# <RESIDENTIAL MASTER SUBDIVISION PLAN>

# ESTATES AT WHITE OAK

RIPARIAN BUFFER:

RIPARIAN BUFFERS ARE NOT LOCATED ON THE PROPERTY PER THE TOWN OF APEX'S WATERSHED PROTECTION OVERLAY DISTRICT MAP.

# REZONING CASE # 21CZ22 (December 14, 2021)

ZONING CASE #21CZ22 CONDITIONS

- SINGLE-FAMILY ACCESSORY APARTMENT
- GREENWAY
- RECREATION FACILITY, PRIVATE
- PARK, ACTIVE PARK, PASSIVE

#### UTILITY, MINOR **CONDITIONS OF ZONING:**

- 1. THE PROJECT DENSITY WILL NOT EXCEED 3.00 DWELLING UNITS/ACRE, MAXIMUM NUMBER OF UNITS IS 26 DWELLING UNITS. MINIMUM LOT SIZE SHALL BE 6,000 SQFT.
- 2. SETBACKS SHALL BE AS FOLLOWS TO CORRESPOND WITH THE APPROVED HEELAN PUD:
- FRONT: REDUCE FROM 25' MINIMUM TO 20' MINIMUM • SIDE: REDUCE FROM 8' MINIMUM WITH A 20' AGGREGATE TO A 5' MINIMUM
- REAR: REDUCE FROM 25' MINIMUM TO 15' MINIMUM
- CORNER SIDE: REDUCE FROM 18' MINIMUM TO 15' MINIMUM
- 3. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
- 4. EAVES SHALL PROJECT AT LEAST 12 INCHES FROM THE WALL OF THE STRUCTURE.
- 5. THE VISIBLE SIDE OF A HOME ON A CORNER LOT FACING THE PUBLIC STREET SHALL CONTAIN AT LEAST 3 DECORATIVE ELEMENTS

