RESIDENTIAL MASTER SUBDIVISION PLAN

THE GROVE AT WEST VILLAGE

2309 KELLY ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 230502
DATE: JUNE 2, 2025

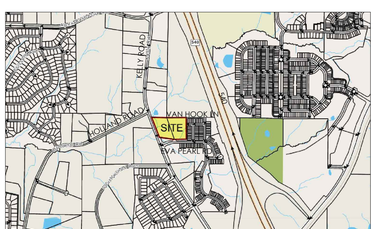
DEVELOPER/OWNER
STAT9 TECHNOLOGIES
420 HILLIARD FOREST DRIVE
CARY, NC 27519

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
PHONE (919) 439-0100
www.PeakEngineering.com

SURVEYOR
BATEMAN CIVIL SURVEY COMPANY
2524 RELIANCE AVENUE
APEX, NC 27539
PHONE (919) 577-1080

ENVIRONMENTAL CONSULTANT
SOIL AND ENVIRONMENTAL CONSULTANTS, PA
8412 FALLS OF NEUSE ROAD, SUITE 104
RALEIGH, NC 27615
PHONE (919) 846-5900
www.sandec.com

AERIAL MAP
NO SCALE



VICINITY MAP
NO SCALE

REZONING CASE # 24CZ17
(MARCH 11, 2025)

Standard Specifications &
Standard Details
Version: August 12, 2025

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SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Stat9 Technologies Inc. 2305 Kelly Road Apex, 27502	0731-35-2462	0092033	073101	2.97	DB 018581 PG 01821
Edisquare Inc. 2309 Kelly Road Apex, 27502	0791-35-5481	0094985	0731012	3.00	DB 018637 PG 00740
Total Deeded Acreage:				**5.97 acres**	

Zoning:	HDSF-CZ - High Density Single Family Residential - Conditional Zoning
2045 Land Use Map:	Medium/Hign Density Residential
Existing Use:	Single Family
Proposed Uses:	Townhouses
Proposed Project Density:	5.03 units/acre
Maximum Number of Lots:	30 Lots (per zoning)
Township:	White Oak
Flood Zone Information:	Firm Panel 3720073100K dated July 19, 2022 does not show the presence of flood zones on properties.
Watershed Information:	Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Annexation:	Annexation #xxx (Approved xxx xx, xxxx)
Building Setbacks:	
Front:	15'
Side:	0'-(8' aggregate setback between buildings)
Rear:	15'
Side (Corner)	15'
Building to Building:	10'
Building to Bufffer/RCA:	10'
Parking to Bufffer/RCA:	5'
Lots:	30 lots
Minimum Lot Area:	2,455 sqft
Minimum Lot Width Allowed per zoning:	18 ft
Minimum Lot Width Provided:	24 ft
Building:	
Proposed Building Height:	36' maximum
Proposed Building Stories:	3 stories (maximum)
Maximum Build Upon Area:	3.880 acres, 65%
Proposed Build Upon Area:	1.98 acres, 33%
RCA Required:	5.97 acres X 30% = 1.791 acres, 78,015 sf
RCA Provided	78,190 sf (1.795 acres) = 30%

*The plantable area of the SCM is hatched as Resource Conservation Area (RCA). 100% of the SCM plantable area is calculated as proposed RCA for the overall project and that includes the constructed and planted wetland, basin area, vegetated, littoral shelf, and the surrounding interior embankments up to the top of dam elevation.

Sewer Capacity:	300 gpd per dwelling unit, 300 x 30 = 9,000 gpd
Grading:	
	Site to be "Mass Graded"
% of total lots to be graded prior to first plat:	50% (limited by Apex UDO to a maximum acreage for mass grading)
% of the pre-development drainage areas that have been preserved within their natural basins:	90%
Parking Requirements:	
Townhouse Requirements:	2 spaces/dwelling unit = 30 townhouse dwelling units
Townhouse Provided:	30 units x 2 = 60
Guest Parking Requirements:	0.25 spaces/dwelling unit = 30 townhouse dwelling units 30 units x 0.25 = 8
Guest Parking Provided:	8 (required) + 3 extra spaces
Mail Kiosk Parking:	2 spaces (1 must be accessible)(required spaces must be signed as "Mailbox Use Only")
Provided:	2 spaces including 1 accessible space
Total Parking Required:	70 spaces
Total Parking Provided:	73 spaces

*Townhouse parking provided via garages and driveways

Latitude - Longitude:	35°42'56.14"N - 78°53'14.69"W

PARKS AND RECREATION SITE DATA TABLE:

DATE REVIEWED BY PRCR ADVISORY COMMISSION: MMM DD, YYYY
FEE-IN-LIEU:

SINGLE-FAMILY DETACHED UNITS	$0.00 / UNIT
SINGLE-FAMILY ATTACHED UNITS	$2,858.65 / UNIT = $85,759.50
MULTI-FAMILY UNITS	$0.00 / UNIT

TOTAL FEE-IN-LIEU: $85,759.50
ACRES OF LAND DEDICATION: N/A ACRES
PUBLIC GREENWAY TRAIL CONSTRUCTION YES NO X .
LENGTH OF PUBLIC GREENWAY TRAIL (LF) N/A

Groves at West Village was reviewed at the MMM DD, YYYY Apex Parks, Recreation, and Cultural Resources Advisory Commission meeting and was approved consistent with Staff's recommendation of a fee in lieu. The construction of any greenways through the project would be eligible for credit against fees owed.

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project:
THE GROVE AT WEST VILLAGE
2309 KELLY ROAD
WHITE OAK TOWNSHIP
APEX, NORTH CAROLINA 27502

seal:
NORTH CAROLINA PROFESSIONAL SEAL 044127 ENGINEER JEFFREY A. ROACH
PRELIMINARY NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	AUGUST 8, 2025	MASTER SUBDIVISION PLAN - REVIEW #1	JE
2	SEPTEMBER 5, 2025	MASTER SUBDIVISION PLAN - REVIEW #2	JE

title:
COVER

proj #: 230502
date: June 2, 2025
dwg by: JE chkd by: JR
scale: As Noted
sheet: *C000*
(MASTER SUBDIVISION PLAN)

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