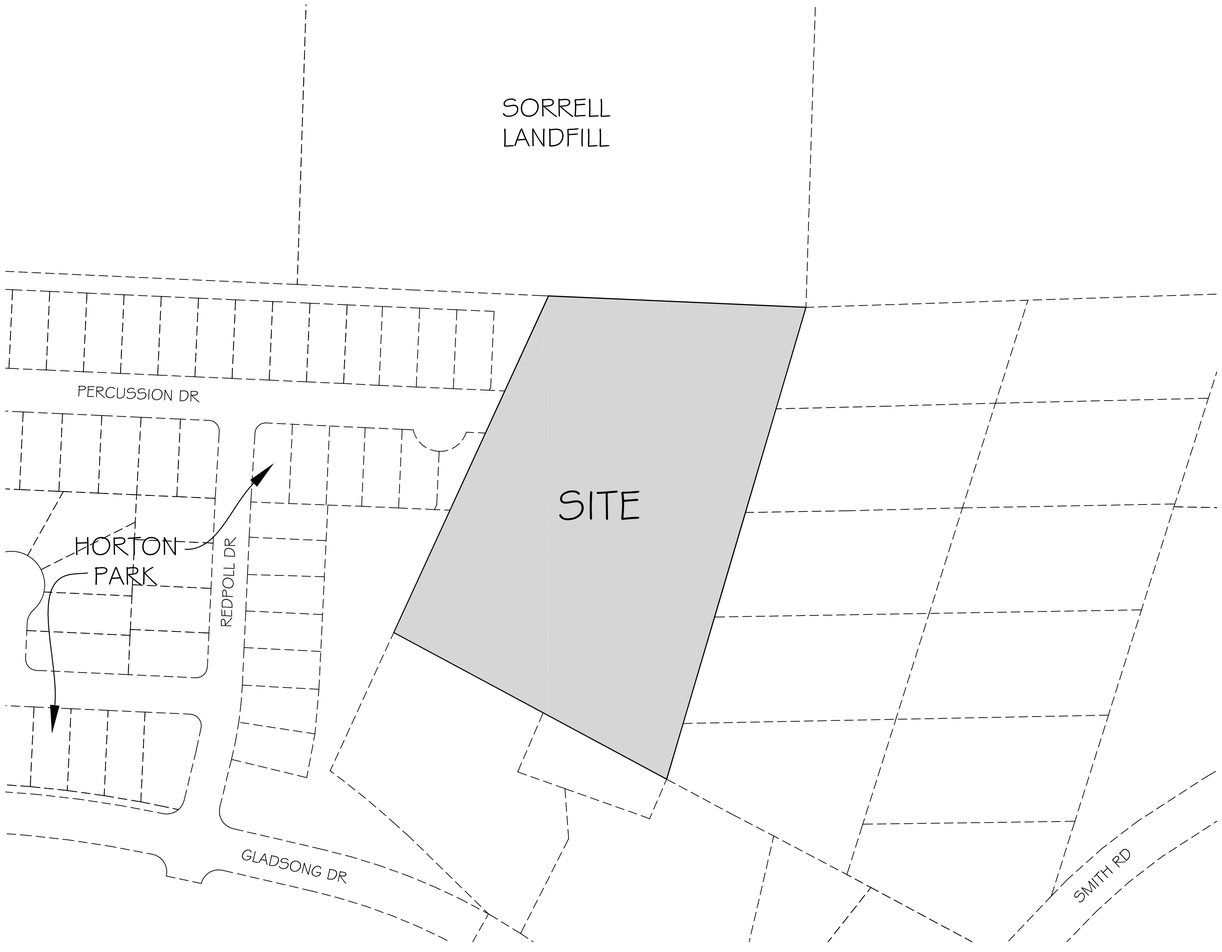
VIMB SUBDIVISION

MASTER SUBDIVISION PLAN





VICINITY MAP

SITE DATA	
PROJECT NAME	VIMB SUBDIVISION
PROJECT ADDRESS	0 SMITH ROAD
PREPARER'S CONTACT INFORMATION	JONES & CNOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - 919-387-1174 EMAIL - PATRICK@JONESCNOSSEN.COM CONTACT PERSON - PATRICK L. KIERNAN
OWNER CONTACT INFORMATION	VIMB, LLC 9105 28TH AVE REDMOND, WA 98053 PHONE - 425-918-2352 EMAIL - VEERAKONDA@GMAIL.COM CONTACT PERSON - VEERA KONDA
CURRENT PROPERTY ZONING	MD-CZ
WAKE COUNTY PIN	0751-40-9074
REZONING NUMBER	#25CZ17
TOTAL OVERALL PROJECT AREA	5.33 ACRES
AREA WITHIN CEMETERY OVERLAP	0.09 ACRES
NET AREA FOR RCA CALCULATIONS	5.24 ACRES
REQUIRED RCA AREA	1.05 ACRES (20%)
PROPOSED RCA AREA	1.29 ACRES (24.6%)
TOTAL DISTURBED AREA	1.6 ACRES
MAX. BUILT UPON AREA	60% (3.20 AC)
ESTIMATED BUILT UPON AREA	32% (1.72 AC)
PROPOSED RESIDENTIAL LOTS	14
PROPOSED DENSITY	2.6 LOTS/AC
PUBLIC RECREATION REQUIREMENT	14 SINGLE FAMILY DETACHED UNITS*$4,325.07=$60,550.98
DATE OF TOWN COUNCIL APPROVAL	1/27/26
MAX. BUILDING HEIGHT	40 FEET
PROPOSED USES	SINGLE FAMILY RESIDENTIAL
2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
WATERSHED PROTECTION OVERLAY DISTRICT	SECONDARY (NEUSE RIVER BASIN, MIDDLE CREEK SUB-WATERSHED)
FEMA FLOODPLAIN INFORMATION	MAP #3720075100K & #3720075000K (DATED JULY 19, 2022) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.
SMALL TOWN CHARACTER OVERLAY DISTRICT	NO
HISTORIC STRUCTURE?	NO
PUBLIC GREENWAY TRAIL CONSTRUCTION?	NO
COORDINATES FOR CENTROID	2054975.42, 710048.21

