



LEGEND

 RESOURCE CONSERVATION AREA
 10' DRY UTILITY EASEMENT

NOTES:

1. ANY AND ALL MAIL KIOSKS SHOWN ON THE PLAN ARE REQUIRED TO BE INSTALLED PRIOR TO THE FIRST MASTER SUBDIVISION FINAL PLAT. IF A PROJECT IS PHASED, THE MAIL KIOSK(S) LOCATED IN THAT PHASE MUST BE INSTALLED PRIOR TO PLAT APPROVAL.

TOWN OF APEX REQUIRED PLAN NOTES:

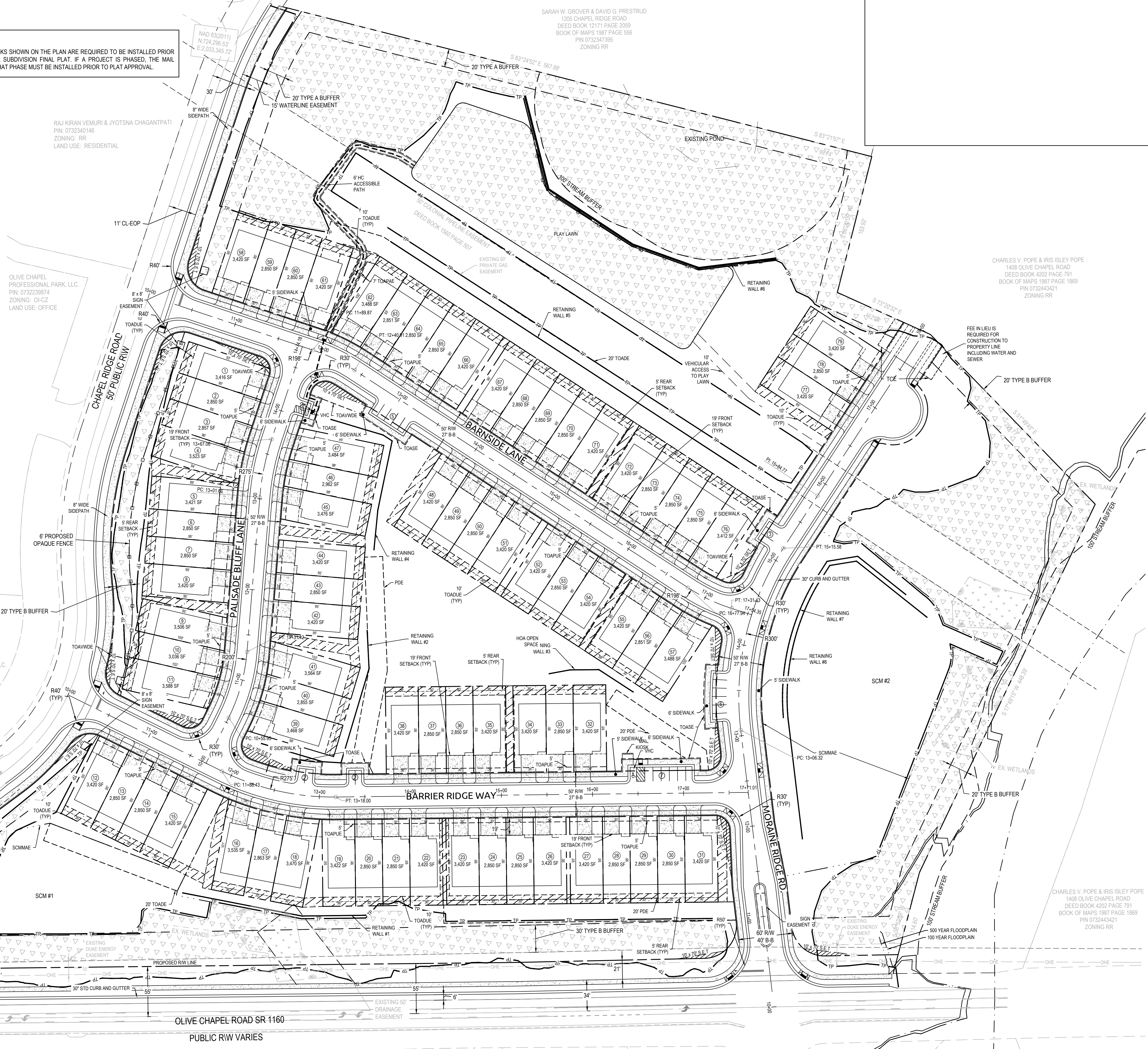
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES)
- TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT,
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER, AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- ADDITIONAL TREE 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.).
- IF BUILDINGS ARE TO BE DEMOLISHED, A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM A NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF THE DEMOLITION.
- ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCRoACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (I.E. RCA, THE CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE. SITE ELEMENTS REQUIRED TO SATISFY RECREATION REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS, GREENWAY TRAILS, AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- THE SCREENING OF LOADING DOCKS, ROLL-OUT CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, GROUND OR BUILDING SHALL MEET THE REQUIREMENT OF SEC. 8.2.8 OF THE UDO. SPECIFICALLY SCREENING MUST BE DONE SO THAT:
 - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPING
 - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE AND ARE SIMILAR IN MATERIAL AND COLOR
 - SCREENING ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED
 - ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX (6) FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS BE EIGHT (8) FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER, AND BE BUILT OF MASONRY MATERIAL WITH OPAQUE GATES, WHERE PRACTICAL. SHRUBS OR OTHER PLANTS MUST BE PLANTED OUTSIDE THE ENCLOSURE TO VISUALLY SOFTEN THE APPEARANCE.
- ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
- PRIOR TO SCHEDULING A FINAL SITE INSPECTION, ALL SITE ITEMS (E.G. LIGHTING, LANDSCAPING, MULCHING, SCREENING FOR DUMPSTERS, MECHANICAL EQUIPMENT, HVAC, ETC., SEEDING & SITE STABILIZATION, AND PARKING AND PAVEMENT MARKING) MUST BE COMPLETED.
- INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
- RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE (5) FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE SEC. 1610. RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK. RETAINING STRUCTURE MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.

ROAD CLASSIFICATIONS

CLASSIFICATION	ROAD
RESIDENTIAL STREET 50' ROW, 27' B-B, 25 MPH DESIGN SPEED	TOWNE CROSSING DR. BARNESIDE LANE HIGHLAND CROSSING DR. PALISADE BLUFF LANE

ABBREVIATION LEGEND

TOADE	TOWN OF APEX PUBLIC DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
TOAPUE	TOWN OF APEX PUBLIC UTILITY EASEMENT
SCMAAE	SCM MAINTENANCE AND ACCESS EASEMENT
SET	SIGHT EASEMENT TRIANGLE
TOAVWDE	TOWN OF APEX VARIABLE WIDTH DRAINAGE EASEMENT
LE	LANDSCAPE EASEMENT
TOADUE	TOWN OF APEX PUBLIC DRY UTILITY EASEMENT
HOAME	HOA MAINTAINED OPEN SPACE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TOAPE	TOWN OF APEX PUBLIC ACCESS EASEMENT



SARAH W. GROVER & DAVID G. PRESTRUD
1205 CHAPEL RIDGE ROAD
DEED BOOK 12171 PAGE 2059
BOOK OF MAPS 1887 PAGE 556
PIN 0732347395
ZONING RR

CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1887 PAGE 1869
PIN 0732443421
ZONING RR

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TOLL BROS INC.
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MASTER SUBDIVISION PLAN
THE TOWNES AT CHAPEL RIDGE
CHAPEL RIDGE ROAD | APEX, NORTH CAROLINA | WAKE COUNTY

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
ENGINEER
EDWARD T. KING

0 25 50
SCALE 1"=50'-0"

INITIAL PLAN DATE: 05/01/2022
REVISIONS:
1 06/21/2022 PER TOA COMMENTS
2 08/22/2022 PER TOA COMMENTS

WR Job No. DATE
0220103 06/01/2022
DRN:WR DGN:WR CKD:WR

SUBDIVISION PLAN

C2.1

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