**DECORATIVE GABLE** 

- SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
- RECESSED OR DECORATIVE WINDOW TRIM AROUND THE WINDOW
- WRAP AROUND PORCH OR SIDE PORCH TWO OR MORE BUILDING MATERIALS **DECORATIVE TRIM** DECORATIVE BRICK/STONE
- DECORATIVE SHAKE
- DECORATIVE AIR VENTS ON GABLE
- COLUMN
  - DECORATIVE CORNICE
- 6. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION, TO INCLUDE A MINIMUM OF TWO (2) COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER AND ACCENT COLORS COMPLEMENTING THE SIDING
- 7. HOUSE ENTRANCES FOR UNITS WITH FRONT-FACING SINGLE-CAR GARAGES SHALL HAVE A PROMINENT COVERED PORCH/STOOP AREA LEADING TO THE FRONT DOOR. FRONT FAC;: ADES AND PORCHES MAY ENCROACH UP TO 5-FEET INTO FRONT SETBACK PROVIDED THE GARAGE IS LOCATED NO CLOSER THAN 20-FEET FROM THE RIGHT-OF-WAY
- 8. GARAGE MAY NOT PROTRUDE MORE THAN 5-FEET FROM THE FRONT FA!; ADE OR FRONT PORCH. GARAGE DOORS SHALL HAVE WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM. GARAGE MAY PROTRUDE MORE THAN 5-FEET WITH J-DRIVES OR COURTYARDS FOR SIDE ENTRY DOORS.
- 9. ALL HOMES SHALL BE PRE-CONFIGURED WITH CONDUIT FOR A SOLAR ENERGY SYSTEM
- 10. HOMEOWNERS ASSOCIATION COVENANTS SHALL NOT RESTRICT CONSTRUCTION OF ANY ACCESSORY DWELLING UNIT
- 11. THE ROOF SHALL BE PITCHED AT 5:12 OR GREATER FOR 75% OF THE BUILDING DESIGNS.
- 12. THE REAR AND SIDE ELEVATIONS OF THE UNITS THAT CAN BE SEEN FROM THE RIGHT-OF-WAY SHALL HAVE TRIM AROUND THE
- 13. FRONT PORCHES SHALL BE A MINIMUM OF 5 FEET DEEP.
- 14. THE OVERHEAD DUKE ENERGY ELECTRIC EASEMENT FROM JENKS ROAD TO OLD IVEY ROAD SHALL BE COUNTED TOWARDS THE REQUIRED RCA AND BUFFER STANDARDS AS IDENTIFIED WITHIN VARIOUS UDO SECTIONS.
- 15. VINING BRANCH WAY SHALL REMAIN CLOSED TO CONSTRUCTION TRAFFIC UNTIL DEDICATED TO THE TOWN OF APEX.
- 16. PRIOR TO RECORDATION OF THE FIRST FINAL PLAT FOR THE PROPERTY, THE DEVELOPER SHALL PROVIDE A DONATION TO THE TOWN OF APEX'S AFFORDABLE HOUSING FUND (THE "FUND") IN THE AMOUNT OF \$215/DWELLING UNIT.
- 17. A SOLAR PV SYSTEM SHALL BE INSTALLED ON AT LEAST 2 HOMES WITHIN THE DEVELOPMENT. ALL SOLAR INSTALLATION REQUIRED BY THIS CONDITION SHALL BE COMPLETED OR UNDER CONSTRUCTION PRIOR TO 90% OF THE BUILDING PERMITS BEING ISSUED FOR THE DEVELOPMENT. THE LOTS ON WHICH THESE HOMES ARE LOCATED SHALL BE IDENTIFIED ON THE MASTER SUBDIVISION PLAT, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE FOLLOWING CONDITIONS ARE PROVIDED AS A RESULT OF THE ENVIRONMENTAL ADVISORY BOARD (EAB) MEETING AND HAVE BEEN INCORPORATED IN THE REZONING REQUEST FOR THE DEVELOPMENT:
- 1. THE DEVELOPMENT SHALL MEET APEX UDO STANDARDS FOR POST-DEVELOPMENT STORMWATER RUNOFF RATES. IN ADDITION, THE POST-DEVELOPMENT RUNOFF FOR THE 25-YEAR STORMWATER EVENT SHALL BE MITIGATED TO THE PRE-DEVELOPMENT RATE.
- 2. SCMS SHALL NOT BE PERMITTED WITHIN RIPARIAN BUFFERS. TREE CLEARING AND GRADING SHALL ONLY BE PERMITTED WITHIN RIPARIAN BUFFERS IF IT IS NECESSARY TO INSTALL PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND
- 3. THE DEVELOPMENT SHALL INSTALL AT LEAST ONE (1) SIGN IDENTIFYING ENVIRONMENTAL SENSITIVE AREAS AND/OR AT LEAST ONE (1) PET WASTE STATION TO DISCOURAGE PET WASTE AND CHEMICAL USAGE NEAR RCA AND SCMS.
- 4. A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING OUTSIDE OF RCA AND PERIMETER BUFFERS AND ALL SUPPLEMENTAL LANDSCAPING WITHIN RCA AND PERIMETER BUFFERS SHALL BE NATIVE SPECIES LISTED IN THE DESIGN & DEVELOPMENT MANUAL OR APPROVED BY STAFF TO INCREASE THE NATIVE DIVERSITY TO REDUCE IRRIGATION AND CHEMICAL USE. THIS SHALL NOT
- 5. NATIVE FLORA SHALL BE USED WITHIN THE DEVELOPMENT, A MINIMUM OF 50% OF THE PLANTINGS FOR EACH PLANTING GROUP
- 6. WARM SEASON TURF GRASSES SHALL BE PLANTED WHERE TURF GRASS IS PROPOSED.
- 7. OUTDOOR LIGHTING SHALL BE FULL CUT-OFF AND SHIELDED TO PREVENT GLARE AND LIGHT SPILLOVER TO MINIMIZE THE IMPACT ON NEIGHBORING RESIDENTIAL PROPERTIES. LED FIXTURES SHALL BE USED AND THE LIGHTING TEMPERATURE SHALL BE A
- 8. A MINIMUM OF THREE (3) NATIVE HARDWOOD TREE SPECIES SHALL BE PLANTED WITHIN THE DEVELOPMENT.

# 1516 OLD IVY ROAD APEX, NORTH CAROLINA PROJECT NUMBER: 210201 DATE AUGUST 1, 2022

# PARKS AND RECREATION SITE DATA TABLE:

REVIEWED NOT REQUIRED BY THE PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION BASED UPON THE PROPOSED NUMBER OF RESIDENTIAL UNITS.

#### **CURRENT FEE IN LIEU ESTIMATE:**

SINGLE-FAMILY DETACHED UNITS 21 X \$3,753.89 / UNIT SINGLE-FAMILY ATTACHED UNITS \$0.00 / UNIT

ACRES OF LAND DEDICATION: \_\_\_n/a \_\_ACRES PUBLIC GREENWAY TRAIL CONSTRUCTION YES NO X.

