

**SITE NOTES:**

- 1) FINISHED SIDE OF PRIVACY FENCE TO FACE ADJACENT PROPERTIES.
- 2) EMERGENCY VEHICLE ACCESS MAINTAINED DURING CONSTRUCTION. CONSTRUCTION VEHICLE PARKING LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET IN ENGLISH AND SPANISH."
- 3) PROPOSED DESIGN AND SPEED LIMIT IS DESIGN 25 MPH, AND SPEED LIMIT 25 MPH.
- 4) SCMS AND PLAY LAWNS ARE HATCHED AS RESOURCE CONSERVATION AREA (RCA).
- 5) 100% OF THE SCM PLANTABLE AREA IS CALCULATED AS PROPOSED RCA FOR THE OVERALL PROJECT AND 50% OF THE ASSOCIATED PLAYLAWN AREAS CALCULATED AS PROPOSED RCA FOR THE OVERALL PROJECT.
- 6) STREET-SIDE GREENWAY FINAL LOCATION TO BE DESIGNATED DURING CONSTRUCTION.
- 7) ALL DESIGNATED ON-STREET PARKING SPACES ARE HOA MAINTAINED.

**ROADWAY IMPROVEMENT NOTE:**

Per UDO Section 7.5.9 (C), all road improvements within a public right-of-way (including but not limited to road widening, road extension, pavement markings, curb and gutter installation, and sidewalk installation) shall be completed prior to the first Certificate of Occupancy (CO) for site plans and first plat for residential subdivisions. If a developer seeks to obtain the first CO or first plat approval prior to completion of the required road widening, a phasing plan requesting a delay in the road widening must be submitted for consideration. This phasing plan shall in no way change the requirements with respect to NCDOT permits.

**ROADWAY CONNECTIVITY NOTE:**

THE FIRST FINAL PLAT FOR YUMEEWARRA FARM WILL NOT BE RECORDED UNTIL STREETS, UTILITIES AND OTHER INFRASTRUCTURE CONNECTIONS FROM THE HEELAN PROJECT ARE COMPLETED TO SERVE THE YUMEEWARRA FARM SITE.

**STREET SIGN REQUIREMENTS:**

- EFFECTIVE JULY 1, 2018, PERMANENT STREET SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO PLAT APPROVAL (FOR SUBDIVISIONS) OR ISSUANCE OF CERTIFICATE OF OCCUPANCY (FOR SITE PLANS). CONTACT MARC SMITH AT (919) 372-7508 WITH ANY QUESTIONS REGARDING SIGNAGE.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL STREET SIGNS UNTIL THE PROJECT PHASE HAS PASSED END OF WARRANTY INSPECTION AND IS ACCEPTED FOR FULL MAINTENANCE BY THE TOWN OF APEX. ALL STREET SIGNS SHALL MEET MUTCD AND TOWN OF APEX SPECIFICATIONS. APEX STREET SIGN DETAILS CAN BE FOUND ON OUR WEBSITE AT: [HTTP://WWW.APEXNC.ORG/197/ENGINEERING-SPECIFICATIONS](http://www.apexnc.org/197/ENGINEERING-SPECIFICATIONS)
- IF A STREET SIGN NEEDS TO BE REPLACED, THE DEVELOPER WILL BE NOTIFIED AND GIVEN A MINIMUM OF ONE WEEK TO REPLACE SIGN. IF THE DEVELOPER FAILS TO REPLACE THE SIGN, THE TOWN OF APEX WILL REPLACE AND BILL THE DEVELOPER AT THE CURRENT RATE PER THE TOWN'S FEE SCHEDULE. IN EMERGENCY SITUATIONS, THE TOWN MAY ELECT TO IMMEDIATELY REPLACE A STREET SIGN AND BILL THE DEVELOPER AT THE CURRENT RATE.
- TEMPORARY PAVEMENT STRIPING SHALL BE COORDINATED PRIOR TO PLAT (FOR SUBDIVISIONS) OR CERTIFICATE OF OCCUPANCY (FOR SITE PLANS). PLEASE ESTABLISH STRIPING INSTALLATION WITH SERGE GREBENSHIKOV AT (919) 372-7448.
- ALL PAVEMENT STRIPING SHALL BE APPROVED BY AND COORDINATED THROUGH THE PUBLIC WORKS AND TRANSPORTATION OPERATIONS DEPARTMENT PRIOR TO INSTALLATION. DO NOT ASSUME STRIPING SHOWN ON THE PLANS IS CORRECT.

