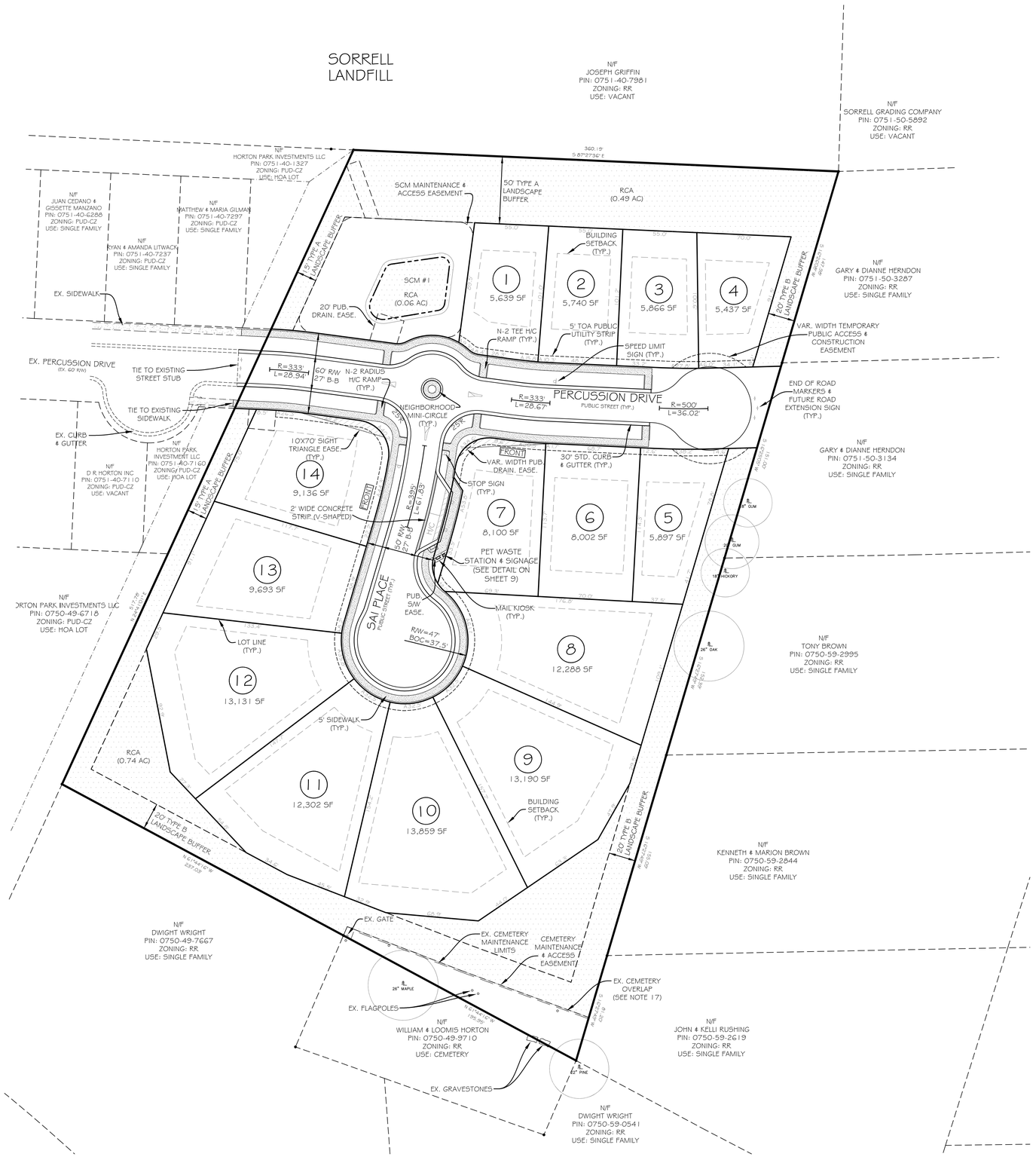


TOWN OF APEX REQUIRED PLAN NOTES:

1. 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/2115/APPLICATIONS-SCHEDULES.
2. 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.
3. 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.).
4. 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 START OF THE DEMOLITION.
5. ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCROACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (E.G. RCA, THE CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
6. 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 TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS, RECREATION, & CULTURAL RESOURCES DEPARTMENT.
7. THE SCREENING OF LOADING DOCKS, ROLL-OUT TRASH CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, GROUND OR BUILDING SHALL MEET THE REQUIREMENTS OF UDO SEC. 8.2.8. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
   A) IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPING,
   B) SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIAL AND COLOR,
   C) SCREENED 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 AT LEAST 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.
8. 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.
9. 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.
10. 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.
11. RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE 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 THE START OF WORK. ALL RETAINING WALLS AND OTHER RETENTION STRUCTURES MUST BE INTEGRALLY TINTED OR STAINED A MEDIUM OR DARK BROWN OR RUST COLOR OR BE COVERED WITH A MASONRY VENEER THAT IS A MEDIUM OR DARK BROWN OR RUST COLOR.
12. ALL ROADS AND SIDEWALKS TO REMAIN OPEN DURING CONSTRUCTION.
13. ALL ROADWAY CLOSURES ARE PENDING TOWN OF APEX STAFF APPROVAL. CONTRACTOR SHALL CONTACT SAJID HASSAN (SAJID.HASSAN@APEXNC.ORG) A MINIMUM OF THREE (3) WEEKS PRIOR TO ROADWAY CLOSURE AND PROVIDE ALL PERTINENT INFORMATION RELATED TO THE ROADWAY CLOSURE.
14. IN THE CASE OF A ROAD CLOSURE, ALL DETOUR SIGNS SHALL BE INSPECTED AND APPROVED BY THE TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT DEPARTMENT PRIOR TO BEGINNING OF WORK.
15. ALL PARTIAL LAND AND SHOULDER CLOSURES SHALL ADHERE TO STANDARD NCDOT WORK ZONE DRAWINGS.

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION TAKEN FROM SURVEYS PROVIDED BY SMITH & SMITH SURVEYORS.
3. TOPOGRAPHIC INFORMATION PROVIDED BY NORTH CAROLINA SPATIAL DATA LIDAR AND WAS BLENDED WITH SURVEYED TOPOGRAPHIC INFORMATION FROM SMITH & SMITH SURVEYORS.
4. NO FEMA MAPPED FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP #3720075100K & #3720075000K, DATED JULY 19, 2022.
5. THIS SITE IS LOCATED WITHIN SECONDARY WATERSHED OVERLAY DISTRICT.
6. THE EXISTING STRUCTURES WILL ALL BE REMOVED. ANY EXISTING WELLS AND SEPTIC TANKS WILL BE ABANDONED ACCORDING TO WAKE COUNTY HEALTH DEPARTMENT STANDARDS.
7. BEFORE DEMOLITION OF EXISTING STRUCTURES/SITE FEATURES SUCH AS FENCING ARE IMPLEMENTED, THE TREE PROTECTION FENCING IS TO BE PERMITTED, INSTALLED AND INSPECTED PRIOR TO ANY OF THE DEMOLITION WORK. IF THERE ARE EXISTING TREES IN THE BUFFERS WHERE THE FENCING WILL BE REMOVED, FENCING IS TO BE REMOVED BY HAND.
8. A DEMOLITION PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION OF ANY STRUCTURE. A LETTER OF ASBESTOS ABATEMENT WILL NEED TO ACCOMPANY THE APPLICATION FOR PERMIT. A LETTER OF ASBESTOS REMOVAL WILL BE REQUIRED PRIOT TO PERMIT ISSUANCE.
9. CONSTRUCTION VEHICLE PARKING LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH & SPANISH SHALL BE INSTALLED.
10. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED. THE DEVELOPER WILL BE REQUIRED TO INSTALL WEATHER RESISTANT TEMPORARY ROAD NAME SIGNS AT INTERSECTIONS PRIOR TO PLAT APPROVAL. THESE SIGNS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL REPLACED BY THE PERMANENT SIGNS.
11. DURING INSTALLATION OF SILT FENCE, MAINTAIN 3' CLEARANCE AROUND FIRE HYDRANTS.
12. THE MAIL CLUSTER BOX UNIT AND PET WASTE STATIONS ARE REQUIRED TO BE INSTALLED PRIOR TO THE FIRST PLAT.
13. SEE SHEET 6 FOR DETAILS OF PET WASTE STATION, INCLUDING SIGNAGE TO PREVENT PET WASTE AND FERTILIZER FROM BEING SPREAD INAROUND THE SCM AREA.
14. 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.
15. 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.
16. MONITORING DEVICE AND VAPOR BARRIER SHALL FOLLOW DETAILS ON SHEET 8 OR SIMILAR APPROVED MITIGATION DEVICES.
17. EXISTING CEMETERY ENCROACHES ON PROPERTY FROM THE SOUTH BUT SHALL REMAIN UNDISTURBED.
18. SPEED LIMIT SIGNS OF 25 MPH SHALL BE POSTED ON PERCUSSION DRIVE & SAI PLACE.

HATCH LEGEND:	
RCA	
SIGHT EASEMENT	

PRELIMINARY PLANS NOT FOR CONSTRUCTION

0 25 50 100
GRAPHIC SCALE

Jones & Chossen ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning
221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescnossen.com

FOR REVIEW ONLY

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

PRELIMINARY SITE LAYOUT

SCALE	1"=50'
DRAWN	PLK
DATE	AUGUST 3, 2026
REVISION	10/1/26 — PER TRC
SHEET	3
PROJECT	2552