

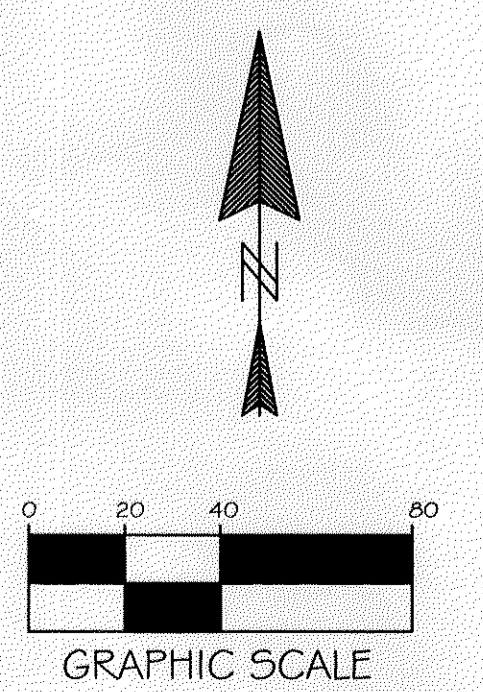


- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
 3. NO FEMA MAPPED FLOODPLAIN EXIST ON THIS PROPERTY PER FEMA MAP #37183C0565E DATED 03 MARCH 1992
 4. DRIVEWAY LOCATIONS AND WIDTHS ALONG APEX BARBECUE ROAD SHALL BE APPROVED BY NCDOT.
 5. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM NCDENR, DWQ, THE ARMY CORPS OF ENGINEERS OR OTHER AUTHORIZED AGENCIES PRIOR TO CONSTRUCTION ACTIVITY INSIDE THE DELINEATED WETLANDS.
 6. THE ENTIRE RESOURCE CONSERVATION AREA SHALL BE RECORDED AT THE TIME OF DEVELOPMENT OF THE FIRST PHASE OF CONSTRUCTION.
 7. THE OWNER IS PROPOSING A FEE-IN-LIEU PAYMENT TO MEET THE TOWN OF APEX PUBLIC PARK DEDICATION REQUIREMENT. PER THE CURRENT TOWN OF APEX DEVELOPMENT FEE SCHEDULE, THE FEE-IN-LIEU SHALL BE \$959.60 PER LOT.
 8. THE PROPOSED POSTED SPEED LIMIT FOR BOTH INTERNAL STREETS IS 25 MPH.
 9. THE WETLANDS AND STREAM BUFFERS SHOWN ARE PER SOIL & ENVIRONMENTAL CONSULTANTS. THE BUFFER SIZE AND LOCATION HAS BEEN VERIFIED WITH THE TOWN OF APEX ENVIRONMENTAL SERVICES DEPARTMENT.
 10. LOTS #1-15 ARE SINGLE FAMILY RESIDENTIAL LOTS. LOTS #16-18 ARE DESIGNATED AS RESOURCE CONSERVATION AREAS. LOTS #19 AND #20 ARE DESIGNATED AS LANDSCAPE BUFFERS.
 11. A HOMEOWNERS ASSOCIATION SHALL BE DEVELOPED FOR MAINTENANCE OF COMMON AREAS AND THE STORMWATER DEVICE.
 12. THIS SITE DOES NOT CONTAIN ANY KNOWN HISTORIC STRUCTURES.
 13. THE CURRENT TOWN OF APEX TRANSPORTATION PLAN REQUIRES APEX BARBECUE ROAD TO BE WIDENED TO HALF OF A 30' SECTION WITH NO CURB & GUTTER. THE PLAN ALSO REQUIRES THE INSTALLATION OF A 5' WIDE CONCRETE SIDEWALK.
 14. PER SECTION 13.1.5 OF THE TOWN UDO, THE DEVELOPER IS REQUESTING REIMBURSEMENT FOR THE 20' OF ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG APEX BARBECUE ROAD.
 15. PER THE CURRENT TOWN UDO, THERE ARE NO REQUIRED LANDSCAPE BUFFERS AROUND THE PERIMETER EXCEPT AS SHOWN ALONG APEX BARBECUE ROAD.
 16. THIS DEVELOPMENT SHALL CONTAIN CRAWL SPACE HOMES ONLY AND SHALL NOT BE CONSTRUCTED WITH VINYL SIDING.
 17. TEMPORARY TREE PROTECTION FENCE SHALL REMAIN AS SHOWN UNTIL BUILDING CERTIFICATE OF OCCUPANCY INSPECTIONS.

- TOWN REQUIRED SUBDIVISION NOTES:**
1. NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919 249-3426.
 2. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
 3. ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCRUCH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
 4. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
 5. THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 8.2.8 OF THE UNIFIED DEVELOPMENT ORDINANCE; SPECIFICALLY SCREENING MUST BE DONE SO THAT:
 - i. IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - ii. SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
 - iii. SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
 - iv. ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX-FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - v. DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT-FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS TALLER; AND BE BUILT OF MASONRY MATERIAL.
 6. ALL REQUIRED SITE ELEMENTS WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
 7. SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
 8. NO SIGNS ARE APPROVED AS PART OF SITE PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. A MASTER SIGN PLAN MUST BE SUBMITTED FOR APPROVAL.

THE SIGNATURES AFFIXED BELOW CERTIFY THAT THIS SHEET HAS BEEN REVIEWED AND APPROVED SOLELY FOR THE CERTIFICATIONS SIGNED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS.

CM - ENGINEERING	DATE: 1/29/08	PUBLIC WORKS - ENV. PROGRAMS	DATE: N/A
CM - TRANSPORTATION	DATE: 1/25/08	PLANNING	DATE: 1-30-08
CM - BUILDING INSPECTIONS	DATE: 1/25/08	PLANNING - TRANSPORTATION	DATE: 1-25-08
PUBLIC WORKS - WATERSEWER	DATE: 1/29/08	FIRE	DATE: N/A
PUBLIC WORKS - ELECTRIC	DATE: N/A	PARKS, RECREATION & CULTURAL RES.	DATE: N/A
PUBLIC WORKS - S & E	DATE: N/A		



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LAND DEVELOPMENT ENGINEERING
PLANNING
CONSTRUCTION MANAGEMENT

VILLAGIO CONSTRUCTION DRAWINGS

WAKE COUNTY, NORTH CAROLINA

LOT LAYOUT PLAN

TOWN OF APEX

SCALE: 1" = 40'

DATE: JUNE 14, 2007

REVISION: 7/11/07 REV. PER 1ST TRC
 9/18/07 REV. PER 2ND TRC

C-2

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