

TRANSPORTATION COMMITTED ELEMENTS:

THE FOLLOWING ROADWAY IMPROVEMENTS ARE RECOMMENDED TO ACCOMMODATE THE PROJECTED (2030) BUILD-OUT TRAFFIC VOLUMES OR TO SATISFY IDENTIFIED ZONING REQUIREMENTS BASED ON MAXIMUM DEVELOPMENT THRESHOLDS OUTLINED IN THE VERIDEA REZONING DOCUMENT DATED MAY 10, 2011:

NC 55 AT US 1 SOUTHBOUND RAMPS:

- RESTRIPE THE US 1 SOUTHBOUND OFF-RAMP TO PROVIDE DUAL EXCLUSIVE LEFT-TURN LANES, A SHARED THROUGH/LEFT LANE, AND ONE EXCLUSIVE RIGHT-TURN LANE
- INSTALL A BACK-OF-QUEUE DETECTOR ON THE US 1 SOUTHBOUND OFF-RAMP AND MODIFY THE EXISTING TRAFFIC SIGNAL
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THIS REVISED LANEAGE

NC 55 AT US 1 NORTHBOUND RAMPS:

- EXTEND THE STORAGE OF THE INSIDE NORTHBOUND RIGHT-TURN LANE ON NC 55 TO PROVIDE FULL STORAGE BACK TO LUFKIN ROAD
- RESTRIPE THE SOUTHBOUND APPROACH OF NC 55 TO PROVIDE THREE SOUTHBOUND THROUGH LANES AND A SINGLE EXCLUSIVE SOUTHBOUND LEFT-TURN LANE
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 AT LUFKIN ROAD:

- CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON NC 55 WITH STORAGE TO PRISTINE WATER DRIVE/AQUILINE ACCESS
- PROVIDE AN ADDITIONAL SOUTHBOUND THROUGH LANE ALONG NC 55 FROM THE US 1 NORTHBOUND RAMPS THROUGH THE LUFKIN ROAD INTERSECTION, EXTENDING TO THE SHARED THROUGH/RIGHT LANE PROPOSED AS PART OF THE AQUILINE DEVELOPMENT AT PRISTINE WATER DRIVE
- MODIFY THE EXISTING TRAFFIC SIGNAL TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 AT PRISTINE WATER DRIVE/AQUILINE ACCESS:

- PROVIDE A THIRD NORTHBOUND THROUGH LANE ALONG NC 55 WITH APPROXIMATELY 150 FEET OF STORAGE, WHICH WILL ACT AS AN EXTENSION OF THE ADDITIONAL NORTHBOUND THROUGH LANE CONSTRUCTED AT LUFKIN ROAD
- MODIFY THE TRAFFIC SIGNAL PROPOSED AS PART OF THE AQUILINE DEVELOPMENT TO ACCOMMODATE THE IDENTIFIED LANEAGE

NC 55 PROJECT FRONTAGE:

- COMPLETE FRONTAGE WIDENING REQUIREMENTS ALONG NC 55 AS REQUIRED BY THE TOWN OF APEX

NC 55 AT NORTH RIGHT-IN/RIGHT-OUT SITE DRIVEWAY:

- CONSTRUCT THE SITE DRIVEWAY WITH ONE INGRESS LANE AND ONE EGRESS LANE
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS

NC 55 AT MAJOR COLLECTOR A (SD #1):

- CONSTRUCT THIS INTERSECTION AS A TRADITIONAL RCI
- CONSTRUCT THE EASTBOUND APPROACH OF MAJOR COLLECTOR A WITH TWO RIGHT-TURN LANES (ONE WITH 200 FEET OF STORAGE)
- PROVIDE A NORTHBOUND LEFT-TURN LANE ON NC 55 WITH 150 FEET OF STORAGE AND APPROPRIATE TAPERS
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS
- INSTALL A TRAFFIC SIGNAL

NC 55 AT SOUTH RIGHT-IN ONLY SITE DRIVEWAY:

- CONSTRUCT THE SITE DRIVEWAY WITH ONE INGRESS LANE
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON NC 55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS

THOROUGHFARE A AT STREET 3 (FULL-MOVEMENT):

