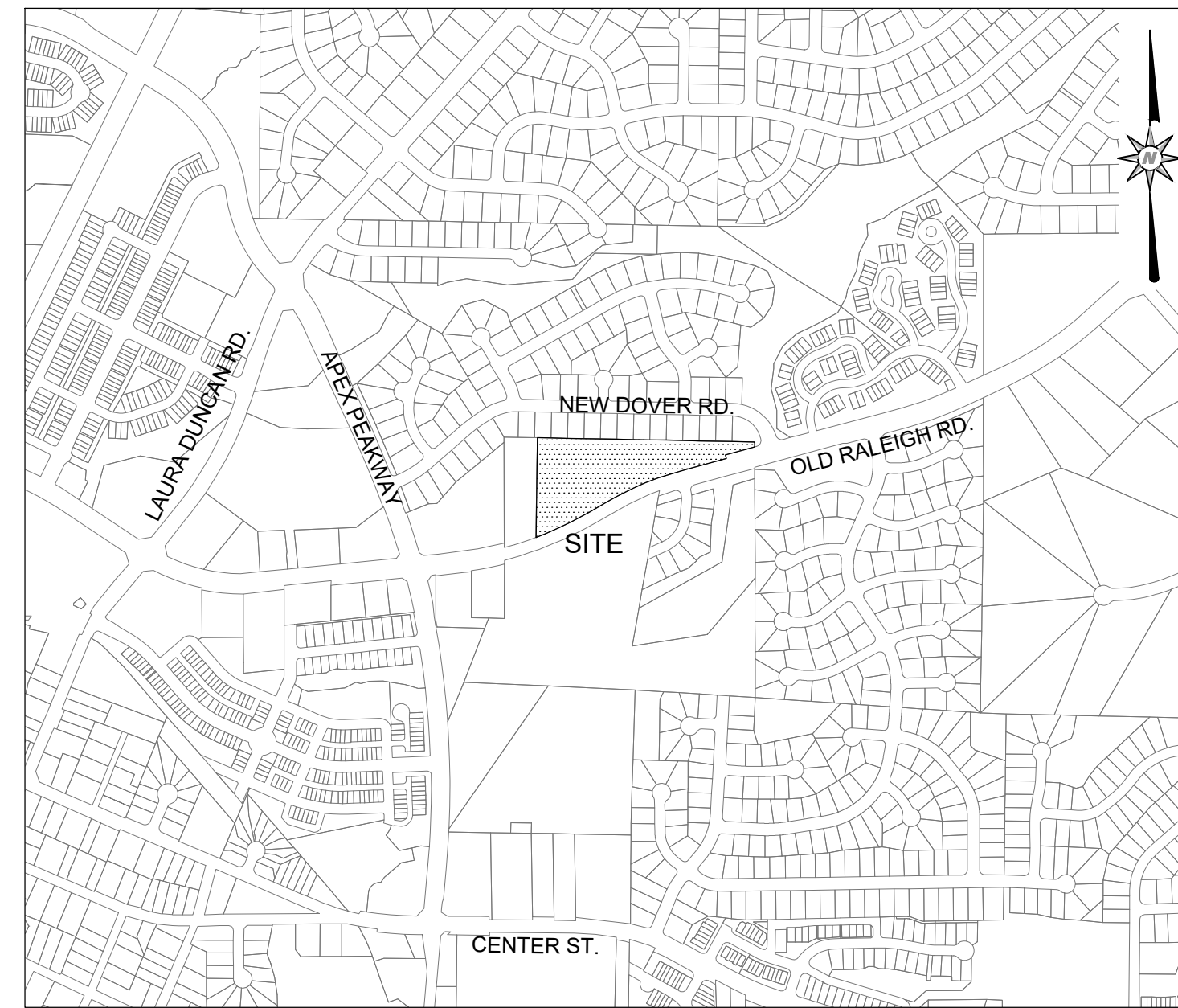


ESTATES AT OLD RALEIGH

TOWN OF APEX WAKE COUNTY, NORTH CAROLINA MASTER SUBDIVISION PLANS

REGULATORY REVIEW SET ISSUED: NOVEMBER 3, 2025
REVISED: FEBRUARY 4, 2026



VICINITY MAP
SCALE: 1"=750'

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.	
2.	
3.	
By: _____	Date: _____
Requesting Engineer	

TOWN OF APEX UDO SUPPLEMENTAL STANDARDS:
PER SECTION 4.4 OF THE TOWN OF APEX UDO, NO SUPPLEMENTAL STANDARDS ARE APPLICABLE TO THIS PROJECT.

