

VICINITY MAP
NTS

MAJOR SUBDIVISION PLAN

FOR

AQUILLA ROAD

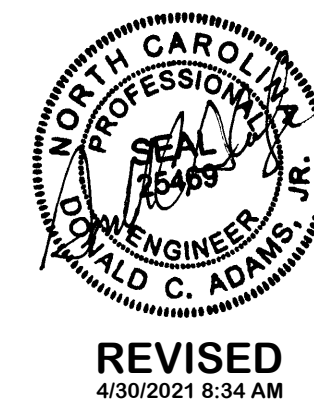
IN

JOHNSTON COUNTY, NORTH CAROLINA

SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS.....	C1.01
OVERALL SITE PLAN.....	C2.00
SITE PLAN & PRELIMINARY PLAT	C2.01-C2.02

DEVELOPER/APPLICANT:
 LW PROPERTIES, LLC
 124 E. MAIN STREET
 BENSON, NC 27504
 CONTACT: (919)369-3526



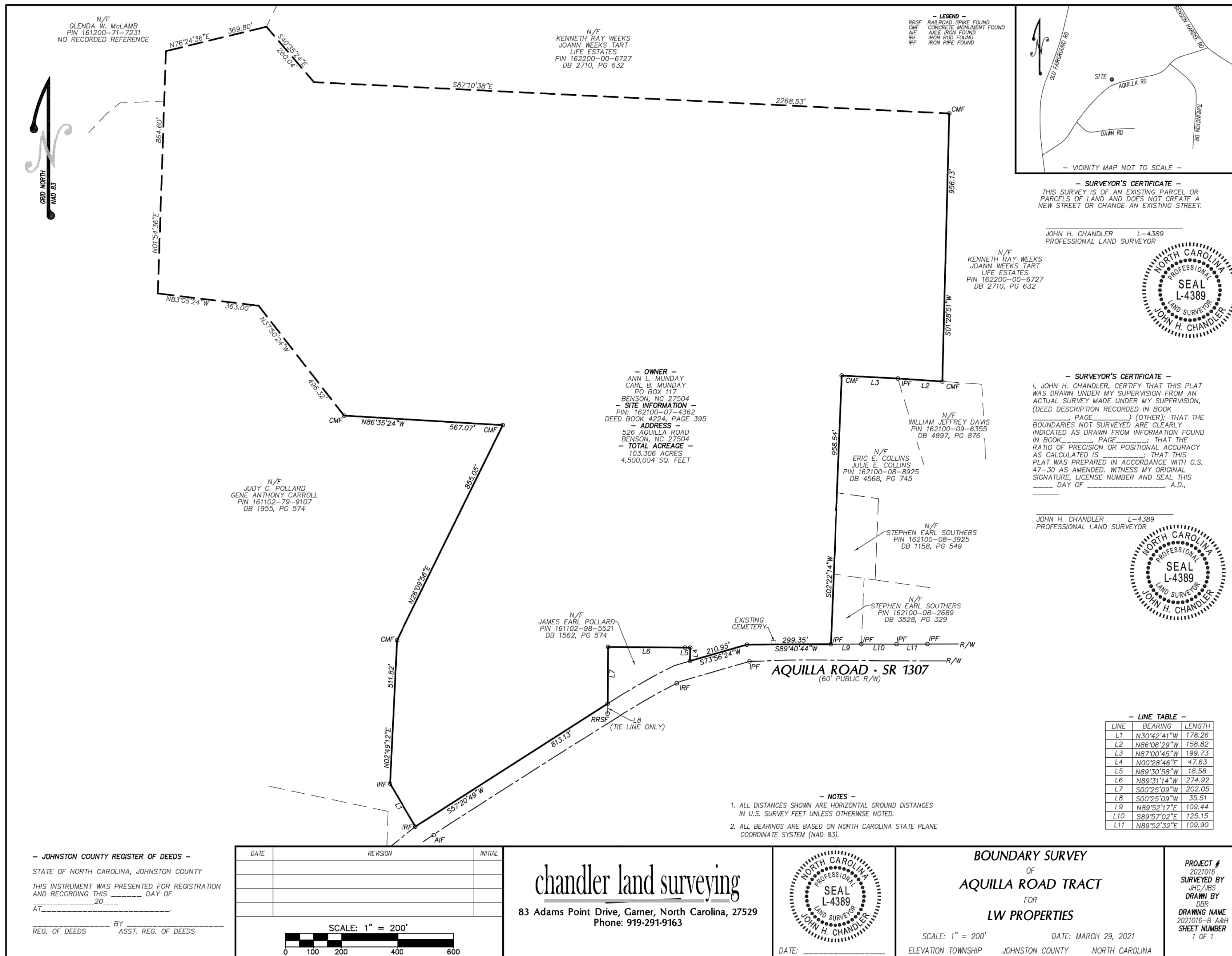
REVISED
4/30/2021 8:34 AM
NOT RELEASED FOR CONSTRUCTION

ADAMS & HODGE
ENGINEERING, PC
 314 EAST MAIN STREET
 CLAYTON, NC 27520
 919-243-1332 info@adamsandhodge.com
 FIRM # C-4187