- CONSTRUCT THE SOUTHBOUND APPROACH OF STREET 3 WITH SEPARATE LEFT- AND RIGHT-TURN LANES, WITH 100 FEET OF STORAGE PROVIDED ON THE SOUTHBOUND LEFT-TURN LANE
- PROVIDE AN EASTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 100 FEET OF STORAGE

THOROUGHFARE A AT COMMUNITY COLLEGE DRIVEWAY (DIRECTIONAL Crossover):

- CONSTRUCT THE COMMUNITY COLLEGE DRIVEWAY WITH ONE INGRESS LANE AND ONE EGRESS LANE
- PROVIDE A WESTBOUND LEFT-TURN LANE ON THOROUGHFARE A WITH 150 FEET OF STORAGE

TECHNOLOGY DRIVE:

- REALIGN TECHNOLOGY DRIVE TO THE WEST (ASSUMED TO BE APPROXIMATELY 1,800 FEET WEST OF NC 55)

THOROUGHFARE A AT REALIGNED TECHNOLOGY DRIVE/STREET 1 (FULL-MOVEMENT)

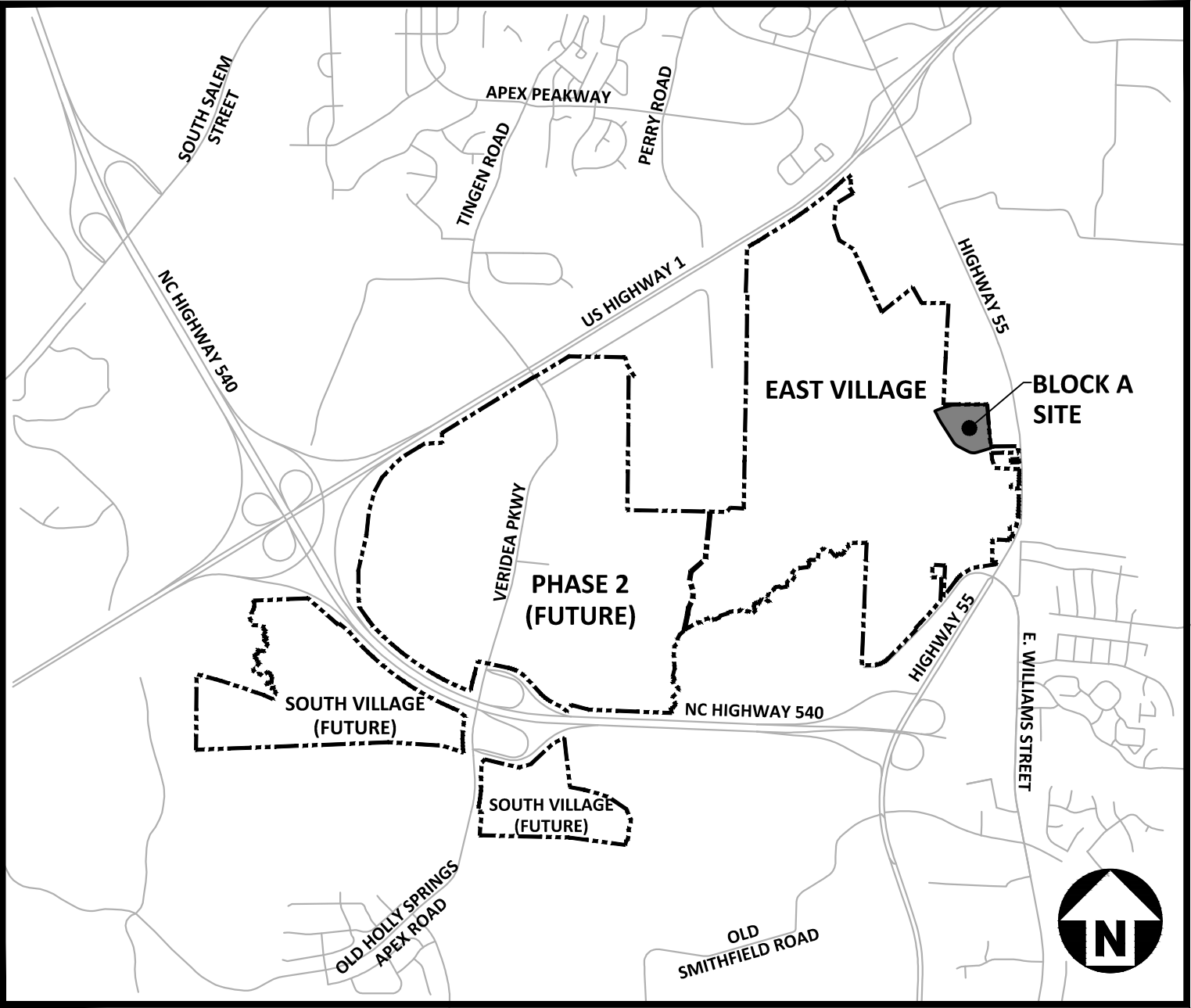
- CONSTRUCT STREET 1 AS A STOP-CONTROLLED APPROACH AT THIS FULL-MOVEMENT INTERSECTION
- ON BOTH STREET 1 AND REALIGNED TECHNOLOGY DRIVE, PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 100 FEET OF STORAGE AND A SHARED THROUGH/RIGHT LANE
- PROVIDE AN EASTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 100 FEET OF STORAGE
- PROVIDE A WESTBOUND LEFT-TURN LANE ON SITE DRIVEWAY #3 WITH 200 FEET OF STORAGE

