEDLIN

MAYOR PRO-TEM
CASANDRA P. STACK

COMMISSIONER
MAXINE HOLLEY
JAMES D. JOHNSON JR.
DEAN MCLAMB
WILLIAM NEIGHBORS
DR. R. MAX RAYNOR



TOWN OF BENSON
P.O. BOX 69
303 EAST CHURCH STREET
BENSON, NC 27504
(919) 894-3553
FAX (919) 894-1283
www.townofbenson.com

TOWN MANAGER
MATTHEW ZAPP

TOWN CLERK
TERRY HOBGOOD

FINANCE DIRECTOR
KIMBERLY T. PICKETT

TOWN ATTORNEY
R. ISAAC PARKER

You are receiving this notice as an adjacent property owner to property that is being considered for subdivision permit. This notice is required by N.C. General Statute and should be read in its entirety. Should you have any questions please contact Planning Administrator, Andy Thomas at 919-894-3553.

Notice of Public Hearing

The Town of Benson Planning Board will hold its regularly monthly scheduled meeting on Tuesday, April 2, 2019 at 7:00pm in the Benson Conference Room located at 303 East Church Street, Benson, North Carolina.

The Town of Benson Board of Commissioners will hold its regularly monthly scheduled meeting on Tuesday, April 9, 2019 at 7:00pm in the Benson Conference Room located at 303 East Church Street, Benson, North Carolina.

Both Boards will hold public hearings for the following items:

Public Hearing: SD-2019-01: Subdivision preliminary plat consisting of 31.63 acres divided into 44 single family dwelling lots at Tarheel Rd. and Woodall Dairy Rd. located within the extraterritorial jurisdiction of the Town of Benson. Tax ID 01E08019E and 01E08019. Applicant: RP Wellons land & Development. Property Owner: Neta L. Grady

All interested parties are encouraged to attend these meetings. Any questions should be directed to the Town of Benson Planning Department 919-894-3553.

IT IS IMPROPER TO CONTACT ANY MEMBER OF THE BOARD PRIOR TO THE DISPOSITION OF A CASE TO DISCUSS THE SPECIFIC FACTS OF THE CASE. ANY CORRESPONDENCE TO THE BOARD IN SUPPORT OR IN OPPOSITION TO A CASE MUST BE NOTARIZED EVEN IF IT IS ON LETTERHEAD STATIONERY.



Benson Fire Department

313 South Elm Street
Benson, North Carolina 27504
Administration: (919) 894-8990

Brickstone Subdivision

2/13/19

The following are item of concern for the Brickstone subdivision

1. Ensure that the cul d sac's measure at least 96 ft. in diameter to ensure Fire Apparatus turn around.
2. Move the hydrant that is across from the entrance of Morgan Ct. west of one or two lots. I see there is a drainage easement between #7 and #8, so it may be better placed between #6 and #7 lots. Either will work fine for operations of the Fire Department.
3. Move the hydrant that is across from the entrance of Taylor Ct. southwest on the other side of Taylor Ct. for operations of the Fire Department.
4. Required: Hydrant in working order and road surface be able to support fire apparatus weight before any combustible materials introduced to the site.

Any questions please do not hesitate to reach out to me on my cell.

Thank you,

E. G. Burr

919.389.3538

Southeastern Soil & Environmental Associates, Inc.

P.O. Box 9321
Fayetteville, NC 28311
Phone/Fax (910) 822-4540
Email mike@southeasternsoil.com

January 15, 2019

Mr. Seth Thompson
RP Wellons Land Development
Dunn, NC

Re: Preliminary soil evaluation for subsurface waste disposal, Grady Property, +/- 32 acres, NCPIN 163000-59-6248 & 163000-69-5109, Tarheel Road, Johnston County, North Carolina

Dear Mr. Thompson,

A preliminary soils investigation has been completed for the above referenced property at your request. The property is located on Tarheel Road as illustrated on the accompanying maps. The purpose of the investigation was to roughly determine the extent of soil areas that have the ability to support subsurface waste disposal systems for a proposed residential subdivision. All ratings and determinations were made in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal, 15A NCAC 18A .1900".