AQUILLA ROAD
 JOHNSTON COUNTY, NORTH CAROLINA

MAY 3, 2021

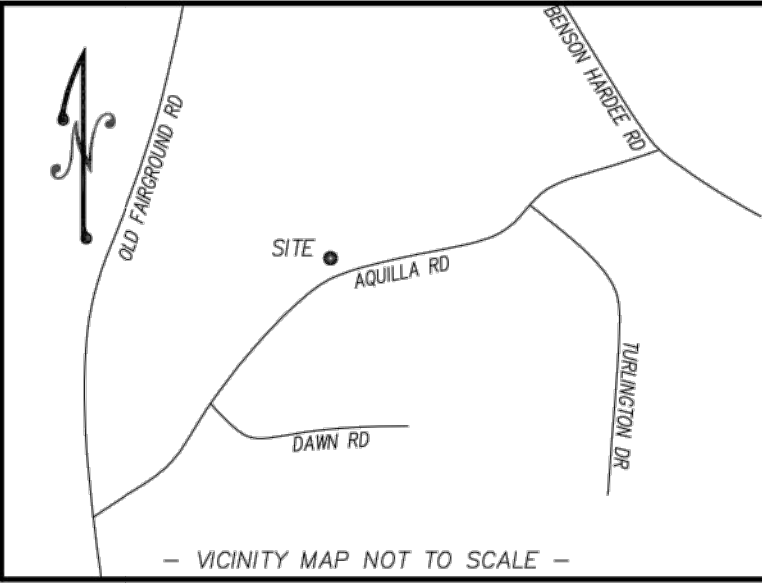
SOURCES OF INFORMATION:
 1. EXISTING SURVEY OF SITE (NO FIELD TOPO YET) PROVIDED BY CHANDLER LAND SURVEYING, 83 ADAMS POINT DR., GARNER, NC 27529, DATED MARCH 29, 2021
 2. EXISTING LIDAR CONTOURS FROM JOHNSTON COUNTY GIS DATED 2017.
 3. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM CHANDLER LAND SURVEYING DATED MARCH 29, 2021 AND JOHNSTON COUNTY GIS DATED 2018.



N/F
 GLENDA W. McLAMB
 PIN 161200-71-7231
 NO RECORDED REFERENCE

N/F
 KENNETH RAY WEEKS
 JOANN WEEKS TART
 LIFE ESTATES
 PIN 162200-00-6727
 DB 2710, PG 632

- LEGEND -
 RR/SF RAILROAD SPIKE FOUND
 CMF CONCRETE MONUMENT FOUND
 AIF AXLE IRON FOUND
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND



- SURVEYOR'S CERTIFICATE -
 THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOHN H. CHANDLER L-4389
 PROFESSIONAL LAND SURVEYOR

N/F
 KENNETH RAY WEEKS
 JOANN WEEKS TART
 LIFE ESTATES
 PIN 162200-00-6727
 DB 2710, PG 632



- OWNER -
 ANN L. MUNDAY
 CARL B. MUNDAY
 PO BOX 117
 BENSON, NC 27504
- SITE INFORMATION -
 PIN: 162100-07-4362
 DEED BOOK 4224, PAGE 395
- ADDRESS -
 526 AQUILLA ROAD
 BENSON, NC 27504
- TOTAL ACREAGE -
 103.306 ACRES
 4,500,004 SQ. FEET

N/F
 JUDY C. POLLARD
 GENE ANTHONY CARROLL
 PIN 161102-79-9107
 DB 1955, PG 574

- SURVEYOR'S CERTIFICATE -
 I, JOHN H. CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____ A.D., _____

JOHN H. CHANDLER L-4389
 PROFESSIONAL LAND SURVEYOR



N/F
 JAMES EARL POLLARD
 PIN 161102-98-5521
 DB 1962, PG 574

N/F
 WILLIAM JEFFREY DAVIS
 PIN 162100-09-6355
 DB 4897, PG 876

N/F
 ERIC E. COLLINS
 JULIE E. COLLINS
 PIN 162100-08-8925
 DB 4568, PG 745

N/F
 STEPHEN EARL SOUTHERS
 PIN 162100-08-3925
 DB 1158, PG 549

N/F
 STEPHEN EARL SOUTHERS
 PIN 162100-08-2689
 DB 3528, PG 329

- LINE TABLE -

LINE	BEARING	LENGTH
L1	N30°42'41"W	178.26
L2	N86°06'29"W	158.82
L3	N87°00'48"W	199.73
L4	N02°08'46"E	47.63
L5	N89°30'58"W	18.58
L6	N89°31'14"W	274.92
L7	S00°25'09"W	202.05
L8	S00°25'09"W	35.51
L9	N89°52'17"E	109.44
L10	S89°57'02"E	125.15
L11	N89°52'32"E	109.90

- NOTES -
 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).

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

DATE	REVISION	INITIAL

SCALE: 1" = 200'

chandler land surveying
 83 Adams Point Drive, Garner, North Carolina, 27529
 Phone: 919-291-9163



BOUNDARY SURVEY
 OF
AQUILLA ROAD TRACT
 FOR
LW PROPERTIES
 SCALE: 1" = 200' DATE: MARCH 29, 2021
 ELEVATION TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

