

**GENERAL NOTES:**

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF APEX AND NCCDOT.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.
- MAINS SHALL NOT BE INSTALLED UNDER ANY PART OF WATER IMPOUNDMENTS OR AREA TO BE IMPOUNDED. SEWER MAINS SHALL NOT BE INSTALLED THROUGH, ABOVE, OR BELOW ANY RETAINED EARTH STRUCTURE. SEWER MAIN LOCATION AND DEPTH SHALL NOT BE WITHIN THE THEORETICAL 1:1 SLOPE OF ANY IMPOUNDMENT DAM OR STRUCTURE, OR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION FROM THE TOE OF SLOPE, WHOEVER IS GREATER. THE ENTIRE EASEMENT SHALL BE OUTSIDE OF THE TOE OF SLOPE, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE WATER RESOURCES DEPARTMENT.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3120073220K, DATED 1/19/22.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL. APPROVAL SHEETS TO 04.00 FOR GRADING PLAN. SLOPES NOT TO EXCEED 3:1 IN AREAS OF PROPOSED UTILITIES.
- ALL CONSTRUCTION MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
- THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE 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.
- TREE PROTECTION FENCING MUST BE PLACED:
  - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT GREATEST HEIGHT.
  - ALONG THE OUTSIDE LINE OF THE 100 YR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER, AND
  - 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.).
- ELECTRICAL SERVICE TRANSFORMER LOCATIONS ARE PRELIMINARY AND SHALL BE COORDINATED WITH APPROPRIATE ELECTRIC UTILITY SERVICE PROVIDER AT THE TIME OF CONSTRUCTION.
- WATER, SANITARY SEWER, AND STORM NETWORK SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED AT CONSTRUCTION PLAN STAGE.
- NO PART OF ANY STRUCTURE INCLUDING SUBSTRUCTURES AND OVERHANGS, EQUIPMENT, PRIVATE UTILITY LINE (INCLUDING WATER, IRRIGATION, AND/OR SEWER LINES), RETAINING WALLS, EMBANKMENTS, IMPOUNDMENTS, PRIVATELY MAINTAINED GREENWAYS AND PATHS, LANDSCAPING, OR OTHER ELEMENTS, BOTH TEMPORARY OR PERMANENT, WHICH MAY INHIBIT MAINTENANCE OPERATIONS SHALL BE CONSTRUCTED WITHIN A UTILITY EASEMENT AND NO GRADING MAY OCCUR WITHIN ANY UTILITY EASEMENT PRIOR TO OBTAINING FINAL CONSTRUCTION PLAN APPROVAL FROM A BUILDING PERMIT, OR AN ENCROACHMENT AGREEMENT OR PRIOR APPROVAL FROM THE WATER RESOURCES AND/OR ELECTRIC UTILITIES DEPARTMENT.
- ACCESS FOR THE PURPOSE OF CONSTRUCTION INSPECTION SHALL BE PROVIDED TO THE TOWN OF APEX OR DESIGNATED REPRESENTATIVES. ALL OFF-STREET WATER, SEWER MAINS, AND POWER LINES, ETC. TO BE OPERATED AND MAINTAINED BY THE TOWN SHALL BE LOCATED IN A PUBLIC UTILITY EASEMENT. PRIVATE EASEMENTS FOR WATER AND SEWER SERVICE LINES ARE NOT PERMITTED. FILL OR CUT SLOPES GREATER THAN 6:1 SHALL NOT EXCEED INTO UTILITY EASEMENTS. EASEMENTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS, WITH A MINIMUM GRADE OF 0.5%. EASEMENTS SHALL BE FULLY ACCESSIBLE BY RUBBER-TIRED VEHICLES IN THEIR ENTIRETY AND GRADED SMOOTH, FREE FROM ROCKS, BOLLERS, ROOTS, STUMPS, AND OTHER DEBRIS TO PROVIDE A MINIMUM 6:1 GRADE PARALLEL TO THE UTILITY CENTERLINE AND A MINIMUM OF 48" CURED AND MULCHED LUSH GRASS COMPLETION OF CONSTRUCTION. UTILITY EASEMENTS SHALL BE ACCESSIBLE FROM A PUBLIC RIGHT-OF-WAY. IF THE EASEMENT IS NOT ACCESSIBLE PERPENDICULAR FROM THE RIGHT-OF-WAY DUE TO STEEP SLOPE, ENVIRONMENTAL FEATURE, OR OTHER OBSTACLE, ADDITIONAL EASEMENT MAY BE NECESSARY, AS DEEMED BY THE WATER RESOURCES DEPARTMENT.

