

TRANSPORTATION COMMITTED ELEMENTS:

THE FOLLOWING ROADWAY IMPROVEMENTS ARE RECOMMENDED TO ACCOMMODATE THE PROJECTED [2030] BUILD-OUT TRAFFIC VOLUMES OR TO SATISFY IDENTIFIED ZONING REQUIREMENTS BASED ON MAXIMUM DEVELOPMENT THRESHOLDS OUTLINED IN THE VERIDEA REZONING DOCUMENT DATED MAY 10, 2011:

NC 55 AT US 1 SOUTHBOUND RAMP:

- RESTRIPE THE US 1 SOUTHBOUND OFF-RAMP TO PROVIDE DUAL EXCLUSIVE LEFT-TURN LANES, A SHARED THROUGH-LEFT LANE, AND ONE EXCLUSIVE RIGHT-TURN LANE
- INSTALL A BACK-OF-QUEUE DETECTOR ON THE US 1 SOUTHBOUND OFF-RAMP AND MODIFY THE EXISTING TRAFFIC SIGNAL
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THIS REVISED LANEAGE

NC 55 AT US 1 NORTHBOUND RAMP:

- EXTEND THE STORAGE OF THE INSIDE NORTHBOUND RIGHT-TURN LANE ON NC 55 TO PROVIDE FULL STORAGE BACK TO LUFKIN ROAD
- RESTRIPE THE SOUTHBOUND APPROACH OF NC 55 TO PROVIDE THREE SOUTHBOUND THROUGH LANES AND A SINGLE EXCLUSIVE SOUTHBOUND LEFT-TURN LANE
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 AT LUFKIN ROAD:

- CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON NC 55 WITH STORAGE TO PRISTINE WATER DRIVE/AQUILINE ACCESS
- PROVIDE AN ADDITIONAL SOUTHBOUND THROUGH LANE ALONG NC 55 FROM THE US 1 NORTHBOUND RAMPS THROUGH THE LUFKIN ROAD INTERSECTION, EXTENDING TO THE SHARED THROUGH/RIGHT LANE PROPOSED AS PART OF THE AQUILINE DEVELOPMENT AT PRISTINE WATER DRIVE
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 AT PRISTINE WATER DRIVE/AQUILINE ACCESS:

- PROVIDE A THIRD NORTHBOUND THROUGH LANE ALONG NC 55 WITH APPROXIMATELY 150 FEET OF STORAGE, WHICH WILL ACT AS AN EXTENSION OF THE ADDITIONAL NORTHBOUND THROUGH LANE CONSTRUCTED AT LUFKIN ROAD
- MODIFY THE TRAFFIC SIGNAL PROPOSED AS PART OF THE AQUILINE DEVELOPMENT TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 PROJECT FRONTAGE:

- COMPLETE FRONTAGE WIDENING REQUIREMENTS ALONG NC 55 AS REQUIRED BY THE TOWN OF APEX

NC 55 AT NORTH RIGHT-IN/RIGHT-OUT SITE DRIVEWAY:

- CONSTRUCT THE SITE DRIVEWAY WITH ONE INGRESS LANE AND ONE EGRESS LANE
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS

NC 55 AT MAJOR COLLECTOR A (SD #1):

- CONSTRUCT THIS INTERSECTION AS A TRADITIONAL RCI
- CONSTRUCT THE EASTBOUND APPROACH OF MAJOR COLLECTOR A WITH TWO RIGHT-TURN LANES (ONE WITH 200 FEET OF STORAGE)
- PROVIDE A NORTHBOUND LEFT-TURN LANE ON NC 55 WITH 150 FEET OF STORAGE AND APPROPRIATE TAPERS
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS
- INSTALL A TRAFFIC SIGNAL

NC 55 AT SOUTH RIGHT-IN ONLY SITE DRIVEWAY:

- CONSTRUCT THE SITE DRIVEWAY WITH ONE INGRESS LANE
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS

THOROUGHFARE A AT STREET 3 (FULL-MOVEMENT):

