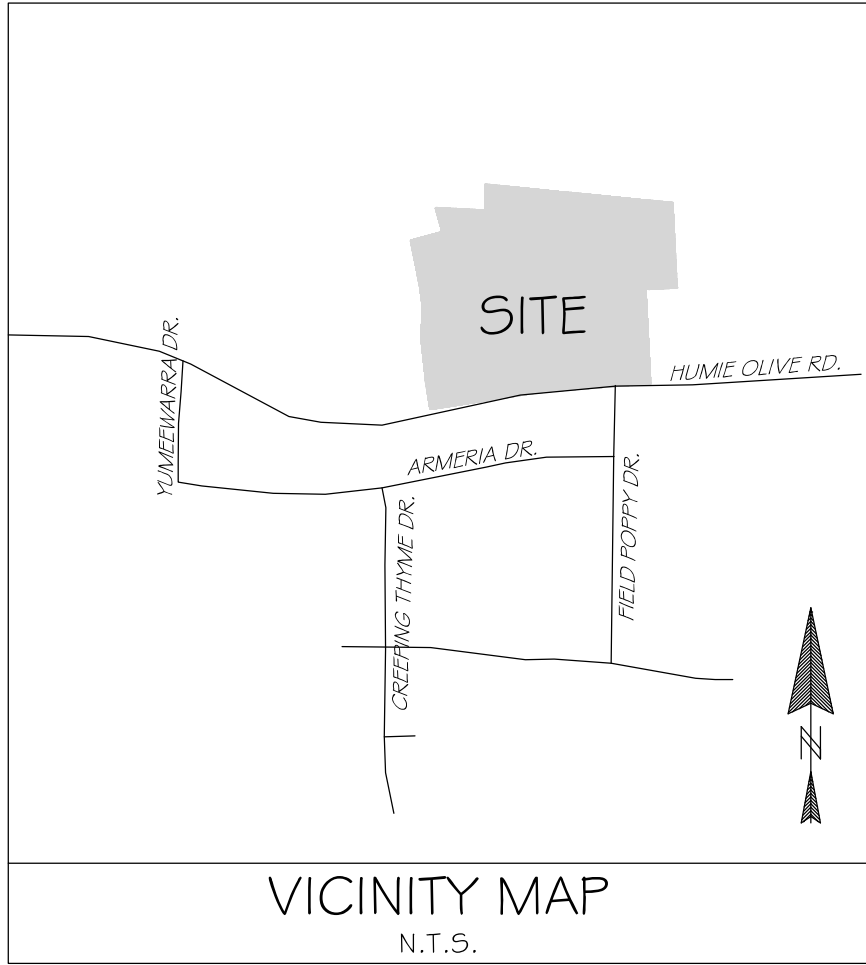


MADISON DOWNS
MASTER SUBDIVISION PLAN



SITE DATA	
PROJECT NAME	MADISON DOWNS - MASTER SUBDIVISION PLAN
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - WILL NORTON
OWNER / DEVELOPER CONTACT INFORMATION	JVI BUILDING & DEVELOPMENT 1600 OLIVE CHAPEL ROAD, SUITE 400 APEX, NC 27502 PHONE - (919) 387-8846 CONTACT PERSON - JOEY IANNONE
CURRENT ZONING	LD-CZ
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY
ZONING CASE NUMBER	#24CZ12
ANNEXATION NUMBER	788
WAKE COUNTY PIN	0721-00-0488
SITE ADDRESS	8608 HUMIE OLIVE ROAD
TOTAL PROJECT AREA	15.94 ACRES
MAXIMUM NUMBER OF LOTS	47 UNITS (3 UNITS/ACRE)
PROPOSED NUMBER OF UNITS	41 UNITS
MAXIMUM BUILDING HEIGHT	40' (3 STORIES)
TOTAL REQUIRED RCA / BUFFER AREA	5.58 ACRES (30% + 5% FOR MASS GRADING)
PROVIDED RCA / BUFFER AREA ON-SITE	ON-SITE: 4.53 AC. (28.3%) / OFF-SITE: 1.05 AC. (SEE NOTE 1 & SHEET 4)
MAXIMUM BUILT UPON AREA	9.56 ACRES (60%)
ESTIMATED BUILT UPON AREA	5.00 ACRES (31.4%)
TOTAL DISTURBED AREA	11.93 AC (74.8%)
PUBLIC RECREATION REQUIREMENT	41 SINGLE FAM. DETACHED UNITS X \$4,165.28/LOT = \$170,776.48
PRCR ADVISORY COMMISSION MEETING DATE	8/28/24
WATERSHED INFORMATION	JORDAN LAKE
APEX BUFFER DETERMINATION	WC-23-003
HISTORIC STRUCTURE?	NO
FEMA FLOODPLAIN INFORMATION	MAP #3720072100K (DATED JULY 19, 2022) PROJECT NOT WITHIN 100 YR. FLOOD PLAIN
CENTROID	35.702, -78.929
PUBLIC GREENWAY TRAIL CONSTRUCTION?	NO
SANITARY SEWER CAPACITY REQUEST	41 SINGLE FAMILY DETACHED UNITS @ 300 GAL/DAU = 12,300 GAL/DAU