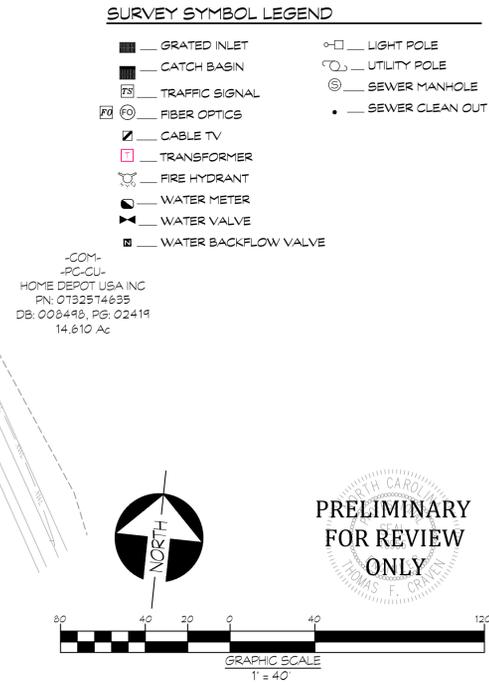
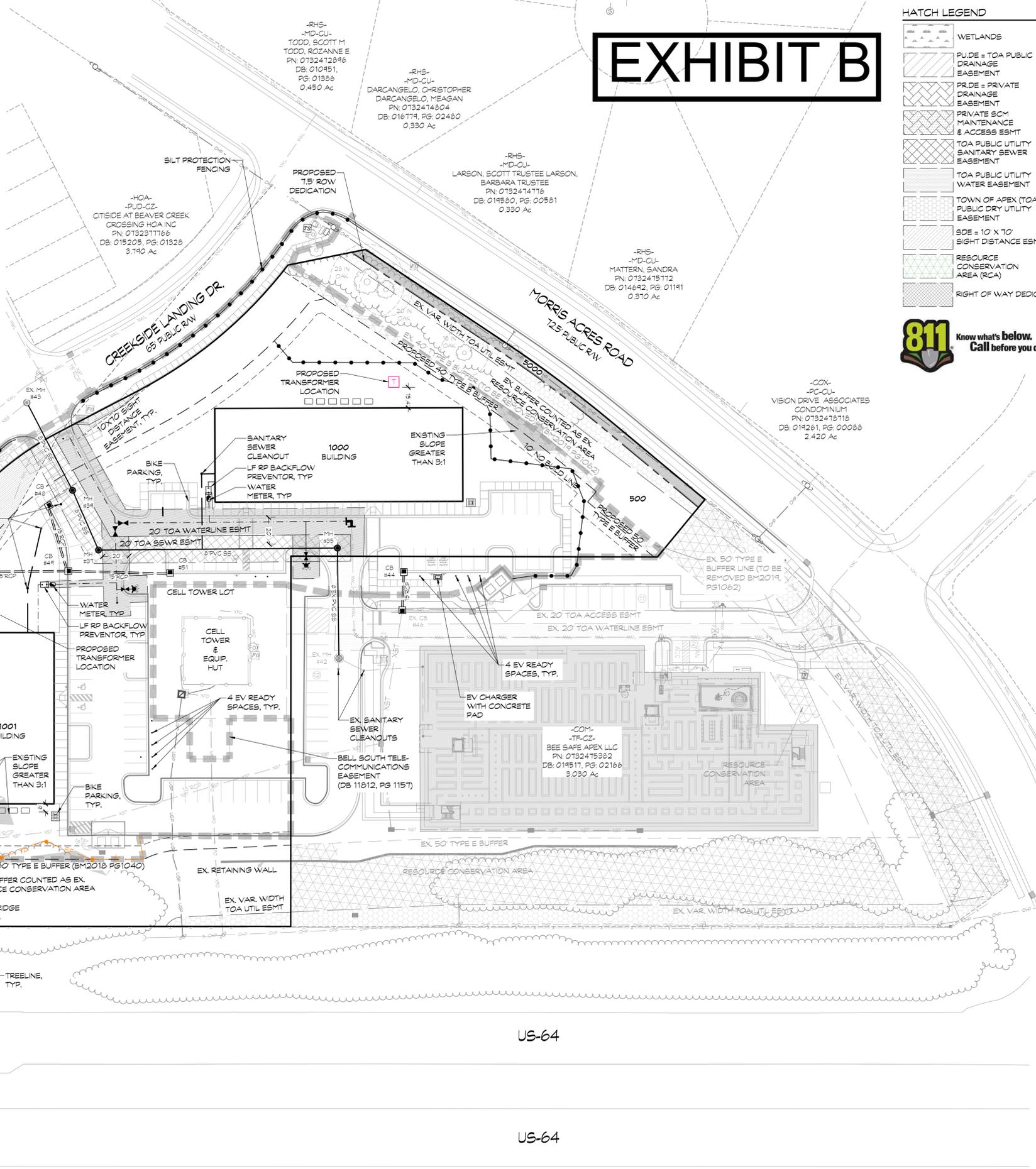
# EXHIBIT B

- HATCH LEGEND**
- WETLANDS
  - PUDE = TOA PUBLIC DRAINAGE EASEMENT
  - PRDE = PRIVATE DRAINAGE EASEMENT
  - PRIVATE SCM MAINTENANCE & ACCESS ESMT
  - TOA PUBLIC UTILITY SANITARY SEWER EASEMENT
  - TOA PUBLIC UTILITY WATER EASEMENT
  - TOWN OF APEX (TOA) PUBLIC DRY UTILITY EASEMENT
  - SDE = 10' X 10' SIGHT DISTANCE ESMT
  - RESOURCE CONSERVATION AREA (RCA)
  - RIGHT OF WAY DEDICATION
- REQUIRED PLAN NOTES:**
- ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCRUCH 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.
  - 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 LOADS, 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. 8.2.2 OF THE UDO. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
    - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPING.
    - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE AND ARE SIMILAR IN MATERIAL AND COLOR.
    - SCREENING ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
    - ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX (6) FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
    - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS BE EIGHT (8) FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHOEVER IS GREATER, AND BE BUILT OF MASONRY MATERIAL WITH CRAGG 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.
  - ALL WATER AND SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF THREE (3) FEET OF COVER.
  - MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN UTILITIES.
  - VERIFY ALL ILLUSTRATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
  - CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
  - ALL METERED CONNECTIONS TO TOWN POTABLE WATER SHALL HAVE A TOWN-APPROVED BACKFLOW PREVENTION ASSEMBLY INSTALLED.
  - WATER AND SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, WHOSE LOCAL CONDITIONS PREVENT A SEPARATION OF AT LEAST 10 FEET. THE WATER MAIN MAY BE LAD CLOSER, PROVIDED THAT THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST THREE (3) FEET.
  - ALL NEW PUBLIC WATER AND SEWER LINES CONTAINED WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WILL REQUIRE A WATER DISTRIBUTION EXTENSION PERMIT AND/OR A GRAVITY SEWER EXTENSION PERMIT TO THE RELEASE OF CONSTRUCTION DRAWINGS. ALL WATER DISTRIBUTION EXTENSION PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SEALED ENGINEER'S REPORT PER THE TOWN OF APEX SPEC BOOK. PLEASE CONTACT THE ENGINEERING DIVISION AT 419-249-3344 TO OBTAIN THESE PERMIT APPLICATIONS.
  - A PLUMBING PERMIT ISSUED BY THE BUILDING INSPECTION DIVISION IS REQUIRED FOR ALL PLUMBING SYSTEMS, INCLUDING STORM DRAINAGE SYSTEMS, INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT. THESE SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR PRIOR TO COVERING. CONTACT THE BUILDING INSPECTIONS & PERMITTING DIRECTOR AT 419-249-3381 FOR INFORMATION INCLUDING THE UTILIZATION OF A THIRD-PARTY INSPECTION AGENCY.
  - IT IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE(S) TO LOCATE AND IDENTIFY ALL EXISTING AND PROPOSED UTILITIES AND TO CLEARLY IDENTIFY THEM ON THE APPROVED PLANS.
  - NO PRIVATE UTILITY EASEMENTS SHALL BE ALLOWED TO BE COUNTED IN THE CALCULATIONS FOR BUFFERS, RCA, OR REQUIRED LANDSCAPE AREAS.



- SURVEY LINETYPES**
- |     |                        |                        |                |
|-----|------------------------|------------------------|----------------|
| --- | PROPERTY LINE          | -JVC-                  |                |
| --- | P/L NOT SURVEYED       | -JUD-CZ-               |                |
| --- | TOA WL EASEMENT        | SHREE GOPAL PRABHU LLC | PN: 0132318213 |
| --- | FENCE LINE             | DB: 018386, PG: 02670  | 1.460 Ac       |
| XSS | EX. SANITARY SEWER     |                        |                |
| XST | EX. STORM SEWER        |                        |                |
| CHP | OVERHEAD POWER         |                        |                |
| UGP | UNDERGROUND POWER      |                        |                |
| XFO | EX. F.O./COMMUNICATION |                        |                |
| TS  | TRAFFIC SIGNAL         |                        |                |
| XWL | EX. WATERLINE          |                        |                |
|     | 100 YR FLOODPLAIN      |                        |                |
| --- | GUARD RAIL             |                        |                |
- COMBINATION SILT & TREE PROTECTION FENCING

- SURVEY SYMBOL LEGEND**
- |   |                      |   |                 |
|---|----------------------|---|-----------------|
| ■ | GRATED INLET         | ○ | LIGHT POLE      |
| ■ | CATCH BASIN          | ○ | UTILITY POLE    |
| ■ | TRAFFIC SIGNAL       | ○ | SEWER MANHOLE   |
| ■ | FIBER OPTICS         | ○ | SEWER CLEAN OUT |
| ■ | CABLE TV             |   |                 |
| ■ | TRANSFORMER          |   |                 |
| ■ | FIRE HYDRANT         |   |                 |
| ■ | WATER METER          |   |                 |
| ■ | WATER VALVE          |   |                 |
| ■ | WATER BACKFLOW VALVE |   |                 |



PRELIMINARY FOR REVIEW ONLY  
THOMAS F. CRAVEN

## PRELIMINARY UTILITY PLAN

REVISED	09/08/2025	TOWN OF APEX REVIEW
REVISED	04/05/2025	TOWN OF APEX REVIEW
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-	-	-
-	-	-
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO	YES