STANDARD SPECIFICATIONS & STANDARD DETAILS
VERSION: SEPTEMBER 25, 2024

REZONING CONDITIONS

PERMITTED USES:

- SINGLE FAMILY
- ACCESSORY APARTMENT

Site, Environmental, and Other Conditions:

- A maximum of three residential lots shall be permitted.
- A minimum of 30% of the gross parcel area will be preserved as Resource Conservation Area (RCA).
- To reduce irrigation requirements, the project shall select and plant only warm season grasses.
- The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
- To preserve and protect existing wildlife species, existing ponds shall be preserved if structurally sound. The pond will be evaluated by a geotechnical engineer prior to subdivision plan approval.
- No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
- Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
- Developer shall dedicate public right-of-way 55 feet from roadway centerline for the entirety of the parcel frontage along Old Raleigh Road based on the total ultimate section of 110 feet in the Apex Transportation Plan.
- Developer shall complete frontage widening based on the 4 lane median divided typical section with bike lanes and 10' side path in the Apex Transportation Plan only for the frontage of the project proposed for residential lots. The remainder of the frontage not being developed for residential lots can remain as interim section with sidewalk until such time a project developed by others proposes to widen Old Raleigh Road.
- In the event the developer proposes a public street to access the lots, the developer will be required to include a stub street to the parcel at the west.
- No development, other than utilities, shall be allowed north or east of the riparian buffer.
- All homes shall be preconfigured with conduit for a solar energy system.

Architectural Conditions:

- Vinyl siding is not permitted, however vinyl windows, decorative elements, and trim are permitted.
- The roof shall be pitched at 5:12 or greater for 75% of the building designs.
- Eaves shall project at least 12 inches from the wall of the structure.
- Garage doors shall have windows, decorative details, or carriage style adornments on them.
- The garage shall not protrude more than 1 foot out from the façade or front porch. Living space above a garage shall not be considered part of the front façade.
- Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
- The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, including, but not limited to, the following elements:
 - Windows
 - Bay Window
 - Recessed Window
 - Decorative Window
 - Trim around Windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative Trim
 - Decorative Shake
 - Decorative air vents on gables
 - Decorative gable
 - Decorative cornice
 - Columns
 - Portico
 - Balcony
 - Dormer
- House entrances for units with front facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- Front porches shall be a minimum of 6 feet deep.

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PROR ADVISORY COMMISSION:	EXEMPT
CZ REZONING: DATE TOWN COUNCIL APPROVAL OF FEE-IN-LIEU W/ SUBDIVISION PLAN:	9/23/25
# OF SINGLE-FAMILY DETACHED UNITS:	3 x \$4,244.42 / UNIT = \$12,733.26
# OF SINGLE-FAMILY ATTACHED UNITS:	x \$2,858.65 / UNIT =
# OF MULTI-FAMILY UNITS:	x \$2,516.93 / UNIT =
TOTAL FEE-IN-LIEU OF DEDICATION:	\$12,733.26
AND/OR:	
ACRES OF LAND DEDICATION ACREAGE / NA	
PUBLIC GREENWAY TRAIL CONSTRUCTION: YES / <input checked="" type="checkbox"/> NO	
LENGTH OF PUBLIC GREENWAY TRAIL (LF):	NA

SITE DATA TABLE

PROJECT NAME:	1211 OLD RALEIGH ROAD SUBDIVISION
PROPERTY OWNER:	MELBA MILLER BEASLEY REVOCABLE TRUST 125 LOLLIBERRY DRIVE HOLLY SPRINGS, NC 27540
DEVELOPER:	ODG 87, LLC PO BOX 1117 HOLLY SPRINGS, NC 27540
PHYSICAL ADDRESS:	1211 OLD RALEIGH ROAD
ANNEXATION NUMBER:	#803: 2025-070
JURISDICTION:	TOWN OF APEX
PIN NUMBER:	0742822598
REAL ESTATE ID (REID):	0005328
MAP NAME:	07428
TOTAL PROPERTY AREA:	6.40 AC.
GROSS (WITHOUT R/W DEDICATION):	6.40 AC.
RIGHT-OF-WAY DEDICATED:	4.974 AC.
NET AREA:	4.974 AC.
RESOURCE CONSERVATION AREA:	
RCA REQUIRED:	30% OF GROSS AREA (PER ZONING CONDITION) 30% X 6.40 AC. = 1.92 AC.
RCA PROVIDED:	3.16 AC. (137,903 SF) OR 49.38% TOTAL
DISTURBED AREA:	TBD
PROPERTY REFERENCE:	DB 08-E / PG 1323
ZONING DISTRICT:	MD-CZ - REZONING CASE #35C207
2045 LAND USE MAP:	MEDIUM DENSITY RESIDENTIAL
LAT/LONG:	35°44'06" N 78°50'13" W
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED # OF LOTS:	3
WATERSHED:	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT
SUBWATERSHED:	UPPER NW TRIBUTARY-WILLIAMS CREEK BASIN
RIVER BASIN:	NEUSE
% OF PRE-DEVELOPMENT DRAINAGE AREAS PRESERVED TO NATURAL BASIN:	100% (NO CHANGE)
FEMA FLOOD HAZARD ZONE:	NONE
TYPE OF GRADING:	STAGED
% OF TOTAL LOTS GRADED PRIOR TO PLAT:	NONE
SETBACKS:	FRONT: 25' SIDE: 6' MIN. 16' AGGREGATE REAR: 20'
IMPERVIOUS AREA:	
EXISTING:	22,086 SF (0.507 AC.)
PROPOSED:	56,112 SF (1.288 AC.)
% IMPERVIOUS:	20.14%
MAX IMPERVIOUS PERMITTED:	60%
NET PARCEL AREA (WITH R/W DEDICATION):	4.974 AC.
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	0.69 x 4.974 AC. = 2.884 AC OR 130,000 SF
NOTE:	IMPERVIOUS CALCULATION INCLUDES AREAS SHOWN WITHIN THE PROJECT BOUNDARY BUT LOCATED WITHIN THE ORIGINAL OLD RALEIGH ROAD RIGHT-OF-WAY. THE EXISTING PROPERTY BOUNDARY EXTENDS TO THE CENTERLINE OF THE EXISTING ROADWAY.
THERE ARE NO KNOWN HISTORIC STRUCTURES LOCATED ON THE PARCEL.	
THE PROPERTY SHOWN IS LOCATED IN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM 3720074200J DATED MAY 2, 2006.	