### **OWNER**

#### Ranjeet Agarwala/ Estates at WhiteOak LLC 2500 STONINGTON DRIVE

APEX, NC 27523 P: (361) 228-2071

E: ragarwala@hotmail.com

# ENGINEER/LAND PLANNER

#### PEAK ENGINEERING & DESIGN, PLLC

JEFF ROACH, P.E. 5448 APEX PEAKWAY #368 APEX, NC 27502

Phone (919) 439-0100 www.PeakEngineering.com

# DEVELOPER/APPLICANT

## Estates at WhiteOak LLC

APEX, NC 27523

# **SURVEYOR**

#### BATEMAN CIVIL SURVEY PLS

2524 RELIANCE AVENUE APEX, NC 27539 PHONE: (919) 577-1080

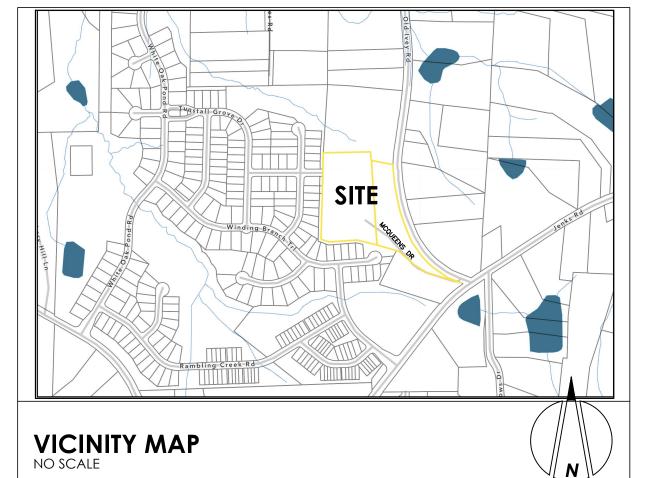
WWW.BATEMANCIVILSURVEY.COM

## INDEX OF DRAWINGS:

- COOO COVER SHEET SITE DATA TABLE AND NOTES
- C002 EXISTING CONDITIONS/TREE SURVEY
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**AERIAL MAP** 



# SITE INFORMATION:

Property Owner/Site Address	<u>PIN</u>	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
ESTATES AT WHITEOAK LLC	0722-89-0666	0046520	0722 02	5.01	DB 018779 PG 02351

3.089 (NET)

APEX NC 27523-617 ESTATES AT WHITEOAK LLC 0722-89-3526 0046521 0722 02 3.81 (TOTAL) DB 018779 PG 02351 2500 STONINGTON DR 0.721 (R/W)

TOTAL DEEDED ACREAGE: 8.82 acres **NET DEVELOPMENT ACREAGE:** 8.099 acres

LD - CZ (Low Density Residential - Conditional Zoning Zoning Case #21CZ22

Low Density Residential 2045 Land Use Map:

Existing Use: Single Family Residential Single Family Residential Proposed Uses:

Minimum Lot Width

40' 3 stories (maximum)

Proposed Project Density: 2.95 units/acre (< 3.0 units/acre for Low Density Residential developments) Maximum Number of Lots: 26 Lots (per zoning)

Flood Zone Information: Firm Panels 3720072200K, 3720072300K, and Panel 3720073300K effective 7/16/2022 do not

show the presence of flood zones on properties.

White Oak

Primary Watershed Protection Overlay District, White Oak Creek Basin, Cape Fear River Basin. Watershed Information:

Historical: Per the NC SHPO, no historical structures are located within the project boundary.

Required prior to Construction Document approval by the Town of Apex Annexation:

3.24 acres, 40%

**Building Setbacks:** 

Proposed Build Upon Area:

RCA (SCM planted area\*\*\*)

2500 STONINGTON DR

APEX NC 27523-617

Maximum Building Height:

20' minimum 15' minimum

Rear: 5' minimum (No aggregate)

Side (Corner Lot): 15' minimum

21 lots 6,000 Sq ft Minimum Lot Area: \* Minimum lot size controls design based upon Zoning case #21CZ22

Minimum Lot Width 300 gal/day @ 21 Lots = 6,300 gpd Sewer Calculations:

Maximum Build Upon Area: 4.85 acres, 60%

Parking Requirements: Single Family Parking: 2 spaces/lot x 21 lots = 42 Spaces

Single Family parking provided by driveway and garage (min 2 spaces/lot) Mail Kiosk Parking: 2 spaces (1 must be accessible) (Required spaces must be signed as "Mailbox Use Only")

RCA Required: 123,477 SF, 2.835 acres (\*30% + \*\*5% Mass Grading) **RCA Provided** 124,010 SF (2.848 acres) RCA (stream buffers/site perimeter buffers) 118,610 SF (2.72 acres)

\*All developments which are located south and west of NC 540 shall provide buffers and RCA equal to or greater than 30% of the gross site acreage for single-family developments.

\*\*The single-family residential development which are mass graded require additional 5% RCA per UDO requirements. \*\*\*The plantable area of the SCM is hatched as Resource Conservation Area (RCA). 100% of the SCM plantable area is calculated as

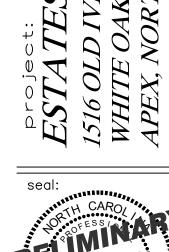
5,400 SF (0.126 acres)

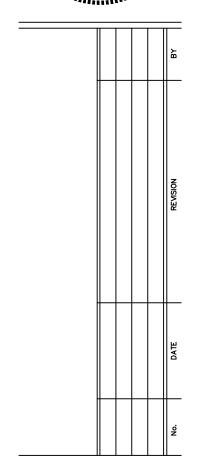
proposed RCA for the overall project and that includes the constructed and planted wetland, basin area, vegetated, littoral shelf, and the surrounding interior embankments up to the top of dam elevation.

Grading: Site to be "Mass Graded"

8 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%

NC License #P-0673





COVER **SHEET** 

proj #: 210201 August 1, 2022

dwg by: chkd by: FS JR

As Noted