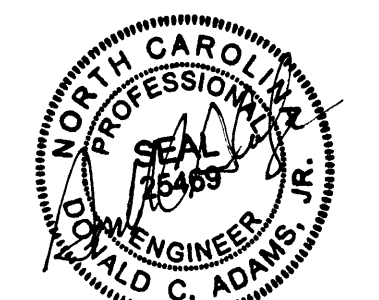
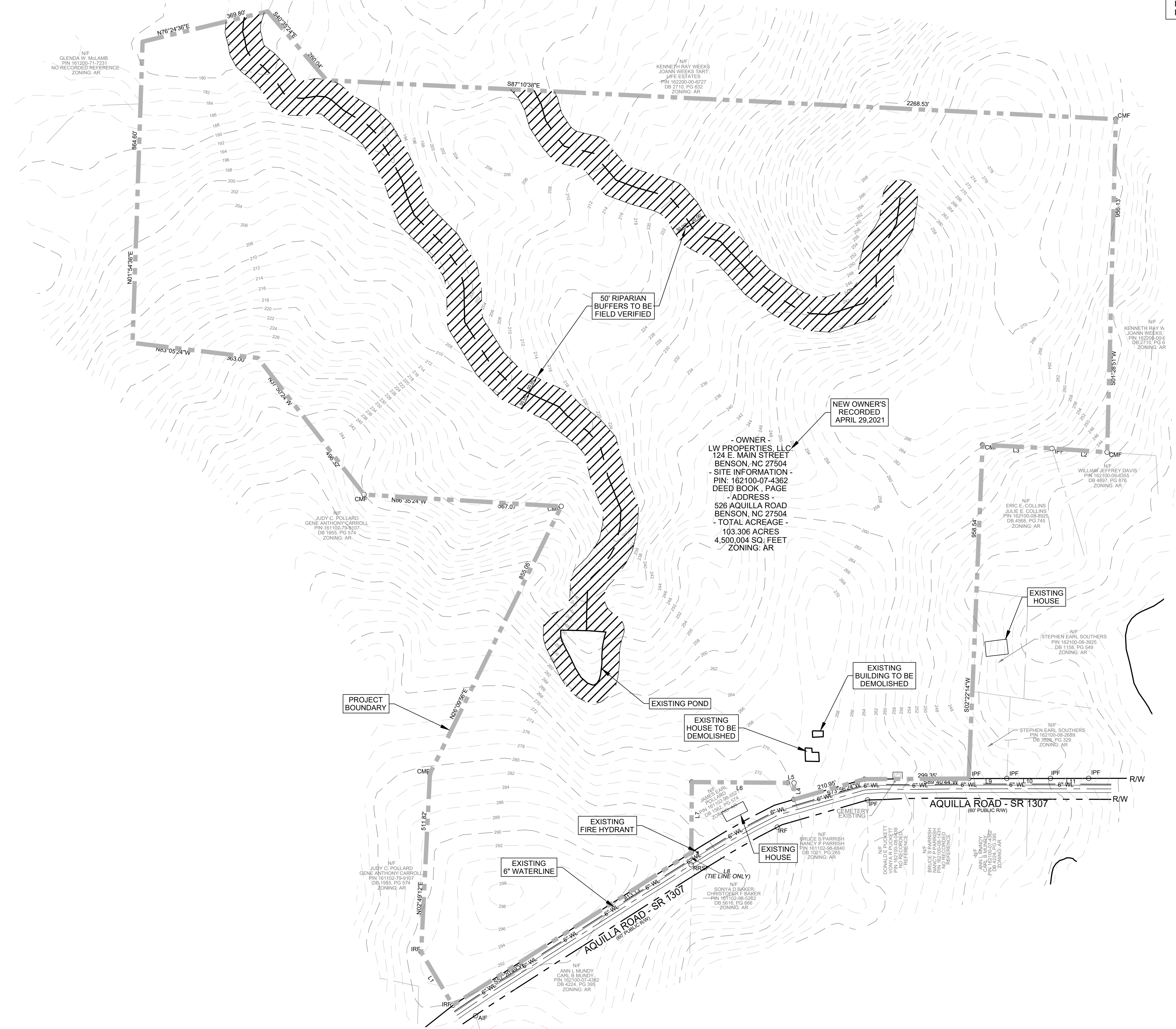
PROJECT # 2021016
 SURVEYED BY JHC/ABJ
 DRAWN BY DBR
 DRAWING NAME 2021016-8 A&H
 SHEET NUMBER 1 OF 1

NOTE:
STREAMS AND BUFFERS WERE TAKEN FROM SOILS MAP AVAILABLE ON JOHNSTON COUNTY GIS AND MUST BE FIELD VERIFIED.

- LEGEND -
RRSF RAILROAD SPIKE FOUND
CMF CONCRETE MONUMENT FOUND
AIF AXLE IRON FOUND
IRF IRON ROD FOUND
IPF IRON PIPE FOUND

