

X:\Projects\LEN-22002\04-Production\Engineering\Site-Plan-Construction Drawings\Current Drawings\03-Phase 1-2-C51.dwg, 9/11/2024, 1:48:07 PM, Matthew Fay

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SITE DATA (EAST VILLAGE RESIDENTIAL)				
PARCEL IDENTIFICATION NUMBER (PIN)	P/O 0741-70-0150, P/O 0740-68-1848, P/O 0740-57-0471, 0741-52-3802, 0741-63-6725, 0741-53-7125			
EXISTING ZONING	SD-CZ, CASE #09C207			
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, INDUSTRIAL, OFFICE EMPLOYMENT, COMMERCIAL SERVICES			
		PH. 1-2	PH. 3-8	TOTAL
SITE AREA	11,244,052 SF / 258.13 AC	100.26 AC	157.87 AC	258.13 AC
SUSTAINABLE DEVELOPMENT (SD) ZONES	NEIGHBORHOOD GENERAL (NG)	12.28 AC	68.01 AC	80.29 AC
	NEIGHBORHOOD MIXED-USE (NM)	78.57 AC	50.14 AC	128.71 AC
	OPEN SPACE & CIVIC USE (OS)	9.42 AC	39.71 AC	49.13 AC
PROPOSED USE	SINGLE FAMILY DETACHED	81	235	316
	TOWNHOMES	392	221	613
	TH/CONDO	64	84	148
		537	540	1,077
	(294 FRONT LOAD (27.30%), 783 REAR LOAD (72.70%))			
DENSITY (OVERALL DEVELOPMENT)	SD ZONE	NG (80.29 AC)		NM (128.71 AC)
	MAXIMUM	20 DU/AC		40 DU/AC
	PROPOSED	0 SFD	81 SFD	
		0 TH	392 TH	
		0 TH/CONDO	64 TH/CONDO	
		183 TOTAL LOTS (PH. 3-8)	357 TOTAL LOTS (PH. 3-8)	
		183 TOTAL	894 TOTAL	
		2.28 DU/AC	6.95 DU/AC	
	LOT WIDTH	MINIMUM		N/A
	HEIGHT - PRINCIPAL BLDG.	MAXIMUM		4 STORIES
HEIGHT - OUTBUILDING	MAXIMUM		2 STORIES	
SETBACKS - PRINCIPAL BUILDING	FRONT PRINCIPAL	15' MIN.		
	FRONT SECONDARY	12' MIN.		
	SIDE	0' MIN.		
	REAR	12' MIN.		
SETBACKS - OUTBUILDING	FRONT	20' MIN. + BLDG. SETBACK		
	SIDE	0' OR 3' MIN.		
	REAR	3' MIN.		
		0' OR 3' MIN.		
BUILT-UPON AREA (IMPERVIOUS SURFACE) (OVERALL DEVELOPMENT)	MAXIMUM	52.19 AC (65%)		
	PROPOSED	5.35 AC (PH. 1-2)		
		29.16 AC (PH. 3-8)		
		34.51 AC TOTAL (42.98%)		
RESOURCE CONSERVATION AREA (OVERALL DEVELOPMENT)	REQUIRED	100 AC		
	PROPOSED	20.30 AC - PHASES 1-2 (INCLUDES AMENITY AND 1 GREEN 4.48 AC x 50% = 2.24 AC)		
		53.72 AC - PHASES 3-8 (INCLUDES 1 GREEN 0.86 AC x 50% = 0.43 AC)		
		25.98 AC - FUTURE (MINIMUM)		
OPEN SPACE (OVERALL DEVELOPMENT) (NOTE: NOT THE SAME AS THE OPEN SPACE & CIVIC USE SD ZONE)	REQUIRED	250 AC		
	PROPOSED	41.68 AC - PHASES 1-2 (INCLUDES RCA)		
		90.52 AC - PHASES 3-8 (INCLUDES RCA)		
		117.80 AC - FUTURE (MINIMUM)		
WATERSHED PROTECTION OVERLAY	REQUIRED	250 AC TOTAL (MINIMUM)		
	PROPOSED	250 AC TOTAL (MINIMUM)		
	REQUIRED	250 AC		
	PROPOSED	250 AC		
FEMA FLOODPLAIN	N/A - FLOODPLAIN PER FLOOD STUDY BY MCADAMS APPROVED BY TOWN OF APEX IN 2015			
GRADING	MASS GRADING			
PERCENT PRE-DEVELOPMENT DRAINAGE AREA	100%			
HISTORIC STRUCTURES	NONE			
ANNEXATION	119, 310, 330, 412, 766			
PARKING	REQUIRED	537 UNITS x 2/UNIT = 1,074 SPACES		
	PROPOSED	(202 ONE-CAR GARAGE/DRIVEWAY UNITS)		
		(335 TWO-CAR GARAGE/DRIVEWAY UNITS)		
		872 GARAGE SPACES		
		872 DRIVEWAY SPACES		
GUEST PARKING	REQUIRED	N/A		
	PROPOSED	292 ON-STREET SPACES		

SUBDIVISION PLAN APPROVAL  
EXPIRATION DATE: MARCH 23, 2027

STANDARD SPECIFICATIONS & STANDARDS DETAILS  
VERSION: JUNE 13, 2023

# VERIDEA

## EAST VILLAGE RESIDENTIAL - PHASE 1-2

0 US 1 HIGHWAY  
APEX, NORTH CAROLINA

# CONSTRUCTION DRAWINGS

PROJECT NUMBER: LEN-22002

DATE: MAY 1, 2023

PUBLIC INFRASTRUCTURE TABLE			
	SITE	PHASE 1 - 2	PHASE 3 - 8
WATER LINES	30,964 LF	15,233 LF	15,731 LF
SEWER LINES	34,678 LF	15,853 LF	18,825 LF
CURB AND GUTTER	58,810 LF	29,960 LF	28,850 LF
STORM DRAIN	45,441 LF	21,266 LF	24,175 LF
SIDEWALK	54,485 LF	27,265 LF	27,220 LF
GREENWAYS	1,905 LF	0	1,905 LF
NEW STREETS/ALLEYS	45,562 LF	24,772 LF	20,790 LF

### APPROVED EXCEPTIONS

THE FOLLOWING ITEMS 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)

APPROVED EXCEPTION	DIRECTOR GRANTING EXCEPTION
1. 505.A - HEADWALLS, ENDWALLS, AND FES	
2. 601.B.1 - WATER LOCATION	
3. 601.B.4 - WATER DEPTH	
4. 601.B.5.C - WATER UNDER STORM AND SEWER	
5. 603.A.2.A - COMBINATION AIR VALVES	
6. 701.A.1.D - SEWER DEPTH	
7. 701.A.1.e - SEWER LOCATION	
8. 703.A.1.F - SEWER LATERAL LENGTH	

BY: RYAN AKERS, PE

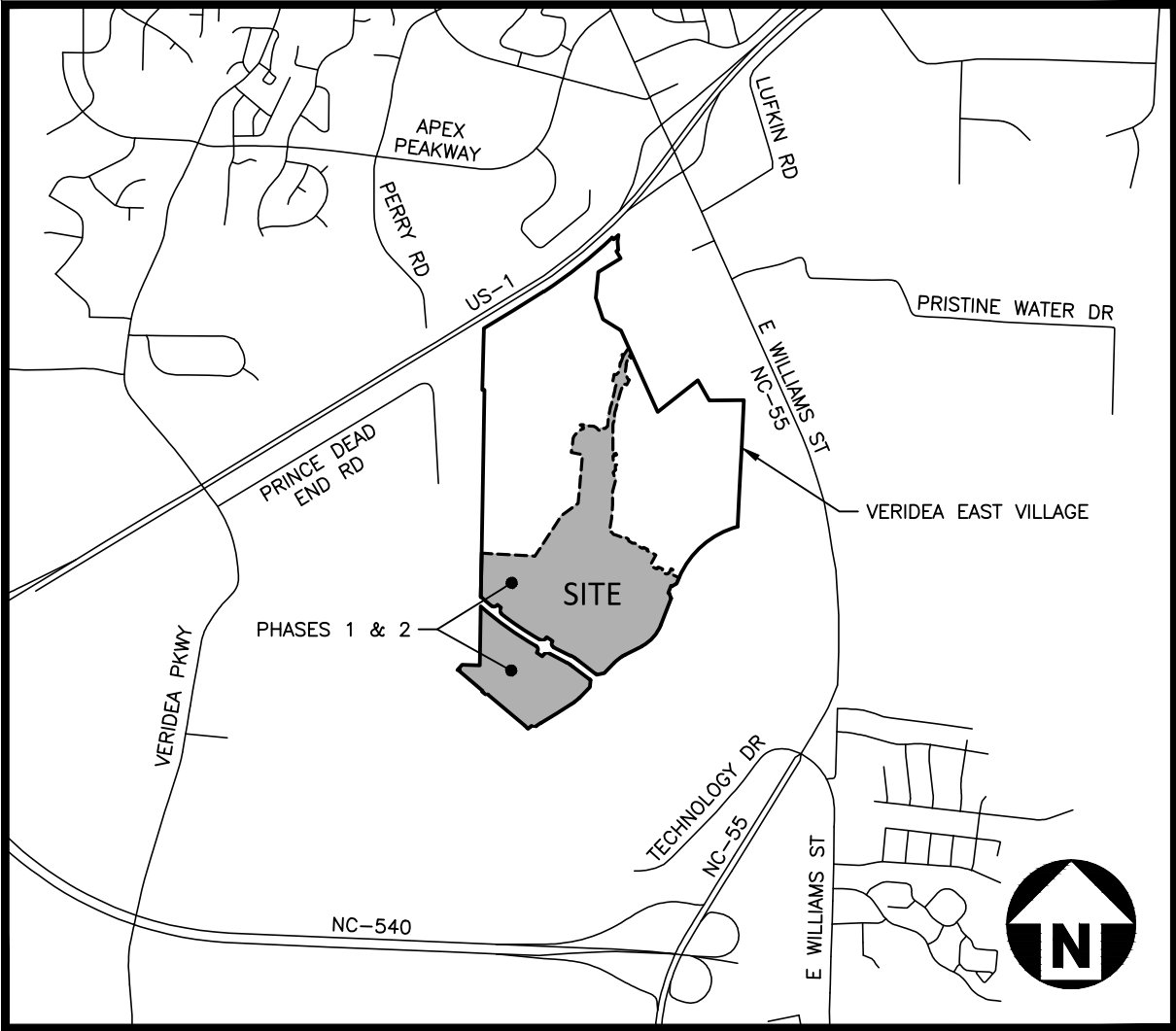
DATE: 09-12-2024

REQUESTING ENGINEER

These improvements shall be constructed in accordance with the following drawings and with the Standard Specifications of the Town of Apex.	
I, _____, PE, certify that the Standard Specifications of the Town of Apex have been thoroughly checked and found to be applicable to this project. All exceptions to the applicable Town Standards have been previously approved by the Town of Apex and said exceptions are shown on sheet(s) of these drawings.	
S E A L	By: _____, PE Date: _____

SEWER CAPACITY CALCULATIONS (PHASE 1 & 2)				
HOUSING TYPE	COUNT	DESIGN FLOW RATE (GPD/UNIT)	TRIBUTARY FLOW	
SINGLE FAMILY & TOWNHOMES	473	UNITS	300	141,900
MULTIFAMILY	64	UNITS	250	16,000
RETAIL/COMMERCIAL	0	SF	0.12	0
WAKE TECH	0	STUDENTS	15	0
ELEMENTARY SCHOOL	0	STUDENTS	15	0

CERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCED IN COLOR FOR CLARITY OF THE PLANS; THESE PLANS MUST BE PLOTTED IN COLOR TO BE VALID



## VICINITY MAP

N.T.S.

### BUILDING INSPECTIONS & PERMITS TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Building Inspections & Permits Department, and to the best of my knowledge and belief, conforms to the requirements established within the Town's Code of Ordinances and the North Carolina State Building Codes. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### ELECTRIC TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Electric Department, and to the best of my knowledge and belief, conforms to the requirements established within the Town's Standard Specifications, Fire Protection Ordinances, and the North Carolina International Fire Code. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### FIRE DEPARTMENT TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Fire Department, and to the best of my knowledge and belief, conforms to the requirements established within the Town's Standard Specifications, Fire Protection Ordinances, and the North Carolina International Fire Code. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### PARKS, RECREATION, AND CULTURAL RESOURCES TOWN OF APEX CERTIFICATION

These plans have been reviewed by the Town of Apex, and to the best of my knowledge and belief, conform to representations made by the developer to myself and the Parks, Recreation, and Cultural Resource Advisory Commission consistent with the projects requirements for public Parks and Recreation, either in total or in part, as outlined in the Town of Apex Unified Development Ordinance and Town of Apex Code of Ordinances. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### WATER RESOURCES STORMWATER ENGINEERING TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Water Resources Stormwater Engineering Division and to the best of my knowledge and belief, conforms to the requirements established in the Soil Erosion and Sedimentation Control Ordinance, Standard Specifications and Standard Details, and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### WATER RESOURCES UTILITY ENGINEERING TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Water Resources Department, and to the best of my knowledge and belief, conforms to the requirements established in the Standard Specifications and Standard Details of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT TRANSPORTATION ENGINEERING - TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Transportation & Infrastructure Development Department, and to the best of my knowledge and belief, provides an acceptable transportation system with consideration for the elements contained within the Transportation Plan conforming to the requirements established in the Standard Specifications & Standard Details and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### PLANNING/ZONING TOWN OF APEX CERTIFICATION

This construction drawing has been reviewed by the Town of Apex Planning Department, and to the best of my knowledge and belief, conforms to the Standard Specifications and Standard Details, and the Unified Development Ordinance of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### WATER RESOURCES STORMWATER ENGINEERING TOWN OF APEX CERTIFICATION

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By: \_\_\_\_\_

### WATER RESOURCES UTILITY ENGINEERING TOWN OF APEX CERTIFICATION

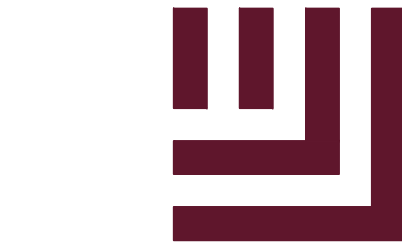
This drawing has been reviewed by the Town of Apex Water Resources Department, and to the best of my knowledge and belief, conforms to the requirements established in the Standard Specifications and Standard Details of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_

### WATER RESOURCES UTILITY ENGINEERING TOWN OF APEX CERTIFICATION

This drawing has been reviewed by the Town of Apex Water Resources Department, and to the best of my knowledge and belief, conforms to the requirements established in the Standard Specifications and Standard Details of the Town of Apex. However, this signature does not constitute a variance from any requirements contained in any federal, state, or local code, law, specification, rule or ordinance. It is the sole responsibility of the owner/developer, or any of his agents or contract professionals to ensure that this construction plan meets all the aforementioned requirements.

By: \_\_\_\_\_



McADAMS

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### CONTACT

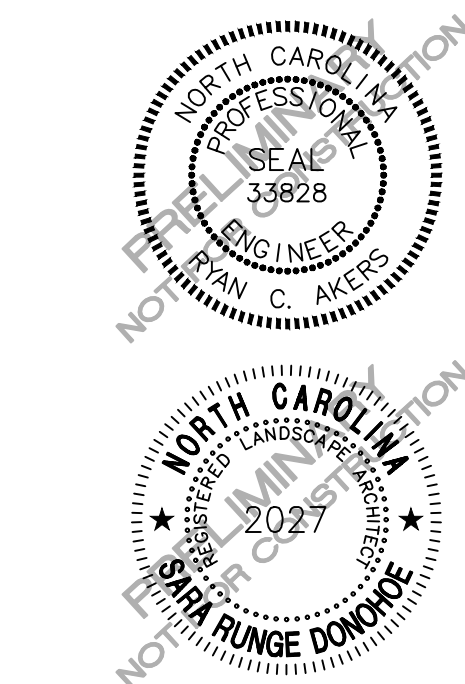
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### CLIENT

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### PROJECT DIRECTORY



### REVISIONS

NO.	DATE	
1	08. 04. 2023	PER TOWN OF APEX COMMENTS
2	12. 01. 2023	PER TOWN OF APEX COMMENTS
3	03. 08. 2024	PER TOWN OF APEX COMMENTS
4	05. 03. 2024	PER TOWN OF APEX COMMENTS
5	07. 05. 2024	PER TOWN OF APEX COMMENTS
6	08. 16. 2024	PER TOWN OF APEX COMMENTS