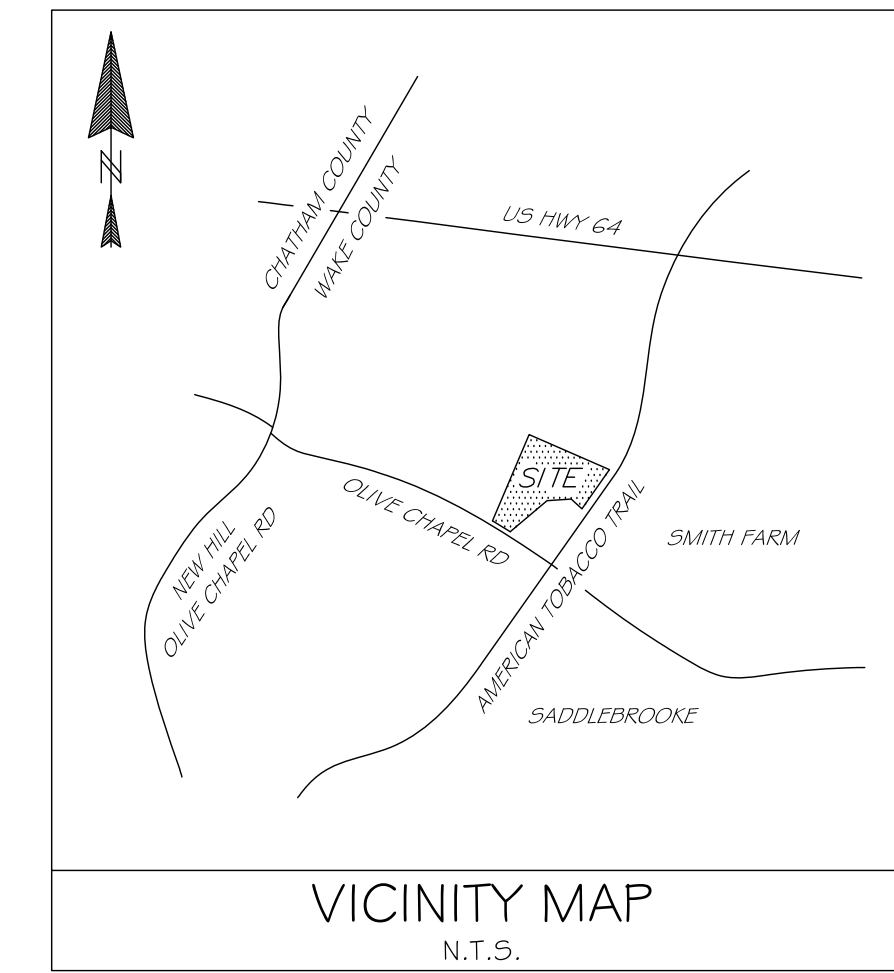


WESTON

MASTER SUBDIVISION PLAN



SITE DATA	
PROJECT NAME	WESTON MASTER SUBDIVISION PLAN
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PATRICK L. KIERNAN
OWNER / DEVELOPER CONTACT INFORMATION	JVI DEVELOPMENT 1600 OLIVE CHAPEL ROAD, SUITE 400 APEX, NC 27502 PHONE - (919) 387-8846 CONTACT PERSON - JOEY IANNONE
CURRENT ZONING	RR-C2
CURRENT 2045 LAND USE MAP DESIGNATION	RURAL TRANSITION RESIDENTIAL
ZONING CASE NUMBER	#22CZ12 & #23CZ09
ANNEXATION NUMBER	735
WAKE COUNTY PIN(S)	0722-01-1-1-13
TOTAL PROJECT AREA	23.49 ACRES
MAXIMUM DENSITY	1.0 UNITS/ACRE
MAXIMUM NUMBER OF LOTS	23 LOTS
PROPOSED RESIDENTIAL LOTS	23 LOTS
MINIMUM AVERAGE LOT SIZE	1/2 ACRE
MAXIMUM BUILDING HEIGHT	40' (3 STORIES)
TOTAL RCA / BUFFER AREA REQUIRED	N/A
MAXIMUM BUILT UPON AREA	14.09 AC. (60%)
ESTIMATED BUILT UPON AREA	5.0 AC.
PUBLIC RECREATION REQUIREMENT	23 SINGLE FAMILY DETACHED UNITS @ \$4,016.66=\$92,383.18
PRCR ADVISORY COMMISSION MEETING DATE	N/A
WATERSHED INFORMATION	PRIMARY; JORDAN LAKE PROTECTED AREA
FEMA FLOODPLAIN INFORMATION	MAP #3720071200L (DATED JULY 19, 2022) & MAP #3720072200K (DATED JULY 19, 2022) - PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.
SMALL TOWN CHARACTER OVERLAY DISTRICT	NO
HISTORIC STRUCTURE?	NO
PUBLIC GREENWAY TRAIL CONSTRUCTION?	NO
APEX BUFFER DETERMINATION	WC 22-001
CENTROID	(35.7328, -78.9322)
SANITARY SEWER CAPACITY REQUEST	23 SINGLE FAM./TOWNHOME UNITS @ 300 GAL/DAY=6,900 GAL/DAY

STANDARD SPECIFICATIONS & STANDARD DETAILS
VERSION: FEBRUARY 28, 2023

MINIMUM BUILDING SETBACKS (SINGLE FAMILY)	
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	25'
REAR	25'
SIDE	20' AGG. TOTAL / 8' MIN.
CORNER SIDE	15'

SHEET INDEX	
1	COVER SHEET
2	ZONING CONDITIONS
3	OVERALL LAYOUT PLAN
4	PRELIMINARY LOT LAYOUT PLAN
5	EXISTING CONDITIONS PLAN
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	PRELIMINARY UTILITY PLAN
8	STAGING & DEMOLITION PLAN
9	NOTES & DETAILS SHEET
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS

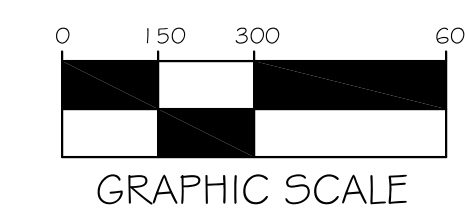
SEWER CAPACITY NOTE:
THIS PROJECT PROPOSES APPROXIMATELY 6,900 GAL/DAY OF WASTEWATER FLOW (23 LOTS @ 300 GAL/DAY).

GRADING NOTE:
THIS PROJECT WILL BE STAGE GRADED. PER THE UDO DEFINITION FOR STAGED GRADING, 50% OR LESS OF THE LOTS WILL BE GRADED DURING THE INITIAL GRADING PHASE.

DRAINAGE NOTE:
90% OF PRE-DEVELOPMENT DRAINAGE AREAS TO BE PRESERVED IN THEIR NATURAL BASINS.

RCA NOTE:
THIS PROJECT IS EXEMPT FROM PROVIDING RCA PER UDO SEC. 8.1.2.C.3 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS (MAXIMUM OF TWO DWELLING UNITS PER GROSS ACRE); LOW DENSITY SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS WITH A MAXIMUM OF TWO (2) DWELLING UNITS PER GROSS ACRE SHALL BE EXEMPT FROM SEC. 8.1 RESOURCE CONSERVATION.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



FOR
REVIEW
ONLY