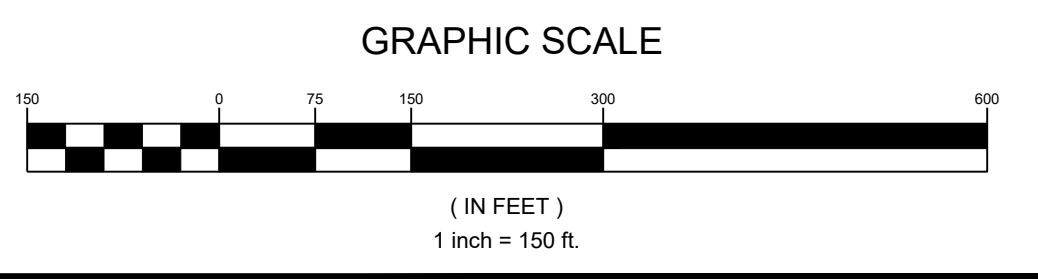
LEGEND
RIPARIAN BUFFERS

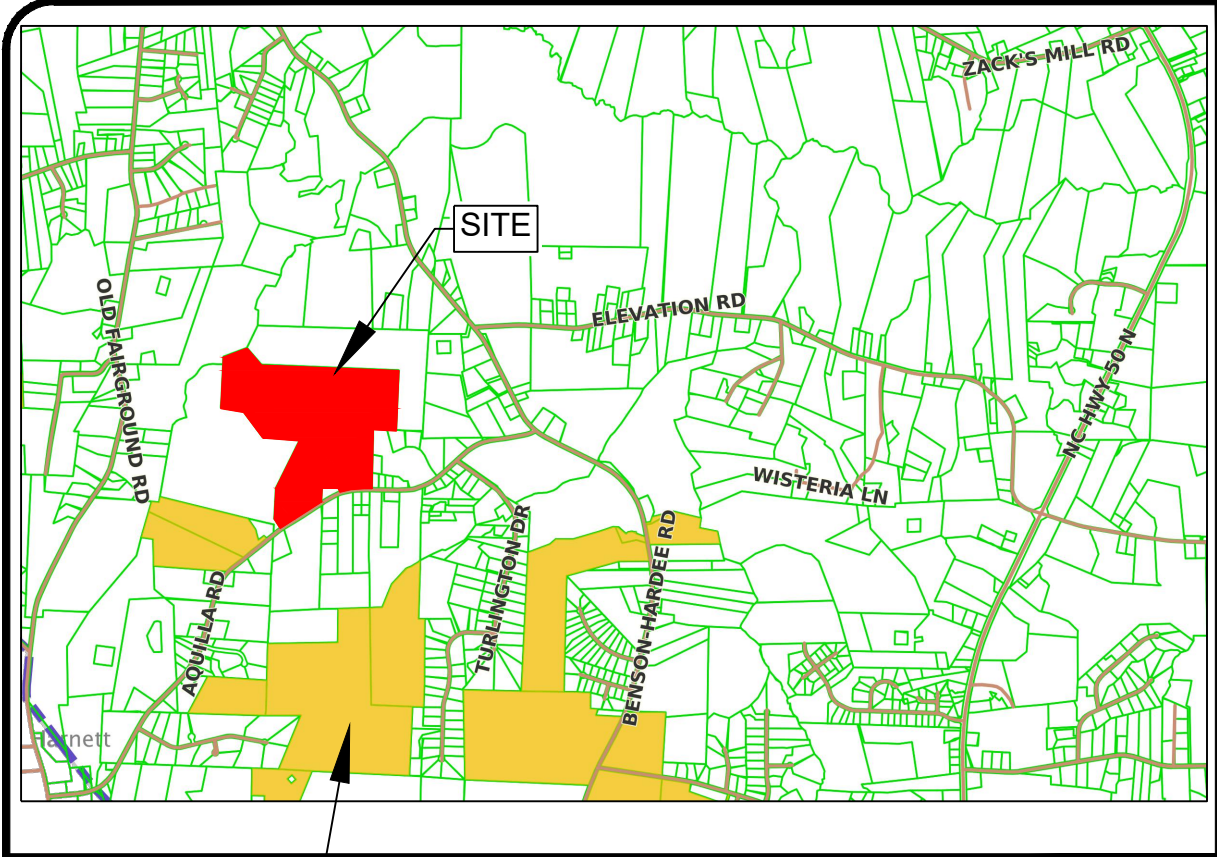
LEGEND
EXISTING
PROJECT BOUNDARY
ROW
MAJOR CONTOUR
MINOR CONTOUR
4" WATERLINE
6" WATERLINE
HYDRANT



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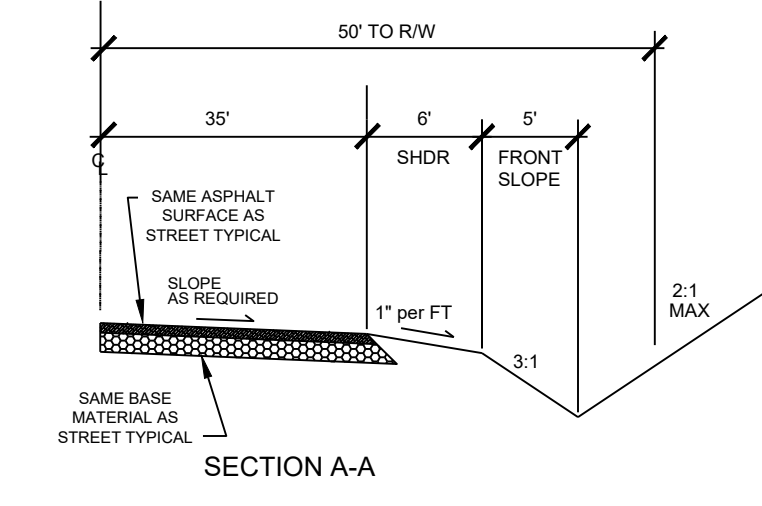
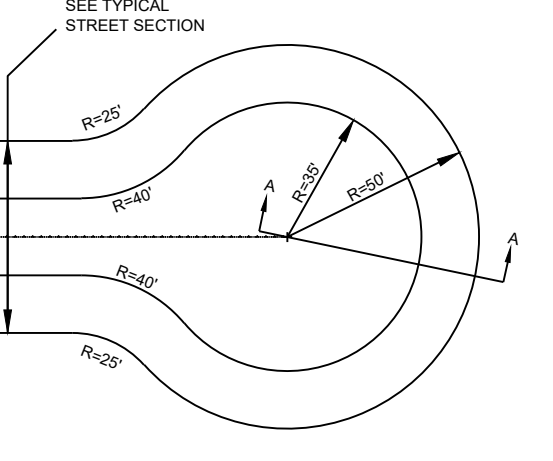
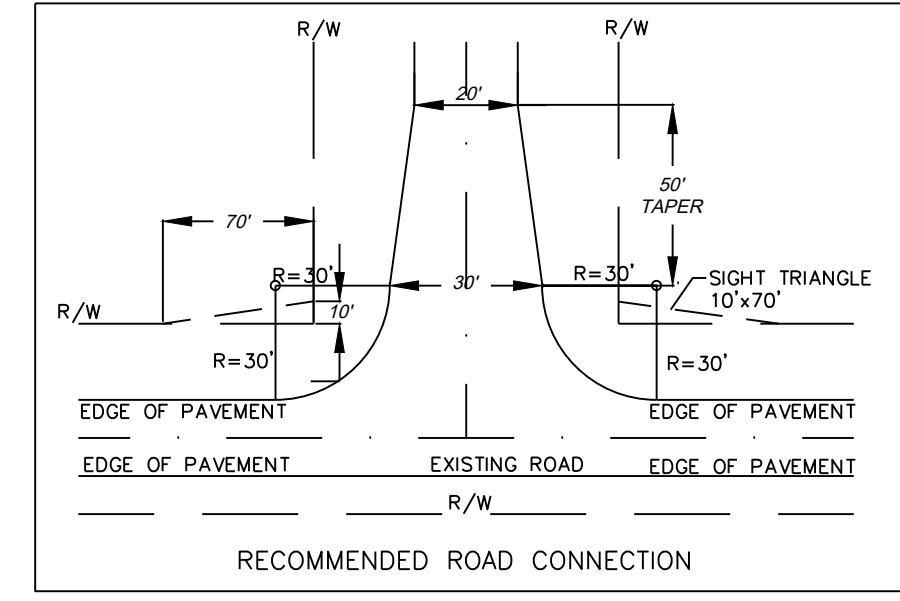


AGRICULTURE DISTRICT VICINITY MAP NTS

- SITE INFORMATION**
- OWNER: LW PROPERTIES, LLC
124 E. MAIN STREET
BENSON, NC 27504
 - 103.31 ACRES
 - SITE IS LOCATED IN ELEVATION TOWNSHIP
 - PARCEL # 162100-07-4362
 - TAX #: 162100-07-4362
 - TOTAL TRACT ACREAGE: 103.31 ACRES
 - ACREAGE IN THIS SUBMITTAL: +/- 103.31 ACRES
 - EXISTING USE: VACANT FARM LAND
 - EXISTING / PROPOSED ZONING: AR1AR
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOTS
 - PROPOSED LOTS: 76 SINGLE FAMILY RESIDENTIAL LOTS
 - ALLOWED DENSITY: 1.45 UNITS PER ACRE (89 LOTS)
 - PROPOSED DENSITY: 78 LOTS +/- 0.14 UNITS PER ACRE
 - MINIMUM ALLOWABLE LOT SIZE = 30,000 SF
 - ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
 - WATER PROVIDER: JOHNSTON COUNTY
 - SEWER: INDIVIDUAL SEPTIC SYSTEMS
 - MAXIMUM IMPERVIOUS AREA OF TOTAL SITE: 15% OF SITE
 - ACCORDING TO FIRM MAP 372016000 K DATED 10/3/2006, 3720162000 K DATED 10/3/2006, 3721060200 K DATED 6/20/2018 & 3720162200 K DATED 6/20/2018. THE SITE IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
 - THERE IS A VOLUNTARY AGRICULTURE DISTRICT WITHIN 1/2 MILE OF PROPOSED DEVELOPMENT.

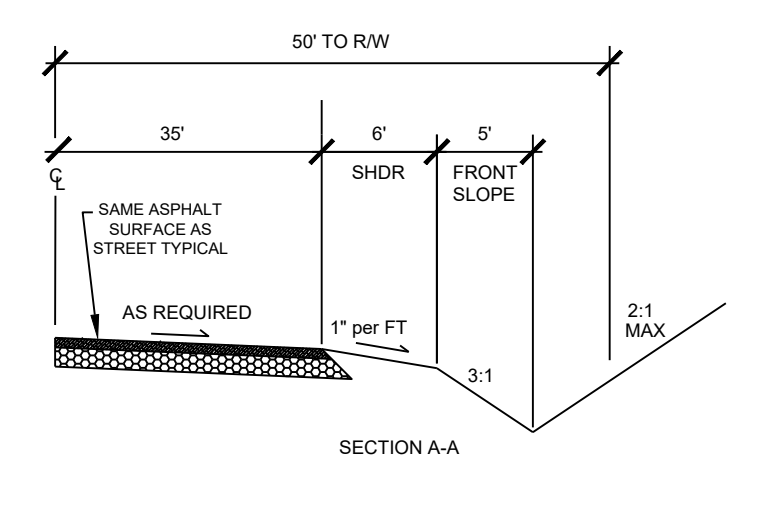
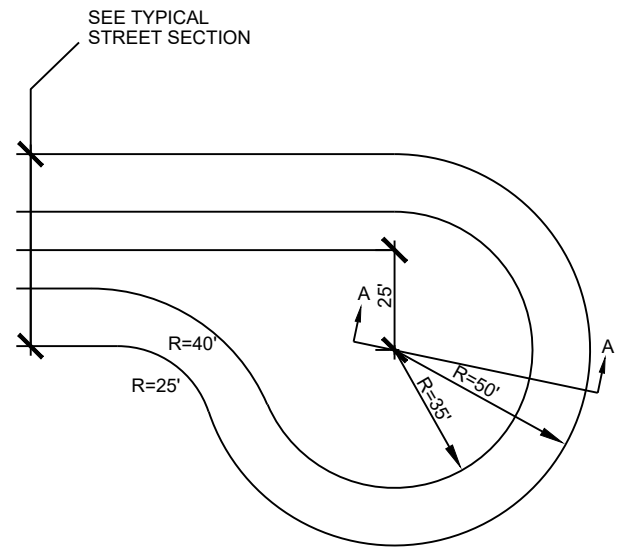
- STREET SUMMARY:**
- PRELIMINARY TOTAL LINEAR FEET OF STREETS : ± 6,232 LF
- BUILDING SETBACKS**
- FRONT: 20 FT
SIDE: 5 FT
REAR: 5 FT

LEGEND		LEGEND	
	RIPARIAN BUFFERS		EXISTING PROJECT BOUNDARY
	PROJECT BOUNDARY		PROPOSED ROW
	ROW EASEMENTS		PROPOSED LOT LINE



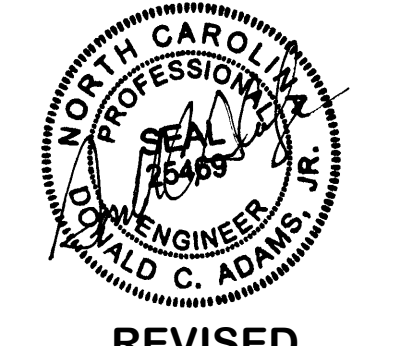
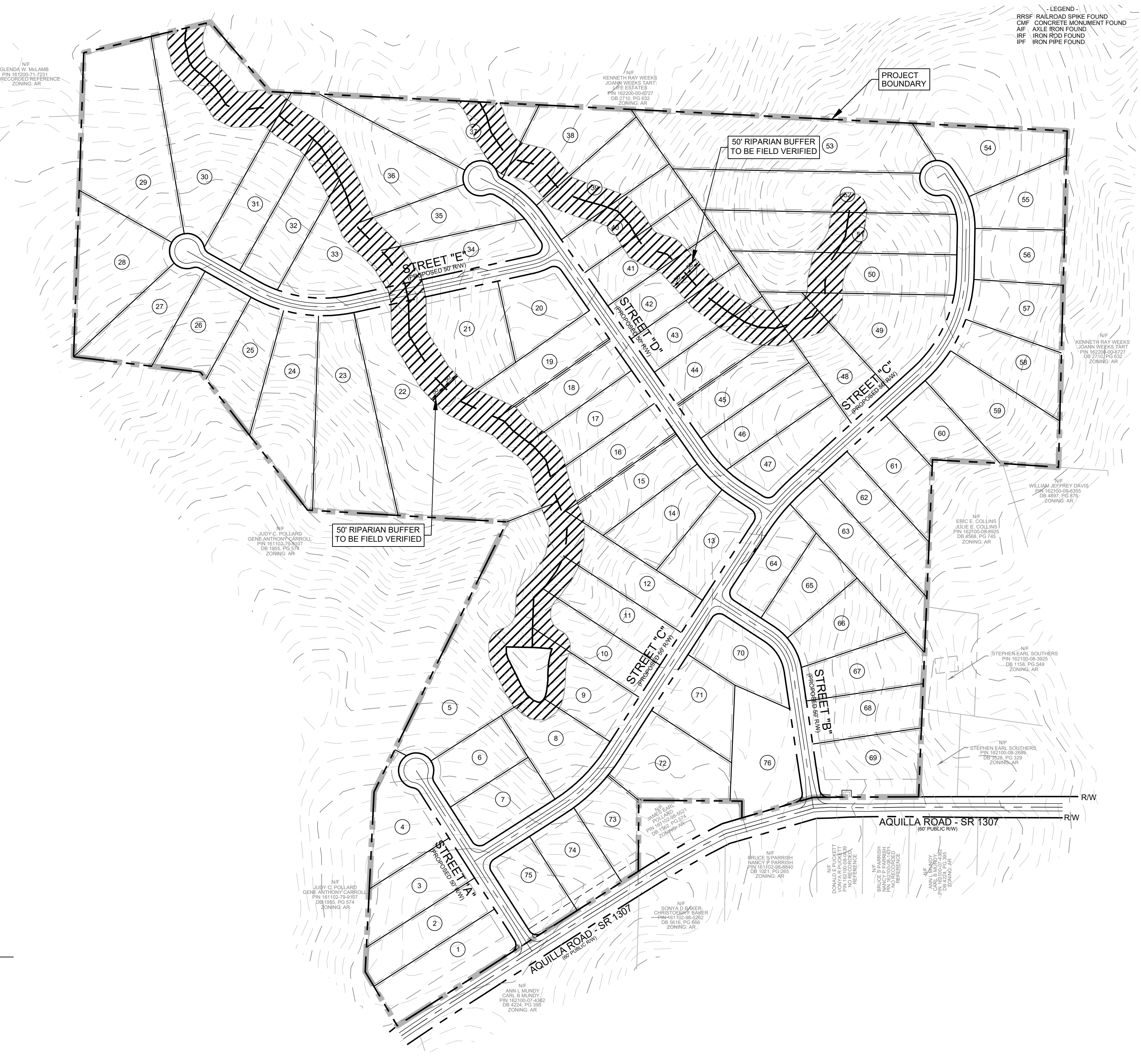
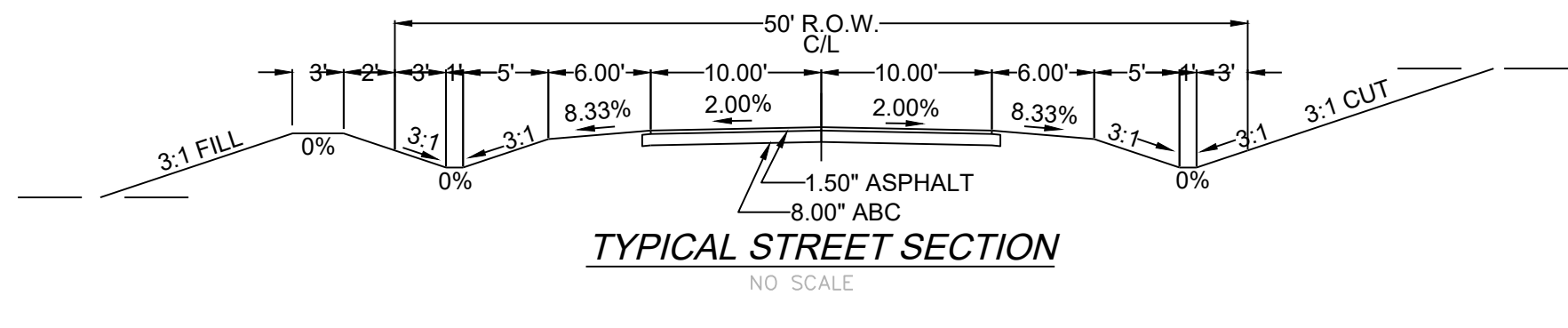
NCDOT TYPICAL SYMMETRICAL CULDESAC
NO SCALE

- NOTES:
- Sleeper sidslopes of 2:1 may be used.
 - Use roadside fill ditch (see separate detail) when necessary to continue drainage around cul-de-sac in fill sections.
 - CONTRACTOR shall provide subgrade, base, and pavement testing on all streets in accordance with NCDOT Standards.
 - This detail is intended to meet or exceed the typical NCDOT cul-de-sac criteria (ref: NCDOT Subdivision Roads Min. Construction Standards 2000 version).

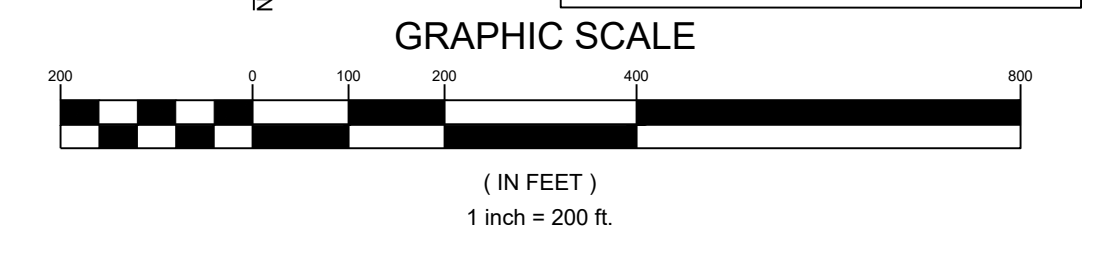


ASYMMETRICAL CULDESAC
NO SCALE

- NOTES:
- Sleeper sidslopes of 2:1 may be used.
 - Use roadside fill ditch (see separate detail) when necessary to continue drainage around cul-de-sac in fill sections.
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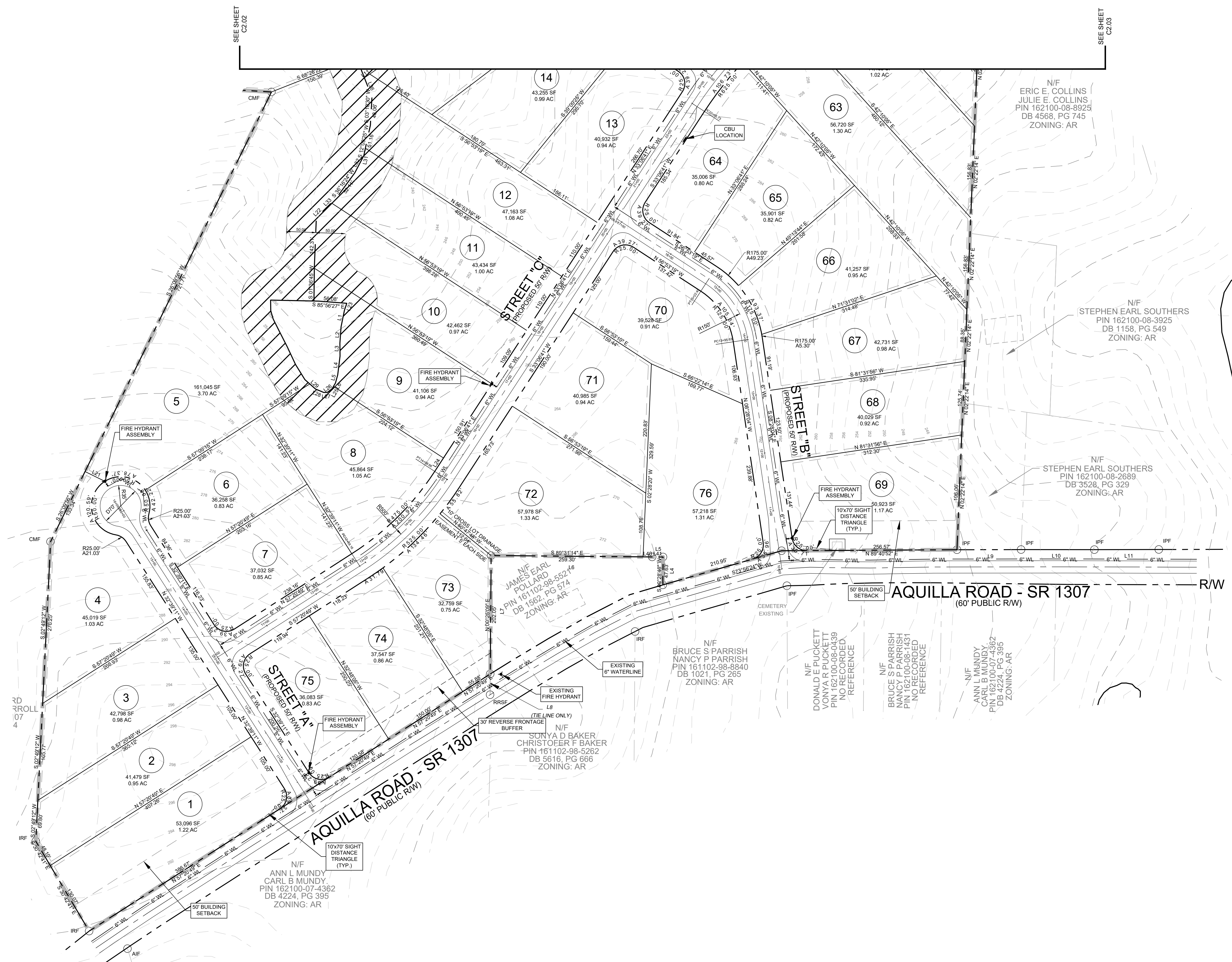
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LEGEND	
	RIPIARIAN BUFFERS