JESSIE DRIVE AT THOROUGHFARE A:

- PROVIDE A LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE ON EACH INTERSECTION APPROACH AT THIS INTERSECTION

JESSIE DRIVE AT MAJOR COLLECTOR A:

- PROVIDE A LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE ON EACH OF THE JESSIE DRIVE APPROACHES AT THIS INTERSECTION
- PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 100 FEET OF STORAGE AND A SHARED THROUGH/RIGHT LANE ON EACH APPROACH OF SITE DRIVEWAY #1



VICINITY MAP  
N.T.S.

# VERIDEA MULTI-FAMILY

## PHASE 2 - BLOCK A NC HWY 55 APEX, NORTH CAROLINA 27539

## MINOR SITE PLAN PROJECT NUMBER: RXR22003 DATE: NOVEMBER 01, 2024 REVISED: FEBRUARY, 07, 2025 REVISED: APRIL, 04, 2025

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	740783479
EXISTING ZONING	SD-CZ (#09CZ07)
CURRENT 2045 LAND USE MAP DESIGNATION	REGIONAL MIXED-USE - INDUSTRIAL EMPLOYMENT, OFFICE EMPLOYMENT, COMMERCIAL SERVICES, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL
AREA DESIGNATED AS MIXED USE ON 2045 LUM	ALL
SITE AREA (EAST VILLAGE BLOCK 1A)	10.92 AC (SUSTAINABLE ZONE UC-B)
EXISTING USE	RESIDENTIAL, AGRICULTURE, COMMERCIAL
GRADING TYPE	MASS GRADING
RESOURCE CONSERVATION AREA	REQUIRED (PER SD PLAN) 100 AC (OVERALL) PROVIDED 0 AC (BLOCK 1A EAST VILLAGE)
OPEN SPACE	REQUIRED (PER SD PLAN) 250 AC (OVERALL) PROVIDED 0 AC (BLOCK 1A EAST VILLAGE)
WATERSHED PROTECTION OVERLAY	CAPE FEAR SECONDARY WATERSHED PROTECTION DISTRICT
FEMA FLOODPLAIN	N/A* *FLOODPLAIN PER FLOOD STUDY BY MCADAMS APPROVED BY TOWN OF APEX IN 2015.
SETBACKS - PRINCIPAL BUILDING (UC - URBAN CORE - B GRID)	FRONT (PRINCIPAL) 0' MIN FRONT (SECONDARY) 0' MIN SIDE 0' MIN REAR 0' MIN
SETBACKS - OUTBUILDING (UC - URBAN CORE - B GRID)	FRONT N/A SIDE N/A REAR N/A
BUILDING CONFIGURATION (UC - URBAN CORE - B GRID)	PRINCIPAL BUILDING 20 STORIES, 1 MIN (SEE NOTE BELOW)* OUTBUILDING N/A *NOT IN EXCESS OF 20 STORIES WITHOUT SPECIFIC SITE PLAN REVIEW AND APPROVAL BY TOWN COUNCIL
BICYCLE PARKING	REQUIRED: 6 SPACES OR 1 SPACE PER 30 DWELLING UNITS, WHICHEVER IS GREATER (UDO 8.3-1) 1 SPACE X (291 UNITS/30) = 9.7 > 6 = 10 SPACES REQUIRED PROVIDED: 26 SPACES
HISTORIC STRUCTURES	N/A (HUNTER-PRICE HOUSE LOCATED OUTSIDE OF PROJECT AREA)
ANNEXATION	116, 766