Southeastern Soil and Environmental Associates, Inc. (SSEA) performed these soil evaluations in January 2019. SSEA traversed the property and observed landforms (slope, drainage patterns, etc.) as well as soil conditions through the use of hand auger borings and/or soil probes. From these observations and GPS location (accuracy may vary), the boundaries between usable and unusable soils has been **estimated** on the accompanying maps.

Three distinct soil patterns were observed in the field evaluations. They are described as follow:

Area "A": This area is dominated by soils that are provisionally suitable for subsurface waste disposal systems (**with the exception of minor drainageways that are too small to delineate at this scale**). Typically, these soils exhibited 10 or more inches of loamy sand underlain by sandy loam and/or sandy clay loam to depths of 40 or more inches. Soil wetness, depth, and mineralogy were typically suitable to depths of at least 20 inches. A 3 bedroom home would require approximately 8,000 sq. ft. of this soil area for drainfields and repair areas (exclusive of setbacks from lot lines, houses, etc.). A 4

bedroom home would require approximately 10,000 sq. ft. of this soil area. (Note: These square footage recommendations assume appropriate topography for a practical septic system layout on topographical contour.). System types in these areas would typically be conventional but could include pumps, innovative drainline, low pressure pipe, French Drains, pretreated effluent, drip irrigation or other alternatives.

Area "B": Soils in these areas are a mixture of provisionally suitable and unsuitable due to shallow depths to soil wetness (colors of chroma 2 or less within 24 inches from the soil surface) and/or parent material. Because of these shallow depths, these areas are more likely to have alternative systems or be completely unsuitable. Larger lot sizes in these areas are likely (on a case by case basis). Further soil testing is required upon proposed lot staking to determine the type of septic system required (if applicable) and whether each proposed lot contains enough soil for septic system and repair.

Area "C": Soils in these areas are dominantly unsuitable for subsurface waste disposal due to poor topography, soil wetness [colors of chroma 2 (or less) that are less than 12 inches from the soil surface] and/or expansive clay mineralogy. Some of these areas may contain "section 404" wetlands (this report is not a "wetland" delineation). These soils are not capable of modification under current regulatory criteria.

[Note: Any site grading or soil removal in these suitable or provisionally suitable areas may alter the findings of this report and render sites unusable.]

Because individual lots were not staked at the time of evaluation, this report does not address lot(s). This report is to be used as a guide for likely subdivision/lot design based on useable soils. It is imperative that additional soil work be completed once centerlines or rough lot lines can be established, so that unsuitable soil areas can be more accurately determined and located (they may change significantly from the original suitability map due to mapping difficulty in heavy vegetation) prior to lot recordation. Additional soil borings/testing will be required at the time that proposed individual lots are staked on the ground to determine that each lot contains adequate soils that have the ability to assimilate waste under current rules.

Based on these individual lot evaluations, additional requirements for lot density, system type, lot size and/or configuration would be made to meet current regulatory criteria.

It is imperative that these individual lot evaluations be completed so that necessary changes can be made to lot lines (if necessary) before map recordation.

This report, of course, does not guarantee, constitute or imply any approval, or issuance of permit, as needed by the client from the local health department. Such approval is dependent on individual lot evaluations made after individual lots are staked in the field by the local health department. Because of the extreme variability of these soils, SSEA does not guarantee that permitting agencies will agree with these findings (nor permit the intended use).

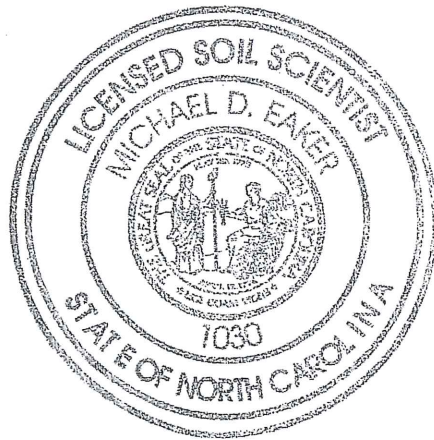
Prior to any land purchase, appropriate permits should be obtained from the local county health department for any proposed lot(s). This report only represents my opinion as a licensed soil scientist.