LEGEND		
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
	EASEMENTS	
N/A	LOT LINE	
	6" WL	6" WL
	2" WL	2" WL
	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	

LINE TABLE		LINE BEARING DISTANCE	
LINE	BEARING LENGTH	LINE BEARING	DISTANCE
L1	N00°42'41"W 178.26	L1	S 81°13'56"E 312.30
L2	N89°02'29"W 158.82	L2	S 04°05'08"W 28.07
L3	N87°04'45"W 199.73	L3	S 00°33'11"E 21.94
L4	N00°28'46"E 47.03	L4	S 07°08'41"W 132.31
L5	N89°30'59"W 18.58	L5	S 10°11'39"W 14.51
L6	N89°31'14"W 274.92	L6	S 30°59'59"W 16.41
L7	S00°29'09"W 202.05	L7	S 55°42'48"E 117.70
L8	S00°29'09"W 35.51	L8	S 55°42'48"E 117.70
L9	N89°52'17"E 109.44	L9	S 41°15'22"E 84.77
L10	S89°57'02"E 126.15	L10	S 21°33'58"E 32.10
L11	N89°52'32"E 109.90	L11	S 21°33'58"E 32.10
		L12	S 13°24'14"W 111.28
		L13	S 13°24'14"W 111.28
		L14	S 31°52'24"E 25.79
		L15	S 31°52'24"E 25.79
		L16	S 30°04'09"W 110.04
		L17	S 30°04'09"W 110.04
		L18	S 45°42'48"E 117.70
		L19	S 45°42'48"E 117.70
		L20	S 45°42'48"E 117.70
		L21	S 45°42'48"E 117.70
		L22	S 45°42'48"E 117.70
		L23	S 45°42'48"E 117.70
		L24	S 45°42'48"E 117.70
		L25	S 45°42'48"E 117.70
		L26	S 45°42'48"E 117.70
		L27	S 45°42'48"E 117.70
		L28	S 45°42'48"E 117.70
		L29	S 45°42'48"E 117.70
		L30	S 45°42'48"E 117.70
		L31	S 45°42'48"E 117.70
		L32	S 45°42'48"E 117.70
		L33	S 45°42'48"E 117.70
		L34	S 45°42'48"E 117.70
		L35	S 45°42'48"E 117.70
		L36	S 45°42'48"E 117.70
		L37	S 45°42'48"E 117.70
		L38	S 45°42'48"E 117.70
		L39	S 45°42'48"E 117.70
		L40	S 45°42'48"E 117.70
		L41	S 45°42'48"E 117.70
		L42	S 45°42'48"E 117.70
		L43	S 45°42'48"E 117.70
		L44	S 45°42'48"E 117.70



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 4/30/2021 8:22 AM
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 GRAPHIC SCALE

 (IN FEET)
 1 inch = 80 ft.

LINE TABLE		LINE BEARING	DISTANCE
L1	N87°42'41"W	178.28	178.28
L2	N87°06'29"W	158.82	158.82
L3	N87°04'45"W	199.73	199.73
L4	N87°29'01"E	47.63	47.63
L5	N87°30'58"W	18.58	18.58
L6	N87°31'14"W	274.92	274.92
L7	S00°25'09"W	202.05	202.05
L8	S00°25'09"W	35.51	35.51
L9	N87°52'17"E	109.44	109.44
L10	N87°07'02"E	125.15	125.15
L11	N87°52'32"E	109.90	109.90

EXISTING		PROPOSED	
---	PROJECT BOUNDARY	---	PROJECT BOUNDARY
---	ROW	---	ROW
---	EASEMENTS	---	EASEMENTS
---	LOT LINE	---	LOT LINE
---	6" WL	---	6" WATERLINE
---	2" WL	---	2" WATERLINE
▼	HYDRANT	▼	HYDRANT
N/A	WATER METER	.	WATER METER
N/A	VALVE	.	VALVE
N/A	REDUCER	.	REDUCER
N/A	BLOWOFF	-	BLOWOFF

N/F
GLENDA W. McLAMB
PIN 161200-71-7231
NO RECORDED REFERENCE
ZONING: AR

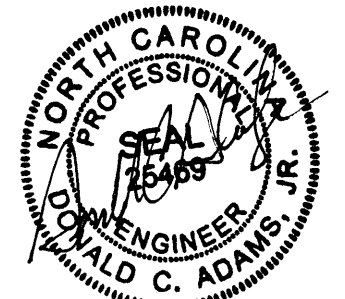
N/F
KENNETH RAY WEEKS
JOANN WEEKS TART
LIFE ESTATES
PIN 162200-00-6727
DB 2710, PG 632
ZONING: AR

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PIN 162200-00-6727
DB 2710, PG 632
ZONING: AR

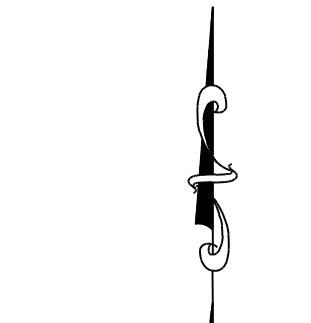
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ZONING: AR

N/F
ERIC E. COLLINS
JULIE E. COLLINS
PIN 162100-08-8925
DB 4568, PG 745
ZONING: AR



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4/30/2021 8:29 AM



NOT RELEASED FOR
CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SEE SHEET
C2.01

SEE SHEET
C2.01