ZONING CONDITIONS DUE TO PROXIMITY OF SORRELL LANDFILL:

1. ALL HOMES SHALL BE DESIGNED AND CONSTRUCTED WITH A PERMANENTLY INSTALLED METHANE MONITORING DEVICE. HOA COVENANTS SHALL INCLUDE A REQUIREMENT THAT HOMEOWNERS WILL MAINTAIN THE METHANE MONITORING DEVICE TO ENSURE EFFECTIVE OPERATION.
2. ALL HOMES SHALL BE DESIGNED AND CONSTRUCTED WITH A METHANE-RESISTANT VAPOR BARRIER INSTALLED BENEATH THE CONCRETE SLAB OR CRAWLSPACE. FOR HOMES CONSTRUCTED ON SLAB FOUNDATIONS, A SUB-SLAB VENTILATION SYSTEM (PASSIVE OR ACTIVE) SHALL ALSO BE INSTALLED. INSTALLATION OF THE VAPOR BARRIER SHALL BE DOCUMENTED BY THE BUILDER AND MADE AVAILABLE FOR INSPECTION UPON REQUEST BY TOWN STAFF.
3. A NOTE SHALL BE INCLUDED IN THE MASTER SUBDIVISION FINAL PLAT THAT SUMMARIZES THE METHANE MITIGATION PRACTICES REQUIRED FOR ALL RESIDENTIAL LOTS WITHIN THE DEVELOPMENT.

STANDARD SPECIFICATIONS & STANDARD DETAILS
VERSION: MARCH 10, 2026

SEWER CAPACITY NOTE:
THIS PROJECT PROPOSES APPROXIMATELY 4,200 GAL/DAY OF WASTEWATER FLOW (14 LOTS @ 300 GAL/DAY).

GRADING NOTE:
THIS PROJECT WILL BE STAGE GRADED. PER THE UDO DEFINITION FOR STAGED GRADING, 50% OR LESS OF THE LOTS WILL BE GRADED DURING THE INITIAL GRADING PHASE.

DRAINAGE NOTE:
90% OF PRE-DEVELOPMENT DRAINAGE AREAS TO BE PRESERVED IN THEIR NATURAL BASINS.

AFFORDABLE HOUSING COMMITMENT:
LOT 5 SHALL BE CLASSIFIED AS "AFFORDABLE HOUSING" (14 LOTS * 10% = 1.4 LOTS)

MINIMUM BUILDING SETBACKS (SINGLE FAMILY)	
FROM BUFFER/RCA	10' FOR BUILDINGS 5' FOR IMPERVIOUS
FRONT	25'
REAR	20'
SIDE	6' MIN./16 TOTAL
CORNER SIDE	15'

PARKING SUMMARY

TOTAL SPACES REQUIRED:
2 SPACES PER SINGLE FAMILY UNIT X 14 UNITS = 28 SPACES
MAIL KIOSK PARKING REQUIREMENT = 2 SPACES (1 H/C (VAN))
TOTAL REQUIRED = 30 SPACES (1 H/C (VAN))

TOTAL SPACES PROVIDED:
14 - 2 CAR DRIVEWAYS = 28 SPACES
MAIL KIOSK PARKING = 2 SPACES (1 H/C (VAN))
TOTAL PROVIDED = 30 SPACES (1 H/C (VAN))

SHEET INDEX

1	COVER SHEET
2	ZONING CONDITIONS
3	PRELIMINARY SITE LAYOUT PLAN
4	EXISTING CONDITIONS PLAN
5	PRELIMINARY GRADING & DRAINAGE PLAN 1
6	PRELIMINARY GRADING & DRAINAGE PLAN 2
7	PRELIMINARY UTILITY PLAN
8	STAGING & DEMO PLAN
9	DETAILS
LA-1	LANDSCAPE PLAN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

N

0 50 100 200
GRAPHIC SCALE

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FOR REVIEW ONLY

VIMB SUBDIVISION
MASTER SUBDIVISION PLAN
TOWN OF APEX WAKE COUNTY, NORTH CAROLINA

COVER SHEET

SCALE	1"= 100'
DRAWN	PLK
DATE	AUGUST 3, 2026
REVISION	PER TRC
10/1/26	
SHEET	1
PROJECT	2552