SEWER CAPACITY REQUEST			
USE	UNITS	PER UNIT FLOW (GPD)	TOTAL FLOW (GPD)
MULTI-FAMILY	291	250	72,750
TOTAL			72,750

NOTES:

1. ADESSO BOULEVARD (FKA MAJOR COLLECTOR "A") SHALL BE ACCEPTED AND OPEN TO TRAFFIC PRIOR TO THE ISSUANCE OF CO'S FOR MORE THAN 100 RESIDENTIAL UNITS.
2. ALL EXISTING VALVES WITHIN THE TOWN WATER SYSTEM SHALL BE OPERATED ONLY BY TOWN PERSONNEL. EXISTING VALVES WILL NOT BE OPERATED WITHOUT A MINIMUM NOTICE OF 24 HOURS. TOWN PERSONNEL SHALL OPERATE ALL NEW VALVES ONCE THEY HAVE BEEN TESTED, CERTIFIED, AND ACCEPTED.

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION: 10/22/2024 DATE APPROVED BY TOWN COUNCIL: TBD
# OF SINGLE-FAMILY DETACHED UNITS: 0 X \$3,345.49/UNIT = \$0.00 # OF SINGLE-FAMILY ATTACHED UNITS: 0 X \$2,240.19/UNIT = \$0.00 # OF MULTI-FAMILY UNITS: 291 X \$2,516.93/UNIT = \$732,426.63 TOTAL FEE-IN-LIEU OF DEDICATION = \$732,426.63
AND/OR ACRES OF LAND DEDICATION THE ACREAGE THAT WILL BE PROVIDED/OR NEEDED TO MEET THE REQUIREMENTS OF THE SD PLAN PER THE NUMBER OF UNITS INCLUDED IN THIS PHASE/SECTION # OF SINGLE-FAMILY DETACHED UNITS: 0 X $\frac{1}{2}$ AC = 0 AC # OF SINGLE-FAMILY ATTACHED UNITS: 0 X $\frac{1}{2}$ AC = 0 AC # OF MULTI-FAMILY UNITS: 291 X $\frac{1}{2}$ AC = 5.71 AC TOTAL ACRES OF LAND DEDICATION REQUIRED: 5.71 AC *ACRES OF LAND DEDICATION TO BE PROVIDED IN FUTURE PHASES OF VERIDEA DEVELOPMENT PER SD PLAN REQUIREMENTS
PUBLIC GREENWAY TRAIL CONSTRUCTION: NO

BUILT UPON AREA (BUA) CALCULATIONS

ALLOWED IMPERVIOUS PER ZONING:			
ZONE:	TOTAL AREA:	PERCENT IMPERVIOUS:	IMPERVIOUS ACREAGE ALLOWED:
UC-B URBAN CORE-B GRID	10.92 AC	100%	10.92 AC
VERIDEA EAST VILLAGE NON-RESIDENTIAL MASTER SUBDIVISION PROPOSED IMPERVIOUS:			
ZONE:	PROPOSED IMPERVIOUS	PERCENTAGE	
UC-B URBAN CORE-B GRID	8.74 AC	80.00%	

