

REZONING CASE # 21CZ22  
(December 14, 2021)

# <RESIDENTIAL MASTER SUBDIVISION PLAN> **ESTATES AT WHITE OAK**

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.

<b>CURRENT FEE IN LIEU ESTIMATE:</b>	
SINGLE-FAMILY DETACHED UNITS	21 X \$3,753.89 / UNIT
SINGLE-FAMILY ATTACHED UNITS	\$0.00 / UNIT
MULTI-FAMILY 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](mailto: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](http://www.PeakEngineering.com)

## DEVELOPER/APPLICANT

**Estates at WhiteOak LLC**  
2500 STONINGTON DRIVE  
APEX, NC 27523

SURVEYOR

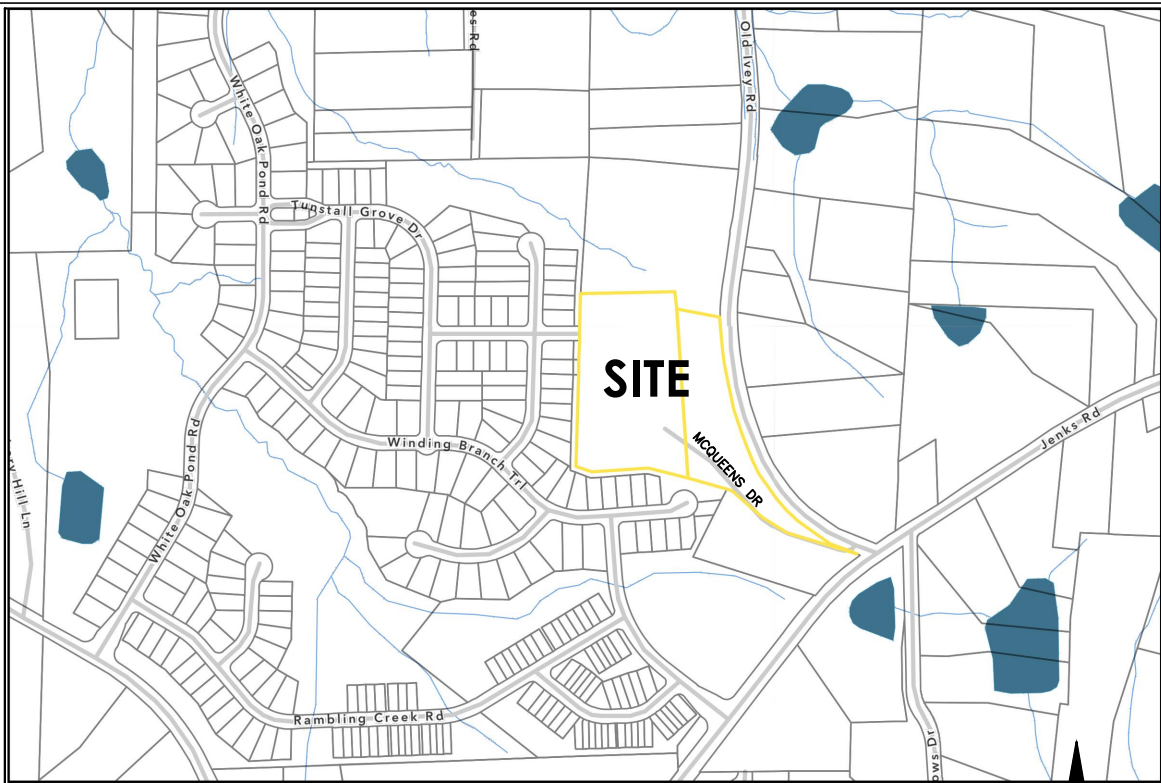
**BATEMAN CIVIL SURVEY PLS**  
2524 RELIANCE AVENUE  
APEX, NC 27539  
PHONE: (919) 577-1080  
WWW.BATEMANCIVILSURVEY.COM

## INDEX OF DRAWINGS:

C000	COVER SHEET SITE DATA TABLE AND NOTES
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C701	SITE AND PLANTING DETAILS
C702	STORM AND SANITARY SEWER DETAILS
C703	WATER DETAILS
C704	EROSION CONTROL DETAILS
C900	BUILDING ELEVATIONS
C901	BUILDING ELEVATIONS



**AERIAL MAP**  
NO SCALE



### VICINITY MAP

NO SCALE

## SITE INFORMATION:

<u>Property Owner/Site Address</u>	<u>PIN</u>	<u>REID</u>	<u>Map Number</u>	<u>Deeded Acreage</u>	<u>Deed Book/Plat Book &amp; Page</u>
ESTATES AT WHITEOAK LLC 2500 STONINGTON DR APEX NC 27523-617	0722-89-0666	0046520	0722 02	5.01	DB 018779 PG 02351
ESTATES AT WHITEOAK LLC 2500 STONINGTON DR APEX NC 27523-617	0722-89-3526	0046521	0722 02	3.81 (TOTAL) 0.721 (R/W) 3.089 (NET)	DB 018779 PG 02351

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

Zoning:	LD - CZ (Low Density Residential - Conditional Zoning Case #21CZ22 Low Density Residential
2045 Land Use Map:	
Existing Use:	Single Family Residential
Proposed Uses:	Single Family Residential
Maximum Building Height:	40' 3 stories (maximum)
Minimum Lot Width:	50'
Proposed Project Density:	2.95 units/acre (< 3.0 units/acre for Low Density Residential developments)
Maximum Number of Lots:	26 Lots (per zoning)
Township:	White Oak
Flood Zone Information:	Firm Panels 3720072200K, 3720072300K, and Panel 3720073300K effective 7/16/2022 do not show the presence of flood zones on properties.
Watershed Information:	Primary Watershed Protection Overlay District, White Oak Creek Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Annexation:	Required prior to Construction Document approval by the Town of Apex
Building Setbacks:	
Front:	20' minimum
Rear:	15' minimum
Side:	5' minimum (No aggregate)
Side (Corner Lot):	15' minimum
Lots:	21 lots
Minimum Lot Area:	6,000 Sq ft
** Minimum lot size controls design based upon Zoning case #21CZ22	
Minimum Lot Width	50 ft
Sewer Calculations:	300 gal/day @ 21 Lots = 6,300 gpd
Maximum Build Upon Area:	4.85 acres, 60%
Proposed Build Upon Area:	3.24 acres, 40%
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)
RCA (SCM planted area***)	5,400 SF (0.126 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 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"

% 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%

project:  
**ESTATES AT WHITE OAK**  
1516 OLD IVEY ROAD  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27523

seal



title

COVER  
SHEET

proj #

21020-

date:  
August 1, 2021

dwg by: chkd b  
FS JR

scale:

AS Noted

sheet

*C000*

(MASTER SUBDIVISION PLAN)