Southeastern Soil and Environmental Associates, Inc. is pleased to be of service in this matter. We look forward to assisting in additional site analysis needs you may have in the future. Please feel free to call with any questions.

Sincerely,



Mike Eaker
President



Southeastern Soil & Environmental Associates, Inc.

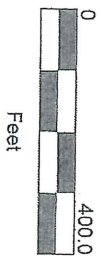
P.O. Box 9321
 Fayetteville, NC 28311
 Phone/Fax (910) 822-4540
 Email mike@southeasternsoil.com



**Soil Delineation
 for Subsurface
 Waste
 Disposal, BS
 Land
 Tarheel Road,
 Johnston
 County, NC**

N
 ↑

Scale 1:3,600



US State Plane 1983
 North Carolina 3200
 NAD 1983 (Conus)

WELLONS TARHEEL RD 2, SS-
 1/15/2019

GPS Pathfinder® Office
Trimble™

A = Provisionally Suitable Soil B = Mix unsuitable/provisionally suitable (Active)

EIP = Unsuitable Soil

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

Consulting Engineers & Surveyors

1403 NC Hwy 50 South

Benson, NC 27504

Phone: (919) 894-5731

(919) 894-7765

Fax: (919) 894-8190

Email: general@enochengineers.com

Brickstone Subdivision

Banner Township, Johnston County

03-09-0219

STORMWATER STATEMENT

Project Name: Brickstone Subdivision
Location: Tarheel Road - SR 1168 - Banner Township - at its intersection with
Woodall Dairy Rd. (SR 1356)
Developer: RP Wellons Land & Development, LLC
P.O. Box 730
Dunn, NC 28335
Consultant: Enoch Engineers, PA
Fleet Temple, PE
1403 NC 50 S
Benson, NC 27504
Phone: 919-894-7765

General Information

The purpose of this project is to develop a 32 acre residential subdivision. The existing site is open farmland (row crops).. Existing topography drains to the north, south, and east at slopes ranging approximately 2-6%. The site is not located within the Environmentally Sensitive Overlay District.

Impervious Area

Approximately 2,400 feet of new roadway is proposed with a right-of-way width of 50', 20' of which will be paved. No curb and gutter will be installed. Zoning for this area is AR. Lot sizes are minimum 20,000 square feet. Maximum impervious area per lot is calculated as 2,925 square feet. Based upon the Stormwater Manual, the allowable impervious area for residential sites not in the Environmental Sensitive Overlay District is 15% (without additional BMP's and land dedication). 44 lots are proposed within this subdivision. The expected imperviousness for this development is 14.99%.

Each lot: 2,925 square feet of impervious area
44 lots x 2,925 sf = 128,700 sf total impervious area

Roadway & Asphalt: 77,867 sf

Total: 128,700sf + 77,867sf = 206,567sf acres total impervious area by design

Allowable impervious area = 1,377,596 acres x 15% = 206,639sf

The proposed impervious area is below the allowable impervious area of 15%. Therefore, Runoff attenuation and/or Land Dedication is not required.

Peak Runoff Reduction

The total impervious area is for the project is less than 15%, therefore peak discharge attenuation is not required.

Nitrogen Loading Estimate

Method 1

Type of Land Cover	Area (acres)	TN Export Coeff. (lbs/ac/yr)	TN export from use (lbs/yr)
Permanently protected open space	1.73	0.6	1.038
Permanently Protected managed Open space	0.0	1.2	0.0
Right-of-Way (Read TN Export from Graph 1)	3.64	8.3	30.212
Lots (Read TN Export from Graph 2)	26.26	3.1	81.406
TOTAL	31.63	--	112.656

The total N-loading from the site is 112.656 lbs/yr for 31.63 acres = 3.56 lbs/ac/year, less than the 3.6 lbs/ac/year limit; therefore, no nitrogen offset payment or water quality BMPs will be required.

Existing drainage ways

There are no existing blueline streams located on the property. A blueline stream is located to the east on an adjoining tract of land which will not be disturbed.

An existing V-ditch is located along the southern property line which conveys stormwater runoff to a natural low area into a 24" pipe. The existing V-ditch will be re-graded and modified to a wider grassy swale which will properly handle the runoff from the property. The existing 24" pipe will be replaced with a new 36" pipe with a properly designed rip-rap apron at the outlet.

There is an existing 30" pipe located along Woodall Dairy Road to the north of the property. This pipe will not be adversely affected as no net increase in flow will be draining to the pipe.

The only proposed hardened drainage structures are driveway pipes.

Downstream analysis

Post-development stormwater runoff from the property is equal to pre-development stormwater runoff. Existing V-ditch along southern property line (currently under-designed) will be re-graded to accommodate all property runoff, and the existing 24" pipe will be upsized to a 36" pipe with rip-rap outlet protection in order to alleviate current runoff & erosion problems. Property to the north will be protected from runoff by installing a new grassy swale along a portion of the northern property line which will carry the runoff directly to Woodall Dairy Road, thereby vastly reducing the volume of runoff currently draining to the northern adjoining land owners.



PRE-DEVELOPMENT

EXISTING CULTIVATED AGRICULTURAL LAND

FROM TABLE 3.1.01 (JOCO STORMWATER DESIGN MANUAL)

$$\text{RUNOFF COEFF } C = 0.40$$

RAINFALL INTENSITY (I)

FROM TABLE 3.1.04 (JOCO STORMWATER DESIGN MANUAL)

$$10\text{-YEAR STORM } I = \frac{205}{23+5} = 7.3 \text{ IN/HR}$$

REGISTER/EMMS PROPERTY DRAINAGE AREA = 6.4 AC

$$10 \text{ YR FLOW } Q_{10} = C I A$$

$$\text{PRE } Q_{10} = (0.4)(7.3 \text{ IN/HR})(6.4 \text{ AC})$$

$$Q_{10} = 18.7 \text{ CFS}$$

ALLEN PROPERTY DRAINAGE AREA = 12.1 AC

$$\text{PRE } Q_{10} = (0.4)(7.3 \text{ IN/HR})(12.1 \text{ AC})$$

$$Q_{10} = 35.3 \text{ CFS}$$

MCCLAMB PROPERTY DRAINAGE AREA = 13.1 AC

$$\text{PRE } Q_{10} = (0.4)(7.3 \text{ IN/HR})(13.1 \text{ AC})$$

$$Q_{10} = 38.3 \text{ CFS}$$

TOTAL PRE-DEVELOPMENT RUNOFF

$$Q_{10}(\text{TOTAL}) = 18.7 \text{ CFS} + 35.3 \text{ CFS} + 38.3 \text{ CFS}$$

$$\text{PRE } Q_{10}(\text{TOTAL}) = 92.3 \text{ CFS}$$

POST-DEVELOPMENT

SINGLE FAMILY RESIDENTIAL @ 15% IMPERVIOUS
 FROM TABLE 3.1.01 (1000 STORMWATER DESIGN MANUAL)

$$\text{RUNOFF COEFF } C = 0.30 \text{ (LAWN)}$$

$$C = 0.95 \text{ (IMPERVIOUS)}$$

$$\text{WEIGHTED } C = (0.15)(0.95) + (0.85)(0.3)$$

$$C = 0.40$$

WOODALL DAIRY RD DRAINAGE AREA = 5.9 AC

$$\text{POST } Q_{10} = (0.4)(7.3 \text{ in/hr})(5.9 \text{ ac})$$

$$Q_{10} = 17.2 \text{ cfs}$$

REGISTER/EVANS DRAINAGE AREA = 0.6 AC

$$\text{POST } Q_{10} = (0.4)(7.3 \text{ in/hr})(0.6 \text{ ac})$$

$$Q_{10} = 1.8 \text{ cfs}$$

ALLEN PROPERTY DRAINAGE AREA = 11.1 AC

$$\text{POST } Q_{10} = (0.4)(7.3 \text{ in/hr})(11.1 \text{ ac})$$

$$Q_{10} = 32.4 \text{ cfs}$$

MFLUMB PROPERTY DRAINAGE AREA = 14.0 AC

$$\text{POST } Q_{10} = (0.4)(7.3 \text{ in/hr})(14.0 \text{ ac})$$

$$Q_{10} = 40.9 \text{ cfs}$$

TOTAL POST-DEVELOPMENT RUNOFF

$$Q_{10} (\text{TOTAL}) = 17.2 \text{ cfs} + 1.8 \text{ cfs} + 32.4 \text{ cfs} + 40.9 \text{ cfs}$$

$$\boxed{\text{POST } Q_{10} (\text{TOTAL}) = 92.3 \text{ cfs}}$$

NO NET INCREASE IN RUNOFF
 FROM PROPERTY

Erin Joseph

From: Jessica Batten <jessica.batten@johnstonnc.com>
Sent: Monday, March 11, 2019 10:47 AM
To: Erin Joseph
Subject: RE: Brickstone Subdivision

Erin,

I should also add that we do try to minimize the effects on the neighboring properties, but our pull can be somewhat limited if the requirements of the design manual are being met.

Jessica Batten, EI

Development Engineer/Stormwater Manager
Johnston County Public Utilities
309 E. Market Street
P.O. Box 2263 Smithfield, NC 27577
Office: 919-938-4717

From: Jessica Batten <jessica.batten@johnstonnc.com>
Sent: Monday, March 11, 2019 10:44 AM
To: Erin Joseph <ejoseph@townofbenson.com>
Subject: RE: Brickstone Subdivision

Erin,

It is difficult to tell what their proposed grading plan will include as the existing contours are all that are provided. There is also not any information regarding the proposed impervious area for the site. Typically at the County we require them to provide a Stormwater Statement at the time the preliminary plat is provided to provide some of this information. This may be a good to require for future sites in Benson as well. This typically includes the proposed home size, proposed impervious area percentage, etc. There are guidelines for the stormwater statement within the County's design manual.

Within the County, many of the subdivisions choose to remain under 15% impervious area as we require land dedication and attenuation after this point which can become expensive. However, in Benson, we cannot require land dedication which does sometimes lead to higher impervious areas than would be seen in the County.

The existing contours currently show sheet flow across the site with the high point near the center of the site. Currently, part of the site drains to the northwest corner and part of the site drains to the southeast corner. The drainage easements shown on the plat lead me to believe they will most likely be concentrating the flow to these areas. If they install ditches along the side of the street (not sure if Benson requires curb & gutter), the water draining to these areas will likely drain to the drainage easement areas. If they do not do significant grading on the lots, the lots may drain in the same direction they currently do.

If they do choose to remain under 15% impervious area for the site, they can increase the runoff off the site without having to provide any stormwater controls. Typically we do require a downstream analysis if they increase over 10%, but often no additional controls are installed as a result of this. If the Town is concerned with drainage in a particular area, they could potentially require more strict requirements due to neighboring concerns (not sure if your ordinances would allow for this).

Please let me know if you need any additional information.

Thank you,

Jessica Batten, EI

Development Engineer/Stormwater Manager
Johnston County Public Utilities
309 E. Market Street
P.O. Box 2263 Smithfield, NC 27577
Office: 919-938-4717

From: Erin Joseph <ejoseph@townofbenson.com>
Sent: Friday, March 8, 2019 1:02 PM
To: Jessica Batten <jessica.batten@johnstonnc.com>
Subject: RE: Brickstone Subdivision

Hi Jessica,

I hope you and babies are doing well. I wanted to get your thoughts on the proposed Brickstone Subdivision. The preliminary plat went before the Planning Board on Tuesday and the adjacent property owners were very concerned about the stormwater drainage onto their properties as a result of the subdivision. The developer has placed 20' drainage easements along the northern, southern and eastern boundaries. It is not clear where this water will ultimately go and I just wanted to see if you could provide some insight. I know you stated that the developer must submit for a stormwater and sedimentation permit, but I would like to have some comments for the Board of Commissioners meeting this upcoming week, as this was the main reason the Planning Board did not recommend approval. Thank you so much for your help!

Best regards,

Erin Joseph

Acting Planning Director
Town of Benson
303 East Church Street
P.O. Box 69
Benson, NC 27504
Ph. 919-894-3553 ext. 231
Fax 919-894-1283



www.townofbenson.com

Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Jessica Batten <jessica.batten@johnstonnc.com>
Sent: Friday, February 22, 2019 1:25 PM
To: Erin Joseph <ejoseph@townofbenson.com>
Subject: RE: Brickstone Subdivision

They will need the approved permits before they start construction. It is really up to you what you require before preliminary plat approval, but I would think it is not necessary for permits at that point. As backed up as we are, the permits can take a while to obtain.

Thanks,

Jessica Batten, EI

Development Engineer/Stormwater Manager
Johnston County Public Utilities
309 E. Market Street
P.O. Box 2263 Smithfield, NC 27577
Office: 919-938-4717

From: Erin Joseph [<mailto:ejoseph@townofbenson.com>]

Sent: Friday, February 22, 2019 12:26 PM

To: Jessica Batten <jessica.batten@johnstonnc.com>

Subject: RE: Brickstone Subdivision

Hi Jessica,

Thank you for letting me know. Will they need to submit for Stormwater and Erosion Control permits now or after the preliminary plat approval? Thanks so much and have a great weekend.

Best regards,

Erin Joseph

Acting Planning Director

Town of Benson

303 East Church Street

P.O. Box 69

Benson, NC 27504

Ph. 919-894-3553 ext. 231

Fax 919-894-1283



www.townofbenson.com

Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Jessica Batten <jessica.batten@johnstonnc.com>

Sent: Monday, February 18, 2019 1:58 PM

To: Erin Joseph <ejoseph@townofbenson.com>

Subject: Brickstone Subdivision

Erin,

I received the preliminary plat for Brickstone Subdivision. They will need to submit to the County for Stormwater and Erosion Control permits. Please let me know if you need any additional information.

Thanks,

Jessica Batten, EI
Development Engineer/Stormwater Manager
Johnston County Public Utilities
309 E. Market Street
P.O. Box 2263 Smithfield, NC 27577
Office: 919-938-4717

Erin Joseph

From: Lawhorn, Samuel C <sclawhorn@ncdot.gov>
Sent: Friday, March 8, 2019 12:34 PM
To: Erin Joseph
Cc: Lee, Marcus A; Andy Thomas
Subject: RE: [External] Brickstone Proposed Subdivision Tarheel Road
Attachments: ClusterBoxUnits_Guidleines_Sept1-2015_Rev 9-10-15.pdf

Erin,

Please see my comments below in red.

- Would NCDOT approve access from Woodall Dairy Road? Town of Benson development ordinance requires 2 access points with subdivisions over 30 lots. **We prefer to limit the number of driveway accesses if all possible. Driveway access are one of the most accident prone areas of our roadways, so we try to prevent allowing multiple driveways, unless it is needed due to high traffic volumes. That being said with smaller subdivisions we normally allow a gravel gated driveway that is only for emergency access. This is normally sufficient for the Town, as it allows another access if the primary access is blocked. If this is not sufficient for the Town's requirements we can allow another driveway on Woodall Dairy Rd, but the driveway would need to be 200' or more away from the intersection.**
- Would turn lanes be required for this development? **The current traffic volumes do not meet our requirements for any turn lanes. The Town can require these turn lanes if they wish, and then NCDOT will include them as part of our driveway permit.**
- Our UDO requires a traffic impact analysis for 100 peak hour vehicle trips and this development is proposing 44 new lots. In light of the Copper Creek subdivision going in just next door, do you recommend the developer conduct a traffic impact analysis? **We do not require a TIA for any subdivision with less than 300 lots. 300 lots is roughly 3000 trips per day or 300 peak hour trips. I would estimate approximately 45 trips per peak hour for a 44 lot subdivision.**
- Does NCDOT require a parking space at the mail kiosk? **We do have requirements for the kiosk to be at least 100' off of our existing ROW, but if the roads are not going be planned for future State maintenance we do not require any parking. Attached is our guidance on cluster boxes if the roads are going to be partitioned for State maintenance in the future.**

Sam Lawhorn, P.E.
District 3 Engineer
Highway Division 4
North Carolina Department of Transportation

919-739-5300
sclawhorn@ncdot.gov

2671 US 70 West
Goldsboro, NC 27530