CIVIL DRAWING INDEX:

COVER SHEET	C-00
EXISTING CONDITIONS PLAN	C-01
TREE SURVEY	C-02
STAGING & DEMOLITION PLAN	C-03
OVERALL SITE LAYOUT & UTILITY PLAN	C-04
PARTIAL SITE & UTILITY PLAN I	C-05
PARTIAL SITE & UTILITY PLAN II	C-06
OVERALL GRADING & DRAINAGE PLAN	C-07
PARTIAL GRADING & DRAINAGE PLAN I	C-08
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STORMWATER SCM SECTIONS & DETAILS I	C-10
STORMWATER SCM SECTIONS & DETAILS II	C-11
SITE HYDROLOGY PLAN	C-12
LANDSCAPING PLAN	L-01
PERIMETER BUFFER DETAILS & EXHIBITS	L-02
NOTES & DETAILS I	D-01
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NOTES & DETAILS III	D-03
NOTES & DETAILS IV	D-04
NOTES & DETAILS V	D-05
NOTES & DETAILS VI	D-06
NOTES & DETAILS VII	D-07
TOTAL NUMBER OF SHEETS:	22

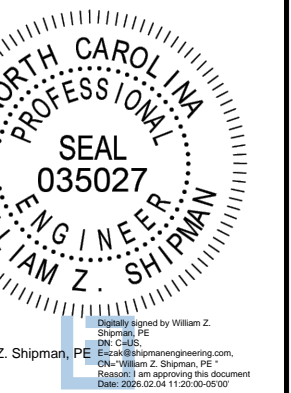
PUBLIC INFRASTRUCTURE TABLE:

WATER LINES: 0 LF	STORM DRAIN (PUBLIC): 515LF
SEWER LINES: 951 LF	SIDEWALK/GREENWAYS: 474 SY
CURB & GUTTER: 291 LF	NEW STREETS: 0 LF

SEWER ALLOCATION REQUEST

# OF SINGLE FAMILY DETACHED UNITS:	3 UNITS
DAILY FLOW PER UNIT:	300 GPD
TOTAL ALLOCATION REQUEST:	900 GPD

SIGNATURE BLOCK



SYMBOL	DATE	REVISIONS
1	02/04/2026	PER TOWN OF APEX TRC COMMENTS

SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

DESIGNED BY: WZS
DRAWN BY: WZS
CHECKED BY: WZS
DRAWING DATE: 10/02/25
SE PROJECT #: 2025-110

ESTATES AT OLD RALEIGH
 TOWN OF APEX WAKE COUNTY, NORTH CAROLINA
 COVER SHEET

SHEET NUMBER:
C-00

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DOCUMENTS.

Civil Engineer

Shipman Engineering, PLLC
NC License # P-1963
137 Middlegreen Place
Holly Springs, NC 27540
919.900.0006
Contact: Zak Shipman, PE
zak@shipmanengineering.com

Developer

ODG 87, LLC
PO Box 1117
Holly Springs, NC 27540
Contact: Mr. Dan Morse
dan@tripleahomes.org
919.800.9951

Property Owner

Melba Miller Beasley Revocable Trust
125 Lolliberry Drive
Holly Springs, NC 27540
Contact: Ms. Traci Mattachioni
tracimatt73@gmail.com

Surveyor

Taylor Land Consultants, PLLC
1600 Olive Chapel Road, Suite 140
Apex, NC 27502
919.801.1104
Contact: Mr. Jeremy Taylor, PLS
jeremy@taylorlc.com

DEED REFERENCE:

DB 08-E PG 1323

SURVEY DATUM INFORMATION

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

IMPORTANT NOTE:

ARCHITECTURAL BUILDING ELEVATIONS ARE NOT AVAILABLE AT THE TIME OF PRELIMINARY SUBDIVISION PLAN SUBMITTAL.

CUSTOM HOME ARCHITECTURAL PLANS, INCLUDING ELEVATIONS, MATERIALS, AND OTHER CRITERIA, WILL BE REVIEWED AT THE TIME OF BUILDING PERMIT TO ENSURE COMPLIANCE WITH APPROVED ZONING CONDITIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.