



McAdams

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LENNAR

VERIDEA
EAST VILLAGE RESIDENTIAL
MASTER SUBDIVISION PLAN
0 US 1 HIGHWAY
APEX, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	12. 01. 2022	PER TOWN OF APEX COMMENTS
2	02. 03. 2023	PER TOWN OF APEX COMMENTS
3	03. 03. 2023	PER TOWN OF APEX COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-22002
FILENAME LEN22002-Site-OAS1
CHECKED BY RCA
DRAWN BY RLU
SCALE 1"=200'
DATE 10. 03. 2022

SHEET

OVERALL
SUBDIVISION LAYOUT

C2.00

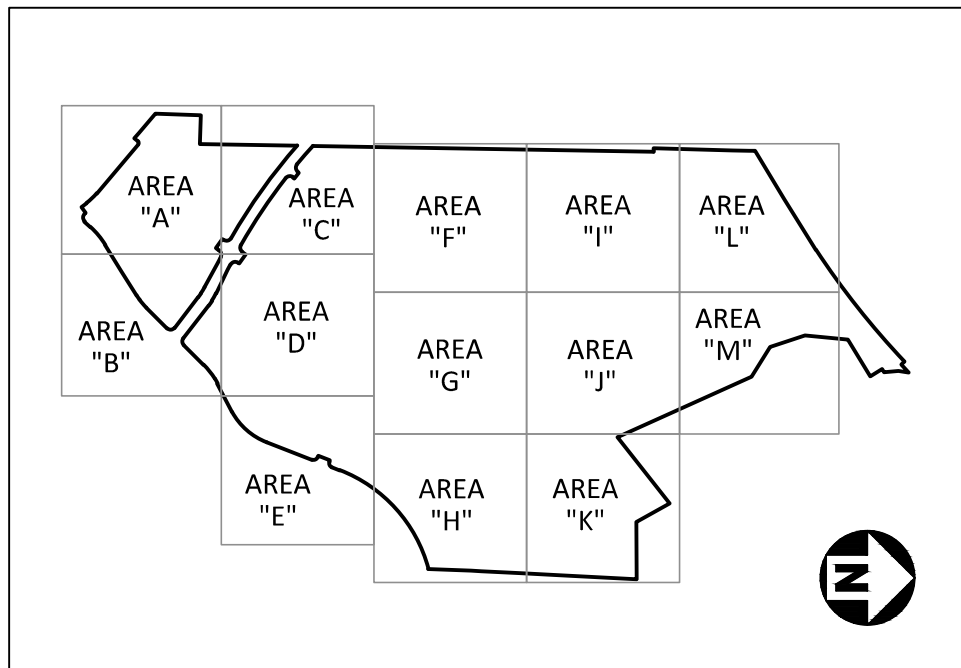


TOWN OF APEX STANDARD NOTES

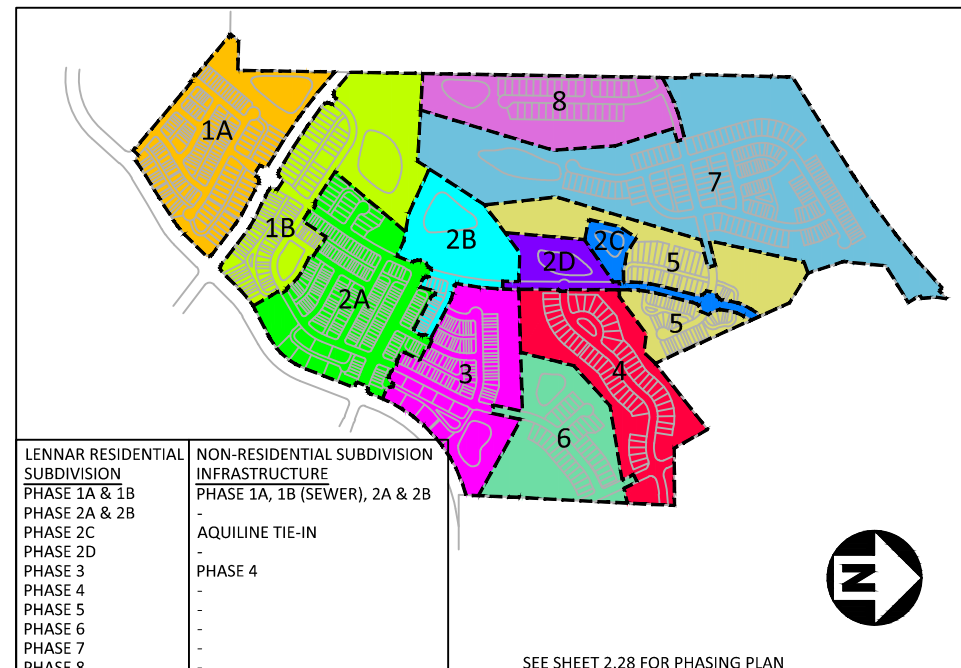
- NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT <http://www.apexnc.org/215/applications-schedules>.
- PROTECTION FENCING MUST BE PLACED:
A. AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER.
B. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS AND PONDS.
C. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER.
- 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.).
- 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 STANDARD SPECIFICATIONS AND STANDARD DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- 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) FT 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.
- 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.
- 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 MARKINGS) MUST BE COMPLETED.
- 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.
- NO PRIVATE UTILITY EASEMENTS SHALL BE ALLOWED TO BE COUNTED IN THE CALCULATIONS FOR BUFFERS, RCA, OR REQUIRED LANDSCAPE AREAS.
- REQUIRED BUFFERS MUST MEET THE MINIMUM OPACITY REQUIREMENTS FOR THE PARTICULAR BUFFER TYPE AS DESCRIBED IN UDO SEC. 8.2.6.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
	WETLANDS
	RESOURCE CONSERVATION AREA
	TOWN OF APEX AVERAGED BUFFER



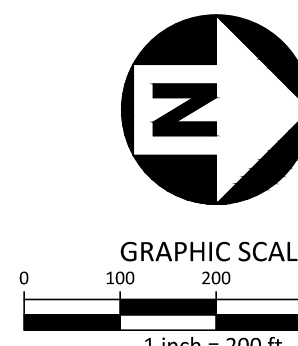
KEY MAP



PHASING DIAGRAM

SEE SHEET C8.00 FOR
TYPICAL STREET SECTIONS

SEE SHEET C0.00 FOR ALL
PROJECT, SITE, GRADING,
STORM DRAINAGE AND
UTILITY NOTES



SIGNATURE BLOCK

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION