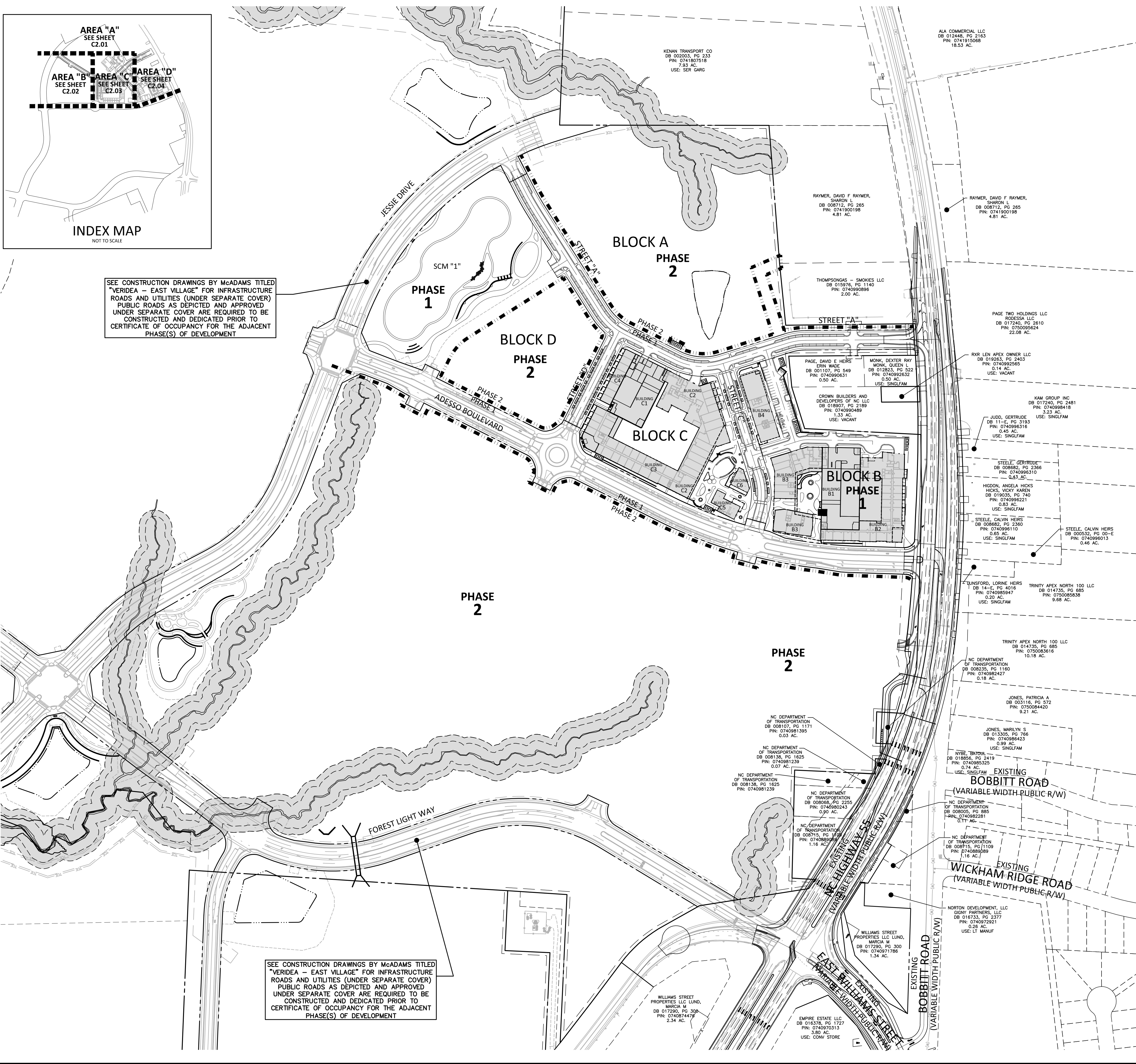


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TOWN OF APEX STANDARD NOTES

- NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED 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](http://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES).
- 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.
- 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.).
- 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 THE START OF DEMOLITION.
- 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 BUILDINGS AND LANDSCAPING
B. SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INTERIOR 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.
- 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 MARKING) 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.
- 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.
- PRIOR TO APPROVAL OF A FINAL PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT WHERE A STORMWATER CONTROL MEASURE (SCM) IS REQUIRED, CONTACT THE ENVIRONMENTAL PROGRAMS MANAGER AT 919-249-3413 TO DEMONSTRATE THAT THE REQUIRED STRUCTURE IS IN PLACE, IS OPERATIONAL AND COMPLIES WITH ALL RELEVANT PORTIONS OF UDO SEC. 6.1.3. ENGINEERED STORMWATER CONTROLS, IF THE SCM IS USED AS PART OF A TEMPORARY EROSION CONTROL MEASURE, THE INSPECTION WILL OCCUR DURING THE APPROPRIATE PHASE OF CONSTRUCTION.
- LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO APPROVAL AND RECORDING OF A SUBDIVISION PLAT, OR IN THE CASE OF PHASED DEVELOPMENT, FOR EACH PHASE OF THE PROJECT. IF THE APPLICANT CHOOSES TO DELAY THE INSTALLATION OF LANDSCAPING FROM APRIL 1, SEPTEMBER 1, THEN THE APPLICANT SHALL PROVIDE A CASH BOND EQUAL TO 150% OF THE COST OF MATERIALS AND INSTALLATION, BASED ON THE HIGHEST ESTIMATE RECEIVED, TO ENSURE INSTALLATION OF THE REQUIRED LANDSCAPING. ADDITIONAL EXCEPTIONS MAY BE GRANTED BY THE PLANNING DIRECTOR IN ACCORDANCE WITH UDO SECTION 8.2.2.E.
- REQUIRED BUFFERS MUST MEET THE MINIMUM OPACITY REQUIREMENTS FOR THE PARTICULAR BUFFER TYPE AS DESCRIBED IN UDO SEC. 8.2.6.
- ANY VEGETATION THAT IS DEAD, SUBSTANDARD, UNHEALTHY, OF POOR STRUCTURAL QUALITY, OR MISSING, SHALL BE REPLACED IN CONFORMANCE WITH TOWN STANDARDS.
- ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH THEIR MATURE SIZE AND MAINTAINED AT THEIR MATURE SIZE. PLANTS SHALL NOT BE CUT OR SEVERELY PRUNED SO THAT THEIR NATURAL FORM IS IMPAIRED.

SITE PLAN NOTES

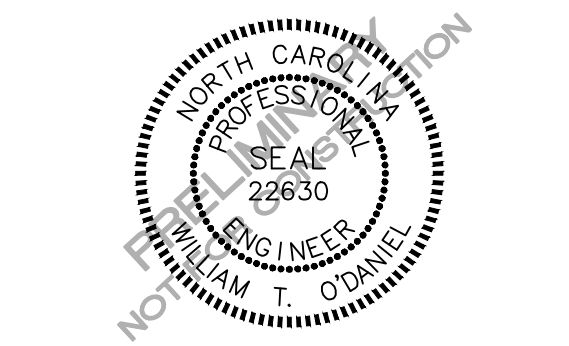
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF APEX AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS SLATED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NC811" OR 1-800-632-4849 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE.
- A TREE PROTECTION FENCING APPLICATION MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE. THIS APPLICATION MUST BE SUBMITTED BEFORE TPF IS INSTALLED.
- PUBLIC ROADS AS DEPICTED AND APPROVED UNDER SEPARATE COVER ARE REQUIRED TO BE CONSTRUCTED AND DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE ADJACENT PHASE(S) OF DEVELOPMENT.

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VERIDEA - MIXED USE
MAJOR SITE PLAN
APEX, NORTH CAROLINA



REVISIONS

NO.	DATE	REV PER TOWN AND CLIENT COMMENTS
1	08.04.2023	REV PER TOWN AND CLIENT COMMENTS
2	11.03.2023	REV PER TOWN AND CLIENT COMMENTS
3	01.05.2024	REV PER TOWN AND CLIENT COMMENTS
4	02.02.2024	REV PER TOWN AND CLIENT COMMENTS
5	03.08.2024	REV PER TOWN AND CLIENT COMMENTS
6	05.03.2024	REV PER TOWN AND CLIENT COMMENTS
7	06.07.2024	REV PER TOWN AND CLIENT COMMENTS

PLAN INFORMATION

PROJECT NO.	RXR22003
FILENAME	RXR22003-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=150'
DATE	04.03.2023

**OVERALL
SITE PLAN
C2.00**