STANDARD SPECIFICATIONS & STANDARD DETAILS
VERSION: JUNE 11, 2024

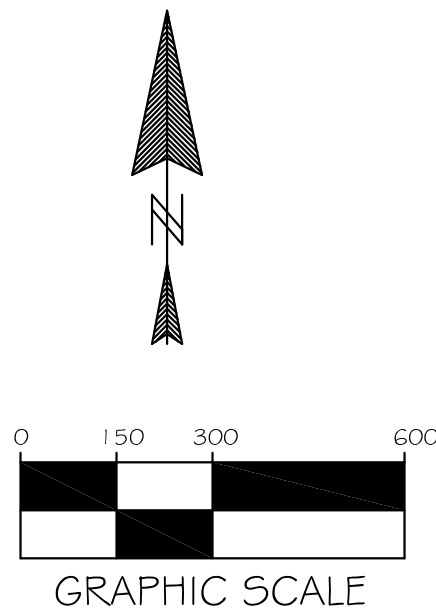
MINIMUM BUILDING SETBACKS (SINGLE FAMILY)	
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR IMPERVIOUS
FRONT	25'
REAR	25'
SIDE	20' AGG. TOTAL / 8' MIN.
CORNER SIDE	18'

PARKING SUMMARY	
TOTAL SPACES REQUIRED:	2 SPACES PER SINGLE FAMILY UNIT X 41 UNITS = 82 SPACES
MAIL KIOSK PARKING REQUIREMENT	= 2 SPACES (1 HYC (VAN))
TOTAL REQUIRED	= 84 SPACES (1 HYC (VAN))
TOTAL SPACES PROVIDED:	41 - 2 CAR DRIVEWAYS = 82 SPACES
MAIL KIOSK PARKING	= 2 SPACES (1 HYC (VAN))
TOTAL PROVIDED	= 84 SPACES (1 HYC (VAN))

SHEET INDEX	
1	COVER SHEET
2	ZONING CONDITIONS
3	OVERALL LOT LAYOUT PLAN
4	PRELIMINARY LOT LAYOUT PLAN
5	EXISTING CONDITIONS PLAN
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	PRELIMINARY UTILITY PLAN
8	STAGING & DEMOLITION PLAN
9	NOTES & DETAILS SHEET
10	OFF-SITE RCA EXHIBIT
LA-1	LANDSCAPE PLAN
LA-2	EXISTING CONDITIONS & AERIAL PHOTO
LA-3	LANDSCAPE DETAILS
A-1	ARCHITECTURAL ELEVATIONS

GRADING NOTE:
THIS PROJECT WILL BE MASS GRADED, PER THE UDO
DEFINITION FOR MASS GRADING, MORE THAN 50% 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.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

FOR
REVIEW
ONLY

MADISON DOWNS
MASTER SUBDIVISION PLAN

COVER SHEET

SCALE	1"=300'	WGN
DATE	NOVEMBER 1, 2024	
REVISION	1/3/25	PER TRC
	2/6/25	PER TRC
SHEET	1	
PROJECT	2336	