- CONSTRUCT THE SOUTHBOUND APPROACH OF STREET 3 WITH SEPARATE LEFT- AND RIGHT-TURN LANES, WITH 100 FEET OF STORAGE PROVIDED ON THE SOUTHBOUND LEFT-TURN LANE
- PROVIDE AN EASTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 100 FEET OF STORAGE

THOROUGHFARE A AT COMMUNITY COLLEGE DRIVEWAY (DIRECTIONAL CROSSOVER):

- CONSTRUCT THE COMMUNITY COLLEGE DRIVEWAY WITH ONE INGRESS LANE AND ONE EGRESS LANE
- PROVIDE A WESTBOUND LEFT-TURN LANE ON THOROUGHFARE A WITH 150 FEET OF STORAGE

TECHNOLOGY DRIVE:

- REALIGN TECHNOLOGY DRIVE TO THE WEST (ASSUMED TO BE APPROXIMATELY 1,800 FEET WEST OF NC 55)

THOROUGHFARE A AT REALIGNED TECHNOLOGY DRIVE/STREET 1 (FULL-MOVEMENT)

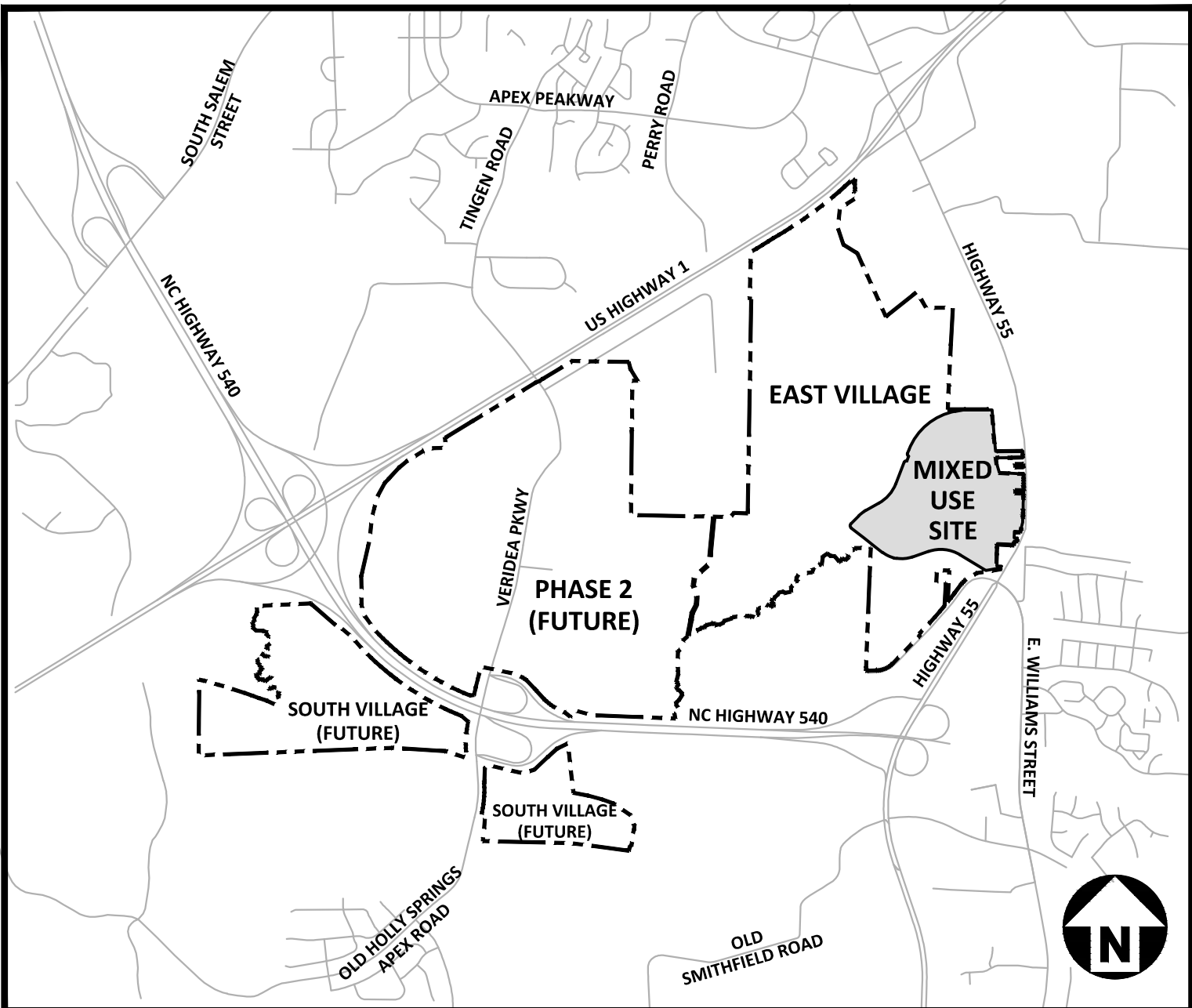
- CONSTRUCT STREET 1 AS A STOP-CONTROLLED APPROACH AT THIS FULL-MOVEMENT INTERSECTION
- ON BOTH STREET 1 AND REALIGNED TECHNOLOGY DRIVE, PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 100 FEET OF STORAGE AND A SHARED THROUGH/RIGHT LANE
- PROVIDE AN EASTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 100 FEET OF STORAGE
- PROVIDE A WESTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 200 FEET OF STORAGE

JESSIE DRIVE AT THOROUGHFARE A:

- PROVIDE A LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE ON EACH INTERSECTION APPROACH

JESSIE DRIVE AT MAJOR COLLECTOR A:

- PROVIDE A LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE ON EACH OF THE JESSIE DRIVE APPROACHES AT THIS INTERSECTION
- PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 100 FEET OF STORAGE AND A SHARED THROUGH/RIGHT LANE ON EACH APPROACH OF SITE DRIVEWAY #1



VICINITY MAP
N.T.S.

VERIDEA MIXED USE

NC HWY 55 APEX, NORTH CAROLINA MAJOR SITE PLAN PROJECT NUMBER: RXR-22003 DATE: APRIL 03, 2023

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	741700150, 740990140, 740992024, 740982309, 740982534, 740992169, 740980647, 740982866, 740982769, 740982764, 740886966, 740991702, 740982635, 740982929, 740681848, 740982630, 740991237, 740992164, 740991337, 740992069, 740982964, 740982659		
EXISTING ZONING	SD-CZ (#09C207 & 24C201)		
CURRENT 2045 LAND USE MAP DESIGNATION	REGIONAL MIXED-USE - INDUSTRIAL EMPLOYMENT, OFFICE EMPLOYMENT, COMMERCIAL SERVICES, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL		
AREA DESIGNATED AS MIXED USE ON 2045 LUM	ALL		
SITE AREA	PROJECT SIZE = APPROX. 46.58 AC (EAST VILLAGE-MIXED USE PHASE 1)		
	SUSTAINABLE ZONES		
	UC-A UC-B	OVERALL REQUIRED 155 AC COMBINED	EAST VILLAGE-MIXED USE 22.74 AC 61.47 AC
	OVERALL SUSTAINABLE ZONES MINIMUM PROVIDED AREA WILL BE MET AT TIME OF FULL BUILD OUT.		
EXISTING USE	RESIDENTIAL, AGRICULTURE, COMMERCIAL		
GRADING TYPE	MASS GRADING		
RESOURCE CONSERVATION AREA	REQUIRED (PER SD PLAN)	100 AC (OVERALL)	
	PROVIDED (PER SD PLAN)	100 AC (OVERALL)	74.74 AC (EAST VILLAGE OVERALL)
OPEN SPACE	REQUIRED (PER SD PLAN)	250 AC (OVERALL)	
	PROVIDED (PER SD PLAN)	250 AC (OVERALL)	82.60 AC (EAST VILLAGE OVERALL)
WATERSHED PROTECTION OVERLAY	CAPE FEAR SECONDARY WATERSHED PROTECTION DISTRICT		
FEMA FLOODPLAIN	N/A*		
	*FLOODPLAIN PER FLOOD STUDY BY MCADAMS APPROVED BY TOWN OF APEX IN 2015.		
SETBACKS - PRINCIPAL BUILDING (UC - URBAN CORE ZONE)	FRONT (PRINCIPAL)	0' MIN	
	FRONT (SECONDARY)	0' MIN	
	SIDE	0' MIN	
	REAR	0' MIN	
SETBACKS - OUTBUILDING (UC - URBAN CORE ZONE)	FRONT	NOT APPLICABLE	
	SIDE	NOT APPLICABLE	
	REAR	NOT APPLICABLE	
BUILDING CONFIGURATION (UC - URBAN CORE ZONE)	PRINCIPAL BUILDING	20 STORIES, 1 MIN (SEE NOTE BELOW)*	
	OUTBUILDING	NOT APPLICABLE	
	*NOT IN EXCESS OF 20 STORIES WITHOUT SPECIFIC SITE PLAN REVIEW AND APPROVAL BY TOWN COUNCIL		
HISTORIC STRUCTURES	N/A (HUNTER-PRICE HOUSE LOCATED OUTSIDE OF PROJECT AREA)		
ANNEXATION	116, 119, 310, 330, 412		

BUILT UPON AREA (BUA) CALCULATIONS

ALLOWED IMPERVIOUS PER ZONING:			
ZONE:	TOTAL AREA:	PERCENT IMPERVIOUS:	IMPERVIOUS ACREAGE ALLOWED:
UC - URBAN CENTER	264.03 AC.	100%	264.03 AC.
VERIDEA EAST VILLAGE NON-RESIDENTIAL MASTER SUBDIVISION PROPOSED IMPERVIOUS:			
ZONE:	PROPOSED IMPERVIOUS	PERCENTAGE	
UC - URBAN CENTER	27.95 AC.	60.00%	

APPROVED EXCEPTIONS

THE FOLLOWING ITEM HAVE BEEN APPROVED AS EXCEPTIONS FOR THIS DRAWING BY THE TOWN OF APEX DEPARTMENT DIRECTOR(S), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS DRAWING CONFORMS TO THE REQUIREMENTS ESTABLISHED BY THE DIRECTOR(S) ALLOWING DEVIATION FROM THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE TOWN OF APEX. THE SIGNATURE BELOW REPRESENTS THAT THE REQUESTING ENGINEER HAS BEEN GRANTED A VARIANCE ONLY FOR THE ITEMS LISTED. THE DEVELOPER/ENGINEER/CONTRACTOR IS SOLELY RESPONSIBLE FOR MEETING ALL APPLICABLE REQUIREMENTS.

(LIST ITEMS BELOW ADD NUMBER AS NEEDED)		DATE:	
APPROVED EXCEPTION		DIRECTOR GRANTING EXCEPTION	
1. TOWN STANDARD STREET SECTIONS			
2.			
3.			
4.			
BY:		DATE:	
REQUESTING ENGINEER			

SHEET INDEX

C0.01	TYPICAL SECTIONS
C1.01-C1.11	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - AREA "A"
C2.02	SITE PLAN - AREA "B"
C2.03	SITE PLAN - AREA "C"
C2.04	SITE PLAN - AREA "D"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	WATER DETAILS
C8.04	SEWER DETAILS
C8.05	UTILITY TRENCHES AND CROSS CONNECTION DETAILS
L2.01	STORMWATER POND PARK ENLARGEMENT
L2.03	STREET PLAZA & COURTYARD ENLARGEMENT
L2.04	STREETSCAPE ENLARGEMENT - TYPICAL CONDITION
L4.00	HARDSCAPE NOTES & SPECIFICATIONS
L4.01	HARDSCAPE DETAILS
L4.02	HARDSCAPE DETAILS
L4.03	HARDSCAPE DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA "A"
L5.02	LANDSCAPE PLAN - AREA "B"
L5.03	LANDSCAPE PLAN - AREA "C"
L5.04	LANDSCAPE PLAN - AREA "D"
L5.12	LANDSCAPE NOTES
L5.13	LANDSCAPE DETAILS
L5.15	PLANT SCHEDULE
L6.00	OVERALL LIGHTING PLAN
L6.01	STORMWATER POND PARK LIGHTING PLAN
L6.03	STREET PLAZA & COURTYARD LIGHTING PLAN
L6.04	STREETSCAPE ENLARGEMENT - LIGHTING PLAN
L6.05	LIGHTING CUTSHEETS
L6.06	LIGHTING CUTSHEETS

SITE LIGHTING PHOTOMETRICS
(BY TEAM LIGHTING)

6 SHEETS VERIDEA MIXED USE - SITE LIGHTING

ARCHITECTURAL PRESENTATION
SHEET INDEX (BY ARCADIS)

A-000	COVER SHEET
A-101 - A-105	FLOOR PLANS
A-201 - A-216	BUILDING ELEVATIONS
A-301 - A-307	MATERIALS
A-308 - A-322	PROJECT VIEWS

DETAILED FLOOR PLANS

COVER SHEET, A101 -A103	VERIDEA EAST VILLAGE - BLDG. A1
COVER SHEET, A101 -A103	VERIDEA EAST VILLAGE - BLDG. B1
COVER SHEET, A101 -A106	VERIDEA EAST VILLAGE - BLDG. B2
COVER SHEET, A101 -A103	VERIDEA EAST VILLAGE - BLDG. B4
COVER SHEET, A101 -A103	VERIDEA EAST VILLAGE - BLDG. C1
COVER SHEET, A101 -A106	VERIDEA EAST VILLAGE - BLDG. C2
COVER SHEET, A101 -A102	VERIDEA EAST VILLAGE - BLDG. C5
COVER SHEET, A101 -A102	VERIDEA EAST VILLAGE - BLDG. C6
COVER SHEET, A101 -A102	VERIDEA EAST VILLAGE - BLDG. F1
COVER SHEET, A101 -A103	VERIDEA EAST VILLAGE - BLDG. F2

Veridea MU Parking Calculations								
Programmed Use	Area (SF)	Dwelling Units (DU)	SD Parking Rate (Table Page 31)	SD Parking Spaces Required	Apex UDO Parking Rate (Section 8.3)	Apex UDO Parking Spaces Required	RXR Proposed Parking Rate	RXR Spaces Required
Office	14,400	n/a	1.6/1000 sf	24	1/300 sf	48	3/1000 sf	135
Retail	23,900	n/a	2.5/1000 sf	60	1/300 sf	80	3/1000 sf	137
Restaurant, General	32,200	n/a	2.5/1000 sf	81	1/50 sf	644	3/1000 sf	128
MF Residential, 1-2 Bedrooms (93% target - includes studio)	651,390	554	1/du	554	1.5/du	831	1.5/du	876
MF Residential, 3+ Bedrooms (7% target)		30	1/du	30	1.8/du	54		
		584	Total SD Parking Required:	749	Total Apex UDO Parking Required:	1657		
Total Parking Required Summary		Parking Spaces						
SD Parking Required		749						
Apex UDO Parking Required		1657						
RXR Parking Required		1276						
Total Parking Provided Summary		Accessible Parking for Physically Handicapped Persons (Per Apex UDO - 1053 total parking spaces provided)						
Public Surface Parking Provided (within public ROW)		124		Min. Total Number of Accessible Spaces		21 spaces (20+1 per each 100 spaces over 1000)		
Private Surface Parking Provided (private surface lots)		39		Min. Number of Van-accessible Spaces		4 spaces (1 out of every 6 accessible spaces)		
Garage Parking Provided		890		Total Parking Provided		1053		
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