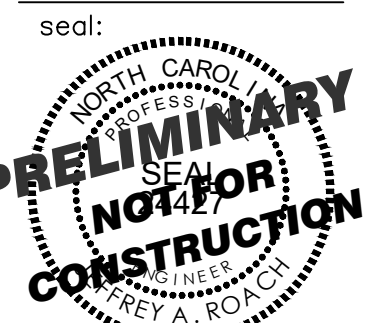
JORDAN LAKE CORS ARP (DL3891) NAD83 (2011) NC GRID COORDINATES:  
NORTHING: 739,273.05'  
EASTING: 1,989,789.69'

CE GROUP CONTROL PT. #2  
POINT OF SITE LOCALIZATION  
5/8" IPF (FLUSH)  
NC GRID NAD 83 (2011) COORDINATES:  
NORTHING: 709,949.21'  
EASTING: 2,019,341.41'



NC License #P-0673

project:  
**YUMEEWARRA FARMS**  
8633 HUMIE OLIVE ROAD  
BUCKHORN TOWNSHIP  
APEX, NORTH CAROLINA 27502



NO.	DATE	REVISION
1	MARCH 9, 2021	ISSUED FOR PERMIT REVIEW

**LEGEND (PROPOSED CONDITIONS)**

- LD LIMITS OF DISTURBANCE
- SF SILT FENCE
- STREET-SIDE GREENWAY
- RCA

**SITE CALLOUTS**

- A3 30" STANDARD CURB
- C1 5" CONCRETE SIDEWALK
- E BARRICADE FOR DEAD END ROADS
- F HANDICAP RAMP
- F2 HANDICAP SIGN
- G CONCRETE WHEELSTOP
- O MAIL KIOSK
- P2 TOA PUBLIC DRAINAGE EASEMENT
- R2-1 SPEED LIMIT SIGN 25 MPH
- R1-2 YIELD SIGN, R6-SP ROUNDABOUT CIRCULATION SIGN
- S2 R1-1 STOP SIGN

**Line Table**

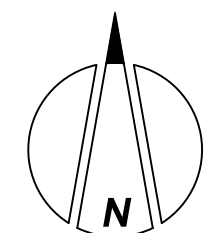
Line #	Direction	Length
L1	S79°58'58"E	15.49'
L2	S78°36'37"E	80.00'
L3	S71°54'37"E	49.92'
L4	S89°08'54"E	21.22'
L5	S89°08'54"E	28.73'
L6	S87°48'07"E	17.56'
L7	S87°51'00"E	33.37'
L8	S84°43'10"E	99.91'
L9	S91°40'29"E	61.42'
L10	S82°07'30"E	38.79'
L11	S58°43'01"E	150.00'
L12	S81°32'42"E	49.83'
L13	S87°24'00"E	50.11'
L14	S74°44'11"E	50.55'
L15	S91°32'42"E	49.41'
L16	S85°55'20"E	49.79'
L17	N89°18'11"E	49.93'
L18	N84°27'44"E	47.90'
L19	N82°50'30"E	63.56'
L20	N80°49'19"E	99.97'
L21	N80°40'19"E	115.15'
L22	N81°08'07"E	121.56'
L23	N80°48'24"E	98.53'
L24	N81°04'38"E	19.75'
L25	S06°53'52"E	30.02'
L26	N81°04'38"E	18.62'
L27	N80°48'24"E	98.55'
L28	N81°08'07"E	121.52'
L29	N80°40'19"E	115.07'
L30	N80°49'28"E	106.89'
L31	N82°55'35"E	94.21'
L32	N84°27'44"E	49.97'
L33	N89°18'11"E	52.45'
L34	S85°55'20"E	52.46'
L35	S81°32'42"E	52.34'
L36	S74°44'11"E	54.20'
L37	S67°24'00"E	53.48'
L38	S61°32'42"E	52.11'
L39	S58°43'01"E	149.98'
L40	S62°07'30"E	22.12'
L41	S62°07'30"E	15.88'
L42	S64°43'10"E	98.29'
L43	S64°43'10"E	98.29'
L44	S67°51'00"E	19.43'
L45	S67°48'07"E	17.21'
L46	S69°08'54"E	28.38'
L47	S69°08'54"E	20.49'
L48	S71°54'37"E	47.96'
L49	S70°54'37"E	47.89'
L50	S79°58'58"E	9.40'
L51	N00°11'11"E	30.40'
L52	S00°08'58"W	32.30'
L53	N00°09'22"E	33.89'
L54	S07°27'31"E	2.87'
L55	S89°35'58"E	29.73'
L56	N89°27'50"E	14.10'
L57	N67°08'13"W	7.35'
L58	S88°56'28"W	45.72'

**TOWN OF APEX NOTES:**

1. No site development activity including, but not limited to, testing, clearing, installation of S&E measures, or grading, shall occur until required tree protection fencing has been installed and inspected. A tree protection fencing installation permit may be obtained at the Planning Department or online at <http://www.apexnc.org/215/Applications-Schedules>
2. Tree protection fencing must be placed:
  - a. One foot away from any saved tree for each inch of diameter at breast height,
  - b. Along the outside line of the 100-year floodplain, and the outside edge of any riparian buffer, and
  - c. At least 10 feet away from any other designated RCA such as, but not limited to, historic buildings and structures, wetlands, and ponds.
3. Additional tree protection fencing may be required in other locations close to construction activity where it is deemed necessary by the zoning enforcement officer; such areas may include but are not limited to common property lines or near public areas (sidewalks, etc.).
4. If buildings are to be demolished, a copy of the Demolition Notification from the NC Health Hazard Control Unit and an asbestos inspection report from a NC accredited asbestos inspector must accompany the application for the demolition permit which must be obtained prior to start of the demolition.
5. All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area (i.e. RCA, the critical root zones of trees, public utility easements and rights-of-way), and shall be contained entirely on site.
6. Site elements required to satisfy recreational requirements such as, but not limited to, play fields, greenway trails, and items typically associated with them (benches, trash containers, signs, etc.) must meet any applicable standards found in the Town of Apex Parks and Recreation Department.

7. The screening of loading docks, roll-out containers, dumpsters, outdoor storage, mechanical and HVAC equipment, and similar facilities on the roof, ground or building shall meet the requirement of Sec. 8.2.8 of the UDO. Specifically screening must be done so that:
  - a. It is incorporated into the overall design theme of the building and landscaping
  - b. Screening materials are not different from or inferior to the principal materials of the building or landscape and are similar in material and color
  - c. Screening items are out of view from adjacent properties and public streets, and a totally opaque screen is achieved
  - d. Any ground-mounted HVAC or other mechanical or utility equipment six (6) feet tall or higher must be fenced and landscaped
  - e. Dumpster enclosures must meet the above requirements plus be eight (8) feet tall or the height of the dumpster, whichever is greater, and be built of masonry material with opaque gates. Where practicable, shrubs or other plants must be planted outside the enclosure to visually soften the appearance.
8. All required site elements shown within a particular phase must be installed before a final Certificate of Occupancy may be issued for any building within that phase.
9. Prior to scheduling a final site inspection, all site items (e.g. lighting, landscaping, mulching, screening for dumpsters, mechanical equipment, HVAC, etc., seeding & site stabilization, and parking and pavement marking) must be completed.
10. Individual signs are not approved as part of site plan approval process. A separate sign permit must be obtained prior to installation of the sign. Multiple use lots, non-residential subdivisions, and multiple tenant lots must submit a Master Sign Plan for approval.
11. Retaining systems providing a cumulative vertical relief greater than five (5) feet in height within a horizontal distance of 50 feet or less, including retaining walls or mechanically stabilized earth walls, shall be designed and constructed under the responsible charge of a registered professional engineer and comply in all aspects with the NC Building Code Sec. 1610. Retaining systems meeting these criteria will require a separate building permit prior to start of work. Retaining structure materials must be an integrally tinted medium or dark brown or rust color.

**1 SITE PLAN**  
SCALE: 1"=50'



title:  
**SITE PLAN**

proj #:  
**200801**  
date:  
**February 1, 2021**  
dwg by: chkd by:  
**JE JR**  
scale:  
**As Noted**  
sheet:

