

Aquila Rd. Subdivision

Owner: LW Properties, LLC

Developer: LW Properties, LLC

Surveyor: Adams & Hodge Engineering, PC

Tax ID #: 07D06028A

Address: 526 Aquilla Rd.

Latitude/Longitude: 35.44862, -78.59965

Locational Data: Aquilla Rd. (SR 1307) 1/4th of a mile west of Benson Hardee Road in Elevation Township. The proposed subdivision is served by the West Johnston Fire District and the Benson Rescue Squad.

Site Data: 103.31 acres, 76 lots, (maximum allowable density: 149), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$60,800, traffic count: not available, property owners notified: 36.

Upon a vote of 5-0, the Johnston County Planning Board granted preliminary approval at its June 15, 2021 meeting, based on the following conditions and requirements.

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Provide reverse frontage lot buffer along Aquilla Road
11. Fee-in-lieu of open space shall be paid prior to recording
12. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
13. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

14. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

15. A driveway permit and subdivision design approval must be obtained prior to construction
16. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways

17. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

18. Stormwater & Erosion Control Permits Required
19. Stormwater Statement Required
20. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary to determine a start point.
21. Property is limited to 15% impervious area without stormwater management.
22. 401/404 permits as well as buffer authorization is required for the stream crossing.

[Emergency Services]

23. No parking signs will need to be installed where required.
24. Provide fire flow report.