Veridea MU Parking Calculations								
Programmed Use	Area (SF)	Dwelling Units (DU)	SD Parking Rate (Table Page 31)	SD Parking Spaces Required	Apex UDO Parking Rate (Section 8.3)	Apex UDO Parking Spaces Required	RXR Proposed Parking Rate	RKR Spaces Required
MF Residential, 1-2 Bedrooms (93% target - includes studio)	263,532	291	1/du	291	1.5/du	437	1.5/du	437
MF Residential, 3+ Bedrooms (7% target)		0	1/du	0	1.8/du	0		
		291	Total SD Parking Required:	291	Total Apex UDO Parking Required:	437	Total RXR Parking Required:	437
Total Parking Required Summary		Parking Spaces	Accessible Parking for Physically Handicapped Persons (Per Apex UDO - 403 total parking spaces provided)			Electric Vehicle (EV) Charging Spaces (Per Apex UDO)		
SD Parking Required	291		Required		Provided			
Apex UDO Parking Required	437		9 spaces (9 every 401-500 Accessible Spaces)		10		EV Charging	15% of total required parking
RXR Parking Required	437		2 spaces (2 every 401-500 spaces)		3		EV Ready	30% of total required parking
Total Parking Provided Summary								
Private Surface Parking Provided	403		Min. Number of Van-Accessible Spaces		3		Accessible EV Charging	(1 van min.)
Garage Parking Provided	0							
Total Parking Provided	403							

SHEET INDEX

C0.10	PROJECT NOTES
C0.20	TYPICAL SECTIONS
C1.01	EXISTING CONDITIONS
C2.01	SITE PLAN
C3.01	GRADING & STORM DRAINAGE PLAN
C4.01	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	SEWER DETAILS
C8.05	UTILITY TRENCH & CROSS CONNECTION DETAILS
L2.01	BUILDING A1 COURTYARD ENLARGEMENT
L2.02	BUILDING A1 COMMUNITY SPACE ENLARGEMENT
L2.03	BUILDING A2 COURTYARD ENLARGEMENT
L4.00	HARDSCAPE NOTES & SPECIFICATIONS
L4.01	HARDSCAPE DETAILS
L5.01	LANDSCAPE PLAN
L5.02	LANDSCAPE DETAILS
L5.03	LANDSCAPE NOTES & SCHEDULE
L6.01	LIGHTING PLAN
L6.02	LIGHTING CUTSHEETS

SITE LIGHTING PHOTOMETRICS (BY TEAM LIGHTING)

7 SHEETS VERIDEA MIXED USE - BLOCK A SITE LIGHTING LAYOUT

ARCHITECTURAL SHEET INDEX (BY PLANWORX)

A100	BUILDING TYPE A1- LEVEL 0 FLOOR PLAN
A101	BUILDING TYPE A1- LEVEL 0 FLOOR PLAN
A107	BUILDING TYPE A2- LEVEL 0 FLOOR PLAN
A108	BUILDING TYPE A2- LEVEL 0 FLOOR PLAN
A200	BUILDING TYPE A1- EXTERIOR BUILDING ELEVATIONS
A201	BUILDING TYPE A1- EXTERIOR BUILDING ELEVATIONS
A202	BUILDING TYPE A2- EXTERIOR BUILDING ELEVATIONS
A203	BUILDING TYPE A2- EXTERIOR BUILDING ELEVATIONS
A711	POOL HOUSE - EXTERIOR BUILDING ELEVATIONS
G002	SITE PLAN & PROJECT INFO



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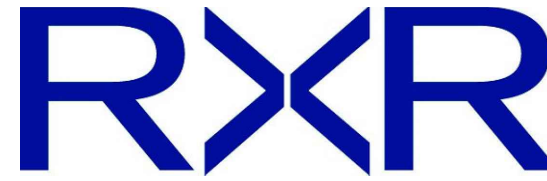
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PHONE: 516. 506. 6774



PROJECT DIRECTORY

DEVELOPER  
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HOLDINGS LLC  
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REVISIONS

NO.	DATE	
1	02. 07. 2025	REV PER TOWN AND CLIENT COMMENTS
2	04. 04. 2025	REV PER TOWN AND CLIENT COMMENTS
3		
4		
5		
6		

MINOR SITE PLAN FOR:  
VERIDEA MULTI-FAMILY  
PHASE 2 - BLOCK A  
NC HWY 55  
APEX, NORTH CAROLINA 27539  
PROJECT NUMBER: RXR22003

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION