AGENDA | REGULAR TOWN COUNCIL MEETING

August 24, 2021 at 6:00 PM
Council Chambers - Apex Town Hall, 73 Hunter Street
The meeting will adjourn when all business is concluded or 10:00 PM, whichever comes first

Town Council and Administration

Mayor: Jacques K. Gilbert | Mayor Pro Tem: Nicole L. Dozier
Council Members: Brett D. Gantt; Audra M. Killingsworth; Cheryl F. Stallings; Terry Mahaffey
Town Manager: Catherine Crosby | Assistant Town Managers: Shawn Purvis and Marty Stone
Town Clerk: Donna B. Hosch, MMC | Town Attorney: Laurie L. Hohe

COMMENCEMENT

Call to Order | Invocation | Pledge of Allegiance

PRESENTATIONS

PR1 Keith McGee, Fire Chief

Presentation of Medal of Honor to Captain Christopher Scott Pearson

PR2 Vance Holloman, Finance Director

Presentation of an Update on the Town's Customer Assistance Program.

CONSENT AGENDA

All Consent Agenda items are considered routine, to be enacted by one motion with the adoption of the Consent Agenda, and without discussion. If a Council Member requests discussion of an item, the item may be removed from the Consent Agenda and considered separately. The Mayor will present the Consent Agenda to be set prior to taking action on the following items:

CN1 Donna B. Hosch, Town Clerk

Motion to approve Minutes of the August 10, 2021 Regular Council Meeting

CN2 Donna Hosch, Town Clerk

Motion to approve the Apex Tax Report dated July 4, 2021.

CN3 Colleen Merays, Downtown & Small Business Development Coordinator

Motion to approve the Special Event Permit request and Town Sponsorship request for Apex Chanukah Festival on Sunday, November 28, 2021 in the Apex Depot Parking Lot and Plaza.

CN4 Shelly Mayo, Planner II

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ04 Williams Farm PUD. Jessie Hardesty from the McAdams Co., is the petitioner for the property located at 4525 Green Level West Road.

CN5 Shelly Mayo, Planner II

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ09 Alderwood PUD. Jessie Hardesty from the McAdams Co., is the petitioner for the properties located at 1533 Wimberly Road and 7912, 8000 and 8016 Jenks Road.

CN6 Shelly Mayo, Planner II

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ16 Heelan PUD Amendment. Jason Barron, for M/I Homes, is the petitioner for the properties located at 8824 & 8829 New Hope Farm Road, 3108 & 3120 Olive Farm Road, and 0 Humie Olive Road.

CN7 Amanda Bunce, Current Planning Manager

Motion to set the Public Hearing for the September 14, 2021 Town Council meeting regarding various amendments to the Unified Development Ordinance (UDO).

CN8 Marty Stone, Assistant Town Manager

Motion to approve an encroachment agreement between the Town and property owners Joseph David Cusumano and wife Reagan Layne Cusumano to install two private driveways that will encroach a total of 765 S.F. onto the Town's 20' Public Waterline and Electric Easements and authorize the Town Manager to execute the same.

CN9 Craig Setzer, Director, Parks, Recreation & Cultural Resources

Motion to approve changes to the FY 2021-2022 Fee Schedule to include rental fees for Apex Senior Center.

CN10 Colleen Merays, Downtown & Small Business Development Coordinator

Motion to adopt ordinances modifying Town Code Section 14-14 as to the Parking Lot at 112 Saunders Street closed for a Special Event(s) during American Legion Oktoberfest & Car Show on October 30, 2021.

CN11 Michael Deaton, P.E., Director

Motion to approve an amendment to Town of Apex Ordinance 12-78 *Limitations on Discharge* to allow the Water Resources Director to authorize exemptions for warranted cases to discharge to the sanitary sewer.

CN12 Michael Deaton, P.E., Director

Motion to approve a Fats, Oils, and Grease Ordinance providing legal authority for enforcement and inspection of Food Service Establishments as required by the Town's Sewer Collection System Permit issued by the North Carolina Department of Environmental Quality.

CN13 Keith McGee, Fire Chief

Motion to approve an additional full-time firefighter position in the fire department and corresponding Budget Ordinance Amendment 4.

CN14 Dennis Brown, Senior Capital Projects Manager

Motion to approve and authorize the Town Manager to execute Contract Amendment #3 for GMP 3 with Construction Manager at Risk, J M Thompson, in the amount of $13,226,438.60 for the new Pleasant Park Project.

CN15 Mary Beth Manville, Human Resources Director

Motion to approve the COVID-19 Vaccine Incentive Policy for Town employees.

CN16 Mary Beth Manville, Human Resources Director

Motion to approve the Personal Use of Social Media Policy for Town employees.

CN17 Council Member Audra Killingsworth

Motion to approve an Ordinance prohibiting possession of venomous and exotic dangerous animals within town limits.

REGULAR MEETING AGENDA

Mayor Gilbert will call for additional Agenda items from Council or Staff and set the Regular Meeting Agenda prior to Council actions.

PUBLIC FORUM

Public Forum allows the public an opportunity to address the Town Council. The speaker is requested not to address items that appear as Public Hearings scheduled on the Regular Agenda. The Mayor will recognize those who would like to speak at the appropriate time. Large groups are asked to select a representative to speak for the entire group. Comments must be limited to 3 minutes to allow others the opportunity to speak.

PUBLIC HEARINGS

PH1 Liz Loftin, Senior Planner

Public Hearing and possible motion to approve Rezoning Application #21CZ13 Evans Road PUD. The applicant Jason Vickers for Beazer Homes, seeks to rezone approximately 34.57 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Road, 0, 7616, 7628 Humie Olive Road & 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Road.

PH2 Liz Loftin, Senior Planner

Public Hearing and possible motion to approve Rezoning Application #21CZ15 Chapel Ridge Towns PUD. The applicant, Toll Brothers, Inc., seeks to rezone approximately 21.60 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The

proposed rezoning is located at 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane and Barnside Lane right-of-way.

PH3 Amanda Bunce, Current Planning Manager

Public Hearing and possible motion regarding various amendments to the Unified Development Ordinance (UDO).

PH4 Vance Holloman, Finance Director

Public hearing and possible motions to making findings and determinations regarding the need to finance the cost of acquiring, constructing and equipping a new Public Safety Facility and acquiring, constructing and equipping a new office building for use by the Town's Inspection Department, selecting a financial institution to provide financing and authorizing staff to file an application with the Local Government Commission to approve an installment financing agreement for the projects of up to $8.7 million.

OLD BUSINESS

UNFINISHED BUSINESS

UB1 Liz Loftin, Senior Planner

Possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Edwin A. Goodwin, Testamentary Trust/Judy G. Hackney, Trustee (Hackney Tracts) property containing 2.867 acres located at 2600 Olive Chapel Road, Annexation #701 into the Town's corporate limits

AND

UB2 Liz Loftin, Senior Planner

Possible motion to approve Rezoning Application #20CZ14 Hackney PUD, Statement of Town Council, and Ordinance. The applicant, Brendie Vega, WithersRavenel, seeks to rezone approximately 73.64 acres located at 0, 2500, and 2600 Olive Chapel Road (PINs 0721492629, 0722406699, & 0722411102) from Rural Residential (RR) and Wake County R-80W to Planned Unit Development-Conditional Zoning (PUD-CZ). This item was continued from the April 27, 2021 meeting.

UB3 Amanda Bunce, Current Planning Manager

Possible motion regarding an amendment to the Unified Development Ordinance (UDO) requested by Tutu School Apex related to the Personal Service use in storefront locations downtown. The Public Hearing was held on July 27, 2021 and the vote continued to August 24, 2021.

NEW BUSINESS

UPDATES BY TOWN MANAGER

TM1 Catherine Crosby, Town Manager

Updates on Town Operations by Town Manager Crosby.

CLOSED SESSION

WORK SESSION

ADJOURNMENT

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PRESENTATION

Meeting Date: August 24, 2021

Item Details

Presenter(s): Keith McGee, Fire Chief

Department(s): Fire Department

Requested Motion

Presentation of Medal of Honor to Captain Christopher Scott Pearson

Approval Recommended?

N/A

Item Details

The Apex Fire Department will be presenting Captain Christopher Scott Pearson with our Medal of Honor due to the following act:

On Thursday, May 20, 2021, Captain Scott Pearson was off-duty and traveling on US64 when he viewed a column of black smoke coming from the area of Blackburn Road in Apex. Instead of simply continuing down US64, Scott investigated the source of the smoke and found a home on fire at 1118 Blackburn Road. While the details of the incident are in the attachment, without any protective gear, Scott entered the home through a window, located a disoriented occupant and brought her back to the window were citizens and a police officer received her and took her to safety. Her husband was located in the garage and was brought out to safety as well by the crew of Rescue 33.

Captain Pearson's actions on this day were truly heroic and the department is honored to recognize his heroic act by awarding him the department's Medal of Honor. Captain Pearson will be the inaugural recipient of his honor.

Attachments

- Blackburn Road Incident Summary

To: Keith McGee, Fire Chief

From: Spencer Lee, Fire Training Coordinator

Date: 06/25/2021

Subject: Recommendation of Recognition & Commendation for Actions

On Thursday, May 20, 2021 at 11:19 a.m. Cary Emergency Communications Center (CECC) began receiving emergency 911 calls in reference to a structure fire at 1118 Blackburn Road in the Town of Apex. One of the callers, Martha Whitten (79 year old), stated that her house was on fire and her and her husband, 80 year old Frank Whitten, were inside. Telecommunicator (TC) Barbara Clements received this call and spoke to Mrs. Whitten while maintaining the highest degree of professionalism during the crisis as she heard smoke alarms in the back ground. She heard Mrs. Whitten coughing and choking on the thick black smoke being produced by the rapidly growing fire. TC Clements maintained a calm but firm demeanor as she kept coaching Mrs. Whitten to get out of the home as she was having to talk over Mrs. Whitten who continue to loudly call out to her husband saying, "Buddy, come out! Come on Buddy! Ever how you are get out of here! The house is on fire!"

The urgency of the situation was evident to other CECC telecommunicators as they worked to obtain information from numerous callers while working to relay the additional information to first responders about the emergency. One of the 911 calls came from a frantic teen-aged neighbor confirming that "there's a fire and an old man is inside!" Telecommunicators Karen Smith, Barbara Clements, James Allen, Lisa Rhew, and Sean Wells received 19 emergency 911 calls related to this fire in the six minute time period between 11:19 a.m. and 11:25 a.m. During this time frame they also dispatched multiple units with Apex and Cary Fire Departments, Apex Police Department, Wake County EMS, and Town of Apex Electric Utilities to the fire.

As the message of the emergency was being transmitted by CECC via radio and mobile paging applications, Town of Apex Fire Captain Scott Pearson observed a rapidly developing column of smoke on the near horizon. Through his dedication to serve his fellow citizen, Capt. Pearson broke away from some important family matters to investigate the cause of the smoke and see what he could do to protect and serve his neighbors. When he arrived on scene he discovered that Mr. and Mrs. Whitten were still trapped inside. Neighbors of the Whitten's were doing what they could to effect a

Smoke Column

rescue. Mr. Rob Baber (neighbor to the rear of the Whitten's) had broken out a window on the north side of the home near the garage knowing there was still someone inside. Another neighbor had entered into the garage to try and perform a rescue but the heat and smoke conditions were too great, but not before saving the Whitten's dog.

Both Capt. Pearson and Mr. Baber heard Mrs. Whitten inside and called out to her to get her to come to the window. By this point, Mrs. Whitten and her husband became separated and both were being severely affected by the toxic smoke. Mrs. Whitten had become confused about where she was at in the home and could not make it out on her own. Mr. Whitten made it to the doorway between the house and the garage by relying on his fire control team training he learned while in the U.S. Navy. He remembered the cooler and cleaner air would be close to the floor so he began to crawl and shouted to his wife to do the same. In all the panic, toxic smoke, and chaos they became separated. He began to go back inside to find his wife.

In the mere seconds in which all this transpired, Capt. Pearson looked for a way to enter the home. He risked his own safety by entering the home without protective equipment through the window previously broken by Mr. Baber. As Capt. Pearson entered the home the toxic smoke began affecting his breathing and causing his eyes to burn. His concern grew because he could no longer hear anyone. As he crouched down near to the floor he determined he could see someone's legs. It turned out to be Mrs. Whitten and he grabbed her and carried her to safety where neighbors and Apex Police Officer Sites helped her out. During the transition Capt. Pearson had badly lacerated his arm on some broken glass still held fast in the window frame.

The conditions in the home continued to rapidly deteriorate forcing Capt. Pearson to exit through the window. Neglecting his own injury, he knew Mr. Whitten was still inside the home and called out for him. Fortunately, the rapid response of the crew on Apex Rescue 33 (Capt. Kevin Butts, Lt. Kevin Smith, FF Michael Kallam, and FF Seth Mills) resulted in the unit arriving immediately behind Capt. Pearson's exit from the

home. Rescue 33's crew split into two functional teams. One team, Capt. Butts and Lt. Smith, entered the same window Capt. Pearson and the first fire victim exited to search for other victims. The other team consisting of FF Kallam and FF Mills assumed an outside safety team role and began deploying ground ladders. Almost immediately their attention was called to the area of the garage to effect a rescue. FF Kallam entered the garage area and quickly found Mr. Whitten and carried him out to safety as well. Afterward, Capt. Pearson quietly slipped away from the incident and drove himself to the hospital since everyone had been removed to safety and had his wound cleaned and stitched up.

Window of Escape

On June 3, 2021, both Mr. & Mrs. Whitten showed up at Fire Station 33 to express their appreciation to the firefighters who saved their lives. Capt. Pearson, who was off-duty, and all the Apex Fire Department responders involved in the incident had been conducting an after action review of the incident to discuss the details of how well the incident was handled. Capt. Pearson's wound was healing nicely and he suffered no physical deficits nor lost any time from work as a result of the injury. Most everyone agreed that the circumstances were extraordinary—relating how fast the fire grew and the miraculous rescues that occurred. Then to have the Whitten's arrive unplanned really solidified the seemingly divine intervention that took place with the whole event. Mrs. Whitten stated, "I really didn't think we were going to make it!" With tear filled eyes, she hugged Capt. Pearson. Mr. Whitten recognized his rescuer, FF Kallam, and proudly shook his hand and stated to the whole group, "You all really are heroes! Thank you!"

After completing my investigation I recommend the following actions:

I recommend CECC TC Barbara Clements and her team be recognized and receive commendation for professional management and assignment of resources under

immensely stressful circumstances that resulted in the rescue of two of the Town of Apex's citizens.

I recommend Mr. Rob Baber be recognized for taking action that facilitated the rescue of his neighbors.

I recommend Capt. Scott Pearson be recognized and receive a commendation of honor for his selfless act that subjected him to injury and immediate danger to life and health and resulted in a timely rescue of Mrs. Whitten.

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PRESENTATION

Meeting Date: August 24, 2021

Item Details

Presenter(s): Vance Holloman, Finance Director

Department(s): Finance Department

Requested Motion

Presentation of an Update on the Town's Customer Assistance Program.

Approval Recommended?

Yes

Item Details

At its April 27th meeting the Council established the Town's Customer Assistance Program (CAP) to assist utility customers behind on their bills due to the economic hardships caused by COVID 19. The Town appropriated $503,000 for assistance, allowing qualified applicants to receive up to $636 in assistance if they met the CAP's eligibility requirements. The CAP limited eligibility to applicants with an income at or below 200% of the U.S. Poverty level. The Town contracted with Western Wake Crisis Ministry, Inc. to make eligibility determinations. Assistance was initially given out in June.

Attachments

- CAP Update

Update: Town of Apex Customer Assistance Program (CAP)

August 24, 2021

Delinquent Accounts as of July 31, 2021

	Residential	Commercial	Total
Amount Delinquent	$1,284,820	$95,699	$1,380,519
Number of Accounts	1,901	84	1,985
Average Balance	$676	$1,139	$696
		Delinquent accounts as a percent of charges	1.48%

Past Due Accounts as of July 31, 2021

Fund	Past Due Accounts	Percentage of Charges
General	$153,369	2.01%
Electric	$1,404,033	2.48%
Water Sewer	$603,662	2.11%
Total	$2,161,064	2.32%

Summary of Applications and Approvals

	June, 2021	July, 2021
Number of Applications	26	22
Number of Applications Approved	26	17
Assistance Given	$14,706.40	$9,577.35
Average Assistance per Approval	$565.63	$563.38

Approvals by Poverty Level

% of Poverty Level (Maximum Income Family of 4)	June, 2021	July, 2021
0 to 100% ($21,960)	15	11
101 to 110% ($24,156)	1	0
111 to 120% ($26,352)	3	2
121 to 130% ($28,548)	2	1
131 to 140% ($30,744)	2	1
141 to 150% ($32,940)	0	0
151 to 160% ($35,136)	1	0
161 to 170% ($37,332)	0	2
171 to 180% ($39,528)	1	0
181 to 190% ($41,724)	1	0
191 to 200% ($43,920)	0	0

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for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Donna B. Hosch, Town Clerk

Department(s): Office of the Town Clerk

Requested Motion

Motion to approve Minutes of the August 10, 2021 Regular Council Meeting

Approval Recommended?

Yes

Item Details

N/A

Attachments

- 2021.08.10 Regular Meeting Minutes

| REGULAR TOWN COUNCIL MEETING

August 10, 2021 at 6:00 PM
Council Chambers - Apex Town Hall, 73 Hunter Street
The meeting will adjourn when all business is concluded or 10:00 PM, whichever comes first

Town Council and Administration

Mayor: Jacques K. Gilbert | Mayor Pro Tem: Nicole L. Dozier
Council Members: Brett D. Gantt; Audra M. Killingsworth; Cheryl F. Stallings; Terry Mahaffey
Town Manager: Catherine Crosby | Assistant Town Managers: Shawn Purvis and Marty Stone
Town Clerk: Donna B. Hosch, MMC | Town Attorney: Laurie L. Hohe

COMMENCEMENT

Mayor Gilbert called the meeting to order and presented a wisdom moment as it related to thankfulness. Several Council Members stated what they were thankful for. Mayor Gilbert then led the Pledge of Allegiance.

PRESENTATIONS

There were no Presentations to be made.

CONSENT AGENDA

CN1 Donna B. Hosch, Town Clerk

Minutes of the July 27, 2021 Regular Council Meeting.

CN2 Jacques Gilbert, Mayor

Appointments to the Vision Zero Apex Steering Committee for the purpose of providing oversight to the Task Force in development of the Vision Zero Apex Action Plan.

CN3 Liz Loftin, Senior Planner

Set Public Hearing for the August 24, 2021 Town Council meeting regarding Rezoning Application #21CZ13 Evans Road PUD. The applicant Jason Vickers for Beazer Homes, seeks to rezone approximately 34.57 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Road, 0, 7616, 7628 Humie Olive Road & 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Road.

CN4 Liz Loftin, Senior Planner

Set the Public Hearing for the August 24, 2021 Town Council meeting regarding Rezoning Application #21CZ15 Chapel Ridge Towns PUD. The applicant, Toll Brothers, Inc., seeks to rezone approximately 21.60 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way.

CN5 Amanda Bunce, Current Planning Manager

Set the Public Hearing for the August 24, 2021 Town Council meeting regarding various amendments to the Unified Development Ordinance.

CN6 Mary Beth Manville, Human Resources Director

Auto-renewing agreement with HireRight, LLC, for employee background check services.

CN7 Mary Beth Manville, Human Resources Director

Three (3) year, auto-renewing agreement with Mitratech Holding, Inc., for employee I-9 and E-verify services.

CN8 Vance Holloman, Finance Director

Budget Ordinance Amendment No. 2 which will adjust the transfer amount from the Transportation Capital Reserve Fund to the Streets Capital Project Fund authorized by Budget Ordinance Amendment No. 1.

CN9 Vance Holloman, Finance Director

Resolution calling for a public hearing on August 24, 2021 in connection with a proposed installment financing agreement to finance various capital improvements for the Town.

CN10 Angela Reincke, Parks Planning Project Manager

Comprehensive Parks, Recreation Greenway and Open Space Master Plan contract to John R. McAdams Company, Inc., authorization for the Town Manager to execute the same, and corresponding Budget Amendment 3.

CN11 Mary Beth Manville, Human Resources Director

New Remote Work Policy and Flexible Work Scheduling and Telework Policy.

Mayor Gilbert stated that staff requested two add-on items: approval of Minutes of the 2021.06.22 Regular Council Meeting and revisions to the wording of CN05, amendments to the UDO.

Mayor Gilbert called for a motion to adopt the Consent Agenda. Council Member Stallings made the motion with the requested two revisions;
Council Member Dozier seconded the motion.
The motion carried by a 5-0 vote.

REGULAR MEETING AGENDA

Mayor Gilbert called for a motion to adopt the Regular Agenda. Council Member Gantt made the motion; Council Member Killingsworth seconded the motion.
The motion carried by a 5-0 vote.

PUBLIC FORUM

No one wished to speak during Public Forum.

PUBLIC HEARINGS

PH1 Dianne Khin, Director of Planning and Community Development
Ordinance on the Question of Annexation – Apex Town Council's intent to annex KOBRA, LLC (Reams Grove Master Subdivision) property containing 18.894 acres located at 7500 Green Level Church Road, Annexation #710 into the Town's corporate limits.

Staff oriented Council to the site. Staff recommended approval.

Mayor Gilbert declared the Public Hearing open. With no one wishing to speak, Mayor Gilbert declared the Public Hearing closed.

Mayor Gilbert called for a motion. Council Member Killingsworth made the motion to adopt the Ordinance; Council Member Stallings seconded the motion.
The motion carried by a 5-0 vote.

PH2 Dianne Khin, Director of Planning and Community Development

Ordinance on the Question of Annexation – Apex Town Council's intent to annex Apex Properties & Rentals, LLC and Eura Tunstall properties containing 5.3821 acres located at 1533 and 1537 Old Ivey Road, Annexation #714 into the Town's corporate limits.

Staff oriented Council to the site. Staff recommended approval.

Mayor Gilbert declared the Public Hearing open. With no one wishing to speak, Mayor Gilbert declared the Public Hearing closed.

Responding to Council, staff clarified property ownership and roads. An explanation was given as to involuntary annexation of donut holes.

Mayor Gilbert called for a motion. Council Member Killingsworth made the motion to adopt the Ordinance; Council Member Dozier seconded the motion.
The motion carried by a 5-0 vote.

PH3 Shannon Cox, Long Range Planning Manager

Amendments to the 2045 Land Use Map in the vicinity of New Hill Holleman Road and Old US 1 Highway.

Staff oriented Council to the amendments. Planning staff recommended approval as did the Planning Board. Responding to Council, staff further explained the various changes and uses.

Mayor Gilbert declared the Public Hearing open. With no one wishing to speak, Mayor Gilbert declared the Public Hearing closed.

Mayor Gilbert called for a motion. Council Member Killingsworth made the motion to adopt the Amendments; Council Member Stallings seconded the motion.
The motion carried by a 5-0 vote.

PH4 Michael Deaton, PE, Water Resources Director

Amendments to Chapters 5, 12, and 20 of the Town Code of Ordinances.

Staff oriented Council to the Amendments. Responding to Council, staff clarified the reference to public hearings vs. new business items. Legal clarified that this related to development regulations.

Mayor Gilbert declared the Public Hearing open. With no one wishing to speak, Mayor Gilbert declared the Public Hearing closed.

Mayor Gilbert called for a motion. Council Member Stallings made the motion to adopt the Amendments; Council Member Dozier seconded the motion.
The motion carried by a 5-0 vote.

OLD BUSINESS

OB1 Craig Setzer, Parks, Recreation and Cultural Resources Director
Ordinance amendment changing opening and closing times for various parks, greenways and shelters.

Staff oriented Council to the amendment. A needs assessment was conducted, as the last Master Plan update was done in 2013-2014. Neighborhood park meetings were held.

Council thanked staff for work on this initiative. Responding to Council, staff stated that the current staff could handle the changes of the opening and closing times. The lighting has not yet been updated; staff was planning to further view the sites the next week. Council stated he appreciated the work of staff and how he felt at the end of this we were going to have a quality product.

Mayor Gilbert called for a motion. Council Member Killingsworth made the motion to adopt the Amendment; Council Member Stallings seconded the motion.
The motion carried by a 5-0 vote.

UNFINISHED BUSINESS

There were no Unfinished Business items for consideration.

NEW BUSINESS

There were no New Business items for consideration.

UPDATES BY TOWN MANAGER

- TM Crosby welcomed Craig Setzer as the new Director of Parks, Recreations, and Cultural Resources. Police Chief Armstrong started his position in Apex the previous week.
- There may be impact to yard waste services due to people being out with COVID.
- TM Crosby had a fire visit last week which was fun, hard work, and an experience. She thanked the Fire Department for all their efforts.
- TM Crosby added to what she was thankful for -- her daughter who has always pushed her to do better and be a positive role model. She was also thankful for being in Apex.

ATM Stone explained how the public has been informed about the impacts of COVID. So far, we have not experienced any problems.

Mayor Gilbert stated that on Friday there would be a celebration and parade from Apex High School for Olympic Medalist Tim Federowicz. He will be presented with an award from the Mayor and Council.

CLOSED SESSION

CS1 Laurie Hohe, Town Attorney

Pursuant to NCGS 143-318.11(a)(6) to discuss a personnel matter.

Mayor Gilbert called for a motion to go into Closed Session. Council Member Gantt made the motion; Council Member Dozier seconded the motion. The motion carried by a 5-0 vote.

Mayor Gilbert called for return to Open Session with no objection from Council.

WORK SESSION

There were no Work Session items for consideration.

ADJOURNMENT

With no further business, Mayor Gilbert adjourned the meeting.

_____

Donna B. Hosch, MMC, Town Clerk

ATTEST:

_____

Jacques K. Gilbert, Mayor

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Donna Hosch, Town Clerk

Department(s): Office of the Town Clerk

Requested Motion

Motion to approve the Apex Tax Report dated July 4, 2021.

Approval Recommended?

Yes

Item Details

At its regular meeting held on August 16, 2021, the Wake County Board of Commissioners approved the Apex Tax Report dated 07/-04/2021.

Attachments

- Tax Report

WAKE COUNTY
NORTH CAROLINA

Wake County Tax Administration
Rebate Details
06/01/2021 - 06/30/2021
APEX

DATE	TIME	PAGE
07/04/2021	9:43:00 PM	1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
INDIVIDUAL PROPERTY ACCOUNTS											
788339	69.25	30.00	0.00	0.00	99.25	06/17/2021	0006937353	2021	2020	000000	RUCKER, ANN ELIZABETH
787245	2.77	0.00	0.00	0.00	2.77	06/03/2021	0006863964	2020	2020	000000	SULLIVAN, JAMES ANTHONY
789131	2.14	0.00	0.21	0.00	2.35	06/29/2021	0006801134	2020	2020	000000	CARY AIR CONDITIONING AND HEATING
789130	2.60	0.00	0.26	0.00	2.86	06/29/2021	0006801134	2019	2019	000000	CARY AIR CONDITIONING AND HEATING
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	**76.76**	**30.00**	**0.47**	**0.00**	**107.23**		**4**	**Properties Rebated**			
TOTAL REBATED FOR APEX	**76.76**	**30.00**	**0.47**	**0.00**	**107.23**		**4**	**Properties Rebated for City**			

Tax Committee Meeting: 07/15/2021

Board of Commissioners Meeting: 08/16/2021

TO: Wake County Board of Commissioners and Town Board of Apex

FOR: Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties

Approved by:

The Wake County Tax Committee has approved the following policy to recommend relief of the late listing and/or vehicle penalties when at least one of the following conditions apply:

Relief Codes:

1. New to North Carolina
2. First time listing
3. Previous year listing on time
4. Omitted item(s) from listing - Current/previous listing on time
5. Military Deployment
6. Provided proof of timely listing

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Late List Appealed	Appeal/Request Type	Recommendation	Relief Code
17489	VIBRATION TECHNOLOGY & RELIABILITY PO BOX 254 APEX NC 27502	BUSINESS PERSONAL PROPERTY APEX	0006938594 2021 Not Billed	$15.54	Late List Penalty	No Relief	

This List Requires Board Action

Tax Committee Members: Natasha Baldwin, City Of Raleigh
Kim Lorbacher, Wake County Finance
Jessica Murphy-Rhem, Town Of Cary

Marcus Kinrade, Tax Administrator

Report Generated 7/8/2021

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24,2021

Item Details

Presenter(s): Colleen Merays, Downtown & Small Business Development Coordinator

Department(s): Economic Development

Requested Motion

Motion to approve the Special Event Permit request and Town Sponsorship request for Apex Chanukah Festival on Sunday, November 28, 2021 in the Apex Depot Parking Lot and Plaza.

Approval Recommended?

Yes

Item Details

Name Of Event	Event Date(s)	Event Times	Event Organizer/Sponsor
Apex Chanukah Festival	Sun., November 28, 2021	5:30PM – 7:00PM	Chabad of Cary

Estimated Town Expenditures NA

This Town sponsored special event request includes services from: Police, Public Works, Electric, and Parks Recreation and Cultural Services. This event includes the closure of The Depot public parking lot and plaza as detailed in the attachment. Approval of sponsorship is contingent upon event coordinators adhering to all rules and regulations as detailed in the Town of Apex Special Events Guide and Special Event Permit Application.

Attachments

- Co-sponsored Special Event Application Cover Sheet

Town of Apex
2021 Sponsored Special Event Applications

Event Name: Apex Chanukah Festival

Event Date & Time:

- Sunday, November 28, 2021 (5:30 PM - 7 PM)

Roads & Parking Closed Date & Time:

- The Depot Parking Lot & Plaza - from 2:00 PM to 8:00 PM

Rain Date: NA

Event Organizer: Chabad of Cary

2021 Sposonsorship Request: The Depot public bathrooms be open, 2 extra trash bins and liners, electricity, and police to close parking lot.

2021 Estimated Town of Apex Cost: NA

Event Description: This is Chabad of Cary's Annual Apex Chanukah Festival. This Chanukah Festival is a highlight of the year for so many in the Jewish Community with crowds growing each year.

This year, Chabad of Cary hopes to be back to our program that we have had most years with an indoor program at the Apex Community Center for children in the afternoon followed by the Menorah lighting and entertainment outdoors.

Town officials will be invited to be present for the lighting ceremony.

Questions to Consider: None

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Shelly Mayo, Planner II

Department(s): Planning and Community Development

Requested Motion

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ04 Williams Farm PUD. Jessie Hardesty from the McAdams Co., is the petitioner for the property located at 4525 Green Level West Road.

Approval Recommended?

Planning and Community Development Department recommends approval.

Item Details

Rezoning Case #21CZ04 was approved at the July 27, 2021 Town Council meeting.

Attachments

- Statement and Ordinance

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 61.919 ACRES LOCATED AT 4525 GREEN LEVEL WEST ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#21CZ04

WHEREAS, Jessie Hardesty with McAdams Co, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 1st day of March 2021 (the "Application"). The proposed conditional zoning is designated #21CZ04;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ04 before the Planning Board on the 14th day of June 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 14th day of June 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ04. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ04;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ04 before the Apex Town Council on the 22nd day of June 2021;

WHEREAS, the Apex Town Council held a public hearing on the 22nd day of June 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #21CZ04 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council continued the vote to the 27th day of July 2021.

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Low Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development – Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development – Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will preserve and provide environmental features, provide funding for the Affordable Housing Fund, and permit the development of housing that is compatible with that to the east and south of the site. The rezoning will encourage compatible development of the property and increase the tax base; and

WHEREAS, the Apex Town Council by a unanimous vote of approved Application #21CZ04 rezoning the subject tract located at 4525 Green Level West Road from Rural Residential (RR) to Planned Unit Development – Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Williams Farm PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2021.

TOWN OF APEX

_____
Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Attachment A:

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

WILLIAMS TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 01°32'22" WEST 672.98 FEET TO AN IRON PIPE; THENCE SOUTH 01°31'22" WEST 1361.14 FEET TO A STAKE; THENCE SOUTH 56°33'17" WEST 368.90 FEET TO AN IRON PIPE; THENCE SOUTH 88°32'13" WEST 421.25 FEET TO AN IRON PIPE; THENCE SOUTH 66°10'21" WEST 554.69 FEET TO AN IRON PIPE; THENCE NORTH 10° 48'22" WEST 715.81 FEET TO A POINT IN THE COUNTY LINE BETWEEN CHATHAM AND WAKE COUNTY; THENCE SAID COUNTY LINE NORTH 15°51'13" EAST 2040.73 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 73.21 FEET, WITH A RADIUS OF 630.00 FEET, WITH A CHORD BEARING OF SOUTH 51°48'57" EAST, WITH A CHORD LENGTH OF 73.17 FEET TO A POINT; THENCE SOUTH 48°29'13" EAST 203.90 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 272.48 FEET, WITH A RADIUS OF 320.00 FEET, WITH A CHORD BEARING OF SOUTH 72°52'50" EAST, WITH A CHORD LENGTH OF 264.32 FEET TO A POINT; THENCE NORTH 82°43'32" EAST 98.78 FEET TO A POINT; THENCE NORTH 80°33'13" EAST 310.74 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 2,697,206 SQUARE FEET, 61.919 ACRES.

Attachment B:

WILLIAMS FARM
PLANNED UNIT DEVELOPMENT

4525 GREEN LEVEL WEST RD
APEX, NORTH CAROLINA | PD PLAN

WILLIAMS FARM

Planned Unit Development
Prepared for The Town of Apex, North Carolina

Submittal Dates

First Submittal:	March 1, 2021
Second Submittal:	April 9, 2021
Third Submittal:	May 15, 2021
Fourth Submittal:	May 27, 2021
Fifth Submittal:	June 14, 2021

Real Estate Consultant
Alliance Group of NC
7208 Falls of Neuse Rd Suite 101
Raleigh NC 27615

Builder
Stanley Martin Homes
4020 Westchase Blvd, Suite 470,
Raleigh, NC 27607

Planner, Engineer, Landscape Architect, Surveyor
McAdams
2905 Meridian Parkway
Durham NC 27113

Environmental Consultant
S&EC
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615

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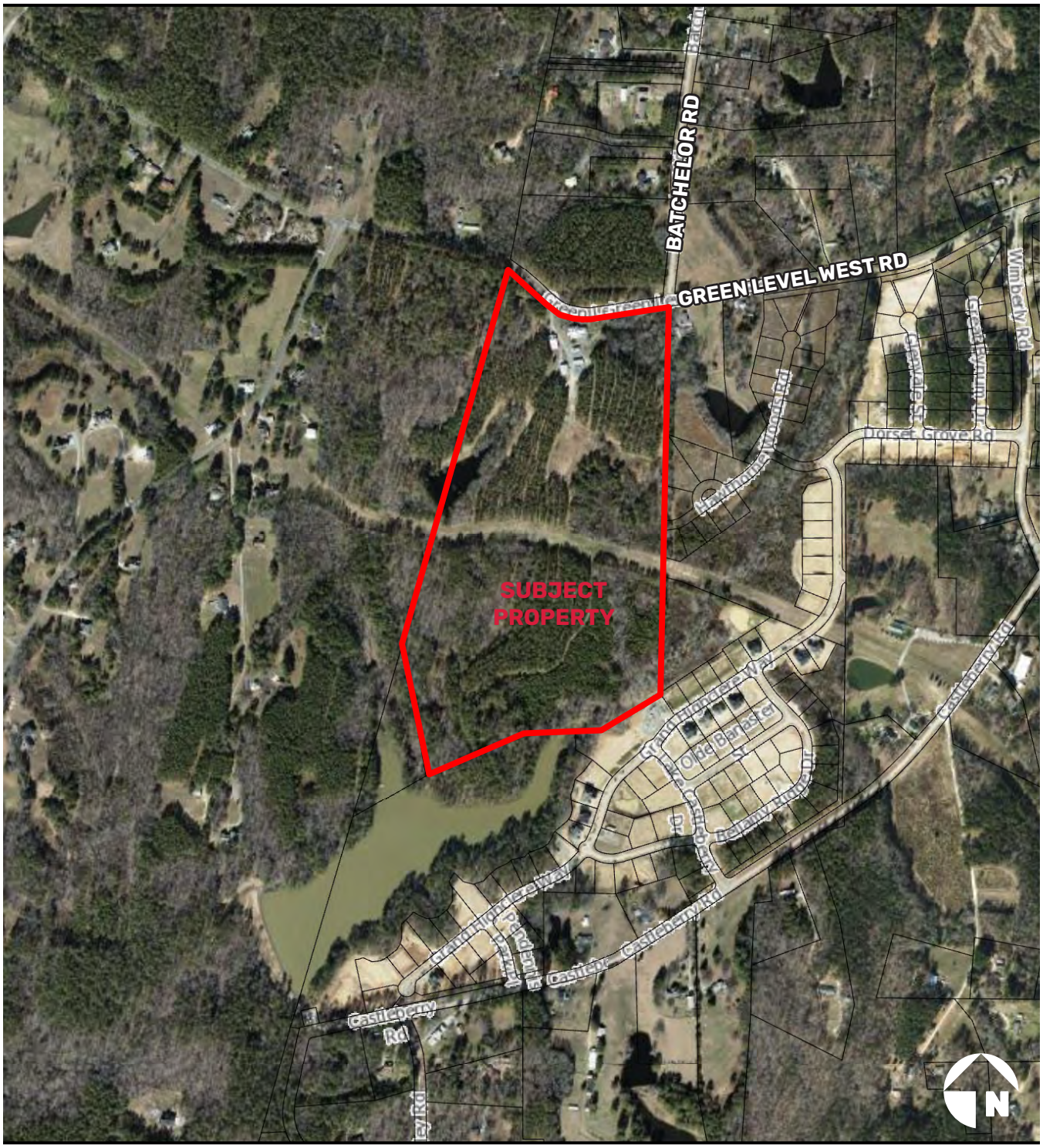
VICINITY MAP



0 425 850 1,700 ft

1 inch = 800 feet

PROJECT DATA

Name of Project:	Williams Farm
Applicant/Real Estate Consultant:	Alliance Group of NC 7208 Falls of Neuse Rd Suite 101 Raleigh NC 27615 919-475-7314
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Low Density Residential
Proposed 2045 Land Use Map Designation:	Low Density Residential
Size of Project:	Approximately 61.919 acres (Acreage may vary based on final alignment of Green Level West Road)
Property Identification Number:	P/O 0713943738

PURPOSE STATEMENT

The Williams Farm PUD will be a residential development consisting of single family homes. The proposed development will set aside required resource conservation areas throughout the 61.919-acre property. Williams Farm's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance. The Williams Farm PUD is in accordance with the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*

  - » The uses permitted within the Williams Farm PUD are permitted per §4.2.2 of the Town of Apex UDO.

- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*

  - » Williams Farm is an entirely residential development including a maximum of 176 units.

- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*

  - » The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.

- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

  - » Public sidewalks will be constructed along the both sides of all streets as well as along the entire frontage of Green Level West Road, per Town of Apex UDO standards. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities located throughout the development. In addition, the site is located within a half mile of the American Tobacco Trail which may be accessed via public sidewalk connections through the Lake Castleberry neighborhood and ultimately along Green Level West Road.

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*

  » Williams Farm will create a walkable residential community connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.

- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*

  » Williams Farm PUD-CZ is consistent with The Town of Apex's Future Land Use Map and compatible with the surrounding land uses. The parcel is designated as Low Density Residential on the 2045 Land Use Map as are the surrounding properties. Current zoning surrounding the development includes Apex RR and LD-CZ on the eastern side, Wake County R-40W on the northern side, and Chatham County R-1 zoning on the western side of the property. It is important to note that the western boundary of the proposed PUD coincides with the Chatham County line. In addition, land located immediately north is within the Town of Cary's ETJ.

- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*

  » All single-family homes will be of a higher quality construction than the typical residential development. Architectural controls and sample elevations illustrating the high-quality appearance of single-family homes are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts. The proposed PUD will provide a development density consistent with the 2045 Land Use Plan designation of Low Density Residential. The Advance Apex Plan describes Low Density Residential as "intended to provide for single-family residential development or single-family residential development with a mix of duplexes and/or townhomes on lots smaller than those in the rural residential areas...Densities shall not exceed 3 units per acre." The proposed density of this development is 2.89 units per acre.

The proposed development aims to incorporate the history of the site into the design, preserving notable elements such as the stacked stone walls along Green Level West Rd, the champion trees at the entry to the neighborhood, and the old farm pond on the western boundary. The site will dedicate at least 30% of the land for resource conservation areas with an emphasis on protecting the wetlands located heavily on the eastern property boundary. The site is divided by an existing gas easement, but walking trails will wind through the development connecting residential areas, open space, pocket parks, and forested land throughout.

PERMITTED USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below.

Permitted uses include:

Residential
Single-Family
Accessory apartment*
Utilities
Utility, minor
Recreational Uses
Greenway
Park, Active
Park, Passive
Recreation Facility, private

* Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute $284.10 per lot to the Apex Affordable Housing Fund, to be paid at plat. Based on 176 lots, the total fee should be $50,000.

DESIGN CONTROLS

Total Project Area: 61.919 acres

Overall Density Limitations (across 61.919-acre site): 2.89 units per acre

- Maximum number of units (single-family homes): 176

Residential Design Controls

Single-Family

- Minimum Lot Size: 5,000 square feet
- Minimum Lot Width: 40 feet
- Minimum Lot Depth: 100 feet
- Maximum Building Height: 45 feet
- Building Setbacks
  - » Front: 20 feet to garage; 8 feet to building façade
  - » Side: 5 feet
  - » Rear: 20 feet
  - » Alley: 5 feet
  - » Corner: 8 feet

ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are limited examples of multiple options available. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for the Williams PUD will be comprised of single-family homes. In order to create rich architectural character along the streetscapes, the project will offer a variety of distinct residential elevations - see examples at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, several common threads will create consistency within the Williams PUD including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. open spaces, gazebos, stacked stone walls, and public art) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

Residential Design Guidelines (all product types):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On single-family homes, the roof shall be pitched at 5:12 or greater (not to include porches, bay windows, etc.).
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
7. Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
8. A varied color palette shall be utilized on single family homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
9. Solar conduit will be provided on all single-family homes to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Vinyl siding is not permitted on the exterior of any single-family homes within the project.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

SIGNAGE

All signage for this PUD shall comply with Section 8.7*, Signs*, of the Town of Apex UDO.

LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 30-ft Type B streetscape buffer along Green Level West Rd
- 10-ft Type B perimeter buffer along western and southwestern property boundary
- 20-ft Type B perimeter buffer along southern property boundary
- 20-ft to 40-ft Type B perimeter buffer along eastern property boundary

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

Resource Conservation Areas (RCA) - Required and Provided

This PUD will be subject to, and meet the requirements of, Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts.*

The PUD will provide a minimum of 30% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway.

The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).

The existing farm pond shall be preserved, pending an evaluation of the dam. The dam is not located on this property, so the developer will work with the owner to evaluate it.

Educational signage shall be installed relating to wetlands or other on-site environmental features.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720071300K, dated February 2, 2007.

Tree Canopy

Tree canopy areas on the Williams Farm are primarily concentrated around the wetland areas, stream features, perimeter buffers and champion trees which are to be preserved RCA area.

Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy with vegetated perimeter buffers, pocket parks, community gathering spaces and other open space areas.

Historic Structures

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. The JM Williams farmhouse was a Study List Entry in 2016, however, the home burned down on May 22, 2019.

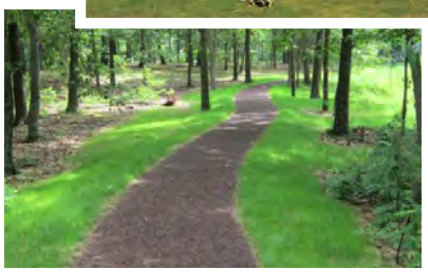
While the farmhouse no longer exists, a number of significant champion trees as well as an iconic stacked stone wall remain as important historical remnants of the past. Pending evaluation of health and safety of the trees, both the trees and stacked stone walls will be preserved and incorporated into the landscape design of the community.

The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.

Environmental Commitments Summary

The following environmental commitments were discussed and approved by the Apex Environmental Advisory Board on February 18, 2021 to include in the Williams Farm development:

- The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).
- The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.
- Tree canopy preservation and replacement (30% of site)
- Two acres of open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.
- All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lane, trail head, greenway or pocket park.
- The project will construct a minimum 1,800 LF of soft surface or paved walking trails in addition to required sidewalks.
- Installation of educational signage related to wetlands or other on-site environmental features
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Increased perimeter buffers on the eastern property boundary (see PUD plan)
- Retention of the existing farm pond
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.
- Solar conduit in all single-family homes
- Full cutoff street lighting by Apex Electric



STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined in Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10-year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

The Parks, Recreation and Cultural Resources Advisory Commission unanimously recommended a fee-in-lieu of dedication on March 31, 2021.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
176	Single-Family	$3,495.24	$615,162.24
Total	-	-	**$615,162.24**

*Final unit count will be determined at the time of Master Subdivision.

**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PRIVATE AMENITIES

Two acres of private open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.

All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lawn, trail head, greenway or pocket park.

The project will construct a minimum 1,800 LF of soft surface (mulch) or paved walking trails in addition to required sidewalks.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan.

Green Level West Road shall be realigned and widened along the frontage of the property in accordance with NCDOT and Town of Apex Transportation standards. Flattening of this curve will allow for safer entry and exit to and from the neighborhood. It will also improve sight distance and safety for motorists and bicyclists traveling along Green Level West Road. Details of this road realignment will be provided at Master Subdivision Plan.

Proposed access to Green Level West Road shall be located approximately 700 feet west of the intersection with Bachelor Road and include a westbound left turn lane with 50 feet of full width storage, 50 feet of full width deceleration, and a 100-foot taper.

Water and Sanitary Sewer

All lots within the project will be served by Town of Apex for water and sanitary sewer. A portion of the site will be serviced by an on-site pump station in accordance with Town of Apex standards. Preliminary approval for a pump station has been received by Town of Apex Public Utilities. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Williams Farm development:

- Five-foot wide public sidewalks along the south side of Green Level West Road through frontage of property.
- Five-foot wide public sidewalks along both sides of all streets
- Six-foot wide private walking trails throughout the development
- Crosswalks constructed at appropriate street intersections

Other Utilities and Facilities

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

PHASING PLAN

This PUD will be completed in up to four phases.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019.

The Future Land Use Map designates this parcel as Low Density Residential, and the proposed land use will stay consistent with this designation allowing single-family homes under 3 dwelling units per acre.

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Williams Farm plan.

- Developer shall provide a westbound left turn lane with 50 feet of full width and appropriate deceleration length and taper on Green Level West Road at the location of the proposed public street accessing the subdivision, located approximately 700 feet west of Bachelor Road. No other new points of access are proposed along Green Level West Road. Developer is responsible for any necessary roadway improvements to meet or exceed required sight distance at the proposed access location, subject to NCDOT review and approval.

Additionally, at the time of master subdivision, the developer shall work with the Town of Apex and NCDOT to ensure adequate site distance at the Green Level West Road site access. This may require realignment of Green Level West Road and/or a site distance easement across the frontage of the parcel to the west.

Representative Residential Building Elevations

WILLIAMS FARM

4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2020110181
DATE: MARCH 1, 2021
REVISED: JUNE 8, 2021

AERIAL & VICINITY MAP

N.T.S.

SHEET INDEX

C1.00 EXISTING CONDITIONS
C2.00 PRELIMINARY LAYOUT & UTILITY PLAN

ZONING CONDITIONS

1. DEVELOPER SHALL PROVIDE A WESTBOUND LEFT TURN LANE WITH 50 FEET OF FULL WIDTH AND APPROPRIATE DECELERATION LENGTH AND TAPER ON GREEN LEVEL WEST ROAD AT THE LOCATION OF THE PROPOSED PUBLIC STREET ACCESSING THE SUBDIVISION, LOCATED APPROXIMATELY 700 FEET WEST OF BACHELOR ROAD. NO OTHER NEW POINTS OF ACCESS ARE PROPOSED ALONG GREEN LEVEL WEST ROAD. DEVELOPER IS RESPONSIBLE FOR ANY NECESSARY ROADWAY IMPROVEMENTS TO MEET OR EXCEED REQUIRED SIGHT DISTANCE AT THE PROPOSED ACCESS LOCATION, SUBJECT TO NCDOT REVIEW AND APPROVAL.

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	PORTION OF 0713-94-3738	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
SITE AREA	APPROX. 61.92 AC - GROSS APPROX. 0.27 AC - R/W DEDICATION APPROX. 0.12 AC - RECLAIMED R/W APPROX. 61.77 AC - NET	
EXISTING USE	VACANT	
PROPOSED USE	SINGLE FAMILY LOTS	
DENSITY	MAXIMUM	176 UNITS / 61.77 AC = 2.85 DU/AC
LOT SIZE	MINIMUM	5,000 SF
LOT WIDTH	MINIMUM	40'
LOT DEPTH	MINIMUM	100'
BUILDING HEIGHT	MAXIMUM	45'
SETBACKS	FRONT	20' TO GARAGE, 8' TO BUILDING FACADE
	SIDE	5'
	REAR	20'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	176 UNITS x 2/UNIT = 352 SPACES
	PROPOSED	352 SPACES
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	43.24 AC (70%)
RESOURCE CONSERVATION AREA	MINIMUM	18.53 AC (30%)
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720071300K, EFFECTIVE 02/02/2007)	
HISTORIC STRUCTURES	NONE	

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CONTACT

JESSICA HARDESTY
hardesty@mcadamsco.com
PHONE: 919. 361. 5000

PROJECT DIRECTORY

HOME BUILDER
STANLEY MARTIN HOMES
4020 WESTCHASE BOULEVARD, SUITE 470
RALEIGH, NC 27607
CONTACT: BRIAN KETCHUM

STANLEY MARTIN

REAL ESTATE CONSULTANT
ALLIANCE GROUP OF NORTH CAROLINA
7208 FALLS OF NEUSE ROAD, SUITE 101
RALEIGH, NC 27615
CONTACT: BOB ZUMWALT

AGNC
BROKERAGE | CONSULTING | PLANNING

OWNER
ELIZA C WILLIAMS
4525 GREEN LEVEL WEST ROAD
APEX, NC 27523

NORTH CAROLINA PROFESSIONAL SEAL 031452 ENGINEER JEREMY V. FINCH
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2021	PER TOWN COMMENTS
2	05. 14. 2021	PER TOWN COMMENTS
3	05. 27. 2021	PER TOWN COMMENTS
4	06. 08. 2021	PER TOWN COMMENTS

PLANNED DEVELOPMENT PLAN FOR:

WILLIAMS FARM
APEX, NORTH CAROLINA
PROJECT NUMBER:
2020110181

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SfyMartinH\2020110181\04-Production\Planning and LA\PUD\Current Drawings\2020110181-CS1.dwg, 6/8/2021 2:26:45 PM, updegrove, 1:1
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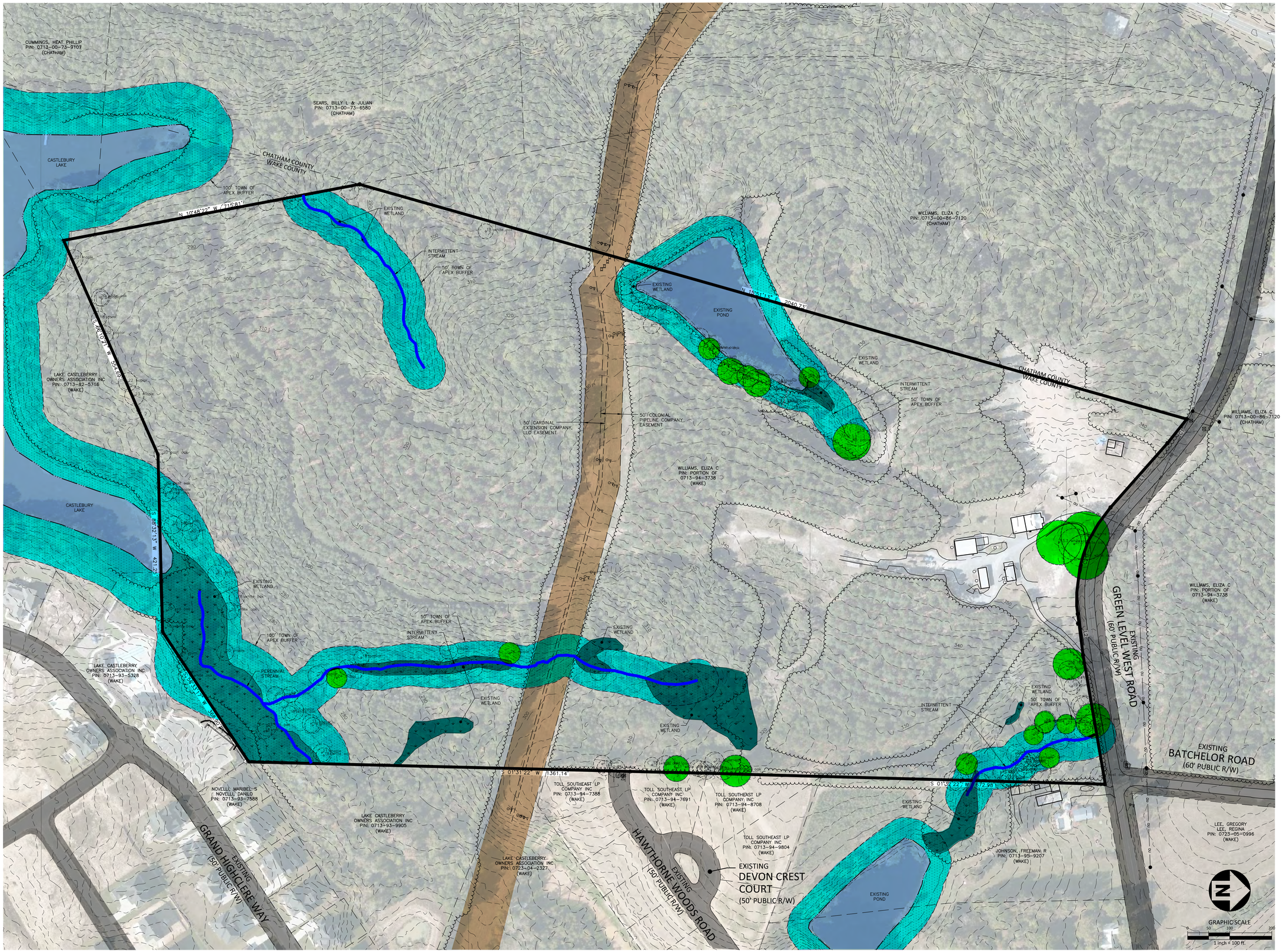

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WILLIAMS FARM
PLANNED DEVELOPMENT PLAN FOR PUD-CZ
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 09. 2021	PER TOWN COMMENTS
2	05. 14. 2021	PER TOWN COMMENTS
3	05. 27. 2021	PER TOWN COMMENTS
4	06. 08. 2021	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110181
FILENAME	2020110181-XC1
CHECKED BY	JVF
DRAWN BY	RLU
SCALE	1"=100'
DATE	03. 01. 2021

SHEET

EXISTING CONDITIONS

C1.00

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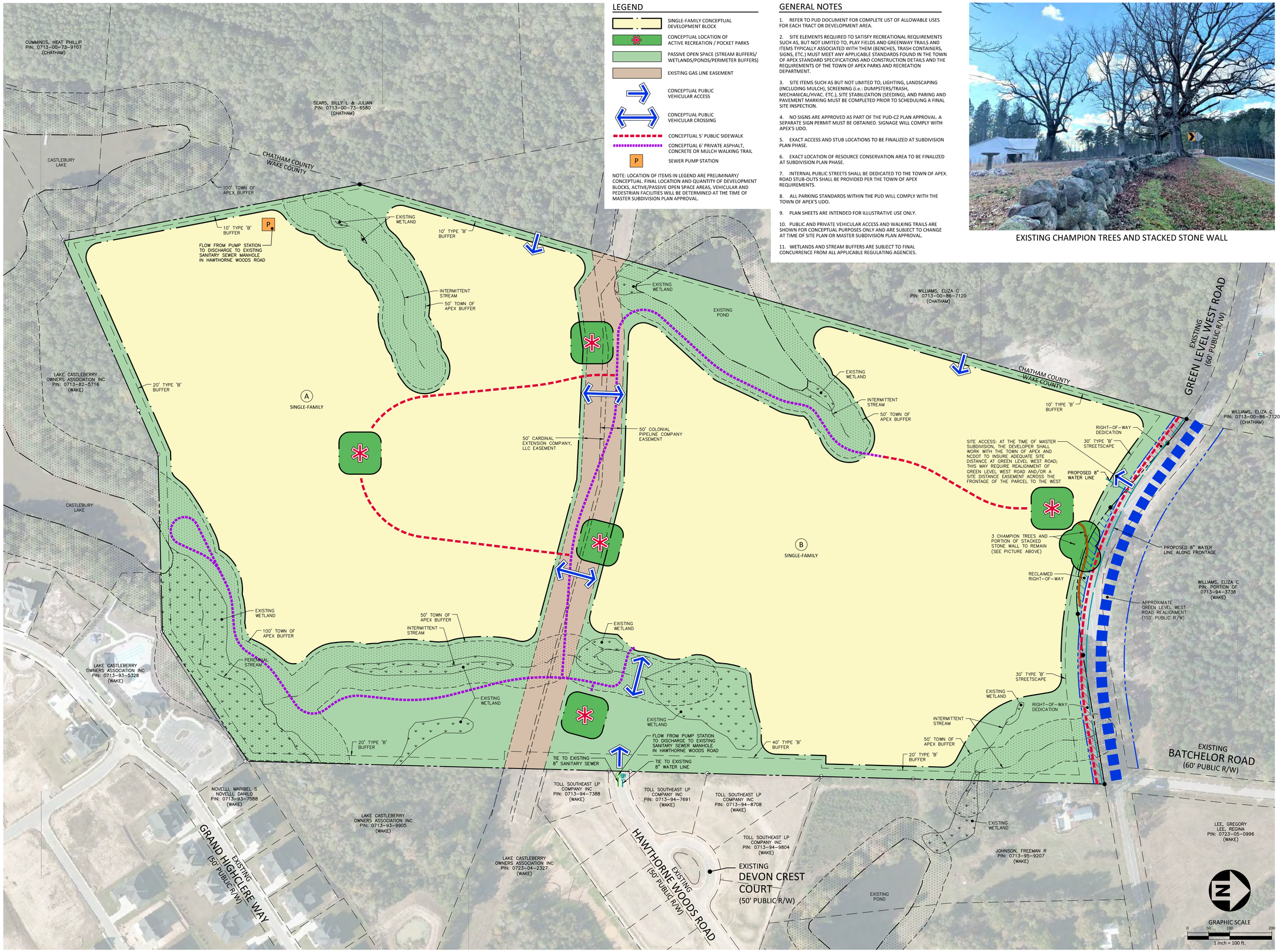

LEGEND

- SINGLE-FAMILY CONCEPTUAL DEVELOPMENT BLOCK
- CONCEPTUAL LOCATION OF ACTIVE RECREATION / POCKET PARKS
- PASSIVE OPEN SPACE (STREAM BUFFERS/ WETLANDS/PONDS/PERIMETER BUFFERS)
- EXISTING GAS LINE EASEMENT
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- CONCEPTUAL PUBLIC VEHICULAR CROSSING
- CONCEPTUAL 5' PUBLIC SIDEWALK
- CONCEPTUAL 6' PRIVATE ASPHALT, CONCRETE OR MULCH WALKING TRAIL
- P — SEWER PUMP STATION

NOTE: LOCATION OF ITEMS IN LEGEND ARE PRELIMINARY/ CONCEPTUAL. FINAL LOCATION AND QUANTITY OF DEVELOPMENT BLOCKS, ACTIVE/PASSIVE OPEN SPACE AREAS, VEHICULAR AND PEDESTRIAN FACILITIES WILL BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLAN APPROVAL.

GENERAL NOTES

1. REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
2. 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.
3. SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (i.e.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
4. NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
5. EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
6. EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
7. INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD STUB-OUTS SHALL BE PROVIDED PER THE TOWN OF APEX REQUIREMENTS.
8. ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
9. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
10. PUBLIC AND PRIVATE VEHICULAR ACCESS AND WALKING TRAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.
11. WETLANDS AND STREAM BUFFERS ARE SUBJECT TO FINAL CONCURRENCE FROM ALL APPLICABLE REGULATING AGENCIES.

EXISTING CHAMPION TREES AND STACKED STONE WALL

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WILLIAMS FARM
PLANNED DEVELOPMENT PLAN FOR PUD-CZ
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 031452 ENGINEER JEREMY V. FINCH
NO TECHNICAL INFORMATION

REVISIONS

NO.	DATE	
1	04. 09. 2021	PER TOWN COMMENTS
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3	05. 27. 2021	PER TOWN COMMENTS
4	06. 08. 2021	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110181
FILENAME	2020110181-S1
CHECKED BY	JVF
DRAWN BY	RLU
SCALE	1"=100'
DATE	03. 01. 2021

SHEET

PRELIMINARY LAYOUT & UTILITY PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\Sfy\Martin\#2020110181\04-Production\Planning and LA\PUD\Current Drawings\2020110181-S1.dwg, 6/14/2021 9:53:00 AM, updegrove, Rich

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Shelly Mayo, Planner II

Department(s): Planning and Community Development

Requested Motion

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ09 Alderwood PUD. Jessie Hardesty from the McAdams Co., is the petitioner for the properties located at 1533 Wimberly Road and 7912, 8000 and 8016 Jenks Road.

Approval Recommended?

Planning and Community Development Department recommends approval.

Item Details

Rezoning Case #21CZ09 was approved at the July 27, 2021 Town Council meeting.

Attachments

- Statement and Ordinance

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 14.86 ACRES LOCATED AT 1533 WIMBERLY ROAD AND 7912, 8000 AND 8016 JENKS ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#21CZ09

WHEREAS, Jessie Hardesty for McAdams Co., owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 1st day of April 2021 (the "Application"). The proposed conditional zoning is designated #21CZ09;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ09 before the Planning Board on the 12th day of July 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 12th day of July 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ09. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ09;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ09 before the Apex Town Council on the 27th day of July 2021;

WHEREAS, the Apex Town Council held a public hearing on the 27th day of July 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #21CZ09 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates the site as Mixed Use: High Density Residential/Office Employment/Commercial Services. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development-Conditional Zoning (PUD-CZ). The applicant is requesting a rezoning to PUD-CZ with a maximum density of 7.5 dwelling units per acre, consistent with the Medium/High Density Residential designation. Located in close proximity to major commercial areas and transportation corridors, the proposed rezoning to Planned Unit Development-Conditional Zoning will have a maximum of 78 dwelling units and designates approximately 4.46 acres (30%) of the site as non-residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will permit allow this property to develop in a way that is consistent with the surrounding areas, to build side paths along Jenks Road and Wimberly Road, to build sidewalks along both sides of internal streets, and provide improved environmental conditions over the UDO requirements. The rezoning will encourage compatible development of the property and increase the tax base; and

WHEREAS, the Apex Town Council unanimously approved Application #21CZ09 rezoning the subject tracts located at 1533 Wimberly Road and 7912, 8000, and 8016 Jenks Road from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in

Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Alderwood PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2021.

TOWN OF APEX

_____
Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Attachment A:

LEGAL DESCRIPTION

TRACT 1 (LOT1) - 0722780191

BEGINNING AT A POIITT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF TRACT 8A AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°11'29" WEST A DISTANCE OF 537.66 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45' EAST A DISTANCE OF 563.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAP 1987, PAGE 104.5 WAKE COUNTY REGISTRY; THENCE ALONG ANO WITH SAID WESTERN PROPERTY LINE SOUTH 13°40'47' WEST A DISTANCE OF 519.22 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75"40'29" WEST A DISTANCE OF 420.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 32"15'40"WEST A DISTANCE OF 59.96 FEET THE POINT OF BEGINNING, CONTAINING 6.2201 ACRES.

TRACT 2 (LOT2) - 0722784193

BEGINNING AT A POI ITT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13"40'47" EAST A DISTANCE OF 519.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOIJTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITI-l SAID SOUTHERN PROPERTY LINE NORTH 87°55'55' EAST A DISTANCE OF 261.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAP 1987, PAGE 104.5 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°14'23" EAST A DISTANCE OF 406.87 FEET TO A POINT LOCATED ON TI-IE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°40'29" WEST A DISTANCE OF 442.49 FEET THE POINT OF BEGINNING, CONTAINING 3.5482 ACRES.

TRACT 3 (LOT3) - 0722788252

BEGINNING AT A POIITT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT2AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 06"14'87" WEST A DISTANCE OF 406.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°59'37" EAST A DISTANCE OF 544.19 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF TAYLOR MORRISON OF CAROLINAS, LIC AS RECORDED IN BOOK OF MAPS 2017, PAGE 183, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01 "37'53" EAST A DISTANCE OF 61,09 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD

N.C.S.R 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 37°26'17"WEST A DISTANCE OF 57,99 FEET THE POINT; THENCE SOUTH 38"20'35" WEST A DISTANCE OF 51.98 FEET THE POINT; THENCE SOUTH 40"23'52" WEST A DISTANCE OF 52.61 FEET THE POINT; THENCE SOUTH 45°23'52' WEST A DISTANCE OF 50.80 FEET A POINT; THENCE SOUTH 50°36'52" WEST A DISTANCE OF 51.72 FEET A POINT; THENCE SOUTH 54°31'47' WEST A DISTANCE OF 56.84 FEET A POINT; THENCE SOUTH 56"57'00' WEST A DISTANCE OF 50.16 FEET A POINT; THENCE SOUTH 58°50'33" WEST A DISTANCE OF 53.70 FEET A POINT; THENCE SOUTH 61°32'10" WEST A DISTANCE OF 54.37 FEET A POINT; THENCE SOUTH 65°47'22'' WEST A DISTANCE OF 52.80 FEET A POINT; THENCE SOUTH 69°41'04" WEST A DISTANCE OF 53.91 FEET A POINT; THENCE SOUTl-173°31'36' WEST A DISTANCE OF 44.67 FEET THE POINT OF BEGINNING, CONTAINING 3.4109 ACRES.

TRACT 4 (TRACT 8A) - 0722687241

BEGINNING AT A POI ITT LOCATED ON THE EA.STERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°11'29" EAST A DISTANCE OF 61.82 FEET TO A POIITT LOCATED ON THE CENTERLINE OF WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID CENTERLINE NORTH 32"01'55"WEST A DISTANCE OF 51.05 FEET TO A POINT; THENCE NORTH 32"01'55' WEST A DISTANCE OF 179.43 FEET TO A POINT; THENCE NORTH 22"06'24' WEST A DISTANCE OF 425.44 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 87"59'52" EAST A DISTANCE OF 32.91 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603, AND THE SOUTHWESTERN PROPERTY CORNER TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°58"10" EAST A DISTANCE OF 247.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°11'29' EAST A DISTANCE OF 537.66 FEET THE POI ITT OF BEGINNING, CONTAINING 2.1233 ACRES.

Attachment B:

ALDERWOOD
PLANNED UNIT DEVELOPMENT
REZONING CASE 21CZ09

Wimberly Road & Jenks Road
Apex, North Carolina | PD PLAN

taylor morrison

McADAMS

SPANGLER ENVIRONMENTAL, INC.

Kimley»Horn

ALDERWOOD

Planned Unit Development
Prepared for The Town of Apex, North Carolina
Rezoning Case 21CZ09

Submittal Dates

First Submittal:	April 1, 2021
Second Submittal:	May 14, 2021
Third Submittal:	June 11, 2021
Fourth Submittal:	June 25, 2021
Fifth Submittal:	July 21, 2021
Council Approval:	July 27, 2021

Developer
Taylor Morrison
15501 Weston Parkway Suite 100
Cary NC 27513

Planner, Engineer, Landscape Architect
McAdams
2905 Meridian Parkway
Durham NC 27113

Environmental Consultant
Spangler Environmental
4338 Bland Road
Raleigh NC 27609

Traffic Engineer
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Durham, NC 27701

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VICINITY MAP

0 425 850 1,700 ft

1 inch = 800 feet

PROJECT DATA

Name of Project:	Alderwood
Applicant Owner/Developer:	Taylor Morrison 15501 Weston Parkway Suite 100 Cary NC 27513 919-407-1232
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000 Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601 919-590-0371
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Mixed Use - High Density, Office Employment, Commercial Services
Proposed 2045 Land Use Map Designation:	Mixed Use - Medium/High Density, Office Employment, Commercial Services
Proposed Use:	Mixed-used development with townhomes, commercial, office, and park space
Size of Project:	14.86 acres
Area Designated as Mixed Use on 2045 LUM:	14.86 acres
Area of Mixed Use Proposed as Non-residential:	4.46 acres (30% of total acreage)
Property Identification Numbers:	0722687241, 0722780191, 0722784193, 0722788252

PURPOSE STATEMENT

The purpose of the Alderwood PUD is to provide a mixed-use development containing townhomes along with neighborhood scaled retail, restaurant, and/or office uses that will be highly complementary to the existing built environment as well as planned future developments in the vicinity of the subject property. The proposed development will set aside required resource conservation areas throughout the 14.86-acre property. Alderwood's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*

  - The uses permitted within the Alderwood PUD are permitted per §4.2.2 of the Town of Apex UDO.

- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*

  - Alderwood is a mixed-used development containing a maximum of:
    - 78 townhomes
    - 30,000 square feet of non-residential floor area, including retail, restaurant, and office space

  This mix of uses provides a minimum of 30% of the site for non-residential land uses.

- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*

  - The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.

- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

  - Public sidewalks will be constructed along the both sides of all streets, going above the Town of Apex UDO standards. Additionally, a public access easement will be provided on

the northern end of the property that could ultimately provide a connection to the proposed greenway north of the property.

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*

  » Alderwood will create a walkable neighborhood of residential and non-residential uses connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.

- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*

  » The property is consistent with surrounding land uses however, a change is requested on The Town of Apex's Future Land Use Map. Current zoning surrounding the development includes PUD-CZ developments to the immediate north and south and RR to the east and west. The Future Land Use Map designates the property as Mixed Use to include High Density Residential, Office Employment, Commercial Services and Medium/High Density Residential. The land south of the subject property shares this FLUM designation and the land to the north is designated as Medium/High Density Residential. The High Density Residential designation is requested to change to Medium/High Density Residential (see ***Consistency with Land Use Plan).***

- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*

  » All townhomes and commercial buildings will be of a higher quality construction than the typical residential or commercial development. Architectural controls for non-residential uses as well as sample elevations illustrating the high-quality appearance of the townhomes and non-residential buildings are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts and in the Design Controls section of this document.

PERMITTED USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential Area:

- Townhomes
- *Accessory apartment
- Utility, minor
- Greenway
- Park, active
- Park, passive
- Recreation Facility, private

Non-Residential Area:

- Utility, minor
- Greenway
- Entertainment, indoor
- Assembly hall, non-profit
- Assembly hall, for-profit
- Church or place of worship
- Day care facility
- Drop-in or short-term day care
- Government Services
- Restaurant, general
- Medical or dental clinic or office
- Office, business or professional
- Publishing Office
- Artisan studio
- Barber and beauty shop
- Book Store
- Convenience store
- Covenience Store with gas sales
- Dry cleaners or laundry service
- Farmer's market
- Financial institution
- Floral shop
- Grocery, general
- Grocery, specialty
- Health/fitness center or spa
- Newsstand or gift shop
- Personal service
- Pharmacy
- Printing and copying service
- Real estate sales
- Repair services, limited
- Retail sales, general
- Studio for art
- Tailor shop
- Upholstery shop
- Pet services
- Microbrewery
- Microdistillery

*Permitted Uses Subject to Limitations:

Accessory apartment - No covenant shall be placed on the property which prohibits accessory apartment as a use.

AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute $215.00 per lot to the Apex Affordable Housing Fund, to be paid at plat.

DESIGN CONTROLS

Total Project Area: 14.86 acres

Apex 2045 Land Use Plan - Community Mixed-Use Calculation

- Total Project Area within Community Mixed-Use Designation: 14.86 acres
  - » Required Non-Residential Land Area: 4.46 acres (30%)
  - » Proposed Gross Non-Residential Land Area: 4.46 acres (30%)

Overall Density Limitations:

- Maximum number of Townhomes: 78
- Maximum Non-Residential Floor Area: 30,000 SF
- Maximum Built-Upon Area: 70%

Townhomes

- Minimum Lot Width: 22 feet
- Minimum Lot Depth: 65 feet
- Maximum Building Height: 45 feet (3 stories); Maximum building height adjacent to northern property boundary and west of sanitary sewer is 2 stories.
- Minimum Building Setbacks:
  - » Front (façade or front porch): 8 feet
  - » Front (Garage): 20 feet
  - » Rear: 10 feet
  - » Corner: 8 feet
  - » Building separation: 10 feet

Note: Porches, patios, decks, and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Non-Residential Design Controls

- Maximum Building Height: 50 feet
- Minimum Building Setbacks:
  - From Required Buffers: 10 feet
  - When there are no buffers:
    - Front: 20 feet
    - Side: 20 feet
    - Rear: 20 feet

Landscaping, Buffering, and Screening

All landscaping for this PUD shall comply with Section 8.2 Landscaping, of the Town of Apex UDO, except for the following provisions (Section 8.2.4 A):

- Landscaping requirements for townhomes shall be permitted on townhome lots and/or HOA owned common areas.

The following buffers are provided in accordance with the UDO:

- Along Jenks Rd: 30' Type B
- Along Wimberly Rd: 30' Type B
- Northern property boundary (non-residential portion): 20' Type A
- Northern property boundary (residential portion): 15' Type A
  - At the time of site/subdivision plan and in order to meet the opacity requirements of the rezoning, the northern buffer of the residential pod (Pod B) adjacent to the existing residential shall include either: (a) a 6-foot tall privacy fence as permitted in UDO Sec. 8.2.6.B.5.a, provided the fence shall not be required adjacent to the private community park, within utility and/or pedestrian access easements, or within the Colonial and Cardinal gas pipeline easements; or (b) supplemental evergreen plantings. In order to minimize damage and impacts to the existing vegetation, any fence installed pursuant to this condition shall be installed along the interior side of the Alderwood buffer.
  - The 15-foot Type A buffer along the northern property line of the residential pod shall be undisturbed west of the sanitary sewer easement.
  - Any townhomes adjacent to the northern property line and west of the sanitary sewer line shall be a maximum of 2 stories tall.

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are limited examples of multiple options available. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for Alderwood will be comprised of attached townhome units. The project will offer a variety of distinct residential elevations - see examples located at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, a number of common threads will link the neighborhood, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development in order to meet the Community Amenities requirement of the UDO. A key terminus point will be the community park, which is to contain a National Wildlife Federation certified butterfly garden.

Residential Design Guidelines (all product types):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have at least one of the following: windows, decorative details or carriage-style adornments.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On townhomes, roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every other unit.
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.

7. Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.

8. A varied color palette shall be utilized on townhome units throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

9. Solar conduit will be provided on all homes to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

Non-Residential Design Guidelines:.

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details as well as landscaping shall be incorporated to add visual interest. Large expanses of blank walls, greater than 25' in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.

2. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.

Non-residential exteriors shall incorporate variation in materials. The primary (front) façade and other façades located along a public right-of-way may include:

- Brick and/or stone masonry
- Decorative concrete block (integral color or textured)
- Stone accents
- Aluminum storefronts with anodized or pre-finished colors
- EIFS cornices, and parapet trim
- EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
- Precast concrete
- Soffit and fascia materials to be considered include EIFS with crown trim elements
- Cementitious siding

Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

Exterior materials not allowable as part of the residential or non-residential development are as follows:

- Vinyl siding
- Painted, smooth faced concrete block
- Metal Walls

PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

On-street parallel parking stalls may be used to satisfy guest parking requirements.

SIGNAGE

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Beaver Creek Drainage Basin, which is within the Cape Fear River Basin. The site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

Resource Conservation Areas (RCA) - Required and Provided

This PUD will be subject to, and meet the requirements of, Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts.*

The PUD will provide a minimum of 25% of the gross project area as a Resource Conservation Area (RCA). The calculation of the RCA areas required for the development shall be as per the standards contained in the Unified Development Ordinance as of the effective date of the rezoning for the Alderwood PUD. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway trails.

Floodplain

The project site does not sit within a designated current or future 100 year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720072200J, dated May 2, 2006.

Tree Canopy

The Apex 2045 Land Use Plan designates the majority of this property as Mixed-Use. This land use designation prescribes a mix of High Density Residential, Office Employment and Commercial uses. In order to implement this mix of uses in compliance with the land use plan, it will be necessary to remove some tree canopy outside of environmentally protected areas.

Tree canopy areas will be primarily concentrated around the wetland areas, perimeter buffers and the community park. Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy within the public rights-of-way, along with vegetated perimeter buffers, and open space areas.

To further illustrate the project's commitment to preserving and replacing tree canopy, at the time of first subdivision or site plan submittal the developer will provide a donation to a local non-profit organization with a mission towards tree preservation in the amount of $3,000.

Historic Structures

As confirmed by the North Carolina State Historic Preservation Office and Capital Areas Preservation, Inc. there are no historic structures present within the project boundary.

Environmental Commitments Summary

The following environmental conditions shall apply to the development:

- Install educational signage (minimum two signs) about wetlands and near environmental sensitive areas in order to:
  - Reduce pet waste; and
  - Eliminate fertilizer.
- Install two pet waste stations.
- Provide a public access easement for privately-maintained sidewalk connectivity at the northern end of the subject properties as shown on the PUD plans.
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Seek National Wildlife Federation certification of the community park.
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals.
  - A minimum of 70% of the species provided shall be native or a nativar of North Carolina.
  - No invasive species shall be permitted.
  - No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

STORMWATER MANAGEMENT

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

The project was reviewed by the PRCR Advisory Commission on May 26th, 2021 meeting. The Advisory Commission unanimously recommended a fee-in-lieu for the project.

Number of Units*	Housing Type	Fee Per Unit**	**Total Fees**
78	Townhomes	$2,354.05	**$183,615.90**

*Final unit count will be determined at the time of Master Subdivision.

**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in the Apex Unified Development Ordinance (UDO), Advance Apex: The 2045 Transportation Plan, and the Standard Specifications and Details. Roadway, pedestrian, and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan in effect as of the effective date of the rezoning for the Alderwood PUD unless otherwise stated below. The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex, sealed 3/26/2021:

- Developer shall construct full-movement access to Jenks Road across from Hutch Lane and restripe the existing two-way left turn lane to provide 100 feet of eastbound left turn storage.
- Developer shall construct right-in/right-out only access to Jenks Road approximately 500 feet east of the intersection of Wimberly Road, and as generally depicted on PUD Sheet C2.00, including a westbound right turn lane on Jenks Road with 50 feet of full width deceleration, 100 feet of taper, and provide a monolithic concrete median on Jenks Road extending from the east to west ends of the intersection radius and right turn lane to prevent left turns.
- Developer shall provide minimum typical frontage widening on Jenks Road from the centerline based on a 41-foot 3-lane curb and gutter roadway on 80 feet of right-of-way (40 feet from centerline).
- Developer shall construct full-movement access to Wimberly Road approximately 500 feet north of Jenks and as generally depicted on PUD Sheet C2.00.

- Developer shall provide minimum typical frontage widening on Wimberly Road from the centerline based on a 35-foot 2-lane curb and gutter roadway on 60 feet of right-of-way (30 feet from centerline).
- No additional points of vehicular access to Jenks Road or Wimberly Road shall be proposed or permitted within the boundaries of the PUD.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding Alderwood development:

- Developer shall construct five-foot wide public sidewalks along both sides of all internal streets.
- Developer shall construct six-foot wide private walking trail(s) in the community park area.
- Developer shall construct a ten-foot wide Side Path along both the Jenks Road and Wimberly Road frontages of the subject properies.
- Developer shall provide a public access easement for privately-maintained sidewalk connectivity at the northern end of the subject properties as shown on the PUD plans.

Water and Sanitary Sewer

All lots within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

Other Utilities and Facilities

Electricity will be provided by Apex Electric. Phone, cable, and gas will provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context. Other features may include markers, bollards, and unique paving patterns.

PRIVATE AMENITIES

A community park, approximately 1.65 acres, will be designed at the northeast corner of the property. The developer will seek National Wildlife Federation certification, which includes ensuring key habitat elements are incorporated into the landscape, including but not limited to specific plants and supplemental feeders, water, wildlife shelter, and sustainable practices.

The developer will also install educational signage (minimum 2 signs) in the neighborhood near wetland areas and signage near environmentally sensitive areas in order to reduce pet waste and eliminate fertilizer. Similarly, pet waste stations (minimum 2 stations) will be installed strategically throughout the community.

PHASING PLAN

This PUD will be completed in up to 3 phases. Location of phases will be determined at the time of Master Subdivision Review and Approval.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019 if the requested Land Use Map amendment is approved.

The Future Land Use Map the property as Mixed Use, which encompasses High Density Residential, Office Employment, and Commercial Services. A Future Land Use Map Amendment is requested to allow for Medium/High Density Residential.

COMPLIANCE WITH UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex, sealed 3/26/2021:

TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Alderwood plan:

Jenks Road

- Developer shall provide minimum typical frontage widening on Jenks Road from the centerline based on a 41-foot 3-lane curb and gutter roadway on 80 feet of right-of-way (40 feet from centerline).

Jenks Road - East Site Drive

- Developer shall construct full-movement access to Jenks Road across from Hutch Lane and restripe the existing two-way left turn lane to provide 100 feet of eastbound left turn storage.

Jenks Road – West Site Drive

- Developer shall construct right-in/right-out only access to Jenks Road approximately 500 feet east of the intersection of Wimberly Road, and as generally depicted on PUD Sheet C2.00, including a westbound right turn lane on Jenks Road with 50 feet of full width deceleration, 100 feet of taper, and provide a monolithic concrete median on Jenks Road extending from the east to west ends of the intersection radius and right turn lane to prevent left turns.

Wimberly Road

- Developer shall provide minimum typical frontage widening on Wimberly Road from the centerline based on a 35-foot 2-lane curb and gutter roadway on 60 feet of right-of-way (30 feet from centerline).

Wimberly Road – Site Drive

- Developer shall construct full-movement access to Wimberly Road approximately 500 feet north of Jenks and as generally depicted on PUD Sheet C2.00.

No additional points of vehicular access to Jenks Road or Wimberly Road shall be proposed or permitted within the boundaries of the PUD.

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Sample Residential Elevations

taylor morrison
Homes Inspired by You

Taylor Morrison Townhomes
Alderwood

03.29.21

gmd design group
of georgia

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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GMD-GA13031.3

taylor morrison

Homes Inspired by You

Taylor Morrison Townhomes
Alderwood

03.29.21

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Homes Inspired by You

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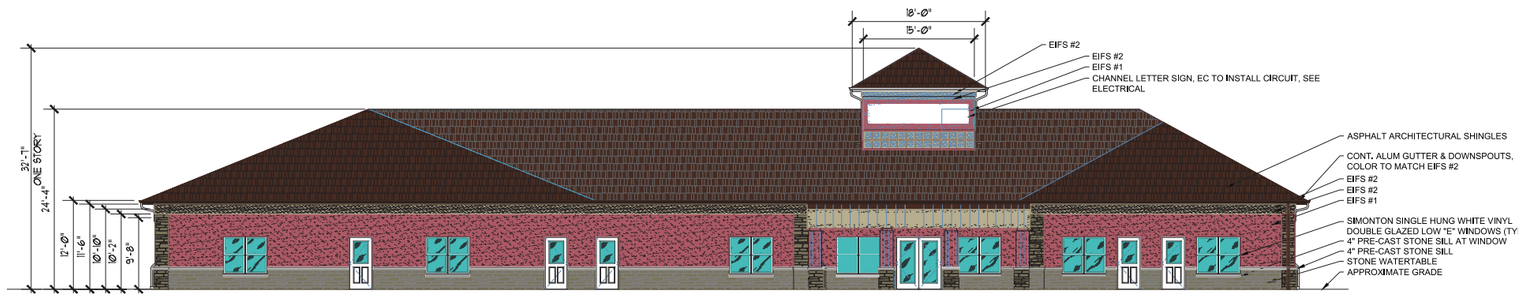
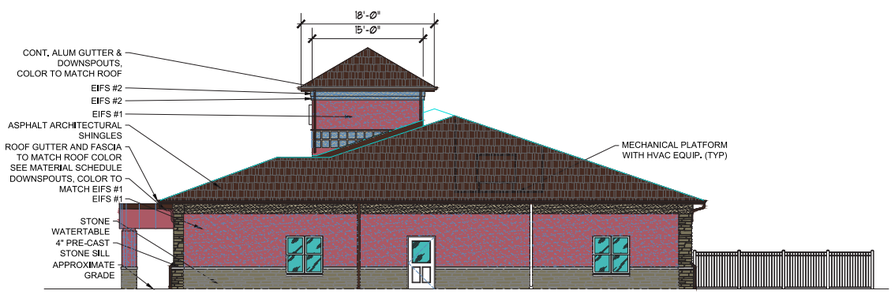
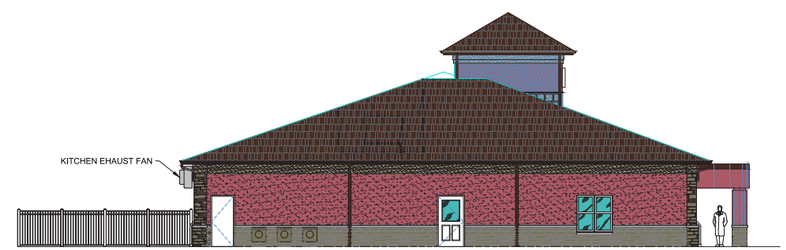
Sample Non-Residential Elevations



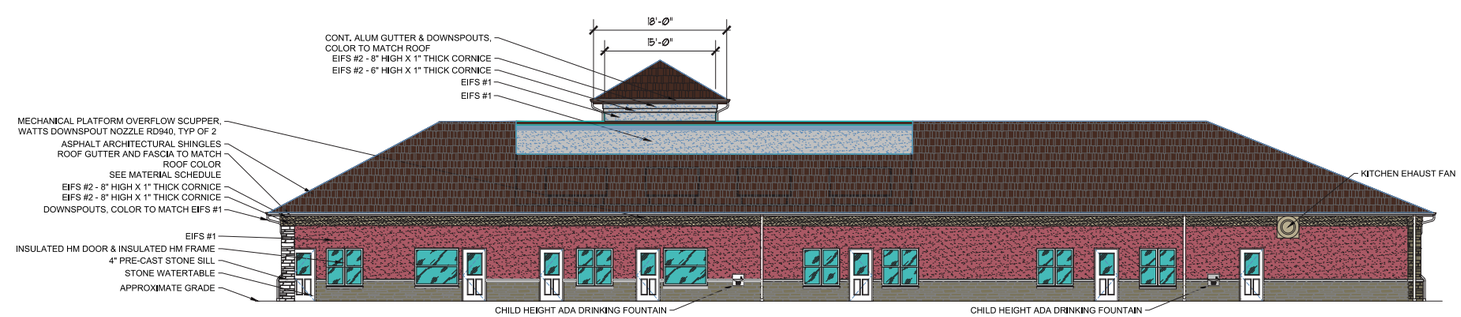
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



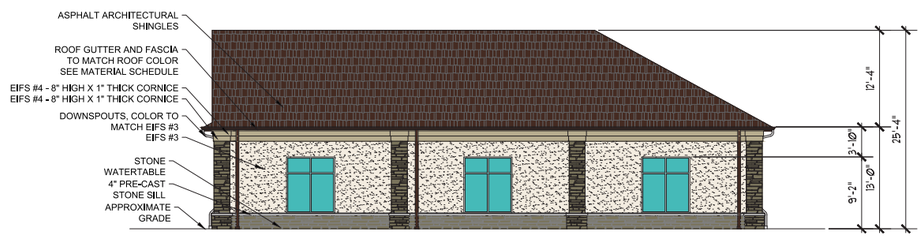
3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

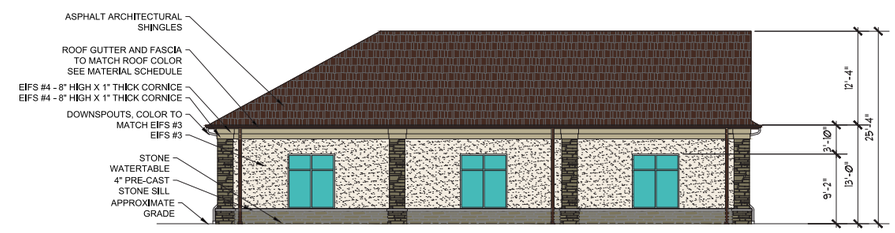
1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

4 REAR ELEVATION

SCALE: 1/8" = 1'-0"

ALDERWOOD

WIMBERLY ROAD & JENKS ROAD
APEX, NORTH CAROLINA

PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2020110080
DATE: JULY 02, 2021

VICINITY MAP & AERIAL IMAGE

N.T.S.

LOT #1
PIN: 0722687241
RICHARD & TRISHA HINESLEY
4070 RANEY WAY DRIVE
STEM, NC, 27581-9561
DB 14798, PG 1865
1.68 AC

LOT #2
PIN: 0722780191
TERESA L. KIRKPATRICK
591 BENT OAK TRAIL
CONCORD, NC, 28027-9715
DB 15327, PG 769
6.22 AC

LOT #3
PIN: 0722784193
CHARLES, FRANCIS J., KENNETH LEWIS
323 SCENIC MOUNTAIN DRIVE
SPARTA, NC, 28675-9434
DB 4310, PG 469
3.55 AC

LOT #4
PIN: 0722788252
MICHAEL, DUANE, ALISON N CLEARY
7912 JENKS ROAD
APEX, NC 27523-7821
DB 5072, PG 62
3.41 AC

SHEET INDEX

C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT PLAN

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	0722687241, 0722780191, 0722784193, 0722788252	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	MIXED USE - HIGH DENSITY, OFFICE EMPLOYMENT, COMMERCIAL SERVICES	
PROPOSED 2045 LAND USE MAP DESIGNATION	MIXED-USE - MEDIUM/HIGH DENSITY, OFFICE EMPLOYMENT, COMMERCIAL SERVICES	
AREA DESIGNATED AS MIXED USE ON 2045 LUM	14.86 AC	
PERCENT OF MIXED USE AREAS PROPOSED AS NON-RESIDENTIAL	30%	
SITE AREA	APPROX. 15.30 AC - GROSS APPROX. 0.55 - INSIDE R/W APPROX. 14.86 AC - NET	
EXISTING USE	SINGLE FAMILY LOTS	
PROPOSED USE	MIXED USE: TOWNHOMES AND COMMERCIAL	
DENSITY	MAXIMUM	78 UNITS / 14.86 AC = 5.24 DU/AC 30,000 SF NON-RESIDENTIAL FLOOR AREA
TOWNHOMES		
LOT SIZE	MINIMUM	1,430 SF
LOT WIDTH	MINIMUM	22'
LOT DEPTH	MINIMUM	65'
BUILDING HEIGHT	MAXIMUM	45' (3 STORIES)
SETBACKS	FRONT	20' TO GARAGE, 8' TO BUILDING FACADE OR FRONT PORCH
	SIDE	5' (10' BUILDING SEPARATION)
	REAR	10'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	78 UNITS x 2/UNIT = 156 SPACES
	PROPOSED	156 SPACES(RESIDENTIAL)
NONRESIDENTIAL		
BUILDING HEIGHT	MAXIMUM	45' (3 STORIES)
SETBACKS FROM REQUIRED BUFFERS		10'
SETBACKS (WHERE THERE ARE NO BUFFERS)	FRONT	20'
	SIDE	20'
	REAR	20'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	UDO SEC 8.3.2
	PROPOSED	WILL COMPLY WITH UDO SEC 8.3.2
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	10.40 AC (70%)
RESOURCE CONSERVATION AREA	MINIMUM	3.72 AC (25%)
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720072200J, EFFECTIVE 05/02/2006)	
HISTORIC STRUCTURES	NONE	

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

JESSIE HARDESTY
hardesty@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

TAYLOR MORRISON
15501 WESTON PARKWAY SUITE 100
CARY, NC 27513
PHONE: 919. 380. 7223

TaylorMorrison

NORTH CAROLINA PROFESSIONAL SEAL 032452 ENGINEER JEREMY V. FINCH
NOT FOR CONSTRUCTION

REVISIONS

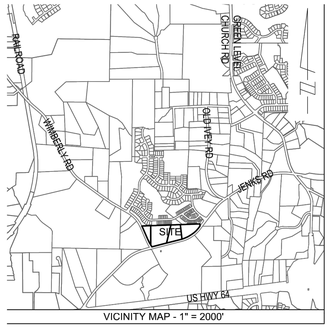
NO.	DATE	
1	05. 14. 2021	PER TOWN OF APEX COMMENTS
2	06. 11. 2021	PER TOWN OF APEX COMMENTS
3	06. 25. 2021	PER TOWN OF APEX COMMENTS
4	07. 02. 2021	UPDATED WETLANDS ADDED

PLANNED DEVELOPMENT PLAN FOR:

ALDERWOOD
APEX, NC 27523
PROJECT NUMBER: 2020110080

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TaylorMorr\2020110080\04-Production\Planning and LA\PD\2020110080-Cover.dwg, 7/2/2021 12:24:53 PM, Vanderlinde, Sean



VICINITY MAP - 1" = 2000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTIES.
5. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
6. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720072200J DATED MAY 2, 2006.
7. PROPERTIES ARE ZONED RR.
8. PROPERTIES ARE WITHIN THE JORDAN LAKE WATERSHED AND ARE SUBJECT TO THE TOWN OF APEX'S (TOWN) UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 6.1.11 - RIPARIAN BUFFERS
9. A FIELD DETERMINATION FOUND THAT STREAMS SUBJECT TO RIPARIAN BUFFERS START OFF-SITE AS DEPICTED IN THE SITE PLANS. A DETERMINATION REQUEST FROM THE TOWN OF APEX IS UNDERWAY. THE TOWN OF APEX BUFFER DETERMINATION LETTER AND BUFFER CALL NUMBER WILL BE PROVIDED UPON RECEIPT.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983(2011)) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
11. ITEM 6(A)(B) - NO ZONING REPORT FURNISHED AT THIS TIME.
12. ITEM 16 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN PROCESS OF CONDUCTING THE FIELDWORK.
13. ITEM 17 - NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. ITEM 18 - NO WETLANDS DELINEATED AT TIME OF SURVEY.
15. NO FIELD LOCATION OF EXISTING GAS LINES AT TIME OF SURVEY. APPROXIMATE EASEMENTS SHOWN BASED ON DEEDS AND PLATS OF RECORD DUE TO UNDERGROUND NATURE OF GAS LINES AND ARE SUBJECT TO ADJUSTMENT UPON FIELD LOCATION OF GAS LINES.
16. PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S01°13'53"E	61.09
L2	S37°28'17"W	57.99
L3	S38°20'35"W	51.98
L4	S40°23'52"W	52.61
L5	S40°23'52"W	50.80
L6	S50°36'52"W	51.72
L7	S54°31'41"W	56.84
L8	S56°57'00"W	50.16
L9	S58°50'33"W	53.70
L10	S61°32'10"W	54.37
L11	S65°47'22"W	52.80
L12	S69°41'04"W	53.91
L13	S73°31'36"W	44.67
L14	N32°15'40"W	59.96
L15	S00°11'29"E	61.82
L16	N32°01'50"W	51.05
L17	N87°59'52"E	32.91
L18	S28°57'10"E	42.46
L19	S23°47'41"E	49.82

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	1847.12	159.94	N27°43'59"W	159.89

NC GRID (NAD 1983(2011))
SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

TO: TAYLOR MORRISON OF CAROLINAS, INC & CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 12, 2019.

DATE OF PLAT OR MAP: _____

DAN GREGORY L-5240

REFERENCES:
DB. 5072 PG. 62
DB. 4310 PG. 469
DB. 15327 PG. 769
DB. 14798 PG. 1865
BM. 1987 PG. 1291
BM. 1987 PG. 1048

PROPERTY DESCRIPTION (RECORD)

LYING AND BEING SITUATE IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEING ALL OF LOT 1 OF SUNNYBROOK FARMS, SECTION I RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY.

TRACT 2: BEING ALL OF LOT 2 OF SUNNYBROOK FARMS, SECTION I RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY

TRACT 3: BEING ALL OF LOT 3 OF SUNNYBROOK FARMS, SECTION I RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY.

TRACT 4: BEING ALL OF TRACT 8A, 2.12 ACRES (1.68 ACRES NET OF RIGHT OF WAY OF S.R. 1603) AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

PROPERTY DESCRIPTION (FIELD)

TRACT 1 (LOT1)
BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF TRACT 8A AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°11'29" WEST A DISTANCE OF 537.66 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45" EAST A DISTANCE OF 563.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAP 1987, PAGE 1048 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 13°40'47" WEST A DISTANCE OF 519.22 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°40'29" WEST A DISTANCE OF 420.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 32°15'40" WEST A DISTANCE OF 59.96 FEET THE POINT OF BEGINNING, CONTAINING 6.2201 ACRES.

TRACT 2 (LOT2)
BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13°40'47" EAST A DISTANCE OF 519.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°55'55" EAST A DISTANCE OF 261.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAP 1987, PAGE 1048 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°14'23" EAST A DISTANCE OF 406.67 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°40'29" WEST A DISTANCE OF 442.49 FEET THE POINT OF BEGINNING, CONTAINING 3.5482 ACRES.

TRACT 3 (LOT3)
BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 06°14'49" WEST A DISTANCE OF 406.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°59'37" EAST A DISTANCE OF 544.19 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2017, PAGE 183, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°37'53" EAST A DISTANCE OF 61.09 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 37°28'17" WEST A DISTANCE OF 57.99 FEET THE POINT; THENCE SOUTH 38°20'35" WEST A DISTANCE OF 51.98 FEET THE POINT; THENCE SOUTH 40°23'52" WEST A DISTANCE OF 52.61 FEET THE POINT; THENCE SOUTH 45°23'52" WEST A DISTANCE OF 50.80 FEET A POINT; THENCE SOUTH 50°36'52" WEST A DISTANCE OF 51.72 FEET A POINT; THENCE SOUTH 54°31'41" WEST A DISTANCE OF 56.84 FEET A POINT; THENCE SOUTH 56°57'00" WEST A DISTANCE OF 50.16 FEET A POINT; THENCE SOUTH 58°50'33" WEST A DISTANCE OF 53.70 FEET A POINT; THENCE SOUTH 61°32'10" WEST A DISTANCE OF 54.37 FEET A POINT; THENCE SOUTH 65°47'22" WEST A DISTANCE OF 52.80 FEET A POINT; THENCE SOUTH 69°41'04" WEST A DISTANCE OF 53.91 FEET A POINT; THENCE SOUTH 73°31'36" WEST A DISTANCE OF 44.67 FEET THE POINT OF BEGINNING, CONTAINING 3.4109 ACRES.

TRACT 4 (TRACT 8A)
BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°11'29" EAST A DISTANCE OF 61.82 FEET TO A POINT LOCATED ON THE CENTERLINE OF WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID CENTERLINE NORTH 32°01'55" WEST A DISTANCE OF 51.05 FEET TO A POINT; THENCE NORTH 32°01'55" WEST A DISTANCE OF 179.43 FEET TO A POINT; THENCE NORTH 22°06'24" WEST A DISTANCE OF 425.44 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 87°59'52" EAST A DISTANCE OF 32.91 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603, AND THE SOUTHWESTERN PROPERTY CORNER TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°58'10" EAST A DISTANCE OF 247.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°11'29" EAST A DISTANCE OF 537.66 FEET THE POINT OF BEGINNING, CONTAINING 2.1233 ACRES.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 19-00877CH
COMMITMENT DATE: JANUARY 2, 2019 AT 08:00 AM

SCHEDULE B - SECTION II
EXCEPTIONS

(5) ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1987, PAGE 1048. (SHOWN ON SURVEY)

(6) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) FILED FOR RECORD IN BOOK 4310, PAGE 465, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (NO LONGER AFFECTS PROPERTY)

(7) RIGHT OF WAY AGREEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4670, PAGE 847. (AS TO TRACT 1) (SHOWN ON SURVEY)

(8) ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 6444, PAGE 305. (AS TO TRACT 1) (NOT PLOTTABLE)

(9) RIGHT OF WAY GRANT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 5389, PAGE 111. (AS TO TRACT 1) (SHOWN ON SURVEY)

(10) DEED OF EASEMENT RECORDED IN BOOK 15972, PAGE 189. (AS TO TRACT 1) (SHOWN ON SURVEY)

(11) DEED OF EASEMENT RECORDED IN BOOK 16058, PAGE 12. (AS TO TRACT 2) (SHOWN ON SURVEY)

(12) RIGHT OF WAY EASEMENT OPTION RECORDED IN BOOK 1560, PAGE 501. (AS TO TRACT 2) (DOES NOT AFFECT PROPERTY)

(13) CATHODIC PROTECTION FACILITY EASEMENT RECORDED IN BOOK 1757, PAGE 17. (AS TO TRACTS 2 & 3) (BLANKET EASEMENT, NOT PLOTTABLE)

(14) ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 4401, PAGE 847. (AS TO TRACT 2) (NOT PLOTTABLE)

(15) ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 5070, PAGE 546. (AS TO TRACT 3) (NOT PLOTTABLE)

(16) DEED OF EASEMENT RECORDED IN BOOK 15972, PAGE 165. (AS TO TRACT 3) (SHOWN ON SURVEY)

(17) RIGHT OF WAY AGREEMENT IN FAVOR OF CARDINAL EXTENSION COMPANY, LLC RECORDED IN BOOK 8250, PAGE 1600. (AS TO TRACT 3) (SHOWN ON SURVEY. TEMPORARY EASEMENTS NOT SHOWN, SURVEYOR ASSUMES THEY NO LONGER AFFECT PROPERTY AS CONSTRUCTION APPEARS TO BE COMPLETE.)

(18) RIGHT OF WAY EASEMENT OPTION RECORDED IN BOOK 1560, PAGE 501. (AS TO TRACT 3) (SHOWN ON SURVEY)

(19) ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1987, PAGE 1291. (AS TO TRACT 4) (SHOWN ON SURVEY)

(20) RIGHT OF WAY GRANT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 5389, PAGE 113. (AS TO TRACT 4) (SHOWN ON SURVEY)

(21) RIGHT OF WAY AGREEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4670, PAGE 848. (AS TO TRACT 4) (SHOWN ON SURVEY)

(22) DEED OF EASEMENT RECORDED IN BOOK 16089, PAGE 1278. (AS TO TRACT 4) (SHOWN ON SURVEY)

TAYLOR MORRISON OF CAROLINAS INC
PIN: 0722694994
DB. 16094 PG. 627
BM. 2019 PG. 62
APPROXIMATE FIELD DIRECTION
BUFFER CALL ID APEX 23-014
EXISTING 50' CARDINAL EXTENSION COMPANY LTD. EASEMENT
DB. 16019 PG. 490
BM. 2016 PG. 602
EXISTING 30' COLONIAL PIPE LINE EASEMENT
DB. 1800 PG. 318
DB. 1900 PG. 514
TAYLOR MORRISON OF CAROLINAS INC
PIN: 0722795973
DB. 16094 PG. 627
BM. 2019 PG. 62
TAYLOR MORRISON OF CAROLINAS INC
PIN: 0722796193
DB. 16094 PG. 627
BM. 2019 PG. 62
N87°55'55"E 261.89'
N87°57'45"E 563.89'
N87°58'10"E 247.61'
N87°59'37"E 544.19'
WETLAND
TRACT 8A
HINESLEY, TIRSHA S
HINESLEY, RICHARD L
PIN: 0722697244
DB. 14798 PG. 1865
BM. 1987 PG. 1291
92,490 SF OR 2.1233 ACRES
AREA WITHIN R/W
64,350 SF OR 0.5590 ACRES
LOT 2
LEWIS, CHARLES KENNETH
LEWIS, FRANCES J
PIN: 0722764193
DB. 4310 PG. 469
BM. 1987 PG. 1048
154,513 SF
3.5482 ACRES
LOT 1
KIRKPATRICK, TERESA L
PIN: 0722795191
DB. 15327 PG. 769
BM. 1987 PG. 1048
272,148 SF
6.2201 ACRES
LOT 3
CLEARY, MICHAEL DUANE
CLEARY, ALISON N
PIN: 0722784252
DB. 5072 PG. 62
BM. 1987 PG. 1048
148,509 SF
3.4109 ACRES
JENKS ROAD N.C.S.R 1601
60' PUBLIC RIGHT-OF-WAY
WIMBERLY ROAD
S 10°40'29" W 445.49'
S 10°40'29" W 442.49'
P.O.B. - TRACT 4 (TRACT 8A)
P.O.B. - TRACT 1 (LOT1)
P.O.B. - TRACT 2 (LOT2)
P.O.B. - TRACT 3 (LOT3)
POWER POLE (typ.)
STORM MANHOLE (typ.)
WATER VALVE (typ.)
WATER MANHOLE (typ.)
MAILBOX (typ.)
ELECTRIC TRANSFORMER (typ.)
TELEPHONE PEDESTAL (typ.)
HEADWALL
15" RCP
30' CP&L UTILITY EASEMENT
DB. 5389 PG. 113
30' CP&L UTILITY EASEMENT
DB. 5389 PG. 111
TOWN OF APEX UTILITY EASEMENT
DB. 16089 PG. 1278
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TOWN OF APEX UTILITY EASEMENT
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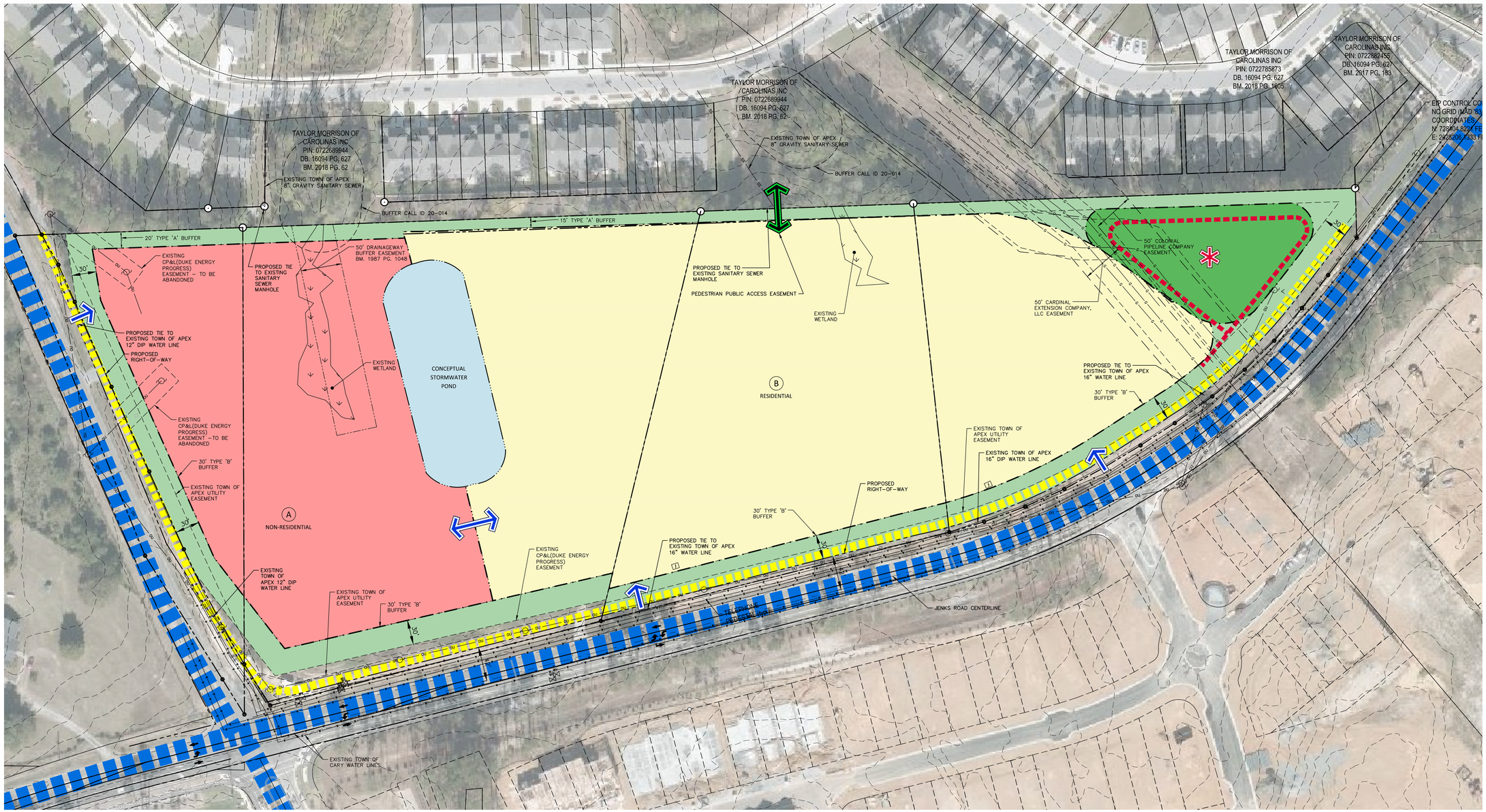

LEGEND

- RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
- ACTIVE RECREATION / POCKET PARKS
- PASSIVE OPEN SPACE (STREAM BUFFERS/ WETLANDS/PONDS/PERIMETER BUFFERS)
- STORMWATER MANAGEMENT CONCEPTUAL DEVELOPMENT ENVELOPE
- WETLAND
- NON-RESIDENTIAL CONCEPTUAL DEVELOPMENT ENVELOPE
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- CONCEPTUAL VEHICULAR INTERPARCEL ACCESS
- CONCEPTUAL 5' PRIVATE WALKING TRAIL
- CONCEPTUAL 10' SIDEPATH
- PUBLIC VEHICULAR CIRCULATION (EXTERIOR)

NOTE: LOCATIONS OF VEHICULAR AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.

GENERAL NOTES

1. REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
2. 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.
3. SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (i.e.: DUMPSTERS/TRASH, MECHANICAL/HVAC. ETC.), SITE STABILIZATION (SEEDING), AND PARING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
4. NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
5. EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
6. EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
7. INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD STUB-OUTS SHALL BE PROVIDED PER THE TOWN OF APEX REQUIREMENTS.
8. ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
9. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
10. PUBLIC AND PRIVATE VEHICULAR ACCESS AND WALKING TRAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.

N

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TAYLOR MORRISON
15501 WESTON PARKWAY SUITE 100
CARY, NC 27513
PHONE: 919.380. 7223

TaylorMorrison

ALDERWOOD
PLANNED DEVELOPMENT PLAN
WIMBERLY ROAD & JENKS ROAD
APEX, NC, 27523

NORTH CAROLINA PROFESSIONAL SEAL 031452 ENGINEER JEREMY V. FINCH
NOT FOR CONSTRUCTION

REVISIONS

1	05. 14. 2021	PER TOWN OF APEX COMMENTS
2	06. 11. 2021	PER TOWN OF APEX COMMENTS
3	06. 25. 2021	PER TOWN OF APEX COMMENTS
4	07. 02. 2021	UPDATED WETLANDS ADDED

PLAN INFORMATION

PROJECT NO.	2020110080
FILENAME	
CHECKED BY	JH
DRAWN BY	JAR
SCALE	
DATE	04. 01. 2021

SHEET

PRELIMINARY LAYOUT PLAN

C2.00

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| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Shelly Mayo, Planner II

Department(s): Planning and Community Development

Requested Motion

Motion to approve Statement of the Town Council and Ordinance for Rezoning Case #21CZ16 Heelan PUD Amendment. Jason Barron, for M/I Homes, is the petitioner for the properties located at 8824 & 8829 New Hope Farm Road, 3108 & 3120 Olive Farm Road, and 0 Humie Olive Road.

Approval Recommended?

Planning and Community Development Department recommends approval.

Item Details

Rezoning Case #21CZ16 was approved at the July 27, 2021 Town Council meeting.

Attachments

- Statement and Ordinance

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 141.732 ACRES LOCATED AT 8824 & 8829 NEW HOPE FARM ROAD, 3108 & 3120 OLIVE FARM ROAD, AND 0 HUMIE OLIVE ROAD FROM PLANNED UNIT DEVELOPMENT – CONDITIONAL ZONING (PUD-CZ #19CZ21) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#21CZ16

WHEREAS, Jason Barron, Attorney for M/I Homes of Raleigh, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 3rd day of May 2021 (the "Application"). The proposed conditional zoning is designated #21CZ16;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ16 before the Planning Board on the 12th day of July 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 12th day of July 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ16. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ16;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ16 before the Apex Town Council on the 27th day of July 2021;

WHEREAS, the Apex Town Council held a public hearing on the 27th day of July 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #21CZ16 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Low Density Residential & Medium Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development – Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development – Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The amendment provides additional flexibility in architectural design and removes a requirement to plant and maintain a landscape buffer between current Town of Apex park land and land that the development will dedicate as future park land. The proposed changes are generally consistent with the approved residential developments to the east, south, and west. The approved PUD permits a variety of energy efficient housing types and offers an affordable housing option. It will also provide mitigation land needed to release the future Richardson Road corridor from the conservation easement. The Interagency Review Team expressed appreciation for the proposed mitigation as it provides ecological value. The rezoning will encourage compatible development of the property and increase the tax base; and

WHEREAS, the Apex Town Council voted unanimously to approve Application #21CZ16 rezoning the subject tract located at 8824 & 8829 New Hope Farm Road; 3108 & 3120 Olive Farm Road; and 0 Humie Olive Road from Planned Unit Development – Conditional Zoning (PUD-CZ #19CZ21) to Planned Unit Development – Conditional Zoning (PUD-CZ).

Ordinance Amending the Official Zoning District Map #21CZ16

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Planned Unit Development – Conditional Zoning (PUD-CZ #19CZ21) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Heelan PUD Amendment which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2021.

TOWN OF APEX

_____
Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 21CZ16 Submittal Date: 5/3/21

Insert legal description below.

Beginning at an existing iron pipe found in Olive Farm Road (SR 1178)(60' Public Right of Way), said iron pipe being South 49°37'44" West 28,658.33 feet from NCGS monument "Staley" having N.C. Grid Coordinates (NAD83/2011) of N=727,821.36, E=2,043,644.97, thence from said Beginning point, with a line in said road the following 8 calls; South 21°48'27" West 100.04 feet to a point, thence South 12°15'17" West 100.09 feet to a point, thence South 03°45'42" West 100.03 feet to a point, thence South 01°43'47" West 100.04 feet to a point, thence South 00°11'33" East 100.03 feet to a point, thence South 10°26'03" East 99.95 feet to a point, thence South 37°21'17" East 74.79 feet to an existing iron pipe, thence South 62°11'48" East 52.88 feet to a rebar set, thence leaving said line in Olive Farm Road (SR 1178) North 82°02'43" West 78.75 feet to a rebar set on the southwestern right of way of Olive Farm Road (SR 1178)(60' Public Right of Way), thence leaving said right of way North 82°02'43" West 64.50 feet to an existing iron pipe, thence North 85°44'16" West 448.90 feet to an existing iron pipe, thence South 03°55'05" West 1,407.26 feet to an existing iron pipe, thence South 03°53'40" West 401.10 feet to an existing iron pipe, thence South 06°15'03" West 347.00 feet to a rebar set, thence North 87°04'04" West 851.57 feet to an existing iron pipe, thence North 86°43'16" West 847.07 feet to a rebar set, thence North 01°00'24" East 76.02 feet to nail found at a bent iron pipe, thence North 89°12'54" West 100.50 feet to an existing iron pipe found, thence North 00°14'54" East 1,005.76 feet to an existing iron pipe, thence North 00°16'46" East 692.82 feet to an existing iron pipe, thence North 00°15'45" East 344.53 feet to an existing iron pipe, thence North 00°15'45" East 372.44 feet to a rebar set, thence North 00°22'39" East 30.01 feet to a rebar set, thence North 00°18'40" East 30.01 feet to an existing iron pipe, thence North 00°16'16" East 344.87 feet to an existing iron pipe, thence South 89°48'42" East 617.69 feet to an existing iron pipe, thence North 06°53'33" West 580.45 feet to a point in the centerline of Humie Olive Road (SR 1142)(60' Public Right of way), thence with said centerline North 81°10'21" East 136.24 feet to a point, thence North 81°24'46" East 53.40 feet to a point, thence North 83°08'38" East 60.19 feet to a point, thence North 85°15'06" East 77.57 feet to a point, thence North 85°46'28" East 104.35 feet to a point, thence North 85°53'22" East 147.45 feet to a point, thence North 86°13'49" East 26.06 feet to a point, thence North 86°13'49" East 35.00 feet to a point, thence North 86°13'49" East 115.00 feet to a point, thence leaving said centerline South 02°39'12" West 30.17 feet to a point on the southern right of way of Hume Olive Road (SR 1142)(60' Public Right of Way), thence leaving said right of way South 02°47'15" West 621.32 feet to an existing iron pipe, thence South 00°29'09" West 225.80 feet to an existing rebar, thence North 89°34'45" East 1,224.62 feet to the point and place of Beginning containing 141.732 Acres more or less.

Nil Ghosh | Associate
421 Fayetteville St | Ste 530
Raleigh, NC 27601
919-590-0362
nghosh@morningstarlawgroup.com
www.morningstarlawgroup.com

June 21, 2021

Shelly Mayo
Planner II
Town of Apex

RE: Heelan PUD Amendment

Dear Shelly Mayo:

This letter is to inform you of the intent of the proposed PUD Amendment for the above-captioned project. The intent of this PUD amendment is to amend Rezoning Case #19CZ21 Heelan PUD in the following ways:

The following Architectural Control from Section 7 is removed entirely.

~~*I. Garages on the front façade of a single-family home that faces the street shall not exceed 40% of the total width of the house and garage together.*~~

The following Architectural Controls from Section 7 shall be changed as shown below:

19CZ21:
G. The front façade of any front-loaded garage shall not protrude farther than ~~one foot~~ 5 feet forward of (i) the front façade of the dwelling unit or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.

M. Front porches shall be a minimum of ~~6~~ 5 feet deep.

The following condition is added to the buffer section:

No buffer shall be required between existing TOA park land and any land dedicated to meet the TOA Parks, Recreation and Cultural Resources Advisory Commission recommendation.

No further changes are proposed. This encompasses the entire scope of the proposed amendment.

Respectfully,

Nil Ghosh | Associate
Morningstar Law Group

Heelan Property PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted:

May 3, 2021

PREPARED BY:

Section 1: Table of Contents – PUD Text

Section 1: Table of Contents

Section 2: Vicinity Map

Section 3: Project Data

Section 4: Purpose Statement

Section 5: Permitted Uses

Section 6: Design Controls

Section 7: Architectural Controls

Section 8: Parking and Loading

Section 9: Signage

Section 10: Natural Resource and Environmental Data

Section 11: Stormwater Management

Section 12: Parks and Recreation

Section 13: Public Facilities

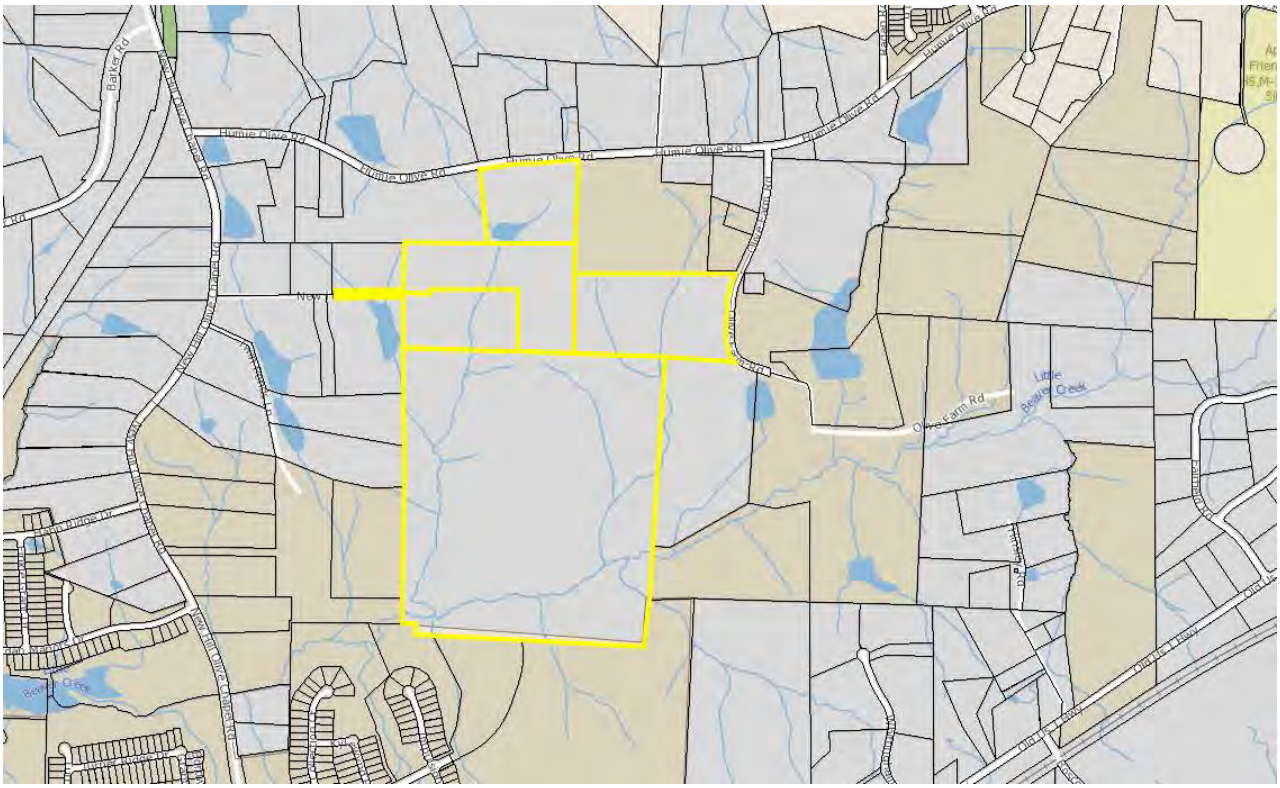
Section 14: Phasing Plan

Section 15: Consistency with 2045 Land Use Plan

Section 16: Compliance with UDO

Section 17: Compliance with Apex Bicycle Plan

Section 2: Vicinity Map



The Heelan Property PUD is in the southwest region of Apex, east of New Hill Olive Chapel Road, south of Humie Olive Road, west of Olive Farm Road, and north of Old US-1. The Friendship Station PUD is being developed just east of the property. The Woodbury Community is being developed south of the property and Jordan Manors is further west of the property.

Section 3: Project Data

A. Name of Project:

Heelan Property PUD

B. Property Owners:

Henry Steven Kastelberg
Carol B Heelan Irrevocable Trust
Lisa & Jerif Cicin
Deborah N & Edward A Peart

C. Prepared By:

Jason Barron, Partner
Morningstar Law Group
421 Fayetteville St | Ste 530
Raleigh, NC 27601

D. Current Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

E. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

F. Current 2045 Land Use Map Designation:

Low Density Residential (≤3 units/acre)
Medium Density Residential (3-7 units/acre)

G. Proposed 2045 Land Use Map Designation:

Medium Density Residential
Low Density Residential

H. Proposed Use

Up to 520 dwelling units and associated open space, recreational amenities and infrastructure.

I. Size of Project

Wake County Tax Identification Number	Acreage
0710-98-6889 0720-07-5965 0720-09-2779 0720-09-3139 0720-18-1967	142.42 acres

Section 4: Purpose Statement

The Heelan Property PUD development will be a single-family residential community with both detached and townhomes. The maximum building height shall be forty-five feet (45') measured to the top of any pitched roof. A 20-ft Type B Buffer will be established along the majority of the project's boundary, except for a 50-foot Type B Thoroughfare Buffer along Humie Olive Road, and a 15-ft Type A Landscape Buffer along the southern boundary and portions of the east and west boundaries. Additionally, all the buildings shall be prewired for solar.

This concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing open space areas.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide significant open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.
- Extend Horton Ridge Boulevard from its current terminus through and to the eastern edge of the property.
- Construct and install a Town greenway addition through the property from the adjacent Olive Ridge PUD.
- In an effort to facilitate the Town's ability to extend Richardson Road in the future, dedication to the State of North Carolina of a conservation easement area of not less than 7.9 acres in order to facilitate release of other conservation easement area from the State of North Carolina.
- Provide energy efficient amenities, including prewiring of all single-family detached dwellings for solar installation, installation of electric vehicle charging stations at the amenity, and active solar installations for several single family model homes along with the primary amenity building for the property.
- In partnership with Habitat for Humanity or other non-profit affordable housing provider, provide for a minimum offifteen (15) affordable townhome dwellings on the property.

All site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ)*

District. The proposed PUD will provide a development density that is consistent with principles found throughout the recently updated Advance Apex 2045.

Section 5: Permitted Uses

The development will only include residential and supporting uses. Specifically, the permitted uses include:

- Accessory apartment
- Single-family
- Townhouse
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall also apply:

A. A maximum of 520 residential units shall be permitted upon the property, no more than 260 of which may be developed as townhomes.
B. No covenant prohibiting the accessory apartment use shall encumber the property.

C. RICHARDSON ROAD CONSERVATION EASEMENT MITIGATION
   a. In concert with the Town's request to release the Richardson Road corridor from the State of North Carolina conservation easement, prior to the Town issuing the Tree Protection Fencing permit, the developer shall dedicate or cause to be dedicated to the State of North Carolina a conservation easement area over and upon approximately 7.946 acres of land as shown on the attached Exhibit A and more particularly described therein. The developer will endeavor to provide this dedication as early as commercially reasonable, but in no event later than described herein.

D. ENERGY EFFICIENCY
   a. All single-family detached dwellings constructed upon the property will be designed and constructed to include pre-configuration measures for future installation of roof-mounted solar panels.
   b. A minimum of two (2) model homes for single family detached dwellings constructed upon the property shall include installation of solar panels and power system of at least 4 KW capacity.
   c. Solar PV systems shall be installed upon the primary amenity building constructed upon the property. The size of such PV systems shall have a capacity of not less than .75 KW/1,000 HSF of building floor area.

d. Development of the property shall include the installation of a minimum of two (2) electric vehicle charging stations within the primary amenity area as designated on the master subdivision plan.

E. AFFORDABLE HOUSING

a. Prior to recording the plat containing the 200th lot upon the property, the developer shall record with the Wake County Register of Deeds an Option in favor of Habitat for Humanity of Wake County, Inc. ("Habitat Wake") or other non-profit affordable housing provider granting to Habitat Wake an option to purchase a minimum of fifteen (15) finished townhome lots within the community, with the cost of such lots being the cost that the developer pays for such lots. If the option is not exercised prior to recording of the last final plat for the development, then the developer shall cause the sum of $300,000 to be paid to a non-profit organization participating in affordable housing. The developer will work with the Town of Apex to identify a mutually acceptable non-profit organization to receive these funds.

F. TREE CANOPY.

a. To demonstrate the project's commitment to preserving and re-establishing tree canopy in our region, the developer seeks to replant and restore existing tree canopy that is removed from those portions of the property that are anticipated to contain single family and townhome lots. To that end, prior to recording the first subdivision plat for the property, the developer will provide a donation of $19,200 to a local non-profit organization with a mission towards tree preservation and replacement. In those portions of the site where trees are removed for single family or townhome lots, the developer anticipates it can offset such removal by preserving 33.7 acres of existing tree canopy in other places on the site, and replacing and replanting trees over 95.82 acres of the rest of the property. As such, this $19,200 donation represents an assigned per-tree value in substitute canopy for the remainder of the property.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Design Controls

This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

B. Residential Densities and Design Controls

Density - The overall gross density shall not exceed 3.7 units per acre. Density within the region designated as Low Density on the 2045 Land Use Map shall not exceed 3 units per acre, with a maximum of 96 residential units in this area. A density of up to 6 units per acre is allowed within areas designated as Medium Density on the 2045 Land Use Map.

Design Controls – At a minimum all residential uses shall comply with the following dimensional standards:

Maximum Density:	3.7 Units/Acre (includes RCA and rights-of-way)
Maximum Number of Units:	520
Within Low Density Residential:	96
Maximum Built-Upon Area:	70%
Minimum Lot Size:	n/a
Minimum Lot Width:	
Townhome Lots:	18’
Single-Family Lots:	40’
Maximum Building Height:	45’ and 3 stories

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Minimum Setbacks	Single-Family	Townhome
Front	10’	10’
Rear	20’	20’
Side	5’	0’
Corner	5’	5’
Building to Building	NA	10’
From Buffer/RCA	10’ for Buildings 5’ for Parking Areas	10’ for Buildings 5’ for Parking Areas

C. Buffers

Perimeter Buffers

North boundary:	20-foot Type B
South boundary:	15-foot Type A
West boundary:	
Adjacent to Use Class 1:	20-foot Type B
Adjacent to Other Use Classes:	15-ft Type A
East boundary:	
Adjacent to Use Class 1:	20-foot Type B
Adjacent to Other Use Classes:	15-ft Type A

Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.

Thoroughfare Buffers

As depicted on the PD Plan, a 50-ft Type B Buffer shall be established along Humie Olive Road. Acreage within this buffer may be used to accommodate easements for other purposes including, but not limited to, greenways, public

utilities, sidewalk, and the like.

Section 7: Proposed Architectural Controls

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Site Plan submittal. The following conditions shall apply:

A. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
B. Residential areas will utilize brick, stone, and fiber cement plank siding.
C. Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
D. At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
E. A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
F. Garage doors shall have windows, decorative details or carriage-style adornments on them.
G. The front facade of any front-loaded garage shall not protrude farther than five (5) feet forward of either (i) the front facade of the dwelling unit or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
H. J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
I. Eaves shall project at least 12 inches from the wall of the structure.
J. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
K. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
L. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

1. Windows
2. Bay window
3. Recessed window
4. Decorative window
5. Trim around the windows
6. Wrap around porch or side porch
7. Two or more building materials
8. Decorative brick/stone
9. Decorative trim

10. Decorative shake
11. Decorative air vents on gable
12. Decorative gable
13. Decorative cornice
14. Column
15. Portico
16. Balcony
17. Dormer

M. Front porches shall be a minimum of 5 feet deep.

N. Additionally, the following conditions shall apply to any Townhome building(s):

1. The roof of each unit shall be horizontally and/or vertically distinct from any adjacent unit to avoid the appearance of a single mass.

Section 8: Parking and Loading

Parking for the development shall be per Town of Apex UDO. The requirements under Section 8.3 of the Town's UDO will be met.

Section 9: Signage

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the primary watershed within the Beaver Creek Basin. Portions of the subject property along the southern boundary lie within Zone AE flood hazard areas according to the FEMA Floodplain Maps #s 3720072000J and 3720071000K. Based on review of the FEMA Floodplain Map #s 3720072000J and 3720071000K the majority of the subject property is located in the Zone X (non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

B. Resource Conservation Areas (RCA) – Required and Provided

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west of the 540 corridor and therefore is required to preserve a minimum of 25% Resource Conservation Area (RCA). Because the project is planned to be mass graded, an additional 5% RCA is required per Section 7.2.5(B) of the Town's UDO. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided may include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

C. Any Historic Structures Present

As confirmed by the North Carolina State Historic Preservation Office and Capital Area Preservation, Inc. there are no historic structures present within the project boundary.

Section 11: Stormwater Management

A. This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

Section 12: Parks and Recreation

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Heelan Assemblage Planned Unit Development at the January 29, 2020 Meeting. The Advisory Commission unanimously recommended the following with the understanding that the final credits for greenway construction and acreage for dedication will be determined at the time of Master Subdivision approval:

1. The dedicated land will be contiguous and directly south of the Town of Apex property intended for the future Olive Farm Park (PIN #s 0720-19-6276; 0720-19-0665; 0720-19-7417), being a portion of Parcel ID # 0720-18-1967 in Wake County.
2. The dedicated land shall not be bisected by any road(s) providing access into the applicant's property, nor by any public or private utilities corridors.
3. In the event the applicant acquires agreed upon property located offsite, being Parcel ID #s 0720-19-7898 and 0721-10-4045, as needed to meet dedication requirements, that property may be substituted for the property identified in Section 1 above and may be dedicated in satisfaction of the requirements of the UDO and upon the confirmation of the dedication calculations identified in the UDO, at any time prior to subdivision plan approval. Subdivision plan approval shall not be granted until applicant confirms which of the above options is being offered in satisfaction of dedication requirements.

Calculations for acreage dedication normally are based upon the total number of proposed units within a development. While the Heelan PUD contemplates a total of 520 units, no more than 260 of which would be Single Family Attached, the acreage dedication must be adjusted on account of credit the developer will receive for installation of a planned greenway.

The greenway construction for the Heelan PUD is planned for an estimated 0.80 miles which should be calculated at $1.2M per mile or **$960,000**. If the developer were not dedicating land for open space, the Recreation fee for the Heelan PUD would be:

(260 Single Family Attached units X $2,321.54 per unit) + (260 Single Family Detached units X $3,446.98 per unit) = **$1,499,815.20**

Subtracting the greenway construction cost from the calculated Recreation fee shows a remaining value of **$539,815.20** = $1,499,815.20 - $960,000.00.

Dividing this remaining value by the per unit Recreation fee determines the number of units which should serve as the basis for the required acreage dedication:

$539,815.20 / $2,321.54 per Single Family Attached unit ≈ **232.5 Single Family Attached units**

Therefore, the required acreage dedication can be calculated using the Town's per unit acreage schedule:

232.5 Single Family Attached units X 0.0223 acres per unit ≈ **5.2 acres**

Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **General Roadway Infrastructure**

  Developer shall provide minimum frontage widening based on ½ of a 2-lane thoroughfare in the rural context with public right-of-way dedication based on a 110-foot right-of-way along Humie Olive Road. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

  Please refer to the concept plan of the PUD plan for proposed access points, stub streets and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Development Plan review and approval.

- **Transportation Improvements**

  Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the site plan and construction plan approval process. A traffic study has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the traffic study, the following traffic improvements are proposed for this development:

  - Developer shall construct a westbound left turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
  - Developer shall restripe the existing westbound approach of Horton Ridge Boulevard at New Hill Olive Chapel Road to accommodate an exclusive right turn lane and a shared through-left lane at the intersection.

- An eastbound left turn lane shall be constructed on Humie Olive Road at Richardson Road with minimum of 200 feet of storage plus appropriate deceleration length and taper prior to the 200 platted lot.
- Developer shall construct an eastbound right turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
- Consistent with the 2045 Advance Apex Thoroughfare and Collector Street Plan and State law, the Developer shall construct Horton Ridge Boulevard in accord with the Town's design standards for a Major Collector.

- **Water and Sanitary Sewer**

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Development Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference. The ultimate design for the utilities must meet the current Town of Apex master water and sewer plans for approval.

- **Other Utilities**

Electricity will be provided by Apex Electric. Phone, cable and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Section 14: Phasing Plan

This development is expected to be phased. The number and timing of the phases will depend on market conditions and other factors. Construction is anticipated to begin in 2022. Project phasing will be planned to ensure the points of access are provided in accordance with the UDO.

Section 15: Consistency with the 2045 Land Use Map

The proposed land use is consistent with the 2045 Land Use Map.

Section 16: Compliance with the UDO

The development standards adopted for this PUD follow those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined elsewhere within this document and/or below:

Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Development plans for new development made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time the development plan is submitted as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan. Pursuant to Bike Apex, new development on the property shall provide a 20' easement generally along Humie Olive Road within which a

10’ wide asphalt meandering trail shall be installed.

WETLAND MITIGATION PARCEL

Beginning at an existing Iron pipe on the eastern property line of the Heelan Property, said Iron pipe being South 46°59'52" West 30,771.52' from NCGS survey monument "STALEY" having N.C. Grid Coordinates (NAD83/2011) of N=727,821.36, E=2,043,644.97,thence from said Beginning point along said eastern property line South 06°15'03" West 29.76' to a point on the northern line of the Town of Apex 40' Public Utility Easement recorded in Deed Book 17419, Page 2651, Wake County Registry, thence leaving said eastern property line with said northern easement line North 64°16'42" West 280.47' to a point, thence South 63°35'54" West 174.31' to a point, thence leaving said easement North 18°40'10" East 251.15' to a point, thence North 53°39'09" West 53.01' to a point, thence North 19°45'46" West 43.36' to a point, thence North 03°05'56" West 187.40' to a point, thence North 08°03'50" East 210.66' to a point, thence North 36°31'13" East 24.99' to a point, thence North 65°42'05" East 77.21' to a point, thence North 43°26'33" East 86.71' to a point, thence North 38°14'05" East 92.04' to a point, thence North 57°58'37" East 87.98' to a point, thence North 74°34'56" East 93.13' to a point, thence South 60°16'07" East 28.36' to a point, thence North 67°21'25" East 49.85' to a point on the eastern property line of the Heelan Property, thence along said eastern property line South 03°55'05" West 585.31' to an existing Iron pipe, thence continuing with said eastern property line and crossing Little Beaver Creek South 03°53'40" West 401.10' to the point and place of Beginning containing 7.946 Acres more or less.

LEGEND

(IPF)–IRON PIPE FOUND
(RBS)–REBAR SET
(NPF)–NO POINT FOUND
(CLD)–CENTERLINE CREEK
(PP)–POWER POLE
(OHPL)–OVERHEAD POWER LINE
(SPP)–STEEL POWER POLE
(POB)–POINT OF BEGINNING
(X)–CALCULATED POINT
(–E–)–ELECTRIC EASEMENT
(–SS–)–PIPELINE EASEMENT
(–F–)–100 YR. FLOOD ZONE
[XXX]–ADDRESS
[:::::]–STATE OF N.C. CONSERVATION EASEMENT FOR STREAM RESTORATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°15'03" W	29.76'
L2	N 64°16'42" W	280.47'
L3	S 63°35'54" W	174.31'
L4	N 18°40'10" E	251.15'
L5	N 53°39'09" W	53.01'
L6	N 19°45'46" W	43.36'
L7	N 03°05'56" W	187.40'
L8	N 08°03'50" E	210.66'
L9	N 36°31'13" E	24.99'
L10	N 65°42'05" E	77.21'
L11	N 43°26'33" E	86.71'
L12	N 38°14'05" E	92.04'
L13	N 57°58'37" E	87.98'
L14	N 74°34'56" E	93.13'
L15	S 60°16'07" E	28.36'
L16	N 67°21'25" E	49.85'
L17	S 03°55'05" W	585.31'
L18	S 03°53'40" W	401.10'

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III
6/5/2020

NOTES:
1. A PORTION OF THE PROPERTY IS IN THE 100 YR. FLOOD AND FLOODWAY, ZONE AE, BY FEMA FIRM MAP NO. 3720071000K PANEL 0710, EFFECTIVE DATE 2/2/2007 AND FIRM MAP NO. 3720072000J PANEL 0720, EFFECTIVE DATE 5/2/2006. 100 YR. FLOOD AND FLOODWAY LINES TAKEN FROM NCFLOODMAPS.COM ON 8/2/19.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED MITIGATION AREA.

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III
5/29/2020

☑ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

PROFESSIONAL LAND SURVEYOR — DATE 2/24/2020

NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 28,682 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2020 A.D.,

PROFESSIONAL LAND SURVEYOR
LICENSE NO. L–4432

MITIGATION AREA EXHIBIT
BUCKHORN TOWNSHIP
WAKE COUNTY, N.C.

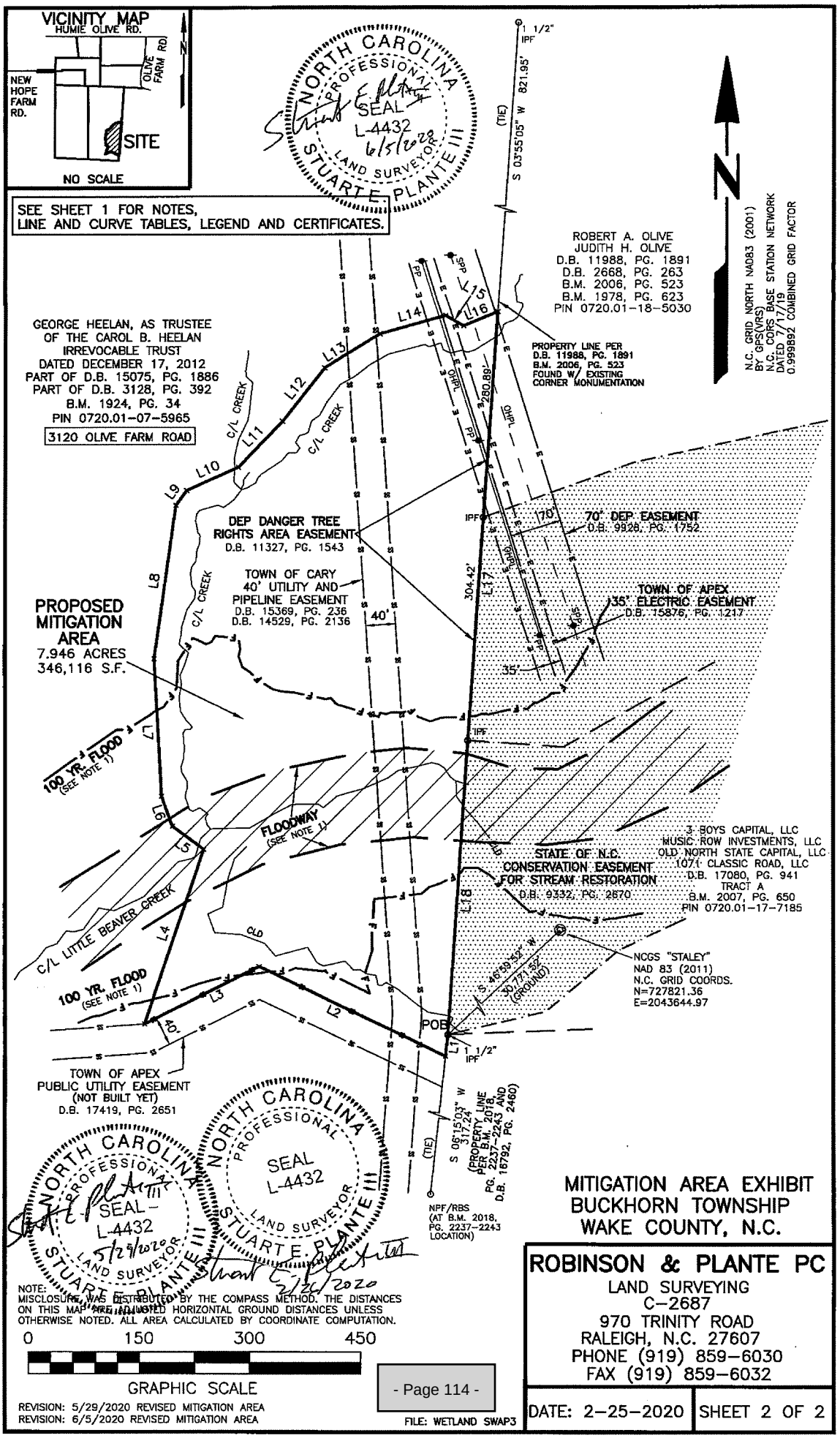
ROBINSON & PLANTE PC
LAND SURVEYING
C–2687
970 TRINITY ROAD
RALEIGH, N.C. 27607
PHONE (919) 859–6030
FAX (919) 859–6032

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

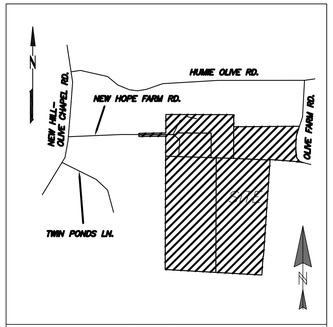
REVISION: 5/29/2020 REVISED MITIGATION AREA
REVISION: 6/5/2020 REVISED MITIGATION AREA

FILE: WETLAND SWAP3

DATE: 2–25–2020 | SHEET 1 OF 2


VICINITY MAP
HUMIE OLIVE RD.
OLIVE FARM RD.
NEW HOPE FARM RD.
SITE
NO SCALE
SEE SHEET 1 FOR NOTES, LINE AND CURVE TABLES, LEGEND AND CERTIFICATES.
NORTH CAROLINA PROFESSIONAL SEAL L-4432 LAND SURVEYOR STUART E. PLANTE III
ROBERT A. OLIVE
JUDITH H. OLIVE
D.B. 11988, PG. 1891
D.B. 2668, PG. 263
B.M. 2006, PG. 523
B.M. 1978, PG. 623
PIN 0720.01-18-5030
GEORGE HEELAN, AS TRUSTEE OF THE CAROL B. HEELAN IRREVOCABLE TRUST
DATED DECEMBER 17, 2012
PART OF D.B. 15075, PG. 1886
PART OF D.B. 3128, PG. 392
B.M. 1924, PG. 34
PIN 0720.01-07-5965
3120 OLIVE FARM ROAD
PROPERTY LINE PER D.B. 11988, PG. 1891 B.M. 2006, PG. 523 FOUND W/ EXISTING CORNER MONUMENTATION
N.C. GRID NORTH NAD83 (2001) BY GPS(VRS) N.C. CORS BASE STATION NETWORK DATED 7/17/19 0.999892 COMBINED GRID FACTOR
DEP DANGER TREE RIGHTS AREA EASEMENT
D.B. 11327, PG. 1543
TOWN OF CARY 40' UTILITY AND PIPELINE EASEMENT
D.B. 15369, PG. 236
D.B. 14529, PG. 2136
70' DEP EASEMENT
D.B. 9928, PG. 1752
TOWN OF APEX 35' ELECTRIC EASEMENT
D.B. 15876, PG. 1217
PROPOSED MITIGATION AREA
7.946 ACRES
346,116 S.F.
100 YR. FLOOD (SEE NOTE 1)
FLOODWAY (SEE NOTE 1)
C/L LITTLE BEAVER CREEK
C/L CREEK
STATE OF N.C. CONSERVATION EASEMENT FOR STREAM RESTORATION
D.B. 9332, PG. 2670
3 BOYS CAPITAL, LLC
MUSIC ROW INVESTMENTS, LLC
OLD NORTH STATE CAPITAL, LLC
1071 CLASSIC ROAD, LLC
D.B. 17080, PG. 941
TRACT A
B.M. 2007, PG. 650
PIN 0720.01-17-7185
NCGS "STALEY"
NAD 83 (2011)
N.C. GRID COORDS.
N=727821.36
E=2043644.97
S 46°59'52" W 307.77' (GROUND)
POB
TOWN OF APEX PUBLIC UTILITY EASEMENT (NOT BUILT YET)
D.B. 17419, PG. 2651
S 06°15'03" W 317.24' (PROPERTY LINE PER B.M. 2018, PG. 2237-2243 AND D.B. 16792, PG. 2460)
NPF/RBS (AT B.M. 2018, PG. 2237-2243 LOCATION)
S 03°55'05" W 821.95'
NOTE: MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
0 150 300 450
GRAPHIC SCALE
REVISION: 5/29/2020 REVISED MITIGATION AREA
REVISION: 6/5/2020 REVISED MITIGATION AREA
FILE: WETLAND SWAP3
MITIGATION AREA EXHIBIT
BUCKHORN TOWNSHIP
WAKE COUNTY, N.C.
ROBINSON & PLANTE PC
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, N.C. 27607
PHONE (919) 859-6030
FAX (919) 859-6032
DATE: 2-25-2020
SHEET 2 OF 2

HEELAN PROPERTY
PLANNED UNIT DEVELOPMENT



VICINITY MAP
N.T.S.

SITE DATA

PROJECT NAME	HEELAN PROPERTY PUD
PREPARER'S CONTACT INFORMATION	JONES & CNOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CNOSSEN
OWNER / DEVELOPER CONTACT INFORMATION	M/I HOMES-RALEIGH 1511 SUNDAY DRIVE SUITE #110 RALEIGH, NC 27607 PHONE - (919) 205-9980 CONTACT PERSON - ERICA LEATHAM
CURRENT ZONING	R-40W
CURRENT 2045 LAND USE MAP DESIGNATION	LOW & MEDIUM DENSITY RESIDENTIAL (LD & MD)
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW & MEDIUM DENSITY RESIDENTIAL (LD & MD)
WAKE COUNTY PINS	0710-98-6889 (PARTIAL), 0720: 07-5965, 09-2779, 09-3139 (PARTIAL), 18-1967
TOTAL PROJECT AREA	142.42 ACRES
AREA IN HUMIE-OLIVE ROAD R/W DEDICATION	0.95 ACRE
AREA IN LAND DEDICATION	0.69 ACRE
NET SITE AREA	140.78 ACRES
MAXIMUM ALLOWED NUMBER OF UNITS	746 UNITS (108.57 AC. MEDIUM DENSITY AT 6 UNITS/ACRE, 31.86 AC. LOW DENSITY AT 3 UNITS/ACRE)
PROPOSED NUMBER OF UNITS	520 UNITS (3.7 UNITS/ACRE)
REQUIRED RCA / BUFFER AREA	42.13 ACRES (30.0%)
PROVIDED RCA / BUFFER AREA	42.26 ACRES (30.1%)
MAXIMUM BUILT UPON AREA FOR PUD	70% OR 98.3 ACRES
MAXIMUM BUILDING HEIGHT	45'
OFF STREET PARKING	PARKING WILL COMPLY WITH TOWN OF APEX UDO SECTION 8.3 FOR BOTH SINGLE-FAMILY RESIDENTIAL LOTS & TOWNHOME LOTS.
PUBLIC RECREATION REQUIREMENT	MULTI-FAMILY ATTACHED
WATERSHED INFORMATION	PRIMARY: BEAVER CREEK BASIN
APEX BUFFER DETERMINATION	APEX 19-003
HISTORIC STRUCTURE?	NO
PHASED DEVELOPMENT	YES
FEMA FLOODPLAIN INFORMATION	MAP #3720072000J & #3720071000K PROJECT IS WITHIN 100 YEAR FLOODPLAIN

PERMITTED USE:

- Single-family
- Townhouse
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

MINIMUM BUILDING SETBACKS-TOWNHOME

FROM BUILDING TO BUILDING	10'
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

PD PLAN - DRAWING SHEET INDEX

1	COVER SHEET
2	PRELIMINARY LAYOUT PLAN
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY UTILITY PLAN

MINIMUM BUILDING SETBACKS-SINGLE FAM.

FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

0 75 150 300
GRAPHIC SCALE

N

THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescnossen.com

FOR REVIEW ONLY

HEELAN PROPERTY PUD
PD PLANS

TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA

COVER SHEET

SCALE 1"=300'	DRAWN PDC
DATE OCTOBER 1, 2019	

REVISION	
11/07/19	1st TRC REVIEW
12/05/19	2nd TRC REVIEW
01/09/20	3rd TRC REVIEW
01/27/20	4th TRC REVIEW

SHEET 1

PROJECT 1910

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY COMPLETED BY ROBINSON & PLANTE SURVEYORS.
2. THE DATE ON THE ALTA SURVEY PROVIDED BY ROBINSON & PLANTE SURVEYORS IS 10/29/19.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
4. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
8. PRIMARY ENTRANCE LOCATION MAY SHIFT TO AVOID RELOCATION OF POWER POLE. FINAL LOCATION TO BE DETERMINED AT MASTER SUBDIVISION PLAN.

- WETLANDS
- PROPOSED MITIGATION AREA
- RCA

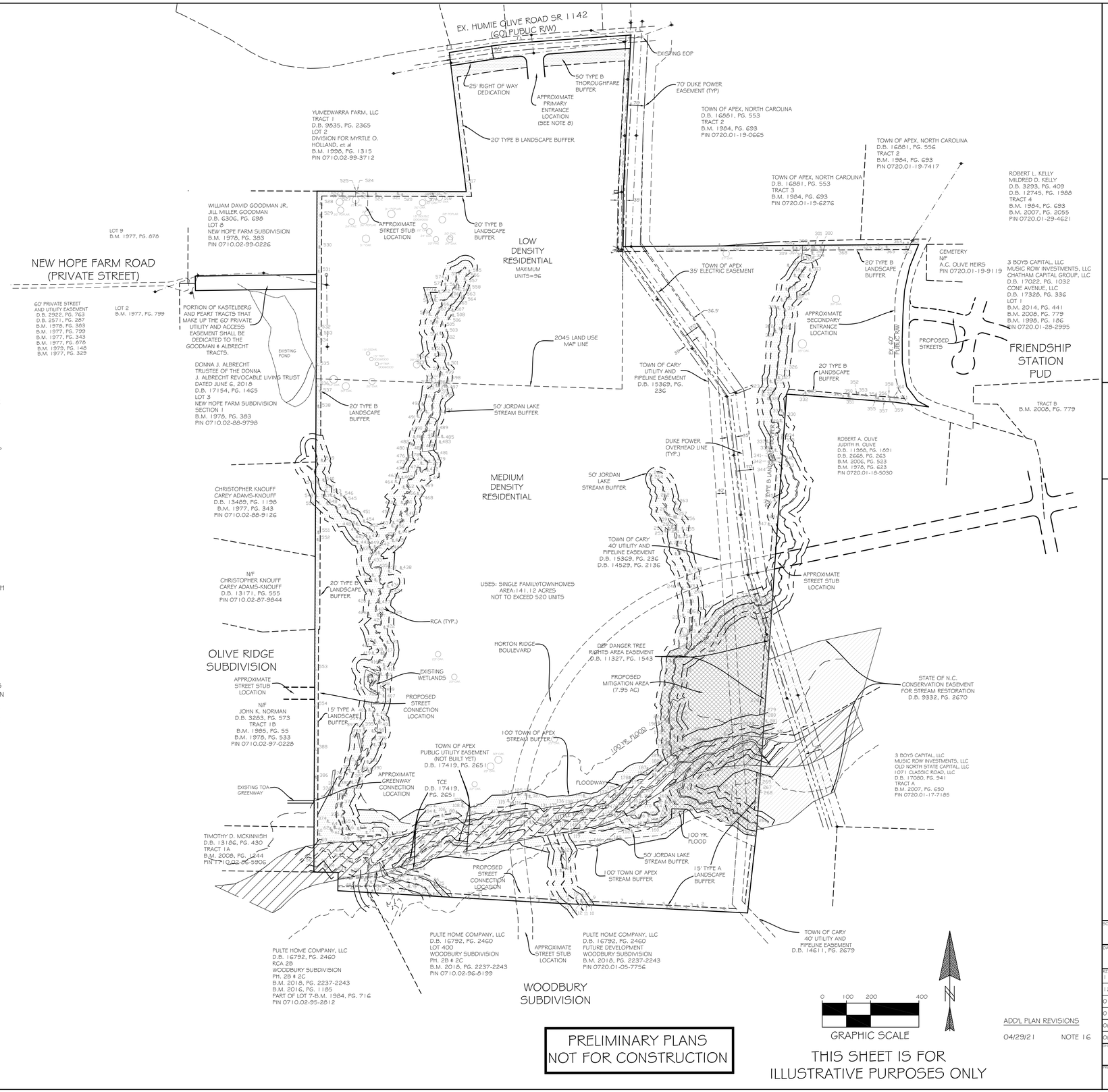
PLANNING NOTES:

1. STREET STUB CONNECTIONS SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. THE RESOURCE CONSERVATION AREA (RCA) SHOWN HEREON IS PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, PASSIVE OPEN SPACE, COMMON AREAS, AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY ASSOCIATION.
4. ALL SIGNAGE SHALL COMPLY WITH TOA UDO SECTION 8.7. SIGNS
5. THE PUD SHALL MEET TOWN OF APEX STORMWATER REQUIREMENTS OUTLINED IN TOA UDO SECTION 6.1.7 SUCH THAT POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FOR THE 1-YEAR AND 10-YEAR, 24 HOUR STORM EVENTS.
6. ALL SINGLE-FAMILY HOMES ON THE PROPERTY SHALL PROVIDE SOLAR CONDUIT FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS.
7. THE PUD SHALL PROVIDE TWO EV CHARGING STATIONS AT THE PLANNED AMENITY CENTER, ACTIVE SOLAR INSTALLATION FOR A MINIMUM OF TWO MODEL HOMES, AND ACTIVE SOLAR INSTALLATION FOR THE PRIMARY AMENITY BUILDING.
8. THE ALIGNMENT OF HORTON RIDGE BOULEVARD IS PRELIMINARY. THE FINAL ALIGNMENT SHALL BE DETERMINED AT MASTER SUBDIVISION IN REVIEW WITH TOWN OF APEX STAFF.
9. ALL ENVIRONMENTAL PERMITTING ASSOCIATED WITH THE CONSTRUCTION OF HORTON RIDGE BOULEVARD SHALL BE HANDLED BY THE TOWN OF APEX.
10. THIS SHALL BE A PHASED DEVELOPMENT COMPLETED IN UP TO 5 PHASES. ALL PHASES SHALL BE SHOWN AT THE TIME OF MASTER SUBDIVISION PLAN SUBMITTAL.
11. THIS DEVELOPMENT WILL BE MASS GRADED SO AN ADDITIONAL 5% RCA WILL BE REQUIRED PER UDO SECTION 7.2.5(B).
12. THE 50' TYPE B THOROUGHFARE BUFFER ALONG HUMIE OLIVE ROAD SHALL INCLUDE A MEANDERING 10' ASPHALT PATH WITHIN A 20' GREENWAY EASEMENT. COORDINATION OF PATH LOCATION WITH PLANNING STAFF SHALL OCCUR AT THE MASTER SUBDIVISION PLAN PROCESS.
13. THE PUD SHALL DEDICATE A CONSERVATION EASEMENT OF NOT LESS THAN 7.9 ACRES TO THE STATE OF NORTH CAROLINA IN ORDER TO FACILITATE RELEASE OF OTHER CONSERVATION EASEMENT AREA FROM THE STATE OF NORTH CAROLINA. THIS DEDICATION IS TO PROVIDE THE TOWN WITH THE ABILITY TO EXTEND RICHARDSON ROAD IN THE FUTURE.
14. THE PUD SHALL PROVIDE HABITAT FOR HUMANITY OR OTHER NON-PROFIT AFFORDABLE HOUSING PROVIDER UP TO TEN (10) AFFORDABLE TOWNHOME LOTS PRIOR TO PLATTING THE 200TH LOT.
15. TO DEMONSTRATE THE PROJECT'S COMMITMENT TO PRESERVING AND RE-ESTABLISHING TREE CANOPY IN OUR REGION, THE DEVELOPER SEEKS TO REPLANT AND RESTORE EXISTING TREE CANOPY THAT IS REMOVED FROM THOSE PORTIONS OF THE PROPERTY THAT ARE ANTICIPATED TO CONTAIN SINGLE-FAMILY AND TOWNHOME LOTS. TO THAT END, PRIOR TO RECORDING THE FIRST SUBDIVISION PLAT FOR THE PROPERTY, THE DEVELOPER WILL PROVIDE A DONATION OF $19,200 TO A LOCAL NON-PROFIT ORGANIZATION WITH A MISSION TOWARDS TREE PRESERVATION AND REPLACEMENT. IN THOSE PORTIONS OF THE SITE WHERE TREES ARE REMOVED FOR SINGLE-FAMILY OR TOWNHOME LOTS, THE DEVELOPER ANTICIPATES IT CAN OFFSET SUCH REMOVAL BY PRESERVING 33.7 ACRES OF EXISTING TREE CANOPY IN OTHER PLACES ON THE SITE, AND REPLACING AND REPLANTING TREES OVER 95.82 ACRES OF THE REST OF THE PROPERTY. AS SUCH, THIS $19,200 DONATION REPRESENTS AN ASSIGNED PER-TREE VALUE IN SUBSTITUTE CANOPY FOR THE REMAINDER OF THE PROPERTY.
16. NO BUFFER SHALL BE REQUIRED BETWEEN EXISTING TOA PARK LAND AND ANY LAND DEDICATED TO MEET THE TOA PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION RECOMMENDATION.

04/29/21

TRANSPORTATION ELEMENTS:

1. AN EASTBOUND LEFT-TURN LANE SHALL BE CONSTRUCTED ON HUMIE OLIVE ROAD AT RICHARDSON ROAD WITH MINIMUM OF 200 FEET OF STORAGE PLUS APPROPRIATE DECELERATION LENGTH AND TAPER PRIOR TO THE 200 PLATTED LOT.
2. DEVELOPER SHALL RESTRIPE THE EXISTING WESTBOUND APPROACH OF HORTON RIDGE BOULEVARD AT NEW HILL OLIVE CHAPEL ROAD TO ACCOMODATE AN EXCLUSIVE RIGHT-TURN LANE AND A SHARED THROUGH-LEFT LANE AT THE INTERSECTION.
3. THE DEVELOPER SHALL CONSTRUCT HORTON RIDGE BOULEVARD TO THE TOWN OF APEX'S MAJOR COLLECTOR STANDARD.
4. DEVELOPER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE ON HUMIE OLIVE ROAD AT THE PROPOSED SITE DRIVE WITH MINIMUM 75 FEET OF STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER.
5. DEVELOPER SHALL CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON HUMIE OLIVE ROAD AT THE PROPOSED SITE DRIVE WITH MINIMUM 75 FEET OF STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER.
6. A WESTBOUND LEFT TURN LANE WITH 50 FEET OF STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER SHALL BE PROVIDED ON HUMIE OLIVE ROAD AT OLIVE FARM ROAD PRIOR TO PLATTING ACCESS TO OLIVE FARM ROAD.
7. DEVELOPER SHALL IMPROVE OLIVE FARM ROAD BASED ON A MINIMUM 27' BACK-TO-BACK ROADWAY SECTION ALONG THE DEVELOPMENT FRONTAGE AND AVOID DIRECT RESIDENTIAL ACCESS. WHERE DEVELOPMENT IS ON ONE SIDE OF THE ROAD AND THE OPPOSITE SIDE IS UNIMPROVED, THE OPPOSITE SIDE SHALL BE CONSTRUCTED BASED ON A MINIMUM 22' EDGE-TO-EDGE TYPICAL SECTION.
8. OLIVE FARM ROAD SHALL BE PAVED BASED ON A MINIMUM 22' EDGE-TO-EDGE TYPICAL SECTION WITH MINIMUM 30 MPH DESIGN SPEED FROM THE DEVELOPMENT BOUNDARY TO HUMIE OLIVE ROAD PRIOR TO PLATTING ACCESS TO OLIVE FARM ROAD.
9. OLIVE FARM ROAD SHALL MEET APEX MINOR COLLECTOR STREET AND NCDOT MINIMUM REQUIREMENTS FOR SECONDARY ROAD PAVEMENT STRUCTURE FOR ALL IMPROVED SECTIONS.
10. A SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF FULL WIDTH STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER SHALL BE CONSTRUCTED ON NEW HILL OLIVE CHAPEL ROAD AT HUMIE OLIVE ROAD PRIOR TO THE 200TH PLATTED LOT.
11. THE WESTBOUND LEFT TURN LANE ON HUMIE OLIVE ROAD AT NEW HILL OLIVE CHAPEL ROAD SHALL BE CONSTRUCTED TO PROVIDE 200 FEET OF FULL WIDTH STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER PRIOR TO THE 200TH PLATTED LOT.
12. DEVELOPER SHALL MONITOR THE INTERSECTION OF RICHARDSON ROAD AT HUMIE OLIVE ROAD FOR INSTALLATION OF A TRAFFIC SIGNAL AND INSTALL WHEN WARRANTED. A WARRANT STUDY SHALL BE CONDUCTED FOLLOWING THE 200TH PLATTED LOT OR AS OTHERWISE DIRECTED BY APEX STAFF. IF A TRAFFIC SIGNAL IS NOT PERMITTED BY NCDOT PRIOR TO THE 300TH PLATTED LOT, THE DEVELOPER SHALL CONSTRUCT A SOUTHBOUND LEFT TURN LANE ON RICHARDSON ROAD AT HUMIE OLIVE ROAD WITH 150 FEET OF STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER. CONSTRUCTION OF THE SOUTHBOUND LEFT TURN LANE SHALL RELEASE THE DEVELOPER FROM THE REQUIREMENT TO INSTALL A TRAFFIC SIGNAL.



PRELIMINARY PLANS NOT FOR CONSTRUCTION

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

ADD'L PLAN REVISIONS

04/29/21 NOTE 16

Jones & Chossen ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning
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FOR REVIEW ONLY

HEELAN PROPERTY PUD
PD PLANS

TOWN OF APEX — WAKE COUNTY, NORTH CAROLINA

PRELIMINARY LAYOUT PLAN

SCALE	DRAWN
1"=200'	PDC

DATE: OCTOBER 1, 2019

REVISION	
11/07/19	1st TRC REVIEW
12/05/19	2nd TRC REVIEW
01/09/20	3rd TRC REVIEW
01/27/20	4th TRC REVIEW
08/13/20	5th TRC REVIEW
08/27/20	6th TRC REVIEW

SHEET 2

PROJECT 1910

TOWN REQUIRED PUD NOTES:

1. 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.).
2. 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.
3. 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.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

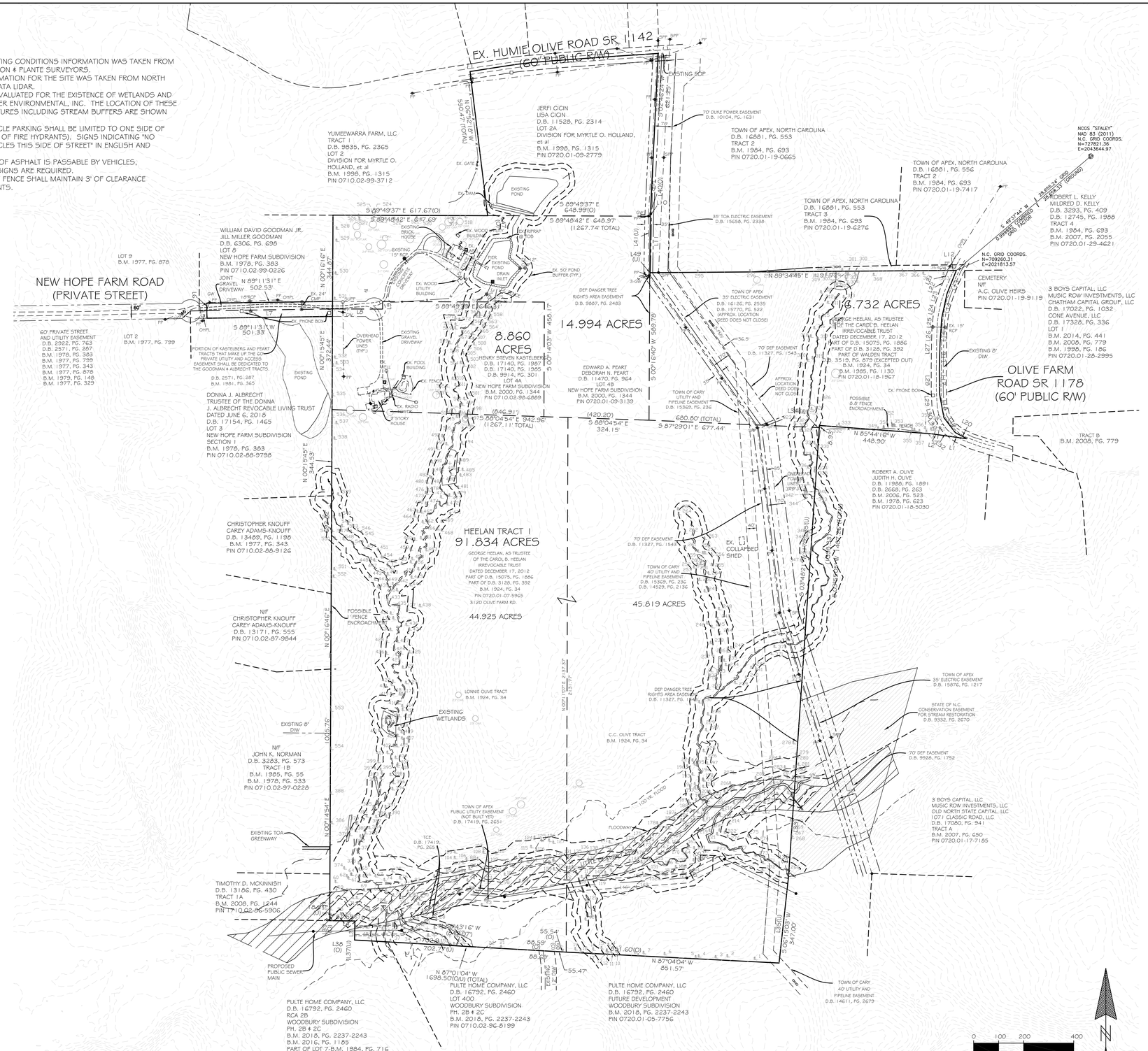
- WETLANDS
- RCA

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY ROBINSON & PLANTE SURVEYORS.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
5. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
6. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.

LINE TABLE					
LINE	BEARING	DISTANCE	L26	S 01°31'10" W	51.23'
L1	N 82°02'43" W	78.75'	L27	S 00°48'41" W	100.85'
L2	N 82°02'43" W	64.50'	L28	S 00°07'38" E	100.78'
L3	N 01°00'24" E	76.02'	L29	S 02°58'58" E	53.35'
L4	N 89°12'54" W	100.50'	L30	S 13°59'14" E	57.97'
L5	N 00°48'29" W	30.00'	L31	S 32°03'06" E	60.35'
L6	N 00°48'29" W	30.00'	L32	S 52°15'03" E	20.12'
L7	N 89°11'31" E	501.95'	L33	S 03°53'40" W	401.10'
L8	S 89°48'46" E	200.00'	L34	N 87°29'01" W	3.36
L9	N 00°10'30" E	30.00'	L35	S 04°53'09" W	345.87'
L10	S 89°48'42" E	1.08'	L36	S 87°47'41" W	8.33'
L11	S 00°29'09" W	225.80'	L37	N 01°00'24" E	3.64'
L12	N 89°34'45" E	32.90'	L38	N 86°43'16" W	81.79'
L13	S 21°48'27" W	100.04'	L39	N 01°06'45" E	72.46'
L14	S 12°15'17" W	100.09'	L40	S 00°16'40" W	0.34'
L15	S 03°45'42" W	100.03'	L41	S 00°16'40" W	225.80'
L16	S 01°43'47" W	100.04'	L42	S 82°02'43" E	33.58'
L17	S 00°11'33" E	100.03'	L43	N 00°15'45" E	10.05'
L18	S 10°26'03" E	99.95'	L44	N 06°52'51" W	10.97'
L19	S 37°21'17" E	74.79'	L45	N 03°07'19" E	22.13'
L20	S 62°11'48" E	52.88'	L46	S 88°43'43" E	215.50'
L21	S 23°47'54" W	36.43'	L47	S 06°52'51" E	0.17'
L22	S 22°31'40" W	51.58'	L48	N 89°34'45" E	33.65'
L23	S 17°34'35" W	53.33'	L49	N 89°34'45" E	0.26'
L24	S 10°08'49" W	53.06'	L50	S 09°28'09" E	0.47'
L25	S 05°13'38" W	52.14'	L51	S 09°28'09" E	10.71'

Point	Description	101	POPLAR\22"	202	GUM\20"	300	POPLAR\24.6"	401	PINE\18.5"	501	PINE\24.6"
1	OAK\20.6"	102	POPLAR\27"	203	GUM\20.6"	301	GUM\19.1"	402	POPLAR\19.8"	502	PINE\27.3"
2	GUM\19"	103	OAK\22.5"	204	GUM\23"	302	POPLAR\18.7"	403	GUM\19.4"	503	PINE\22.9"
3	OAK\26"	104	OAK\21"	205	POPLAR\30.2"	303	GUM\18.7"	404	POPLAR\21.6"	504	POPLAR\22.8"
4	GUM\32.5"	105	OAK\24.2"	206	OAK\19.1"	304	GUM\21.4"	405	PINE\18"	505	SWEETGUM\21"
5	OAK\19.7"	106	OAK\22"	207	OAK\21.3"	305	GUM\21.5"	406	PINE\18.3"	506	OAK\18"
6	OAK\22.5"	107	OAK\24.3"	208	GUM\23.4"	306	OAK\21.6"	407	PINE\18.3"	507	SWEETGUM\21.7"
7	OAK\20.4"	108	POPLAR\19.5"	209	GUM\20"	307	PINE\18.6"	408	POPLAR\18.4"	508	OAK\20"
8	OAK\31.9"	109	OAK\24.3"	210	POPLAR\25"	308	POPLAR\22.4"	409	PINE\18.9"	509	POPLAR\22.8"
9	POPLAR\19.2"	110	OAK\26.3"	211	GUM\19.3"	309	POPLAR\19.1"	410	POPLAR\26"	510	POPLAR\19.2"
10	OAK\25"	111	GUM\21.5"	212	POPLAR\20.1"	310	OAK\20.4"	411	GUM\21"	511	POPLAR\18.2"
11	OAK\29"	112	POPLAR\30"	213	GUM\24.5"	311	OAK\20.1"	412	POPLAR\21.4"	512	OAK\28.2"
12	OAK\29"	113	GUM\23.3"	214	GUM\19"	312	POPLAR\32.5"	413	GUM\19.8"	513	OAK\18.5"
13	GUM\19"	114	MAPLE\22.4"	215	POPLAR\29.2"	313	OAK\18"	414	POPLAR\18.2"	514	OAK\26.8"
14	POPLAR\19.2"	115	OAK\21"	216	GUM\22"	314	OAK\27.3"	415	POPLAR\21"	515	OAK\23.6"
15	GUM\23.8"	116	OAK\34.2"	217	OAK\32.5"	315	MAPLE\20"	416	POPLAR\19.1"	516	POPLAR\25.6"
16	PINE\19.1"	117	MAPLE\24.8"	218	POPLAR\36.8"	316	OAK\19.5"	417	POPLAR\19"	517	PINE\27.2"
17	PINE\23.2"	118	GUM\24.9"	219	MAPLE\21"	317	MAPLE\5.24"TWIN	418	POPLAR\19.5"	518	POPLAR\24.7"
18	OAK\26"	119	MAPLE\19.1"	220	MAPLE\19.2"	318	POPLAR\19.8"	419	GUM\22"	519	POPLAR\25"
19	OAK\19"	120	GUM\23.5"	221	MAPLE\22"	319	OAK\21.7"	420	PINE\28"	520	OAK\22"
20	OAK\19.6"	121	GUM\19"	222	GUM\33.5"	320	POPLAR\18"	421	POPLAR\22.8"	521	SWEETGUM\23"
21	OAK\20.6"	122	POPLAR\22.5"	223	POPLAR\23"	321	POPLAR\21"	422	OAK\20.3"	522	SWEETGUM\22.5"
22	OAK\19.2"	123	GUM\45"TRIPLE	224	POPLAR\21.7"	322	OAK\21.1"	423	OAK\27"	523	POPLAR\18.8"
23	OAK\26"	124	OAK\24"	225	GUM\19.7"	323	OAK\18.7"	424	OAK\22.5"	524	OAK\18.5"
24	OAK\25.4"	125	OAK\24.5"	226	GUM\22"	324	POPLAR\21.1"	425	GUM\26"	525	OAK\23.4"
25	OAK\19"	126	POPLAR\19.6"	227	POPLAR\23.5"	325	OAK\25.9"	426	OAK\20"	526	SWEETGUM\19"
26	GUM\21"	127	GUM\27"	228	GUM\30.5"	326	OAK\21"	427	OAK\21.8"	527	PINE\23.7"
27	OAK\23.1"	128	MAPLE\20.5"	229	POPLAR\30.1"	327	OAK\27.7"	428	PINE\20.8"	528	POPLAR\22.5"
28	MAPLE\20.5"	129	MAPLE\21"	230	OAK\20.1"	328	GUM\25.2"	429	OAK\25.8"	529	PINE\19"
29	OAK\30.4"	130	MAPLE\26"	231	GUM\33.4"	329	GUM\19.5"	430	GUM\20.7"	530	OAK\25.3"
30	MAPLE\24.8"	131	MAPLE\22"	232	OAK\41	330	PINE\31.3"	431	OAK\18"	531	OAK\20"
31	OAK\22.3"	132	GUM\21.5"	233	GUM\22.6"	331	OAK\23.8"	432	GUM\18.5"	532	PINE\26"
32	GUM\34.3"TWIN	133	MAPLE\20"	234	POPLAR\19"	332	PINE\19.5"	433	GUM\19"	533	SWEETGUM\19"
33	OAK\22.7"	134	MAPLE\25"	235	POPLAR\19.2"	333	PINE\23.7"	434	OAK\15"	534	OAK\18"
34	OAK\23.9"	135	GUM\24.5"	236	GUM\22.3"	334	POPLAR\18"	435	POPLAR\18.4"	535	OAK\21"TWIN
35	MAPLE\19.4"	136	GUM\26.3"	237	OAK\19"	335	POPLAR\18.9"	436	POPLAR\22.5"	536	OAK\18.7"
36	OAK\24.3"	137	GUM\25.4"	238	OAK\20.7"	336	GUM\39.2"	437	OAK\18"	537	OAK\20.7"
37	OAK\22.3"	138	GUM\23.9"	239	GUM\21"	337	OAK\20.7"	438	OAK\24"	538	OAK\21.8"
38	GUM\20.4"	139	OAK\39.5"	240	GUM\20.6"	338	POPLAR\26.5"	439	POPLAR\20.3"	539	PINE\20"
39	MAPLE\29.2"	140	GUM\21"	241	GUM\23.2"	339	PINE\36.7"	440	GUM\21.8"	540	OAK\21"
40	POPLAR\19.1"	141	OAK\25.3"	242	BIRCH\28"	340	POPLAR\19.7"	441	OAK\20"	541	OAK\18.8"
41	MAPLE\21.9"	142	GUM\23.9"	243	GUM\20"	341	POPLAR\29.5"TWIN	442	POPLAR\19.5"	542	POPLAR\19.1"
42	OAK\19.9"	143	MAPLE\22"	244	POPLAR\22"	342	POPLAR\24.5"	443	POPLAR\20.5"	543	SWEETGUM\23.5"
43	GUM\22.2"	144	GUM\19"	245	OAK\21.7"	343	OAK\19.6"	444	POPLAR\18.2"	544	SWEETGUM\20.4"
44	OAK\19.6"	145	GUM\27"	246	OAK\24"	344	POPLAR\37.37"TWIN	445	OAK\19.9"	545	OAK\20.6"
45	POPLAR\22.8"	146	GUM\23"	247	POPLAR\22.5"	345	OAK\27.3"	446	OAK\23.2"	546	OAK\19.5"
46	OAK\20.7"	147	GUM\23.9"	248	GUM\19"	346	POPLAR\21.9"	447	OAK\25.5"	547	POPLAR\20"
47	OAK\19.4"	148	GUM\26"	249	POPLAR\24.5"	347	OAK\18"	448	PINE\24.6"	548	MAPLE\21.3
48	OAK\22.4"	149	GUM\24"	250	GUM\19.4"	348	OAK\24.9"	449	PINE\21"	549	OAK\27"
49	OAK\21.2"	150	OAK\31"	251	GUM\19.1"	349	GUM\44"TRIPLE	450	POPLAR\21.7"	550	PINE\25.4"
50	OAK\22.2"	151	POPLAR\22.2"	252	GUM\23.3"	350	OAK\27.4"	451	OAK\22.3"	551	OAK\22.5"
51	OAK\25.7"	152	POPLAR\20"	253	OAK\22.4"	351	OAK\22"	452	OAK\21.7"	552	OAK\25.8"
52	MAPLE\19.4"	153	POPLAR\20"	254	POPLAR\29.7"	352	PINE\20.2"	453	OAK\23.3"	553	OAK\21"TWIN
53	POPLAR\20"	154	MAPLE\20"	255	GUM\24.2"	353	PINE\22.7"	454	OAK\24.3"	554	PINE\18.8"
54	OAK\24.2"	155	POPLAR\31"	256	GUM\23"	354	OAK\21.5"	455	POPLAR\18"	555	SWEETGUM\22.4"TWIN
55	POPLAR\23"	156	POPLAR\19.8"	257	POPLAR\21"	355	PINE\18.7"	456	PINE\20.7"	556	PINE\22.8"
56	POPLAR\20.4"	157	MAPLE\23.8"	258	POPLAR\20.5"	356	PINE\23.9"	457	MAPLE\18.4"	557	PINE\20"
57	POPLAR\24.3"	158	OAK\25.5"	259	PINE\24"	357	GUM\36.9"	458	OAK\22"	558	PINE\25.5"
58	MAPLE\20.6	159	GUM\39.4"TWIN	260	OAK\36.5"	358	OAK\18.7"	459	OAK\18.9"	559	SWEETGUM\20"
59	GUM\21.2"	160	GUM\19.5"	261	GUM\23.2"	359	GUM\19.5"	460	OAK\31.5"	560	POPLAR\19"
60	GUM\19.7"	161	GUM\24"	262	MAPLE\20"	360	OAK\19.8"	461	GUM\19.6"	561	POPLAR\23"
61	SYCAMORE\25"	162	OAK\32.7"	263	GUM\21"	361	PINE\24"	462	OAK\26.3"	562	MAPLE\25.2"
62	MAPLE\22"	163	POPLAR\19.2"	264	GUM\41.8"TRIPLE	362	POPLAR\22.5"	463	OAK\22"	563	POPLAR\21.8"
63	POPLAR\20"	164	GUM\23.7"	265	GUM\21"	363	PINE\18.5"	464	OAK\19.3"	564	PINE\21"
64	POPLAR\24.8"	165	GUM\19"	266	GUM\20"	364	PINE\23.6"	465	GUM\21.7"	565	PINE\19.5"
65	MAPLE\21.3"	166	GUM\22.6"	267	POPLAR\24"	365	POPLAR\23"	466	OAK\22.6"	566	PINE\18"
66	POPLAR\31.7"	167	MAPLE\22.6	268	POPLAR\25"	366	PINE\21.5"	467	GUM\23.5"	567	PINE\23.5"
67	OAK\19.5"	168	OAK\28.3"	269	PINE\24"	367	OAK\18.5"	468	GUM\22"	568	PINE\25"
68	MAPLE\23.3"	169	GUM\22.2"	270	GUM\24"	368	OAK\22.9"	469	OAK\29.5"	569	PINE\21.3"
69	GUM\22.5"	170	POPLAR\20.5"	271	OAK\20"	369	MAPLE\30"TWIN	470	OAK\34.7"TWIN	570	PINE\20.5"
70	GUM\22.5"	171	POPLAR\22.2"	272	GUM\27"	370	MAPLE\25"	471	GUM\21"	571	OAK\20.7"
71	HORNBEAM\28"	172	POPLAR\26"	273	POPLAR\26.5"	371	GUM\19.5"	472	GUM\21"	572	POPLAR\24"
72	POPLAR\31"	173	POPLAR\21"	274	GUM\19.5"	372	GUM\19.1"	473	OAK\23.5"	573	POPLAR\20.3"
73	HORNBEAM\25"	174	MAPLE\44.8"TWIN	275	GUM\19.3"	373	GUM\20.9"	474	PINE\23.4"	574	PINE\15"
74	OAK\19.8"	175	GUM\19.2"	276	MAPLE\27"	374	POPLAR\29.2"	475	OAK\20"		
75	GUM\19.5"	176	MAPLE\21.2"	277	GUM\25"	375	OAK\23.4"	476	OAK\20.3"		
76	OAK\19.3"	177	POPLAR\25"	278	OAK\27.3"	376	GUM\19.5"	477	POPLAR\21.5"		
77	OAK\19.8"	178	MAPLE\19"	279	POPLAR\28"	377	POPLAR\22"	478	OAK\27.5"TWIN		
78	POPLAR\27"	179	POPLAR\36"	280	POPLAR\22.7"	378	GUM\24"	479	OAK\19.5"		
79	POPLAR\22"	180	POPLAR\19.5"	281	OAK\23.5"	379	OAK\20"	480	OAK\19.3"		
80	MAPLE\37"	181	POPLAR\26"	282	GUM\24.3"	380	MAPLE\23"	481	OAK\47"WIN		
81	POPLAR\25.3"	182	GUM\23.7"	283	OAK\43.1"	381	OAK\18.5"	482	OAK\21"		
82	OAK\21.7"	183	POPLAR\24"	284	OAK\33.1"	382	POPLAR\18.1"	483	OAK\19.4"		
83	OAK\20.5"	184	POPLAR\27"	285	POPLAR\28"	383	OAK\19"	484	OAK\18.5"		
84	POPLAR\31"	185	POPLAR\23"	286	MAPLE\19.1"	384	POPLAR\20.2"	485	OAK\19.3"		
85	OAK\22.2"	186	POPLAR\24"	287	MAPLE\19"	385	GUM\19.8"	486	OAK\23.5"		
86	POPLAR\22.5"	187	MAPLE\20.1"	288	MAPLE\20.2"	386	OAK\23.9"	487	OAK\18.7"		
87	OAK\25.8"	188	GUM\21"	289	OAK\29"	387	OAK\21.8"	488	OAK\18.7"		
88	OAK\23.5"	189	POPLAR\19"	290	OAK\19.7"	388	PINE\19.3"	489	OAK\18.5"		
89	POPLAR\24"	190	POPLAR\25.6"	291	GUM\21"	389	OAK\25.6"	490	OAK\24.1"		
90	POPLAR\24.9"	191	POPLAR\29"	292	MAPLE\32.5"TWIN	390	OAK\19.5"	491	OAK\24.1"		
91	MAPLE\24"	192	GUM\24.5"	293	OAK\33"	391	POPLAR\22.2"	492	OAK\19.4"		
92	MAPLE\24"	193	POPLAR\30.9"	294	GUM\25"	392	POPLAR\26"	493	OAK\25"		
93	POPLAR\27"	194	GUM\19.2"	295	PINE\28.4"	393	POPLAR\23"	494	OAK\21.5"		
94	POPLAR\24.5"	195	GUM\22.6"	296	POPLAR\21"	394	PINE\21.8"	495	POPLAR\26"		
95	OAK\31.1"	196	MAPLE\37.6"	297	OAK\18.2"	395	POPLAR\30"TWIN	496	PINE\25.7"		
96	OAK\27.3"	197	POPLAR\19.1"	298	PINE\18.5"	396	POPLAR\25.3"	497	PINE\22"		
97	POPLAR\20.2"	198	POPLAR\20.5"	299	POPLAR\28.2"	397	GUM\20.7"	498	OAK\23"		
98	POPLAR\19.3"	199	POPLAR\24.5"			398	PINE\25.5"	499	OAK\26.3"		
99	GUM\19.2"	200	GUM\22.5"			399	OAK\20.1"	500	PINE\23.4"		
100	GUM\19.4"	201	POPLAR\25"			400	POPLAR\20"				



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

Jones & Crossen ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning
221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com

FOR REVIEW ONLY

HEELAN PROPERTY PUD PD PLANS

TOWN OF APEX — WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS PLAN

SCALE 1"=200'	DRAWN PDC
DATE OCTOBER 1, 2019	
REVISION 11/07/19	1st TRC REVIEW
12/05/19	2nd TRC REVIEW
01/09/19	3rd TRC REVIEW
01/27/20	4th TRC REVIEW
SHEET 3	
PROJECT 1910	

TOWN REQUIRED PUD NOTES:

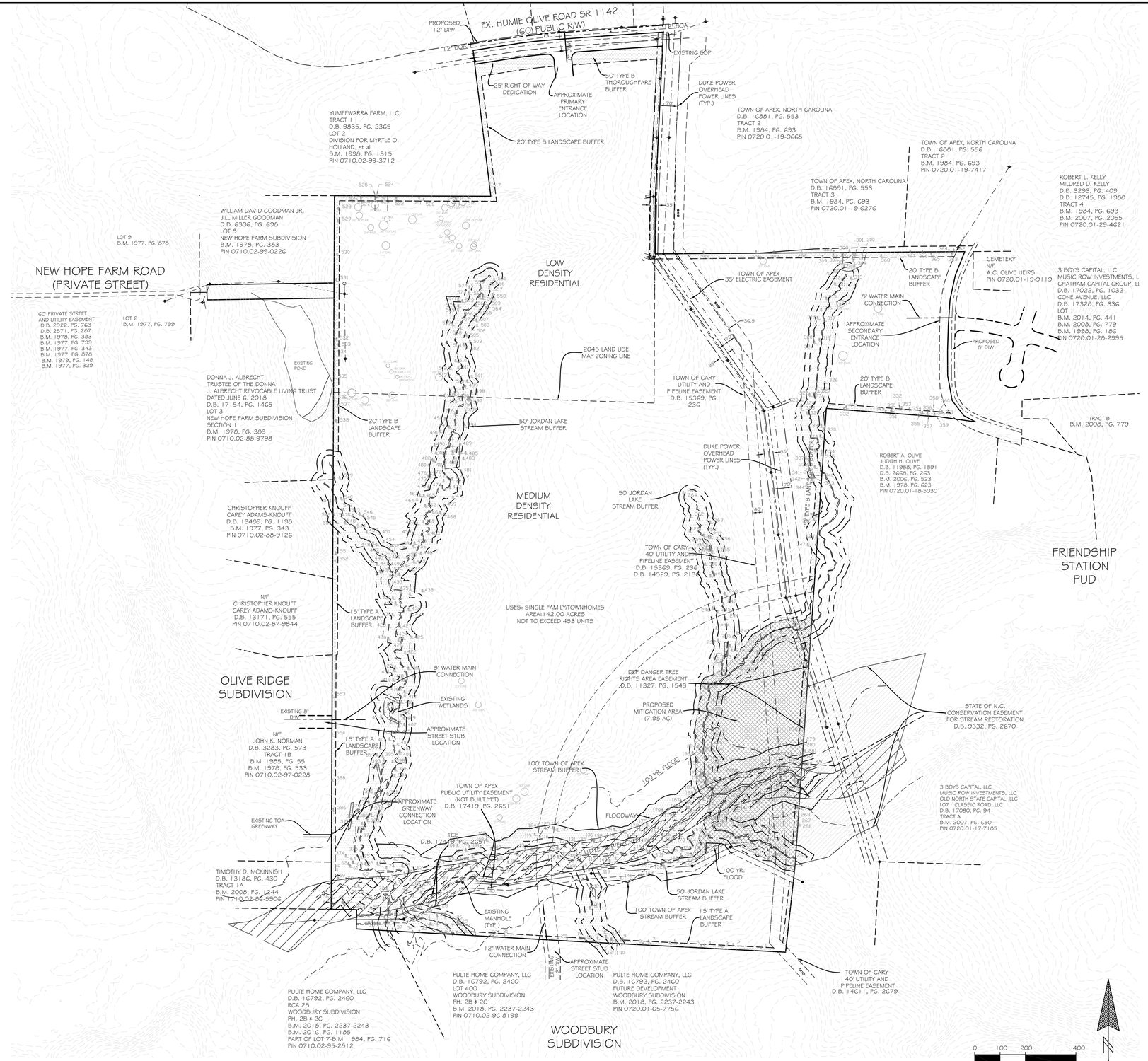
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION 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.).
2. 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.
3. 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.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

- WETLANDS
- PROPOSED MITIGATION AREA
- RCA

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY ROBINSON & PLANTE SURVEYORS.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
5. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
6. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
7. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
8. ANY REQUIRED UTILITY CONNECTIONS TO SURROUNDING PROPERTIES AND PUBLIC R/W SHALL BE ALLOWED THROUGH ALL PERIMETER BUFFERS.
9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
10. THIS DEVELOPMENT SHALL USE FULL TOWN OF APEX SERVICES INCLUDING WATER, SEWER AND ELECTRICITY.
11. ALL UTILITY INFRASTRUCTURE SHALL MEET CURRENT TOWN OF APEX WATER AND SEWER MASTER PLANS.
12. NO BUFFER SHALL BE REQUIRED BETWEEN EXISTING TOA PARK LAND AND ANY LAND DEDICATED TO MEET THE TOA PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION RECOMMENDATION.

04/29/21



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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FOR REVIEW ONLY

HEELAN PROPERTY PUD
PD PLANS

TOWN OF APEX — WAKE COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

SCALE	DRAWN
1"=200'	PDC

DATE: OCTOBER 1, 2019

REVISION	
11/07/19	1st TRC REVIEW
12/05/19	2nd TRC REVIEW
01/09/20	3rd TRC REVIEW
01/27/20	4th TRC REVIEW
08/13/20	8th TRC REVIEW
04/29/21	NOTE 12

SHEET 4

PROJECT 1910

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Amanda Bunce, Current Planning Manager

Department(s): Planning and Community Development

Requested Motion

Motion to set the Public Hearing for the September 14, 2021 Town Council meeting regarding various amendments to the Unified Development Ordinance (UDO).

Approval Recommended?

The Planning and Community Development Department recommends approval.

Item Details

Summary of UDO Amendments:

Requested by Planning Staff:

1. Amendment to add Sec. 2.1.10 to include provisions for the new Housing Advisory Board. The Housing Advisory Board will serve in the following capacity: 1) provide recommendations to the Mayor and Town Council regarding policies and funding recommendations related to affordable housing, 2) advise the Mayor, Town Council and Planning Board on housing advocacy efforts related to affordable housing and 3) assist in the creation of the annual housing report.

2. Amendment to Sec. 8.3.11.B *Accessible Electric Vehicle Charging Spaces* in order to revise Table 8.3-10 to indicate that the number of accessible electric vehicle charging spaces is based on the number of provided charging spaces, not the number of required charging spaces.

3. Amendments to Secs. 9.1 *General*, 9.2 *Building Aesthetics*, and 9.3 *Architectural Character* in order to revise architectural standards for buildings over a certain size that are located within a North Carolina Certified Site and in the Light Industrial (LI) zoning district.

Attachments

- N/A

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Marty Stone, Assistant Town Manager

Department(s): Administration

Requested Motion

Motion to approve an encroachment agreement between the Town and property owners Joseph David Cusumano and wife Reagan Layne Cusumano to install two private driveways that will encroach a total of 765 S.F. onto the Town's 20' Public Waterline and Electric Easements and authorize the Town Manager to execute the same.

Approval Recommended?

Yes

Item Details

Approve Encroachment Agreement between the Town and property owners Joseph David Cusumano and wife Reagan Layne Cusumano (Grantees) for the property described as a residential lot know as Wake County PIN #0710-84-7078, Book of Maps 18175, Page 0052, Lot is also known as 2609 New Hill Olive Chapel Road. Grantees wish to install certain improvements, more particularly described as 330 S.F. of concrete driveway and 435 S.F of gravel driveway that will encroach onto the Town's 20' Public Waterline and Electric Easements.

Attachments

- Encroachment Agreement
- Exhibit A

After Recording Mail To: Development Services
Town of Apex
PO Box 250
Apex, NC 27502

STATE OF NORTH CAROLINA **ENCROACHMENT AGREEMENT**
COUNTY OF WAKE

THIS ENCROACHMENT AGREEMENT, being made this _____ day of _____, 2021, by and between Joseph David Cusumano and wife Reagan Layne Cusumano, hereinafter referred to as "Grantees," and the Town of Apex, hereinafter referred to as the "Town."

WHEREAS, the Grantees are the owners of a certain residential lot of land in the County of Wake, State of North Carolina, which is designated as **PIN #0710-84-7078** and more particularly described with a metes and bounds description in **Deed Book 18175 Page 0052**, Wake County Registry (hereinafter the **"Lot Description"**). The residential lot is also known as **2609 New Hill Olive Chapel Road, New Hill, NC 27562.** The residential lot described in this paragraph is hereinafter referred to as the **"Residential Lot."**

WHEREAS, the Town is the owner of a "NEW 20' TOWN OF APEX WATERLINE EASEMENT" as described in **Deed Book 16854, Page 0001**, and a "NEW 20' TOWN OF APEX ELECTRIC EASEMENT" as described in **Deed Book 16874, Page 0253,** Wake County Registry, hereinafter collectively referred to as the **"Town of Apex Waterline and Electric Easements."**

WHEREAS, Grantees wish to install certain improvements, more particularly described as **330 SF of concrete driveway and 435 SF of a gravel driveway** that will encroach **into the Town of Apex Waterline and Electric Easements** which serves the Residential Lot, hereinafter referred to as the

"**Encroachment,**" all as shown on the attached **Exhibit A**. Grantees desire to make certain agreements and covenants regarding the Encroachment.

WHEREAS, the Town, under the terms and conditions herein set forth, is willing to allow the above-described Encroachment upon the **Public Waterline and Electric Easements.**

NOW, THEREFORE, in consideration of these promises and other consideration, the receipt and sufficiency of which is hereby acknowledged, Grantees and the Town hereby covenant and agree:

1. Subject to the terms herein, the Town agrees to allow Grantees, and Grantees' successors and assigns at Grantees' sole risk and expense, to encroach into the **Public Waterline and Electric Easements** of the Town as shown in the attached **Exhibit A**, and incorporated by reference as though fully set forth herein.

2. The Encroachment shall not be enlarged or increased beyond the Encroachment shown in the **Exhibit A** and described in this Encroachment Agreement. Grantees are responsible for any and all expenditures of labor or materials required for the installation, erection, repair, removal, or maintenance of the above-referenced Encroachment.

3. Grantees are to be fully responsible for any and all property damage or injury or death of any person which results from any and all negligence, omission, defect in design, maintenance, or workmanship created by the Encroachment described herein, or any cause of action arising out of the installation, maintenance, removal, destruction, or location of said Encroachment.

4. Grantees agree to and do hereby hold the Town, its officers, council members and employees harmless from any and all liability arising out of such negligence, omission, defect or other cause of action; that it will defend the Town, its officers, council members and employees, and pay all attorney fees in any and all actions brought as a result of such; and that it will indemnify the Town, its officers, council members, and employees against any and all loss sustained by reason of such negligence, omission, defect, or other cause of action, claim, cost, or expense arising out of the installation, maintenance, removal, or location of said Encroachment.

5. Sections 3 and 4 shall survive the termination of this Encroachment Agreement for any reason.

6. All notices required herein shall be deemed given by depositing such in the United States mail, first class, and addressed to:

To Town: Town Manager
Town of Apex
PO Box 250
Apex, NC 27502

To Grantees: Joseph David Cusumano and wife Reagan Layne Cusumano
2609 New Hill Olive Chapel Rd
New Hill, NC 27562

7. In the event there is a dispute between the parties concerning the interpretation of the terms of this Encroachment Agreement or their respective rights and obligations hereunder, such dispute or controversy shall be adjudged pursuant to the laws of the State of North Carolina.

8. Grantees agree to abide by all applicable laws, regulations, statutes and ordinances.

9. This Encroachment Agreement shall not divest the Town of any rights or interest in said **Public Waterline and Electric Easements** and the Town may terminate this Encroachment Agreement by giving Grantees ninety (90) days written notice of termination. Prior to the termination date, Grantees shall remove, at their own expense, all or part of the Encroachment as specified by the Town.

10. If the Town deems, within its sole discretion, that there is not time to give Grantees notice as provided in Paragraph 9 and that removal of the Encroachment is necessary in order to operate, protect, maintain, modify, replace, add-to or improve its facilities located within the **Public Waterline and Electric Easement,** then no notice shall be required and the Town may remove the Encroachment from the **Public Waterline and Electric Easement** without cost, risk or liability to the Town.

11. Grantees agree to pay and reimburse the Town the entire expense and cost of removal of the Encroachment in the event that the Town removes the Encroachment as provided in Paragraph 10 or if Grantees fail to remove the Encroachment within the time limit after receiving notice under Paragraph 9.

12. Grantees, if not self-performing the installations that are the subject of this Agreement, agree to purchase or cause to be procured from a responsible insurance carrier or carriers authorized under the laws of the State of North Carolina, valid general liability insurance in the minimum amount of $500,000 and provide a certificate of such insurance naming the Town of Apex as additional insured by endorsement to the policy. Where the Grantees are self-performing the installations, Grantees shall show proof of homeowner's insurance with personal liability coverage in a minimum amount of at least $300,000. Grantees shall provide notice of cancellation, non-renewal or material change in coverage to the Town of Apex within 10 days of their receipt of notice from the insurance company.

13. Notwithstanding Section 14 below, Grantees shall be released from its obligation under this Encroachment Agreement only upon the assumption of said obligations either by a successor in title to real property known as **Wake County PIN #0710-84-7078, 2609 New Hill Olive Chapel Road, Apex, NC 27562.** The Town's consent to such assumption and release shall be required but shall not be withheld, conditioned or delayed if, as reasonably determined by the Town, the party assuming Grantees' obligations possesses adequate financial resources and ownership interest, and Grantees' delegate and proposed assignee assume and agree to fulfill, in writing, all of Grantees' duties set forth in this Encroachment Agreement.

14. The right to encroach is appurtenant to and runs with the land hereinabove referred to and shall forever be subject to the conditions above agreed on between the parties. This Encroachment Agreement is binding upon the heirs, assigns, transferees, and successors in interest of the Grantees and shall, upon execution, be recorded in the Office of the Register of Deeds of Wake County, North Carolina.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

In testimony whereof, said Grantees and said Town have here unto set their hands and seals, the day and year first above written.

GRANTEES

By: _____
Joseph David Cusumano

By: _____
Reagan Layne Cusumano

STATE OF NORTH CAROLINA

COUNTY OF wake [*county in which acknowledgement taken]*

I, do hereby certify that Joseph David Cusumano, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27 day of April, 2021.

melody m Hansen
[*Signature of Notary Public*]

My Commission Expires: november 28, 2025

MELODY M HANSEN
My Commission Expires
NOTARY
PUBLIC
11-28-2025
WAKE COUNTY, NC

****

STATE OF NORTH CAROLINA

COUNTY OF wake [*county in which acknowledgement taken]*

I, do hereby certify that Reagan Layne Cusumano, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27 day of April, 2021.

melody m Hansen
[*Signature of Notary Public*]

My Commission Expires: november 28, 2025

MELODY M HANSEN
My Commission Expires
NOTARY
PUBLIC
11-28-2025
WAKE COUNTY, NC

TOWN OF APEX

_____
Catherine Crosby
Town Manager

(Corporate Seal)

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF _____ *[county in which acknowledgement taken]*

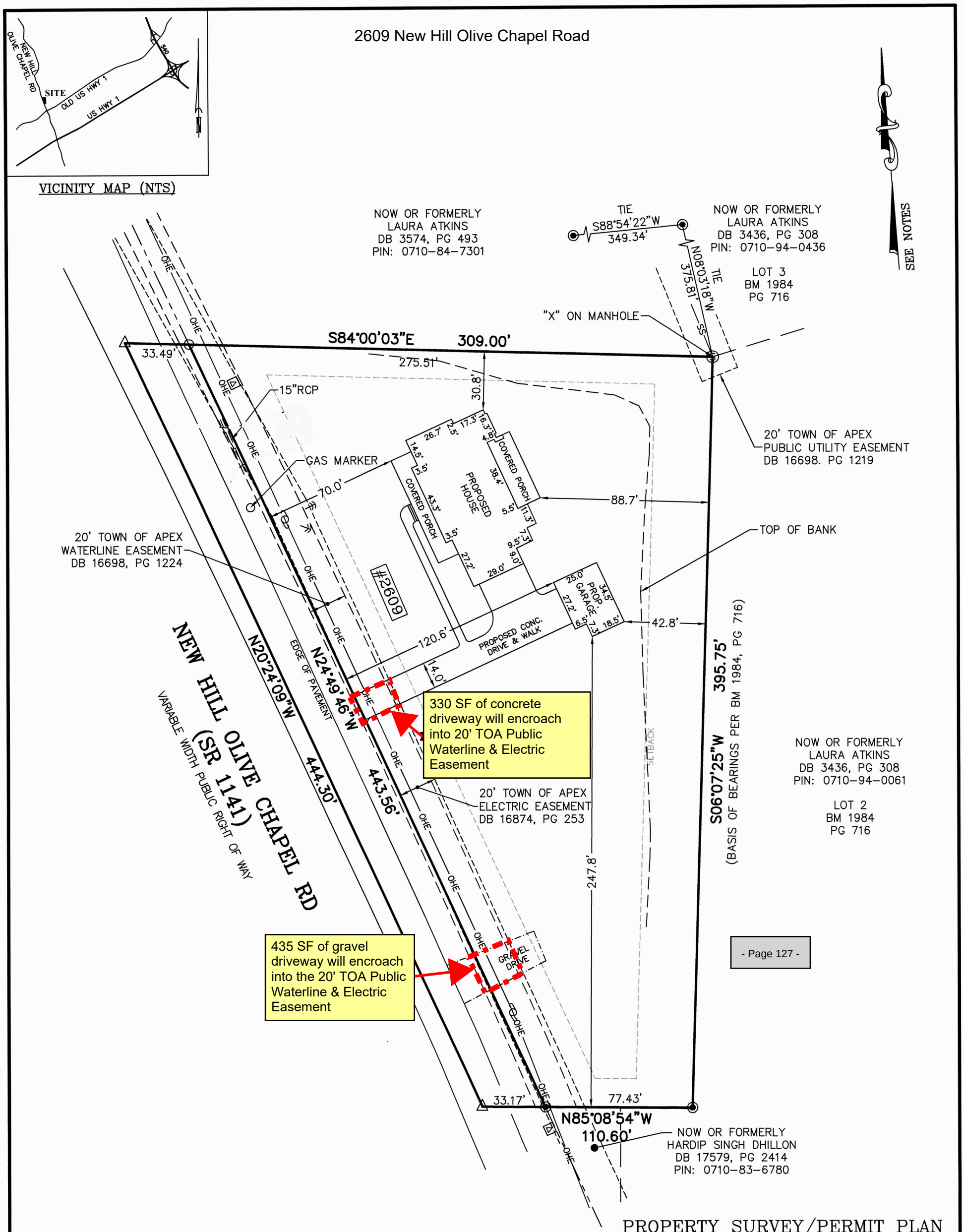
I, _____, a Notary Public of _____ County, North Carolina, certify that Donna B. Hosch personally came before me this day and acknowledged that she is Town Clerk of the Town of Apex, a North Carolina Municipal Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Town Manager, sealed with its corporate seal and attested by her as its Town Clerk.

Witness my hand and official stamp or seal, this _____ day of _____, 2021.

_____
[Signature of Notary Public] *(Seal)*

My Commission Expires: _____

EXHIBIT A



PROPERTY SURVEY/PERMIT PLAN
2609 NEW HILL OLIVE CHAPEL ROAD

WAKE COUNTY PARCEL NO. 0710-84-7078
BUCKHORN TOWNSHIP, WAKE COUNTY, NC

SURVEYED FOR
AR CUSTOM HOMES, LLC
959 TENDER DRIVE
APEX, NC 27502

0 25 50 100
GRAPHIC SCALE
1"=50'

NOTE:
THIS MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

MSS LAND CONSULTANTS, PC
"Committed to Total Quality Service"
Firm License: C-2070
E S T. 1 9 9 8

6118 St. Giles St
(Suite E)
Raleigh, NC 27612

Phone (919) 510-4464
Fax (919) 510-9102
Email: gowersw@mssland.com

LEGEND

- MATHEMATICAL POINT
- IRON PIN SET
- IRON PIN EXISTING
- TELEPHONE PEDESTAL
- SANITARY MANHOLE
- UTILITY POLE
- GUY WIRE
- —OHE— OVERHEAD ELECTRIC LINES
- —SS— SANITARY SEWER PIPE

DATE: 10/14/2020	SCALE: 1"=50'	DRAWN: ML	CHECK:	FILE: MIS-20-33

REV. 12/15/2020: ADDED EXIST. DIRT DRIVE REV. 02/03/2021: ADDED PROPOSED HOUSE & GARAGE

O:\MIS-JOBS\2020\MIS-20-33\dwg\NEW HILL LOT.dwg, Layout1, 2/3/2021 11:55:04 AM, lukem, 1:1

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Craig Setzer, Director, Parks, Recreation & Cultural Resources

Department(s): Park, Recreation & Cultural Resources

Requested Motion

Motion to approve changes to the FY 2021-2022 Fee Schedule to include rental fees for Apex Senior Center

Approval Recommended?

Yes

Item Details

In anticipation of the opening of the Senior Center in September, staff has updated the fee schedule to reflect rental rates for various rooms and amenities. Existing fees for the Community Center and Cultural Arts Center were the basis for determining rates and fees for the new facility.

Additionally, amendments were made to the irrigation fees to reference another section of the fee schedule for clarification.

Attachments

- FY 2021-2022 Fee Schedule

Town of Apex, North Carolina
Fee Schedule - Effective 7/1/2021

Schedule subject to change upon approval by Town Council

TAXES & FEES			
Tax Rate	$ 0.39/$100 valuation of property	Vehicle Fee (pursuant to NCGS 20-97 (b1)	$30/ vehicle

DOCUMENT / COPY FEES			
Copying up to 11" x 17" (black and white)	$0.10/ sheet	Document Recording / E-Recording	At cost
Copying and maps up to 11" x 17" (color)	$0.40/ sheet	3 ring or spiral bound documents/plans	$35
Copying larger than 11" x 17" (black and white)	$5/ sheet	Unified Development Ordinance	$40
Copying larger than 11" x 17" (color)	$20/ sheet	Design and Development Manual	$15
Printed 24" x 36"	$20/ sheet	DVD Copy	$0.50/ disc
Printed 36" x 48" maps	$40/ sheet		

Development Fees

PUBLIC RIGHT-OF-WAY CLOSURE			
Submit request and fees to Administration			
Right-of-Way Closure Application Fee	$100	Right-of-Way Closure Processing Fee	$600
Due with request/application/non-refundable		Due prior to Council considering request; refundable if request is withdrawn prior to advertising.	

DEVELOPMENT SUBMITTAL FEES			
For Zoning/Subdivision/Site Activity - Calculated and collected by the Planning Department			
Administrative Adjustment	$150	Sign, Master Plan	$150
Administrative Approval (Small Town Character Overlay)	No Charge	Sign, Permanent	$75+$5/add'l sign
Annexation Petition	$200	Sign, Temporary	$25
Appeal (Board of Adjustment)	$650	Site Inspections (Non-residential lot)[2]	$500
		Site Inspections (Residential lot)[3]	$35
Certificate of Zoning Compliance (CZC)[1]	$100	Site Plan, Major	$1100+$5/acre
Consultant Fees	As required	Site Plan, Minor	$800
Development Name Change	$500	Special Use Permit	$700
Exempt Site Plan – enlargement of a structure	$250	Temporary Use Permits (Non - Event):	$100
Exempt Site Plan – all other exempt site plans	$150	Temporary Use Permits (Event):	
Home Occupation	$50	For Profit $50 / For Profit Express Review	$75
Land Use Map Amendment	$700	Non-Profit $0 / Non-Profit Express Review	$25
Late Fee – Site Plans/Master Subdivision Plan/PUD/Rezoning/Conditional Zoning (and resubmittals)	$300	Text Amendments (UDO)	$600
Master Subdivision Plans Residential & Non-Residential	$750 + $10/lot	Transportation Impact Analysis Review[4]	
Planned Unit Development (PUD-CZ)	$1600+$10/acre	Sites & Subdivisions $500 / PUD	$1000
PUD-CZ not requiring full TRC Review	$600	Revised Sites & Subdivisions $250 / PUD	$500
Plat, Easement & Exempt	$200	Tree Protection Fencing Inspection (Site Plan):	
Plat, Master Subdivision Final	$300 + $10/lot	- less than 2 acres: $50 / - 2-15 acres:	$75
Plat, Recombination	$200	-15 up to 25 acres: $150 / -25+ acre:	$200
Plat, Site Plan Final	$300	Tree Protection Fencing Inspection (Master Subdivision Plan):	
Pond Drainage Plan	$500	- up to 15 acres: $75 / - 15-50 acres:	$150
Quasi-Judicial Public Hearing- Town Council Only	$500	- 51+ acres: $300	
Re-submittal Fees – Site Plans: 3rd submittal; Master Subdivision Plans; 4th submittal	½ Original Fee	Tree Removal Plan	$500
		Variance Permit	$650
Rezoning/Conditional Zoning	$700/$1000	Zoning Verification Letter	$125
Sustainable Development Conditional Zoning (SD-CZ)	$1600+$10/acre		

1. No charge for the first tenant in a new building 2. Charged at Site Plan Final Plat 3. Charged at permit 4. Projects inactive for one year require new TIA and full submittal fee

RECREATION FEES[1]			
For New Residential Developments Assessed after 1/1/2019 - Collected by the Planning Department			
Housing Type	**Fee Per Unit**	**Acreage Per Unit**	**Decimal Multiplier**
Single Family Detached	$3,446.98	1/30 acre	0.0333
Single Family Attached	$2,321.54	1/45 acre	0.0223
Multi-Family Attached	$2,044.05	1/51 acre	0.01964

Existing Town ordinances require either the dedication of open space for public recreation or the payment of a fee in lieu per unit. The requirement regarding land dedication or fee in lieu will be based, in large part, on the Town's adopted Parks, Recreation, Greenways, and Open Space Master Plan. Recommendations regarding the acceptance of land or fee in lieu are made to the Town Council by the [illegible]nd Cultural Resources Advisory Commission. 1. Annually on January 1, the fee amount shall be automatically adjusted in accordance with UDO §14.7[illegible]

ENCROACHMENT AGREEMENT	
Submit to Development Services	
Encroachment agreement preparation and recording	$250 + eReording Fee at Cost

CONSTRUCTION FEES/BONDS			
Calculated and collected by Development Services			
Bond Administration Fee:	- Cash/check: $100	- Surety Bond/Letter of Credit $300	- Reduction/Amendment $100
Fee in Lieu Administration Fee:	$100		
Construction Plan Submittal Fees (Subdivisions)			$600 + $10/Lot
Construction Plan Submittal Fees (Sites, Utility Extensions, etc.)			$600 + $15/Sheet
Re-submittal Fees – Construction Plans (3rd submittal and every other subsequent submittal (3rd, 5th, 7th, etc.)			½ Original Fee
Late Fee – Construction Plan Submittal and Resubmittal			$300
Construction Plan Revisions (after initial approval)			$75/sheet
Water Extension Permit Application			$200
Sewer Extension Permit Application			$480
Water and/or Sewer Extension Permit Amendment			$100 / each
Infrastructure Extension Record Drawing Review (1st & 2nd reviews)			$200
Infrastructure Extension Record Drawing Review (3rd, 5th, 7th, etc. reviews)			$100
Infrastructure Extension Record Drawing Review (after initial approval/field changes)			$100
Construction Inspection Fees:			
Water Lines	$1.50 per linear foot	Fire Lanes	$1.75 per linear foot
Sewer Lines	$1.50 per linear foot	Sidewalks/Greenways	$1.50 per linear foot
New Streets (public)	$1.75 per linear foot per lane	Infill/Outparcel Lots	$350 per lot
Curb & Gutter (All New/ replaced public)	$0.50 per linear foot	Driveway, residential	Per Building Permit Schedule
Storm Drains (public)	$1.50 per linear foot	Driveway, not ready	Per Building Permit Schedule
Pump Station Review and Inspection	$2,500 each	Driveway, reinspection	Per Building Permit Schedule
Warranty Bonds	25% of cost of installed and approved Infrastructure		
Performance Bonds	125% of cost of uninstalled Improvements		

**Repairs to damages water/sewer lines caused by construction shall be billed to the responsible party and include the cost of materials + 10% and current equipment and labor rates.*

STORMWATER PLAN REVIEW FEES/BONDS	
Submit to Development Services	
Project Size (disturbed acres)	Stormwater Plan Review Fee
< 1 acre	$-0-
1 - 5 acres	$500
5 - 50 acres	$500 + $50 per additional disturbed acre
$500 base review fee for projects disturbing up to 5 acres. Add $50 per additional disturbed acre beyond 5 acres. Development projects that disturb less than 1 acre of land are not subject to the stormwater plan review fees since they are exempt from stormwater controls. The stormwater plan review fee will be limited to a maximum of 50 acres.	
SCM Maintenance Bond	25% of cost of installed and approved Infrastructure
SCM Performance Bond	125% of cost of uninstalled Improvements
SCM As-Built Review Fee:	$200 per SCM

SOIL AND EROSION CONTROL FEES/GUARANTEES	
Submit to Development Services	
Application for S&E Plan Approval	$500 per disturbed acre
Future Lot Grading*	$50 per acre of remaining building lot acreage
S&E Performance Guarantee**	$2,500 per disturbed acre
*The future lot grading fee provides coverage under an erosion control permit and ensures compliance with NPDES stormwater regulations. Only the additional land disturbance associated with future building lots needs to be included.	
**Performance guarantee must be in the form of a certified check, cash, or irrevocable letter of credit approved by the Town. The performance guarantee is due prior to the Town issuing a Letter of S&E Plan Approval and may be fully refunded after the issuance of the certificate of completion.	

COMMERCIAL BUILDING PERMIT FEES

Calculated and collected by Building Inspections and Permitting

NEW STRUCTURES, ADDITIONS AND ALTERATIONS (Base Fee) 1,2,3

Total Gross Building Floor Area of Construction	Fee Computation
0 - 500	Per Trade (see schedule below)
501 - 5,000	A x B = Permit Fees
5,001 - 10,000	(A x B X .80) + (1,000 X B) = Permit Fee
10,001 - 15,000	(A x B X .70) + (3,000 X B) = Permit Fee
15,001 - 20,000	(A x B X .60) + (4,500 X B) = Permit Fee
20,001 - above	(A x B X .50) + (6,500 X B) = Permit Fee

1. Alterations to existing structures, with no footprint increase, are charged at a rate of .60 of the Permit Fee or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater.
2. Permits for "shell" buildings are charged at a rate of .60 of the Permit Fee, based upon a Business Occupancy, or the minimum per trade fee based upon the Single Trade Fee Schedule, whichever is greater. Area within the building shell, which is intended to be occupied, will have the permit fees for the occupied area computed per footnote #1 above.
3. Additional Miscellaneous Fees, listed below, will be added to the permit fees as applicable.

A=Total Gross Building Floor Area B= Fee Per Square Foot Based Upon Occupancy

Single Trade Fee Schedule

Building	$150
Electrical	$75
Mechanical	$75
Plumbing	$75
Grading	$75

Fee Per Square Foot of Floor Area Based on Occupancy

Occupancy	Fee	Occupancy	Fee	Occupancy	Fee
Assembly	0.55	Factory/Industrial	0.40	Mercantile	0.50
Business	0.60	Hazardous	0.50	Residential	0.55
Educational	0.60	Institutional	0.60	Storage/Utility	0.30

MISCELLANEOUS FEES

Change of General Contractor	$50
Conditional Electrical Power Inspection (Apex and Duke)	Optional Inspection
Conditional Mechanical Systems Inspection	Optional Inspection
Demolition (All Trades)	$120
Dumpster Enclosure	$150 (Single Trade Building)
Elevator	$50 per elevator
Fire Pumps, each	$250
Fire Sprinkler System	$0.03 per square feet
Fire Suppression	$50
Grease/Oil Interceptor	$50
Irrigation System	See Irrigation Meters (pg 5) + Capital Reimbursement Fees (pg 6)
Retaining Wall Permit	$1 per linear foot
Sales/Construction Trailer/Modular Classroom	Per Single Trade Fee Schedule
Sign – New	$150 + $75 if electrical needed
Sign – Replacement	$50
Solar PV System	No Fee
Spray Paint Booth, each	$150
Storage Tank, each	$50 Plus Associated Single Trade Fees
Swimming Pool	$50 Plus Associated Single Trade Fees
Temporary Power (Town of Apex)	$125
Water and Sewer Capital Reimbursement Fees and Water Meters	Refer to Capital Reimbursement Fee Schedule (page 6)
Work Without a Permit	Double Permit Fees
Stop Work Order	$150 (May Require Extra Trip Fee)
Expired Permit	½ Cost of Original Permit Fee

PLAN REVIEW FEES (Non-refundable)

Per Trade- (Not applied toward cost of permit)	$100
Plan Modification (Not applied toward cost of permit)	½ Review Fee or ½ per trade fee for single trade modifications
Re-review fee (Not applied toward cost of permit)	½ Review Fee @ 3rd , 5th, 7th, etc.
Re-stamp Plans, Per Trade	$75
Retaining Wall, Per submitted grouping (at least one per project/subdivision)	$100

EXPRESS PLAN REVIEW (2 hr. min) *

First Hour	$1,000
Each additional 15 minutes	$250
Cancellation Fee (3 days prior notice)	$200

**when service is available*

ADMINSTRATIVE FEES

Duplicate Building Record Card	$10
General Records Research, Archive Files	$3/ page
General Records Research, Current Files over 10 pages	$0.50/ page

INSPECTION FEES

Water Resources Certificate of Occupancy - Water/Sewer Final	$100	Job not ready for inspection or installation of tap, meter, etc.	$150
Standard re-inspection fee (Building, Electrical, Mechanical, Plumbing, Driveway, Water, and/or Sewer)	$75	Cancelled Inspection fee (not cancelled by 8:00 am of scheduled day)	$75
Previous violations not corrected (all trades)	$150		

ONE AND TWO FAMILY DWELLING PERMIT FEES

Calculated and collected by Building Inspections and Permitting

NEW STRUCTURES (Single Family/Duplex/Townhomes)	$/SQ.FT	MIN/ $/UNIT
3,000 Gross SF and Less	0.35	$500
>3,000 Gross SF:(3000SFx $0.35/SF)+(Additional SF x $0.35/SF x.75) = Permit Fee	Per Formula	

ADDITIONS /ALTERATIONS 800 SQUARE FEET AND GREATER	$/SQ.FT	MIN/ $/UNIT
Building	$0.19	$150
Electrical	$0.09	$75
Plumbing	$0.09	$75
Mechanical	$0.09	$75

ADDITIONS /ALTERATION LESS THAN 800 SQUARE FEET	MIN/ $/UNIT
Building	$150
Electrical	$75
Plumbing	$75
Mechanical	$75

ACCESSORY STRUCTURES	MIN/ $/UNIT
Decks, Sheds, Roof Additions & Detached Garages, 400 sq. ft. or less	$75
Decks, Sheds, Roof Additions & Detached Garages > 400 sq. ft.	$150
Trellis (Attached to a structure)	$40
Retaining Wall Plan Review	$100
Retaining Wall	$1 per linear foot

SINGLE TRADE FEE SCHEDULE	
Building	$150
Electrical	$75
Mechanical	$75
Plumbing (fire included)	$75
Grading	$75

MISCELLANEOUS	
Change of General Contractor	$50
Change of Lot	$50
Construction Trailer	Per Single Trade Fee Schedule
Demolition (All Trades)	$150
Driveway	$100 / lot
House Moved	$375
Irrigation	See Irrigation Meters (pg 5) + Capital Reimbursement Fees (pg 6)
Mobile Home (All Trades)	$150
Modular Home (All Trades)	$375
Solar PV System	No Fee
Stop Work Order	$150 (May Require Extra Trip Fee)
Temporary Power (Town of Apex Only)	$125
Work Without Permit	Double Permit Fees
Expired Permit	½ Cost of Original Permit Fee

PLAN REVIEW FEES (Non-refundable)	
Initial Fee For New Single Family and Townhome Construction (Not applied to cost of permit)	$110
Initial Fee All Other Construction (Not applied toward cost of permit)	$100
Plan Modification Fee (Not applied toward cost of permit)	½ Review Fee of affected trades
Re-review Fee (Not applied toward cost of permit)	½ Review Fee @ 3rd, 5th, 7th, etc.
Re-stamp Plans	$60

ADMINISTRATIVE FEES	
Duplicate Building Record Card	$10
General Records Research, Current Files Over 10 Pages	$0.50/ page
General Records Research, Archive Files	$3/ page

INSPECTION FEES	
Water Resources Certificate of Occupancy - Water/Sewer Final	$100
Standard re-inspection fee (Building, Electrical, Mechanical, Plumbing, Water, and/or Sewer)	$75
Job not ready for inspection or installation of tap, meter, etc.	$150
Previous Building, Electrical, Mechanical, Plumbing violations not corrected	$150

EXPRESS PLAN REVIEW (2 HOUR MINIMUM) – When service is available	
First Hour	$600 + $150 each additional 15 minutes
Cancellation Fee without (3 days prior notice)	$200

ELECTRICAL UNDERGROUND AND SERVICE LATERAL FEES

Calculated by the Electric Department

Primary Facilities: *Collected by Electric Department* **Based on cost difference of normal overhead facilities and the requested underground facilities.**		Service Laterals: *Collected by Building Inspections Permitting* **Charges are for the first 100 feet of service length. An excess footage charge, if applicable, is billed separately by the Electric Utilities Division at $4.25/foot over 100 feet.**	
Single-Family	$490/ lot	Single-Family	$521.85/ service lateral
Townhomes	$490/ unit	Townhomes	$521.85/ service lateral
Apartments	$490 point of delivery	Apartments	Apartments are typically served with multiple meter bases at approved locations; service laterals are usually installed in conjunction with the primary facilities and service lateral charges do not apply.

WATER TAPS AND METER FEES**

Submit Tap fees to Water Resources and Water Meter fees to Building Inspections and Permitting

Fees are based on 60 foot right-of-way roads and lateral lengths less than 100 feet. Special cases, wider rights-of-way, special or complex boring and items not shown shall be at cost.

Size	Base Cost	Add Bore	Add Street Cut	Meter Only*
¾ inch	$2,000	$550	$800	$215
1 inch	$2,200	$550	$800	$325
1 ½ inch	N/A	N/A	N/A	$650
2 inch	N/A	N/A	N/A	$830
3 inch	N/A	N/A	N/A	$3,255
4 inch	N/A	N/A	N/A	$4,265

*If meter setter is not readily accessible or not functional when town staff arrives onsite, the meter will not be installed. Owner will be required to reschedule and pay fee as noted under "Inspection Fees" section (pages 3 and 4) of this document. The Town will reschedule work within 7 days of receipt of the "Inspection Fees".

SEWER TAPS**

Size	Base Cost	Add Bore	Add Street Cut
4 inch	$2,100	Not available	$ 800

** The Town of Apex does not install water or sewer taps for commercial development or new residential construction.

WATER BACTERIOLOGICAL SAMPLE FEE

Samples collected by Water Resources Department. Fees collected by Development Services	$75

SEWER AND STORMWATER RE-INSPECTION FEES

Submit to Water Resources Department

Sewer and Storm drain re-inspection fee	$325 remobilization fee plus $0.25 per linear foot over 1000'

IRRIGATION METERS

*Submit to Building Inspections & Permitting (Irrigation meter **required** for ALL irrigation systems)*

	Single-Family Residential (Includes duplex and townhomes)	Multi-Family and Commercial
Permit Fee	$75	$75
Meter Fee	Based on meter size; see "*Water Meter Fees*" (page 6)	Based on meter size; see "*Water Meter Fees,*" (page 6)
Meter Tap	$800.00 (See condition 7 below)	See condition 6 below
Capital Reimbursement Fees	Based on meter size; see *"Capital Reimbursement Fees"* (page 6)	Based on meter size; see *"Capital Reimbursement Fees"* (page 6)

Conditions:

1. All irrigation meters will require payment of capital reimbursement fees.
2. NCGS requires a second meter for in-ground irrigation systems and that systems be protected by an approved backflow preventer.
3. A plumbing permit is required for installation of the system from the meter to the backflow preventer.
4. All associated fees will be collected by the Building Inspections & Permitting Department prior to issuance of a permit.
5. All other non-single family customers (subdivision entrances and commercial sites) require a second meter.
6. The Water Resources – Water & Sewer Utility Operations Division will only install the tap for meters for existing single-family customers; all other taps must be installed by a private contractor and inspected by Water Resources Infrastructure Inspections Division.
7. Single family Meter Tap Fee includes installing a split tap at an existing meter. If the split tap is already installed, see "Meter Only" fees under the "*Water Taps & Meter Fees.*"

WATER AND SEWER CAPITAL REIMBURSEMENT FEES			
Calculated and collected by Inspections and Permitting & Planning			
The purpose of Capital Reimbursement Fees are one-time capital charges assessed against new development as a way to provide or cover a proportional share of the costs of capital facilities. These treatment facilities provide the system capacity that each new development will demand when connected to the water and sewer systems. Additional fee assessments shall be required of nonresidential customers who, after paying a Capital Reimbursement Fees fee, expand their service requirements. A 75% grant may be available in the Central Business District.			
Meter Size (inches)	**Water Fee**	**Sewer Fee**	**Total Fees**
3/4	$1,783	$3,675	$5,458
1	$2,972	$6,124	$9,096
1.5	$5,943	$12,249	$18,192
2	$9,509	$19,598	$29,107
3	$19,019	$39,195	$58,214
4	$29,717	$61,243	$90,960
6	$59,433	$122,486	$181,919
8	$95,093	$195,977	$291,070
10	$249,620	$514,439	$764,059
12	$314,997	$649,173	$964,170

Utility Rates & Fees

CUSTOMER DEPOSITS			
Residential Electric Deposit	$200	Commercial Deposit	2 times monthly average for service location or minimum of $200*
Residential Water Deposit	$50		
**NCGS 160A-314 (a); North Carolina Utilities Commission Guidelines: R8-33*			

FEES			
Application / Service Initiation Fee	$15	Pretreatment Program Charges	
Returned Check / Draft Fee	$25	- Permitted Flow (per 1,000 gallons)	$0.33
Non-Payment Service Fee	$25	Surcharge Rates (quarterly)	
After Hours Service Fee	$75	- BOD	$0.278 per lb.
Late fee for charges unpaid by the due date	1% of unpaid balance	- COD	$0.278 per lb.
Extension fee	$0	- TSS	$0.051 per lb.
Reconnect Disconnected Meter	$25	Analytical Testing Charges	
Backflow Testing	At cost	- BOD	$20
Meter Testing Fees		- TSS	$12
– Meter Test Fee (one test per year at no cost; additional reads are charged only if the meter read is correct)	$50	- Ammonia	$12
– Meter Test (under 2 inch meter)	$50	- COD	$20
– Meter Test (2+ inch meter)	At cost + 10 %	- Cyanide	$25
Damaged Water Meter*	$53 + cost of meter	- Oil & Grease	$30
Damaged ERT Holder Replacement Fee*	$16.25	- Total Phosphorus	$16
Pedestal Replacement (Electric)	$149 + cost of pedestal	- Total Nitrogen	$40
Septic Tank Pump Fee (per 1991 annexation agreements; only available in certain locations)	At cost	- Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Zinc	$13 each
** fees would only be applied to active building permits that require a replacement meter, ERT holder or pedestal due to contractor damage*			

SOLID WASTE FEES			
Yard Waste Collection	$7.83/ month	Dumpster Service	
Residential Roll-Out Cart	$8.94/ month	- 4 CY Dumpster	$131.40/ month
Commercial Roll-Out Cart	$18.75/ month	- 6 CY Dumpster	$155.46/ month
Recycling (Per Bin or Cart)	$4.98/ month	- 8 CY Dumpster	$177.64/ month
Bulk items	$11/ each	Bulk Items - Half Load	$22
White Goods	$18/ each	Bulk Items - Full Load	$40

STREET SIGN FEES			
Replacement sign costs			
- Street sign only (1 blade)	$37	- Street sign replacement + install	$152
- Street sign only (2 blades)	$74	- Stop sign replacement + install	$105.75
- Stop Sign only	$28	- Street / Stop sign combination + install	$180
** Original installation of all safety, regulatory, and street signs is the responsibility of the developer prior to plat.*			

STORMWATER FEES	
Stormwater fees are effective January 2022. Stormwater utility fees are based on the total amount of impervious surface on an individual lot or parcel.	
Residential - Detached single-family homes, a duplex, or a manufactured home located on an individual lot or parcel.	
Tier 1: Small (400-1,500ft^2)	$1.50
Tier 2: Medium (1,500-3,000ft^2)	$5.00
Tier 3: Large (3,000-4,000ft^2)	$7.50
Tier 4: Extra Large (>4,000ft^2)	$10.00
Non-Residential - Parcels that contain more than two residential units, public/private institutional buildings, commercial buildings, parking lots, churches, etc.	$5.00 per ERU (Total Impervious Area/$2,700ft^2 * $5)
**ERU (Equivalent Residential Unit) is the GIS Analysis of average impervious surface (rooftops, driveways, sidewalks, parking lots) per property. Approximately 2,700 ft^2.*	
**Properties with less than 400ft^2 of impervious surface are exempt.*	

WATER & SEWER RATES			
Water Rates		**Inside Town Limits**	**Outside Town Limits**
Water Base Charge		$5.54	$11.08
Water Volumetric Rates (per 1,000 gallons)			
Commercial		$4.19	$8.38
Residential	Tier 1: 0 - 6,000 gal	$4.19	$8.38
	Tier 2: 6,001 - 12,000 gal	$4.82	$9.64
	Tier 3: > 12,000 gal	$6.49	$12.98
Wholesale Water Base Charge	$5.45	**Wholesale Water Volumetric Rates (per 1,000 gallons)**	$4.09
Sewer Rates		**Inside Town Limits**	**Outside Town Limits**
Sewer Base Charge		$10.04	$20.08
Sewer Volumetric Rates (per 1,000 gallons)			
Commercial & Residential		$7.17	$14.34
Colvin Park/White Oak *		$12.55	N/A
**Per the Alternative Sewer Agreement, "the Apex special published rate shall be based on the Cary published residential rate per thousand gallons plus an Apex charge of $2 per thousand gallons."*			
Wholesale Sewer Base Charge	$9.00	**Wholesale Sewer Volumetric Rates (per 1,000 gallons)**	$6.05
Flat Rate Sewer	$35.00/ month		
Irrigation Rates		**Inside Town Limits**	**Outside Town Limits**
Irrigation Base Charge		$5.54	$5.54
Irrigation Volumetric Rates (per 1,000 gallons)		$6.49	$12.98
Bulk Water			
Hook Up Fee (per connection)	$12	Hydrant meter	
Volumetric Rates (per 1,000 gallons)	$7.20	- Set up / Relocate / Pickup	$50/ event
		- Rental Fee	$12/ day
		- Hydrant Meter replacement and/or repair	At cost + 10%

ELECTRIC RATES				
Service	**Base Charge**	**Energy Charge (per kWh)**		
		Nov.-June (0-800)	Nov.-June (Over 800)	July-Oct. (All)
Residential	$15.05	$0.1029	$0.0993	$0.1029
Service	**Base Charge**	**Energy Charge (per kWh) ALL**		
Small General Service	$22.07	$0.0985		
Service	**Base Charge**	**Energy Charge (per kW)**		
		On Peak		Off Peak
Residential-Time of Use-TOU	$15.57	$0.2700		$0.0636
Small General Service-TOU	$22.07	$0.1532		$0.0623
Service	**Base Charge**	**Energy Charge (per kWh) ALL**	**Demand Charge (per kW) ALL**	
Medium General Service	$75.28	$0.0769	$6.75	
Medium General Service-TOU	$75.28	$0.0727	$10.05	
Large General Service	$124.60	$0.0630	$9.34	
Large General Service-TOU	$124.60	$0.0620	$9.86	
Service	**Base Charge**	**Energy Charge (per kWh) ALL**	**Demand Charge (per kW)**	
			All Coincident Demand	All Excess Demand
Large General Service-Coincident Peak	$311.51	$0.0478	$20.18	$2.59

ELECTRIC RATES

Outdoor Lighting

Standard Lighting Service Basic Rate The basic rate does not include the monthly charges for additional facilities, outdoor lighting poles, underground service, or any contribution required under this Schedule.

Sodium Vapor Units*	**Wattage**	**Monthly Charge**	**Monthly kWh**
5,800 lumen-semi	70	$8.230/ Fixture	29/ Fixture
9,500 lumen-semi	100	$9.15/ Fixture	46/ Fixture
9,500 lumen-enclosed/post/ flood	100	$10.42/ Fixture	46/ Fixture
27,500 lumen-enclosed	250	$18.67/ Fixture	99/ Fixture
27,500 lumen flood	250	$19.86/ Fixture	109/ Fixture
50,000 lumen-enclosed	400	$25.17/ Fixture	152/ Fixture
50,000 lumen flood	400	$27.55/ Fixture	168/ Fixture
LED Units			
Acom Fixture	51	$14.90/ Fixture	29/ Fixture
Shoebox – 1	61	$11.53/ Fixture	29/ Fixture
Shoebox – 2	151	$18.02/ Fixture	29/ Fixture
Area Light	51	$8.15/ Fixture	29/ Fixture
Cobrahead – 1	51	$9.88/ Fixture	29/ Fixture
Cobrahead – 2	151	$17.40/ Fixture	29/ Fixture
Lantern – 1 w/ Lens	51	$14.55/ Fixture	29/ Fixture
Lantern – 2 w/o Lens	51	$14.43/ Fixture	29/ Fixture

Special Contract Lights *(residential dedicated public streets outside corporate limits)*	**Monthly charge**	**Special Area Lighting Pole**	**Monthly Charge**
100 watt HPS enclosed luminaire on approved wood pole	$2.29/ customer	Wood	$ 2.51/ pole
Fiberglass pole or post w/ approved 100 watt HPS luminaire	$2.93/ customer	Metal, fiberglass or post Decorative square metal	$ 3.51/ pole $13.01/ pole

Non-standard Premium Lighting Service The following charges are in addition to Standard Lighting Service Basic Rate identified above.

Premium Lighting Fixtures	**Monthly charge**	**Premium Posts / Brackets**	**Monthly charge**
Prismatic series classic or colony top	$3.63/ Fixture	Decorative shroud w/ standard fiberglass post	$11.74/ post
Prismatic series classic or colony top w/ crown & rib	$4.36/ Fixture	Fluted direct bury post	$18.53/ post
Vandermore series w/o spikes	$2.42/ Fixture	Premium Twin mounting bracket	$4.84/ bracket

**Maintenance only; no new installs*

Underground Service For Underground service, the monthly bill will be increased by $3.50 per pole or, in lieu thereof, a one-time contribution of $175.17 per pole. The monthly UG charge, if selected, may be terminated at any time upon payment by Customer of the one-time contribution. The UG charge will be waived if the lighting facilities are installed during the installation of the main electric facilities. The monthly pole charge defined below will also be applicable to underground service.

Additional Facilities

1. Multiple area lighting fixtures may be installed per pole subject to town review and approval. The monthly charge for each additional fixture will be the charge in accordance with the Monthly Rate for that fixture.
2. For distribution transformer and/or primary conductor extension, 2% of the estimated installed cost of the excess circuit.
3. For an underground circuit in excess of 250 feet for an area lighting pole, 2% of the estimated installed cost of the excess circuit.
4. For a metal pole, 2% of the estimated cost of overhead or underground metal poles requiring special construction or features, which are in excess of the estimated, installed cost of standard underground metal poles.

VENDOR FEES

Obtain Permit from the Town of Apex Police Department

Solicitor/Peddler/Park Concessioner*		Transient/Mobile Food Vendors	
30-day Permit	$50	Annual Permit	$150
90-day Permit	$100	* Anyone selling anything, including food, in a Town of Apex Park must obtain a Park Concessions Permit.	
180-day Permit (Park Concessions Only)	$175		

- **Solicitor** - Anyone going door-to-door to take orders for products, share information or seek donations.
- **Peddler** – Anyone transporting goods door-to-door for sale (i.e. ice cream truck).
- **Park Concessioner** – Anyone selling merchandise, food, and or beverages in a town park.
- **Transient Vendor** - Anyone selling goods or services from a temporary business location (i.e. parking or vacant lot).
- **Mobile Food Vendor** - Anyone selling food and/or beverages from a readily movable food unit

FIRE DEPARTMENT FEES

Submit request and fees to Customer Service

Inspection Fees	$0	False Alarm Fines (per Calendar Year)	
Reinspection (charged for 2nd and all subsequent reinspections)	$75	4 false alarms	$150
Fire Inspections Violation Fines:		5 false alarms	$200
Imminent hazard violation	$250	6 + false alarms	$250 / each
Hazardous Materials Consumable Items		Flows	$75

PARKS & RECREATION

Fees are paid to Parks & Recreation

Withdrawal[1]	
- 10 + days advance notice	$5.00
- Less than 10 days' notice & participant can be replaced from a waiting list	70% of costs

1. No refunds are issued when the amount is less than $6.00. No refunds are issued when non-refundable deposits, admission fees or costs are paid in advance by the Town.

	Resident	Non Resident
Fishing Licenses		
– 12 years & under	$0	$10/ year
– 13-54 years old	$0	$25/ year
– 55 +	$0	$6/ year
– Guest Pass	$0	$5/ visit

	Resident	Non Resident
Senior Exercise Pass (55+)	$0	$10/ 20 visits
Open Gym / Pickle Ball	$0	$5/ visit or $20/ 100 visits
Vessel Permits (Jan – Dec)	$5/ year	$40/ year
Dog Park Passes		
– Single Dog	$30/ year	$50/ year
– Multiple Dogs	$60/ year	$100/ year

Facility Rentals

All reservations for 100 persons or more require Director approval and may require additional attendants, police and other requirements as deemed necessary by APRCR

	Resident	Non Resident
Refundable Deposit (Facility)	$250	$250
After Hours Rentals[2]	$40/ hour	$40/ hour
Community Center		
- Summit Room	$35/ hour	$52.50/ hour
- Pinnacle Room	$35/ hour	$52.50/ hour
- Zenith Room	$35/ hour	$52.50/ hour
- Catering Kitchen[3]	$21/ hour	$31.50/ hour
- Arts & Crafts Room	$21/ hour	$31.50/ hour
Senior Center[4]		
- Salem Meeting Room (#108)	$100/ hour	$150/ hour
- Saunders Meeting Room (#110)	$100/ hour	$150/ hour
- Seaboard Meeting Room (#112)	$100/ hour	$150/ hour
- Projector Fee (#108,110 or 112)	$15/hour	$15/ hour
- Large Projector (#108,110 & 112)	$30/hour	$30/ hour
- Kitchen Room (#120)	$30/hour	$45/ hour
- Chatham Classroom (#131)	$35/hour	$52.50/ hour
- Friendship Classroom (#133)	$35/hour	$52.50/ hour
- Arts & Crafts Room (#202)	$35/hour	$52.50/ hour
- Hunter Exercise Room (#210)	$30/hour	$45/ hour
- Hughes Exercise Room (#215)	$30/hour	$45/ hour
- Salem, Saunders and Seaboard[5]	$1,200/4 hours	$1,500/4 hours
Other Amenity Rentals		
- Tennis Courts (2 min / 4 max)	$15/hour/ court	$22.50/hour/court
- Sand Volleyball Court	$15/hour/ court	$22.50/hour/court
- Disc Golf Course	$45/ hour	$67.50/ hour
- Amphitheater (1/2 day)	$115	$172.50
- Amphitheater (whole day)	$250	$375

Halle Cultural Arts Center	Resident	Non Resident
- Auditorium	$100/ hour	$150/ hour
- Sound/Light Booth	$50/ hour	$75/ hour
- Overnight Storage	$50/ night	$75/ night
- Studio Gallery	$50 / hour	$75/ hour
- Studio A	$35/ hour	$52.50/ hour
- Piano (separate $200 deposit required	$25/ hour	$37.50/ hour
- Attendant Fees (after hours)	$20/ hour	$20/ hour
- 4 Hour Auditorium Package	$600	$900
- 4 Hour Gallery Package	$400	$600
Field & Gym Rentals[6]		
Athletic Field – natural turf (no lights)	$40/ hour	$60/ hour
Athletic Field – natural turf (w/ lights)	$60/ hour	$90/ hour
Athletic Field – synthetic turf (no lights)*	$70/ hour	$105/ hour
Athletic Field – synthetic turf (w/ lights)*	$90/ hour	$125/ hour
Gym - Whole	$65/ hour	$97.50/ hour

** Synthetic Turf Fields require additional $250 Damage Deposit*

Shelter Rentals		
Refundable Deposit (Shelter)	$125	$125
Apex Community Park – small	$17.50/ hour	$26.25/ hour
Apex Community Park – large	$22.50/ hour	$33.75/ hour
Hunter Street Park – small	$17.50/ hour	$26.25/ hour
Jaycee Park – small	$17.50/ hour	$26.25/ hour
Kelly Road Park small	$17.50/ hour	$26.25/ hour
Nature Park – small	$17.50/ hour	$26.25/ hour
Nature Park – large	$22.50/ hour	$33.75/ hour
Seagroves Farm Park - small	$17.50/ hour	$26.25/ hour

2. Requires additional approval by Director; 3. attached to Zenith Room 4. Projector use is an additional fee as noted, 5. Fee includes after hours attendant fees for 2 attendants, kitchen and all three rooms) 6. All rentals require a 2 hour minimum.

MISCELLANEOUS

Rain Barrel	$88.00

Cemetery	**Resident**	**Non – Resident**	**Military Rate**
– Cemetery Plots	$800	$1200	$640 (resident) $960 (non-resident)
– Columbarium Niches	$600	$600	$480

*20% cemetery discount applies to current and retired military personnel only

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Colleen Merays, Downtown & Small Business Development Coordinator

Department(s): Economic Development

Requested Motion

Motion to adopt ordinances modifying Town Code Section 14-14 as to the Parking Lot at 112 Saunders Street closed for a Special Event(s) during American Legion Oktoberfest & Car Show on October 30, 2021.

Approval Recommended?

Yes

Item Details

The Town Council has approved the Special Event Application for the American Legion Oktoberfest & Car Show on October 30, 2021. This event has requested modification to the existing Town Ordinance 14-14 to allow alcohol within a certain area of the event.

Attachments

- Ordinance related to American Legion Oktoberfest & Car Show

ORDINANCE NO. 2021-0824-27

AN ORDINANCE TEMPORARILY MODIFYING TOWN CODE SECTION 14-14 AS TO THE PARKING LOT AT 112 SAUNDERS STREET CLOSED FOR A SPECIAL EVENT

BE IT ORDAINED by the Town Council of the Town of Apex as follows:

Section 1. Under the authority of N.C.G.S Section 18B-300(c), subsection (e) of Section 14-14 of the Apex Town Code of Ordinances is temporarily modified on October 30, 2021 to read as follows with additions as bold underlined text:

(e) *Possession during special events prohibited*. It shall be unlawful for any person to possess malt beverages and/or unfortified wine on public streets, alleys, or parking lots, which are temporarily closed to regular traffic for special events. The prohibition stated in this subsection 14-11(e) applies to, among other areas, downtown sidewalk food service tables. **However, during the temporary closure of the parking lot at 112 Saunders Street for a special event in downtown Apex, the possession and consumption of malt beverages and unfortified wine in said parking lot which is closed to traffic during the special event is not prohibited by the Town of Apex provided that the malt beverages and unfortified wine were purchased within the special event area. Nothing in this ordinance authorizes anyone to violate any law or regulation related to alcohol, any law related to ABC permits, or any of the terms or conditions of any ABC permit.**

Section 2. The ordinance shall be effective upon enactment.

This the 24th day of August, 2021.

Introduced by Councilmember _____

Seconded by Councilmember _____

Attest:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

TOWN OF APEX

_____
Jacques K. Gilbert
Mayor

Approved As To Form:

_____
Laurie L. Hohe
Town Attorney

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Michael Deaton, P.E., Director

Department(s): Water Resources

Requested Motion

Motion to approve an amendment to Town of Apex Ordinance 12-78 *Limitations on Discharge* to allow the Water Resources Director to authorize exemptions for warranted cases to discharge to the sanitary sewer.

Approval Recommended?

Yes

Item Details

Storm water, foundation drain water, groundwater, roof runoff, surface drainage or unpolluted industrial cooling waters are not allowed to be discharged into the sanitary sewer, as these sources are typically unpolluted, do not required wastewater treatment, and would consume wastewater treatment capacity unnecessarily. There are specific cases where these sources become contaminated and a means of disposal other than release to a river or stream is warranted. It would be under such a circumstance that staff would evaluate pollutant data, duration, volume, and compatibility with the Town wastewater system before recommending acceptance of the typically disallowed water sources to be temporarily discharged to the Apex sanitary sewer.

Attachments

- Sewer Discharge Exception

ORDINANCE NO. 2021-0824-__

AN ORDINANCE TO AMEND SECTION 12-78 OF APEX TOWN CODE

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX AS FOLLOWS:

Section 1. Subsection (a) of Section 12-78 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text:

Sec. 12-78. Limitations on discharge.

(a) No person shall discharge or cause to be discharged any stormwater, foundation drain water, groundwater, roof runoff, surface drainage or unpolluted industrial cooling waters to any sewer connected to the town's waste treatment system**, unless specifically authorized by the water resources director**.

Section 2. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances and the sections of this ordinance may be renumbered to accomplish such intention.

Section 3. Severability, Conflict of Laws. If this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

Introduced by Council Member: _____

Seconded by Council Member: _____

This the 24th day of August, 2021.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24th 2021

Item Details

Presenter(s): Michael Deaton, P.E., Director

Department(s): Water Resources

Requested Motion

Motion to approve a Fats, Oils, and Grease Ordinance providing legal authority for enforcement and inspection of Food Service Establishments as required by the Town's Sewer Collection System Permit issued by the North Carolina Department of Environmental Quality.

Approval Recommended?

Yes

Item Details

These updates will replace our existing Fats, Oils, and Grease (FOG) Ordinance and will serve as a new baseline for inspection and enforcement of grease interceptors at subject Food Service Establishments (FSEs). FSEs utilize grease interceptors to collect and remove FOG from their wastewater stream before it enters the Town's Sanitary Sewer system. If uncollected or uncontrolled, the FOG can create blockages that lead to Sanitary Sewer Overflows (SSOs) which can be detrimental to the Town's sewer system and to the environment. This Ordinance provides adequate legal authority for enforcement per the State issued permit (WQCS00064). Included with the Ordinance are Standard Operating Procedures (SOPs) that will allow for consistency of enforcement, inspection and the risk level assesments of the FSEs.

Attachments

- FOG Ordinance
- SOP 001 Enforcement Response Plan
- SOP 001 Enforcement Response Plan Spreadsheet
- SOP 002 Inspection
- SOP 003 Risk Levels

ORDINANCE NO. 2021-0824-31
AN ORDINANCE TO AMEND ARTICLE VII OF CHAPTER 12 OF APEX TOWN CODE

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX AS FOLLOWS:

Section 1. Section 12-191 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-191. - Introduction—Scope and intent.

The intent of this article is to aid in the prevention of ~~s~~**S**anitary ~~s~~**S**ewer blockages and overflows due to the accumulation of fats, oils and greases in the sanitary sewer from **industrial or** commercial establishments—particularly food preparation and food serving establishments**.**~~ by requiring~~ **Town regulations require that** all ~~f~~**F**ood ~~s~~**S**ervice **and Non-Cooking** ~~e~~**E**stablishments ~~to~~ install properly-sized and maintained ~~g~~**G**rease ~~traps or i~~**I**nterceptors to prevent excess fats, oils and greases from entering the **Sanitary Sewer**~~town's publicly-owned treatment works~~.

Section 2. Section 12-192 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-192. - Definitions.

~~*Cooking establishments* means those establishments engaged in activities of preparing, serving, or making available for public or clientele consumption foodstuffs that require one or more of the following preparation activities: frying, baking, grilling, sautéing, rotisserie cooking, broiling, boiling, blanching, roasting, toasting, poaching, infrared heating, searing, barbecuing, and any other food preparation activity that produces a hot non-drinkable food product in or on a receptacle that requires washing.~~

Establishment means a ~~cooking~~ **Food Service** e**E**stablishment or ~~n~~**N**on-~~c~~**C**ooking ~~e~~**E**stablishment.

Fats, oils, and greases means organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are measured using analytical test procedures established in 40 CFR 136. Fats, oils, and greases are collectively referred to herein as "~~g~~**G**reases."

FOG Enforcement Response Plan (ERP) means the Town's enforcement plan for regulating Fats, Oils, and Grease Control of Establishments.

Food Service Establishments (FSE) **means those establishments engaged in activities of preparing, serving, or making available for public or clientele consumption foodstuffs that require one or more of the following preparation activities: frying, baking, grilling, sautéing, rotisserie cooking, broiling, boiling, blanching, roasting, toasting, poaching, infrared heating, searing, barbecuing, and any other food preparation activity that produces a hot non-drinkable food product in or on a receptacle that requires washing.**

Grease interceptor minimum design capability means the design features of a grease interceptor and its ability or volume required to effectively intercept and retain greases from grease-laden wastewaters discharged to the ~~s~~**S**anitary ~~s~~**S**ewer.

Grease trap or interceptor means a device for separating and retaining greases and like compounds from wastewater prior to entry into the ~~s~~**S**anitary ~~s~~**S**ewer. These devices also serve to remove and collect settleable solids from ~~food service e~~**E**stablishments prior to entry into the ~~s~~**S**anitary ~~s~~**S**ewer. Grease traps and interceptors are collectively referred to herein as "~~g~~**G**rease ~~i~~**I**nterceptors."

Non-cooking establishments means those establishments primarily engaged in the preparation of precooked foodstuffs that do not include any form of cooking. These include cold dairy and frozen foodstuffs preparation and serving establishments.

North Carolina Plumbing Code means written guidelines, regulations and ordinances governing the plumbing criteria for type and use of plumbing systems in the State of North Carolina and its political subdivisions.

Publicly-owned treatment works ~~or~~ (POTW) means that certain collective wastewater treatment system owned and/or operated by the town, including all devices, systems and appurtenances thereto used in the collection, storage, treatment, recycling, distribution and reclamation of municipal sewage, industrial wastes of a liquid nature, or other wastewater.

*Sanitary ~~s~~**S**ewer* means a pipe or conduit intended to carry wastewater or waterborne wastes from homes, businesses, and industries to the POTW. A sewer collection system.

User means any person, including those located outside the jurisdictional limits of the town, who contributes, ~~or~~ causes**,** or permits the contribution of~~,~~ wastewater into the POTW, including mobile sources such as hauled wastewater.

Section 3. Section 12-193 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-193. - Specific prohibitions.

~~No user shall allow any wastewater discharge of greases of animal or vegetable origin in concentrations greater than 250 milligrams per liter, as determined by appropriate EPA analytical methodologies. These limits shall be continually achieved without exception.~~

(a) No User shall contribute or cause to be contributed into the POTW petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin, in amounts that will cause interference or pass through.

(b) The owner and leaseholder shall be responsible for ensuring that no waste or wastewater pumped from the grease interceptor or oil separator is reintroduced back into the device. The User may request permission by submitting data, sampling and justification to be approved at the discretion of the water resources director.

Section 4. Section 12-194 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-194. - Grease interceptors.

(a) All ~~cooking~~ **Food Service** ~~e~~**E**stablishment ~~u~~**U**sers shall install a ~~minimum 1,000-gallon in-ground~~ ~~g~~**G**rease ~~i~~**I**nterceptor, unless an alternative pretreatment method is approved by the town in accordance with subsection (h). Grease ~~i~~**I**nterceptors may also be required at ~~n~~**N**on-~~c~~**C**ooking ~~e~~**E**stablishments and other industrial, commercial, or institutional establishments at the ~~u~~**U**ser's expense when deemed necessary by the water resources director for the proper handling of grease-laden wastewaters. ~~No user shall allow any grease discharge from any grease interceptor to exceed 250 mg/l under any circumstances.~~ All ~~g~~**G**rease ~~i~~**I**nterceptors shall be of a type, design, and capacity approved by Town of Apex Plumbing Code Enforcement Officer and shall be readily and easily accessible for ~~u~~**U**ser cleaning and town inspection and sampling.

(b) Exterior in-ground ~~g~~**G**rease ~~i~~**I**nterceptors shall be serviced and emptied of accumulated waste (greases, sludge, debris, etc.) content as required to maintain minimum design capability, but not less often than every **sixty** ~~3~~**(6**0**)** days. In-floor and under-the-counter ~~g~~**G**rease ~~i~~**I**nterceptors shall be cleaned not less often than weekly.

(c) In-ground ~~g~~**G**rease ~~i~~**I**nterceptors must have access manholes, minimum diameter of **twenty-four (**24**)** inches shall be provided over each interceptor chamber and sanitary tee. The access manholes shall extend at least to finished grade and shall be designed and maintained to prevent inflow and infiltration. The manholes also shall have readily removable covers.

(d) Minimum design criteria for ~~g~~**G**rease ~~i~~**I**nterceptors shall be approved by the Town of Apex Plumbing Code Enforcement Officer using the latest adopted North Carolina Plumbing Code.

(e) Grease interceptors shall be kept free of inorganic solid materials such as rocks, grit, gravel, sand, eating utensils, cigarettes, shells, towels, rags, etc., which could settle and reduce the effective volume of the ~~g~~**G**rease ~~i~~**I**nterceptor.

(f) There shall be no reintroduction of wastewater back into the ~~g~~Grease ~~i~~**I**nterceptor ~~unless and until said wastewater has been proven to contain 250 mg/l or less of greases~~.

(g) **A sanitary tee shall be installed and maintained in each Grease Interceptor outlet at all times. An inlet and baffle sanitary tee shall be required for either FSE's with an already existing inlet tee, or newly installed Grease Interceptors.** ~~Users shall supply an adequate sampling point downstream of the grease interceptor, prior to mixing with other sanitary flows. The minimum requirement for the sampling point shall be a four-inch vertical cleanout or sanitary tee.~~

(h) A user may request an alternative to an out-of-building ~~g~~**G**rease ~~i~~**I**nterceptor because of documented space constraints. The request shall contain the following information:

(1) Location of the town sewer main and easement in relation to available exterior space outside the building.

(2) Existing plumbing at or in an ~~e~~**E**stablishment that uses common plumbing for all services.

(3) Detailed list of all potential sources of ~~g~~**G**rease at the subject premises.

(i) The use of biological additives as a grease degradation agent is conditionally permissible, upon written approval by the water resources director. ~~Any establishment using these methods shall consistently meet the grease numerical limit of 250 mg/l specified in section 12-193, as measured at the grease interceptor's outlet required under subsection (g).~~

(j) The use of automatic grease-removal systems is conditionally permissible, upon prior written approval by the water resources director. ~~Any establishment using such equipment shall operate the system in such a manner that compliance with the 250 mg/l limit specified in section 12-193 (as measured from the unit's outlet required under subsection (g)) is continually achieved.~~

(k) The water resources director reserves the right to make determinations of ~~g~~**G**rease ~~i~~**I**nterceptor adequacy and need, based on review of all relevant information regarding ~~g~~**G**rease ~~i~~**I**nterceptor performance, facility site and building plan review, and to require repairs to, or modification or replacement of such ~~g~~**G**rease ~~i~~**I**nterceptors.

(l) Users are required to ensure that all material removed from ~~g~~**G**rease ~~i~~**I**nterceptors is disposed of in a manner that complies with all federal, state and local statutes, rules, regulations, policies and ordinances.

(m) Whenever there is a change in management, ownership, or food production at a property, the property owner shall be required to submit justification for either retaining the current Grease Interceptor method or a new request for a variance. The Town reserves the right to inspect the existing Grease Interceptor for acceptance.

(n) In the case that there is a shared or common Grease Interceptor, the property owner shall assume ownership of all responsibilities for adhering to this Article.

(o) The water resources director reserves the right to approve or deny any variance formally submitted in regards to Grease Interceptors.

Section 5. Section 12-195 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-195. - Grease Interceptor inspections and documentation.

(a) Users shall maintain a written record of all ~~g~~**G**rease ~~i~~**I**nterceptor maintenance activities for three **(3)** years ~~after completion of the maintenance activities~~. These records shall contain ~~clean-out dates~~ **pumping and maintenance manifests, the as-built designs of the Grease Interceptor(s) on site**, the name of the owner or manager of the facility, and the name of the firm that performed the clean-out. These records must be located on the premises and available for inspection during all business hours by the water resources director or ~~his~~ **their** designee.

(b) The town ~~will~~ **may** inspect an ~~e~~**E**stablishment's grease interceptor and maintenance records at the town's discretion. If problems are found during any such inspection, the ~~u~~**U**ser must take immediate corrective action **as indicated in the ERP unless otherwise** directed by the water resources director. ~~If sampling of the grease interceptor effluent is warranted to assure compliance with the numerical grease numerical limit of 250 mg/l specified in section 12-193, in the town's sole and exclusive judgment, the user will be assessed for any analytical testing fees.~~

(c) At inspection, grease cap and solids measurements ~~will~~ **may** be performed. Grease accumulation shall not be greater than four **(4)** inches at any point within the ~~g~~**G**rease ~~i~~**I**nterceptor. Solids **and grease** accumulation shall not be greater than ~~20~~ **thirty-five** percent **(35%)** of the total water depth from the ~~g~~**G**rease ~~i~~**I**nterceptor's **inlet chamber, and twenty-five percent (25%) of the total water depth in the outlet**

chamber ~~interior floor to the static working water level, at any point within the grease interceptor~~.

(d) In-Floor and under-the-ground Grease Interceptors may be inspected using the "Screwdriver Test". This is a visual test and must require the water and grease to separate to pass inspection.

(e) Maintenance records shall be maintained onsite where the Grease Interceptor or oil/water separator is located for a period of three years.

(f) Grease Interceptor maintenance records must include the following information:

i. Establishment name and physical location

ii. Name of Grease Interceptor service company

iii. Date and time of Grease Interceptor service

iv. Name and signature of person doing said service

v. Established service frequency and type of service

vi. Number and size of each Grease Interceptor serviced

vii. Approximated amount, per best professional judgment, of grease and solids removed from each Grease Interceptor

viii. Total volume of waste removed from each Grease Interceptor

ix. Destination of removed wastes, food solids, and wastewater disposal

(g) Maintenance records that do not include all the above information will be considered incomplete. Incomplete records are considered a violation of the Town of Apex Sewer Use Ordinance and may subject the facility to penalty assessments and/or service termination.

(h) Facilities for which a specific pretreatment permit has been issued shall follow the requirements for maintenance and record keeping as stated in the permit.

Section 6. Section 12-196 of the Town of Apex Code of Ordinances is hereby amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

Sec. 12-196. - Enforcement.

(a) ~~Violations of this article will result in enforcement actions in accordance with the then prevailing provisions of chapter 12, article III, division 4, of this Code. In addition, any user who is found to have failed to comply with any provision of this article, or any order, rule, regulation or permit issued hereunder, may be assessed a civil penalty in the amount of $50.00 per day per violation.~~ **Non-compliance with this Article will result in enforcement actions in accordance with the FOG ERP.**

(b) **The FOG ERP may be updated and approved for action as the water resources director sees fit. Each corresponding FSE will be given a six-month notice of impending ERP changes, and will have that time to ensure all maintenance and functionality requirements are met prior to roll out date.**

(c) For a period of ~~one year~~ **six (6) months** following adoption of this article, no enforcement actions will be taken for failure to achieve limits on discharges of ~~g~~**G**reases from ~~g~~**G**rease ~~i~~**I**nterceptors. If, during such ~~one-year~~ **six-month** period, an obstruction of a town sewer main occurs causing an overflow with environmental impact can be attributed in part or whole to an accumulation of ~~g~~**G**reases in the ~~s~~**S**anitary ~~s~~**S**ewer or the POTW, the town will take appropriate enforcement actions in accordance with the Apex Sewer Use Ordinance against the culpable user or other generator or contributor of such ~~g~~**G**reases.

Section 7. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances and the sections of this ordinance may be renumbered to accomplish such intention.

Section 8. Severability, Conflict of Laws. If this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 9. Effective Date. This ordinance shall be effective upon adoption.

Introduced by Council Member: _____

Seconded by Council Member: _____

This the 24th day of August 2021.

_____
Jacques K. Gilbert, Mayor

ATTEST:

_____

Donna B. Hosch, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____

Laurie L. Hohe
Town Attorney

Standard Operating Procedure 001: FOG Enforcement Response Plan

Town of Apex Code of Ordinances: Chapter 12 Article IV Fats, Oils and Grease Control Ordinance

Series Number: 1	Version: 1
Responsible Department/Division: Town of Apex Public Works	Effective Date: 05/05/2021
Supersedes: N/A	Next Review Date: January 2022
Approval: _____ Director of Water Resources, Town of Apex	

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Purpose of Procedure

The purpose is to provide instructions for the proper enforcement response for Food Service Establishments in the Town of Apex to ensure that excessive Fats, Oil, and Grease (FOG) do not accumulate in the Sanitary Sewer Collection System. Excessive accumulation of FOG in the Sanitary Sewer Collection System may lead to a Sanitary Sewer Overflow (SSO).

Definitions

FOG Control Ordinance – The ordinance for the Town of Apex to govern Establishment's and User's disposal of fats, oils and greases into the collective Sanitary Sewer system.

Fats, Oils and Grease (FOG) - fats, oils, or greases of animal or-plant-based origin.

Food Service Establishment (FSE) – Food Service Establishment -any commercial building that has a kitchen or food preparation area where grease-laden waste is drained into the sanitary sewer system.

Notice of Noncompliance – The first written notice from the Town that a Food Service Establishment is out of compliance with the requirements of the FOG Control Ordinance and will be given a chance to correct this issue with no penalty.

Notice of Violation – A written notice from the Town that an FSE is out of compliance with requirements and has failed to adhere to the Notice of Noncompliance that was previously sent. The FSE will receive a penalty on behalf of the Town for failure to comply. Continual failure to correct the issue will result in escalated penalties or potential water severance.

Water Severance Notice (WSN) – A written notice from the Town that an FSE has effectively ignored all previous issued Notices with no intent to adjust or comply to the requirements of the FOG Control Ordinance. The Notice will serve as documentation that Wake County Health Department will effectively shut off the water for the specified FSE until the corrective action is fixed.

Procedure

1. If FSE is determined to be out of compliance per SOP 002 (FOG Inspection), a written Notice of Noncompliance will be issued to the Establishment.
2. Follow up with a return inspection when the specified time deadline has passed for the NNC and document in the FOG database. Records violations do not require a follow up inspection if they are submitted electronically prior to the deadline. A records inspection must be completed.
    a) If FSE has complied with the specified action written in the NNC, no further enforcement is needed.
    b) If FSE has failed to comply with the specified action in the NNC, then a Notice of Violation Class I will be issued as specified in the FOG Enforcement Response Plan.
3. If a NOV Class I is issued to an FSE, follow up with a return inspection when the specified time deadline has passed for the NOV and document in the FOG database.
    a) If FSE has complied with the specified action written in the NOV CL I, no further enforcement is needed.
    b) If FSE has failed to comply with the specified action in the NOV CL I, then a Notice of Violation Class II will be issued as specified in the FOG Enforcement Response Plan.
4. If a NOV Class II is issued to an FSE, follow up with a return inspection when the specified time deadline has passed for the NOV and document in the FOG database.
    a) If FSE has complied with the specified action written in the NOV CL II, no further enforcement is needed.
    b) If FSE has failed to comply with the specified action in the NOV CL II, then a Notice of Violation Class III will be issued as specified in the FOG Enforcement Response Plan.
5. If a NOV Class III is issued to an FSE, follow up with a return inspection when the specified time deadline has passed for the NOV and the document in the FOG database.
    a) If FSE has complied with the specified action written in the NOV CL III, then no further enforcement is needed.
    b) If FSE has failed to comply with the specified action in the NOV CL III, then a Water Severance Notice will be issued as specified in the FOG Enforcement Response Plan.

6. If a Water Severance Notice is issued, the FOG Program Manager will notify Senior Management, Water Meters Division and the Wake County Health Department.
    a) The civil penalty for the WSN will be formally addressed and delivered to the Establishment's representative.
    b) The FSE may appeal the civil penalty with a written response including documentation and justification either electronically or physically submitted to the FOG Program Manager within seven (7) days of the Water Severance Notice.
7. Follow up with a return inspection when the specified time deadline has passed for the water severance after issuing the WSN.
    a) If the FSE has complied with the specified action in the Water Severance Notice, no further enforcement is needed.
    b) If the FSE has failed to comply with the specified action in the Water Severance Notice, then the water will be severed on the specified date of the issued WSN.
8. FOG Program Manager will notify all Senior Management, Water Meters Division, and Wake County Health Department of the specified date for water severance for the Establishment.
9. Water service will not be reinstated until all requirements of the Notice of Violation CL III have been met.
10. Once compliance has been met, the FOG Staff must document all relative information in the FOG database. Including emails, pictures, documents videos and communication relevant to complete justification for reinstated water service.
11. FOG Program Manager will notify Senior Management, Water Meters Division and Wake County Health Department that water service is approved to be returned to the Establishment.
12. Inspector or FOG Program Manager will ensure all civil penalties have been paid prior to reinstated water service.

Regulations

1. The Town reserves the right to not escalate a Notice of Noncompliance or Notice of Violation dependent on the severity of the issue noted.
2. All Civil Penalties will be delivered to the Establishment's representative and must be either paid by the notified date, or appealed to the FOG Program Manager.
3. FSE's may appeal Notices and Civil Penalties by submitting relative documentation to justify the Establishment's stance. The FSE may submit either electronic or physical copy of this appeal to the FOG Program Manager and shall be received within 7 business days of reviving their Notice.
4. If at any point an FSE receives either a NOV CL III or Water Severance Notice, for a full calendar year from the incident any other failure found during inspections will relate in immediately starting at a Notice of Violation Class I. This will be considered for Establishments termed "Repeat Offenders".
5. If an Establishment is found to be liable for failing to adhere to the FOG Control Ordinance and upon inspection are deemed the responsible party for an SSO created in the nearby environment, there is cause for immediate issuance of a Notice of Violation Class III.

History and Updates

No updates to the FOG Enforcement Response Plan for this version.

Type of Vialoation	POTW Action	Expected Action from User
Interceptor exceeds the allowable solids % or grease cap in any chamber, or fails Screwdriver Test	Issue Notice to Comply (NTC)	Completely pump out interceptor within 10 days of the NTC
Interceptor is missing a component that prevents the device from working properly	Issue Notice to Comply (NTC)	Replace or install missing components within 30 days of NTC
FSE is operating without an interceptor, or without a designated commissary	Issue Notice to Comply (NTC)	Provide documentation to the Town of planned installation within 30 days of NTC - provide documentation of commissary within 7 days of NTC
Interceptor is undersized, substandard, not operating properly, or allowing excessive discharge of grease and oil into the Sanitary Sewer System	Issue Notice to Comply (NTC)	Provide documentation to the Town of planned installation of an approved interceptor within 30 days of NTC
Interceptor is inaccessible to inspection	Issue Notice to Comply (NTC)	Provide access to interceptor within 10 days of receiving NTC
FSE cannot immediately produce maintenance records upon the Town's request or records do not contain all the required information	Issue Notice to Comply (NTC)	Maintain and immediately provide maintenance records that contain all required information within 10 days of NTC
FSE is maintaining their interceptor without holding a current and valid license issued by NC DEQ	Issue Notice to Comply (NTC)	Provide proof that the interceptor is being maintained by a state licensed hauler within 30 days of the NTC

POTW Action	Expected Action from User	POTW Action
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II
Issue Notice of Violation (NOV) Class I	Comply with NTC and remit or appeal $50 penalty within 14 days	Issue Notice of Violation (NOV) Class II

Expected Action from User	POTW Action	Expected Action from User
Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance
Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance
Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance
Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance
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Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance
Comply with NOV and remit or appeal $150 penalty within 14 days	Issue Notice of Violation (NOV) Class III	Water Severance

Standard Operating Procedure 002: FOG Inspection Plan

Town of Apex Code of Ordinances: Chapter 12 Article IV Fats, Oils and Grease Control Ordinance

Series Number: 1	Version: 1
Responsible Department/Division: Town of Apex Public Works	Effective Date: 05/05/2021
Supersedes: N/A	Next Review Date: January 2022
Approval: _____ Director of Water Resources, Town of Apex	

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Purpose of Procedure

The purpose of this standard operating procedure is to provide instructions for the proper inspection of Food Service Establishments in the Town of Apex Sewer service area to ensure that excessive Fats, Oil, and Grease (FOG) do not accumulate in the Sanitary Sewer Collection System. Excessive accumulation of FOG in the Sanitary Sewer Collection System may lead to a Sanitary Sewer Overflow (SSO).

Definitions

FOG Control Ordinance – The ordinance for the Town of Apex to govern Establishment's and User's disposal of fats, oils and greases into the collective Sanitary Sewer system.

Fats, Oils and Grease (FOG) - fats, oils, or greases of animal or-plant-based origin.

Food Service Establishment (FSE) – Food Service Establishment -any commercial building that has a kitchen or food preparation area where grease-laden waste is drained into the sanitary sewer system.

Gravity Grease Interceptor (GGI) – Water-tight receptacle receiving and retaining waste containing fats, oils and grease from FSE's. They are typically located outside the place of business or any structure.

Hydro-Mechanical Grease Interceptor (HGI) – Water-tight receptacle receiving and retaining waste containing fats, oils and grease from FSE's. The HGI is generally located inside a business or structure. Note: Some FSE's may apply and receive a variance to install outside the place of business or structure.

Sludge Judge – A clear plastic tube with a ball valve on the bottom to measure the grease and solids depth inside of a pretreatment device.

Personal Protective Equipment (PPE) – Specialized clothing or equipment worn by employees for protection against health and safety hazards. Personal protective equipment is designed to protect many parts of the body, I.e. eyes, head face, hands, feet and ears.

Notice of Noncompliance – The first written notice from the Town that a Food Service Establishment is out of compliance with the requirements of the FOG Control Ordinance and will be given a chance to correct this issue with no penalty.

Notice of Violation – A written notice from the Town that an FSE is out of compliance with requirements and has failed to adhere to the Notice of Noncompliance that was previously sent. The FSE will receive a penalty on behalf of the Town for failure to comply. Continual failure to correct the issue will result in escalated penalties or potential water severance.

Water Severance Notice (WSN) – A written notice from the Town that an FSE has effectively ignored all previous issued Notices with no intent to adjust or comply to the requirements of the FOG Control Ordinance. The Notice will serve as documentation that Wake County Health Department will effectively shut off the water for the specified FSE until the corrective action is fixed.

Procedure

1. Appropriate PPE should be worn.
2. Explain to the person in charge the purpose for the inspection.
3. Inspection of Food Service Establishment GGI's
    a) Open the manhole lids
    b) Visually inspect the interior of the trap for damage or missing components

c) Slowly lower the sludge judge into the interceptor, once the grease mat has been penetrated, gently shake or wiggle the sludge judge until water collecting in the sludge judge is heard.
d) Continue lowering the sludge judge into the grease interceptor (Please note a continued gentle shaking and wiggling of the sludge judge may be necessary while lowering it to get an accurate reading if the wastewater is thick).
e) Determine if the FSE is in/out of compliance if grease and solids depth are greater than 35% of the total depth of the inlet and 25% of the total depth of the outlet.

4. Inspection of Food Service Establishment HGI's
    a) Open the interceptor and perform a screwdriver test
    b) Move the screwdriver back and forth within the wastewater inside the HGI to allow the grease layer to become visible. Determine if the FSE is in/out of compliance if there is no separation of the grease and water.
5. Maintenance Records for Food Service Establishment
    a) Records shall be inspected when the FSE is:
        i. Operating with an HGI
        ii. A Risk Level 3 or 4
        iii. Sludge Judge reading exceeds 35% in the inlet chamber or 25% in the outlet chamber or a greater than 4" grease cap
        iv. GGI or HGI cannot be physically inspected
        v. Conditions within the GGI or HGI are abnormal
6. The FSE is determined to be out of compliance if the following is confirmed:
    a) Exterior Grease Interceptor contains a combined grease cap and solids depth of 35% in the inlet chamber or 25% in the outlet chamber
    b) There is greater than 4" of a grease cap anywhere in the GGI
    c) No visible separation between the grease layer and wastewater inside the HGI
    d) Grease Interceptor is missing a component that prevents the device from working properly or missing a pre-existing component
    e) Grease Interceptor is undersized, substandard, or allowing excessive discharge of grease and oil into the sanitary sewer system
    f) Grease Interceptor is inaccessible for inspection
    g) FSE does not produce maintenance record upon Town's request
    h) Grease Interceptor has an internal blockage or has a higher than normal water level
    i) Grease Interceptor is overflowing
        i. Notify the necessary parties within the Town
        ii. Require FSE to cut off all flow to interceptor's line immediately

Regulations

1. The Town reserves the right to not escalate a Notice of Noncompliance or Notice of Violation dependent on the severity of the issue noted.

2. All Civil Penalties will be delivered to the Establishment's representative and must be either paid by the notified date, or appealed to the FOG Program Manager.
3. FSE's may appeal Notices and Civil Penalties by submitting relative documentation to justify the Establishment's stance. The FSE may submit either electronic or physical copy of this appeal to the FOG Program Manager and shall be received within 7 business days of reviving their Notice.
4. If at any point an FSE receives either a NOV CL III or Water Severance Notice, the FSE will be immediately listed as a Risk Level 4 for a minimum of two years, or until Program Manager deems acceptable for new risk level assessment.

History and Updates

No updates to the FOG Enforcement Response Plan for this version.

Standard Operating Procedure 003: FOG Risk Level Assessment

Town of Apex Code of Ordinances: Chapter 12 Article IV Fats, Oils and Grease Control Ordinance

Series Number: 1	Version: 1
Responsible Department/Division: Town of Apex Public Works	Effective Date: 05/05/2021
Supersedes: N/A	Next Review Date: January 2022
Approval: _____ Director of Water Resources, Town of Apex	

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Purpose of Procedure

The purpose of this standard operating procedure is to assign risk levels to Food Service Establishments (FSE's) based on the potential to discharge fats, oils and grease (FOG) into the Sanitary Sewer Collection System which may lead to Sanitary Sewer Overflows (SSO's). Once these risk levels have been assigned, compliance inspections may be scheduled based on the assigned risk level.

Definitions

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Risk Level 0 – Inactive: Establishment generates no amount of FOG, is an inactive establishment, out of business or classified as non-FSE.

Risk Level 1 – Establishment generates minimal amount of FOG and normally complies with Town FOG regulations.

Risk Level 2 – Establishment generates a moderate or significant amount of FOG and normally complies with Town regulations.

Risk Level 3 – Establishment generates a significant amount of FOG and normally complies with Town regulations.

Risk Level 4 – Establishment generates significant amount of FOG, and or has more than one non-compliance in a 12-month period, and or is located in a grease intensive area.

Procedure

1. FOG Program will evaluate and assign risk levels to all FSE's
2. Risk Levels shall be based on the following:
    a) Non-compliance history
    b) Improved compliance history
    c) Interceptor condition
    d) Type of FSE
    e) Change of ownership
    f) Location (grease intensive areas)
3. Risk levels shall be recorded in the FOG database
4. Assign compliance inspections based on risk levels

5. Additional or less frequent inspections may be scheduled based on changing conditions

Regulations

1. The Town reserves the right to not escalate a Notice of Noncompliance or Notice of Violation dependent on the severity of the issue noted.
2. All Civil Penalties will be delivered to the Establishment's representative and must be either paid by the notified date, or appealed to the FOG Program Manager.
3. FSE's may appeal Notices and Civil Penalties by submitting relative documentation to justify the Establishment's stance. The FSE may submit either electronic or physical copy of this appeal to the FOG Program Manager and shall be received within 7 business days of reviving their Notice.
4. If at any point an FSE receives either a NOV CL III or Water Severance Notice, the FSE will be immediately listed as a Risk Level 4 for a minimum of two years, or until Program Manager deems acceptable for new risk level assessment.

History and Updates

No updates to the FOG Enforcement Response Plan for this version.

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Keith McGee, Fire Chief

Department(s): Fire Department

Requested Motion

Motion to approve an additional full-time firefighter position in the fire department and corresponding Budget Ordinance Amendment 4.

Approval Recommended?

[Yes]

Item Details

As a part of the fire department's current hiring process, we are asking for the ability to hire one additional firefighter FTE in order to offset the staffing challenges created by the long-term absence of one of our members. In addition to the normal reasons for employees to not report to work (i.e. vacation leave, sick leave, etc.), the long-term absence of an employee is exacerbating the need to call in off-duty personnel in order to maintain minimum staffing. If approved as requested, the future personnel request to staff Public Safety Station #36 will be reduced by one FTE.

The anticipated hire date for this additional firefighter FTE would be October 4, 2021.

Attachments

- Budget Ordinance Amendment 4

Town of Apex

Budget Ordinance Amendment No. 4

BE IT ORDAINED, by the Council of the Town of Apex that the following Budget Amendment for the Fiscal Year 2021-2022 Budget Ordinance be adopted:

General Fund

Section 1. Revenues:

Sales Tax	$55,000
Total Revenues	**$55,000**

Section 2. Expenditures:

Fire - Personnel Expenses	$55,000
Total Expenditures	**$55,000**

Section 3. Within five (5) days after adoption, copies of this Amendment shall be filed with the Finance Officer and Town Clerk.

Adopted this the 24th day of August, 2021

Attest:

Jacques K. Gilbert, Mayor

Donna B. Hosch, Town Clerk

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Dennis Brown, Senior Capital Projects Manager

Department(s): Administration

Requested Motion

Motion to approve and authorize the Town Manager to execute Contract Amendment #3 for GMP 3 with Construction Manager at Risk, J M Thompson, in the amount of $13,226,438.60 for the new Pleasant Park Project.

Approval Recommended?

Yes

Item Details

This amendment will allow for the completion of the base bid work and Alternates #3 and #6 in the GMP 3 bid packages. This work will include the multipurpose fields, tennis courts, pickleball courts, roads and parking lots, maintenance building, multipurpose field house, picnic shelters, and amenity area.

Attachments

- GMP 3 Amendment
- GMP 3 Deliverable Final

NORTH CAROLINA
WAKE COUNTY

CONTRACT AMENDMENT #3

THIS CONTRACT AMENDMENT #3, dated August _____, 2021, is entered into by and between the Town of Apex, a North Carolina municipal corporation, (hereinafter referred to as the "Town") and J.M. Thompson Company (hereinafter referred to as the "Construction Manager at Risk" or "CMAR"). Town and CMAR may be collectively referred to as "Parties" hereinafter.

WHEREAS, the Town and the CMAR entered into a Construction Manager at Risk Pre-Construction and Construction Services Contract on or about December 18, 2019 (hereinafter the "Contract") for the CMAR to provide construction management services for the construction of the Town of Apex Pleasant Park (hereinafter "Project") to be located at Old US 1 Hwy, Apex, NC 27502; and

WHEREAS, on or about February 18, 2020, the Parties entered into an amendment to the Contract to establish the first Guaranteed Maximum Price (hereinafter "GMP-1") as provided for in the Contract; and

WHEREAS, on or about January 26, 2021, the Parties entered into an amendment to the Contract to establish the second Guaranteed Maximum Price (hereinafter "GMP-2") as provided for in the Contract; and

WHEREAS, the Parties desire to amend the Contract to establish the third Guaranteed Maximum Price (hereinafter "GMP-3") as provided for in the Contract and to reduce the terms of this amendment to writing; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants as hereinafter set forth, the Parties hereto do mutually agree to amend the Contract as follows:

1. The Contract is hereby amended to establish GMP-3 in accordance with the terms of the Contract. GMP-3 for the Town of Apex Pleasant Park is $13,226,438.60.

2. GMP-3 includes the scope of work for the portion of the Project covered by GMP-3 as described in detail in the attached document titled "Town of Apex Pleasant Park GMP 3", dated August 9, 2021, and labeled "Exhibit A." The budget, plans and specifications, and Project Schedule are detailed in Exhibit A. Exhibit A is incorporated into this Contract Amendment #3 as if fully set forth herein.

3. The amended Contract Amount is as follows:

Original Pre-Construction Amount:	$181,710.00
Contract Amendment #1 (GMP-1):	$9,219,199.39
Change Order #1 to GMP-1	$218,312.11
Contract Amendment #2 (GMP-2):	$4,537,077.23
Change Order #2 to GMP-1	$955,800.93
Contract Amendment #3 (GMP-3)	$13,226,438.60
PROJECT TOTAL:	$28,338,538.26

Except as specifically modified by this Contract Amendment #3, all other terms, conditions and other provisions of the Contract and Contract Amendment #1 and #2 remain in full force and effect.

IN WITNESS WHEREOF, the contracting parties, by their authorized agents, affix their signatures and seals this the _____day of August, 2021.

Construction Manager at Risk

Name: J.M. THOMPSON CO.
J.M. Thompson Company

By: _____
(Signature)

Printed Name/Title: JOHN M. THOMPSON PRESIDENT

Attest:

_____
(Secretary, if a corporation)

HAL M. THOMPSON / SECRETARY
Printed Name/Title

Town of Apex

_____
Catherine Crosby, Town Manager

Attest:

_____
Donna Hosch, Town Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Vance Holloman, Finance Director

EXHIBIT A

August 9th, 2021

TOWN OF APEX PLEASANT PARK GMP 3

BUILT ON STRONG FOUNDATION

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Apex Pleasant Park, Apex NC [8/9/2021]

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EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Executive Summary – GMP 3

Town of Apex Pleasant Park – August 3, 2021

Pleasant Park, approved as part of the 2017 Parks Bond, will be a showcase facility for the Town of Apex and the entire region. The 92 acre park will provide opportunities for all ages and abilities.

Along with the creation of roadways and pathways within the limits of disturbance, the park will include six turf multiuse athletic fields, a signature soccer building, picnic shelters and amenity buildings with restrooms, a maintenance structure, and a 1.3 acre enclosed water play / splash pad area.

GMP -3 as conveyed throughout this deliverable encompasses the work detailed herein. The trade scopes include. All sub-contractors have been prequalified. The contractors issued sub contracts have been identified as the lowest responsible bidder and are to be bonded and insured accordingly.

GMP-3 also includes the necessary general conditions as applicable to the scope(s) of work detailed in this deliverable, and correlates to the schedule.

GMP -3 Is a change order to the existing contract for preconstruction, in combination with GMP 1 & 2.

EXHIBIT A

Pleasant Park GMP 3 Totals (Base, Alt 3, Alt 6) 08/03/2021

Division:	Description:		Base Bid	Alternate 3	Alternate 6
BP 1.2	General Trades		$ 172,753.00	$ -	$ -
BP 1.3	Final Cleaning		$ 11,377.00	$ 16,800.00	$ -
BP 2.5	Asphalt Paving/ C+G		$ 1,991,725.00	$ -	$ -
BP 2.55	Sports Courts		$ 350,335.58	$ -	$ -
BP 2.6	Site Concrete		$ 974,652.00	$ -	$ -
BP 2.9	Safety Surfaces		$ 441,832.00	$ -	$ -
BP 3.0	Building Concrete		$ 300,327.00	$ 103,087.00	$ -
BP 2.10	Bridges		$ 1,424,254.00	$ -	$ 38,400.00
BP 4.0	Masonry		$ 410,000.00	$ 234,500.00	$ -
BP 6.2	Glue Laminated Construction		$ 474,006.00	$ 22,730.00	$ -
BP 6.3	Trusses		$ 120,871.00	$ 192,902.00	$ -
BP 6.4	Casework		$ 9,245.00	$ 48,000.00	$ -
BP 7.0	Roofing		$ 142,000.00	$ 178,090.00	$ -
BP 7.1	Metal Composite Panels		$ -	$ 55,500.00	$ -
BP 7.2	Damp Proofing		$ 116,380.00	$ 11,640.00	$ -
BP 8.0	Doors/Frames/Hardware		$ 56,075.00	$ 40,780.00	$ -
BP 8.1	Glass & Glazing		$ 31,824.00	$ 37,970.00	$ -
BP 9.0	Framing & Drywall		$ 31,149.00	$ 45,735.00	$ -
BP 9.1	Painting		$ 64,641.00	$ 16,502.00	$ -
BP 9.3	Ceramic Tile		$ 2,458.00	$ 3,220.00	$ -
BP 9.5	Acoustic Ceiling		$ 5,495.00	$ 4,760.00	$ -
BP 10.0	Toilet Partitions & Accessories		$ 30,725.00	$ 27,235.00	$ -
BP 10.1	Metal Lockers		$ 7,195.00	$ 6,540.00	$ -
BP 10.2	Operable Partitions		$ 5,430.00	$ -	$ -
BP 10.3	Signage		$ 165,110.11	$ -	$ -
BP 10.4	Flagpoles		$ 23,096.00	$ -	$ -
BP 10.7	Aluminum Walkway Covers		$ 19,880.00	$ 21,622.00	$ -
BP 11.1	Athletic Equipment		$ 162,656.00	$ -	$ -
BP 12.0	Site Furnishings		$ 520,491.00	$ 51,294.11	$ -
BP 12.2	Roller Window Shades		$ 2,850.00	$ 2,900.00	$ -
BP 15.2	Plumbing		$ 225,690.00	$ 153,060.00	$ -
BP 15.4	HVAC		$ 116,000.00	$ 111,500.00	$ -
BP 16.0	Electrical		$ 811,300.00	$ 138,800.00	$ -
Preferred Brand Alternates					
PA #1	LCN 1200 Series Door Closers		$ 1,000.00	$ -	$ -
PA #2	Sloan Flush Valves		$ 2,090.00		$ -
PA #3	Trane HVAC Units		No Cost	$ -	$ -
PA #4	Schlage Locks		$ 2,500.00	$ -	$ -
PA #5	Primus Lock Cylinders		$ 4,700.00	$ -	$ -
Estimates					
BP2.80	Pond conversion / Field seeding		$ 321,000.00	$ -	$ -
BP 2.9.1	Nature Play		$ 150,000.00	$ -	$ -
BP 5.1	Structural Steel & Misc. Steel		$ 60,500.00	$ 2,500.00	$ -
BP 9.6	Resilient Tile & Flooring		$ 32,576.00	$ -	$ -
	Subtotal:		$ 9,796,188.69	$ 1,527,667.11	$ 38,400.00
	Bonds & Insurance:	1.25%	$ 122,452.36	$ 19,095.84	$ 480.00
	General Conditions:		$ 821,804.00		
	Fee:	3.50%	$ 375,915.58	$ 54,136.70	$ 1,360.80
	CM Contingency	2.50%	$ 277,909.02	$ 40,022.49	$ 1,006.02
	Owner contingency		$ 150,000.00		
	Total Investment:		**$ 11,544,269.64**	**$ 1,640,922.14**	**$ 41,246.82**
Total For GMP 3 including Alternates				**$**	**13,226,438.60**

EXHIBIT A

Pleasant Park Totals - 08/03/2021

Division:	Description:		Base Bid	Alternate 3	Alternate 6
BP 1.2	General Trades		$ 172,753.00	$ -	$ -
BP 1.3	Final Cleaning		$ 11,377.00	$ 16,800.00	$ -
BP2.0	Earthwork & Storm Drainage	GMP1	$ 5,712,870.00		
BP2.1	Segmental Walls	GMP1	$ 689,484.00		
BP2.3	Utilities	GMP1	$ 1,451,328.00		
BP2.4	Fields & Turf	GMP2	$ 3,334,300.00		
BP 2.5	Asphalt Paving/ C+G		$ 1,991,725.00	$ -	$ -
BP 2.55	Sports Courts		$ 350,335.58	$ -	$ -
BP 2.6	Site Concrete		$ 974,652.00	$ -	$ -
BP2.7	Fencing	GMP2	$ 863,100.00		
BP 2.9	Safety Surfaces		$ 441,832.00	$ -	$ -
BP 3.0	Building Concrete		$ 300,327.00	$ 103,087.00	$ -
BP 2.10	Bridges		$ 1,424,254.00	$ -	$ 38,400.00
BP 4.0	Masonry		$ 410,000.00	$ 234,500.00	$ -
BP 6.2	Glue Laminated Construction		$ 474,006.00	$ 22,730.00	$ -
BP 6.3	Trusses		$ 120,871.00	$ 192,902.00	$ -
BP 6.4	Casework		$ 9,245.00	$ 48,000.00	$ -
BP 7.0	Roofing		$ 142,000.00	$ 178,090.00	$ -
BP 7.1	Metal Composite Panels		$ -	$ 55,500.00	$ -
BP 7.2	Damp Proofing		$ 116,380.00	$ 11,640.00	$ -
BP 8.0	Doors/Frames/Hardware		$ 56,075.00	$ 40,780.00	$ -
BP 8.1	Glass & Glazing		$ 31,824.00	$ 37,970.00	$ -
BP 9.0	Framing & Drywall		$ 31,149.00	$ 45,735.00	$ -
BP 9.1	Painting		$ 64,641.00	$ 16,502.00	$ -
BP 9.3	Ceramic Tile		$ 2,458.00	$ 3,220.00	$ -
BP 9.5	Acoustic Ceiling		$ 5,495.00	$ 4,760.00	$ -
BP 10.0	Toilet Partitions & Accessories		$ 30,725.00	$ 27,235.00	$ -
BP 10.1	Metal Lockers		$ 7,195.00	$ 6,540.00	$ -
BP 10.2	Operable Partitions		$ 5,430.00	$ -	$ -
BP 10.3	Signage		$ 165,110.11	$ -	$ -
BP 10.4	Flagpoles		$ 23,096.00	$ -	$ -
BP 10.7	Aluminum Walkway Covers		$ 19,880.00	$ 21,622.00	$ -
BP 11.1	Athletic Equipment		$ 162,656.00	$ -	$ -
BP 12.0	Site Furnishings		$ 520,491.00	$ 51,294.11	$ -
BP 12.2	Roller Window Shades		$ 2,850.00	$ 2,900.00	$ -
BP 15.2	Plumbing		$ 225,690.00	$ 153,060.00	$ -
BP 15.4	HVAC		$ 116,000.00	$ 111,500.00	$ -
BP 16.0	Electrical		$ 811,300.00	$ 138,800.00	$ -
Preferred Brand Alternates					
PA #1	LCN 1200 Series Door Closers		$ 1,000.00	$ -	$ -
PA #2	Sloan Flush Valves		$ 2,090.00		$ -
PA #3	Trane HVAC Units		No Cost	$ -	$ -
PA #4	Schlage Locks		$ 2,500.00	$ -	$ -
PA #5	Primus Lock Cylinders		$ 4,700.00	$ -	$ -
Estimates					
BP2.80	Pond conversion / Field seeding		$ 321,000.00	$ -	$ -
BP 2.9.1	Nature Play		$ 150,000.00	$ -	$ -
BP 5.1	Structural Steel & Misc. Steel		$ 60,500.00	$ 2,500.00	$ -
BP 9.6	Resilient Tile & Flooring		$ 32,576.00	$ -	$ -
	Subtotal:		$ 21,847,270.69	$ 1,527,667.11	$ 38,400.00
	Bonds & Insurance:	1.25%	$ 273,090.88	$ 19,095.84	$ 480.00
	General Conditions:		$ 1,911,172.00		
	Fee:	3.50%	$ 841,103.68	$ 54,136.70	$ 1,360.80
	CM Contingency		$ 277,909.02	$ 40,022.49	$ 1,006.02
	Owner contingency		$ 150,000.00		
	Total Investment:		**$ 25,300,546.26**	**$ 1,640,922.14**	**$ 41,246.82**

EXHIBIT A

CO#1	Treeprotection fence & Sewer additions	11/24/2020	$	218,312.11		
CO#2	Additional Storm Drainage Pending	7/7/2021	$	955,800.93		
	Original Pre-Construction Amount		$	181,710.00		
Total Project, including alternates:					**$**	**28,338,538.27**

EXHIBIT A

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UNIT PRICES:

Unit Prices BP 01.2 General Trades:

UP #1 (Applicable to BP 01.2)
Working Supervisor/Carpenter and 2 laborers crew — **$ 80.00** per Crew Hour

UP #2 (Applicable to BP 01.2)
1 Laborer — $ **25.00** per Hour

UP #3 (Applicable to BP 01.2)
Deliver, maintain portable toilet — $ **87.50** per Month

UP #4 (Applicable to BP 01.2)
Provide and maintain free standing hand sanitizer unit. — $ **87.50** per Month

UP #5 (Applicable to BP 01.2)
Field surveyor and rodman — $ **187.50** per Crew Hour

UP #6 (Applicable to BP 01.2)
Survey office hours — $ **97.50** per Hour

Unit Prices BP 02.5 Asphalt Paving C&G:

UP #1 (Applicable to BP 02.5)
Excavate unsuitable soils & waste on site as directed by CM. — $ **7.50** per CY

UP #2 (Applicable to BP 02.5)
Fine grade, place, and compact ABC stone. — $ **30.00** per TON

UP #3 (Applicable to BP 02.5)
Provide & Install Geotextile Fabric. — $ **4.00** per SY

UP #4 (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, provide ABC base, 24" Curb & Gutter. — $ **45.00** per LF

UP #5 (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, provide ABC base, 30" Curb & Gutter. — $ **48.00** per LF

UP #6 (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, install Curb Ramps. — $ **3,500.00** per EA

UP #7 (Applicable to BP 02.5)
Remove & Replace Thermoplastic Striping 4" 90 mil. — $ **3.25** per LF

UP #8 (Applicable to BP 02.5)
Remove & Replace Thermoplastic Crosswalk 24" 90 mil. — $ **16.25** per LF

UP #9 (Applicable to BP 02.5)
Remove & Replace Thermoplastic Straight & Turn Arrows 90 mil. — $ **16.25** per EA

EXHIBIT A

J.M.THOMPSON
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UP #10 (Applicable to BP 02.5)
NC DOT Liquid Asphalt Index Escalation $ 30.00 per Ton

Unit Prices BP 02.5.5 Sports Courts:

UP #1 (Applicable to BP 02.5.5)
NC DOT Liquid Asphalt Index Escalation **$ 30.00** per TN

Unit Prices BP 02.6 Site Concrete:

UP #1 (Applicable to BP 02.6)
Excavate unsuitable soils & waste on site as directed by CM.
Replace with offsite structural fill $ **30.00** per CY

UP #2 (Applicable to BP 02.6)
Excavate unsuitable soils & waste on site as directed by CM.
Replace with #57 washed stone $ **60.00** per CY

UP #3 (Applicable to BP 02.6)
Demo damaged sidewalk and dispose of offsite. $ **4.00** per SF

UP #4 (Applicable to BP 02.6)
Fine grade, install 4" sidewalk, backfill & cleanup. $ **4.00** per SF

UP #5 (Applicable to BP 02.6)
Fine grade, install stamped concrete, backfill & cleanup. $ **10.00** per SF

UP #6 (Applicable to BP 02.6)
Fine grade, install integral colored concrete, backfill & cleanup. $ **20.00** per SF

UP #7 (Applicable to BP 02.6)
Fine grade, install 6" sidewalk, backfill & cleanup. $ **7.00** per SF

UP #8 (Applicable to BP 02.6)
Excavate, Fine grade, install stair riser, backfill & cleanup. $ **110.00** per LF

UP #9 (Applicable to BP 02.6)
Excavate, Fine grade, install seat wall, backfill & cleanup. $ **10.00** per LF

UP #10 (Applicable to BP 02.6)
Excavate, Fine grade, install play surface curbing, backfill & Cleanup. $ **35.00** per LF

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UP #11 (Applicable to BP 02.6)
Excavate, Fine grade, install planter curbing, backfill & cleanup. $ **16.50** per LF

UP #12 (Applicable to BP 02.6)
Demo curbing in this bid package and dispose of offsite. $ **10.00** per LF

Unit Prices BP 02.9 Safety Surfaces:

UP #1 (Applicable to BP 02.9)
Provide & install Safety Surface including fabric, stone, cushion, wear course. $ **21.81** per SF

UP #2 (Applicable to BP 02.9)
Provide & install 12" thick organic loose fill including fabric. $ **1.56** per SF

Unit Prices BP 03.0 Building Concrete:

UP #1 (Applicable to BP 03.0)
Excavate unsuitable soils & waste on site as directed by CM. Replace with offsite structural fill. $ **25.00** per CY

UP #2 (Applicable to BP 03.0)
Excavate unsuitable soils & waste on site as directed by CM. Replace with #57 washed stone. $ **45.00** per CY

Unit Prices BP 15.2 Plumbing:

UP #1 (Applicable to BP 15.2)
Excavate unsuitable soils & waste on site as directed by CM. Replace with offsite structural fill. $ **125.00** per CY

UP #2 (Applicable to BP 15.2)
Excavate unsuitable soils & waste on site as directed by CM. Replace with #57 washed stone. $ **95.00** per CY

Unit Prices BP 16.0 Electrical:

UP #1 (Applicable to BP 16.0)
Provide and install temporary 50 AMP panel and temporary service and lighting. $ **1,650.00** per EA

UP #2 (Applicable to BP 16.0)
Increase electrical panel PPC2 at shelter #2 to 200 amps from 150 amps to service the minimal loads at the westerly soccer field. See attached revises sheets E311. E11, and E11A. $ **1,820.00** per LS

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Allowances BP 01.2 General Trades:

ALLOWANCES:

Allowance #1: (Applicable to BP 01.2) Working Supervisor/Carpenter and 2 laborers crew	540 Crew Hours	$ **43,200.00** Total
Allowance #2: (Applicable to BP 01.2) 1 Laborer	1620 Hours	$ **40,500.00** Total
Allowance #3: (Applicable to BP 01.2) Deliver, maintain portable toilet	6 Months	$ **569.00** Total
Allowance #4: (Applicable to BP 01.2) Provide and maintain free standing hand sanitizer unit.	1 Months	$ **569.00** Total
Allowance #5: (Applicable to BP 01.2) Field surveyor and rodman	120 Crew Hour	$ **22,500.00** Total
Allowance #6: (Applicable to BP 01.2) Survey Office Hours	40 Hours	$ **3,900.00** Total
Allowance #7: (Applicable to BP 01.2) Temporary Barricade Allowance	1 Lump Sum	$ 1,000 Total
Allowance #: (Applicable to BP 01.2) Equipment Rentals	1 Lump Sum	$ 30,000 Total

Allowances BP 02.5 Asphalt Paving C&G:

Allowance #1: (Applicable to BP 02.5) Excavate unsuitable soils & waste on site as directed by CM.	200 CY:	$ **1,500.00** Total

EXHIBIT A

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Allowance #2: (Applicable to BP 02.5)
Fine grade, place, and compact ABC stone. 440 tons: $ **13,200.00** Total

Allowance #3: (Applicable to BP 02.5)
Provide & Install Geotextile Fabric. 100 SY: $ **400.00** Total

Allowance #4: (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, provide ABC base, 24" Curb & Gutter.
400 LF: $ **18,000.00** Total

Allowance #5: (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, and provide ABC base, 30" Curb & Gutter. 100 LF: $ **4,800.00** Total

Allowance #6: (Applicable to BP 02.5)
Sawcut, demo, dispose offsite, fine grade, install Curb Ramps. 1 EA $ **3,500.00** Total

Allowance #7: (Applicable to BP 02.5)
Remove & Replace Thermoplastic Striping 4" 90 mil. 100 LF $ **325.00** Total

Allowance #8: (Applicable to BP 02.5)
Remove & Replace Thermoplastic Crosswalk 24" 90 mil. 1 EA $ **406.25** Total

Allowance #9: (Applicable to BP 02.5)
Remove & Replace Thermoplastic Straight & Turn Arrows 90 mil. 3 EA $ **1,125.00** Total

Allowance #10: (Applicable to BP 02.5.5)
NC DOT Liquid Asphalt escalation allowance to include your estimate tonnage for this bid package x the unit rate of $30:

Estimate tonnage **684** x $30 = $ **20,520.00** Total Allowance

Allowances BP 02.5.5 Sports Courts:

Allowance #1: (Applicable to BP 02.5.5)
NC DOT Liquid Asphalt escalation allowance to include your estimate tonnage for this bid package x the unit rate of $30:

Estimate tonnage **60** x $30 = $ **1,800.00** Total Allowance

Allowances BP 02.6 Site Concrete:

Allowance #1: (Applicable to BP 02.6)
Excavate unsuitable soils & waste on site as directed by CM.
Replace with offsite structural fill. 100 CY $ **3,000.00** Total

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Allowance #2: (Applicable to BP 02.6)
Excavate unsuitable soils & waste on site as directed by CM. 100 CY $ **6,000.00** Total
Replace with #57 washed stone
Allowance #3: (Applicable to BP 02.6)
Demo damaged sidewalk and dispose of offsite. 500 SF $ **2,000.00** Total
Allowance #4: (Applicable to BP 02.6)
Fine grade, install 4" sidewalk, backfill & cleanup. 500 SF $ **2,000.00** Total
Allowance #5: (Applicable to BP 02.6)
Fine grade, install 6" sidewalk, backfill & cleanup. 500 SF $ **3,500.00** Total
Allowance #6: (Applicable to BP 02.6)
Fine grade, install integral colored concrete, backfill & cleanup. 500 SF $ **10,000.00** Total
Allowance #7: (Applicable to BP 02.6)
Excavate, Fine grade, install play surface curbing, backfill & cleanup. 150 LF $ **5,250.00** Total

Allowance #8: (Applicable to BP 02.6)
Demo curbing in this bid package and dispose of offsite. 150 LF $ **1,500.00** Total
Allowance #9: (Applicable to BP 02.6)
Allowance to fine grade, form, pour, finish, backfill & cleanup integral colored concrete
1 Lump Sum $ 106,000 Total

Allowances BP 02.9 Safety Surfaces:

Allowance #1: (Applicable to BP 02.9)
Provide & install Safety Surface including fabric, stone, cushion, wear course. 500 SF $ **10,906.74** Total

Allowance #2: (Applicable to BP 02.9)
Provide & install 12" thick organic loose fill including fabric. 1000 SF $ **1,555.56** Total

Allowances BP 03.0 Building Concrete:

Allowance #1: (Applicable to BP 03.0)
Excavate unsuitable soils & waste on site as directed by CM. 100 CY $ **2,500.00** Total
Replace with offsite structural fill

Allowance #2: (Applicable to BP 03.0)
Excavate unsuitable soils & waste on site as directed by CM. 100 CY $ **4,500.00** Total
Replace with #57 washed stone

EXHIBIT A

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Allowances BP 15.2 Plumbing:

Allowance #1: (Applicable to BP 15.2)
Excavate unsuitable soils & waste on site as directed by CM. 50 CY $ **6,250.00** Total
Replace with offsite structural fill

Allowance #2: (Applicable to BP 15.2)
Excavate unsuitable soils & waste on site as directed by CM. 50 CY $ **4,750.00** Total
Replace with #57 washed stone.

Allowances BP 16.0 Electrical:

Allowance #1: (Applicable to BP 16.0)
Provide and install temporary 50 AMP panel and temporary service 8 Services $ **13,200.00** Total

Allowance #2: (Applicable to BP 16.0)
Increase electrical panel PPC2 at shelter #2 to 200 amps from 150 amps to service the minimal loads at the westerly soccer field. See attached revises sheets E311. E11, and E11A.
1 LS $ **1,820.00** Total

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Pleasant Park GMP 3 Document Enumeration

GMP3 Documents:

WithersRavenel GMP 3 Plans Bid Set with Electrical 3-5-2021

WithersRavenel GMP 3 Specifications Bid Set 3-29-2021

HH Architecture GMP 3 Plans Bid Set 3-10-2021

HH Architecture Addendum 1 3-24-2021

HH Architecture Addendum 2 4-9-2021

GMP 3 Bid Manual 4-9-2021

GMP3 Addenda 1

Addenda 1 Cover 4-9-2021

Amenity Area Layout Plans

Nature Play Recommendations 202000702

Play Surface Information

- Pleasant Park Fall Heights
- Pleasant Park Play Surface Areas 202000826
- Safety Surface Detail 11.10

Bridges Information

- Site Plan 3.4
- Town of Apex Standards Details 900.02.1,2 & 3
- Specification 323413 Fabricated Pedestrian Bridges
- Town of Apex Standard Specifications Section 900

Entry Gates Information Sheet 4-9-2021

GMP 3 Site Procurement Matrix 4-1-2021

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Pleasant Park GMP 3 Document Enumeration

Knox Box Specification Sheet Knox Box 3200 4-9-2021

Landscaping Information

- Irrigation Overlay 32321 4-9-2021
- Selective Landscape Cleanup 4-9-2021
- Pickleball-Basketball Transition

Pleasant Park Appendix A General Conditions

Pleasant Park CMAR Pre Construction Services Contract

Pleasant Park Preliminary Geotechnical Report

Pleasant Park Standard Agreement between Constructor and Subcontractor

Pleasant Park General, Park and MUTCD Signage 2-12-2021

Preliminary Schedule 4-8-2021

E8 Electrical Plan Revision

Site Structural Details S154 & 155 3-9-2021

GMP3 Addenda 2

Addenda 2 Cover 4-15-2021

GMP 3 Bid Manual Revised 4-15-2021

GMP 3 Procurement Matrix Revised 4-15-2021

HH Architecture Addendum 3 3-12-2021

Pleasant Park GMP 3 CAD Files & Revised Sheets 4-15-2021

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Pleasant Park GMP 3 Document Enumeration

GMP3 Addenda 3

Addenda 3 Cover 4-20-2021

Revised Bid Form 4-20-2021

C 11.6 Misc. Details 4-20-2021

Spec 312300 Excavation Backfill & Compaction

Spec 312319 Dewatering

Spec 312500 Erosion and Sedimentation Control

Spec 329000 Final Grading & Landscaping

Spec 329100 Misc. Work & Cleanup

HH MP Signature Fieldhouse E111 & 112

HH Shelter 2 E311

GMP3 Addenda 4

Addenda 4 Cover 4-26-2021

MBE Participation Forms 7-22-2010

GMP3 Addenda 5

Addenda 5 Cover 4-27-2021

Revised Bid Form 4-27-2021

EXHIBIT A

J.M.THOMPSON
General Contractors since 1921

Pleasant Park GMP 3 Document Enumeration

GMP1 Documents included as part of GMP 3:

9-26 Plans Combined

Addenda 1, 11-12-2019

Addenda 2, 11-26-2019

Pleasant Park Temp Road, Staging & Fencing

GMP2 Documents included as part of GMP 3:

GMP 2 Bid Manual 11-15-2020

Pleasant Park GMP2 Plans 10-23-2020

Specification 116833_34 Baseball & Softball Field Equipmentv2

Specification 323113_00 Chain Link Fences and Gates DRAFT

Specification – Montage Plus

Synthetic Turf Spec Draft

Synthetic Turf Base Course Spec Draft

Synthetic Turf Subsurface Drainage Spec Draft

Addenda 1:

GMP2 Addenda 1 Cover

Pleasant Park Revised Plans 11-13-2020

Specification 321550_10 Synthetic Turf Base Course

Specification 321813_00 Synthetic Turf

Specification 323113FL-Chain Link Fences and Gates

EXHIBIT A

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Pleasant Park GMP 3 Document Enumeration

Specification 323119.53 Decorative Metal Security Fences & Gates

Specification 323119.53.1 Decorative Metal Security Fences & Gates-Swinging

Specification 324116_10 Synthetic Turf Subsurface Drainage

Apex GMP2 Bid Form Fencing

Apex GMP2 Bid Form Fields & Turf

Chain Link Fence Bulletin Drawing 11-12-2020

Pleasant Park Schedule Update 02 Remaining Work 11-10-2020

PP backstop Netting Posts

Soccer Field Curb Taper 11-03-2020

Dugout Post Example photo

Backstop Post Example photo

Addenda 2:

GMP2 Addenda 2 Cover 11-25-2020

Apex GMP2 Bid Form Fields & Turf Revised 11-25-2020

PROJECT OVERVIEW

PROJECT: Apex Pleasant Park – GMP-3
LOCATION: 3400 Pleasant Plains Road, Apex NC
ARCHITECT: Withers Ravenel
OWNER: Town of Apex
SCOPE OF WORK: GMP 3 includes Base Bid with Site Improvements, Maintenance Building, Amenity Building, Pump House and Picnic Shelter 2 along with Alternate 3 MP Signature Fieldhouse and Alternate 6 increasing pedestrian bridge size to 20' x 80'. Site Improvements include General Trades, Asphalt Paving, Curb & Gutter, Sports Courts, Site Concrete, Safety Surfaces, Bridges, Signage, Flagpoles, Athletic Equipment, Site Furnishings, and Site-related Electrical and Masonry. Structures include Concrete, Masonry, Glue Laminated and Wood Trusses, Casework, Roofing, Metal Panels, Damp Proofing, Doors& Hardware, Glazing, Framing & Drywall, Painting, Ceramic Tile, Acoustic Ceilings, Toilet Partitions & Accessories, Lockers, Operable Partitions, Window Shades, Plumbing, HVAC and Electrical. General conditions and applicable insurances as described herein.
The Town of Apex has elected to accept the Base Bid, Alternate 3, and Alternate 6 as defined in the bid scope documents for GMP 3.This excludes the Baseball Fields and related Site Improvement items. Alternates for Baseball/Softball Maintenance Building, Baseball/Softball Fieldhouse, and Picnic Shelter 1 were not selected and are not included in GMP 3.

CLARIFICATIONS AND QUALIFICATIONS

1.0 GENERAL CLARIFICATIONS

1.0 GENERAL CONDITIONS

1.0.1 We have not included the removal of any hazardous material in GMP-3.
1.0.2 The Town of Apex (TOA) is buying and installing the site lighting, outside of this project.
1.0.3 The TOA will provide transformers within 25' of each structure.
1.0.4 The site amenity structures and any related engineering, foundations, utilities required are by the TOA outside of this contract.
1.0.5 We've included all permits (at no cost), licenses, inspections, training, tests, certifications, fees, and warranties as required by the Contract Documents,

applicable codes, state and local authorities. The work on this project may involve working in or adjacent to a railroad right of way. Specific requirements related to the railroad have not been included as all work within the railway right of way is not included.

1.0.6 We have included a dedicated full-time Superintendent to the project at all times that work or deliveries are being performed, or as required for the proper coordination between trades. The Superintendent shall not be replaced or removed by the CM without the written consent of the owner. However, the CM at their discretion may direct a Subcontractor to replace the Superintendent(s).

1.0.7 Any subcontractor hired directly by the design team or owner shall inspect and verify, at least two (2) weeks before the start of their Work that all requirements for installation are complete and acceptable as required for installation to begin. This verification shall be submitted to the Construction Manager in writing.

1.0.8 The survey shall include, but not be limited to a detailed review of all work in a place furnished & installed by others. Items that do not meet the installation requirements must be identified accordingly.

1.0.9 Subcontractor to coordinate all existing utility locating and identification for their work. This includes but is not limited to the use of NC811 and private utility locating services. Particular attention is to be paid to any work within the Cardinal Gas Line easement.

1.0.10 Subcontractor to coordinate pre-construction meeting with all utilities and notify Construction Manager. Subcontractor to meet all utility company guidelines for work within the utility easement.

1.0.11 Any subcontractor hired directly by the design team or owner shall abide by the contract documents, including but not limited to the project manual, bid scopes, and addenda.

1.0.12 CM will submit all documentation required including shop drawings, submittals, production schedule, delivery, and installation that will meet the milestone dates identified in the Construction Schedule. This schedule is to be updated and submitted by the Construction Manager monthly throughout the performance of this project.

1.0.13 Warranties start at the date of final acceptance of the work or beneficial occupancy, regardless of when the equipment was installed or placed in service during construction. The CM shall take note of extended warranty requirements outlined in the specifications. For warranties that extend beyond the normal period, a separate warranty may be required to be written directly between the Owner and subcontractor.

1.0.14 The CM will utilize the Project Team Procore platform. All submittals will be processed in an electronic format, as well as document control, field activity tracking, reports, punch listing, and commissioning.

1.0.15 All parties shall provide the necessary equipment, personnel, and training to support these functions on-site. Any deviations, changes, and/or discrepancies differentiating the shop drawings from the Contract Documents shall be clouded.

1.0.16 Designers and owners shall cooperate fully with building inspection officials, third-party inspectors, and CM's designated representatives for review and inspection of the work. CM shall provide access to any and all areas for required testing, including providing scaffolding, safety equipment, lifts, etc as required.

1.0.17 Stored materials may be submitted for payment when stored on-site, received in a timely fashion, and with prior approval of the Owner.

1.0.18 Owners & designers understand that weekly project meetings will be held on the job site

1.0.19 The Owner has engaged a third-party commissioning agent for this project.

1.0.20 CM will provide multiple "Mock-ups" or "Prototypes" as required to expedite the approval of any system or product or as required by Specification. Modification or reworking of the "Mock-ups" or "Prototypes" to achieve Owner/Architect/Contractor approval is included in the Scope of Work in accordance with technical specifications.

1.0.21 The Fields & Turf package Includes all surveying and related drainage system, Providing staking for all structures and buildings. GMP-1 included subgrade as built for all Athletic Fields. GMP -2 Field Contractor to provide Athletic Fields & drainage as-builts. CM shall obtain a signed and sealed drawing to certify all installations, etc. comply with Contract Documents upon completion of each phase of work.

1.0.22 CM will continue to maintain all erosion control measures and maintenance as required by documents and site conditions. We will furnish, install, maintain and remove all erosion control measures as shown on plans including, but not limited to, construction entrances, silt fence, berms, tree protection fencing, diversion ditches, inlet protections, rock check dams, dewatering silt bags, silt fence outlets, temporary sediment basins complete, temporary seeding, channel lining, and matting.

1.0.23 The subcontractor will maintain erosion control measures throughout the entire project duration.

1.0.24 Subcontractor will provide all reporting required by regulatory agencies and the Town of Apex. Furnish, install and maintain for the life of the project an erosion control system to prevent the runoff of water from leaving the site.

1.0.25 Any areas which deflect, rut, or pump excessively should be undercut to suitable soil and replaced with fill as directed by the Owners Testing Agency using unit prices and allowances per contract documents.

1.0.26 Furnish and install site grading to all subgrade elevations shown on the plans and as identified in this scope of work document. All cut and fill to be unclassified to contract documents subgrades. The CM assumes that all material excavated, for whatever reason, on the site will be used on-site and all material required as fill material will be excavated from on-site except for structural fill for segmented walls.

1.0.27 The intent is to balance the site. Excess material including topsoil and footing spoils to be wasted on site. The area shown as Phase 4 will be the primary area for excess fill.

1.0.28 CM notes the terms and definitions indicated for unsuitable soils, unsatisfactory soils and rock excavation in Specification 312000-Earth Moving. Allowance quantities are to be used for UNSUITABLE soil excavation located at or below proposed subgrade elevations as directed by the Owners Testing Agency. UNSATISFACTORY soil materials (located above subgrade) may be blended if the specification allows and replaced with suitable soil at no additional cost to the project.

1.0.29 Stockpile existing topsoil from the site and respread as required. Excess topsoil to be wasted on site.

1.0.30 Furnish and install all stone bedding material as required by plans and specifications.

1.0.31 Furnish and install trench protection for work per OSHA regulations.

1.0.32 Furnish, install and maintain temporary roads, laydown areas as required. CM to have subcontractor grade temporary roads for positive drainage. (See logistics/staging plan for further details). Refer to the Site Demolition and Staging plan for information as it relates to the temporary construction access roads and laydown/staging areas and associated temporary fencing. This temporary road will be built and maintained by using ABC stone and fabric as shown. Temporary road width to be 24'. Components to include undercut of paved areas by 6", geotextile fabric, 6" ABC compacted to withstand fully loaded tandem dump truck. CM to have subcontractor furnish, install, maintain and remove temporary construction

fencing and gates as shown on logistics/staging plan and provide 6' temporary fencing around existing Patrick Family graveyard prior to any work on site.

1.0.33 CM to ensure subcontractors furnish, install and maintain concrete wash-out areas, including the removal as directed by the Construction Manager along with posted signage.

1.0.34 CM will ensure subcontractors provide pumps and dewatering devices required to perform all work in this bid package

1.0.35 CM will coordinate all work for telephone, gas, and electrical services which will be done by others.

1.0.36 Temporary water at Trailer Area

1.0.37 Permits to be provided by Owner at no cost. CM shall obtain permits and coordinate inspections with Town and Construction Manager.

1.2 GENERAL TRADES

1.2.1 General Trades include provide 10- 33 gallon plastic trash barrels with lids, liners, and disposal. CM maintains they be kept clean daily for the duration of the project for 12 months.

1.2.2 Furnish and install 7 temporary fire extinguishers and stands painted red with the manufacturer's extinguisher bracket for use on the project site. The subcontractor is to include one annual recertification of fire extinguishers and provide documented weekly visual fire extinguisher inspections.

1.2.3 The subcontractor will hire a licensed surveyor as requested by the CM for any field operation confirmations required on site. This subcontractor will hire a reputable firm with a minimum of 10 years of experience and work in the Raleigh/Triangle area.

1.2.4 Subcontractor to provide a crew unit price and an office hours unit price. 120 hours of NC licensed field surveyor and rod man including all equipment and materials to perform field service work. 40 Office hours for interpolation of data and conversion to CAD drawings.

1.2.5 This subcontractor shall be responsible for all site cleanup.

1.2.6 Subcontractor to purchase a 2-inch pump within the small tool allowance.

1.2.7 The subcontractor is responsible for dewatering as necessary as required by CM.

1.2.8 Provide and install temporary barricades of safety/snow fences.

1.2.9 Provide allowance of $1000 for materials. Includes an allowance of $30,000 for miscellaneous equipment rentals.

1.2.10 Provide invoices for all equipment rental.

1.3 **FINAL CLEANING**

1.3.1 Final Cleaning includes two cleanings. A rough clean (pre-punch clean) and final cleaning.

1.3.2 This shall include, but not be limited to cleaning all vertical/horizontal surfaces, cleaning all windows and glazing, final cleanings, floor scrubber/dryer cleaning of all buildings, vacuuming all carpets, cleaning/damp mopping, waxing of all flooring, MEP rooms, equipment, kitchen equipment & hoods, accessories, and specialties.

1.3.3 Cleaning all light fixtures and lenses, diffuser grills, and returns.

1.3.4 Clean all sills. Ledges and horizontal surfaces. wiping down and polishing all specialties including but not limited to all visual display surfaces, panel signage, toilet compartments, folding panel partitions, wall and door protection, toilet accessories, Fire Extinguishers & Cabinets, lockers, residential appliances, Food-service equipment, and floor mats.

1.3.5 Clean all bathrooms, including but not limited to partitions, mirrors, toilets, accessories, sinks, flooring.

1.3.6 Provide all required cleaning supplies, carts, tools, trash bags as required.

1.3.7 All trash to be disposed of in dumpster provided by CM. Include cleaning exterior of buildings, sidewalks, etc. of debris.

2.0 SITE WORK

2.1 **ASPHALT PAVING AND C/G**

2.1.1 Asphalt, Curb, and Gutter includes the concrete curbing, asphalt paving, and pavement marking scope per plans and specifications and as defined herein.

2.1.2 Furnish and install concrete curb & gutter and asphalt paving and stone base per Specifications and Drawings.

2.1.3 Provide proof roll of subgrades, a proof roll of stone base, the stone base for asphalt paving, and curb & gutter as required.

2.1.4 Provide curb & gutter, expansion joints, and incidentals for a turnkey installation.

2.1.5 Provide and install curb ramps and detectable warnings.

2.1.6 This subcontractor to provide turnkey C&G as shown on Drawings.

2.1.7 Provide asphalt paving as specified and in required lifts.

2.1.8 Provide all thermoplastic pavement markings including stop bars, crossbars, crosswalks, handicap symbols, parking spaces per Drawings and Specifications. Provide bumpers as shown.

2.1.9 Include backfill of all Curb from onsite fill and over-excavation for curb forming.

2.1.10 Asphalt to be priced using NCDOT April 2021 Asphalt Index of $453.64. Provide unit price of $30 per ton for Asphalt Index Escalation allowance. Allowance to be based on subcontractor estimate tonnage for this bid package.

2.55 SPORTS COURTS

2.55.1 Sports Courts include a turnkey sports courts package per plans and specifications and as defined herein.

2.55.2 Provide tennis courts and pickleball courts package from compacted subgrade up. Include fine grading, fabric, stone, asphalt, leveling patching material, acrylic surfacing, striping, resurfacing, and lines as shown and specified.

2.55.3 Provide and install all court markings, sleeves, footings, anchors, posts, netting, strapping, and all other appurtenances required by tennis & pickleball plans, details, site procurement matrix, and specifications.

2.55.4 Asphalt to be priced using NCDOT April 2021 Asphalt Index of $453.64. Provide unit price of $30 per ton for Asphalt Index Escalation allowance. Allowance to be based on subcontractor estimate tonnage for this bid package.

2.6 SITE CONCRETE

2.6.1 Site Concrete includes installation of all site concrete shown on plans other than curb & gutter.

2.6.2 Site concrete includes all sidewalks, steps, site furnishings pads, cast in place walls, cast in place stadium seating, seat walls, basketball courts, plaza concrete, unit paver curbing, dugouts, bleacher pads, shade structure pads, dumpster pads, monument footings, masonry planter footings, and all other site concrete associated footings and any other site concrete shown on plans, details or specifications.

2.6.3 Furnish and install all site concrete at Amenity area including play surface curbing, sidewalks, colored concrete, textured concrete, play sand table, play sandpit, stamped concrete, integrated color concrete, planter curbing, and any other amenity area concrete shown on plans, details or specifications.

2.6.4 Shade structure footings by shade structure installer.

2.6.5 Sprayground wet surface concrete by Sprayground installer.

2.6.6 Slabs on grade for structures and picnic shelters are in the Building Concrete bid package.

2.8 LANDSCAPING & PAVERS

2.8.1 Landscaping & Pavers - GMP 3 does not include landscaping.

2.8.2 An allowance for topsoil and permanent seeding in the Alternate 1 Baseball Area and an allowance for final conversion of SCM #1, 2, and 3 without a clay liner or plantings.

2.9 AMENITY AREA SAFETY FEATURES & NATURE PLAY

2.9.1 Amenity Area Safety Surfaces includes providing and installation all materials required for turnkey safety surfacing package including fine grading, Stone Base, Unitary synthetic poured in place rubber seamless surface, Artificial Turf safety surface, Organic loose-fill surface, and Geosynthetics.

2.9.2 Provide layout for safety surfacing within curbing.

2.9.3 Provide cleanup of all trash and spoils from safety surfacing installation and remove off-site.

2.9.4 41. BP-2.9.1 Amenity Nature Play – GMP 3 does not include Bid for Nature Play. An allowance is carried in Estimate.

2.10 BRIDGES

2.10.1 Bridges include fabricate and install turnkey bridge package per plans and specifications and defined herein. Including the following 4 bridges.

2.10.2 One 36’ wide x 63’ clear span with 26’ wide vehicle and 10’ wide pedestrian. HS20-44 L/400 free span for a vehicular bridge with L360 pedestrian section. Basis of Design- York Bridge Concepts

2.10.3 One 12’ wide by 66’ long pedestrian L/360 repetitive span between Amenity areas. Basis of Design- York Bridge Concepts

2.10.4 Two (2) H5 stream crossing boardwalks at cross country trail per TOA Greenway Trails Specifications dated 1-12-2021 1 boardwalk 12’W x 30’ long. 1 Boardwalk 20’W x 80’ long increased to 20’W x 80’ long in Alternate 6.

2.10.5 Package to include treated dimensional wood stringers and glue-laminated beams, treated wood decking, and all treated timber framework, on a foundation of treated timber pilings and a wood deck with epoxy aggregate.

2.10.6 All work associated with this package by this subcontractor including minor grading & clearing, temporary erosion control, filter fabric, riprap to stabilize erosion, roadway tie-in, and backfill at each end of the bridge(s) completed by this contractor as part of this bid package.

2.10.7 This bid package also includes the design and installation of a horizontal abutment system at bridge ends, constructed behind segmental retaining walls.

2.10.8 Package includes 42" high timber wire mesh composite cap pedestrian handrail system without X-Accent. The handrail system does not include any ADA handicap grab rail. Include 34" High Designed AASHTO Vehicular Guiderail & Curbing System rated for a 10,000lb Capacity on the outer side of the Two-Lane Vehicular Bridge.

2.10.9 Scope includes a second mobilization to apply timber protective systems. Scope includes installation of piling thru segmental wall geogrid. The first few layers of the grid may need to be hand dug but the remaining depth should be machined augured. Provide pile design and installation to design depths.

3.0 CONCRETE

3.0 BUILDING CONCRETE

3.0.1 Building Concrete includes building footings, step footings, slabs on grade, recessed slabs, excavation for footings and layback of foundation walls, foundation drainage, equipment, housekeeping pads, backfill of walls and footings, topping slabs, reinforcing steel, formwork, curing, finishing, water stop, concrete, vapor barrier, materials/admixtures, and all accessories associated with concrete construction and all equipment required to complete this scope

4.0 MASONRY

4.0 MASONRY

4.0.1 Masonry includes furnish and install all concrete masonry units, face brick, mortar and grout materials, cast stone units, reinforcing steel, masonry joint reinforcement, ties and anchors, all embedded flashing including copper flashings, miscellaneous masonry accessories, wood blocking for doors, windows and other openings in masonry requiring wood blocking, cavity-wall insulation, masonry cleaners, masonry lintels/bond beams, fire safety/fire sealing and expansion joints necessary to complete the masonry work.

4.0.2 This Subcontractor shall furnish exterior wall-ties to the drywall subcontractor for installation.

4.0.3 This Subcontractor shall be responsible for providing all mock-ups. This Subcontractor shall include in the base bid, the demolition, removal, and disposal, of the mock-up.

4.0.4 This subcontractor shall include all the exterior masonry walls including site monument signs and masonry planters as indicated on contract documents including but not limited to exterior brick, veneer ties, venting, flashings, base

flashing, cavity drainage mesh, solid grout at the base brick ledge, weep and cavity vents as required, masonry reinforcing for a complete and seal tight installation.

4.0.5 Exterior masonry footings by Site Concrete subcontractor.

5.0 STRUCTURAL & MISCELLANEOUS STEEL

5.0 STRUCTURAL & MISCELLANEOUS STEEL

5.0.1 Structural & Misc. Steel GMP 3 does not include Bid for Structural Steel. An allowance is carried in Estimate.

6.0 GLUE LAMINATED CONSTRUCTION, TRUSSES & CASEWORK

6.2 GLUE LAMINATED CONSTRUCTION

6.2.1 Glue laminated construction includes all labor, materials, supervision, equipment, mobilizations, taxes, and safety measures needed to complete the turnkey Glue Laminated Construction package.

6.2.2 Include laminated lumber, columns, curved tapered beams, multi-span roof deck, fascia, hardware, steel, fasteners, preservative treatments, adhesives, sealants, inserts, anchors, and final surface repair and cleaning and any other appurtenances required by plans, specifications, details, manufacturer, building code or inspection groups for a complete turnkey product.

6.2.3 This subcontractor shall be responsible for the entire structure of the picnic shelters including beams, columns, fascia, rake, fasteners, and multi-span roof deck.

6.2.4 Provide one layer of 30lb roofing felt. Shingles and metal roofing to be furnished and installed by others.

6.2.5 Include furnishing of all glue-lam columns, headers, and beams at other buildings. Installation by Truss installer.

6.3 TRUSSES

6.3.1 Trusses include all labor, materials, supervision, equipment, mobilizations, taxes, and safety measures needed to complete the truss scope per plans and specifications and as defined herein.

6.3.2 Provide and install all wood components and fasteners including sill plates and anchors, wood trusses, truss hangers and clips, ledger & ceiling joists at gyp ceilings, install Glu Lam columns, beams and headers provided by others, sheathing, cupola framing, hip jack, and girder trusses, furring, strong-backs, headers, fascia & soffit subbase framing, deadwood and temporary bracing, and shoring as required.

6.3.3 Provide all incidentals needed for the turnkey framing package.

6.4 **CASEWORK**

6.4.1 Casework includes all labor, materials, supervision, equipment, mobilizations, taxes, and safety measures needed to complete turnkey casework, interior, and exterior trim package.

6.4.2 Include all casework. Subcontractors shall be fully responsible for performing all required field dimensioning and pre-installation inspections.

6.4.3 This subcontractor shall furnish and install, providing a complete installation of all Interior Architectural Woodwork and Wood Paneling including but not limited to all interior standing and running trim, breakrooms cabinets tops/shelving, Restroom vanities and supports, all adjustable shelving, closet shelving, millwork, toilet room millwork, cabinets and tops at offices.

6.4.4 Furnish and install complete installation of all interior standing and running trim, Breakrooms-cabinets/tops/shelving, closet shelving, free-standing countertops with 'L' brackets, break room millwork, plywood substrate for transaction window and cabinets and tops at offices as noted in the drawings and specifications.

6.4.5 Furnish and install all exterior wood panels to receive graphic by owner at Signature Fieldhouse.

6.4.6 Furnish and install exterior corkboards as indicated in the Procurement Matrix

7.0 ROOFING

7.0 **ROOFING**

7.0.1 Roofing includes all labor, materials, supervision, equipment, mobilizations, taxes, and safety measures needed to complete roofing scope per plans, specifications, details, manufacturers, and as defined herein.

7.0.2 Include furnish and installation of the roofing system including all insulation board, roofing, auxiliary materials, roof expansion joints, accessories, and specialties. Provide and install shingle roofs at Pre-Engineered Glued Laminate Structures and Pump House.

7.0.3 Include all required mock-ups per specifications. Include all pre-finished downspouts, gutters, and downspout boots, and splash blocks.

7.0.4 Furnish and install all metal soffits and fascias including all aluminum/metal wall soffits and fascia, all prefinished aluminum/metal closure panels, rigid insulation, vapor-permeable air membrane system at all roof conditions.

7.0.5 Furnish and install all snow guards.

7.1 **METAL COMPOSITE PANELS**

7.1.1 Metal Composite Panels include furnish and Install Metal Wall Panel System at the cupola of the MP Signature Fieldhouse as shown in drawings. Furnish and install all 2-inch rigid insulation behind metal wall panels.

7.2 **DAMP PROOFING**

7.2.1 Damp Proofing, Fluid Applied Air-Barriers, and Joint Sealants include all labor, materials, supervision, equipment, taxes, and safety measures needed to complete the waterproofing/sealants scope per plans, specifications, details and defined herein.

7.2.2 Furnish and install joint protection per Specifications and as indicated on plans. Caulking of storefront, tile control/expansion joints, door frames, casework, canopies, and plumbing fixtures are not included in this Bid Package.

7.2.3 All other items indicated to be caulked or sealed on plans and specifications will be included in this Bid Package.

7.2.4 Furnish and install expansion control includes architectural joint systems for interior walls and ceiling joints, interior soffit joints, and all accessories for a complete installation.

7.2.5 Furnish and install all joint fillers in slabs on grade where required per plans. Joint fillers for concrete paving will be included in this scope of work.

7.2.6 Provide all air barrier testing per specifications.

7.2.7 Include all caulking required for site work including sidewalks, masonry joints, control joints, expansion joints.

7.2.8 Coordinate all work required for caulking and submit all caulk for approval.

8.0 DOORS, HARDWARE & GLAZING

8.0 **DOORS, FRAMES, AND HARDWARE**

8.0.1 Doors/ Frames/ Hardware includes furnishing all standard hollow metal doors, wood doors, hollow metal frames, finish hardware, miscellaneous hardware, and fasteners per the drawings and specifications.

8.0.2 This subcontractor is responsible for the installation of all doors, hardware, and miscellaneous hardware.

8.0.3 Supply and install overhead coiling doors transaction windows. A 1-hour fire-rated door is included in the scope.

8.1 **GLASS & GLAZING**

8.1.1 Glass & Glazing includes furnish and install all scope of work associated with storefront, glass doors, interior glazing, and non-framed mirrors.

8.1.2 Install all pressure-treated wood blocking at all sill, jamb, head, and backing locations.

9.0 FINISHES

9.0 **FRAMING & DRYWALL**

9.0.1 Framing & Drywall includes all interior and exterior cold-formed metal framing, all wall sheathing, and building wrap.

9.0.2 Includes all interior metal framing, walls, partitions, backing, bracing, soffits, metal-framed or suspended drywall ceilings, infill studs, drywall, taping and finishing, insulation, and installation of the hollow-metal included in non-masonry walls. Include all gypsum board assemblies including tile-backed board and water-resistant.

9.1 **PAINTING**

9.1.1 Painting providing and install all interior and exterior painting as required per the contract documents including all substrate preparation, sanding, all paint, primer, block filler, stains, etc. as required per the contract documents.

9.1.2 Includes all caulking of painted surfaces to both adjacent and similar surfaces. Include caulking of frames.

9.3 **CERAMIC TILE**

9.3.1 Ceramic Tile includes providing and installing a complete tile flooring, wall tile and base system, including ceramic tile, mosaic tile, porcelain tile, tile base, thresholds, crack isolation membranes, setting materials, mortar and grout, sealants, waterproofing, edge strips, cleaner, sealer, as required per the contract documents.

9.5 **ACOUSTIC CEILINGS**

9.5.1 Acoustic Ceilings include providing and installing a complete acoustical ceiling system, including acoustical panels, metal suspension system, wire hangers, braces, ties, anchors, seismic components, hold down clips, hangers and rods,

metal edge moldings and trim, acoustical sealant, ancillary ceiling components per the contract documents.

9.6 **RESILIENT TILE & FLOORING**

9.6.1 GMP 3 does not include Bid for Resilient Tile & Flooring. An allowance is carried

9.6.2 in Estimate.

10.0 SPECIALTIES

10.0 **Toilet Partitions & Accessories**

10.0.1 Toilet Partitions & Accessories include furnish and install all toilet partitions, urinal screens, toilet/bath accessories including toilet tissue dispensers, soap dispensers, grab bars, mirror units, shower room accessories, shower curtain, shower seat, robe hooks, warm air dryers, child care accessories, under lavatory guards, custodial services accessories, and fire extinguishers and cabinets.

10.1 **METAL LOCKERS**

10.1.1 Metal Lockers include furnish and install all lockers and interior locker benches, combination padlocks, riser bases, and baseboard as specified.

10.2 **OPERABLE PARTITIONS**

10.2.1 Operable Partitions include provide and install all materials required for the accordion folding partition in the Park Maintenance Building including all blocking, support rods, and track and mounting assembly required in contract documents.

10.3 **SIGNAGE**

10.3.1 Signage includes provide and install all Signage including Amenity and Wayfinding, Entrance Monument signage, Specialty General and MUTCD signage, Amenity Identification, and Donor Recognition.

10.3.2 Include layout for the location of signage throughout the site. All interior signage and exterior signage attached to buildings furnished and installed by the Owner and is not part of this Bid Package.

10.4 **FLAGPOLES**

10.4.1 Provide and install all required items for installation of 5 flag poles per the plans, specifications, details, and manufacturer requirements including footings,

installation, cleanup, and any other appurtenances required for the turnkey product.

10.7 ALUMINUM WALKWAY COVERS

10.7.1 Include all labor, materials, supervision, equipment, mobilizations, taxes, and safety measures needed to complete the Aluminum Awnings at MP Signature Fieldhouse and Maintenance Building per plans, specifications, and details and as defined herein.

10.7.2 Canopy HSS assembly at MP Signature Fieldhouse and Maintenance Building installed by others.

11.0 ATHLETIC EQUIPMENT

11.1 ATHLETIC EQUIPMENT

11.1.1 Athletic Equipment includes provide and install all Athletic Equipment including basketball, soccer, lacrosse, and other athletic equipment in Athletic Equipment Procurement Matrix.

11.1.2 Tennis and pickleball equipment is in the Sports Court package and is not part of this package. Items and quantities are provided as shown in Procurement Matrix.

12.0 SITE FURNISHINGS AND WINDOW SHADES

12.0 SITE FURNISHINGS

12.0.1 Includes provide and install all site furnishings including but not limited to: trash cans, benches, conversation tables, picnic tables, Sway benches, gates, bike racks, chairs, grills, stadium seating and shade structures as shown on plans and per the Procurement Matrix and Specifications. Provide and install turnkey shade structure package including all footings, removal of soil and concrete spoils on site, anchor bolts, columns, hardware, connections, shade material and any other appurtenances required for a 100% turnkey finished product. Quantities for site furnishings as shown in Procurement Matrix.

12.2 ROLLER WINDOW SHADES

12.2.1 Provide and install all roller window shades per plans, specifications, and details.

15.0 PLUMBING & MECHANICAL

15.2 PLUMBING

15.2.1 Plumbing includes all labor, materials, hoisting, equipment, safety measures, and accessories necessary to furnish, deliver, erect, and install all plumbing described in this scope, as shown on the Contract Documents, and as otherwise required for a complete and functional system.

15.2.2 Includes domestic water service, backflow protection, hot water heating system, sanitary, waste, and vent piping systems.

15.2.3 Furnish and install Site Drinking Fountains (QTY 2) per specifications and drawings.

15.4 MECHANICAL

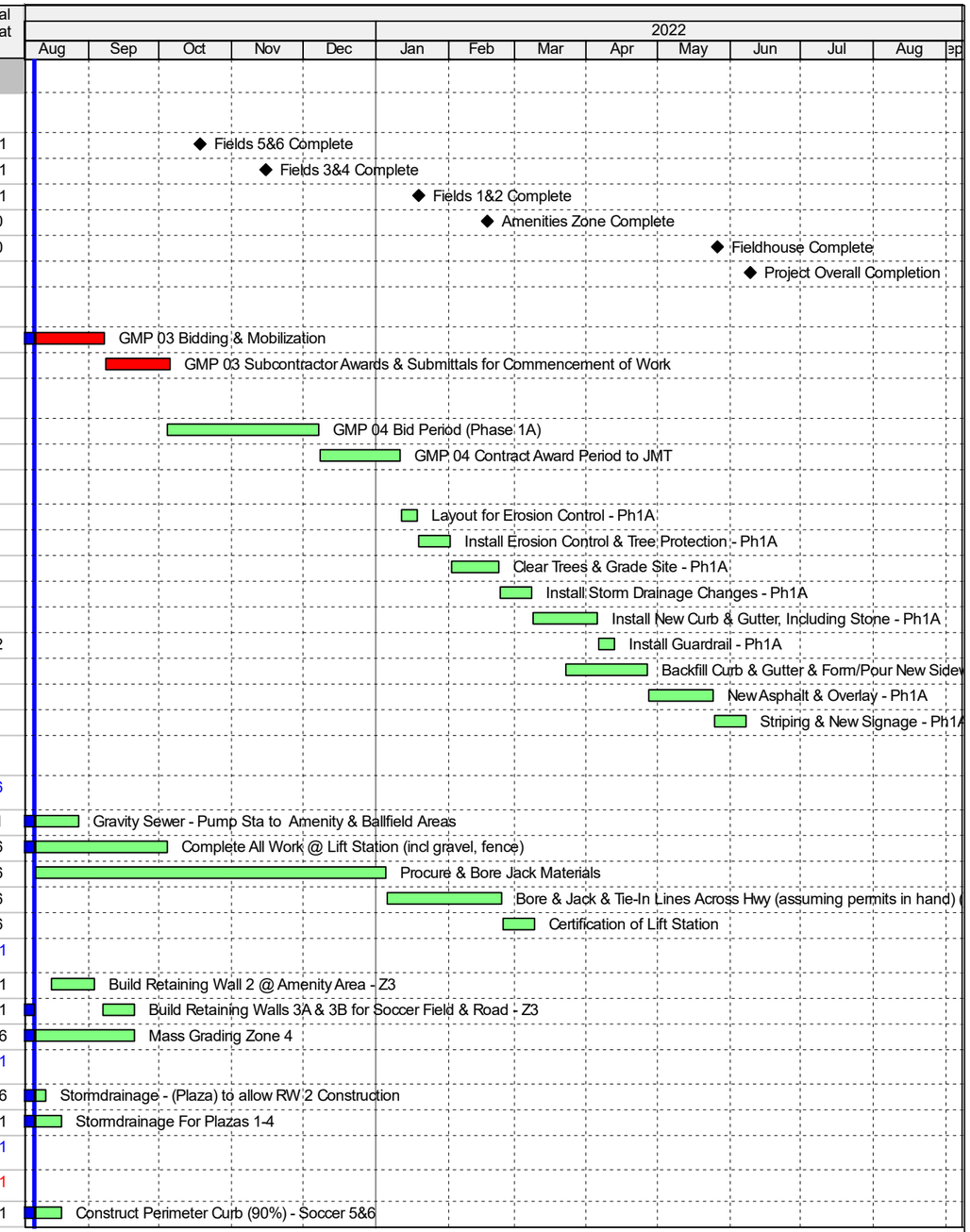
15.4.1 HVAC includes furnish and install all HVAC systems components including AHU units, Exhaust fans, FCU's, Electric Unit Heaters, Split systems cooling and heat pump, ductless split systems, Ductwork, Insulation, Diffusers, Return Grilles, Centrifugal Roof Exhaust Fans, Louvers, Exterior Wall Louvers, Ceiling Fans, Condensing Units, Daikin Split Systems, dry wells, controls, occupancy sensors, thermostats as defined in the contract documents for a complete Mechanical System.

16.0 ELECTRICAL

16.0.1 Provide and install a complete Electrical system per plans, specifications and contract documents including power distribution equipment, conduit and conductors, Site electric per WithersRavenel Plans, Grounding, Data & Communications, Electrical Fixtures, Temporary Electric including (1) 50 amp construction panel in each building and Security and A/V conduit.

EXHIBIT A

Activity ID	Activity Name	Orig Dur	Rem Dur	Phys % Comp	Start	Finish	Total Float
Pleasant Park - Construction Schedule - Update 05		401	211		02-Nov-20 A	09-Jun-22	0
Project Milestones		161	161		18-Oct-21	09-Jun-22	0
MILE 115	Fields 5&6 Complete	0	0	0%		18-Oct-21	161
MILE 105	Fields 3&4 Complete	0	0	0%		15-Nov-21	141
MILE 110	Fields 1&2 Complete	0	0	0%		19-Jan-22	101
MILE 125	Amenities Zone Complete	0	0	0%		17-Feb-22	80
MILE 120	Fieldhouse Complete	0	0	0%		26-May-22	10
MILE 130	Project Overall Completion	0	0	0%		09-Jun-22*	0
GMP 03		231	41		02-Nov-20 A	05-Oct-21	0
GMP 105	GMP 03 Bidding & Mobilization	122	21	90%	02-Nov-20 A	07-Sep-21	0
GMP 115	GMP 03 Subcontractor Awards & Submittals for Commencement of Work	20	20	0%	08-Sep-21	05-Oct-21	0
GMP 04 - Phase 1A		170	170		04-Oct-21	07-Jun-22	2
GMP 125	GMP 04 Bid Period (Phase 1A)	45	45	0%	04-Oct-21*	07-Dec-21	2
GMP 135	GMP 04 Contract Award Period to JMT	20	20	0%	08-Dec-21	11-Jan-22	2
Phase 1A Work Under GMP 04		105	105		12-Jan-22	07-Jun-22	2
PH1A 100	Layout for Erosion Control - Ph1A	5	5	0%	12-Jan-22	18-Jan-22	2
PH1A 105	Install Erosion Control & Tree Protection - Ph1A	10	10	0%	19-Jan-22	01-Feb-22	2
PH1A 110	Clear Trees & Grade Site - Ph1A	15	15	0%	02-Feb-22	22-Feb-22	2
PH1A 115	Install Storm Drainage Changes - Ph1A	10	10	0%	23-Feb-22	08-Mar-22	2
PH1A 120	Install New Curb & Gutter, Including Stone - Ph1A	20	20	0%	09-Mar-22	05-Apr-22	2
PH1A 121	Install Guardrail - Ph1A	5	5	0%	06-Apr-22	12-Apr-22	12
PH1A 125	Backfill Curb & Gutter & Form/Pour New Sidewalk - Ph1A	25	25	0%	23-Mar-22	26-Apr-22	2
PH1A 130	New Asphalt & Overlay - Ph1A	20	20	0%	27-Apr-22	24-May-22	2
PH1A 135	Striping & New Signage - Ph1A	10	10	0%	25-May-22	07-Jun-22	2
Revised Construction		324	211		01-Mar-21 A	09-Jun-22	0
Overall Site Sewer & Water		258	145		01-Mar-21 A	09-Mar-22	66
UTIL 135	Gravity Sewer - Pump Sta to Amenity & Ballfield Areas	45	15	80%	01-Mar-21 A	27-Aug-21	91
UTIL 165	Complete All Work @ Lift Station (incl gravel, fence)	110	40	60%	12-Jul-21 A	04-Oct-21	66
UTIL 180	Procure & Bore Jack Materials	100	100	0%	09-Aug-21	05-Jan-22	36
UTIL 110	Bore & Jack & Tie-In Lines Across Hwy (assuming permits in hand) (TBD)	35	35	0%	06-Jan-22*	23-Feb-22	36
UTIL 185	Certification of Lift Station	10	10	0%	24-Feb-22	09-Mar-22	66
Overall Site Mass Grading & Retaining Walls 1-13		78	30		17-May-21 A	20-Sep-21	131
GR 140	Build Retaining Wall 2 @ Amenity Area - Z3	15	15	0%	16-Aug-21	03-Sep-21	131
GR 120	Build Retaining Walls 3A & 3B for Soccer Field & Road - Z3	30	10	70%	29-Jun-21 A	20-Sep-21	131
GR 145	Mass Grading Zone 4	30	30	70%	17-May-21 A	20-Sep-21	116
Overall Site Stormdrainage		30	10		19-Apr-21 A	20-Aug-21	201
STRM 115	Stormdrainage - (Plaza) to allow RW 2 Construction	5	5	90%	19-Apr-21 A	13-Aug-21	106
STRM 140	Stormdrainage For Plazas 1-4	30	10	80%	19-Apr-21 A	20-Aug-21	201
Overall Site Sports Fields		193	110		15-Jul-21 A	19-Jan-22	101
Soccer 5&6		128	50		02-Aug-21 A	18-Oct-21	161
SOC5/6 200	Construct Perimeter Curb (90%) - Soccer 5&6	10	10	0%	02-Aug-21 A	20-Aug-21	101



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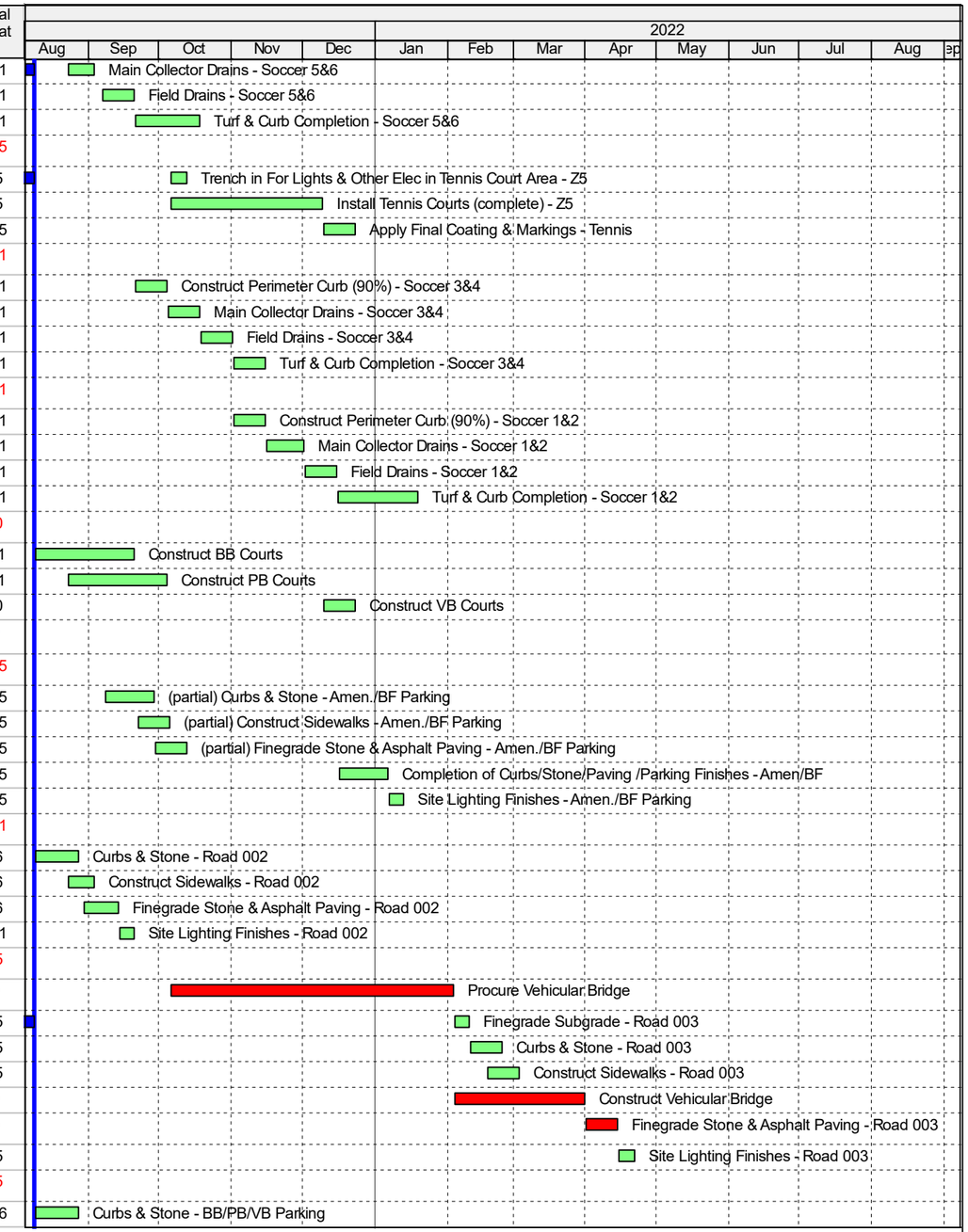
Pleasant Park - Apex, NC
JM Thompson Company
Update 05 - Data Date 09Aug21 - Remaining Work Only & GMP 04

JMT J.M. THOMPSON

EXHIBIT A

Activity ID	Activity Name	Orig Dur	Rem Dur	Phys % Comp	Start	Finish	Total Float
SOC5/6 210	Main Collector Drains - Soccer 5&6	10	10	0%	05-Aug-21 A	03-Sep-21	101
SOC5/6 220	Field Drains - Soccer 5&6	10	10	0%	07-Sep-21	20-Sep-21	101
SOC5/6 225	Turf & Curb Completion - Soccer 5&6	20	20	0%	21-Sep-21	18-Oct-21	161
Tennis Courts		179	55		15-Jul-21 A	23-Dec-21	115
TENN 100	Trench in For Lights & Other Elec in Tennis Court Area - Z5	15	5	85%	15-Jul-21 A	12-Oct-21	25
TENN 105	Install Tennis Courts (complete) - Z5	45	45	0%	06-Oct-21	09-Dec-21	25
TENN 110	Apply Final Coating & Markings - Tennis	10	10	0%	10-Dec-21	23-Dec-21	115
Soccer 3&4		40	40		21-Sep-21	15-Nov-21	121
SOC3/4 100	Construct Perimeter Curb (90%) - Soccer 3&4	10	10	0%	21-Sep-21	04-Oct-21	101
SOC3/4 110	Main Collector Drains - Soccer 3&4	10	10	0%	05-Oct-21	18-Oct-21	101
SOC3/4 120	Field Drains - Soccer 3&4	10	10	0%	19-Oct-21	01-Nov-21	101
SOC3/4 125	Turf & Curb Completion - Soccer 3&4	10	10	0%	02-Nov-21	15-Nov-21	121
Soccer 1&2		50	50		02-Nov-21	19-Jan-22	101
SOC1/2 100	Construct Perimeter Curb (90%) - Soccer 1&2	10	10	0%	02-Nov-21	15-Nov-21	101
SOC1/2 110	Main Collector Drains - Soccer 1&2	10	10	0%	16-Nov-21	01-Dec-21	101
SOC1/2 120	Field Drains - Soccer 1&2	10	10	0%	02-Dec-21	15-Dec-21	101
SOC1/2 125	Turf & Curb Completion - Soccer 1&2	20	20	0%	16-Dec-21	19-Jan-22	101
BB, PP & VB		96	96		09-Aug-21	23-Dec-21	60
BB 100	Construct BB Courts	30	30	0%	09-Aug-21	20-Sep-21	111
BB 105	Construct PB Courts	30	30	0%	23-Aug-21	04-Oct-21	111
BB 110	Construct VB Courts	10	10	0%	10-Dec-21	23-Dec-21	60
Hardscapes		264	211		24-May-21 A	09-Jun-22	0
Amenity Area/Ballfield Parking		85	85		08-Sep-21	13-Jan-22	105
HS 105	(partial) Curbs & Stone - Amen./BF Parking	15	15	0%	08-Sep-21	28-Sep-21	125
HS 110	(partial) Construct Sidewalks - Amen./BF Parking	10	10	0%	22-Sep-21	05-Oct-21	125
HS 115	(partial) Finegrade Stone & Asphalt Paving - Amen./BF Parking	10	10	0%	29-Sep-21	12-Oct-21	125
HS 140	Completion of Curbs/Stone/Paving /Parking Finishes - Amen/BF	10	10	0%	17-Dec-21	06-Jan-22	105
HS 125	Site Lighting Finishes - Amen./BF Parking	5	5	0%	07-Jan-22	13-Jan-22	105
Road 002		30	30		09-Aug-21	20-Sep-21	181
HS 205	Curbs & Stone - Road 002	15	15	0%	09-Aug-21	27-Aug-21	86
HS 210	Construct Sidewalks - Road 002	10	10	0%	23-Aug-21	03-Sep-21	86
HS 215	Finegrade Stone & Asphalt Paving - Road 002	10	10	0%	30-Aug-21	13-Sep-21	86
HS 225	Site Lighting Finishes - Road 002	5	5	0%	14-Sep-21	20-Sep-21	181
Road 003		189	135		21-Jul-21 A	21-Apr-22	35
HS 400	Procure Vehicular Bridge	80	80	0%	06-Oct-21	03-Feb-22	0
HS 405	Finegrade Subgrade - Road 003	10	5	80%	21-Jul-21 A	10-Feb-22	25
HS 410	Curbs & Stone - Road 003	10	10	0%	11-Feb-22	24-Feb-22	25
HS 415	Construct Sidewalks - Road 003	10	10	0%	18-Feb-22	03-Mar-22	25
HS 740	Construct Vehicular Bridge	40	40	0%	04-Feb-22	31-Mar-22	0
HS 420	Finegrade Stone & Asphalt Paving - Road 003	10	10	0%	01-Apr-22	14-Apr-22	0
HS 430	Site Lighting Finishes - Road 003	5	5	0%	15-Apr-22	21-Apr-22	35
BB/PB/VB Parking		116	116		09-Aug-21	27-Jan-22	95
HS 305	Curbs & Stone - BB/PB/VB Parking	15	15	0%	09-Aug-21	27-Aug-21	146



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HS 310	Construct Sidewalks - BB/PB/VB Parking	10	10	0%	24-Dec-21	13-Jan-22	60
HS 315	Finegrade Stone & Asphalt Paving - BB/PB/VB Parking	10	10	0%	07-Jan-22	20-Jan-22	60
HS 325	Site Lighting Finishes - BB/PB/VB Parking	5	5	0%	21-Jan-22	27-Jan-22	95
Road 001		99	35		08-Jun-21 A	26-Oct-21	155
HS 500	Finegrade Subgrade - Road 001	10	5	90%	08-Jun-21 A	14-Sep-21	90
HS 505	Curbs & Stone - Road 001	15	15	0%	15-Sep-21	05-Oct-21	90
HS 510	Construct Sidewalks - Road 001	10	10	0%	29-Sep-21	12-Oct-21	90
HS 515	Finegrade Stone & Asphalt Paving - Road 001	10	10	0%	06-Oct-21	19-Oct-21	90
HS 525	Site Lighting Finishes - Road 001	5	5	0%	20-Oct-21	26-Oct-21	155
Kings View Trail		139	35		24-May-21 A	09-Dec-21	125
HS 700	Finegrade Subgrade - Kings View Trl	10	5	50%	24-May-21 A	26-Oct-21	90
HS 705	Curbs & Stone - Kings View Trl	15	15	0%	27-Oct-21	16-Nov-21	90
HS 710	Construct Sidewalks - Kings View Trl	10	10	0%	10-Nov-21	23-Nov-21	90
HS 715	Finegrade Stone & Asphalt Paving - Kings View Trl	10	10	0%	17-Nov-21	02-Dec-21	90
HS 725	Site Lighting Finishes - Kings View Trl	5	5	0%	03-Dec-21	09-Dec-21	125
Soccer Parking		35	35		18-Feb-22	07-Apr-22	45
HS 605	Curbs & Stone - Soccer Parking	15	15	0%	18-Feb-22	10-Mar-22	15
HS 610	Construct Sidewalks - Soccer Parking	10	10	0%	11-Mar-22	24-Mar-22	10
HS 615	Finegrade Stone & Asphalt Paving - Soccer Parking	10	10	0%	18-Mar-22	31-Mar-22	10
HS 625	Site Lighting Finishes - Soccer Parking	5	5	0%	01-Apr-22	07-Apr-22	45
Final Surface Asphalt & Hardscape Finishes		40	40		15-Apr-22	09-Jun-22	0
FHS 100	Final Surface Course Asphalt - Project-Wide	20	20	0%	15-Apr-22	12-May-22	0
FHS 105	Final Striping & Parking Amenities - Project-Wide	20	20	0%	13-May-22	09-Jun-22	0
Park Buildings		160	160		06-Oct-21	26-May-22	10
MP Signature Fieldhouse		160	160		06-Oct-21	26-May-22	10
SFH 100	Grade Building Pad - Fieldhouse	5	5	0%	20-Oct-21	26-Oct-21	5
SFH 160	Procure Foundation Rebar	15	15	0%	06-Oct-21	26-Oct-21	5
SFH 105	Foundations - Fieldhouse	10	10	0%	27-Oct-21	09-Nov-21	5
SFH 110	U/G R/Is & SOG - Fieldhouse	15	15	0%	10-Nov-21	02-Dec-21	5
SFH 115	Masonry Walls - Fieldhouse	10	10	0%	03-Dec-21	16-Dec-21	5
SFH 165	Roof Trusses - Fieldhouse	10	10	0%	17-Dec-21	06-Jan-22	5
SFH 125	Roofing & Roof-Top Work - Fieldhouse	10	10	0%	07-Jan-22	20-Jan-22	20
SFH 120	Exterior Close-In & Cladding Systems - Fieldhouse	30	30	0%	07-Jan-22	17-Feb-22	5
SFH 130	Interior Partitions & R/Is	40	40	0%	14-Jan-22	10-Mar-22	5
SFH 135	GWB Systems & Ceiling Grid - Fieldhouse	20	20	0%	25-Feb-22	24-Mar-22	5
SFH 140	Fixtures & Finishes - Fieldhouse	35	35	0%	11-Mar-22	28-Apr-22	5
SFH 155	AHJ Inspections - Fieldhouse	10	10	0%	29-Apr-22	12-May-22	5
SFH 145	GC & AE Punchlist - Fieldhouse	20	20	0%	29-Apr-22	26-May-22	10
SFH 150	Systems Testing - Fieldhouse	20	20	0%	29-Apr-22	26-May-22	10
Amenity Building		60	60		20-Oct-21	20-Jan-22	85
AFH 100	Layout, Dig, Prep & Pour Column & Wall Footings - Amenity Building	5	5	0%	20-Oct-21	26-Oct-21	25
AFH 105	U/G R/Is and Prep/Pour SOG - Amenity Building	10	10	0%	27-Oct-21	09-Nov-21	25

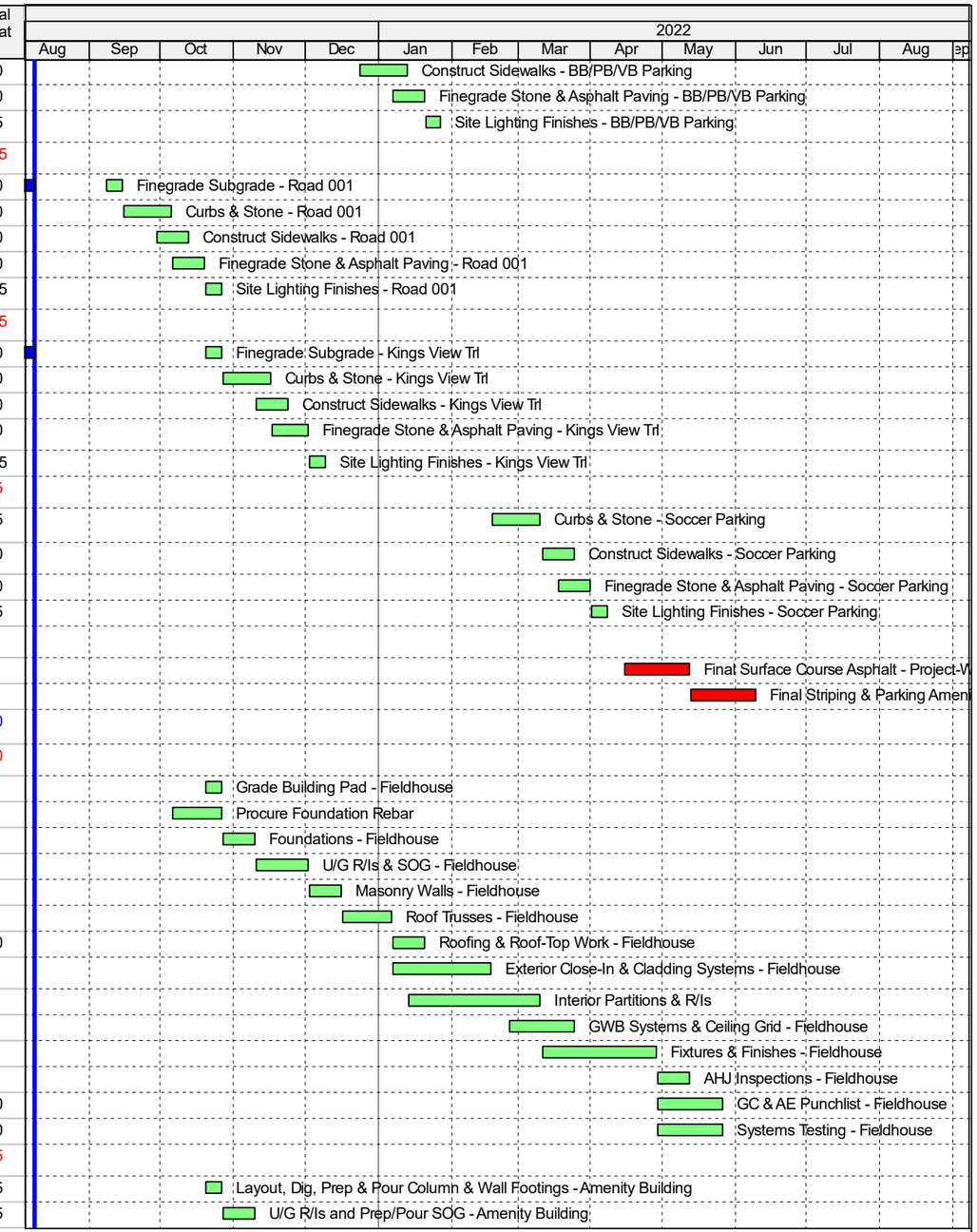

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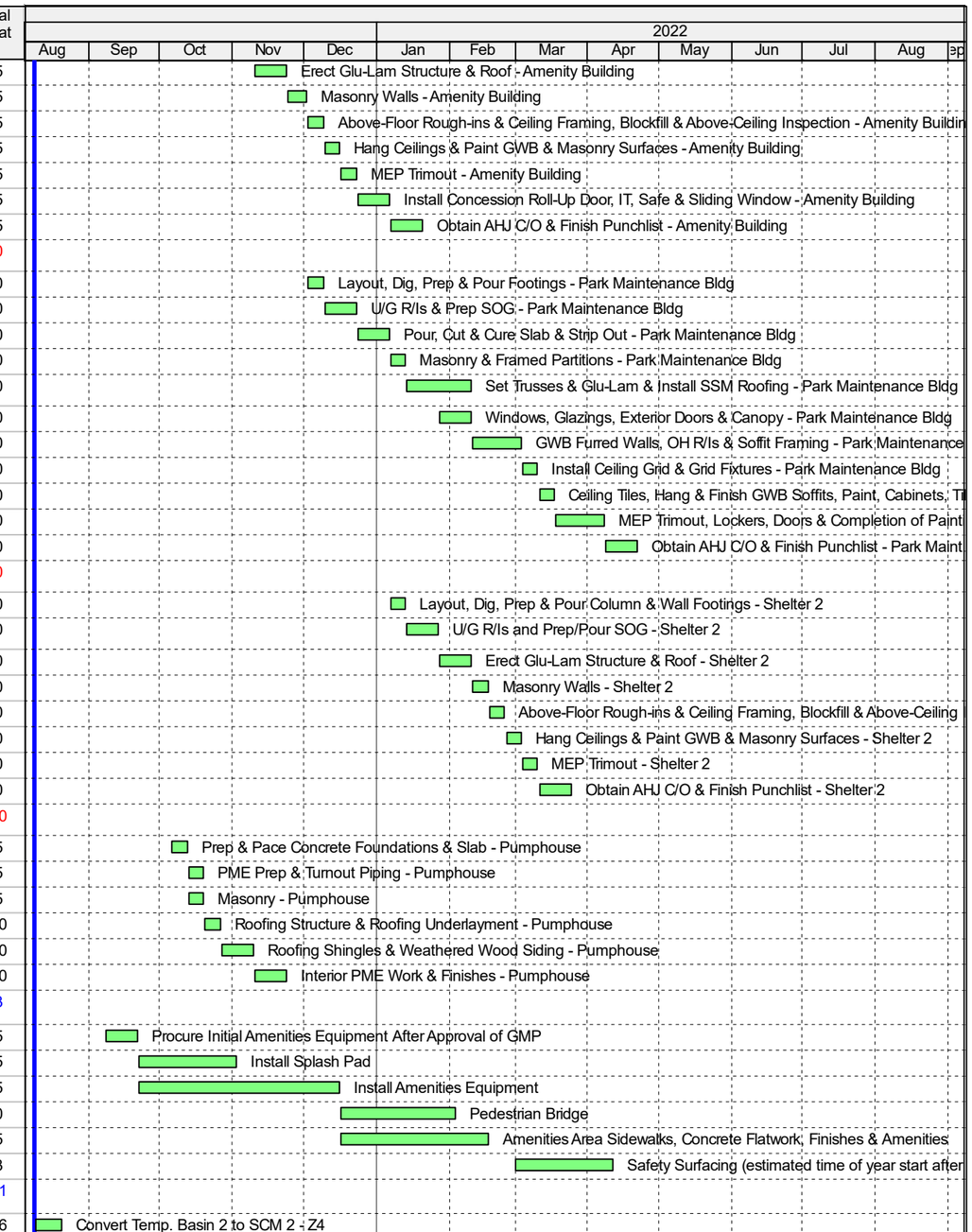
EXHIBIT A

Activity ID	Activity Name	Orig Dur	Rem Dur	Phys % Comp	Start	Finish	Total Float
AFH 110	Erect Glu-Lam Structure & Roof - Amenity Building	10	10	0%	10-Nov-21	23-Nov-21	85
AFH 115	Masonry Walls - Amenity Building	5	5	0%	24-Nov-21	02-Dec-21	85
AFH 120	Above-Floor Rough-ins & Ceiling Framing, Blockfill & Above-Ceiling Inspection - Amenity	5	5	0%	03-Dec-21	09-Dec-21	85
AFH 125	Hang Ceilings & Paint GWB & Masonry Surfaces - Amenity Building	5	5	0%	10-Dec-21	16-Dec-21	85
AFH 130	MEP Trimout - Amenity Building	5	5	0%	17-Dec-21	23-Dec-21	85
AFH 135	Install Concession Roll-Up Door, IT, Safe & Sliding Window - Amenity Building	5	5	0%	24-Dec-21	06-Jan-22	85
AFH 140	Obtain AHJ C/O & Finish Punchlist - Amenity Building	10	10	0%	07-Jan-22	20-Jan-22	85
Park Maintenance Building		95	95		03-Dec-21	21-Apr-22	20
PMB 100	Layout, Dig, Prep & Pour Footings - Park Maintenance Bldg	5	5	0%	03-Dec-21	09-Dec-21	10
PMB 105	U/G R/Is & Prep SOG - Park Maintenance Bldg	10	10	0%	10-Dec-21	23-Dec-21	10
PMB 110	Pour, Cut & Cure Slab & Strip Out - Park Maintenance Bldg	5	5	0%	24-Dec-21	06-Jan-22	10
PMB 115	Masonry & Framed Partitions - Park Maintenance Bldg	5	5	0%	07-Jan-22	13-Jan-22	20
PMB 120	Set Trusses & Glu-Lam & Install SSM Roofing - Park Maintenance Bldg	20	20	0%	14-Jan-22	10-Feb-22	20
PMB 125	Windows, Glazings, Exterior Doors & Canopy - Park Maintenance Bldg	10	10	0%	28-Jan-22	10-Feb-22	20
PMB 130	GWB Furred Walls, OH R/Is & Soffit Framing - Park Maintenance Bldg	15	15	0%	11-Feb-22	03-Mar-22	20
PMB 135	Install Ceiling Grid & Grid Fixtures - Park Maintenance Bldg	5	5	0%	04-Mar-22	10-Mar-22	20
PMB 140	Ceiling Tiles, Hang & Finish GWB Soffits, Paint, Cabinets, Tile & Floor Finishes - Park M	5	5	0%	11-Mar-22	17-Mar-22	20
PMB 145	MEP Trimout, Lockers, Doors & Completion of Painting - Park Maintenance Bldg	15	15	0%	18-Mar-22	07-Apr-22	20
PMB 150	Obtain AHJ C/O & Finish Punchlist - Park Maint. Bldg	10	10	0%	08-Apr-22	21-Apr-22	20
Shelter 2		55	55		07-Jan-22	24-Mar-22	40
SHLT 200	Layout, Dig, Prep & Pour Column & Wall Footings - Shelter 2	5	5	0%	07-Jan-22	13-Jan-22	10
SHLT 205	U/G R/Is and Prep/Pour SOG - Shelter 2	10	10	0%	14-Jan-22	27-Jan-22	10
SHLT 210	Erect Glu-Lam Structure & Roof - Shelter 2	10	10	0%	28-Jan-22	10-Feb-22	10
SHLT 215	Masonry Walls - Shelter 2	5	5	0%	11-Feb-22	17-Feb-22	10
SHLT 220	Above-Floor Rough-ins & Ceiling Framing, Blockfill & Above-Ceiling Inspection - Shelter	5	5	0%	18-Feb-22	24-Feb-22	10
SHLT 225	Hang Ceilings & Paint GWB & Masonry Surfaces - Shelter 2	5	5	0%	25-Feb-22	03-Mar-22	10
SHLT 230	MEP Trimout - Shelter 2	5	5	0%	04-Mar-22	10-Mar-22	10
SHLT 235	Obtain AHJ C/O & Finish Punchlist - Shelter 2	10	10	0%	11-Mar-22	24-Mar-22	40
Pump House		35	35		06-Oct-21	23-Nov-21	120
PH 100	Prep & Pace Concrete Foundations & Slab - Pumphouse	5	5	0%	06-Oct-21	12-Oct-21	25
PH 105	PME Prep & Turnout Piping - Pumphouse	5	5	0%	13-Oct-21	19-Oct-21	25
PH 110	Masonry - Pumphouse	5	5	0%	13-Oct-21	19-Oct-21	25
PH 115	Roofing Structure & Roofing Underlayment - Pumphouse	5	5	0%	20-Oct-21	26-Oct-21	120
PH 120	Roofing Shingles & Weathered Wood Siding - Pumphouse	10	10	0%	27-Oct-21	09-Nov-21	120
PH 125	Interior PME Work & Finishes - Pumphouse	10	10	0%	10-Nov-21	23-Nov-21	120
Amenities Area		147	147		08-Sep-21	11-Apr-22	43
AMEN 105	Procure Initial Amenities Equipment After Approval of GMP	10	10	0%	08-Sep-21	21-Sep-21	15
AMEN 140	Install Splash Pad	30	30	0%	22-Sep-21	02-Nov-21	35
AMEN 120	Install Amenities Equipment	60	60	0%	22-Sep-21	16-Dec-21	15
AMEN 100	Pedestrian Bridge	30	30	0%	17-Dec-21	03-Feb-22	20
AMEN 110	Amenities Area Sidewalks, Concrete Flatwork, Finishes & Amenities	40	40	0%	17-Dec-21	17-Feb-22	15
AMEN 130	Safety Surfacing (estimated time of year start after start of March)	30	30	0%	01-Mar-22*	11-Apr-22	43
Remove Temporary Storm Basins		70	70		09-Aug-21	15-Nov-21	141
TSB 140	Convert Temp. Basin 2 to SCM 2 - Z4	10	10	0%	09-Aug-21	20-Aug-21	136



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J.M. THOMPSON

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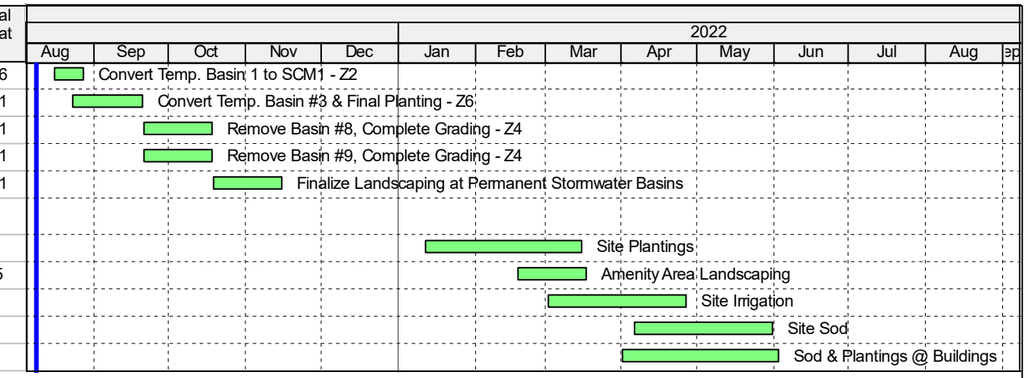
TSB 135	Convert Temp. Basin 1 to SCM1 - Z2	10	10	0%	16-Aug-21	27-Aug-21	176
TSB 125	Convert Temp. Basin #3 & Final Planting - Z6	20	20	0%	23-Aug-21	20-Sep-21	161
TSB 115	Remove Basin #8, Complete Grading - Z4	20	20	0%	21-Sep-21	18-Oct-21	141
TSB 120	Remove Basin #9, Complete Grading - Z4	20	20	0%	21-Sep-21	18-Oct-21	141
TSB 155	Finalize Landscaping at Permanent Stormwater Basins	20	20	0%	19-Oct-21	15-Nov-21	141
Landscaping		102	102		12-Jan-22	02-Jun-22	5
LS 100	Site Plantings	45	45	0%	12-Jan-22	15-Mar-22	7
LS 140	Amenity Area Landscaping	20	20	0%	18-Feb-22	17-Mar-22	15
LS 120	Site Irrigation	40	40	0%	02-Mar-22	26-Apr-22	7
LS 130	Site Sod	40	40	0%	06-Apr-22	31-May-22	7
LS 110	Sod & Plantings @ Buildings	45	45	0%	01-Apr-22	02-Jun-22	5



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J.M. THOMPSON

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Mary Beth Manville, Human Resources Director

Department(s): Human Resources

Requested Motion

Motion to approve the COVID-19 Vaccine Incentive Policy for Town employees.

Approval Recommended?

Yes

Item Details

The Town's current COVID-19 (COVID) leave-related policies are set to expire on September 30, 2021. These policies were put in place when the COVID vaccine was not readily available, so that Town employees who had COVID-related illnesses or quarantine requirements would not have to use their own personal leave for their COVID-related absences. Over the past several months, the COVID vaccine has become readily available for anyone wishing to receive it, and the Town was able to offer an onsite COVID vaccine clinic specifically for Town employees in early June, to assist in removing any obstacles that may have prevented employees from being able to receive the vaccine.

Recent data indicates that COVID-19 (COVID) hospitalizations are increasing at alarming rate, and that 99.9% of those hospitalizations are patients who have not been vaccinated. Based on this data, and with the vaccine now being readily available, the Town has chosen to take a more proactive approach to helping fight the COVID virus, by offering vaccine incentives for Town employees to get fully vaccinated. Details regarding the vaccine incentives are included in the attached COVID-19 Vaccine Incentive Policy.

Attachments

- COVID-19 Vaccine Incentive Policy

APEX
NORTH CAROLINA

COVID-19 Vaccine Incentive Policy

I. Purpose

Recent data indicates that COVID-19 (COVID) hospitalizations are increasing at alarming rate, and that 99.9% of those hospitalizations are patients who have not been vaccinated. Based on this data, the Town has chosen to take a more proactive approach to helping fight the COVID virus, by offering vaccine incentives for Town employees to get fully vaccinated.

II. Vaccine Incentives

Effective October 1, 2021, all Town employees who meet the vaccine eligibility requirements of this policy will be eligible for all of the following:

- Paid Quarantine Leave if exposed at work **and** directed to go home.
- 120 hours of TOA Emergency Sick Leave to be used for:
  - the employee's COVID-related illness or quarantine (if required)
  - to care for a family member that has COVID
  - to care for a child whose school is requiring quarantine because of exposure
- 40 hours of "Additional Vacation Leave."

Prorated amounts of the incentive leave will be available to employees who work shift schedules, as well as Limited Service and Part-time employees.

III. Eligibility Requirements

To receive the vaccine incentives, an employee must meet all of the requirements below, on or before September 30, 2021:

1. Be an active employee with the Town as of September 30, 2021
2. Have received a single dose of the Johnson & Johnson vaccine or both doses of the Moderna or Pfizer vaccine on or before September 30, 2021
3. Have submitted a Vaccination Verification Form, including dates and proof of the vaccination, no later than September 30, 2021.

IV. Alternative Options for those with Medical Conditions or Sincerely Held Religious Beliefs

Employees who are unable to take the vaccine because of documented medical reasons or a bona-fide religious reason may voluntarily provide the following to earn the incentives:

- Attestation to having a medical condition precluding vaccination, along with medical documentation from the employee's healthcare provider explaining the employee's medical diagnosis or condition and the way in which it precludes vaccination.

OR

- Attestation to having a religious belief precluding vaccination, along with a written explanation of how the employee's religious beliefs preclude vaccination that includes supporting evidence.

  AND

- Participate in a Town-provided COVID educational activity and provide a written response of ways to prevent the spread of COVID.

Procedure for Requesting the Vaccine Alternative Option

Employees who wish to request the request consideration for the alternative option should complete the online, confidential Vaccine Alternative Request Form provided by the Human Resources Department. Once the form has been completed, HR will follow up with instructions on how to submit additional required information, along with the COVID educational opportunities and requirements for the written exercise.

V. Voluntary Participation

Town employees, regardless of vaccination status, are not required to participate in the vaccine incentive program and can opt-out of this benefit entirely if they do not wish to participate.

VI. Employees Vaccinated or Hired on or after October 1, 2021

Employees who receive the COVID vaccine after the September 30, 2021 deadline will be eligible for the Quarantine Leave and TOA Emergency Sick Leave by providing proof of vaccination.

Employees hired on or after October 1, 2021 will be eligible for the Quarantine Leave and TOA Emergency Sick Leave by providing proof of vaccination within one month of employment.

VII. Leave Provisions

The 120 hours of TOA Emergency Sick Leave will be in addition to any remaining TOA ESL balances the employee may have as of September 30, 2021.

Paid Quarantine Leave and TOA Emergency Sick Leave will be set to expire March 31, 2022. TOA Emergency Sick Leave is not eligible for rollover or pay out upon separation.

Additional Vacation Leave will not expire, but will be kept in a separate leave bank and not eligible for rollover or payout upon separation.

VIII. Procedure for Requesting Emergency Paid Sick Leave

All employees requesting TOA Emergency Sick Leave must provide written notice by submitting the online form made available through HR. Employees who submit requests for TOA ESL will be required to provide the following:

- Proof of a positive COVID diagnosis for their own illness; or
- Doctor's note stating the need to care for a family member who has COVID

For employees requesting TOA Emergency Sick leave to stay home with a child whose school has directed them to stay home due to exposure will be required to provide:

- The name of the child being cared for;
- An official note from the school, place of care, or child care provider stating the need for the child to be quarantined due to direct exposure; and
- A statement from the employee that no other suitable person is available to care for the child (other parent, guardian or usual childcare provider).

Once emergency paid sick leave has begun, the employee and his or her manager must determine reasonable procedures for the employee to report periodically on the employee's status and intent to continue to receive paid sick time.

IX. Quarantine Leave

Employees who have been identified as having been directly exposed to an individual who has tested positive with COVID-19 (1) while at work and (2) who have been directed by the Town to quarantine, will be eligible to use Quarantine Leave during the quarantine period determined by the Town. Prior to granting Quarantine Leave, all work from home or other work arrangements should be considered and implemented, if possible.

Quarantine Leave will only be available to use while quarantining from a work-related exposure. If, during quarantine, the employee is diagnosed with COVID-19, the Quarantine Leave will stop and the employee will use their Emergency Sick Leave (if available) or other available leave such as sick or vacation leave.

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for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Mary Beth Manville, Human Resources Director

Department(s): Human Resources

Requested Motion

Motion to approve the Personal Use of Social Media Policy for Town employees.

Approval Recommended?

Yes

Item Details

The Town's Personnel Policy manual does not currently include a policy specific to a Town employee's personal use of social media at work or outside of work. The Personal Use of Social Media Policy is intended to assist employees in understanding what Town-related information is and isn't appropriate to post on social media, and how those postings may adversely impact their job performance, fellow employees, or residents or customers. It also reiterates the expectation that employees not be engaged on social media while at work, unless doing so is part of their job duties.

Attachments

- Personal Use of Social Media Policy

Personal Use of Social Media Policy

Social media can be a fun and rewarding way to share your life and opinions with family, friends and co-workers around the world. However, use of social media also presents certain risks and carries with it certain responsibilities. To assist you in making responsible decisions about your use of social media, the Town has established these guidelines for appropriate use of social media.

This policy applies to all employees who work for the Town of Apex without regard to whether their social media activity is conducted in or outside the workplace, while on or off-duty, or anonymously or through the use of pseudonyms (false names).

Guidelines

In the rapidly expanding world of electronic communication, *social media* can mean many things. *Social media* includes all means of communicating or posting information or content of any sort on the Internet, including to your own or someone else's web log or blog, journal or diary, personal web site, social networking or affinity web site, web bulletin board or a chat room, whether or not employed or affiliated with the Town of Apex, as well as any other form of electronic communication.

The same principles and guidelines found in the Town's conduct-related personnel policies apply to your activities online. Ultimately, you are solely responsible for what you post online. Before creating online content, consider some of the risks and rewards that are involved. Keep in mind that any of your conduct that adversely affects your job performance, the performance of fellow employees, or otherwise adversely affects residents, customers, and people who work on behalf of the Town may result in disciplinary action up to and including termination.

Know and follow the rules

Carefully read these guidelines, along with Town personnel policies, including, but not limited to: Ethical Conduct, Use of Town Time and Equipment, Appropriate Dress & Use of Town Logo, Workplace Harassment, and the Town's Information Technology Policy, to ensure that your postings are consistent with these policies. Inappropriate postings that may include discriminatory remarks, harassment, and threats of violence or similar inappropriate or unlawful conduct will not be tolerated and may subject you to disciplinary action up to and including termination. Keep in mind that while it is your right to post, what you post could adversely impact workplace culture and how your ability to provide services is viewed by our residents and visitors.

Be respectful

Always be fair and courteous to fellow employees and members of public. Also, keep in mind that you are more likely to resolve work-related complaints by speaking directly with your co-workers, supervisor, or Human Resources Department than by posting complaints to a social media outlet. Nevertheless, if you decide to post complaints or criticism, avoid using statements, photographs, video or audio that reasonably could be viewed as malicious, obscene, threatening or intimidating, that disparage fellow employees or members of the public that might constitute harassment or bullying. Examples of such conduct might include offensive posts meant to intentionally harm someone's reputation or posts that could contribute to a hostile work environment on the basis of race, sex, disability, religion or any other status protected by law or Town policy.

Be honest and accurate

Make sure you are always honest and accurate when posting information or news, and if you make a mistake, correct it quickly. Be open about any previous posts you have altered. Remember that the Internet archives almost everything; therefore, even deleted postings can be searched. Never post any information or rumors that you know to be false about Town employees or members of the public.

Post only appropriate and respectful content

- Maintain the confidentiality of the Town's private or confidential information. This may include personnel record information or other confidential communications, and also includes information that may not have intentionally shared, but was able to be viewed/identified in pictures you post.
- Do not create a link from your blog, website or other social networking site to a Town of Apex website without identifying yourself as a Town of Apex employee.
- Express only your personal opinions. Never represent yourself as a spokesperson for the Town of Apex. If the Town is a subject of the content you are creating, be clear and open about the fact that you are an employee and make it clear that your views do not represent those of Town of Apex, fellow employees or members of the public. If you do publish a blog or post online content related to the work you do with the Town or other Town employees, make it clear that you are not speaking on behalf of Town of Apex. It is best to include a disclaimer such as "The postings on this site are my own and do not necessarily reflect the views of the Town of Apex."

- Be mindful of the Town's policies regarding the use of the Town's logo when posting pictures that may show you in Town apparel or in Town vehicles or facilities.

Using social media at work

Refrain from using social media while on work time or on equipment we provide, unless it is work-related as authorized by your manager or consistent with the Town's "Information Technology" policy and the "Use of Town Equipment & Supplies" policy. Do not use your Town of Apex email addresses to register on social networks, blogs or other online tools utilized for personal use.

Retaliation is prohibited

The Town prohibits taking negative action against any employee for reporting a possible deviation from this policy or for cooperating in an investigation. Any employee who retaliates against another employee for reporting a possible deviation from this policy or for cooperating in an investigation will be subject to disciplinary action, up to and including termination.

Media contacts

Employees should not speak to the media on the Town's behalf without contacting the Town's Communications Manager. All media inquiries should be directed to the Town's Communication Manager or department public information representative.

Interpretation and Application

Nothing in this policy is intended to or will be applied in a manner that violates any employee's constitutional rights, including rights to freedom of speech, expression, and association, or federal or state rights to engage in any statutorily-protected activity.

For more information

If you have questions or need further guidance, please speak with your supervisor or contact the Human Resources Department.

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for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Council Member Audra Killingsworth

Department(s): Governing Body

Requested Motion

Motion to approve an Ordinance prohibiting possession of venomous and exotic dangerous animals within town limits.

Approval Recommended?

Yes

Item Details

This ordinance would prohibit the possession, breeding, keeping, and selling of venomous animals within town limits. The ordinance would cover "exotic" dangerous animals such as bears, tigers, alligators, etc.

The ordinance would become effective January 1, 2022 to give anyone with a prohibited animal time to make other arrangements.

Attachments

- Ordinance

ORDINANCE NO. 2021-0824-30

AN ORDINANCE AMENDING SECTION 4-3 "PROHIBITION OF CERTAIN ANIMALS" OF THE TOWN OF APEX CODE OF ORDINANCES

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apex as follows:

Section 1. That Section 4-3 of the Town of Apex Code of Ordinances is hereby amended as shown immediately below with deletions being shown by struck-through text and additions shown by underlined text:

Sec. 4-3. - Prohibition of certain animals.

(a) *Livestock and male chickens.* The keeping of livestock or male chickens is prohibited within the corporate limits of the town. Livestock includes, but is not limited to, cows, goats, sheep, swine and other similar animals.

(b) *[Exemptions.]* The following animals are exempt from this section:

(1) Horses;

(2) Ponies;

(3) Rabbits; and

(4) Fowl except male chickens.

(5) Miniature pigs—provided that no more than two are kept per dwelling, that all pigs over the age of eight weeks are neutered, that they be no more than 20 inches in height at the shoulders when full grown, and that they are kept within the dwelling house of the owner or possessor unless outside in a fenced area for exercise or controlled by a leash in the same manner as required for dogs.

(c) *Exotic or Venomous Animals.* It shall be unlawful for any person to keep, breed, sell, maintain, possess or have under that person's control any exotic animal, or any venomous animal that is non-native to North Carolina, within the Town's corporate limits. Exotic animal is defined as any dangerous animal which is not usually and customarily kept as a pet or domestic animal and includes, but is not limited to, lions, tigers, wild cats, bears, wolves, monkeys, apes, gorillas, alligators, crocodiles, or any animal for which a federal or state permit or license is required to own or possess.

(d) *Exceptions*. Subsection (c) of this section shall not apply to lawfully operated and located pet shops, scientific research laboratories, licensed zoological establishments, veterinarians temporarily harboring the animals for the purposes of providing professional medical treatment, properly permitted wildlife rehabilitators, and exhibitors licensed by the United States Department of Agriculture displaying the animals for educational purposes, provided the animals are housed in a manner so as to prevent escape.

(Ord. No. 2007-0403-05, § 1, 4-3-07; Ord. No. 2007-0515-07, § 1, 5-15-07; Ord. No. 2018-0417-18, § 1, 4-17-2018)

Section 2. The Town Clerk and/or Town Manager are hereby authorized to renumber, revise formatting, correct typographic errors, to verify and correct cross references, indexes and diagrams as necessary to codify, publish, and/or accomplish the provisions of this Ordinance or future amendments as long as doing so does not alter the terms of this Ordinance.

Section 3. **Severability, Conflict of Laws.** If this Ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. **Effective Date.** This Ordinance shall go into effect January 1, 2022.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

TOWN OF APEX, NORTH CAROLINA

_____
Jacques K. Gilbert
Mayor

Approved As To Form:

_____
Laurie L. Hohe
Town Attorney

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for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: August 24, 2021

Item Details

Presenter(s): Liz Loftin, Senior Planner

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion to approve Rezoning Application #21CZ13 Evans Road PUD. The applicant Jason Vickers for Beazer Homes, seeks to rezone approximately 34.57 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Road, 0, 7616, 7628 Humie Olive Road & 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Road.

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board held a Public Hearing on August 9, 2021 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

Item Details

The properties to be rezoned are identified as PINs 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, & 0721719581.

Attachments

- Staff Report
- Application

All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0, 2921, 2929, 3025, 3027, 3029, & 3033 Evans Road; 0, 7616, &7628 Humie Olive Road, and 0, 2825, 2828, 2905, 2909, 2912, 2917, & 2925 Walden Road
Applicant/Agent: Jason Vickers, Beazer Homes/Jeff Roach, P.E., Peak Engineering & Design, PLLC
Owners: Kevin T. Thorpe, MCWILL LLC, Dione & Robert Horton, Sam Walden Heirs, Shirley W. Lynn Heirs, Joseph Paul Page Heirs, Joseph B. Shaw Heirs, Kenneth T. & Sharon Elaine T. Joyner, Almie Linwood Evans, Kevin Thorpe & Lathan Powell, John R. & Robin C Williams, Ronald A. & Margaret L. Allison, Willie Larry Sr. Harris, Jo Ella W. Harris, and Ivory Lee Harris Heirs.

PROJECT DESCRIPTION:

Acreage: ±34.573 acres
PINs: 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581, and 0721815061
Current Zoning: Rural Residential (RR)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map Designation: Medium Density & Medium/High Density Residential
Town Limits: Inside & ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR), Medium Density Residential-Conditional Zoning (MD-CZ #15CZ19)	Single Family Residential (The Manors at Bella Casa and large lot single-family)
South:	Rural Residential (RR)	Humie Olive Road; Single Family Residential (Friendship Acres and large lot single-family); Apex Friendship Middle School
East:	Rural Residential (RR), Medium Density Residential-Conditional Zoning (MD-CZ #13CZ16)	Single Family Residential (Siena and Verona at Bella Casa and large lot single-family); Vacant
West:	Rural Residential (RR), (MD-CZ #13CZ14)	Evans Road; Single Family Residential (Madison Subdivision, large lot single-family); Vacant

EXISTING CONDITIONS:
The site consists of twenty (20) parcels on the north side of Humie Olive Road and east side of Evans Road totaling ±34.573 acres. The site has eight (8) single family residences, several outbuildings, and a portion of Walden Road.

NEIGHBORHOOD MEETING:
The applicant conducted a neighborhood meeting on April 21, 2021. The neighborhood meeting report is attached.

WCPSS Coordination:
A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the high school level. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

2045 LAND USE MAP:
The 2045 Land Use Map designates the properties as Medium and Medium/High Density Residential. The proposed PUD is consistent with the Land Use Map designation.

PLANNED UNIT DEVELOPMENT PLAN:
The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:
The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

<u>Residential:</u>
- Single Family
- Accessory Apartment
- Townhouse

<u>Non-Residential:</u>
- Utility, minor
- Greenway
- Park, active
- Park, passive
- Recreation facility, private

Proposed Design Controls:

Maximum # of units: 115 residential units and no more than 50 townhouse units
Maximum Density: 6.0 units per acre
Maximum Building Height: 40 feet, no more than 3 stories
Maximum Built-Upon Area: 60%

Setbacks

		Proposed PUD-CZ minimum setbacks	MD zoning district minimum setbacks
Single-family	Front	10', 20' from garage	25'
	Side	5'	6' min/16' total
	Rear	10'	20'
			HDSF zoning district minimum setbacks
Townhouse, front loaded	Front	10', 20' from garage	15'
	Side	0' (10' between building)	0' (8' between buildings)
	Rear	10'	15'

Proposed RCA & Buffers
The proposed Evans Road PUD complies with the UDO requirement for 30% of the gross project area to be provided as RCA.

Perimeter Buffers:	UDO Required	Proposed
Northern property boundary (Bella Casa)	20' Type B	20' Type B
Eastern property boundary	20' Type B	20' Type B
Western property boundary (Evans Rd.)	30' Type B	30' Type B
Southern property boundary (Humie Olive Rd.)	30' Type B	30' Type B
Adjacent to REID 0103305 (Stuarts Cemetery)	20' Type B	10' Type B

Architectural Standards
The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Master Subdivision submittal. The following conditions shall apply:

Townhomes:
A. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
B. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
C. Garage doors must have windows, decorative details, or carriage-style adornments on them.
D. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
E. The garage cannot protrude more than 1 foot out from the front façade or front porch.
F. Front facades shall have horizontal relief achieved using recesses and projections.

G. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
H. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
I. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

Single-Family
A. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
B. The garage shall not protrude more than 1 foot out from the front façade and front porch.
C. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
D. Eaves shall project at least 12 inches from the wall of the structure.
E. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
F. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
G. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
H. Front porches shall be a minimum of 6 feet deep.
I. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

Affordable Housing
Planning staff recommended that the applicant add a zoning condition that addresses affordable housing. No such condition has been offered to date.

Natural Resource and Environmental Data
As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. While the site is within the Primary Watershed Protection Overlay District, it does not contain any FEMA designated 100-year flood plain.

Parking
Parking for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.3 Off-Street Parking and Loading.

Public Facilities
The project's construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Public facilities include:

Water/Sanitary Sewer:
All lines will be designed according to Town of Apex Standards and Specifications and will be served by the Town of Apex water and sanitary sewer facilities.

Other Utilities:
Electric service shall be provided by the Town of Apex. Gas, telephone, and cable shall be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Stormwater Management
The Evans Road PUD Assembly shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:
The Site will require an internal public roadway network and parking spaces. The portion of Walden Road located within the PUD will go through the process for abandonment and be replaced with the subdivision road network subject to condition #2 below. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. The following conditions shall apply:

1. Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal.
2. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible.

Evans Road and Madison Creek Drive/Site Drive 1:
- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

Humie Olive Road and Site Drive 2

- Construct southbound approach, approximately 450 feet east of the intersection of Humie Olive Road and Evans Road, striped as a right-in/right-out with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Construct a monolithic concrete median on Humie Olive Road to prohibit left turn movements for safe ingress and egress.

Pedestrian Facilities

1. Sidewalks will be provided on both sides of all internal streets.
2. At Humie Olive Road and Evans Road: Provide pedestrian accommodations across the north and east legs of the intersections, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate new pedestrian phases.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on April 15, 2021. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Conditions	Applicant's Response
Increase design storm pre- and post-attenuation requirement to the 25-year storm	Included
Install signage near environmental sensitive areas	Included
Preserve tree canopy and prioritize medium to large, healthy, desirable species	Included
Increase biodiversity	Included
Include landscaping that requires less irrigation and chemical use	Included
Install pet waste stations in neighborhoods	Included
Include solar conduit in building design for all buildings, including townhomes and single family homes	Included
SCMs are placed outside of the riparian buffer	Included
Extend greenway access to connect with existing greenways	Included
Apply for Energy Star or other energy efficiency rating for all newly constructed homes	Included

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation, based off 65 Single Family detached and 50 Single Family Attached units comes out to be a total residential fee in lieu per current unit count of: $344,893.10. Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.

PLANNING BOARD RECOMMENDATION:
The Planning Board held a Public Hearing on August 9, 2021 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of rezoning #21CZ13 Evans Road PUD with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:
This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map designates the site as Medium and Medium/High Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because it will provide a transition between lower and higher residential densities, develop in a way that is consistent with the surrounding area and provide pedestrian accommodations at the Humie Olive and Evans Road intersection.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards
In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1. *Planned Unit Development (PUD-CZ) District*
   In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:
   a) *Development parameters*
      (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table.*
      (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
      (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-

CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.

(iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

(v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

(vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

(vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

b) *Off-street parking and loading*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.

c) RCA. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:

(i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:

a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which

these homes are located shall be identified on the Master Subdivision Plat, which may be amended;

b. The installation of a geothermal system for a certain number or percentage of units within the development; or

c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).

d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.

e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.

f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision and* Article 14: *Parks, Recreation, Greenways, and Open Space*.

(i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.

(ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.

(iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.

(iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.

g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay*

District, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.

h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.

i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.

j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.

k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Town Council shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:
The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards,* if applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

June 8, 2021

Nathan Bouquin
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609

Subject: **Staff summary and comments for the Evans Road Assembly TIA, 05/01/2021**

Mr. Bouquin:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

The TIA studied access to the proposed subdivision development at the following intersections:

- Evans Road and Madison Creek Drive / Site Drive 1
- Humie Olive Road and Site Drive 2

The intersection of Humie Olive Road and Evans Road was also included in the study area for analysis.

Trip Generation

The proposed development is expected to consist of up to 65 single-family homes and 50 townhomes. The development is projected to generate approximately 19 new trips entering and 57 new trips exiting the site during the weekday A.M. peak hour and 62 new trips entering and 37 new trips exiting the site during the weekday P.M. peak hour. The development is projected to add a total of 1,040 new daily trips onto the adjacent roadway network.

Background traffic

Background traffic consists of 2% annual background traffic growth compounded to build out year 2025, and the following approved developments:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly (Belterra)
- Olive Ridge PUD

It should be noted that Apex Friendship Elementary (E-41) School was not included in the background traffic as school peak hours differ from peak hours of the adjacent roadway network.

Trip Distribution and Assignment

The trip distributions to and from the development are as follows:

- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 3 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "*NA"* is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2021** - Existing year 2021 traffic counts adjusted to account for pandemic traffic conditions.
- **No Build 2025** – Projected year (2025) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **Build 2025 –** Projected year (2025) with background traffic, background improvements, and site build-out including recommended improvements where applicable.

Evans Road and Madison Creek Drive / Site Drive 1 (Unsignalized)

Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Evans Road and Madison Creek Drive / Site Drive 1			
	Existing 2025	**No Build 2025**	**Build 2025**
Overall	NA	NA	NA
Eastbound (*Madison Creek Drive*)	*B / A*[1]	*B / B*[1]	*B / B*[1]
Westbound (Site Drive 1)	*NA*	*NA*	*B / B*[1]
Northbound (Evans Road)	*A / A*[2]	*A / A*[2]	*A / A*[2]
Southbound (Evans Road)	*NA*	*NA*	*A / A*[2]

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends construction of a stop-controlled westbound approach across from Madison Creek Drive with one lane of ingress and one lane of egress. The TIA also recommends abandonment of existing Walden Road that is maintained by NCDOT, with the new approach leg serving as the public road into the development.
- The TIA recommends no additional lane improvements on Evans road at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. All approaches at the intersection are projected to operate at LOS B or better with minimal queues and vehicular delays. Due to relatively low vehicular turning volumes in the peak hours, turn lanes on Evans Road are not warranted or recommended at this intersection.

Humie Olive Road and Site Drive 2 (Unsignalized)

Table 2. A.M. / P.M. Unsignalized Peak Hour Levels of Service Humie Olive Road and Site Drive 2	
	Build 2025
Overall	NA
Eastbound (Humie Olive Road)	*NA*
Westbound (Humie Olive Road)	*NA*
Southbound (Site Drive 2)	*B / B*[1]

1. Level of service for stop-controlled minor street approaches.

TIA recommendations:

- The TIA recommends construction of future Site Drive 2 as a two-lane road (one lane in each direction) with stop control and right-in/right-out operations at Humie Olive Road. The TIA also recommends an exclusive westbound right turn lane with 50 feet of storage and appropriate deceleration length and taper on Humie Olive Road.

Apex staff recommendations:

- Apex staff concur with the recommendations. The access drive is projected to operate at LOS B with minimal vehicular delays or queues.
- Apex staff concurs with the proposed location of Site Drive 2 approximately 450 feet east of the Evans Road intersection along Humie Olive Road, and recommends construction of a monolithic concrete median on Humie Olive Road to prohibit left turn movements for safe ingress and egress.

Humie Olive Road and Evans Road / Middle School Driveway

Table 3. A.M. / P.M. Signalized Peak Hour Levels of Service Humie Olive Road and Evans Road / Middle School Driveway			
	Existing 2021	**No Build 2025**	**Build 2025**
Overall	B / B	C / B	C / B
Eastbound (*Humie Olive Road*)	*B / B*	*C / B*	*C / B*
Westbound (*Humie Olive Road*)	*B / B*	*C / C*	*C / C*
Northbound (Middle School Driveway)	*B / B*	*C / C*	*C / C*
Southbound (Evans Road)	*A / A*	*A / B*	*B / B*

TIA recommendations:

- The TIA recommends no improvements at this intersection.

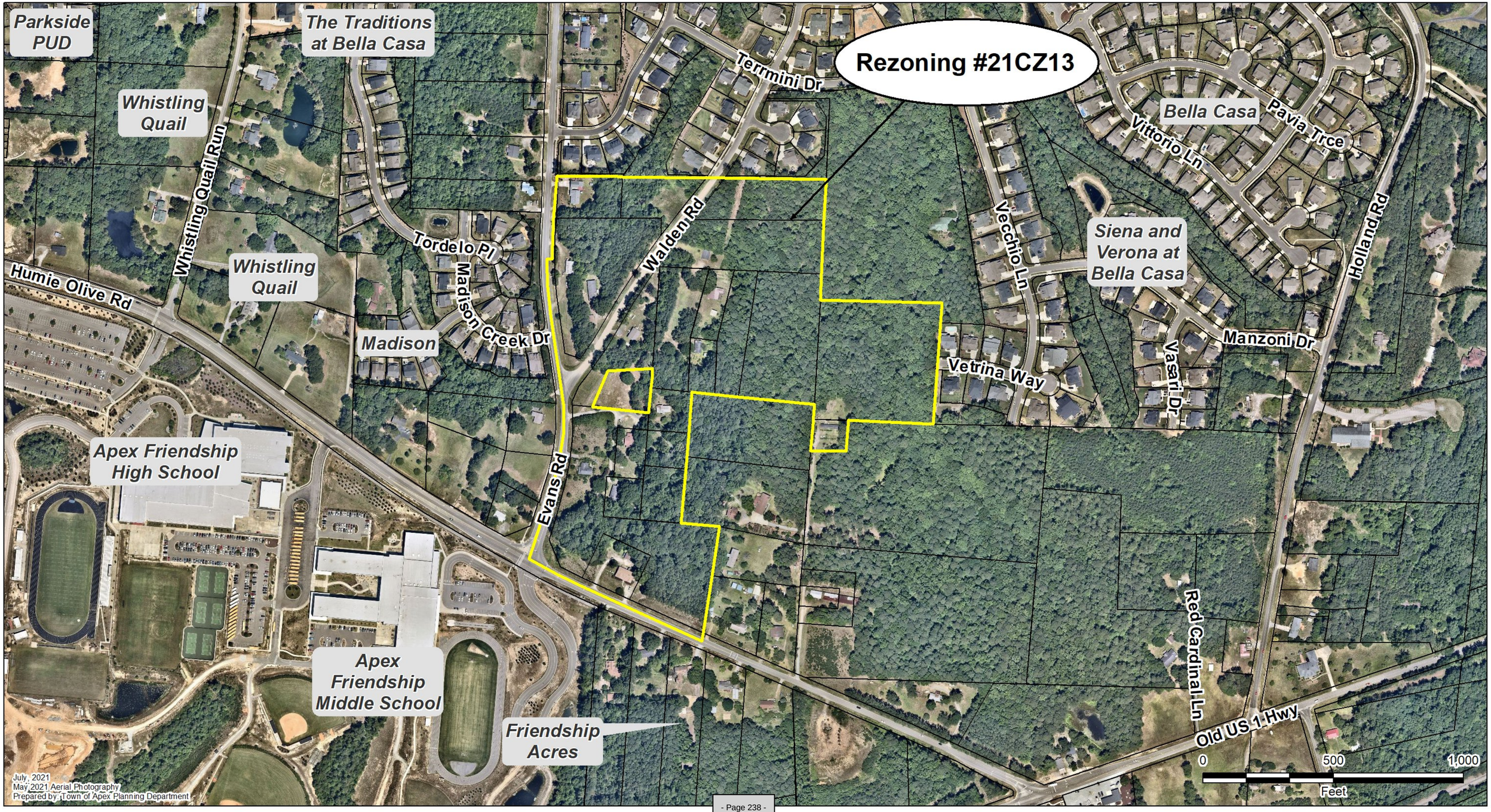
Apex staff recommendations:

- Apex staff recommend pedestrian accommodations across the north and east legs of the intersection, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate the new pedestrian phases.
- Analysis indicated all approaches to operate at LOS C or better during both peak hours in the Build scenario. Additionally, analysis indicated that turn lane storage capacity will be adequate to store 95th percentile queues on all approaches during both peak hours of the day in the Build scenario. Therefore no additional improvements are recommended per the UDO.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings with NCDOT staff to discuss improvements on state maintained roadways as needed. All recommendations are subject to review by Town Council prior to approval.

Sincerely,

Serge Grebenschikov
Traffic Engineer
919-372-7448


Rezoning #21CZ13
Parkside PUD
The Traditions at Bella Casa
Whistling Quail
Whistling Quail Run
Whistling Quail
Humie Olive Rd
Tordelo Pl
Madison Creek Dr
Madison
Walden Rd
Terrmini Dr
Evans Rd
Vecchio Ln
Vittorio Ln
Bella Casa
Pavia Trce
Siena and Verona at Bella Casa
Holland Rd
Manzoni Dr
Vasari Dr
Vetrina Way
Red Cardinal Ln
Old US 1 Hwy
Apex Friendship High School
Apex Friendship Middle School
Friendship Acres
July, 2021
May 2021 Aerial Photography
Prepared by Town of Apex Planning Department
0
500
1,000
Feet

PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: #21CZ13 Submittal Date: 5-3-21

Fee Paid $ paid Check #

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Evans Road Assembly (formal name TBD)

Address(es): see attached list of properties

PIN(s)

Acreage: 34.573 ac

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density & Medium High Density residential

Requested 2045 LUM Designation: no change

See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage: N/A

Area proposed as non-residential development: Acreage:

Percent of mixed use area proposed as non-residential: Percent:

Applicant Information

Name: Beazer Homes - attn: Jason Vickers

Address: 5400 Trinity Road Suite 313

City: Raleigh State: NC Zip: 27607

Phone: (919) 448-6167 E-mail: jason.vickers@beazer.com

Owner Information

Name: see attached list of property owners

Address:

City: State: Zip:

Phone: E-mail:

Agent Information

Name: Peak Engineering & Design, PLLC - attn: Jeff Roach, P.E.

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 E-mail: jroach@peakengineering.com

Other contacts: dwoods@peakengineering.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #21CZ13 Submittal Date: 5-3-21

2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

N/A

Current 2045 Land Use Classification:

Proposed 2045 Land Use Classification:

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

EVANS ROAD ASSEMBLY

Property Owner – Exhibit 'A'

Lot No.	Property Owner	Contact Information	Property Address	PIN	Real Estate ID (REID)	DB/Pg Reference	Acreage (acres)	Current Zoning
1	Thorpe, Kevin T.	2308 Narrawood Street Raleigh, NC 27614	7628 Humie Olive Road	0721-80-1110	0070641	DB7710 Pg494	0.999	RR
2	MCWILL, LLC	15711 Verdura Ave Paramount, CA 90723	3029 Evans Road	0721-80-3174	0043207	DB 15964 Pg879	6.243	RA
3	Horton, Dione & Robert	P.O. Box 6 Apex, NC 27502	3033 Evans Road	0721-80-1336	0082068	DB17083 Pg18	0.503	RR
4	Sam Walden Heirs	36 Snowflower Lane Willingboro, NJ 08046 c/o Phyllis Mangum	0 Evans Road	0721-80-2377	0183428	DB1761 Pg229	0.764	RR
5	Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526 c/o Lisa Lynn	3025 Evans Road	0721-80-1553	0043195	DB 1813 Pg79	0.501	RR
6	Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526 c/o Lisa Lynn	0 Evans Road	0721-80-3505	0043230	DB1761 Pg305	0.502	RR
7	Sam Walden Heirs	1305 S. Paxon Street Philadelphia, PA 19143 c/o Hueland Walden	3027 Evans Road	0721-80-3619	0073331	DB1761 Pg229	0.605	RR
8	Joseph Paul Page Heirs	1994 Flint Hill Drive Lawrenceville, GA 30044	0 Walden Road	0721-81-3022	0058177	DB15183 Pg1934 BM1987 PG1241	1.822	RR
9	Joseph B. Shaw Heirs	3747 Corbett Road Mebane, NC 27302 c/o Bonnie Shaw Williams	2921 Evans Road	0721-80-4836	0078415	DB14501 Pg2611	0.473	RR
10	Joyner, Kenneth & Sharon	2909 Walden Road Apex, NC 27502	2909 Walden Road	0721-81-4170	0062891	DB11783 Pg6801	0.635	RR
11	Ivory Lee Harris Heirs	655 Enterprise Dr Apt 137 Rohnert Park, C 94928 c/o Edward Harris	0 Walden Road	0721-81-5061	0028597	DB2807 Pg928	1.122	RR

Lot No.	Property Owner	Contact Information	Property Address	PIN	Real Estate ID (REID)	DB/Pg Reference	Acreage (acres)	Current Zoning
12	Evans, Almie Linwood	1609 N. Myrtle Ave Clearwater, FL 33755	2925 Walden Road	0721-80-7948	0021169	DB2477 Pg189	2.923	RR
13	Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	0 Humie Olive Road	0721-90-1910	0056864	DB13996 Pg1271	4.951	RR
14	Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	7616 Humie Olive Road	0721-80-9611	0056865	DB13996 Pg1271	0.371	RR
15	Williams, John & Robin	2917 Walden Road Apex, NC 27502	2917 Walden Road	0721-80-1975	0165103	DB15183 Pg1934	1.822	RR
16	Allison, Ronald & Margaret	3305 Evans Road Apex, NC 27502	2912 Walden Road	0721-81-0212	0165100	DB10630 Pg1968	4.082	RR
17	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2828 Walden Road	0721-81-2581	0173485	DB14082 Pg2458	1.28	RR
18	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2905 Walden Road	0721-81-6313	0089597	DB14082 Pg2467	2.666	RR
19	Harris, Jo Ella W.	2909 Evans Road Apex, NC 27502	2825 Walden Road	0721-81-6591	0082261	DB14614 Pg894	1.732	RR
20	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2929 Evnas Road	0721-71-9581	0089594	DB13597 Pg1236	0.92	RR

AREA TOTAL: 34.642 acres
AREA TOTAL (MINUS R/W): 31.501 acres

Applicant and Owners' Representative:
Mr. Jason Vickers – Beazer Homes
5400 Trinity Road Suite 313
Raleigh, NC 27607
(919) 448-6167
jason.vickers@beazer.com

Civil Engineer and Applicant's Representative
Mr. Jeff Roach, P.E. - Peak Engineering & Design, PLLC
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
jroach@peakengineering.com

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: #21CZ13 Submittal Date: 5-3-21

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See attached	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, Nil Ghosh, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 4/30/21 By: [signature]

COUNTY OF ~~WAKE~~ Durham STATE OF NORTH CAROLINA

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 30th day of April, 2021.

SEAL

JEFFREY PHILLIPS NOTARY My Comm. Exp. 02-24-2024. PUBLIC DURHAM COUNTY, N.C.

[signature]
Notary Public

Jeffrey Phillips
Print Name

My Commission Expires: 02-24-2024

Certified List of Neighboring Property Owners

	Owner	PIN
1	ABBOTT, DOUGLAS B ABBOTT, CYNTHIA A	721705943
2	ALLEN, EVERETTE GRAY ALLEN, LISA K	720893541
3	ALLISON, RONALD A ALLISON, MARGARET L	721810212
4	BASCIANO, CHRISTOPHER A BASCIANO, AMANDA E	721814779
5	BELLA CASA HOMEOWNERS ASSOCIATION INC	721813843
6	BELLA CASA HOMEOWNERS ASSOCIATION INC	721818529
7	BELLA CASA HOMEOWNERS ASSOCIATION INC	721821045
8	BELLA CASA HOMEOWNERS ASSOCIATION INC	721904649
9	BEST, ALISON ANNE BEST, BYRON J	721816770
10	BLODGETT, BRETT BLODGETT, EMILY	721818751
11	BURT, CHARLES TYLER BURT, MARIANNA R	720896485
12	BYE, DARREN BYE, CLAUDINE	721715480
13	CHAMBERLAIN, HOWARD JOHN CHAMBERLAIN, LISA MARIE	721815993
14	CLARK, DONNIE J /TR CLARK, DEBBIE Y /TR	720895858
15	CLARK, DONNIE J TRUSTEE CLARK, DEBBIE Y TRUSTEE	720897818
16	CLARK, DONNIE J TRUSTEE CLARK, DEBBIE Y TRUSTEE	721806153
17	CLARK, ELIZABETH GANELL CLARK, ELIZABETH RENEE	721902492
18	CORDOVA, SEAN CORDOVA, KIMBERLY	721719835
19	DALZELL, MARK E SNYDER-DALZELL, ELIZABETH M	721817674
20	EHLMAN, JOHN HARVEY EHLMAN, JOANN DJ	721903986
21	EVANS, ALMIE LINWOOD	721807948
22	FIEKERS, BRYAN MATTHEW	721903799
23	FLECHA, BENJAMIN FLECHA, GRACE	720890575
24	FOSS, CHRISTIAN M FOSS, DANA Z	721716199
25	FULGHUM, DAVID M FULGHUM, KARLA N	721717335
26	GINSBERG, DREW MICHAEL GINSBERG, JESSICA MARIE	721811774
27	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721705658
28	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721707475
29	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721708602
30	GRAEF, JOHN D GRAEF, TONYA	721810616
31	HARRIS, BELINDA WOODARD	721715592
32	HARRIS, BELINDA WOODARD	721715695
33	HARRIS, IVORY LEE HEIRS	721815061
34	HARRIS, JO ELLA W	721816591
35	HARRIS, WILLIE LARRY SR	721719581
36	HARRIS, WILLIE LARRY SR	721812581
37	HARRIS, WILLIE LARRY SR	721816313
38	HARTLEY, CHRISTOPHER MICHAEL HARTLEY, KRISTEN BEACH	721812849
39	HEINTZ, MICHELE F HEINTZ, MARK J	721717066
40	HENNION, DUANE R HENNION, MELIA K	721810824
41	HENSBERGER, RAYMOND JOSEPH	721818842
42	HICKS, JAMES ALLEN HICKS, LAURA G	721715195

43	HORTON, DIONE HORTON, ROBERT	721801336
44	JENSEN, ERIK J JENSEN, SARA A	721812812
45	JOHNSON, JERRY D JOHNSON, LESLIE S	721716094
46	JONES, CHRISTOPHER T JONES, JULIE H	721715293
47	JOYCE, MICHAEL D TRUSTEE JOYCE, KERRY E TRUSTEE	721915184
48	JOYNER, KENNETH T JOYNER, SHARON ELAINE T	721814170
49	JVI BUILDING & DEVELOPEMNT INC	721719640
50	LASSALLE, SEAN MATTHEW LASSALLE, CHARLENE MELISSA	721706868
51	LYNN, SHIRLEY W HEIRS	721801553
52	LYNN, SHIRLEY W HEIRS	721803505
53	MCCOY, JONAS M MCCOY, CAROL A	720892512
54	MCFARLAND, ROY RICHARD GAO, XIAOLI	721816623
55	MCWILL LLC	721803174
56	METTERS, SEATON M METTERS, INGER	721716471
57	MISKIMON, SCOTT ALAN MARTIN, LAURIE	721915263
58	MORGAN, DEREK P MORGAN, KIMBERLY A	721905775
59	NASH, KEVIN M NASH, KATHRYN R	721906933
60	NOYES, CHAD A NOYES, MILLICENT A	721811608
61	PAGE, JOSEPH PAUL HEIRS	721813022
62	PARIKH, MANJU PARIKH, PRADIP	721813685
63	PECK, JONATHAN	720894498
64	PECK, JONATHAN M PECK, JUNE C	721805387
65	PECK, JONATHAN M PECK, JUNE C	721806612
66	RAINES, MARY EDITH LYNN	721705416
67	ROBINSON, BRADY J. ROBINSON, JENNIFER L.	721904966
68	ROSE, ROBERT PIERCE ROSE, PAMELA ANN	721905945
69	RUCCI, CINDY MILLS	721717236
70	SANDLIN, RYAN D SANDLIN, JULIANNA M	721814732
71	SHAW, JOSEPH B HEIRS	721804836
72	SHELDON, JOHN M SHELDON, CYNTHIA Y	721915411
73	SIMPSON, PETER GOTSHALL, PATRICIA	721904787
74	SPIRITOS, ZACHARY SPIRITOS, AMANDA	721719637
75	STALLINGS, MICHAEL D HOLE, MITZI L	721911553
76	STEWARTS CEMETARY	721801738
77	SUPRANOWITZ, CHRISTOPHER M SUPRANOWITZ, JILLIAN B	721706900
78	THE WAKE COUNTY BOARD OF EDUCATION	720694728
79	THOMAS, BRUCE L	721707209
80	THOMAS, SHANNON THOMAS, DAVID C	721915332
81	THORNE, MICHAEL A THORNE, SHARON KIESEL	721817834
82	THORPE, KEVIN T	721801110
83	THORPE, KEVIN T POWELL, LATHAN	721809611
84	THORPE, KEVIN T POWELL, LATHAN	721901910
85	TRUSTEE OF THE STEELE FAMILY PRIVATE RVCBLE LVNG T	721716028
86	VADAKKEVEEDU, JAYASANKAR TRUSTEE VADAKKEVEEDU, JAYASREE J TRUSTEE	721916005
87	VAN FOSSEN, ADAM PAUL VAN FOSSEN, MARY TERESA	721707837

88	WALDEN, SAM HEIRS	721802377
89	WALDEN, SAM HEIRS	721803619
90	WESTERN WAKE DEVELOPMENT LLC	721706822
91	WESTERN WAKE DEVELOPMENT LLC	721717295
92	WILLIAMS, JOHN R WILLIAMS, ROBIN C	721801975
93	WILSON, ANTHONY C WILSON, JENNIFER J	721707898
94	YBARRA, CARLOS ANTONIO YBARRA, MOLLY FALK	721815816

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #21CZ13 Submittal Date: 5-3-21

Fee for Initial Submittal: No Charge Fee for Name Change after Approval: $500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A $500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green•, Hills	Crossing(s), Plaza, Station, Village(s)

•excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #21CZ13 Submittal Date: 5-3-21

Proposed Subdivision/Development Information

Description of location: Evans Road Assembly - located east of Evans Road, north of Humie Olive Road

Nearest intersecting roads: Evans Road at Walden Road

Wake County PIN(s): See attached list

Township: Buckhorn

Contact Information (as appropriate)

Contact person: Peak Engineering & Design, PLLC - attn: Jeff Roach

Phone number: (919) 439-0100 Fax number: N/A

Address: 1125 Apex Peakway, Apex, NC 27502

E-mail address: jroach@peakengineering.com

Owner: see attached list

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____

2nd Choice *(Optional)*: _____

Town of Apex Staff Approval:

_____ _____

Town of Apex Planning Department Staff Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #21CZ13 Submittal Date: 5-3-21

Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Evans Road Assembly (formal name TBD)

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

BEAZER HOMES, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER:	BEAZER HOMES	TOWN OF APEX	
BY:	Authorized Agent	BY:	Authorized Agent
DATE:	4/30/21	DATE:	

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Kevin T. Thorpe is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 7628 Humie Olive Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Kevin T. Thorpe — 3/30/2021

Type or print name — Date

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 7628 Humie Olive Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 10/21/1997, and recorded in the Wake County Register of Deeds Office on 10/21/1997, in Book 7710 Page 494.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 10/21/1997, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 10/21/1997, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30 day of March, 2021.

Kevin T. Thorpe (seal)

Kevin T Thorpe

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that Kevin T Thorpe, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Kevin T Thorpe, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL]
BARBARA J HEWETT
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 19, 2021
WAKE COUNTY, NC

Barbara J. Hewett
Notary Public
State of North Carolina
My Commission Expires: July 19, 2021

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

MCWILL, LLC is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 3029 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Lindsey J. McClamb, Jr. Manager

LINDSEY J. McCLAMB, JR. MANAGER 4-1-2021

Type or print name Date

_____

_____ _____

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, MCWILL, LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3029 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/30/2015, and recorded in the Wake County Register of Deeds Office on 3/30/2015, in Book 15964 Page 879.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/30/2015, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/30/2015, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 2nd day of APRIL, 2021.

Lindsey J. McClamb, Jr. manager (seal)

Lindsey J. McClamb, JR. MANAGER

Type or print name

STATE OF ~~NORTH CAROLINA~~ CALIFORNIA

COUNTY OF LOS ANGELES

I, the undersigned, a Notary Public in and for the County of LOS ANGELES, hereby certify that ULISES ZARCO (NOTARY PUBLIC) Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's LINDSEY J. MCCLAMB JR, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

ULISES ZARCO
Notary Public - California
Los Angeles County
Commission # 2310915
My Comm. Expires Nov 21, 2023

[NOTARY SEAL]

Notary Public

State of ~~North Carolina~~ CALIFORNIA

My Commission Expires: NOV. 21, 2023

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Dione & Robert Horton is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 3033 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Robert Horton

Robert Horton 5/01/2021

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Dione & Robert Horton (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3033 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/29/2018, and recorded in the Wake County Register of Deeds Office on 3/29/2018, in Book 17083 Page 18.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/29/2018, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/29/2018, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 1 day of May, 2021.

Robert Horton (seal)

Robert Horton

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Robert Horton, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N C Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Jessica M. Hathaway
NOTARY PUBLIC
Wake County, NC
My Commission Expires December 27, 2022
[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 12/27/2022

PIN# 0721-80-2377
0721-80-3619

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Sam Walden Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 & 3027 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

[signature]

HUBERTA WALDEN 4/9/21

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Sam Walden Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 3027 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/4/1994, and recorded in the Wake County Register of Deeds Office on 3/4/1994, in Book 1761 Page 229.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/4/1994, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/4/1994, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 9th day of April, 2021.

Hueland Walden (seal)

Type or print name

STATE OF ~~NORTH CAROLINA~~ Pennsylvania
COUNTY OF Phila

I, the undersigned, a Notary Public in and for the County of Phila, hereby certify that Hueland Walden, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's PA Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Commonwealth of Pennsylvania - Notary Seal
Lois Napper, Notary Public
Philadelphia County
My commission expires July 18, 2022
Commission number 1119050
Member, Pennsylvania Association of Notaries

[NOTARY SEAL]

Notary Public
State ~~of North Carolina~~ Pennsylvania
My Commission Expires: 7/18/22

PIN# 0721-80-2377
0721-80-3619

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Sam Walden Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 & 3027 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

_____

_____ _____
Type or print name Date

Phyllis Mangum
PHYLLIS MANGUM 4-2-21
Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Sam Walden Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 3027 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/4/1994, and recorded in the Wake County Register of Deeds Office on 3/4/1994, in Book 1761 Page 229.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/4/1994, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/4/1994, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 2 day of April, 2021.

KATHY K PIET (seal)
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2401697
MY COMMISSION EXPIRES OCT. 26, 2025

Kathy K Piet
Type or print name

STATE OF ~~NORTH CAROLINA~~ New Jersey
COUNTY OF Burlington

I, the undersigned, a Notary Public in and for the County of Burlington hereby certify that NJ Drivers Lic. of Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Phyllis Mangum, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

KATHY K PIET
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2401697
MY COMMISSION EXPIRES OCT. 26, 2025
[NOTARY SEAL]

Kathy K Piet
Notary Public
State of ~~North Carolina~~ New Jersey
My Commission Expires: 10-26-2025

PIN# 0721-80-1553
0721-80-3505

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Shirley Lynn Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 0 & 3025 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Edna J. Byrd

Edna J. Byrd — March 31 2021

Type or print name — Date

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Shirley Lynn Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 3025 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 4/26/2018, and recorded in the Wake County Register of Deeds Office on 4/26/2018, in Book 1813 & 1761 Page 79 & 305.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 4/26/2018, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 4/26/2018, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 31 day of March, 2021.

Edna J Byrd (seal)

Edna J. Byrd

Type or print name

STATE OF ~~NORTH CAROLINA~~ FLORIDA
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for the County of LAKE, hereby certify that Edna J Byrd, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's FL D.L., personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL] DENISE L. MARRERO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires April 29, 2023 No. GG 302683

Denise L Marrero

Notary Public
State of ~~North Carolina~~ FLORIDA
My Commission Expires: 4/29/2023

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Joseph Paul Page Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Beverly P. Ramos

Beverly P. Ramos April 5, 2021

Type or print name Date

_____

_____ _____

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1992, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1992, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 5th day of April, 2021.

Beverly P. Ramos (seal)

Beverly P. Ramos

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Beverly P. Ramos, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Driver License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Notary Public
State of North Carolina
My Commission Expires: 5/29/2023

[NOTARY SEAL]

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Joseph Paul Page Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Fredrick Carl Clay

Fredrick Carl Clay — Type or print name — 3/30/2021 — Date

_____ Type or print name — _____ Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1992, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1992, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is ~~the owner~~), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30 day of March, 2021.

Fredrick Carl Clay (seal)

Fredrick Carl Clay
Type or print name

STATE OF ~~NORTH CAROLINA~~ South Carolina
COUNTY OF Richland

I, the undersigned, a Notary Public in and for the County of Richland, hereby certify that Fredrick C. Clay, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL] WAYNE JEFFERSON NOTARY PUBLIC MAY 17, 2023 STATE OF SOUTH CAROLINA

Wayne Jeffers
Notary Public
State of ~~North Carolina~~ South Carolina
My Commission Expires: 5/17/2023

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Joseph Paul Page Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Queen Monk

QUEEN MONK — 4-6-21

Type or print name — Date

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1992, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1992, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 6 day of April, 2021.

Queen Monk (seal)

QUEEN MONK

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Queen Monk, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

TROY K. WEISNER NOTARY PUBLIC WAKE COUNTY, NC

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 4/20/2023

AGENT AUTHORIZATION FORM

Application #: #21CZ13 **Submittal Date:** 5-3-21

Joseph Paul Page Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Pattie Page Mims by Linda Funke Johnson, Guardian of the Estate

Pattie Page Mims by Linda Funke Johnson, Guardian of Estate — 4/26/2021

Type or print name — Date

_____

_____ _____

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 **Submittal Date:** 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1992, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1992, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 26th day of April, 2021

Pattie Page Mims by Linda Funke Johnson, Guardian of the Estate (seal)

Pattie Page Mims by Linda Funke Johnson, Guardian of Estate

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Harnett, hereby certify that Linda Funke Johnson Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

JESSICA B. RIMBEY NOTARY PUBLIC HARNETT COUNTY, NC Comm. Exp. 7-12-2022

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 7/12/2022

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Joseph Paul Page Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Whitney Rich — 4-7-2021

Type or print name — Date

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1992, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1992, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 7th day of April, 2021.

(seal)

Whitney Rich

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, the undersigned, a Notary Public in and for the County of Durham, hereby certify that Whitney Rich, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

HERBERT E. TATUM III NOTARY PUBLIC DURHAM COUNTY, NC

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 9-24-2022

PIN# 0721-80-4836

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Joseph B. Shaw Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2921 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Bonnie Shaw Williams 5-3-21

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph B. Shaw Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2921 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 6/8/2019, and recorded in the Wake County Register of Deeds Office on 6/8/2019, in Book 14501 Page 2611.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 6/8/2019, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 6/8/2019, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 3 day of May, 2021.

Falger M Blackwell, II
Notary Public
Alamance County, NC
My Commission Expires January 09, 2025

(Seal)

Bonnie Shaw Williams

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, the undersigned, a Notary Public in and for the County of Alamance, hereby certify that Bonnie Shaw Williams, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Falger M Blackwell, II
Notary Public
Alamance County, NC
My Commission Expires January 09, 2025

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 1-9-2025

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Kenneth & Sharon Joyner is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 2909 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Kenneth T Joyner

Kenneth T Joyner — 04/05/2021

Type or print name — Date

Sharon Elaine T. Joyner

Sharon Elaine T. Joyner — 04/05/2021

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Kenneth & Sharon Joyner (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2909 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/23/2006, and recorded in the Wake County Register of Deeds Office on 1/23/2006, in Book 11783 Page 6801.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/23/2006, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/23/2006, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property. 5th ETJ

This the ~~6th~~ day of April, 2021.

Sharon Elaine T. Joyner
Kenneth T Joyner (seal)
KENNETH JOYNER Sharon Elaine T. Joyner
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that ELAINE THOMAS JOYNER & KENNETH TERRY JOYNER, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NORTH CAROLINA DRIVER LICENSE, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

JOSHUA M SEALE
Notary Public
Wake Co., North Carolina
My Commission Expires Dec. 19, 2024

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: DECEMBER 19th 2024

PIN# 0721-81-5061

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Ivory Lee Harris Heirs is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or formally Ivory Lee Harris Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/12/2001, and recorded in the Wake County Register of Deeds Office on 3/12/2001, in Book 2807 Page 928.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/12/2001, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/12/2001, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 28 day of April, 20 21.

(seal)

Edward Lavert Harris

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF _____

I, the undersigned, a Notary Public in and for the County of _____, hereby certify that _____, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

SEE ATTACHED NOTARY FORM

Notary Public
State of North Carolina
My Commission Expires: _____

[NOTARY SEAL]

03/16/2013 02:11 7075861183 THE UPS STORE 2392 PAGE 04/05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On 4/28/2021 (Date) before me, Lauren DoLann Whitehead Notary (Here Insert Name and Title of the Officer)

personally appeared Edward Levert Harris (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAUREN DOLANN WHITEHEAD
Notary Public - California
Sonoma County
Commission # 2225636
My Comm. Expires Dec 17, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lauren DoLann Whitehead
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit of Ownership
Document Date: 4/28/2021 Number of Pages: ____
Signer(s) Other Than Named Above: ____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ____	Signer's Name: ____
☐ Corporate Officer — Title(s): ____	☐ Corporate Officer — Title(s): ____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: ____	☐ Other: ____
Signer Is Representing: ____	Signer Is Representing: ____

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03/16/2013 02:11 7075861183 THE UPS STORE 2392 PAGE 05/05

PIN# 0721-80-7948

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Almie Linwood Evans is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2925 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Laurel E. Braswell

LAUREL E. BRASWELL — 03/30/2021

Type or print name — Date

_____

_____ _____

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2925 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1977, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1977, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30th day of March, 2021

Laurel E. Braswell (seal)

LAUREL E. BRASWELL

Type or print name

STATE OF ~~NORTH CAROLINA~~ FLORIDA

COUNTY OF PINELLAS

I, the undersigned, a Notary Public in and for the County of PINELLAS, hereby certify that LAUREL E. BRASWELL, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's LAUREL E. BRASWELL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

NOTARY PUBLIC
MICHELE M. SAKSA
Notary Public. State of Florida
Commission# GG 172486
My comm. expires Jan. 23. 2022

Notary Public FLORIDA
State of ~~North Carolina~~
My Commission Expires: JAN 23, 2022

[NOTARY SEAL]

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Almie Linwood Evans is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2925 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Twana E. Jones

TWANA E. JONES — 4/14/21

Type or print name — Date

_____

_____ _____

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2925 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1977, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1977, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 14th day of APRIL, 2021.

Twana E. Jones (seal)

~~Twa~~ TWANA E. JONES

Type or print name

STATE OF ~~NORTH CAROLINA~~ SC

COUNTY OF Anderson

I, the undersigned, a Notary Public in and for the County of Anderson, hereby certify that Twana E Jones, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SCDL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL] NANCY K. SMITH COMM. EXP. NOTARY PUBLIC OCTOBER 11, 2029 SOUTH CAROLINA

Nancy K. Smith

Notary Public
State of North Carolina
My Commission Expires: 10-11-2029

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Almie Linwood Evans is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2925 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

_____

_____ _____
Type or print name Date

_____

_____ _____
Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans ESTATE (the "Affiant") first being duly sworn, hereby swears or affirms as follows: Lynne Robinson

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2925 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/1/1977, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/1/1977, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 13 day of April, 2021.

Lynne E Robinson (seal)

LYNNE E ROBINSON

Type or print name

STATE OF ~~NORTH CAROLINA~~ Florida
COUNTY OF Pinellas

I, the undersigned, a Notary Public in and for the County of Pinellas, hereby certify that _____, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

State of Florida, County of Pinellas
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 13 day of 04 20 21 by Lynne Robinson
Type of ID produced FLDL
or is personally known to me
Notary Signature (NOTARY SEAL) Joseph Myers

Joseph Myers
Notary Public
State of ~~North Carolina~~ Florida
My Commission Expires: 02·26·2023

JOSEPH MYERS
MY COMMISSION # GG 306092
EXPIRES: February 26, 2023

PIN# 0721-90-1910
0721-80-9611

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Kevin T. Thorpe & Lather W. Powell is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 & 7616 Humie Olive Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Kevin T. Thorpe — 3/30/2021

Type or print name — Date

_____ _____

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe & Lathan Powell (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 7616 Humie Olive Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2/11/2011, and recorded in the Wake County Register of Deeds Office on 2/11/2011, in Book 13996 Page 1271.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 2/11/2011, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 2/11/2011, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30 day of March, 2021.

Kevin T. Thorpe (seal)

Kevin T Thorpe

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Kevin T Thorpe, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Kevin T Thorpe, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Barbara J. Hewett
Notary Public
State of North Carolina
My Commission Expires: July 19, 2021

BARBARA J HEWETT
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 19, 2021
WAKE COUNTY, NC

[NOTARY SEAL]

PIN# 0721-90-1910
0721-80-9611

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Kevin T. Thorpe & Lather W. Powell is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 & 7616 Humie Olive Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Lather W. Powell Sr.

Lather W. Powell Sr. 4-13-2021

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe & Lather W. Powell (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 7616 Humie Olive Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2/11/2011, and recorded in the Wake County Register of Deeds Office on 2/11/2011, in Book 13996 Page 1271.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 2/11/2011, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 2/11/2011, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 13 day of April, 2021.

Lather W. Powell, Sr. ~~(seal)~~

Lather W. Powell Sr.

Type or print name

STATE OF ~~NORTH CAROLINA~~ Georgia

COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for the County of Walton, hereby certify that Lather W. Powell Sr, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

HEATHER BROOKSHIRE NOTARY PUBLIC WALTON COUNTY, GEORGIA

[NOTARY SEAL]

Heather Brookshire

Notary Public Georgia

State of ~~North Carolina~~

My Commission Expires:

Heather Brookshire
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 11/04/2023

PIN# 0721-80-1975

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

John & Robin Williams is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 2917 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

John R Williams

John R Williams — Type or print name — 4/3/21 — Date

Robin C Williams

Robin C Williams — Type or print name — 4-3-21 — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, John & Robin Williams (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2917 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/14/2013, and recorded in the Wake County Register of Deeds Office on 3/14/2013, in Book 15183 Page 1934.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/14/2013, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 3/14/2013, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 3 day of April, 20 21.

Robin C Williams John R Williams (seal)

Robin C Williams John R Williams

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that JOHN RICHARD WILLIAMS JR & ROBIN CHRISTINE WILLIAMS, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's North Carolina Driver Licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

JOSHUA M SEALE
Notary Public
Wake Co., North Carolina
My Commission Expires Dec. 19, 2024

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: DECEMBER 19th 2024

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Ronald & Margaret Allison is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2912 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Ronald A Allison

Ronald A Allison — Type or print name — 3/30/2021 — Date

Margaret L Allison

Margaret L. Allison — Type or print name — 3/30/21 — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Ronald & Margaret Allison (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2912 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/16/2004, and recorded in the Wake County Register of Deeds Office on 1/16/2004, in Book 10630 Page 1968.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/16/2004, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/16/2004, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30th day of March, 2021.

Ronald + Margaret Allison (seal)

Ronald + Margaret Allison
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Ronald + Margaret Allison, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL] TROY C LINDSEY NOTARY PUBLIC My Commission Expires 11-23-2025 LEE COUNTY, NC

3/30/2021
Troy C. Lindsey
Notary Public
State of North Carolina
My Commission Expires: 11.23.2025

PIN# 0721-81-2581
0721-81-6313

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Willie Larry Harris Sr. is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2828 & 2905 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Willie Larry Harris, Sr

Willie Larry Harris, Sr — Type or print name — 4/21/2021 — Date

_____

_____ Type or print name — _____ Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Willie Larry Harris Sr. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2828 & 2905 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 9/23/2010, and recorded in the Wake County Register of Deeds Office on 9/23/2010, in Book 14082 Page 2458 & 2467.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 9/23/2010, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 9/23/2010, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 21st day of April, 2021.

Willie Larry Harris Sr (seal)

Willie Larry Harris Sr

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Willie Larry Harris Sr, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL# 2081475, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

LEESA SEAGROVES NOTARY PUBLIC WAKE COUNTY, NC [NOTARY SEAL]

Leesa Seagroves
Notary Public
State of North Carolina
My Commission Expires: 06/10/2025

PIN# 0721-81-6591

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Jo Ella W. Harris is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2825 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Jo Ella W. Harris

JO ELLA W. HARRIS — Type or print name — April 1, 2021 — Date

_____ Type or print name — _____ Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Jo Ella W. Harris (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2825 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/17/2012, and recorded in the Wake County Register of Deeds Office on 1/17/2012, in Book 14614 Page 894.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1/17/2012, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 1/17/2012, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 1 day of April, 2021.

Jo Ella W. Harris (seal)

Jo Ella W. Harris

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Chatham, hereby certify that Jo Ella W. Harris, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Known, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

CARLA R. BRYANT
Notary Public - North Carolina
Chatham County
My Commission Expires Jan 15, 2025

Carla R. Bryant
Notary Public
State of North Carolina
My Commission Expires: 01/15/2025

[NOTARY SEAL]

PIN# 0721-71-9581

AGENT AUTHORIZATION FORM

Application #: #21CZ13 Submittal Date: 5-3-21

Willie Larry Harris Sr. is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: ~~2029~~ 2029 Willie Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)*

Willie Larry Harris Sr

Willie Larry Harris Sr — Type or print name — 4/21/2021 — Date

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: #21CZ13 **Submittal Date:** 5-3-21

The undersigned, Willie Larry Harris Sr. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at ~~2029~~ 2929 Evans Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property"). WLHS

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 6/25/2009, and recorded in the Wake County Register of Deeds Office on 6/25/2009, in Book 13597 Page 1236.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 6/25/2009, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 6/25/2009, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 21st day of April, 2021.

Willie Larry Harris Sr (seal)

Willie Larry Harris, Sr

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Willie Larry Harris Sr., Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL# 2081475, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

LEESA SEAGROVES NOTARY PUBLIC WAKE COUNTY, NC

[NOTARY SEAL]

Leesa Seagroves

Notary Public
State of North Carolina
My Commission Expires: 06/10/2025

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

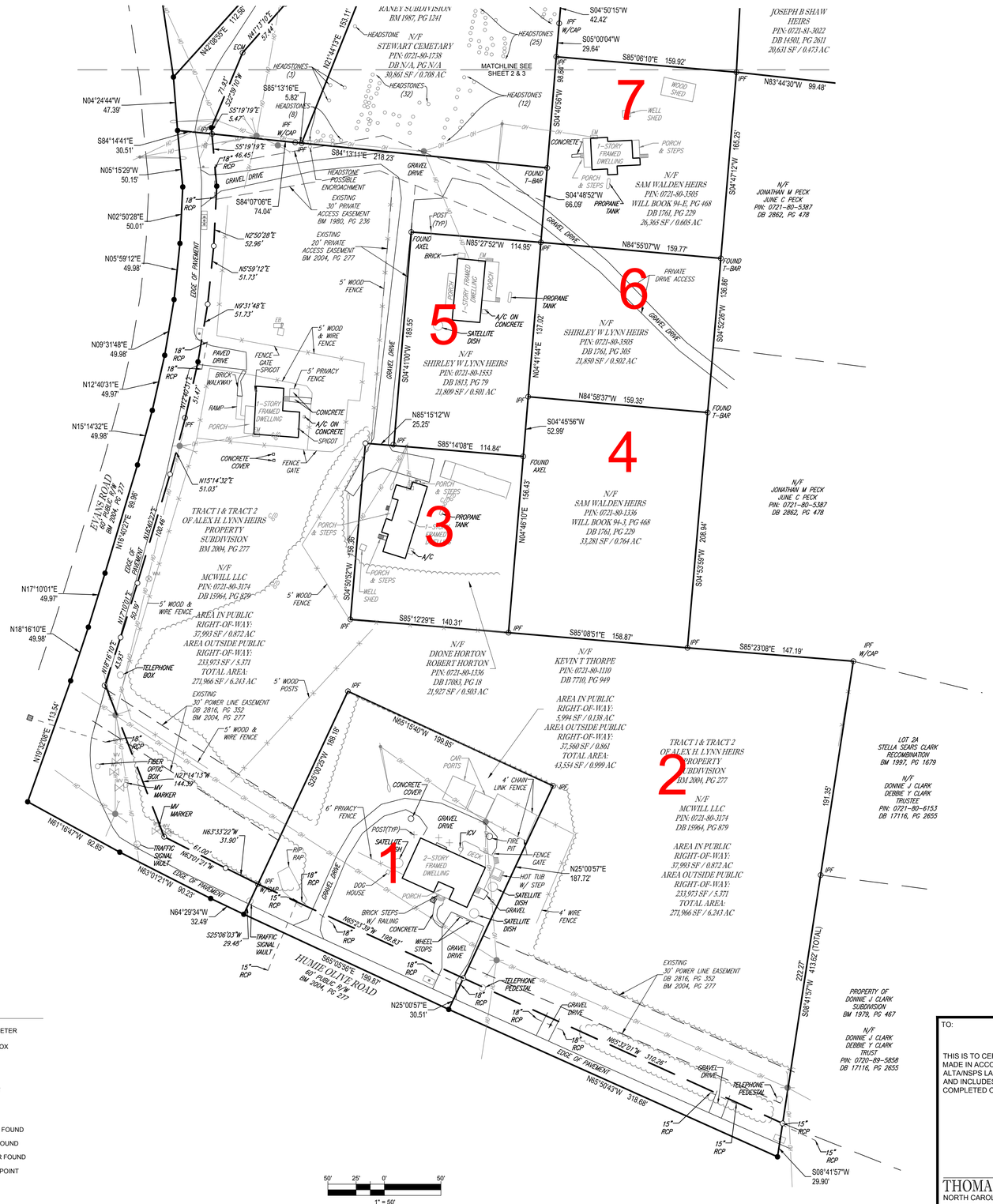
Application #: #21CZ13 Submittal Date: 5-3-21

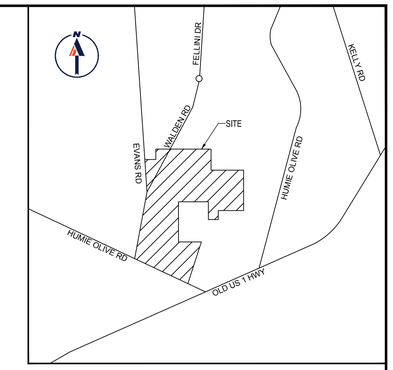
Insert legal description below.

1. Kevin T. Thorpe - 0721-80-1110 - DB 7710 Pg4 94
2. MCWILL, LLC - 0721-80-3174 - DB 15964 Pg 879
3. Dione & Robert Horton - 0721-80-1336 - DB 17083 Pg 18
4. Sam Walden Heirs - 0721-80-1336 - DB 1761 Pg 229
5. Shirley Lynn Heirs - 0721-80-1553 - DB 1813 Pg 79
6. Shirley Lynn Heirs - 0721-80-3505 - DB 1761 Pg 305
7. Sam Walden Heirs - 0721-80-3619 - DB 1761 Pg 229
8. Joseph Paul Page Heirs - 0721-81-3022 - DB 15183 Pg 1934
9. Joseph B. Shaw Heirs - 0721-80-4836 - DB 14501 Pg 2611
10. Kenneth & Sharon Joyner - 0721-81-4170 - DB 11783 Pg 6801
11. Ivory Lee Harris Heirs - 0721-81-5061 - DB 2807 Pg 928
12. Almie Linwood Evans - 0721-80-7948 - DB 2477 Pg 189
13. Kevin T. Thorpe & Lathan Powell - 0721-90-1910 - DB 13996 Pg 1271
14. Kevin T. Thorpe & Lathan Powell - 0721-80-9611 - DB 13996 Pg 1271
15. John & Robin Williams - 0721-80-1975 - DB 15183 Pg 1934
16. Ronald & Margaret Allison - 0721-81-0212 - DB 10630 Pg 1968
17. Willie Larry Harris Sr. - 0721-81-2581 - DB 14082 Pg 2458
18. Willie Larry Harris Sr. - 0721-81-6313 - DB 14082 Pg 2467
19. Jo Ella W. Harris - 0721-81-6591 - DB 14614 Pg 894
20. Willie Larry Harris Sr. - 0721-71-9581 - DB 13597 PG 1236

NOTES:

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY INVESTORS TITLE INSURANCE COMPANY TITLE COMMITMENT: XXXXXXXXXXXXX DATED *MONTH-DAY-YEAR-TIME*, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720072100J, PANEL 0721 EFFECTIVE DATE MAY 2, 2006.





LOCATION MAP
NOT TO SCALE

REFERENCES:

DB XXXX, PG XXXX

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP: THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: FEBRUARY 14, 2020 - FEBRUARY 20, 2020
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999891069
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 5TH DAY OF MARCH A.D., 2020.

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

LEGEND

	LINE SURVEYED		ELECTRIC METER
	RIGHT-OF-WAY SURVEYED		ELECTRIC BOX
	LINE NOT SURVEYED		SIGN
	FENCE		MAIL BOX
	WOODLINE		AREA LIGHT
OH	OVERHEAD WIRES		CLEAN OUT
	UTILITY POLE	CMF	CONCRETE MONUMENT FOUND
	GUY WIRE	IPF	IRON PIPE FOUND
	SANITARY MANHOLE	IRF	IRON REBAR FOUND
	WATER MANHOLE		COMPUTED POINT
	STORM DRAINAGE GRATE		
	FLARED END SECTION		

50' 25' 0' 50'
1" = 50'

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2020.

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
FOR
BEAZER HOMES, LLC
PINS: 0721-81-2581, 0721-81-6591, 0721-81-6313, 0721-81-0212, 0721-80-1975, 0721-81-3022, 0721-81-4170, 0721-80-4836, 0721-81-5061, 0721-80-7948, 0721-90-1910, 0721-80-9611, 0721-80-3619, 0721-80-3505, 0721-80-2377, 0721-80-1336, 0721-80-1553, 0721-80-3174, 0721-80-1110
TOWN OF APEX
BUCKHORN TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

BOHLER
4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000
www.bohlerengineering.com
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS201007	03/05/2020	02/20/2020	RJ	JT	TET	TET	1" = 50'	1 OF 3

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NOTES:

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY INVESTORS TITLE INSURANCE COMPANY TITLE COMMITMENT: XXXXXXXXXXXX DATED *MONTH-DAY-YEAR-TIME*, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
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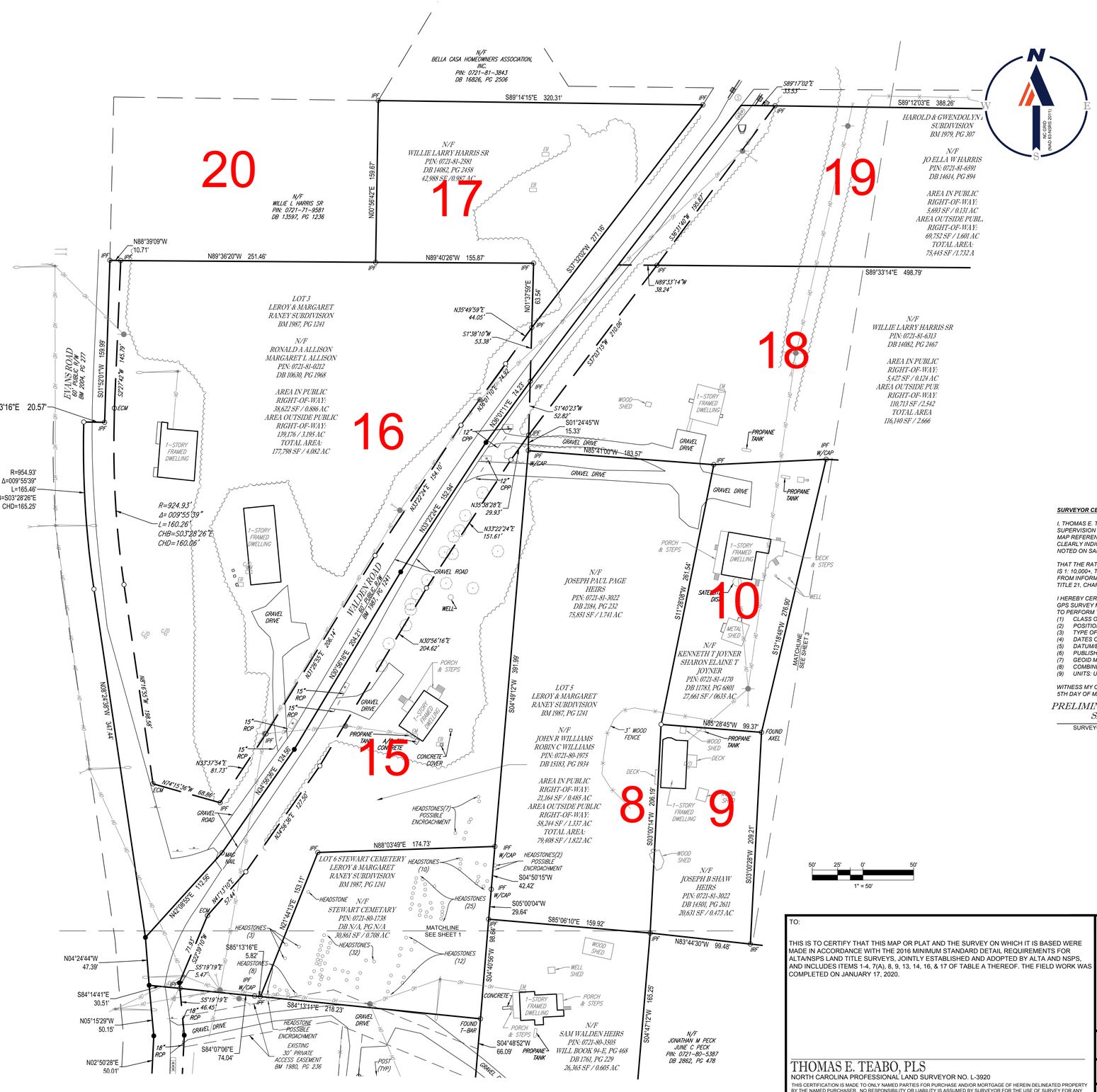
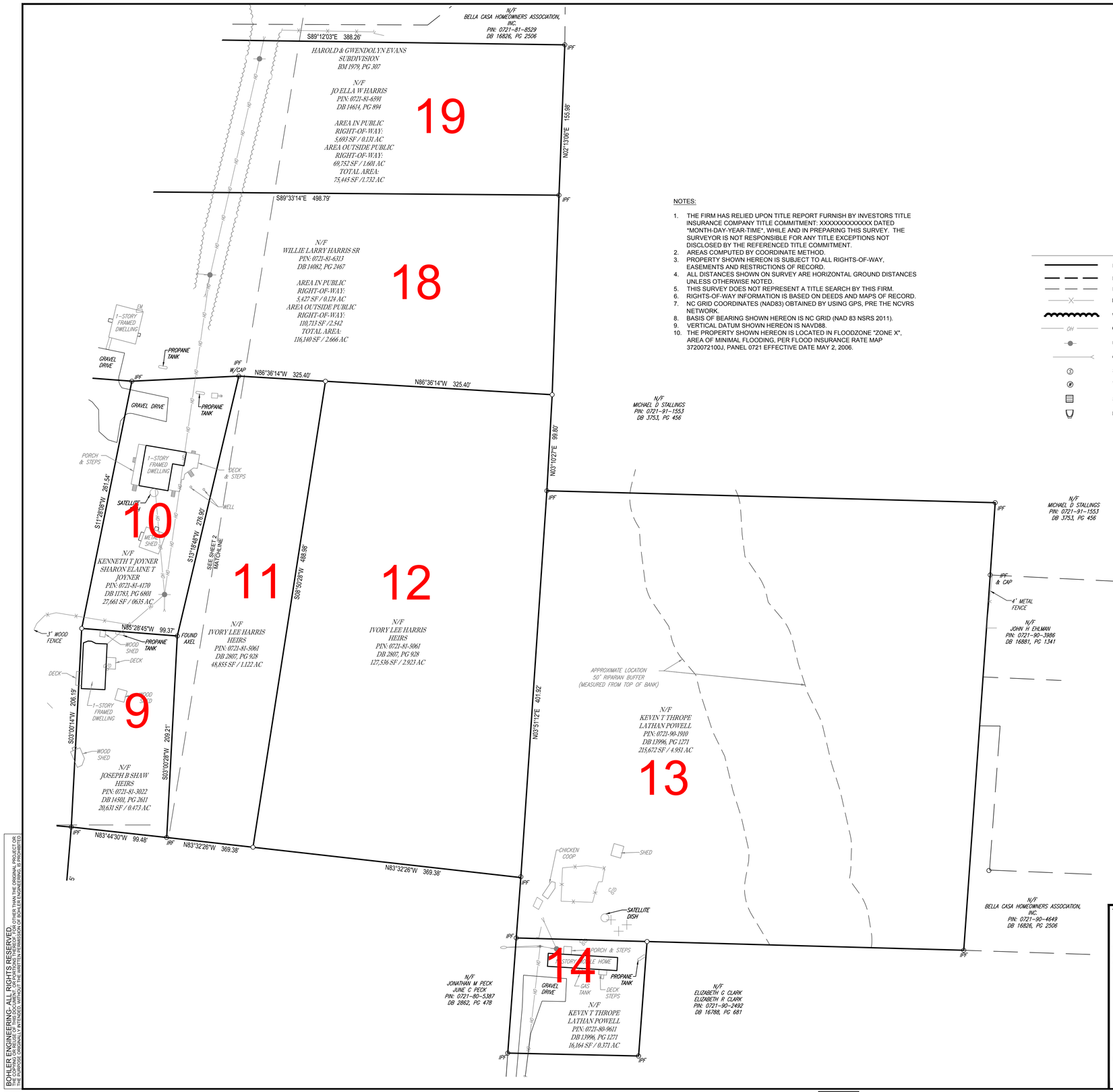
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720072100J, PANEL 0721 EFFECTIVE DATE MAY 2, 2006.


20
17
19
16
18
15
10
8
9
N/F BELLA CASA HOMEOWNERS ASSOCIATION, INC. PIN: 0721-81-3843 DB 16826, PG 2506
S89°14'15"E 320.31'
S89°17'02"E 33.53'
S89°12'03"E 388.26'
N/F WILLIE L HARRIS SR PIN: 0721-71-9581 DB 13597, PG 1236
N/F WILLIE LARRY HARRIS SR PIN: 0721-81-2581 DB 14082, PG 2458 42,988 SF / 0.987 AC
N/F HAROLD & GWENDOLYN SUBDIVISION BM 1979, PG 307
N/F JO ELLA W HARRIS PIN: 0721-81-6591 DB 14614, PG 894
AREA IN PUBLIC RIGHT-OF-WAY: 5,693 SF / 0.131 AC AREA OUTSIDE PUBL. RIGHT-OF-WAY: 69,752 SF / 1.601 AC TOTAL AREA: 75,445 SF / 1.732 A
N88°39'09"W 10.71'
N89°36'20"W 251.46'
N89°40'26"W 155.87'
S89°33'14"E 498.79'
N89°33'14"W 38.24'
LOT 3 LEROY & MARGARET RANEY SUBDIVISION BM 1987, PG 1241
N/F RONALD A ALLISON MARGARET L ALLISON PIN: 0721-81-0212 DB 10630, PG 1968
AREA IN PUBLIC RIGHT-OF-WAY: 38,622 SF / 0.886 AC AREA OUTSIDE PUBLIC RIGHT-OF-WAY: 138,176 / 3.195 AC TOTAL AREA: 177,798 SF / 4.082 AC
N/F WILLIE LARRY HARRIS SR PIN: 0721-81-6313 DB 14082, PG 2467
AREA IN PUBLIC RIGHT-OF-WAY: 5,427 SF / 0.124 AC AREA OUTSIDE PUBL RIGHT-OF-WAY: 110,713 SF / 2.542 TOTAL AREA 116,140 SF / 2.666
EVANS ROAD 60' PUBLIC R/W BM 2004, PG 477
S89°03'16"E 20.57'
R=954.93' Δ=009°55'39" L=165.46' CHB=S03°28'26"E CHD=165.25'
R=924.93' Δ= 009°55'39" L=160.26' CHB=S03°28'26"E CHD=160.06'
WALDEN ROAD 60' PUBLIC R/W BM 1987, PG 1241
N/F JOSEPH PAUL PAGE HEIRS PIN: 0721-81-3022 DB 2184, PG 232 75,881 SF / 1.741 AC
LOT 5 LEROY & MARGARET RANEY SUBDIVISION BM 1987, PG 1241
N/F JOHN R WILLIAMS ROBIN C WILLIAMS PIN: 0721-80-1975 DB 15183, PG 1934
AREA IN PUBLIC RIGHT-OF-WAY: 21,164 SF / 0.485 AC AREA OUTSIDE PUBLIC RIGHT-OF-WAY: 58,241 SF / 1.337 AC TOTAL AREA: 79,408 SF / 1.822 AC
N/F KENNETH T JOYNER SHARON ELAINE T JOYNER PIN: 0721-81-4170 DB 11783, PG 6801 27,661 SF / 0.635 AC
N85°28'45"W 99.37'
LOT 6 STEWART CEMETERY LEROY & MARGARET RANEY SUBDIVISION BM 1987, PG 1241
N/F STEWART CEMETARY PIN: 0721-80-1738 DB N/A, PG N/A 30,861 SF / 0.708 AC
N88°03'49"E 174.73'
S85°06'10"E 159.92'
N83°44'30"W 99.48'
N/F JOSEPH B SHAW HEIRS PIN: 0721-81-3022 DB 14801, PG 2611 20,631 SF / 0.473 AC
N/F SAM WALDEN HEIRS PIN: 0721-80-3305 WILL BOOK 94-E, PG 468 DB 1761, PG 229 26,365 SF / 0.605 AC
N/F JONATHAN M PECK JUNE C PECK PIN: 0721-80-5387 DB 2862, PG 478
N04°24'44"W 47.39'
S84°14'41"E 30.51'
N05°15'29"W 50.15'
N02°50'28"E 50.01'
S84°07'06"E 74.04'
S84°13'14"E 218.23'
S04°48'52"W 66.09'
S04°47'12"W 165.25'
S03°10'14"W 286.19'
S03°07'25"W 209.21'
S13°18'40"W 276.90'
S11°28'08"W 281.54'
S37°30'02"W 177.16'
S26°11'40"W 195.87'
S37°03'15"W 210.06'
S04°49'12"W 391.99'
S04°40'56"W 98.46'
S01°24'45"W 15.33'
N85°41'00"W 183.57'
N35°49'59"E 44.05'
S1°38'10"W 53.38'
N01°37'59"E 63.54'
S1°40'23"W 52.82'
N35°38'28"E 29.93'
N33°22'24"E 151.61'
N30°56'16"E 204.62'
N01°56'42"E 159.67'
S01°52'01"W 159.99'
S22°42'42"W 145.79'
N42°08'55"E 112.36'
N41°11'10"E 57.44'
S05°00'04"W 29.64'
S04°50'15"W 42.42'
N/F WOOD SHED
N/F 1-STORY FRAMED DWELLING
N/F GRAVEL DRIVE
N/F GRAVEL ROAD
N/F PROPANE TANK
N/F WELL
N/F PORCH & STEPS
N/F DECK & STEPS
N/F METAL SHED
N/F SATELLITE DISH
N/F 3' WOOD FENCE
N/F DECK
N/F CONCRETE
N/F CONCRETE COVER
N/F HEADSTONES(7) POSSIBLE ENCROACHMENT
N/F HEADSTONES(2) POSSIBLE ENCROACHMENT
N/F HEADSTONE
N/F HEADSTONES (10)
N/F HEADSTONES (25)
N/F HEADSTONES (32)
N/F HEADSTONES (12)
N/F HEADSTONES (3)
N/F HEADSTONES (8)
N/F HEADSTONE POSSIBLE ENCROACHMENT
N/F EXISTING 30' PRIVATE ACCESS EASEMENT BM 1980, PG 236
N/F POST (TYP)
N/F FOUND 1"-BAR
N/F FOUND AXEL
N/F MAIL
N/F WELL SHED
N/F MATCHLINE SEE SHEET 1
N/F MATCHLINE SEE SHEET 3
N/F 1-STORY FRAMED DWELLING
N/F PORCH & STEPS
N/F GRAVEL DRIVE
N/F WOOD SHED
N/F PROPANE TANK
N/F DECK
N/F CONCRETE
N/F 12" CPP
N/F 15" RCP
N/F 18" RCP
N/F IPF W/CAP
N/F IPF
N/F IRF
N/F ECM
N/F EM
N/F EB
N/F MAIL
N/F GRAVEL DRIVE
N/F GRAVEL ROAD
N/F WOOD SHED
N/F 1-STORY FRAMED DWELLING
N/F PROPANE TANK
N/F PORCH & STEPS
N/F DECK & STEPS
N/F WELL
N/F 1-STORY FRAMED DWELLING
N/F PROPANE TANK
N/F PROPANE TANK
N/F CONCRETE
N/F PROPANE TANK
N/F WOOD SHED
N/F DECK
N/F WOOD SHED
N/F WOOD SHED
N/F WELL SHED
N/F PORCH & STEPS
N/F PORCH & STEPS
N/F 1-STORY FRAMED DWELLING
N/F 1-STORY FRAMED DWELLING
N/F 1-STORY FRAMED DWELLING



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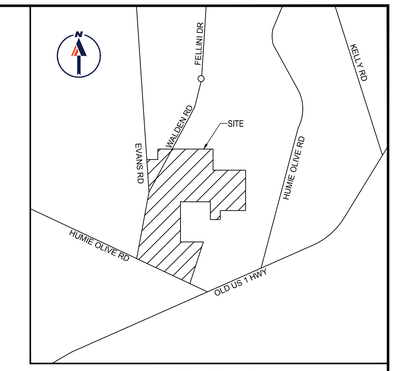
LEGEND

	LINE SURVEYED		ELECTRIC METER
	RIGHT-OF-WAY SURVEYED		ELECTRIC BOX
	LINE NOT SURVEYED		SIGN
	FENCE		MAIL BOX
	WOODLINE		AREA LIGHT
OH	OVERHEAD WIRES		CLEAN OUT
	UTILITY POLE	CMF	CONCRETE MONUMENT FOUND
	GUY WIRE	IPF	IRON PIPE FOUND
	SANITARY MANHOLE	IRF	IRON REBAR FOUND
	WATER MANHOLE		COMPUTED POINT
	STORM DRAINAGE GRATE		
	FLARED END SECTION		



LOCATION MAP
NOT TO SCALE

50' 25' 0' 50'
1" = 50'

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: FEBRUARY 14, 2020 - FEBRUARY 20, 2020
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999891069
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 5TH DAY OF MARCH A.D., 2020.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2020.

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
FOR
BEAZER HOMES, LLC
PINS: 0721-81-2581, 0721-81-6591, 0721-81-6313, 0721-81-0212, 0721-80-1975, 0721-81-3022, 0721-81-4170, 0721-80-4836, 0721-81-5061, 0721-80-7948, 0721-90-1910, 0721-80-9611, 0721-80-3619, 0721-80-3305, 0721-80-2377, 0721-80-1336, 0721-80-1553, 0721-80-3174, 0721-80-1110
TOWN OF APEX
BUCKHORN TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.						
NS201007	BOHLER					
DATE 03/05/2020						
FIELD DATE 02/20/20	CREW CHIEF RJ	DRAWN JT	REVIEWED TET	APPROVED TET	SCALE 1" = 50'	DWG. NO. 3 OF 3

BOHLER

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WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to: studentassignment-gis-group@wcpss.net

Developer Company *Information*	
Company *Name*	Beazer Homes
Company Phone *Number*	(919) 448-6167
Developer Representative *Name*	Jason Vickers
Developer Representative *Phone Number*	(919) 448-6167
Developer Representative *Email*	jason.vickers@beazer.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	December 2021
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Evans Road Assembly (formal name TBD)
Address of Subdivision (if unknown enter nearest cross streets)	intersection of Evans Road and Walden Road
REID(s)	see attached list of properties
PIN(s)	see attached list of properties

Projected Dates *Information*	
Subdivision *Completion Date*	June 2026
Subdivision *Projected First Occupancy Date*	January 2024

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	65							2500	3500			2024	25	2025	30	2026	10
Townhomes	50							2200	3000			2024	15	2025	20	2026	15
Condos																	
Apartments																	
Other					Jason Vickers (jas												

Revised 08/10/2018

Instruction Packet and Affidavit for

Neighborhood Meetings

Town of Apex
Planning Department
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-249-3338

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7. The intention of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezonings (including Planned Unit Developments);
- Major Site Plans;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning, Major Site Plan, residential Master Subdivision Plan (excluding exempt subdivisions), or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal.

The Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use <u>their own return address</u> on the envelopes as the meeting is a private meeting between the applicant and the neighbors.
- The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

The meeting must be held within specific timeframes and meet certain requirements:

- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Handout requirements:
  - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), a vicinity map and existing zoning map of the area must be provided to help facilitate discussion.
  - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; residential Master Subdivision Plans; and Special Use Permits, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.
  - Printed copies must equal the number of notices required to be sent.
  - Contact information for the applicant's representative and Town Staff must be provided on the attached "Project Contact Information" form.
  - "Common Construction Issues & Who to Call" sheet (attached) must be included as part of the handout.
  - A copy of the handout must be included as part of the Neighborhood Meeting report.
- The agenda of the meeting shall include:
  - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
  - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
  - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.
- The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

April 9, 2021
Date

Dear Neighbor:
You are invited to a neighborhood meeting to review and discuss the development proposal at

SEE ATTACHED
Address(es) PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at www.apexnc.org.

A Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☑	Rezoning (including Planned Unit Development)	Town Council
☑	Major Site Plan	Town Council (QJPH*)
☐	Special Use Permit	Town Council (QJPH*)
☑	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):
The rezoning is sought to facilitate the development of a mixed-income residential community consisting of both single-family detached homes and townhomes.

Estimated submittal date: May 2021

MEETING INFORMATION:

Property Owner(s) name(s):	SEE ATTACHED LIST
Applicant(s):	Beazer Homes
Contact information (email/phone):	Nil Ghosh - Attorney for Applicant
Meeting Address:	Zoom - Register at bit.ly/mlg042121mtg
Date of meeting**:	Wednesday, April 21, 2021
Time of meeting**:	5:00 PM - 7:00 PM

MEETING AGENDA TIMES:
Welcome: 5:00 PM - 5:03 | Project Presentation: 5:03 PM - 5:10 | Question & Answer: 5:10 PM - 7:00 |

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at http://www.apexnc.org/180/Planning.

EVANS ROAD ASSEMBLY

Property Owners

Property Owner	Contact Information	Property Address	PIN
Thorpe, Kevin T.	2308 Narrawood Street Raleigh, NC 27614	7628 Humie Olive Road	0721-80-1110
MCWILL, LLC	15711 Verdura Ave Paramount, CA 90723	3029 Evans Road	0721-80-3171
Horton, Dione & Robert	P.O. Box 6 Apex, NC 27502	3033 Evans Road	0721-80-1336
Sam Walden Heirs	36 Snowflower Lane Willingboro, NJ 08046	0 Evans Road	0721-80-2377
Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526	3025 Evans Road	0721-80-1553
Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526	0 Evans Road	0721-80-3505
Sam Walden Heirs	1305 S. Paxon Street Philadelphia, PA 19143	3027 Evans Road	0721-80-3619
Joseph Paul Page Heirs	1994 Flint Hill Drive Lawrenceville, GA 30044	0 Walden Road	0721-81-3022
Joseph B. Shaw Heirs	3747 Corbett Road Mebane, NC 27302	2921 Evans Road	0721-80-4836
Joyner, Kenneth & Sharon	2909 Walden Road Apex, NC 27502	2909 Walden Road	0721-81-4170
Ivory Lee Harris Heirs	655 Enterprise Dr Apt 137 Rohnert Park, C 94928	0 Walden Road	0721-81-5061
Evans, Almie Linwood	1609 N. Myrtle Ave Clearwater, FL 33755	2925 Walden Road	0721-80-7948
Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	0 Humie Olive Road	0721-90-1910
Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	7616 Humie Olive Road	0721-80-9611
Williams, John & Robin	2917 Walden Road Apex, NC 27502	2917 Walden Road	0721-80-1975
Allison, Ronald & Margaret	3305 Evans Road Apex, NC 27502	2912 Walden Road	0721-81-0212
Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2828 Walden Road	0721-81-2581
Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2905 Walden Road	0721-81-6313
Harris, Jo Ella W.	2909 Evans Road Apex, NC 27502	2825 Walden Road	0721-81-6591

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction: Non-Emergency Police 919-362-8661

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic: James Misciagno 919-372-7470

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control: Water Resources – Infrastructure Inspections 919-362-8166

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: Non-Emergency Police 919-362-8661

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road: James Misciagno 919-372-7470

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams: James Misciagno 919-372-7470
Danny Smith Danny.Smith@ncdenr.gov

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust: James Misciagno 919-372-7470

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash: James Misciagno 919-372-7470

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins: James Misciagno 919-372-7470

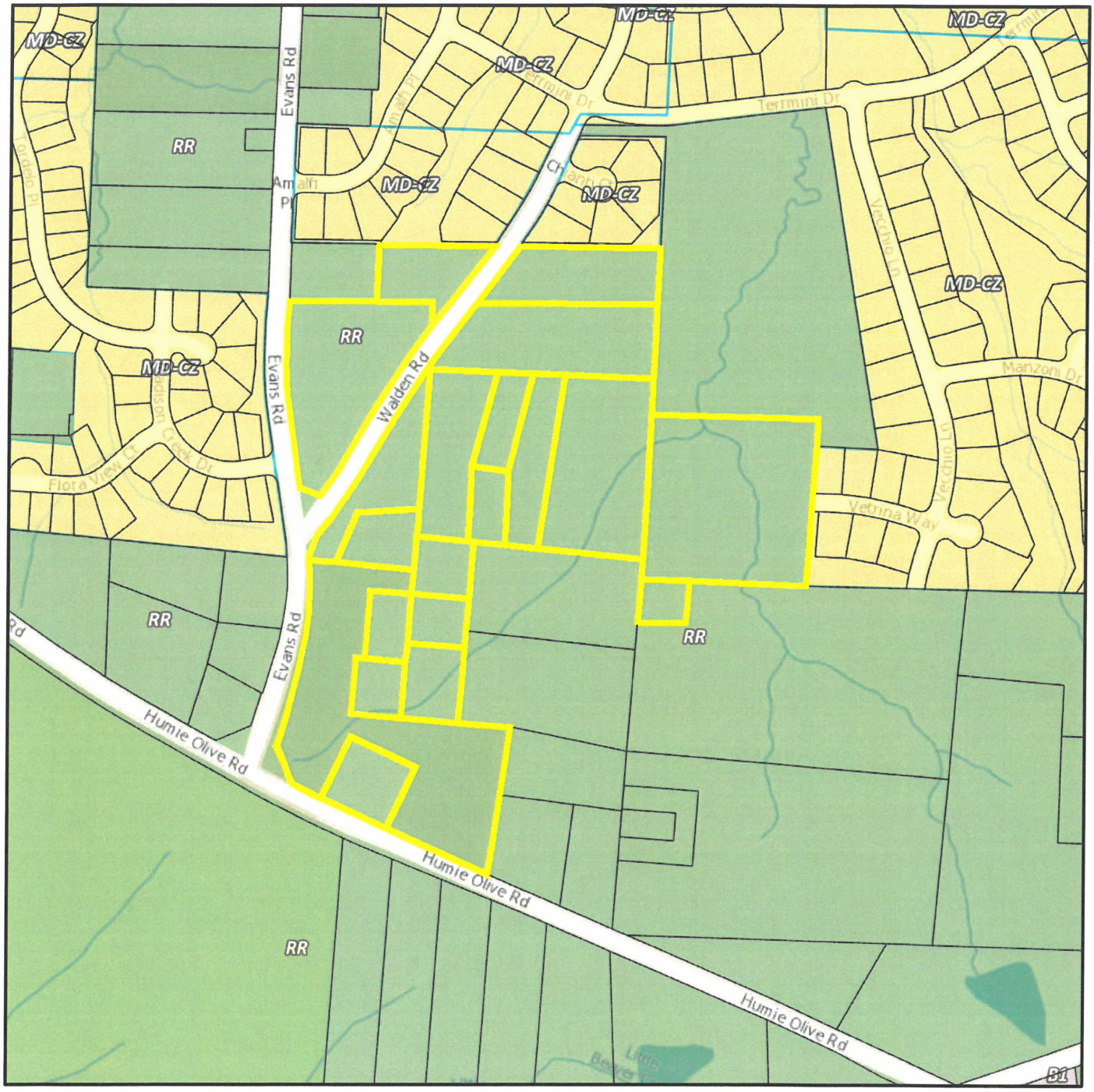
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures: Mike Deaton 919-249-3413

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: Rodney Smith 919-249-3342

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.



Vicinity & Zoning Map

N

0 215 430 860 ft

1 inch = 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

	Name/Organization	Address	Phone #	Email	Send Plans & Updates
1	Jeff Roach			[redacted]	
2	Nil Ghosh				
3	Jodi Clarke	2219 Vasari Drive Apex NC 27502			
4	Sara Jensen				
5	Elaine Joyner	2909 WALDEN RD APEX NC 27502			
6	Ryan Sandlin	2822 Walden rd Apex NC 27502			
7	Elizabeth Snyder	2405 Chianti Court Apex NC 27502			
8	Kelli Joyner	2408 Anzio Way Apex NC 27502			
9	MARSELLA GUINS	18390 W Mountain Sky Ave Goodyear AZ 85338			
10	Mark Dalzell	2405 Chianti Court Apex NC 27502			
11	Lily Ryzebol				
12	Dan Griffin				
13	michael joyce				
14	Eric Hossenlopp	2212 Vasari Dr Apex NC 27502			
15	Grace Flecha	Apex NC 27502			
16	Michael Stallings Mitzi Hole				
17	Mitzi Hole				
18	John Ehlman				
19	Susan Sigmon	Apex NC 27502			
20	Mark Steele	2221, Madison Creek Dr Apex NC 27502			
21	Fredrick Clay				
22	Everette Allen				
23	Chris Basciano	2818 Walden Rd Apex NC 27502			
24	Bryan Fiekers	2419 Vetrina Way			

		Apex NC 27502			
25	Joanne Bunnell	2770 Masonboro Ferry Drive Apex NC 27502		[redacted]	
26	Douglas Weaver	1956 Lazio Lane Apex NC 27502			
27	Michelle Chaubey	2756 Abruzzo Drive Apex NC 27502			
28	Nidaa Hossenlopp				
29	kevin thorpe				
30	Jonas McCoy	7621 Humie Olive Road Apex NC 27502			
31	Erin Markham	2505 Terrmini Drive Apex NC 27502			
32	Lisa Schabenberger				
33	Ernest Jackson				
34	Kevin Nash				
35	Erik Helsley	2320 Terrmini Drive Apex NC 27502			
36	Avinash Lakhiani				
37	Michael Thorne	2813 WALDEN ROAD APEX NC 27502			
38	willie harris	2929 Evans Rd Apex NC 27502			
39	Derek Morgan	2411 Vetrina Way Apex NC 27502			
40	Chris Supranowitz	2228 Madison Creek Drive Apex NC 27502			
41	Matthew Strobl	2338 Manzoni Dr Apex NC 27502			
42	Kenton Kaplan	2208 Vasari Dr Apex NC 27502			
43	Terry Vithoulkas	NC			
44	Manju Parikh	2826 Walden Road Apex NC 27502			
45	Alison Best	2817 Walden Rd Apex NC 27502			
46	Marlow Campbell				
47	Tina Vithoulkas				
48	Jason Vickers	1210 Brookside Drive			

		Raleigh NC 27604			
49	Christopher Herbst			[redacted]	
50	Scott Gerenser	1741 Hammocks Beach Trail Apex NC 27502			
51	Lather# Gladys and Raquel Powell	700 Windsor Place Circle Grayson GA 30017			
52	William Aucoin	100 Europa Drive, Suite 190 Chapel Hill NC 27517			
53	Michael Vulpis				
54	Ronald Allison	2912 Walden Road Apex NC 27502			
55	Reeves Whitney	1915 LAZIO LN APEX NC 27502			
56	Terry Mahaffey	109 Terasina Ct Apex, NC 27502			
57			[redacted]		
58					
59					
60		15711 Verdura Ave. Paramount CA 90723			

Can you explain again how Walden Road and Fellini Drive will connect (or not connect)? Currently, Walden Road begins south of Termini Drive where it intersects with existing Fellini Drive. That alignment will not change. We intend to realign the portion of Walden Road south of Bella Casa so that it runs more north-south than at an angle. Instead of intersecting directly with Evans, we would like to provide an alternate route to Humie Olive Road.
How many townhomes vs. homes will be in this community? And where will the townhomes be located? We anticipate that there will be around 115 homes with no more than 50 townhomes. The townhomes will be south and east of the cemetery. Access to the townhomes will be internal to the community, so there will not be multiple driveway cuts along Evans Road or Humie Olive.
Will it be the single-family homes attached to Bella Casa's Walden Rd? What type of single-family homes? Any range of home prices of them? The single-family homes are planned to be the homes closest to the existing residential communities. The townhomes will be in the southern section of the assemblage, consistent with the Town's future land use map. The townhomes will be around 1,900 to 2,500 sf in size, with a two-car garage, similar to what can be found in the South Walk neighborhood in Apex. We believe price points will be in the $400's for the townhomes. The single-family homes will be around 2,500 to 3,500 sf in size, with a two-car garage, similar to what can be found in the Bridgeport neighborhood in Wake Forest. We believe price points will be in the $500's for the single-family homes.
When you say Walden Road will be realigned, will it still connect to Evans Road or will it connect to Humie Olive directly? It would connect to Humie Olive instead of Evans, but we do not want the connection to be "direct" because we do not want to provide a drag strip. It may be a more circuitous route, but ultimately connecting to Humie Olive.
Is there any expectation to zone for commercial? No. Beazer Homes is a residential home builder and has no plans for commercial on this site.
Is there any plan to preserve trees along Evans Road? Yes. Our plan is to preserve the existing vegetation to the extent we are able and supplant with additional plantings to provide an appropriate buffer.
What did environmental study say about sewage right of way, were there alternatives considered instead of going through Stallings's hole property? We still are evaluating our options for sewer, but initial studies suggest that the most practical way to provide sewer to a portion of the property is to utilize the existing topography of the property, some of which slopes to the northeast, which ultimately goes towards the Stallings property.
How long do you estimate this process from start to finish? The rezoning process probably will take around 6 months. The site plan and permitting process may take another 6 months. After that, the horizontal development could begin which might take a year. After the infrastructure is in place, vertical construction could begin. A project of this size might take 2 to 3 years to build out completely.
What is the expected lot size for the SF homes? We do not know at this time.
How do you expect to preserve or improve the existing cemetery? We have been in contact with at least some of the descendants of folks buried within the cemetery. It will be preserved in place and we have an agreement to provide a fence around the cemetery as will as paved access to it.
During construction will you limit activity in Bella Casa?

Yes. The construction access for this site most likely will be off Evans Road. There should not be any construction equipment coming through Bella Casa from the north or east.
Will new development have their own HOA and amenities? Yes, this community will be completely separate and apart from Bella Casa.
Will there be homes backing up to the existing homes on Amalfi place? Yes. That area will be single family homes.
Please provide your email address. nghosh@morningstarlawgroup.com
With so many schools being capped this year, has consideration been put into where these families will go to school? Residents in this community will go to Wake County Public Schools based on whatever districting plan is in place at that time. We have submitted information to WCPSS regarding our proposed community, so it is aware that a new project is being proposed.
How can we follow along with the progress of the development? (i.e., rezoning has been submitted, rezone is denied/approved, etc.) The Town has an interactive development map on its website which probably is the best way to follow along. If you got a notice in the mail for this neighborhood meeting, then you also should get notice from the Town ahead of the public hearings.
What are the chances the rezoning will be denied? We think the proposed plan is a good one and also is consistent with the Town's long-range plans. So, as an initial matter, we do feel good about the chances of this rezoning getting approved.
When will the road design be revealed and will existing residents have some ability to comment on the resulting roadway connections/entrances designs with the new community? The road design will be part of the site plan approval which comes after the rezoning. The site plan process is mostly an administrative process.
How does this development relate to the "Holland Road Assembly" development? Could the rezoning of one possibly affect the other? Those are two completely separate projects and are not related to one another. The approval or denial of one should not impact the likelihood of success on the other.
Is 2929 Evans Road a part of the area that will be sold? No, but it is part of the property that will be rezoned. It is not part of the development that is being proposed.
How can we get the zoning plan pdf? That will be part of our submittal and will be publicly available. If I am not mistaken, the Town's interactive Map website will give you access to files submitted as part of the rezoning.

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Nil Ghosh, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at virtually via Zoom (location/address) on April 21, 2021 (date) from 5:00 PM (start time) to 7:00 PM (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

4/30/21
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Durham

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 30th day of April, 2021.

SEAL

Notary Public

Jeffrey Phillips
Print Name

My Commission Expires: 02-24-2024

JEFFREY PHILLIPS NOTARY PUBLIC DURHAM COUNTY, N.C. My Comm. Exp. 02-24-2024.

Evans Road PUD Assembly

PD PLAN

APEX, NORTH CAROLINA

Submitted: May 3, 2021

Resubmittal: July 9, 2021

PREPARED BY:

MORNINGSTAR LAW GROUP

PEAK Engineering & Design

Section 1: Table of Contents – PUD Text

Section 1: Table of Contents

Section 2: Vicinity Map

Section 3: Project Data

Section 4: Purpose Statement

Section 5: Permitted Uses

Section 6: Design Controls

Section 7: Architectural Controls

Section 8: Parking and Loading

Section 9: Signage

Section 10: Natural Resource and Environmental Data

Section 11: Stormwater Management

Section 12: Parks and Recreation

Section 13: Public Facilities

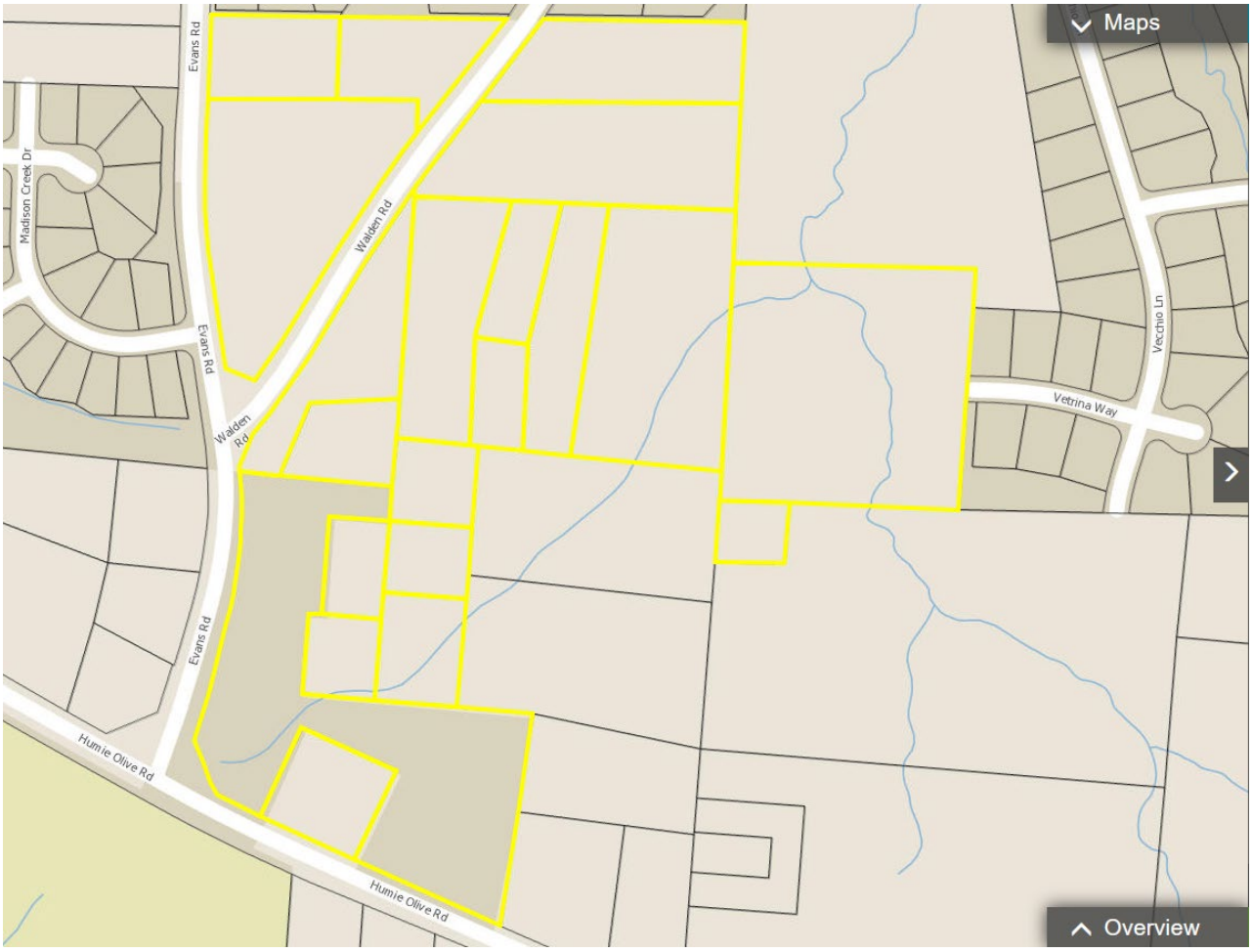
Section 14: Phasing Plan

Section 15: Consistency with 2045 Land Use Plan

Section 16: Compliance with UDO

Section 17: Compliance with Apex Transportation Plan and Bicycle Plan

Section 2: Vicinity Map



The Evans Road PUD is located in the Town of Apex, northeast of the intersection of Evans Road and Humie Olive Road. The Assembly is surrounded on three sides by residential communities built in the last seven years. To the north is the Manors at Bella Casa, to the west is the Madison community, and the Verona at Bella Casa community is east of the project area. Directly south is Humie Olive Road, and across Humie Olive Road are the Apex Friendship schools. Walden Road runs through the subject property. Development of the proposed community will realign Walden Road and make a more sensible east-west connection from Evans Road to Vecchio Lane aligned with Madison Creek Drive.

Section 3: Project Data

A. Name of Project:

Evans Road PUD

B. Property Owners:

MCWILL, LLC
15711 Verdura Ave
Paramount, CA 90723

Horton, Dione & Robert
P.O. Box 6
Apex, NC 27502

Sam Walden Heirs
36 Snowflower Lane
Willingboro, NJ 08046

Shirley Lynn Heirs
3317 Lorena Lynn Ct
Fuquay Varina, NC 27526

Sam Walden Heirs
1305 S. Paxon Street
Philadelphia, PA 19143

Joseph Paul Page Heirs
1994 Flint Hill Drive
Lawrenceville, GA 30044

Joseph B. Shaw Heirs
3747 Corbett Road
Mebane, NC 27302

Joyner, Kenneth & Sharon
2909 Walden Road
Apex, NC 27502

Ivory Lee Harris Heirs
655 Enterprise Dr Apt 137
Rohnert Park, C 94928

Evans, Almie Linwood
1609 N. Myrtle Ave
Clearwater, FL 33755

Thorpe, Kevin T. & Powell, Lathan
2308 Narrawood Street
Raleigh, NC 27614

Williams, John & Robin
2917 Walden Road
Apex, NC 27502

Allison, Ronald & Margaret
3305 Evans Road
Apex, NC 27502

Harris, Willie Larry Sr.
2929 Evans Road
Apex, NC 27502

Harris, Jo Ella W.
2909 Evans Road
Apex, NC 27502

Prepared By:
Nil Ghosh, Associate
Morningstar Law Group
421 Fayetteville St | Ste 530
Raleigh, NC 27601

C. Current Zoning Designation:

Rural Residential (RR)

D. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

E. Current 2045 Land Use Map Designation:

Medium Density Residential (3-7 units/acre); and
Medium/High Density Residential (7-14 units/acre)

F. Proposed Use

Up to 115 dwelling units and associated open space, recreational amenities, and infrastructure.

G. Size of Project

34.573 Acres (including 1.623 acres of right-of-way)

Section 4: Purpose Statement

The Evans Road PUD development will be a residential community with both single-family detached and townhome units. The maximum building height shall be forty feet (40') measured to the top of any pitched roof. For a site adjacent to existing single-family homes, across the street from public schools, and adjacent to a planned Neighborhood Mixed Use Center and Office corridor, the mixed housing type residential development is intended to provide a transition between the more intense and non-residential developments existing or planned south along Humie Olive and the existing single-family residential communities to the north.

A thirty-foot streetscape shall be established along the right-of-way for Humie Olive Road (a thoroughfare) and a thirty-foot streetscape shall be established along the right-of-way for Evans Road (a minor collector). A twenty-foot buffer shall be established around the remaining perimeter of the project.

This concept is consistent with the Town's stated PUD goals to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing environmentally sensitive areas.
- Provide for site specific and appropriate stormwater controls that exceed the requirements of the UDO.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Offer medium to medium-high density housing near a planned Neighborhood Mixed Use Center where there are not many options for the same.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability, and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.

Site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*. The proposed PUD will provide a development density that is consistent with principles found throughout the Advance Apex 2045 Comprehensive Plan.

Section 5: Permitted Uses

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply. The development will only include residential and supporting uses. Specifically, the permitted uses include:

- Single-family
- Townhouse
- Accessory Apartment
- Greenway
- Recreation facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall apply:

A. A maximum of 115 residential units shall be permitted upon the property. No more than 50 Townhouse units shall be allowed on the property.
B. All buildings constructed on the property shall provide solar conduit for the installation of rooftop solar panels.
C. Signage or informational brochures shall be provided by any homeowner's association regarding the need to eliminate fertilizer near SCMs.
D. Developer shall install pollinator-friendly flora within SCM Planting areas.
E. Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual.
F. Sod used within perimeter buffers, SCMs, and along streets shall not be fescue grasses.
G. Developer shall apply for Energy Star or other energy efficiency rating for all newly constructed homes on the property.
H. Developer shall install at least three (3) pet waste stations within the community.
I. SCMs shall not be located within State dictated stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Densities (SF per non-residential use) This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

B. Residential Densities and Design Controls

Density - The overall gross density shall not exceed 6.0 units per acre.
Design Controls – Dimensional standards below shall apply to all residential uses, and at a minimum, will comply with the following:

Maximum Density:	6.0 Units/Acre (includes RCA and rights-of-way)
Maximum Number of Units:	115
Maximum Built-Upon Area:	60%
Minimum Lot Size:	n/a
Minimum Lot Width:	50 feet for single-family detached 22 feet for townhouse
Maximum Building Height:	40 feet, no more than 3 stories

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Minimum Building Setbacks:

	Single Family (feet)	Townhouse (feet)
Front	10	10
Front (garage)	20	20
Side	5	0
Rear	10	10
Building	10	10

Minimum Buffer/RCA Setbacks: 10 feet for Buildings
5 feet for Parking Areas

C. Buffers

Perimeter Buffers

Northern boundary (Bella Casa):	20-foot Type B
Southern boundary (Humie Olive Road):	30-foot Type B
Western boundary (Evans Road):	30-foot Type B
Eastern boundary (Bella Casa and residential uses)	20-foot Type B
Adjacent to REID 0103305 (Stewarts Cemetery)	10-foot Type B

Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.

Thoroughfare and Collector Street Buffers

As depicted on the PD Plan, a 30’ Type B Buffer shall be established along Humie Olive Road and a 30’ Type B buffer shall be established along Evans Road.

Section 7: Proposed Architectural Controls

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Master Subdivision submittal. The following conditions shall apply:

Townhomes:

A. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
B. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
C. Garage doors must have windows, decorative details, or carriage-style adornments on them.
D. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
E. The garage cannot protrude more than 1 foot out from the front façade or front porch.
F. Front facades shall have horizontal relief achieved using recesses and projections.
G. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
H. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
I. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
   - Bay windows
   - Recessed windows
   - Decorative windows
   - Trim around the windows
   - Wrap around porch or side porch
   - Two or more building materials
   - Decorative brick or stone
   - Decorative trim
   - Decorative shakes
   - Decorative air vents on gables
   - Decorative cornice
   - Column on gable
   - Portico
   - Balcony
   - Dormer
   - Decorative gable

Single-Family

A. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
B. The garage shall not protrude more than 1 foot out from the front façade and front porch.
C. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
D. Eaves shall project at least 12 inches from the wall of the structure.
E. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
F. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
G. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
H. Front porches shall be a minimum of 6 feet deep.
I. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

Section 8: Parking and Loading

Parking for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.3, Off-Street Parking and Loading.

Section 9: Signage

All signage for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.7, *Signs*.

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the Jordan Lake Watershed, which is within the Cape Fear River Basin. While the site is within the Primary Watershed Protection Overlay District, it does not contain any FEMA designated 100-year floodplain.

B. Resource Conservation Areas (RCA) – Required and Provided
This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west side of the 540 corridor and therefore is required to preserve a minimum of 30% Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided include stormwater management areas, perimeter buffers, play lawns, and greenway trails within the walkable community.

C. Historic structures
Based upon the information contained within the North Carolina State Historic Preservation Office website, there are no historic structures present within the project boundary.

Section 11: Stormwater Management

The Evans Road PUD Assembly shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

Section 12: Parks and Recreation

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2021-2022 rates and proposed maximum lot count provided:

Single Family detached Units:	$3,495.24 x 65 = $227,190.60
Single Family attached Units:	$2,354.05 x 50 = $117,702.50
Total residential fee in lieu per current unit count:	$344,893.10

(final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

Per Article 14, of the UDO credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.

Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **General Roadway Infrastructure**
  Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site.
  Refer to the concept plan of the PUD plan for proposed access points, stub street extensions, and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Master Subdivision Plan review and approval.

- **Transportation Improvements**
  Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

  <u>Evans Road</u>
  The Developer shall widen Evans Road along the project frontage as development occurs based upon a minimum 35-foot curb and gutter roadway section with a 5-foot sidewalk and dedication based upon a 60-foot right-of-way.

  <u>Humie Olive Road</u>
  The Developer shall widen Humie Olive Road along the project frontage as development occurs based upon a minimum 41-foot curb and gutter roadway section with 10-foot side path and dedication based upon an 80-foot right-of-way.

  <u>Evans Road and Madison Creek Drive at Site Drive 1</u>
  - The Developer shall construct one (1) full-access point to Evans Road aligned with the existing Madison Creek Drive.
  - Construct westbound approach with one (1) ingress lane and one (1) egress lane.
  - Provide stop control for the westbound approach.

Humie Olive Road at Site Drive 2

- The Developer shall construct one (1) right-in/right-out access point to Humie Olive Road located approximately 450-feet east of Evans Road.
- Construct southbound approach, striped as a right-in/right-out with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Construct a monolithic concrete median on Humie Olive Road to prohibit left-turn movements.

Humie Olive Road and Evans Road

- Provide pedestrian accommodations across the north and east legs of the intersection, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate new pedestrian phases.

- **Wayfinding Improvements**
  Wayfinding measures at the site shall be provided to facilitate the movement of vehicles and pedestrians to and within the development.

- **Water and Sanitary Sewer**
  All lots within the project will be served by the Town of Apex water and sanitary sewer facilities. The utility design will be finalized at the time of Master Subdivision Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference.

- **Other Utilities**
  Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Section 14: Phasing Plan

This PUD may be completed in up to three (3) phases, with construction anticipated to begin in 2022. Project phasing will be planned to ensure the points of access, RCA, stormwater controls and other design standards are met in accordance with the UDO. A final phasing plan will be incorporated within the Master Subdivision Plans (MSP) for review and approval through the Technical Review Committee.

Section 15: Consistency with the 2045 Land Use Map

Based upon discussions with Town staff through the Technical Review Committee pre-application and zoning review processes, the proposed land use is consistent with the Town's 2045 Land Use Map.

Section 16: Compliance with the UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document. The project includes two deviations:

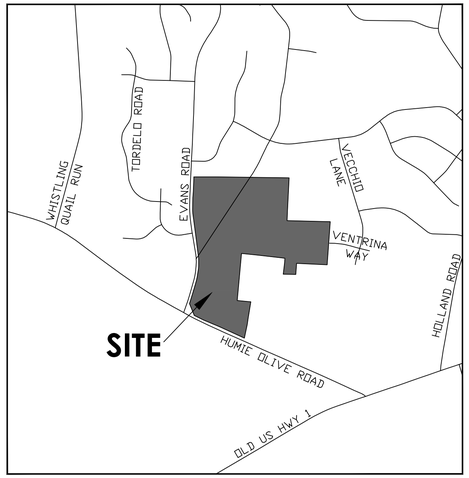
1. Deviation from the 5% RCA mass grading penalty as outlined in Section 7.2.5 of the Town of Apex UDO; and
2. Reduction in the buffer adjacent to Stewarts Cemetery (REID 0103305)

Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Master Subdivision Plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time of the Master Subdivision Plan approval as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan.

EVANS ROAD PUD ASSEMBLY

PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING
EVANS ROAD @ HUMIE OLIVE ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 200304
MAY 3, 2021



VICINITY MAP
NOT TO SCALE

AERIAL MAP
NOT TO SCALE

OWNER/DEVELOPER
BEAZER HOMES
JASON VICKERS
5400 TRINITY ROAD SUITE 313
RALEIGH, NC 27607
PHONE: (919) 448-6167

CIVIL ENGINEER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
PHONE: (919) 439-0100

TRANSPORTATION ENGINEER
RAMEY KEMP & ASSOCIATES
NATE BOUQUIN
5808 FARINGDON PLACE SUITE 100
RALEIGH, NC 27609

ENVIRONMENTAL CONSULTANT
SOIL & ENVIRONMENTAL CONSULTANTS (S&EC)
STEPHEN BALL
8412 FALLS OF NEUSE ROAD SUITE 104
RALEIGH, NC 27615

DRAWING INDEX:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	CONCEPTUAL SITE PLAN
C200	CONCEPTUAL UTILITY PLAN

SITE INFORMATION:

Property Owner/Site Address Page	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book &
KEVIN T THORPE 7628 HUMIE OLIVE RD APEX, NC 27502	0721-80-1110	70642	072104	0.999	DB 7710, PG 949
MCWILL LLC 3029 EVANS RD APEX, NC 27502	0721-80-3174	43207	072104	6.243	DB 15964, PG 879
DJONE HORTON 3033 EVANS RD APEX, NC 27502	0721-80-1336	82068	0721 04	0.503	DB 17083, PG 18
SAM WALDEN HEIRS 0 EVANS RD APEX, NC 27502	0721-80-2377	183428	072104	0.764	DB 94-E, PG 468
SHIRLEY W LYNN HEIRS 3025 EVANS RD APEX, NC 27502	0721-80-1553	43195	072104	0.501	DEED NOT AVAILABLE
SHIRLEY W LYNN HEIRS 0 EVANS RD APEX, NC 27502	0721-80-3505	43230	072104	0.502	DEED NOT AVAILABLE
SAM WALDEN HEIRS 3027 EVANS RD APEX, NC 27502	0721-80-3619	73331	072104	0.605	DB 94-E, PG 468
JOSEPH PAUL PAGE HEIRS 0 WALDEN RD APEX, NC 27502	0721-81-3022	58177	072104	1.822	DB 2184, PG 232
JOSEPH B SHAW HEIRS 2921 EVANS RD APEX, NC 27502	0721-80-4836	78415	072104	0.473	DB 19-E, PG 791
KENNETH T JOYNER & SHARON ELAINE JOYNER 2909 WALDEN RD APEX, NC 27502	0721-81-4170	62891	072104	0.635	DB 11783, PG 680
IVORY LEE HARRIS HEIRS 0 WALDEN RD APEX, NC 27502	0721-81-5061	28597	072104	1.122	DEED NOT AVAILABLE
ALMIE LINWOOD EVANS 2925 WALDEN RD APEX, NC 27502	0721-80-7948	21169	072104	2.923	DB 2477, PG 189
KEVIN T THORPE & LATHAM POWELL 0 HUMIE OLIVE RD APEX, NC 27502	0721-90-1910	56864	072104	4.951	DEED NOT AVAILABLE
KEVIN T THORPE & LATHAM POWELL 7616 HUMIE OLIVE RD APEX, NC 27502	0721-80-9611	56865	072104	0.371	DEED NOT AVAILABLE
JOHN R & ROBIN WILLIAMS 2917 WALDEN RD APEX, NC 27502	0721-80-1975	165103	072104	1.822	DB 15183, PG 1934
RONALD A ALLISON & MARGARET L ALLISON 2912 WALDEN RD APEX, NC 27502	0721-81-0212	165100	072104	4.082	DB 10630, PG 1968
WILLIE LARRY HARRIS 2828 WALDEN RD APEX, NC 27502	0721-81-2581	173485	072104	0.987	DB 14082, PG 2458
WILLIE LARRY HARRIS SR 2905 WALDEN RD APEX, NC 27502	0721-81-6313	89597	072104	2.666	DB 14082, PG 2467
JO ELLA W HARRIS 2825 WALDEN RD APEX, NC 27502	0721-81-6591	82261	072104	1.732	DB 14614, PG 894
WILLIE LARRY HARRIS SR 2929 WALDEN RD APEX, NC 27502	0721-71-9581	89594	072104	0.94	DB 13597, PG 1236
Total acreage:				34.642 acres	

SITE INFORMATION CONTINUED:

Existing Zoning:	RR (Rural Residential)
Proposed Zoning:	PUD-CZ (Planned Unit Density - Conditional Zoning)
Current 2045 Land Use Map:	Medium Density Residential, Medium/High Density Residential
Existing Use:	Vacant, Single Family Residential
Township:	Buckhorn
Flood Zone Information:	Firm Panel 3720072100J does not show the presence of flood zones on the properties.
Watershed Information:	Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin
Historical:	No historical structures on site
Proposed Uses:	Single Family; Townhouse; Accessory Apartment; Greenway; Recreation facility, private; Park active; Park, passive; Utility, minor
Buildings:	65 Single Family Detached, 50 Single Family Attached
Density:	3.4 DU/acre (less than 6 DU/acre)
Building Height:	40 feet / 3-stories
Built Upon Area (BUA):	60%

Building Setbacks:

	Single Family	Townhomes
Front:	10 feet	10 feet
Front (garage):	20 feet	20 feet
Side:	5 feet	0 feet
Rear:	10 feet	10 feet
Building to Building:	10 feet	10 feet
From Buffer/RCA:	10 feet for buildings 5 feet for parking areas	

Parking:	Parking to comply with UDO Section 8.3.2
Single Family Detached	
Required Spaces:	2 spaces per dwelling unit 65 dwelling units x 2 spaces/unit
Proposed Spaces:	130 spaces (parking is provided within garages and driveways)
Single Family Attached (Townhomes)	
Required Spaces:	2 spaces per dwelling unit plus .25 per unit for guest parking 2 spaces x 50 dwelling units = 100 spaces .25 x 50 dwelling units = 13 spaces Total = 113 parking spaces

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100
www.PeakEngineering.com
NC License #P-0673

project:
EVANS ROAD PUD ASSEMBLY
EVANS ROAD @ HUMIE OLIVE ROAD
BUCKHORN TOWNSHIP
APEX, NORTH CAROLINA 27502

seal:

No.	DATE	REVISION	BY

title:
COVER SHEET

proj #: 180903
date: May 3, 2021
dwg by: JE chkd by: JR
scale: As Noted
sheet: C000
SKETCH PLAN

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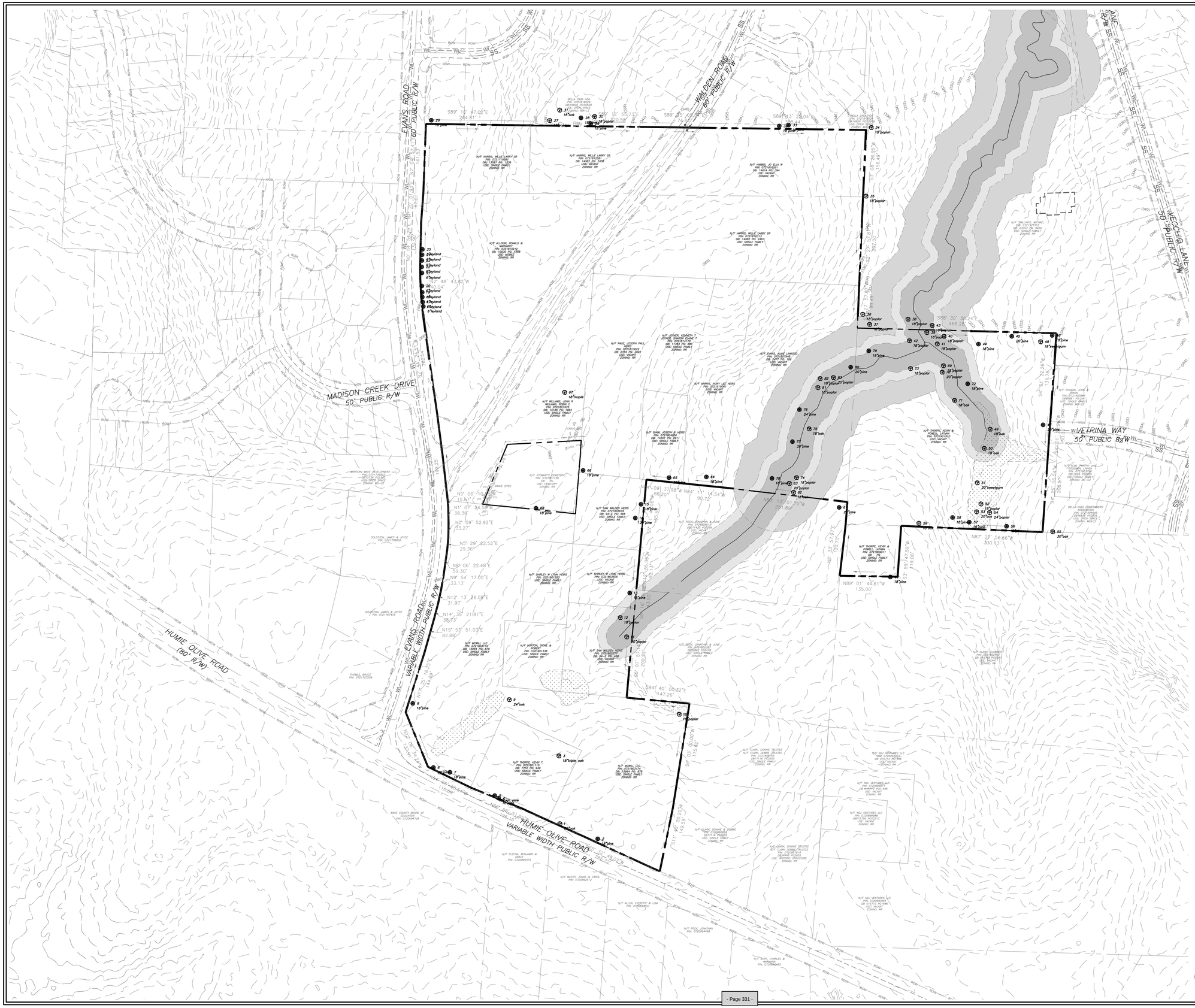

TREE LEGEND

PINE TREES (>18" DBH)

DECIDUOUS TREES (>18" DBH)

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

N

0 50 100 200

SCALE: 1" =100'

1 C001 EXISTING CONDITIONS

SCALE: 1"= 100'

PEAK Engineering & Design

1125 Apex Peakway | Apex, NC 27502

ph: 919.439.0700

www.PeakEngineering.com

NC License #P-0673

project:

EVANS ROAD PUD ASSEMBLY

BUCKHORN TOWNSHIP

APEX, NORTH CAROLINA 27502

seal:

No.	DATE	REVISION	BY

title:

EXISTING CONDITIONS

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dwg by: JE

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scale: As Noted

sheet: *C001*

SKETCH PLAN

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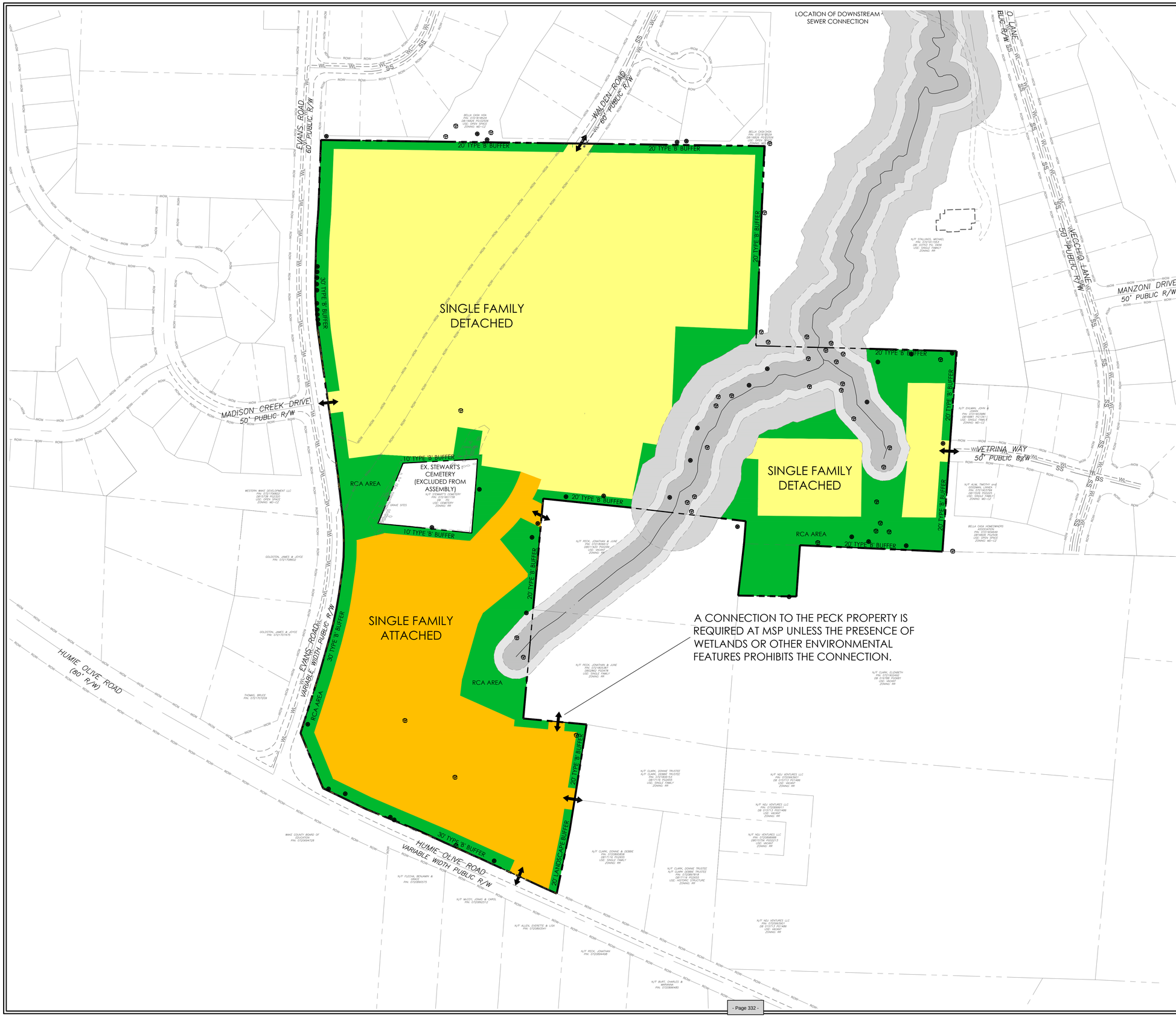

1 C100 CONCEPTUAL SITE PLAN
SCALE: 1"= 100'

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ph: 919.439.0700
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seal:

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title:
CONCEPTUAL SITE PLAN

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SKETCH PLAN

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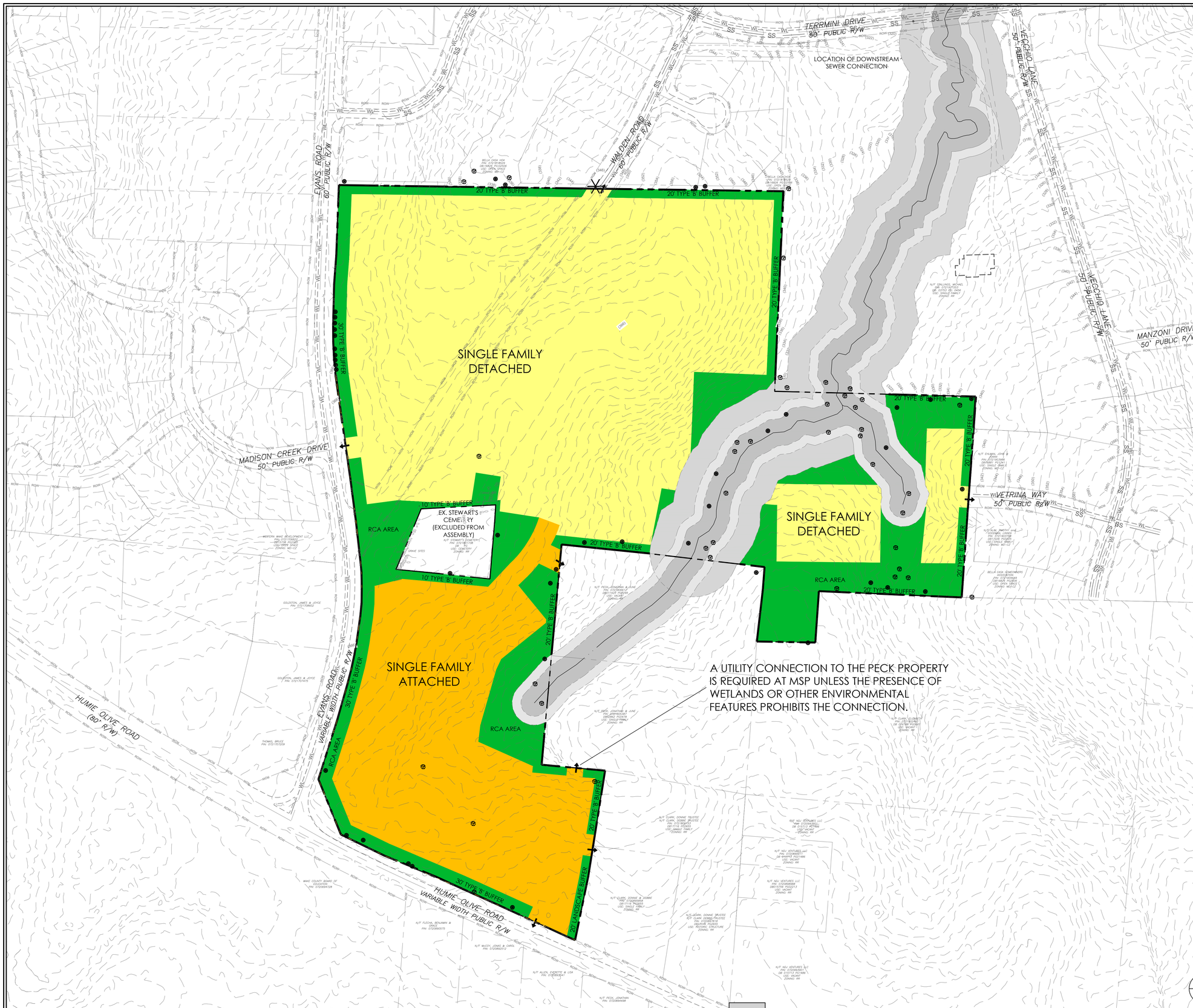

UTILITY NOTES:

1. THE SITE IS REQUESTING FULL TOWN SERVICES - WATER, SEWER AND ELECTRICITY
2. THIS SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

PROPOSED WATER CONNECTIONS

PROPOSED SEWER CONNECTIONS

PROJECT PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

N

0 50 100 200

SCALE: 1" =100'

1 C200 CONCEPTUAL UTILITY PLAN

SCALE: 1"= 100'

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No.	DATE	REVISION	BY

title:
CONCEPTUAL UTILITY PLAN

proj #: 180903

date: May 3, 2021

dwg by: JE chkd by: JR

scale: As Noted

sheet: *C200*

SKETCH PLAN

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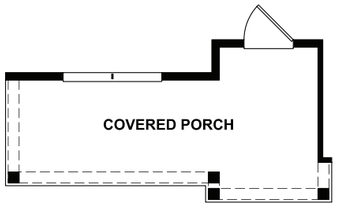
Paid Options

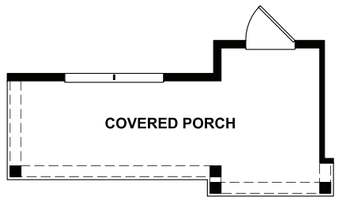
Structural options that add square footage or other structure (s) to the home for a fee

Optional Exterior FCL on Second Floor

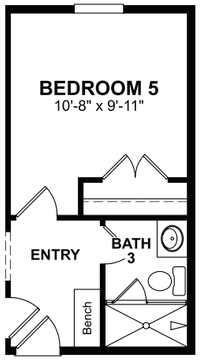
Optional Exterior FHL on Second Floor



Optional Exterior FCL
on First Floor



Optional Exterior FHL
on First Floor



Optional Bedroom 5/Bath 3
ILO Study/Powder

Legend

OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	
D - Dryer	
WH - Water Heater	
DW - Dishwasher	— — — — — Dashed Lines Denote Elevated Features
REF - Refrigerator	

BEAZER HOMES

Beckett

3-5 beds / 2.5-3 baths
2,556 sq. ft.
2-car garage

French Country L Exterior

Farmhouse L Exterior

Traditional L Exterior

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*Due to our consistent efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. All dimensions are approximate. Details shown may vary depending on the elevation and options chosen. All plans are the property of Beazer Homes. Consult your New Home Counselor for details. © 2020 Beazer Homes.
V642 v1.3 9-20

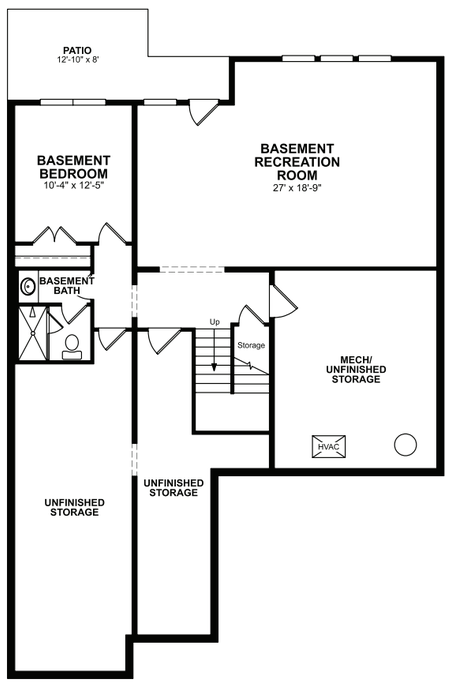
Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

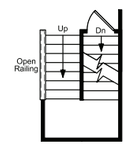
BEAZER HOMES

Dianne

4-6 beds / 3.5-4.5 baths
3,501 sq. ft.
2-car garage



Optional Basement



Stairs to
Optional Basement

Arts & Crafts L Exterior

French Country L Exterior

Farmhouse L Exterior

Traditional A Exterior

Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry
Dotted Lines Denote Optional Items
Dashed Lines Denote Elevated Features

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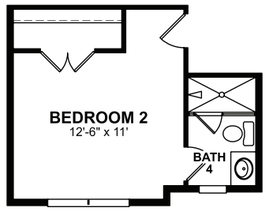
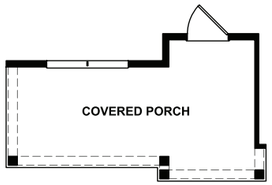
BZH LISTED NYSE
ENERGY STAR PARTNER
*Due to our consistent efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. All dimensions are approximate. Details shown may vary depending on the elevation and options chosen. All plans are the property of Beazer Homes. Consult your New Home Counselor for details. © 2020 Beazer Homes.
V567 v3.0 10-20

Paid Options

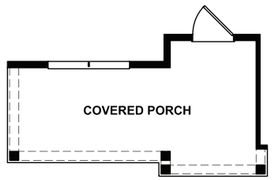
Structural options that add square footage or other structure (s) to the home for a fee



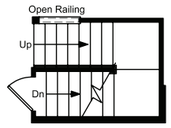
Optional Bath 4
ILO Walk-In Closet



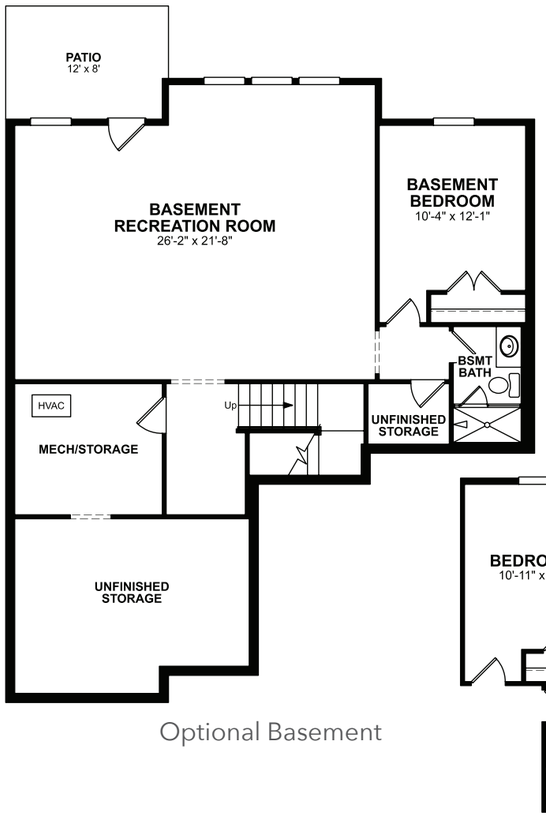
Elevation FCL



Elevation FHL



Stairs to Optional Basement



Optional Basement

Elevation FCL

Elevation FHL

Optional Bedroom 5/
Bath 3 ILO Study/Powder

Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator

HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry

Dotted Lines Denote Optional Items

Dashed Lines Denote Elevated Features

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V643 v1.2 2-21

BEAZER HOMES

Miller

4-6 beds / 2.5-5 baths
2,972 sq. ft.
2-car garage

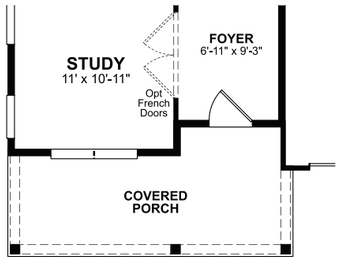
French Country L Exterior

Farmhouse L Exterior

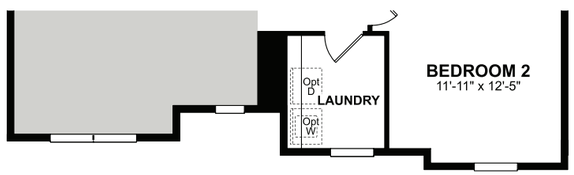
Traditional L Exterior

Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



Elevation FHL/ FHM/ FCL/ TRM



Elevation FHL/ FHM

Legend

OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	
D - Dryer	
WH - Water Heater	– – – – – – – – – – Dashed Lines Denote Elevated Features
DW - Dishwasher	
REF - Refrigerator	

BEAZER HOMES

Douglas

5 beds / 4.5 baths
3,431 sq. ft.
2-car garage

French Country L Exterior

Farmhouse L Exterior

Farmhouse M Exterior

Traditional L Exterior

Traditional M Exterior

BZH LISTED NYSE
ENERGY STAR PARTNER
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V648 v1.3 4-21

BEAZER HOMES

DIANNE
RLH V567

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRA/TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Plan Elev FCL
F-1.4	Slab Plan Options
F-2.0	Crawl Plan
F-2.1	Crawl Plan Partials
F-3.0	Basement Plan
F-3.1	Basement Plan Partials
A-1.0	First Floor Plan & Partial
A-1.1	First Floor Plan Partials
A-2.0	Second Floor Plan & Partial
A-2.1	Second Floor Plan Partials
A-3.0	Front Elevation TRA
A-3.1	Side Elevations TRA
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-3.6	Front Elevation FCL
A-3.7	Side Elevations FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Optional Fireplace
O-3.0	Optional Screened Porch
O-4.0	Optional Basement Elevation

Sheet List

Sheet #	Description
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
E-4.0	Basement Electrical Plan
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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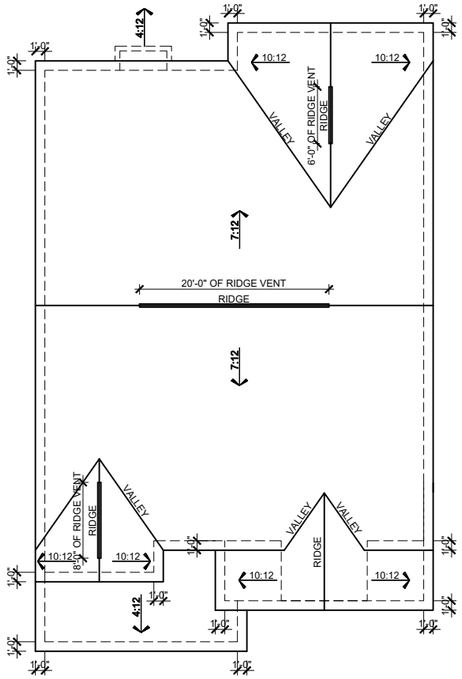
RLH V567 3.2
Cover Sheets
Cover Sheet

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: CS-1.0

Plot Date: 24-07-2020 21:15:02; By: Vijay Panchal



ROOF PLAN TRA

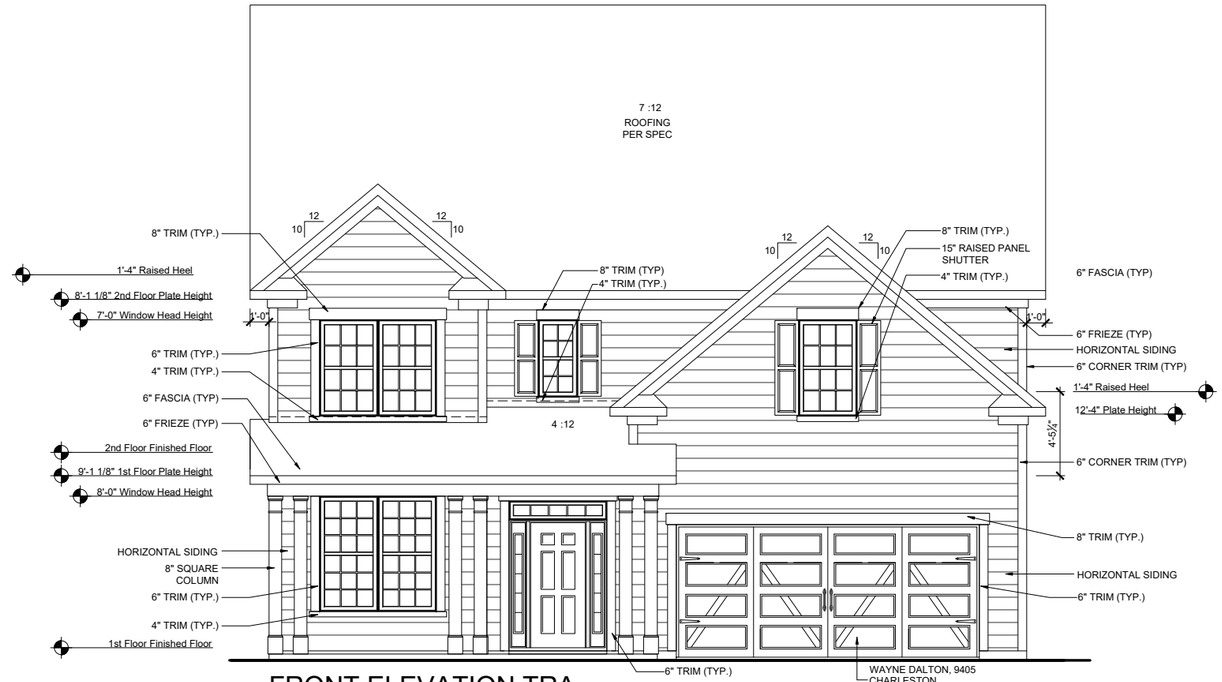
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRA

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		2161 SF
2161 SF x 1/300		7.13SF
7.13 SF x 144 SQ. IN.	REQ TOTAL VENT:	1026.9 IN.
HIGH VENTING		
(34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		612 SQ. IN.
LOW VENTING		
(50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		450 SQ. IN.
TOTAL FREE AREA PROVIDED		1062 SQ. IN.

PORCH/GARAGE ROOF TRA

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		246 SF
246 SF x 1/300		.81 SF
.81 SF x 144 SQ. IN.	REQ TOTAL VENT:	116.90 IN.
HIGH VENTING		
(0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		0 SQ. IN.
LOW VENTING		
(14') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		126 SQ. IN.
TOTAL FREE AREA PROVIDED		126 SQ. IN.



FRONT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - TRA on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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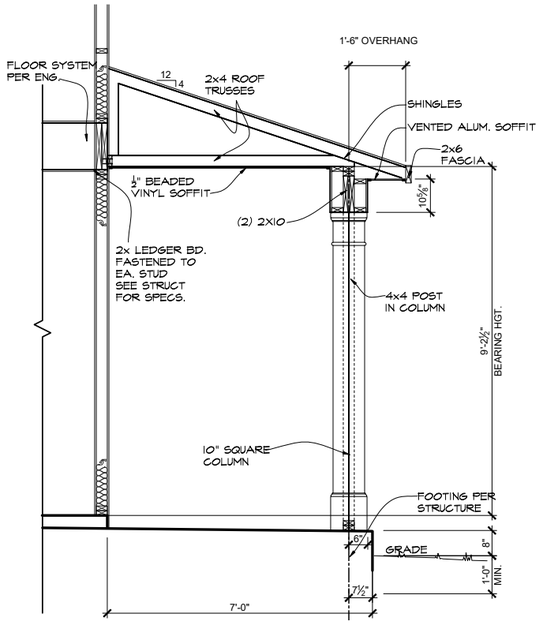
RLH V567 3.2
Elevation Plans
Front Elevation TRA

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.0

Plot Date: 24-07-2020 21:24:43; By: Vijay Panchal



FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

LEFT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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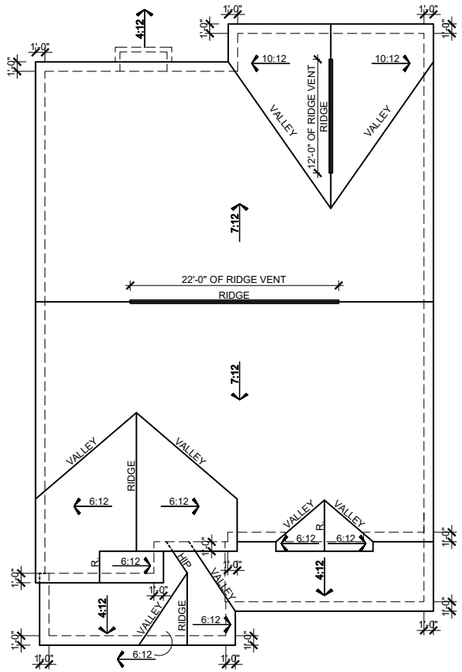
RLH V567 3.2
Elevation Plans
Side Elevations TRA

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.1

Plot Date: 24-07-2020 21:24:45; By: Vijay Panchal



ROOF PLAN ACL

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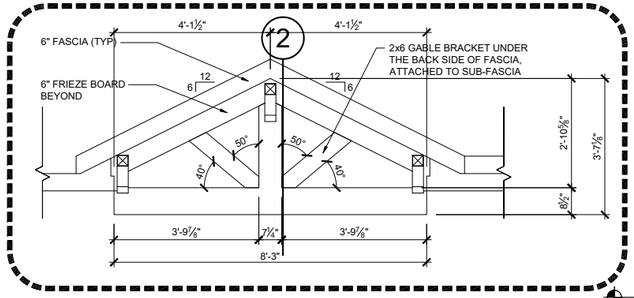
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



1 GABLE END DETAIL

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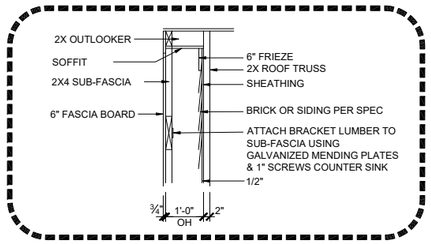

2 GABLE END SECTION DETAIL

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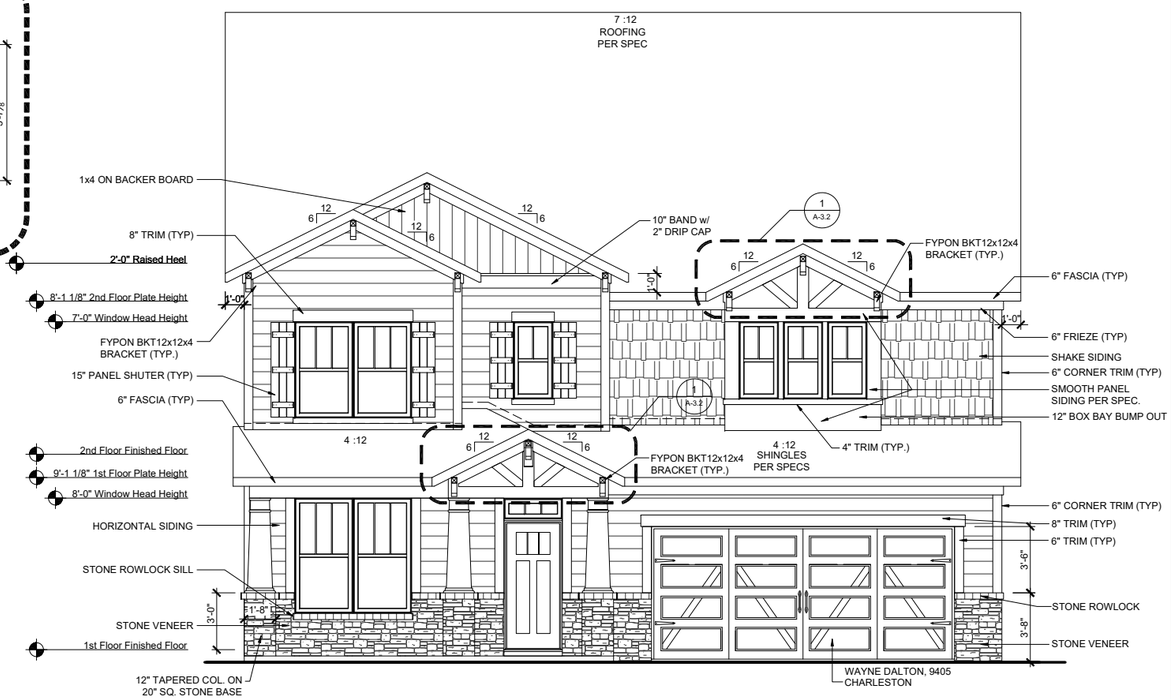


FRONT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - ACL on CRAWLSPACE

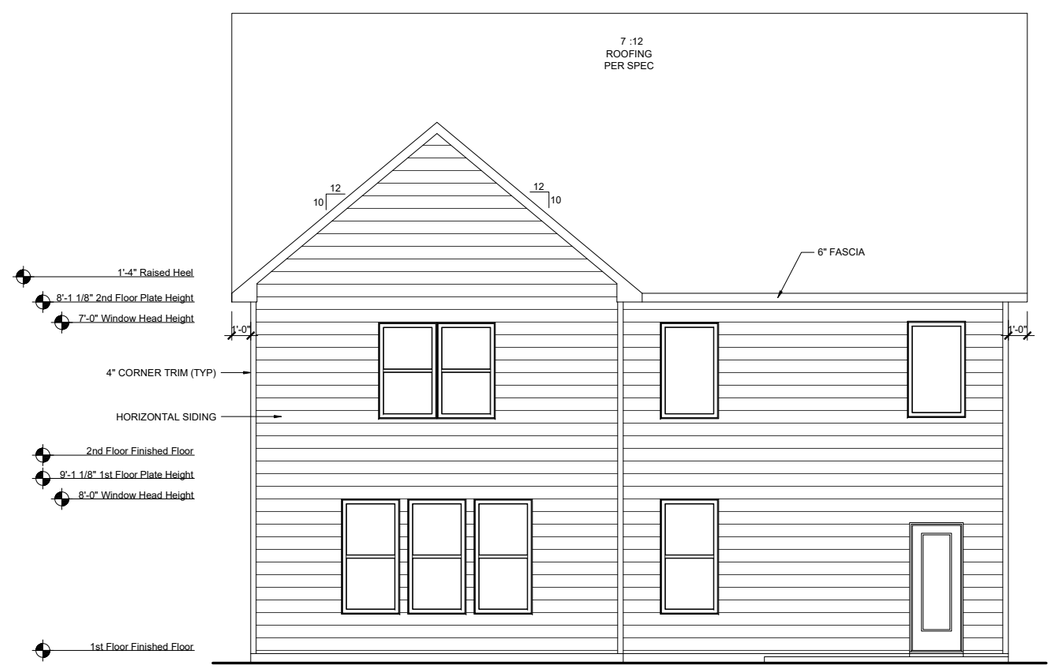
SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF ACL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		2091 SF
2091 SF x 1/300		6.97 SF
6.97 SF x 144 SQ. IN.	REQ TOTAL VENT:	1004 IN.
HIGH VENTING		
(34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		612 SQ. IN.
LOW VENTING		
(50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		450 SQ. IN.
TOTAL FREE AREA PROVIDED		1062 SQ. IN.

PORCH/GARAGE ROOF ACL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		301 SF
301 SF x 1/300		1.00 SF
1.00 SF x 144 SQ. IN.	REQ TOTAL VENT:	144 IN.
HIGH VENTING		
(0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		0 SQ. IN.
LOW VENTING		
(20') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		180 SQ. IN.
TOTAL FREE AREA PROVIDED		180 SQ. IN.



REAR ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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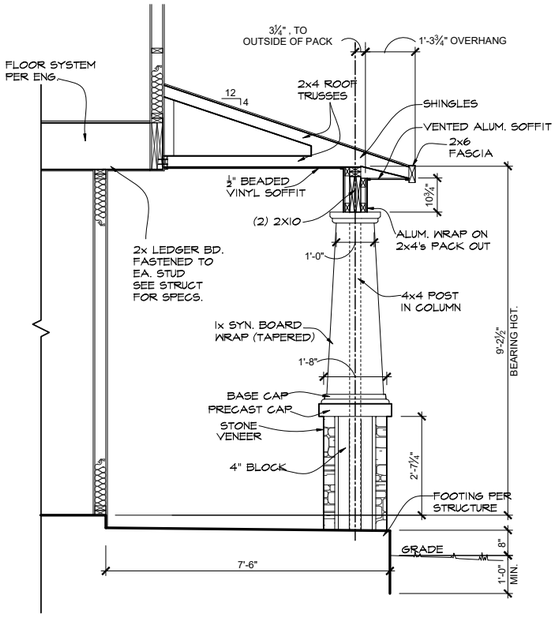
BEAZER HOMES

RLH V567 3.2
Elevation Plans
Front Elevation ACL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.2

Plot Date: 24-07-2020 21:24:48; By: Vijay Panchal

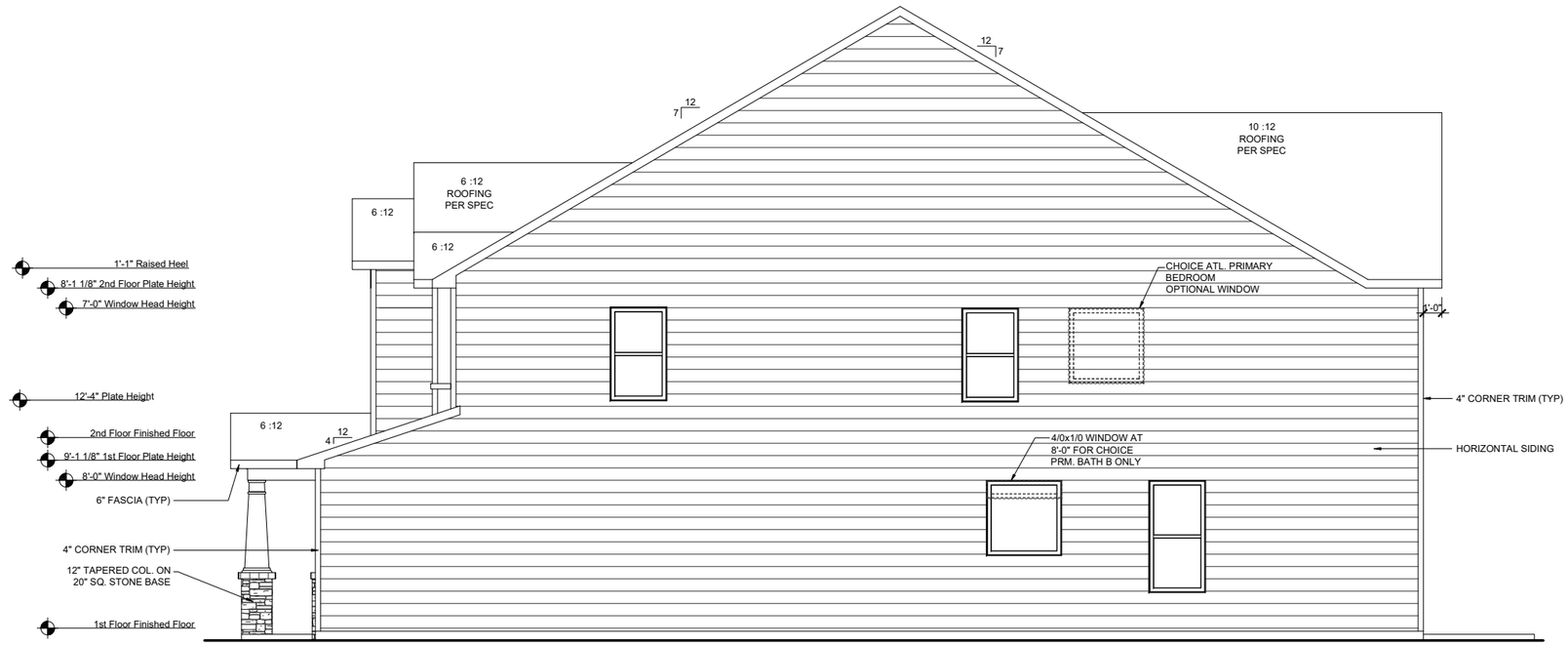


FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

LEFT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

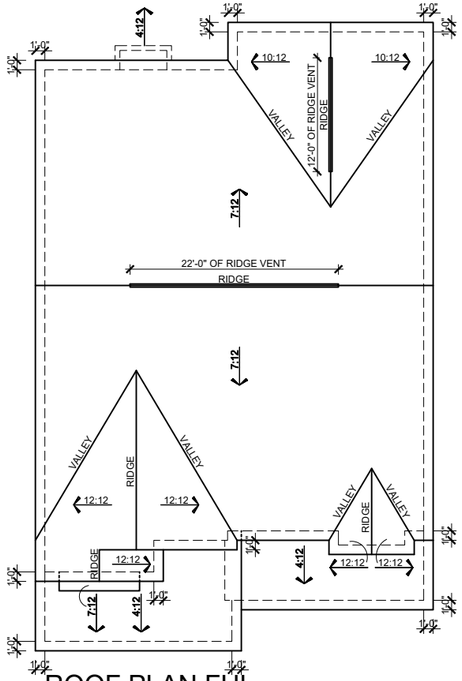
RLH V567 3.2

Elevation Plans

Side Elevations ACL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number:
A-3.3

Plot Date: 24-07-2020 21:24:50; By: Vijay Panchal



ROOF PLAN FHL

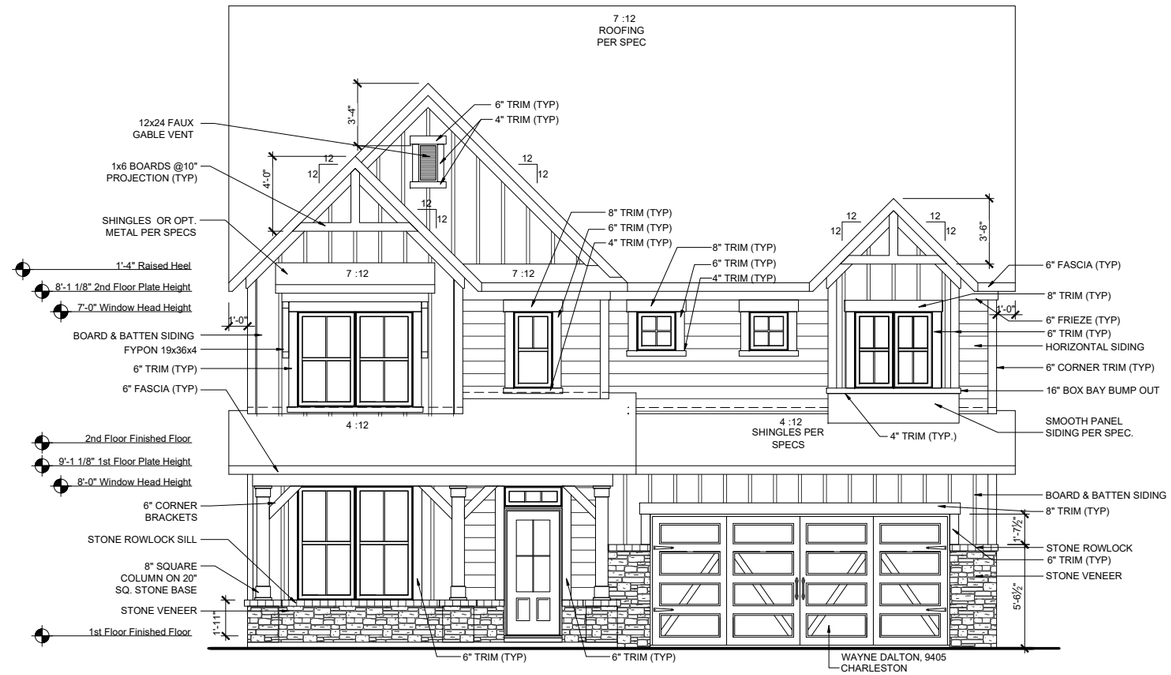
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		2094 SF
2094 SF x 1/300		6.91 SF
6.91 SF x 144 SQ. IN.	REQ TOTAL VENT:	995.1 IN.
HIGH VENTING (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		612 SQ. IN.
LOW VENTING (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		450 SQ. IN.
TOTAL FREE AREA PROVIDED		1062 SQ. IN.

PORCH/GARAGE ROOF FHL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		369 SF
369 SF x 1/300		1.22 SF
1.22 SF x 144 SQ. IN.	REQ TOTAL VENT:	176.3 IN.
HIGH VENTING (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		0 SQ. IN.
LOW VENTING (20') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		180 SQ. IN.
TOTAL FREE AREA PROVIDED		180 SQ. IN.

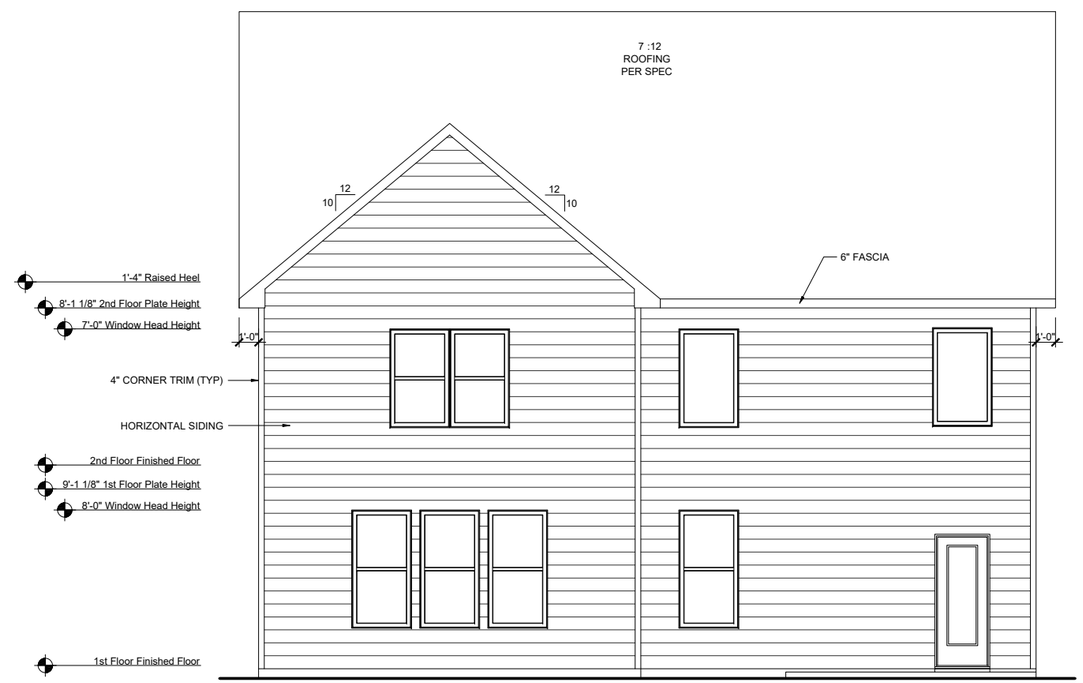


FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - FHL on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

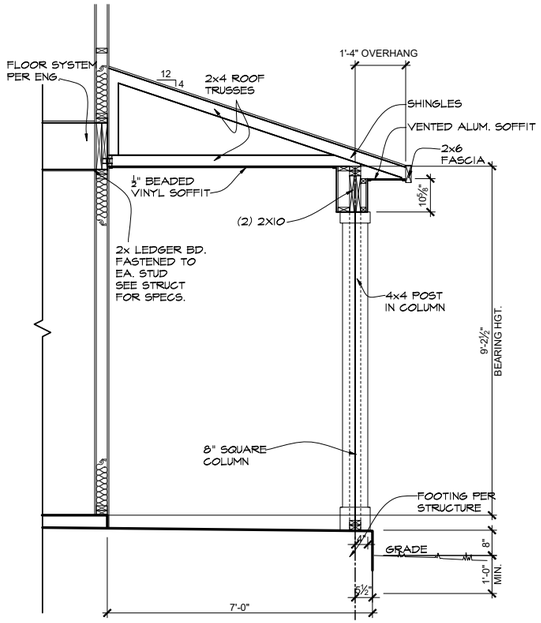
RLH V567 3.2

Elevation Plans

Front Elevation FHL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.4

Plot Date: 24-07-2020 21:24:53; By: Vijay Panchal

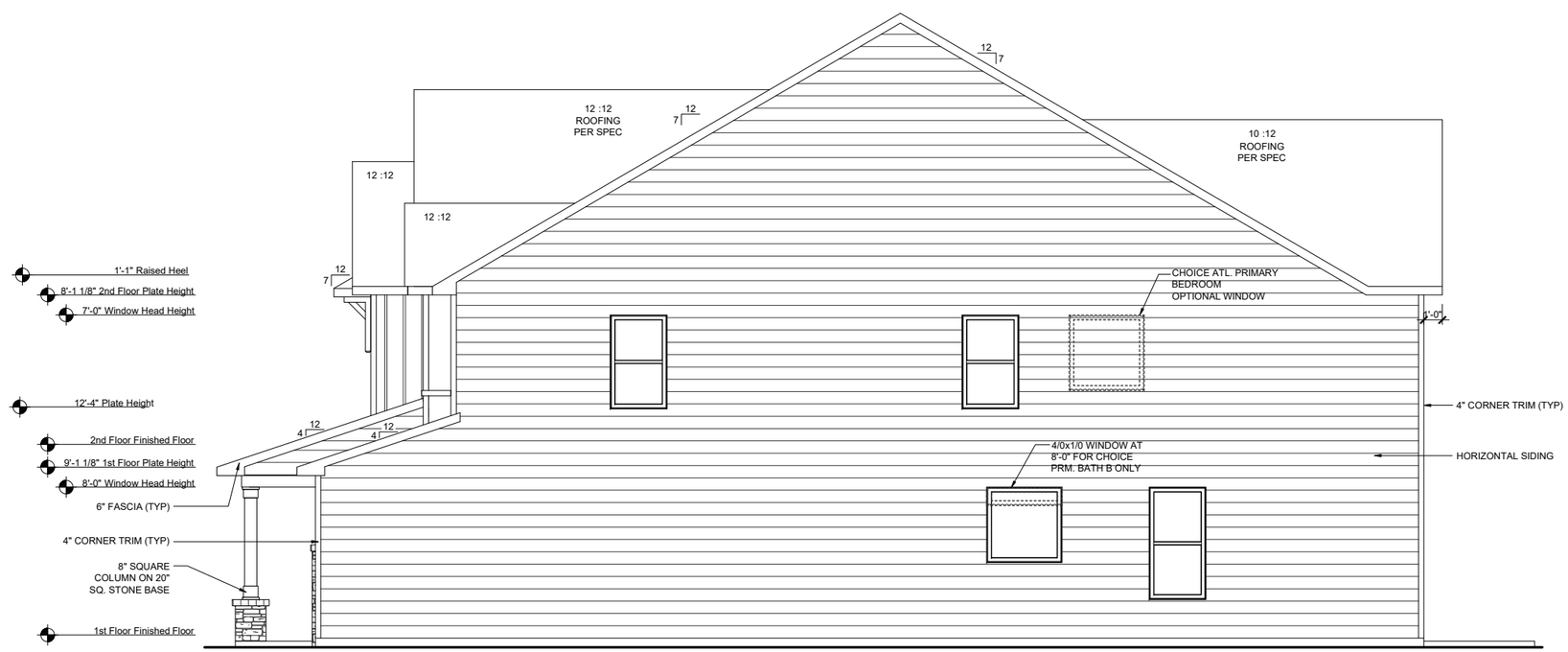


FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

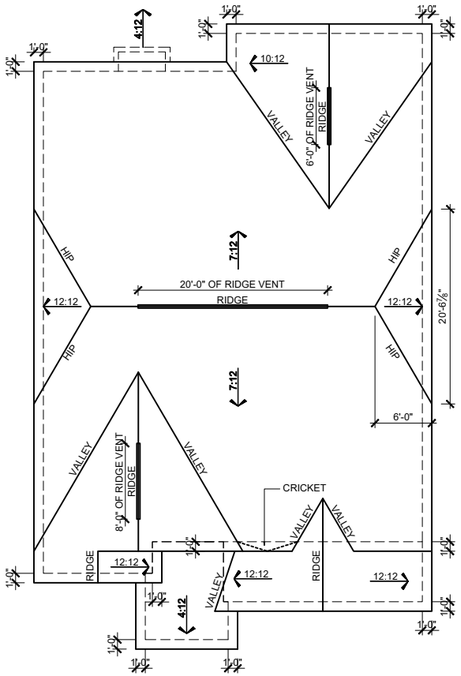
RLH V567 3.2

Elevation Plans

Side Elevations FHL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.5

Plot Date: 24-07-2020 21:24:55; By: Vijay Panchal



ROOF PLAN FCL

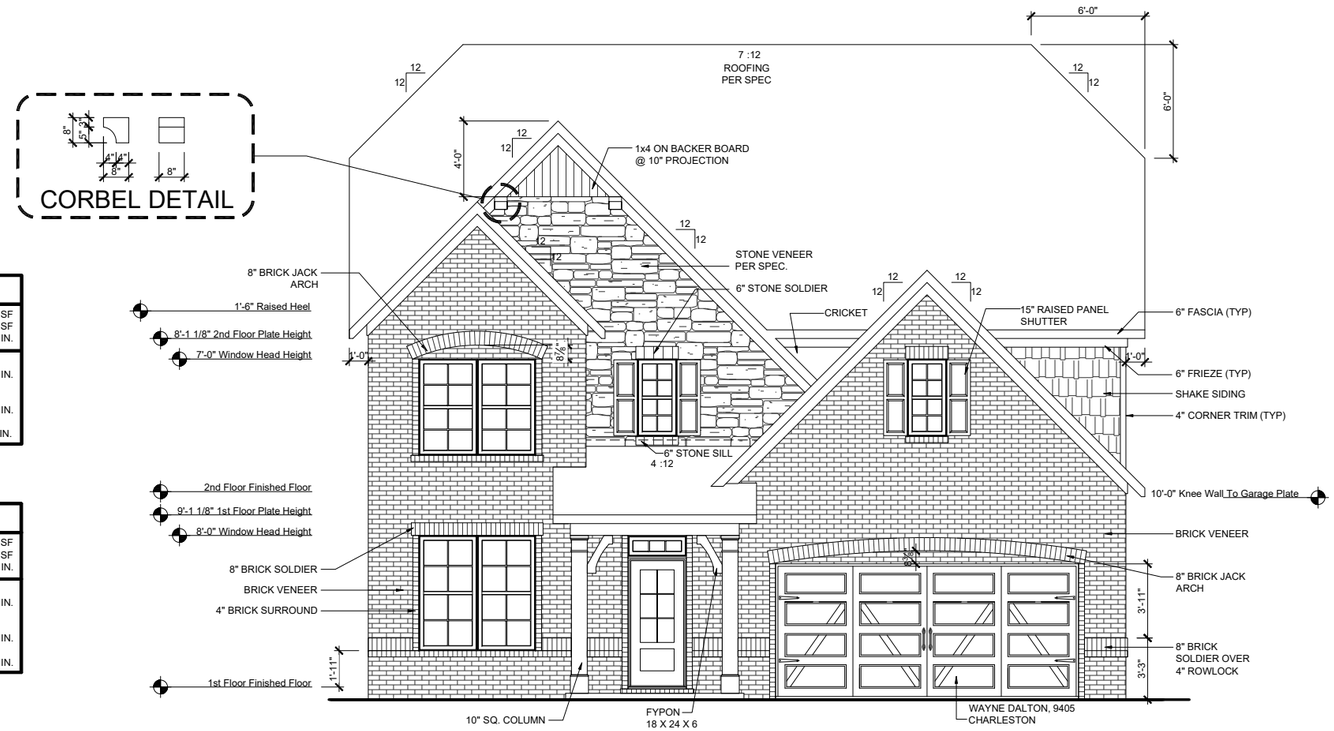
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FCL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		2113 SF
2113 SF x 1/300		6.97 SF
6.97 SF x 144 SQ. IN.	REQ TOTAL VENT:	1004.1 IN.
HIGH VENTING		
(34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		612 SQ. IN.
LOW VENTING		
(50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		450 SQ. IN.
TOTAL FREE AREA PROVIDED		1062 SQ. IN.

PORCH/GARAGE ROOF FCL

ATTIC VENT CALCULATION		
ATTIC SQUARE FOOTAGE =		208 SF
208 SF x 1/300		.69 SF
.69 SF x 144 SQ. IN.	REQ TOTAL VENT:	98.8 IN.
HIGH VENTING		
(0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT		0 SQ. IN.
LOW VENTING		
(12') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT		108 SQ. IN.
TOTAL FREE AREA PROVIDED		108 SQ. IN.

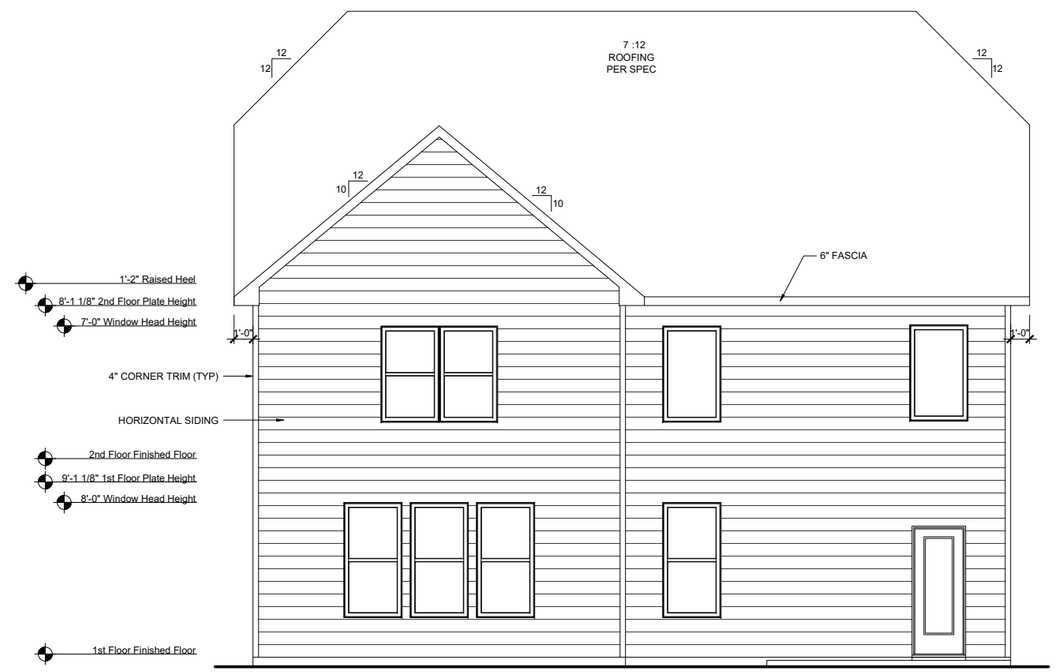


FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - FCL on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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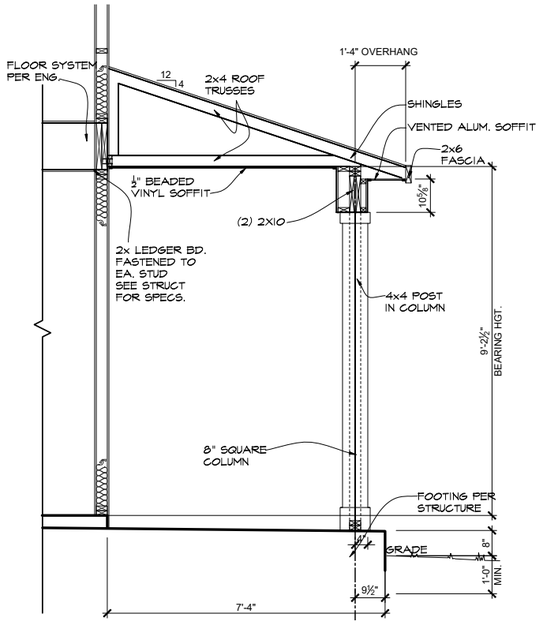
BEAZER HOMES

RLH V567 3.2
Elevation Plans
Front Elevation FCL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.6

Plot Date: 24-07-2020 21:24:59; By: Vijay Panchal

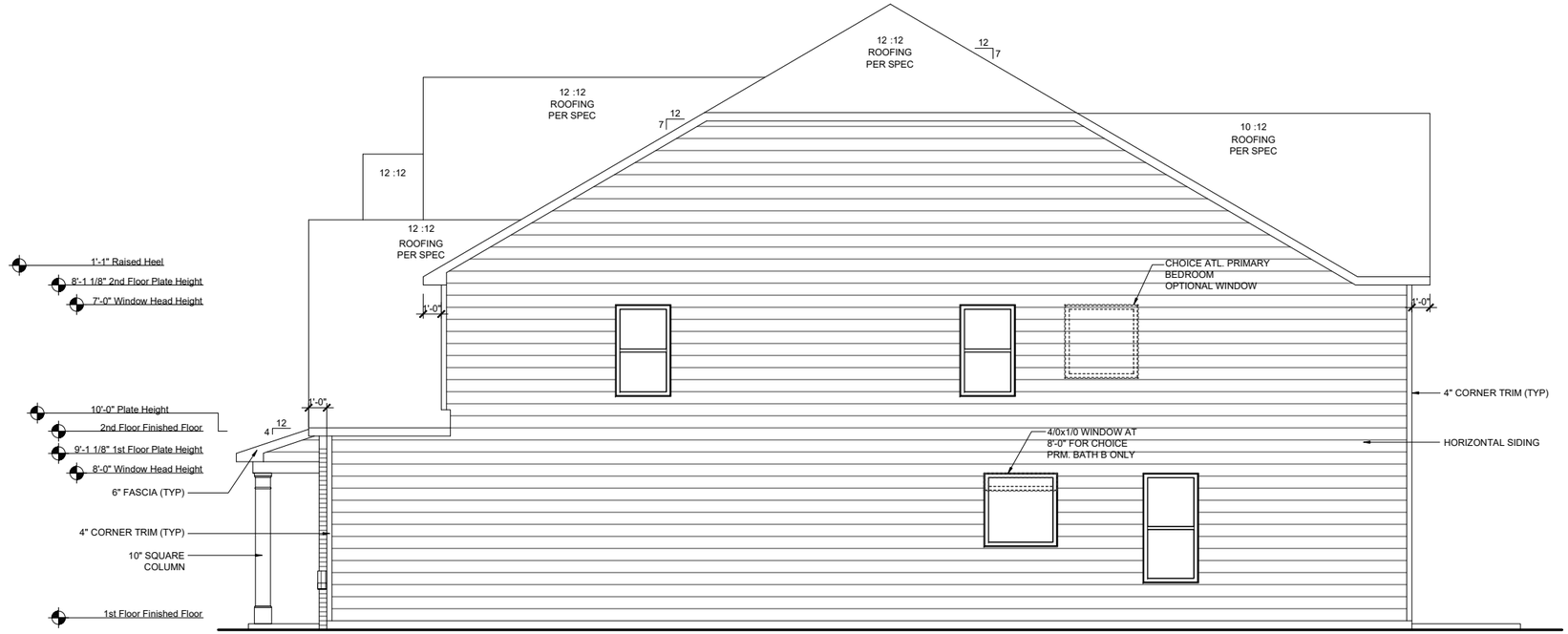


FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

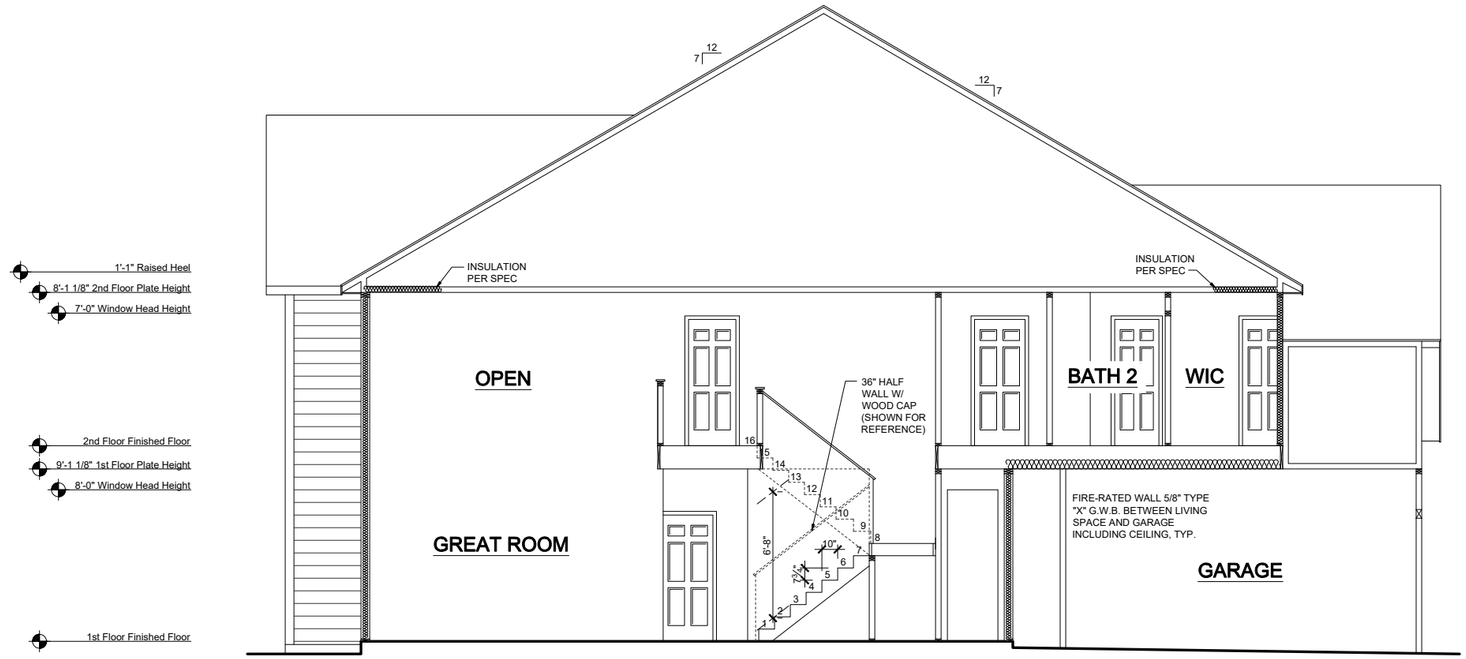
RLH V567 3.2

Elevation Plans

Side Elevations FCL

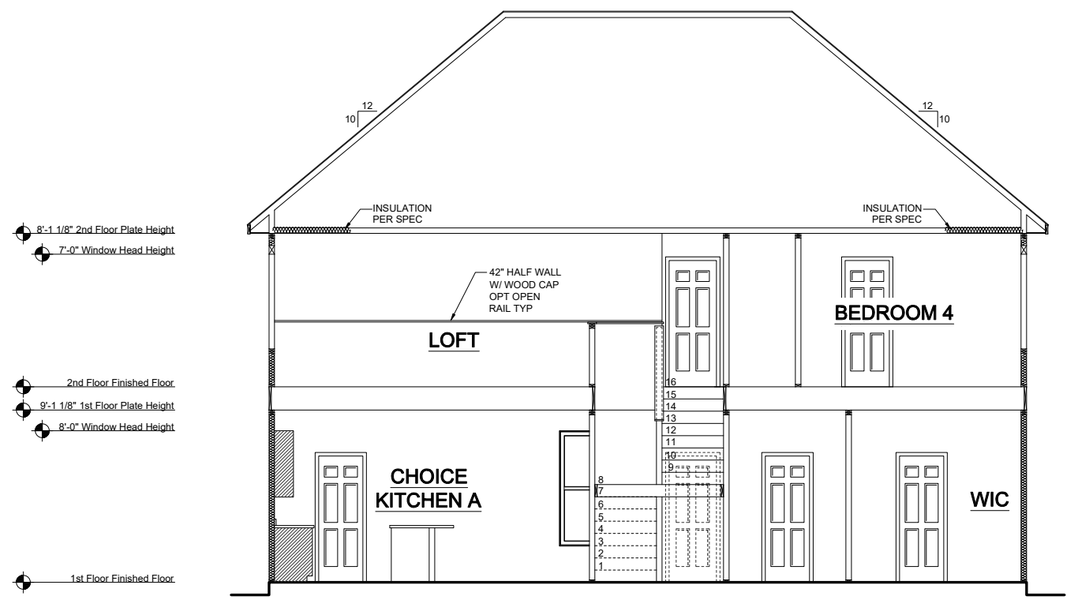
drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.7

Plot Date: 24-07-2020 21:25:01; By: Vijay Panchal



SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

RLH V5673.2

Typical Sections

Sections

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-4.0

Plot Date: 24-07-2020 21:25:02; By: Vijay Panchal

REAR ELEVATION AT BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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BEAZER HOMES

RLH V567 3.2

Structural Options

Optional Basement Elevation

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: O-4.0

Plot Date: 24-07-2020 21:17:55; By: Vijay Panchal

BECKETT
RLH V642

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan FHL
F-1.2	Slab Plan FCL
F-1.3	Slab Plan Options
F-2.0	Crawl Plan TRL
F-2.1	Crawl Plan Partials
A-1.0	First Floor Plan & Partials
A-2.0	Second Floor Plan & Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Floor Plan Options
O-2.1	Optional Screened Porch
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details
S-5.1	Shear Transfer Details

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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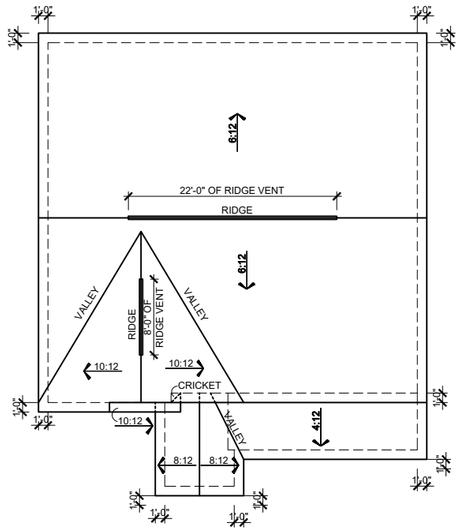
RLH V642 | 1.3
Cover Sheets
Cover Sheet

drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: CS-1.0

Plot Date: 23-07-2020 09:23:53; By: Amar



ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1456 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1456 SQ FT x 1/300) x 144) /2 = 349 SQ. IN.

349 / 18 NFA OF RIDGE VENT = 19 L.F.
349 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 30'
ACTUAL SOFFIT VENT PROVIDED: 60'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

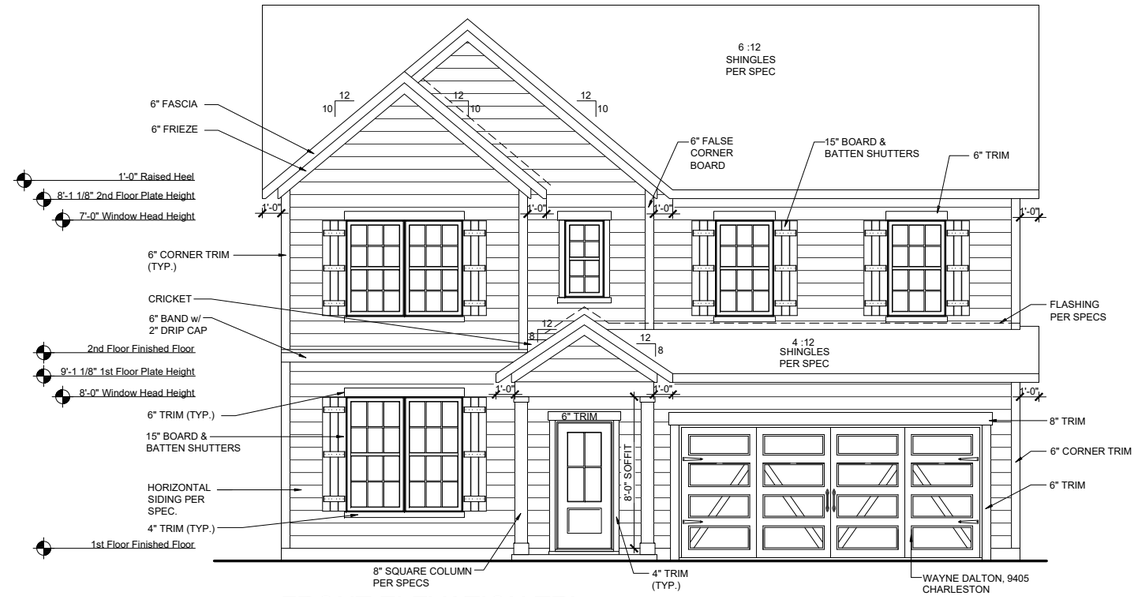
TOTAL SQ. FT. OF ROOF AREA: 187 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((187 SQ FT x 1/150) x 144) = 180 SQ. IN.

180 / 9 NFA OF SOFFIT VENT = 20 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 34'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

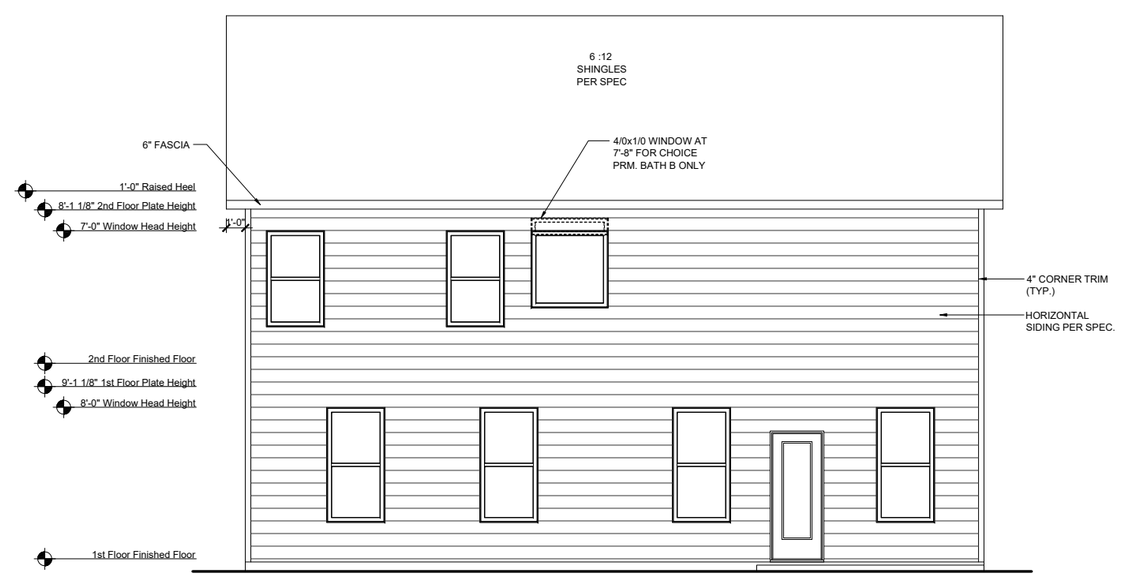


FRONT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION TRL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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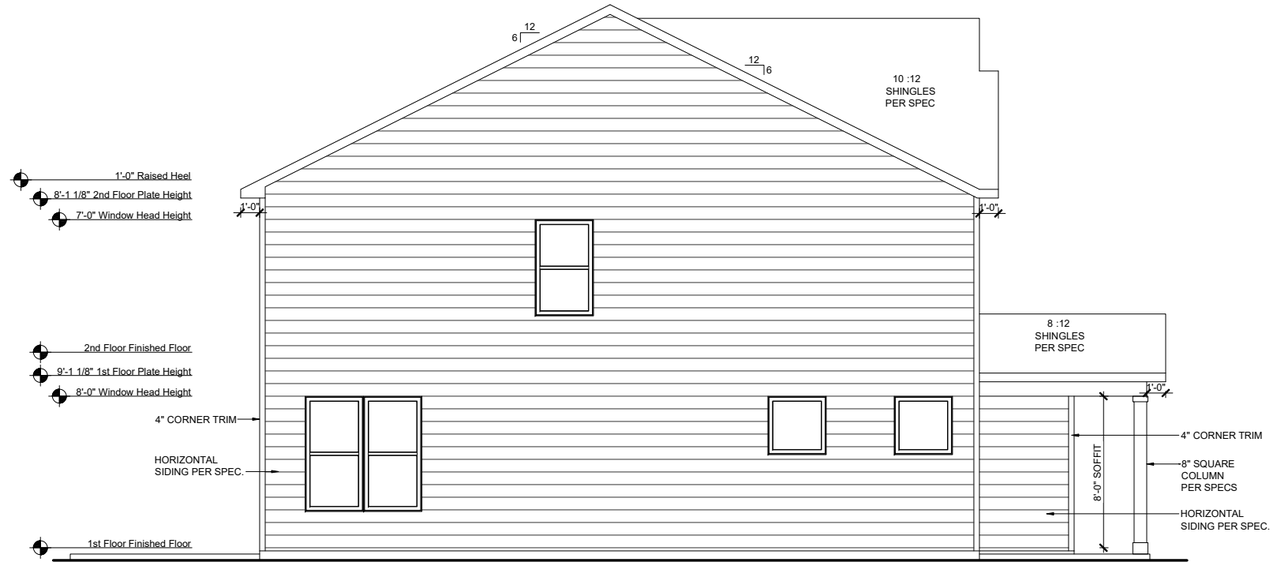
BEAZER HOMES

RLH V642 1.3
Elevation Plans
Front Elevation TRL

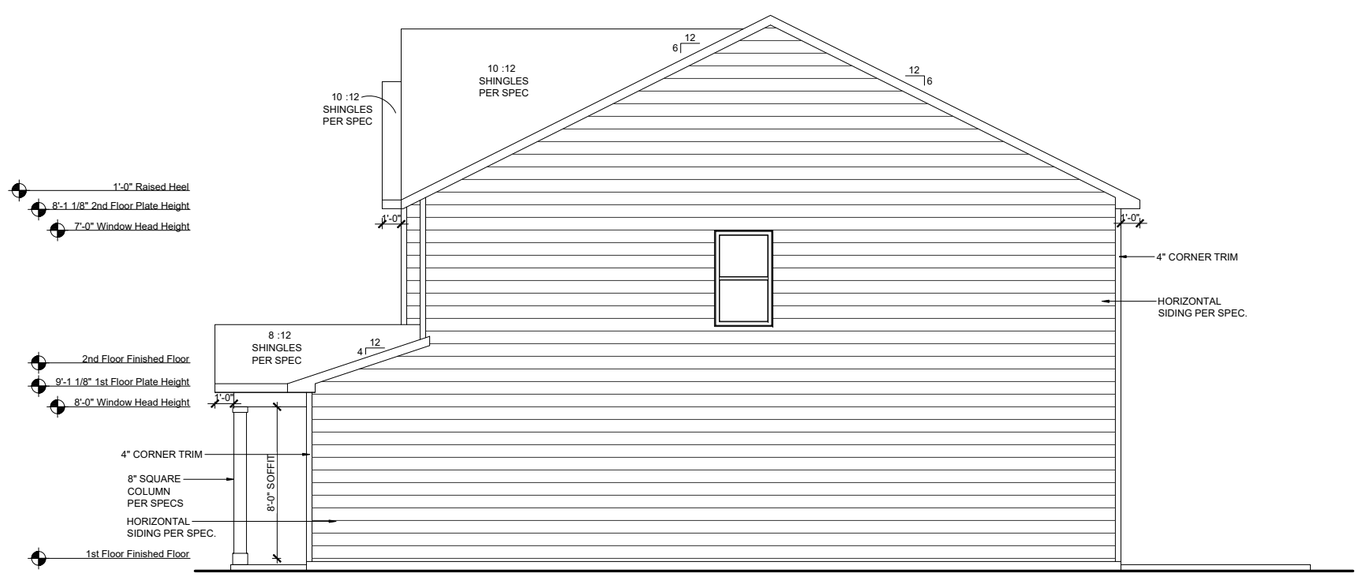
drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number:
A-3.0

Plot Date: 23-07-2020 09:25:12; By: Amar



LEFT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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BEAZER HOMES

RLH V642 1.3

Elevation Plans

Side Elevations TRL

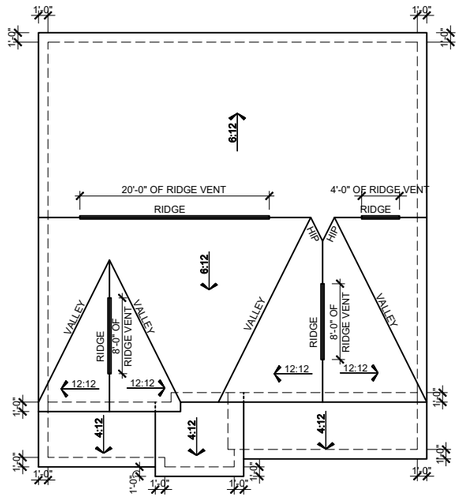
drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-3.1

Plot Date: 23-07-2020 09:25:24; By: Amar



ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1456 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1456 SQ FT x 1/300) x 144) /2 = 349 SQ. IN.

349 / 18 NFA OF RIDGE VENT = 19 L.F.
349 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 40'
ACTUAL SOFFIT VENT PROVIDED: 60'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

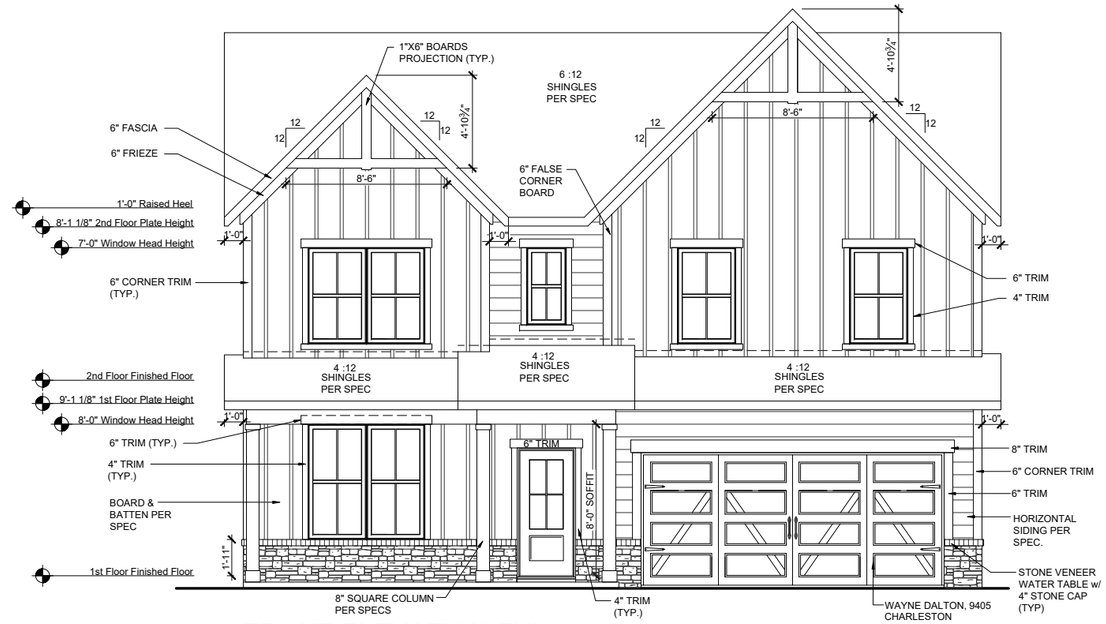
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((245 SQ FT x 1/150) x 144) = 235 SQ. IN.

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 39'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

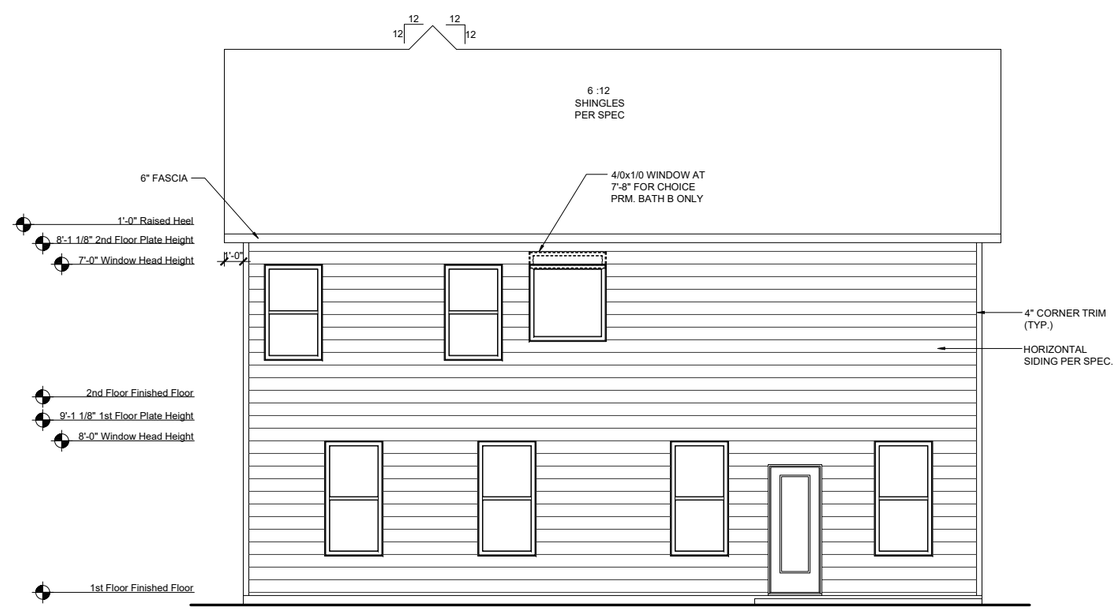


FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION FHL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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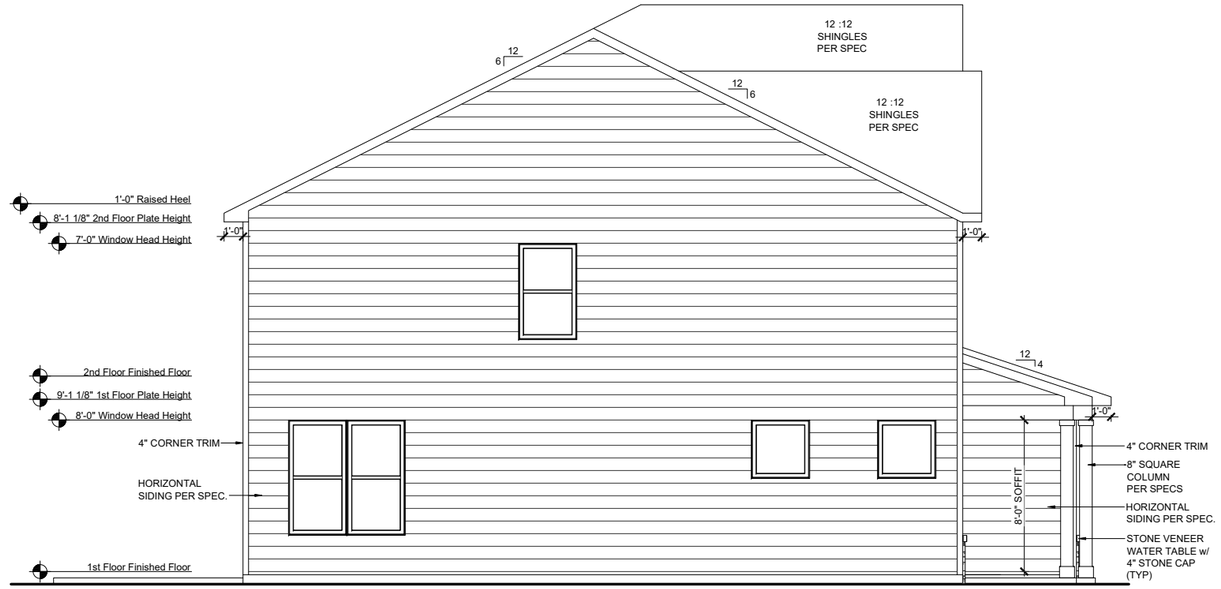
BEAZER HOMES

RLH V642 1.3
Elevation Plans
Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: A-3.2

Plot Date: 23-07-2020 09:25:50; By: Amar



LEFT ELEVATION FHL

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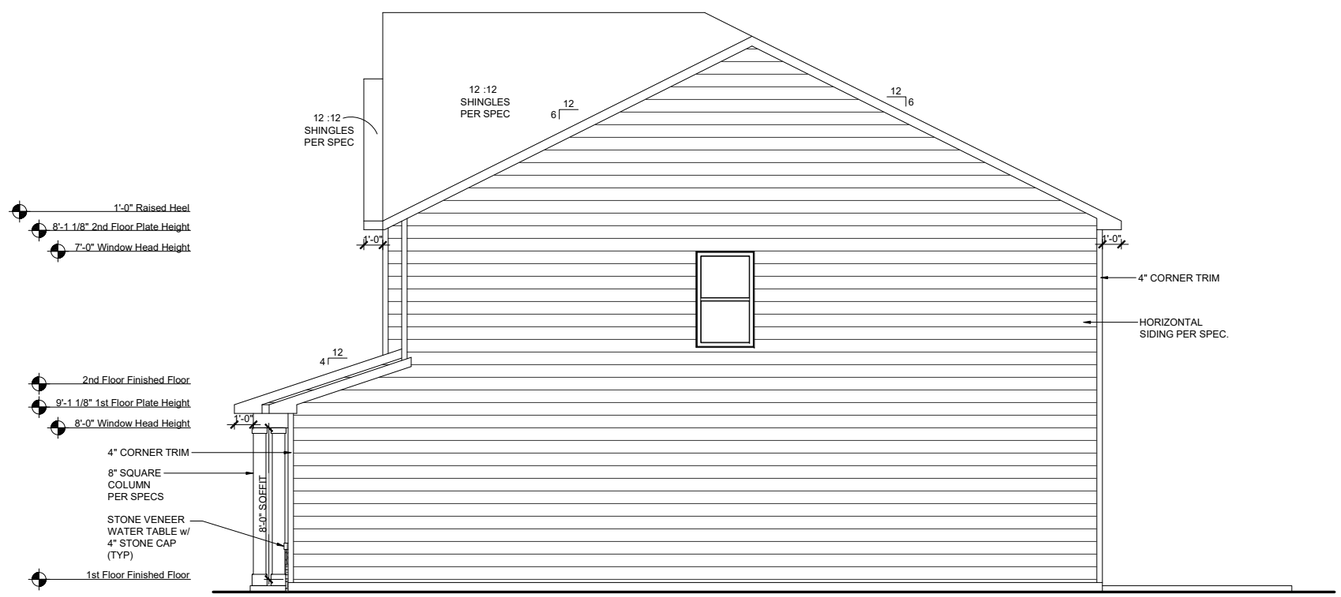
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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BEAZER HOMES

RLH V642 1.3

Elevation Plans

Side Elevations FHL

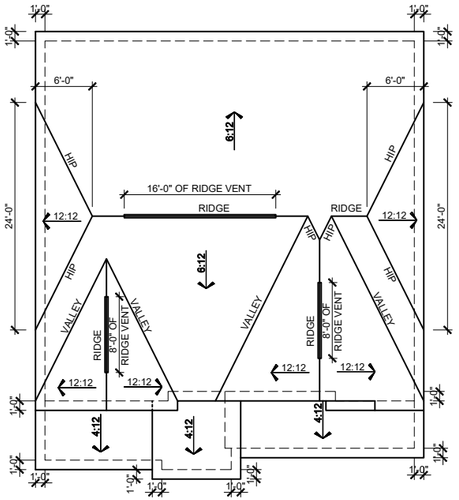
drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-3.3

Plot Date: 23-07-2020 09:26:02; By: Amar



ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FCL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1464 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1464 SQ FT x 1/300) x 144) /2 = 351 SQ. IN.

351 / 18 NFA OF RIDGE VENT = 20 L.F.
351 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 32'
ACTUAL SOFFIT VENT PROVIDED: 93'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

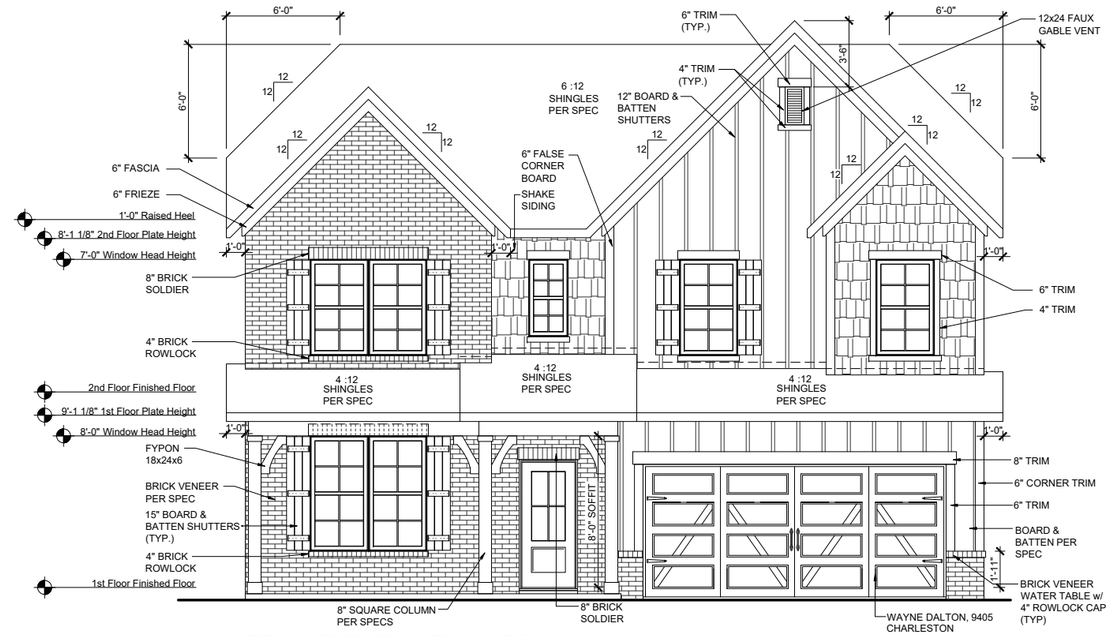
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((245 SQ FT x 1/150) x 144) = 235 SQ. IN.

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 39'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

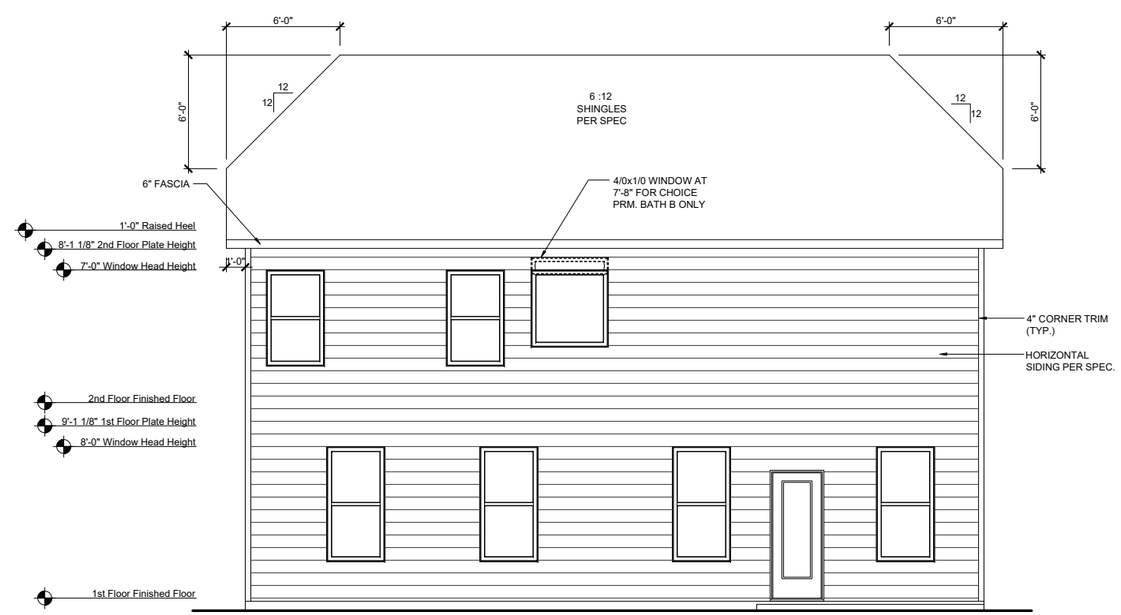


FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION FCL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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BEAZER HOMES

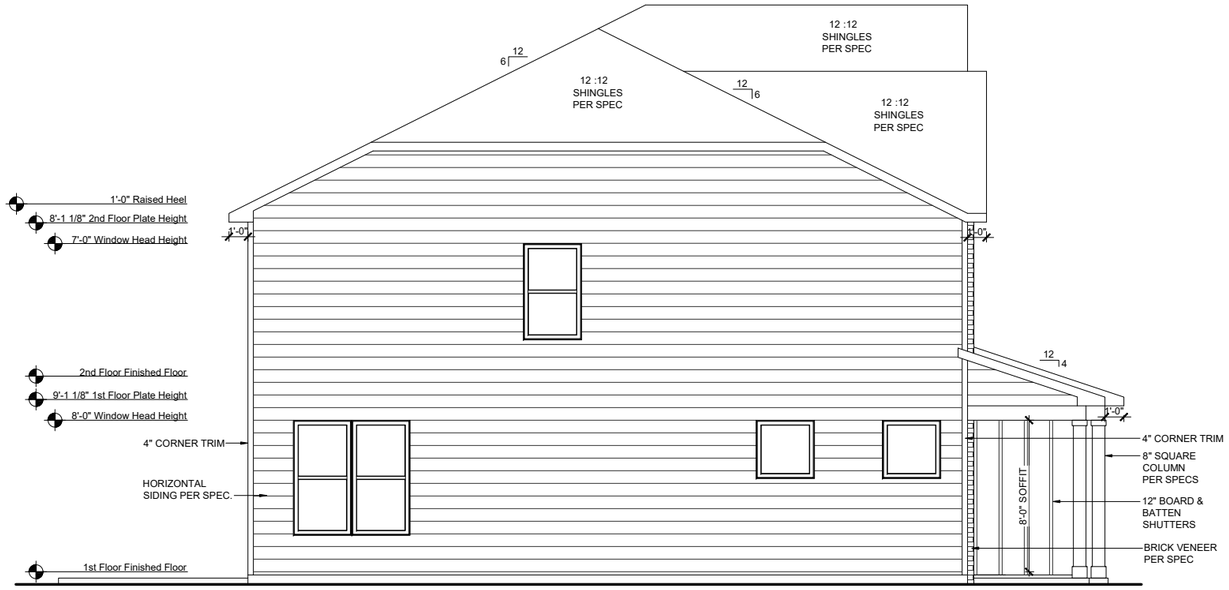
RLH V642 1.3

Elevation Plans

Front Elevation FCL

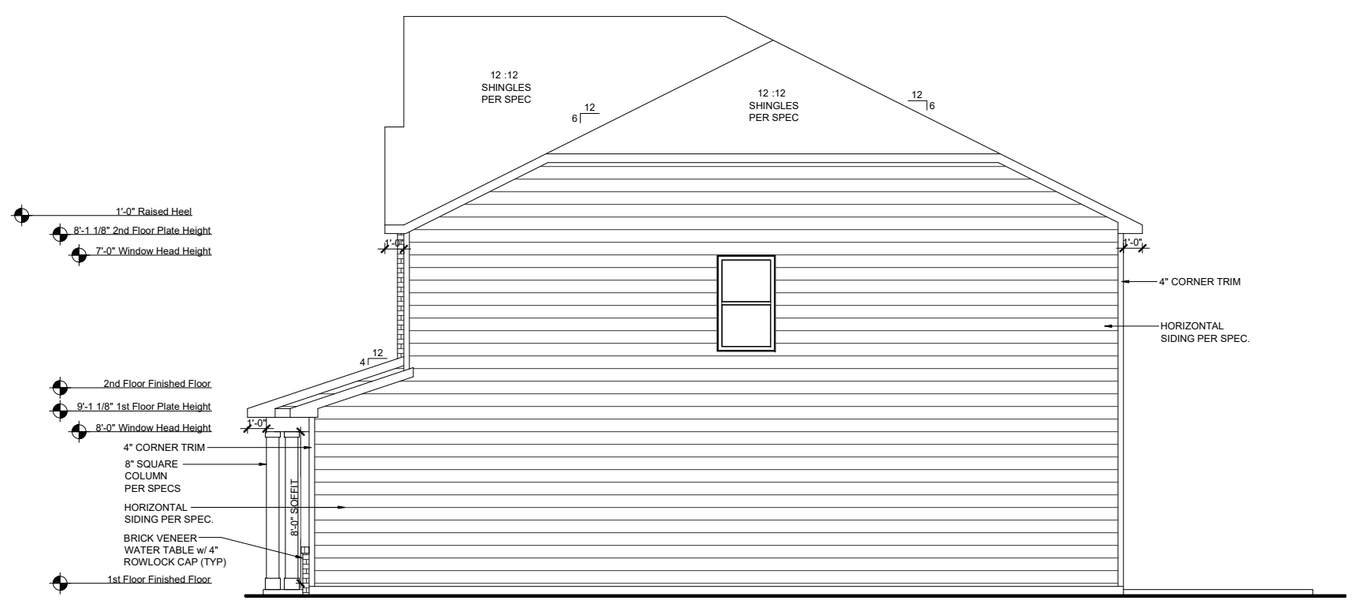
drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: A-3.4

Plot Date: 23-07-2020 09:26:29; By: Amar



LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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BEAZER HOMES

RLH V642 1.3

Elevation Plans

Side Elevations FCL

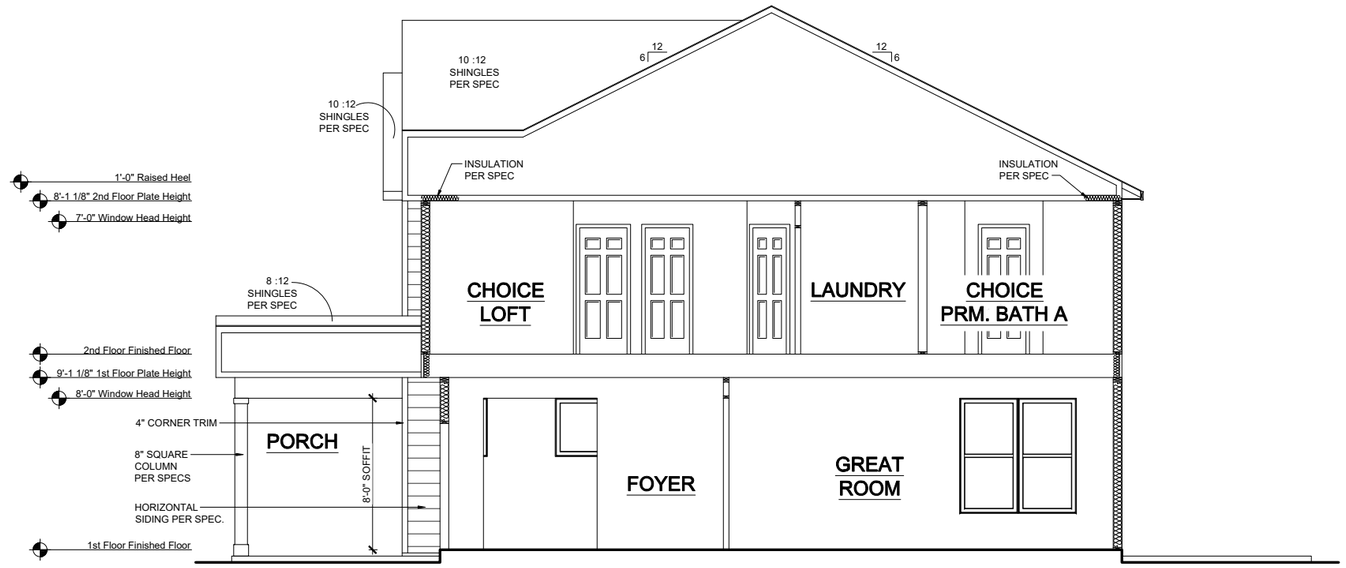
drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-3.5

Plot Date: 23-07-2020 09:26:40; By: Amar



SECTION 1

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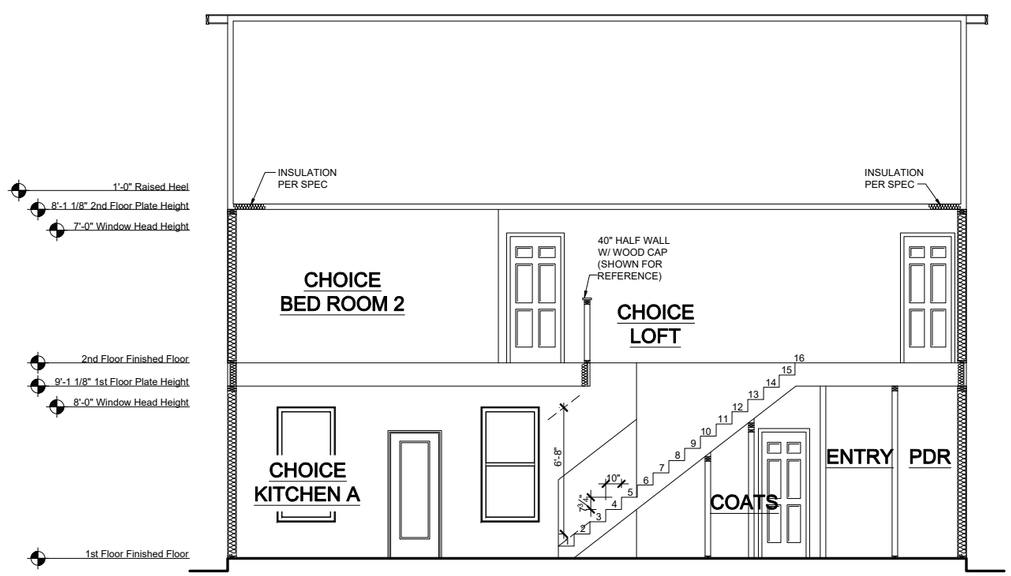

SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
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1.3	07/23/20

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BEAZER HOMES

RLH V642 1.3

Typical Sections

Sections

drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-4.0

Plot Date: 23-07-2020 09:26:52; By: Amar

MILLER
RLH V643

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan FHL
F-1.2	Slab Plan FCL
F-1.3	Slab Plan Options
F-2.0	Crawl Plan TRL
F-2.1	Crawl Plan Partials
F-3.0	Finished Basement Plan TRL
F-3.1	Finished Basement Plan Partials
A-1.0	First Floor Plan & Partials
A-2.0	Second Floor Plan & Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
A-4.1	Typical Sections
O-1.0	Choice Options
O-2.0	Floor Plan Options
O-2.1	Optional Screened Porch
O-3.0	Optional Basement Elevation
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
E-4.0	Basement Electrical Plan
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details
S-5.1	Shear Transfer Details

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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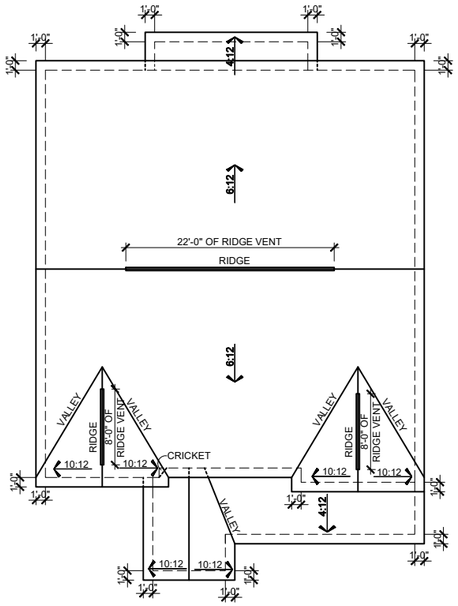
RLH V643 1.3
Cover Sheets
Cover Sheet

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: CS-1.0

Plot Date: 7/22/2020 7:58:57 PM; By: Vinayak Dhangat



ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 38'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 204 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((204 SQ FT x 1/150) x 144) = 196 SQ. IN.

196 / 9 NFA OF SOFFIT VENT = 22 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 33'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

3' EXT. GREAT ROOM

ATTIC VENT CALCULATION

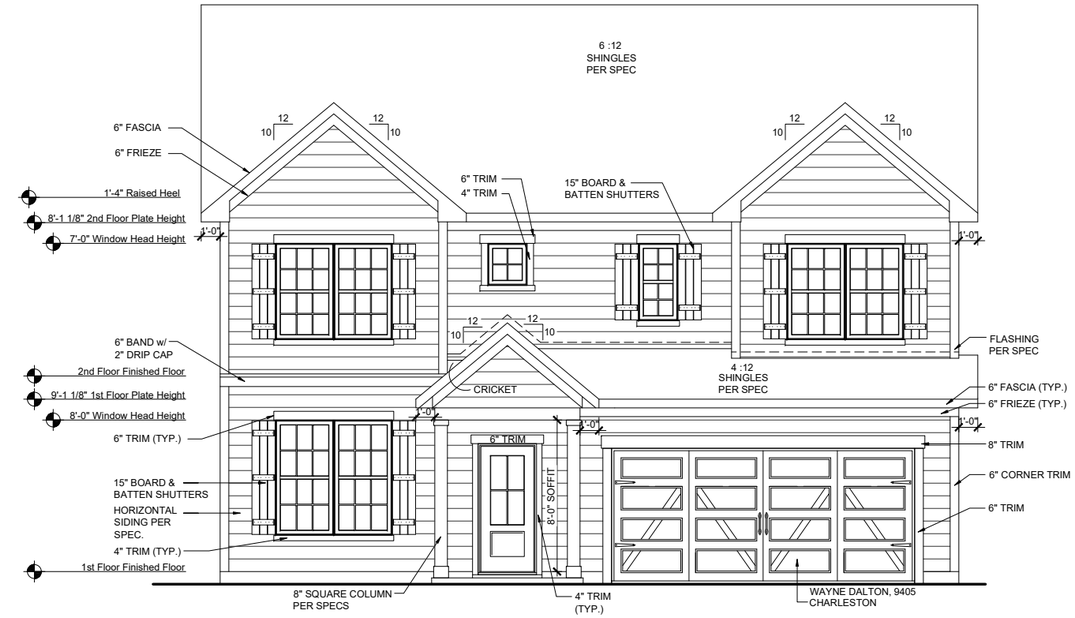
TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

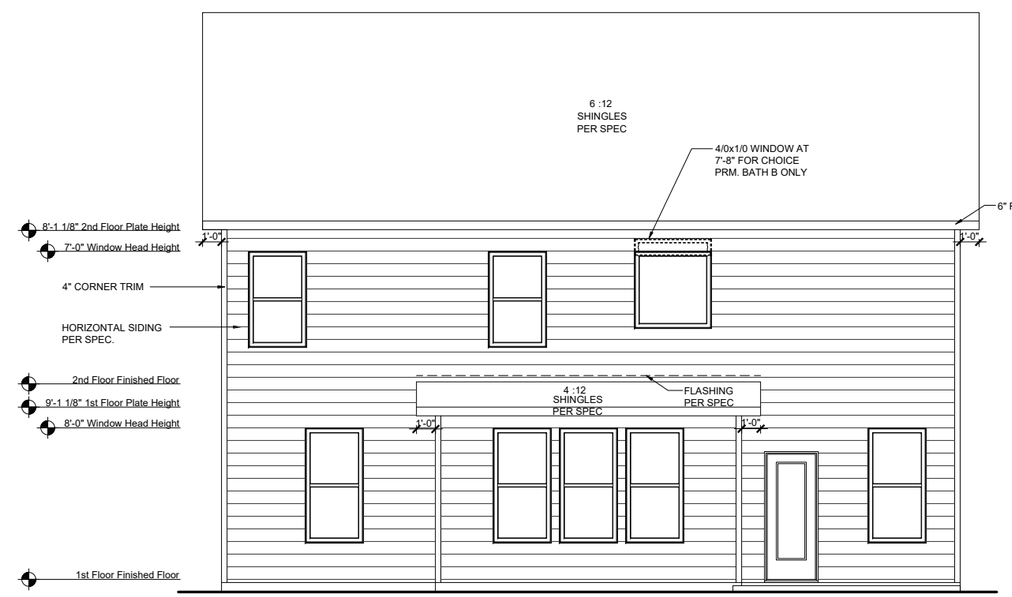


FRONT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION TRL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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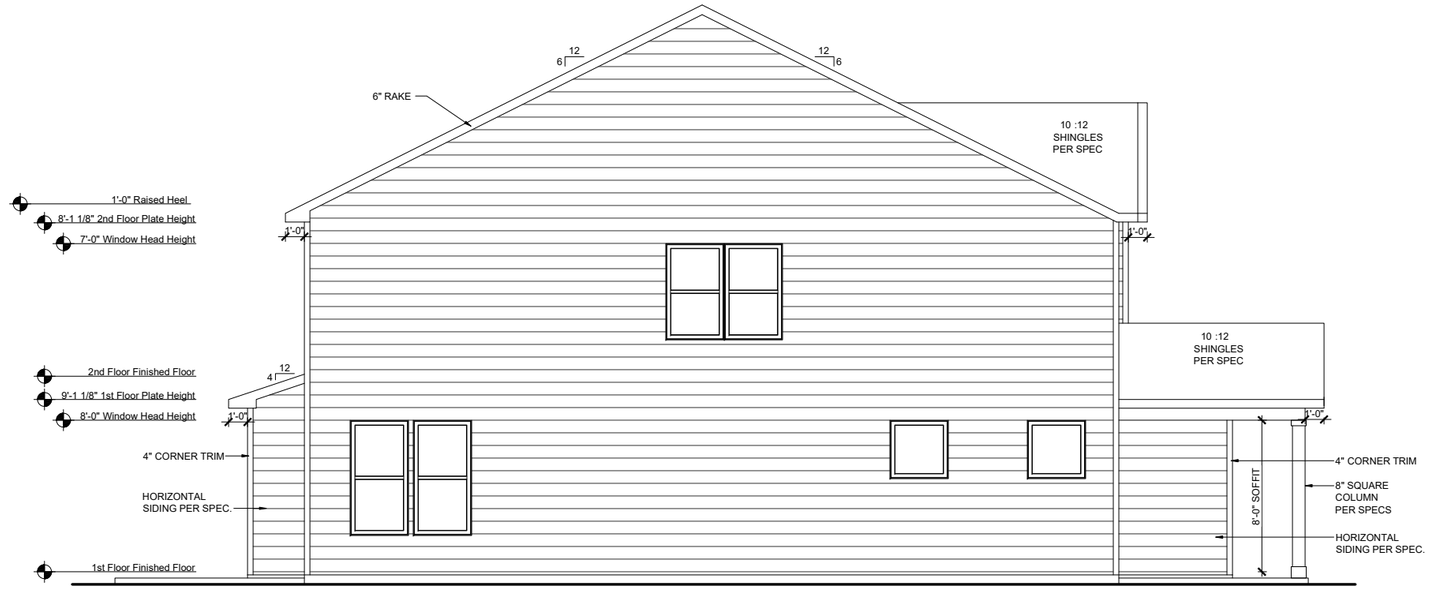
RLH V643 1.3

Elevation Plans

Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.0

Plot Date: 7/22/2020 8:00:45 PM; By: Vinayak Dhangat



LEFT ELEVATION TRL

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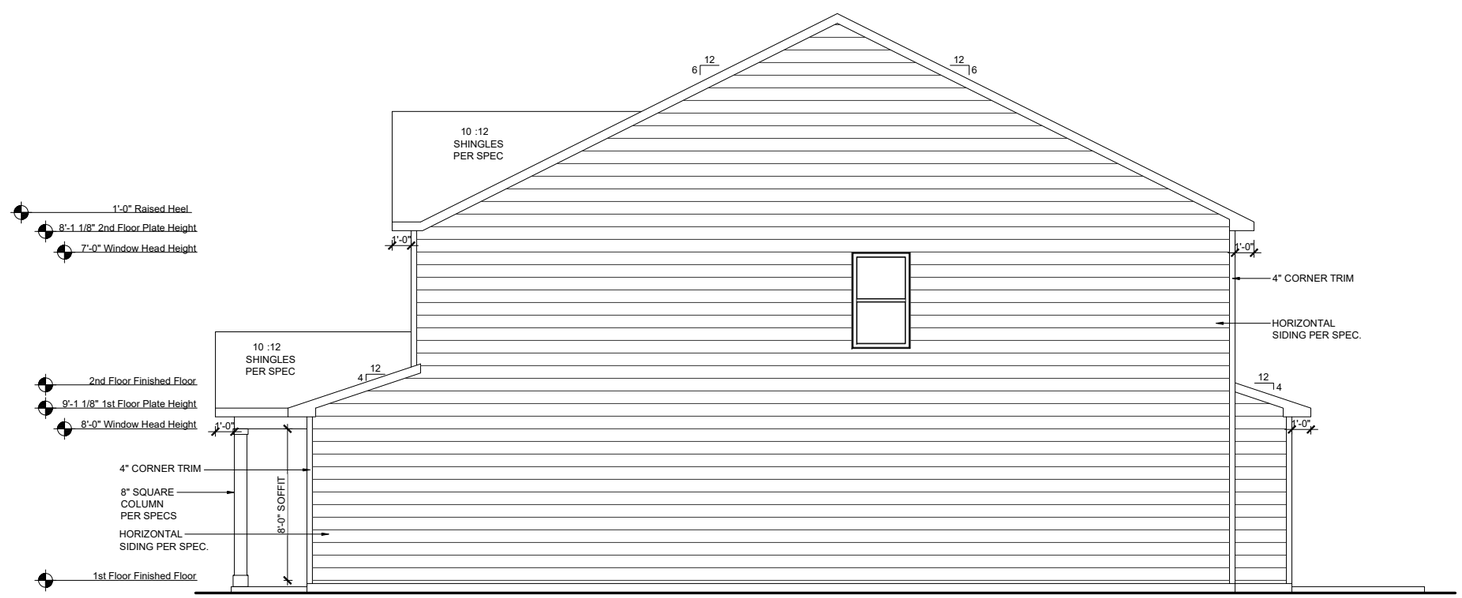
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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BEAZER HOMES

RLH V643 1.3

Elevation Plans

Side Elevations TRL

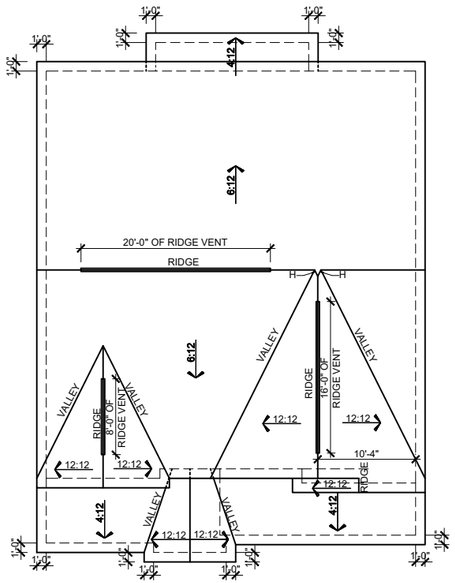
drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number: A-3.1

Plot Date: 7/22/2020 8:00:47 PM; By: Vinayak Dhangat



ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 44'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 267 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((267 SQ FT x 1/150) x 144) = 256 SQ. IN.

256 / 9 NFA OF SOFFIT VENT = 28 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 31'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

3' EXT. GREAT ROOM

ATTIC VENT CALCULATION

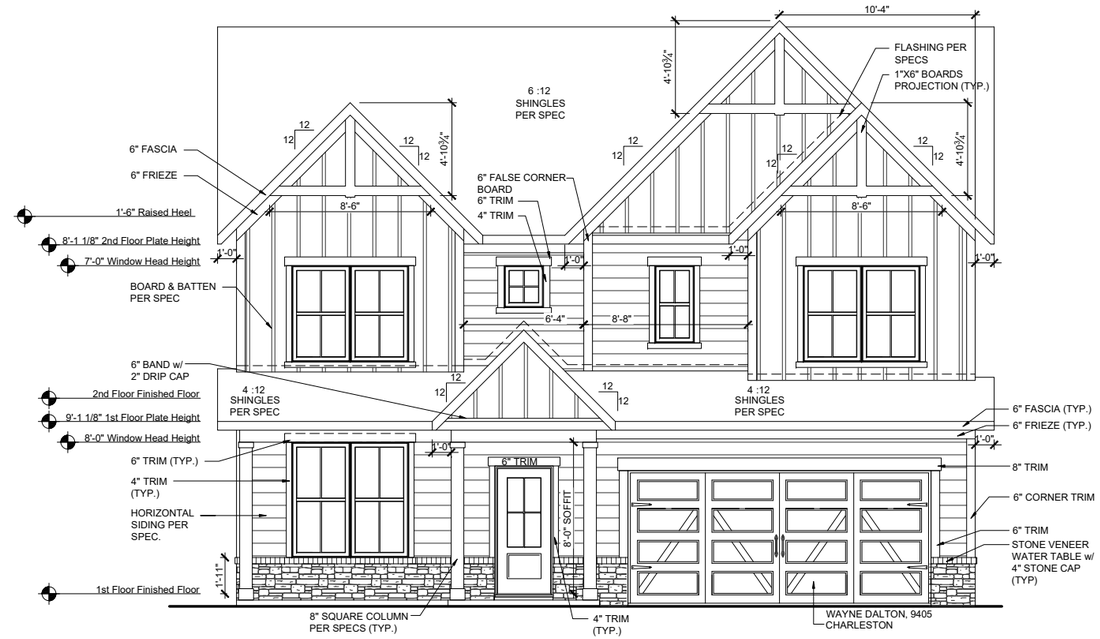
TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

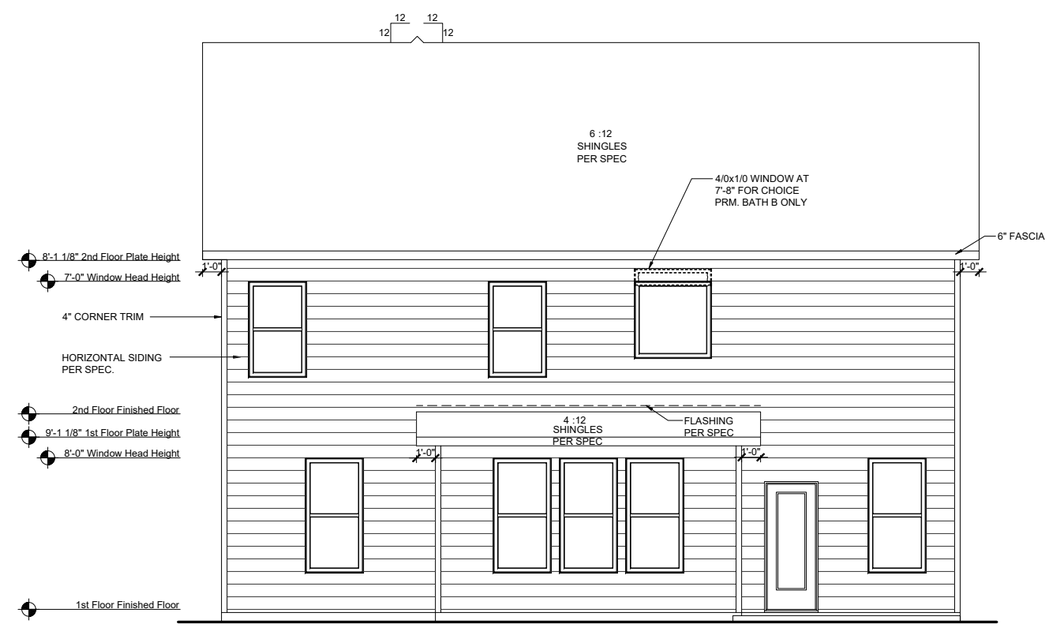


FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION FHL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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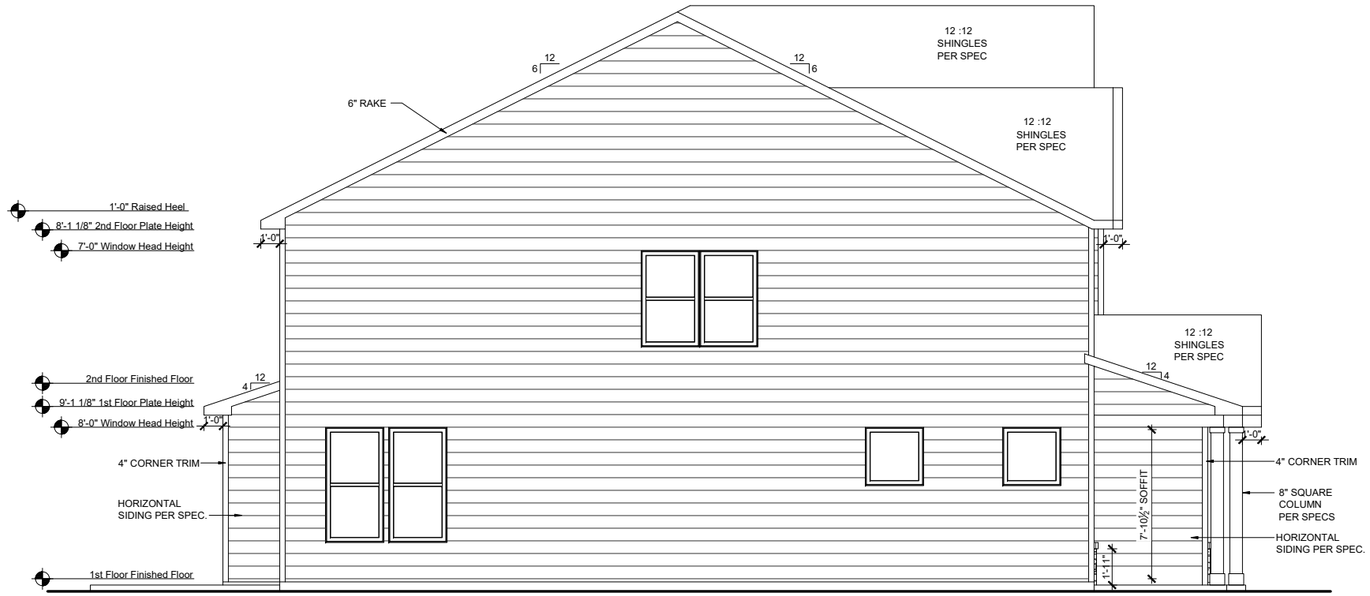
RLH V643 1.3

Elevation Plans

Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.2

Plot Date: 7/22/2020 8:00:53 PM; By: Vinayak Dhangat



LEFT ELEVATION FHL

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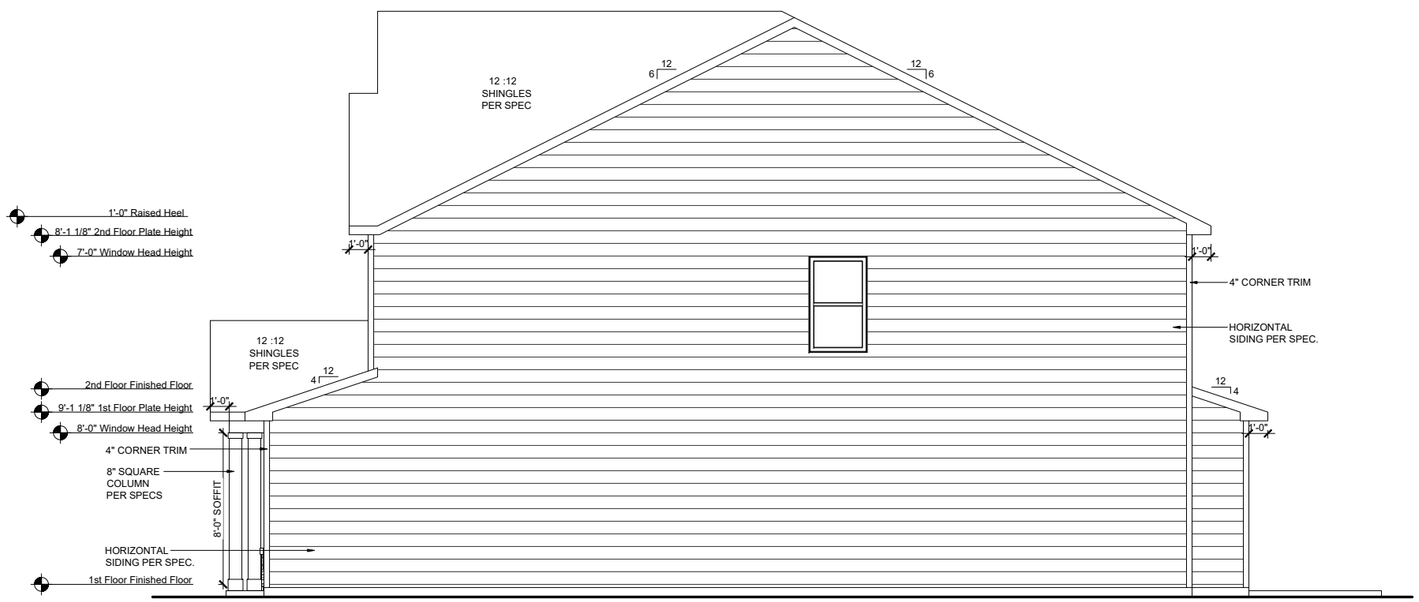
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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BEAZER HOMES

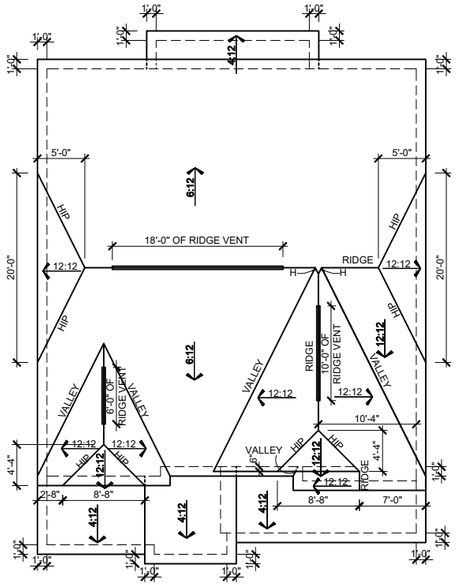
RLH V643 1.3

Elevation Plans

Side Elevations FHL

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.3

Plot Date: 7/22/2020 8:00:55 PM; By: Vinayak Dhangat



ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FCL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 34'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 274 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((274 SQ FT x 1/150) x 144) = 263 SQ. IN.

263 / 9 NFA OF SOFFIT VENT = 29 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 51'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

3' EXT.GREAT ROOM

ATTIC VENT CALCULATION

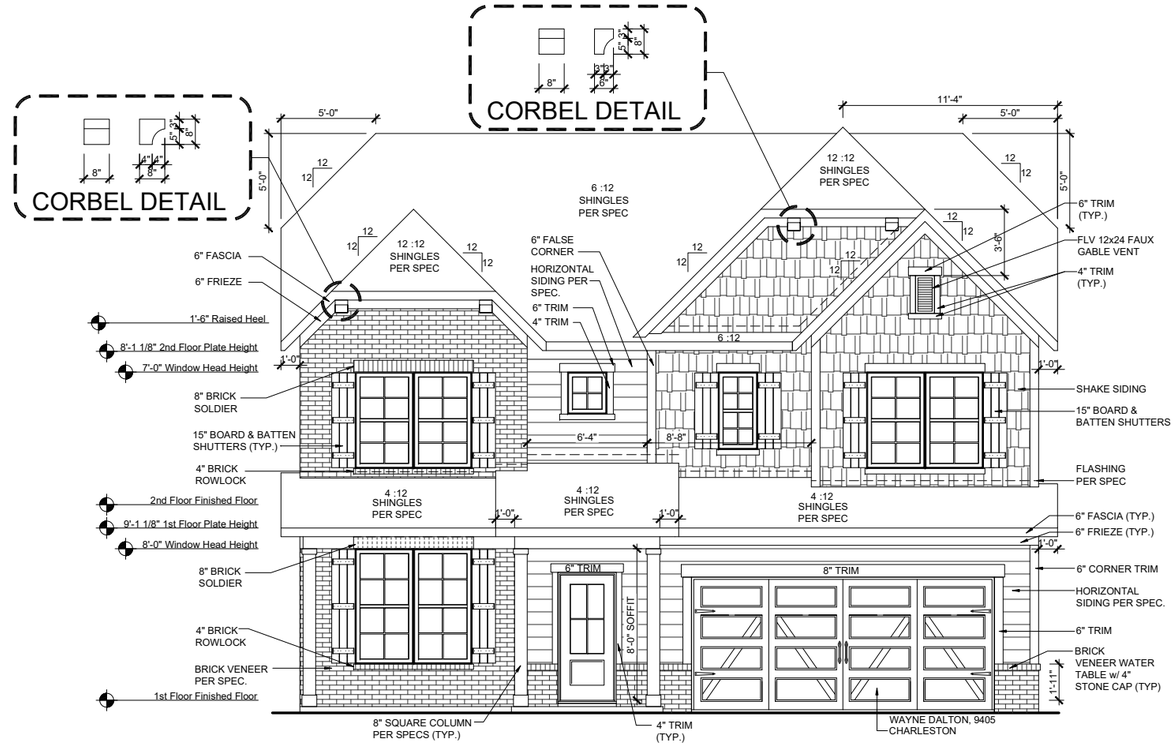
TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

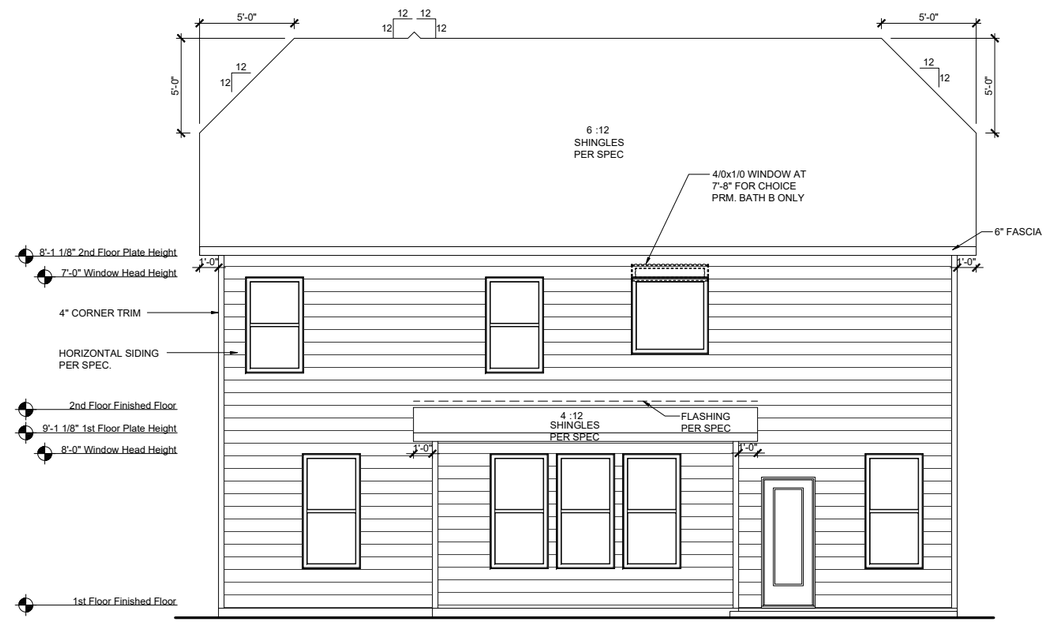


FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION FCL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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BEAZER HOMES

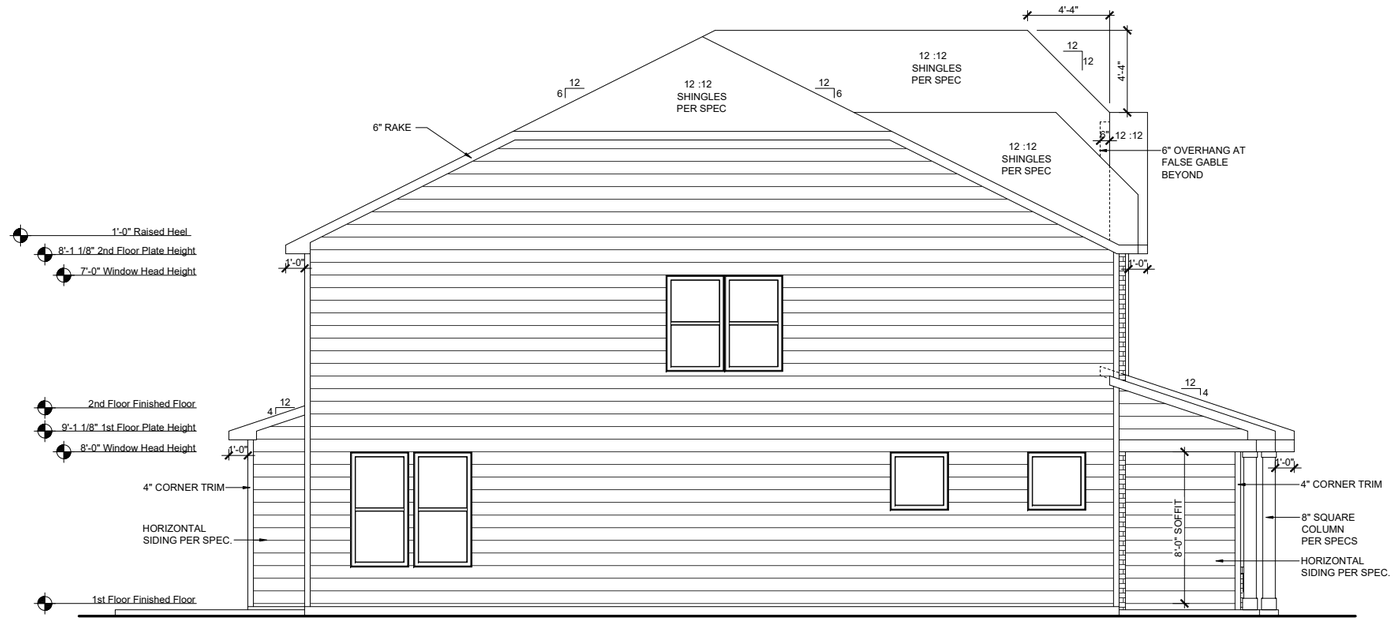
RLH V643 1.3

Elevation Plans

Front Elevation FCL

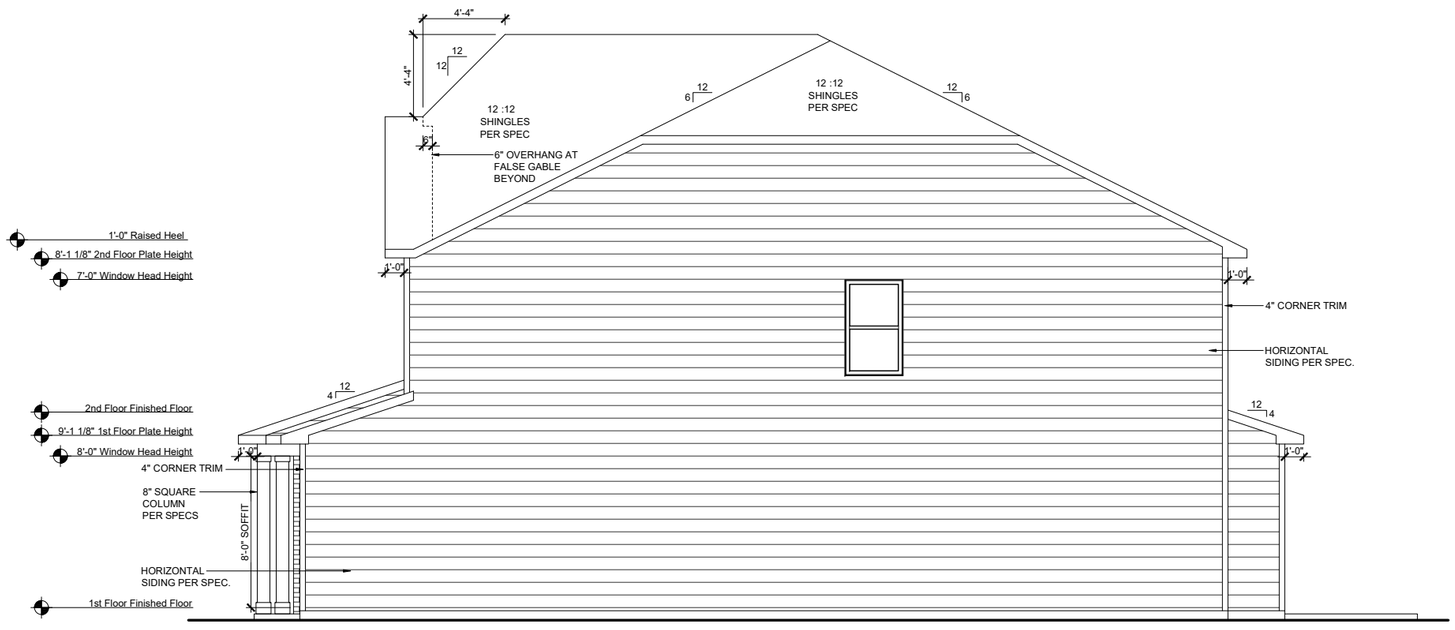
drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.4

Plot Date: 7/22/2020 8:01:01 PM; By: Vinayak Dhangat



LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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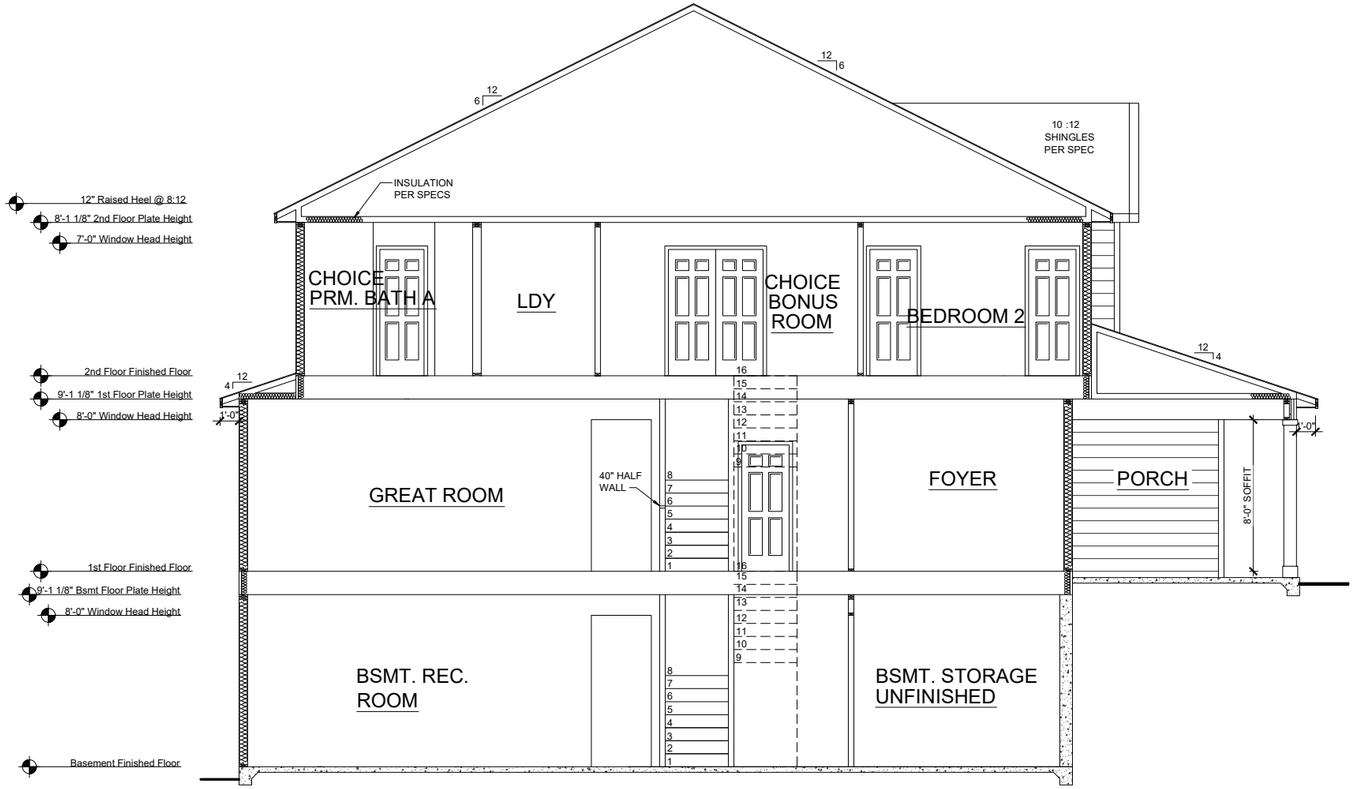
BEAZER HOMES

RLH V643 1.3

Elevation Plans

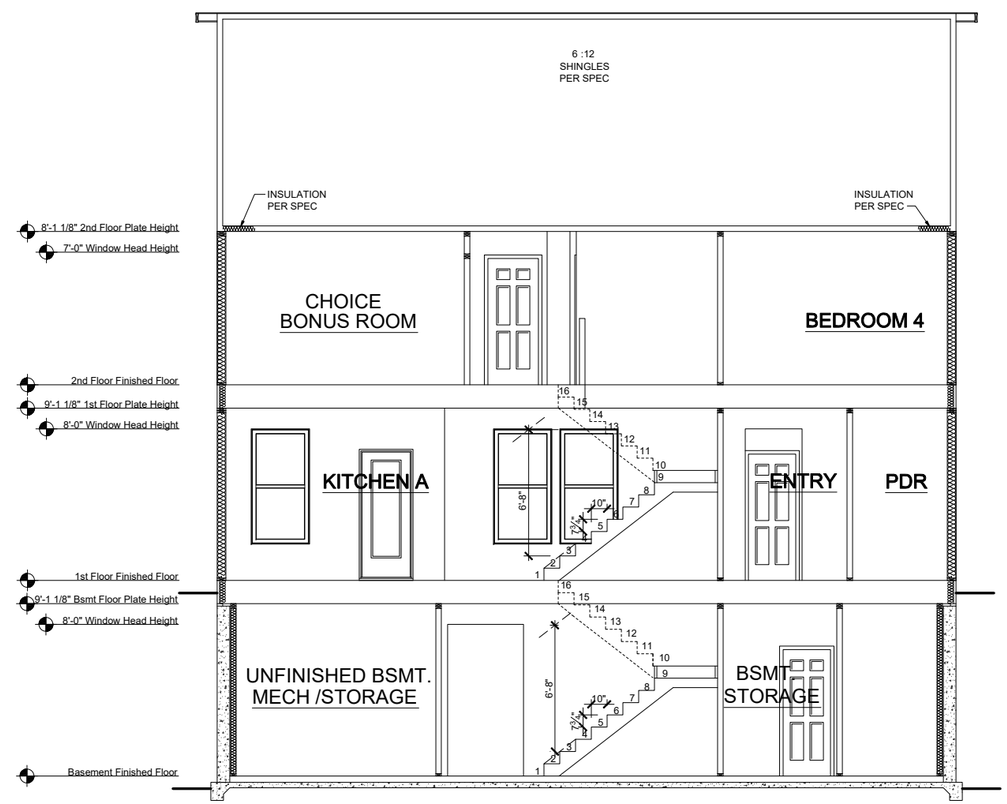
Side Elevations FCL

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.5



SECTION 1 w/ BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECTION 2 w/ BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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BEAZER HOMES

RLH V643 1.3

Typical Sections

Sections

drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number: A-4.1

Plot Date: 7/22/2020 8:01:09 PM; By: Vinayak Dhangat

Square Footage Options	
Area	**Square Footage**
Opt. Screened Porch	119 SF
Opt.Finished Basement Area	929 SF
Unfinished Basement Area	344 SF
Extended Patio/Deck	110 SF

REAR ELEVATION
AT BASEMENT
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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Structural Options

Optional Basement Elevation

drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number:

O-3.0

Plot Date: 7/22/2020 7:58:39 PM; By: Vinayak Dhargat

DOUGLAS
RLH V648
THORNEBURY COMMUNITY

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan TRM
F-1.2	Slab Plan FHL/FHM
F-1.3	Slab Plan FCL
F-1.4	Slab Plan Options
A-1.0	First Floor Plan & Partials
A-2.0	Second Floor Plan & Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Optional Screened Porch
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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RLH V648 1.3

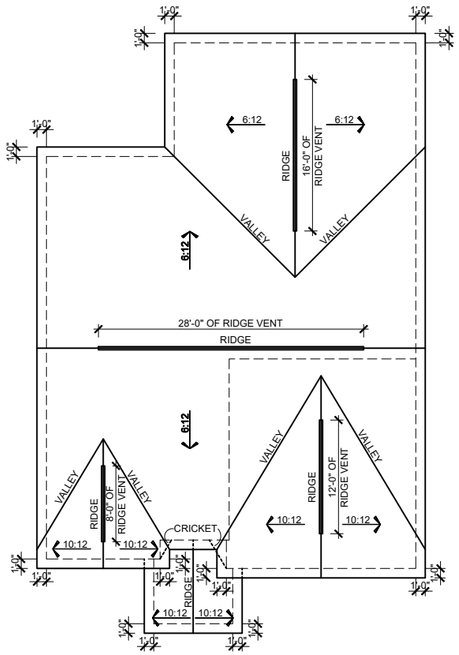
Cover Sheets

Cover Sheet

THORNEBURY COMMUNITY

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: CS-1.0

Plot Date: 2/24/2021 11:20:12 AM; By: AMD



ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1969 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1969 SQ FT x 1/300) x 144) /2 = 473 SQ. IN.

473 / 18 NFA OF RIDGE VENT = 26 L.F.
473 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 64'
ACTUAL SOFFIT VENT PROVIDED: 48'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

PORCH ROOF

ATTIC VENT CALCULATION

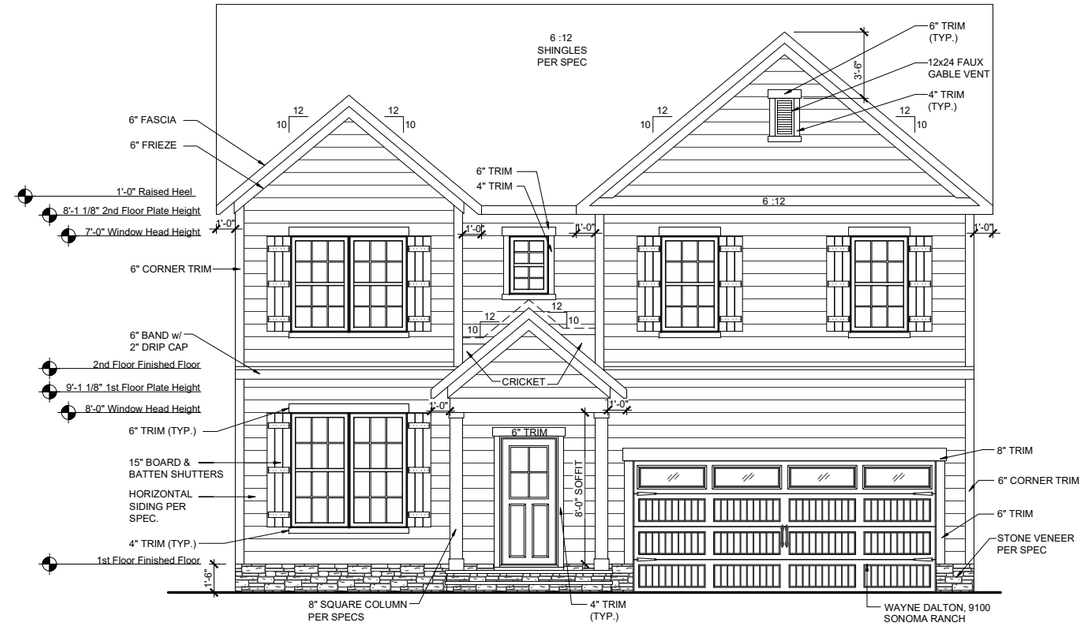
TOTAL SQ. FT. OF ROOF AREA: 70 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((70 SQ FT x 1/150) x 144) = 67 SQ. IN.

67 / 9 NFA OF SOFFIT VENT = 8 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 15'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



FRONT ELEVATION TRL

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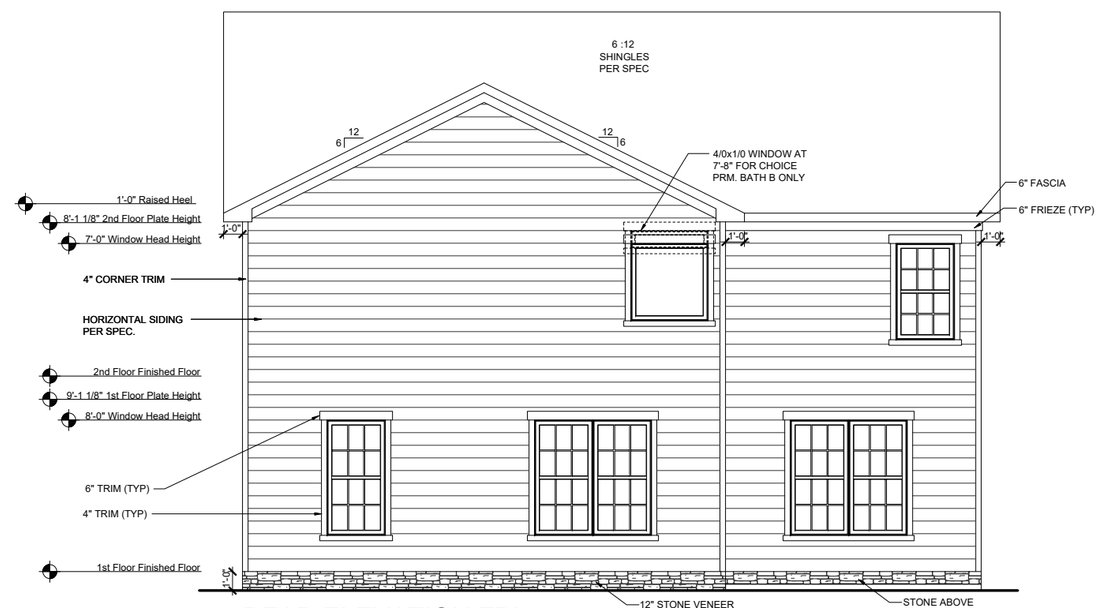
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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THORNEBURY COMMUNITY

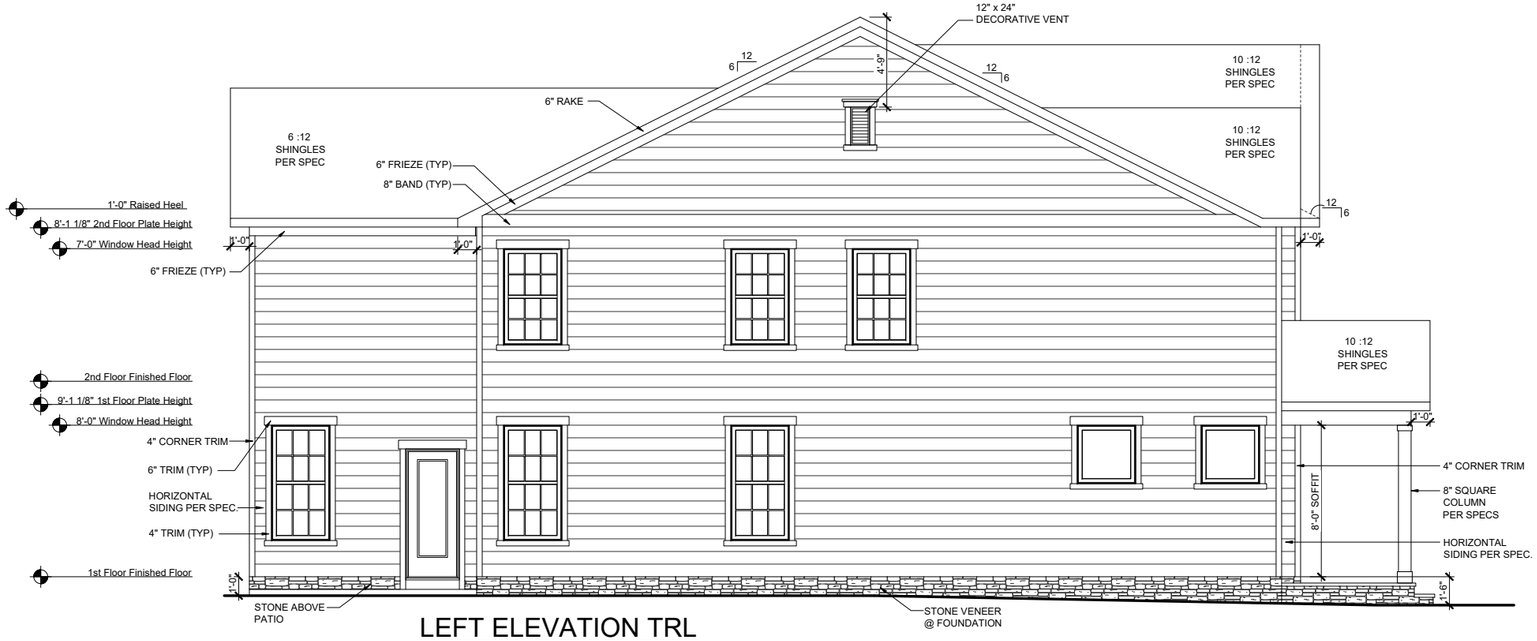
RLH V6481.3

Elevation Plans

Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.0

Plot Date: 2/24/2021 11:21:24 AM; By: AMD



LEFT ELEVATION TRL

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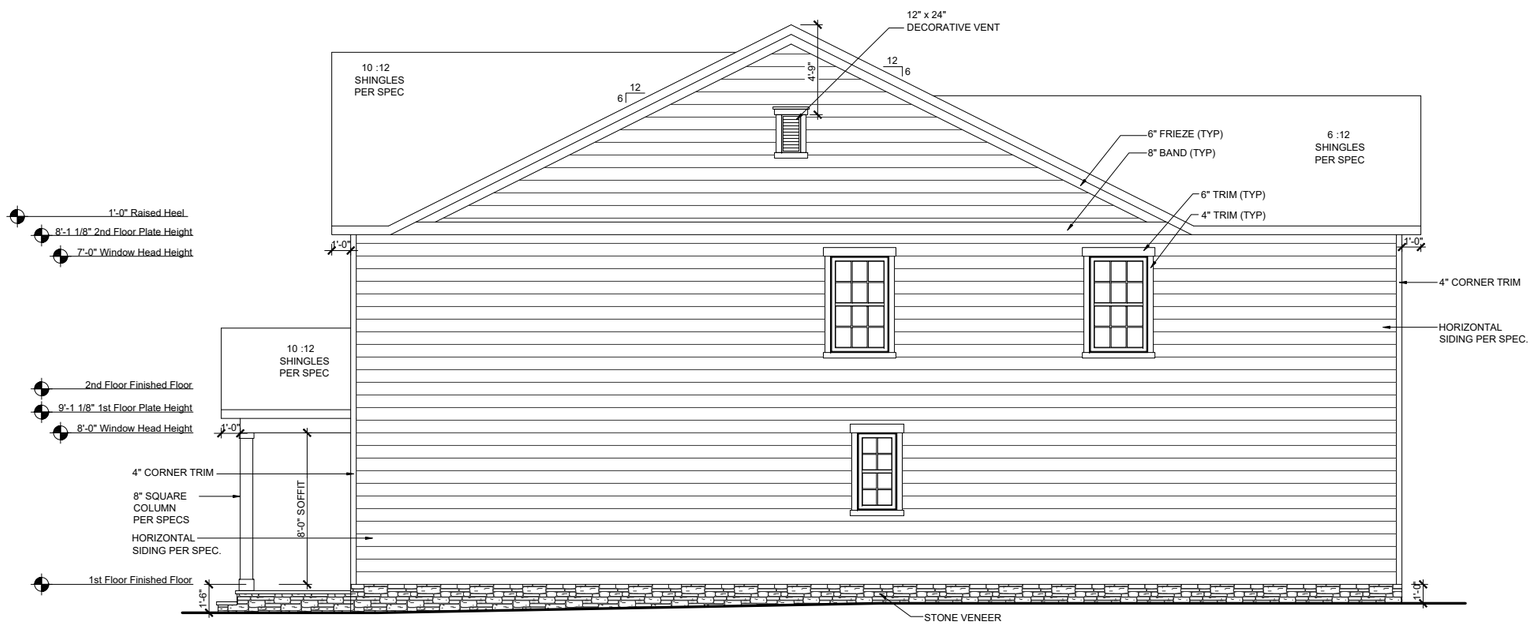
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION TRL

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Plot Date: 2/24/2021 11:21:29 AM; By: AMD

REV.	DATE
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1.2	14-10-2020
1.3	02-24-2021

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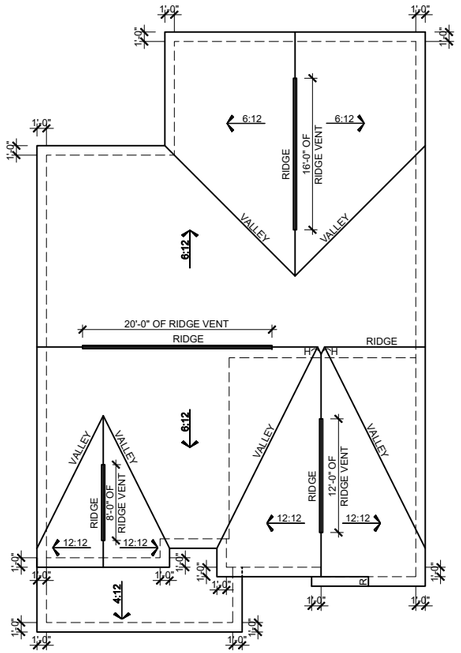
Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number:
A-3.1



ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FHL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1979 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1979 SQ FT x 1/300) x 144) /2 = 475 SQ. IN.

475 / 18 NFA OF RIDGE VENT = 26 L.F.
475 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 56'
ACTUAL SOFFIT VENT PROVIDED: 49'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

PORCH ROOF

ATTIC VENT CALCULATION

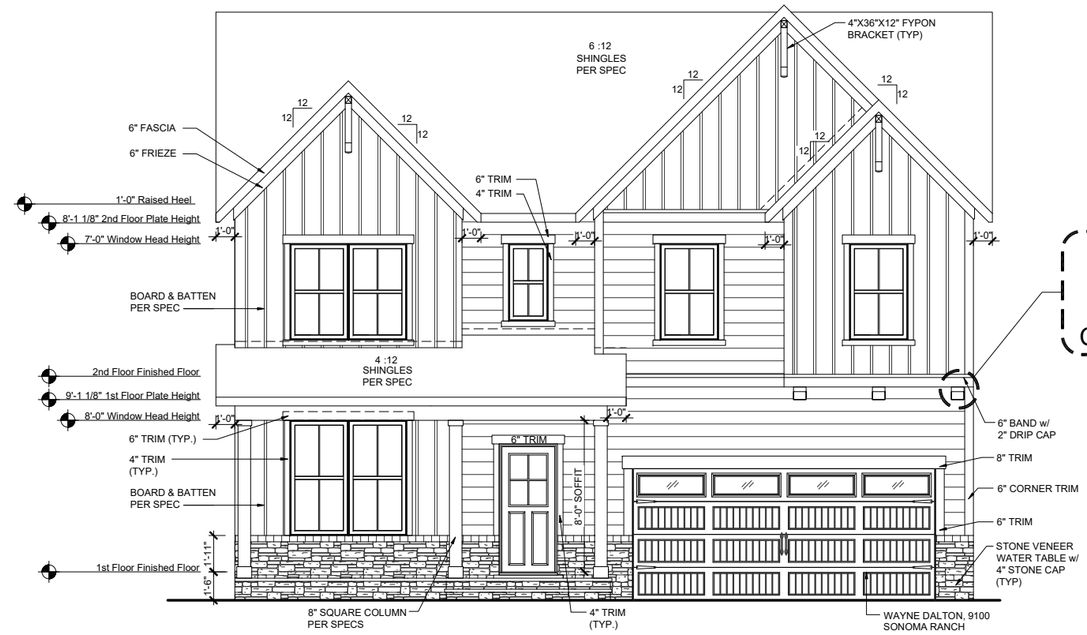
TOTAL SQ. FT. OF ROOF AREA: 148 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((148 SQ FT x 1/150) x 144) = 142 SQ. IN.

142 / 9 NFA OF SOFFIT VENT = 16 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 22'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



FRONT ELEVATION FHL

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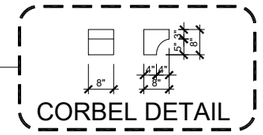
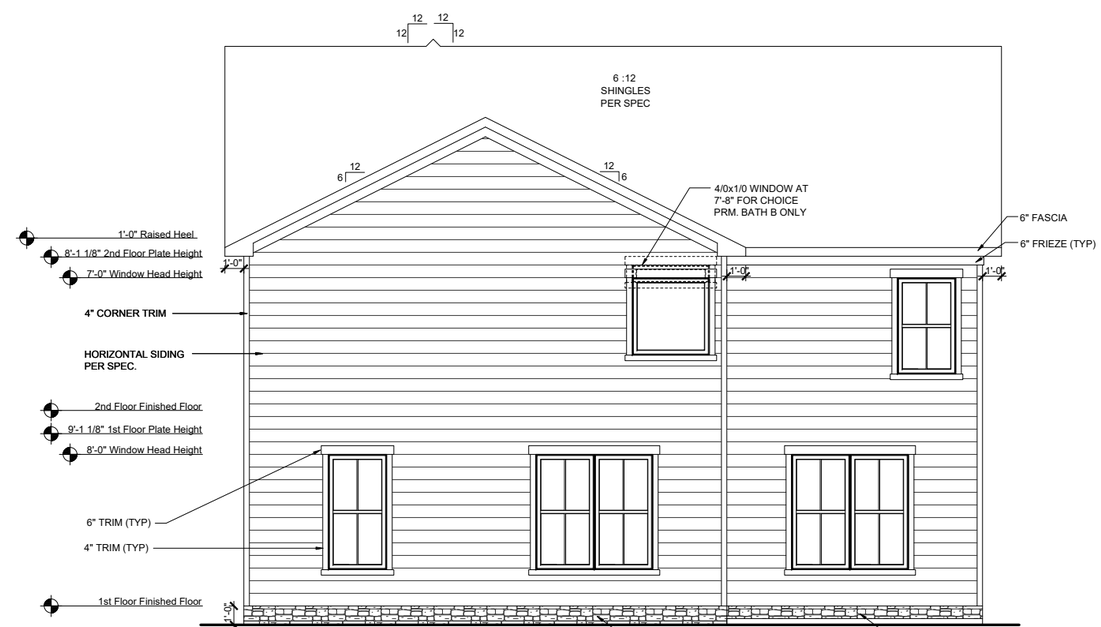
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



CORBEL DETAIL



REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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THORNEBURY COMMUNITY

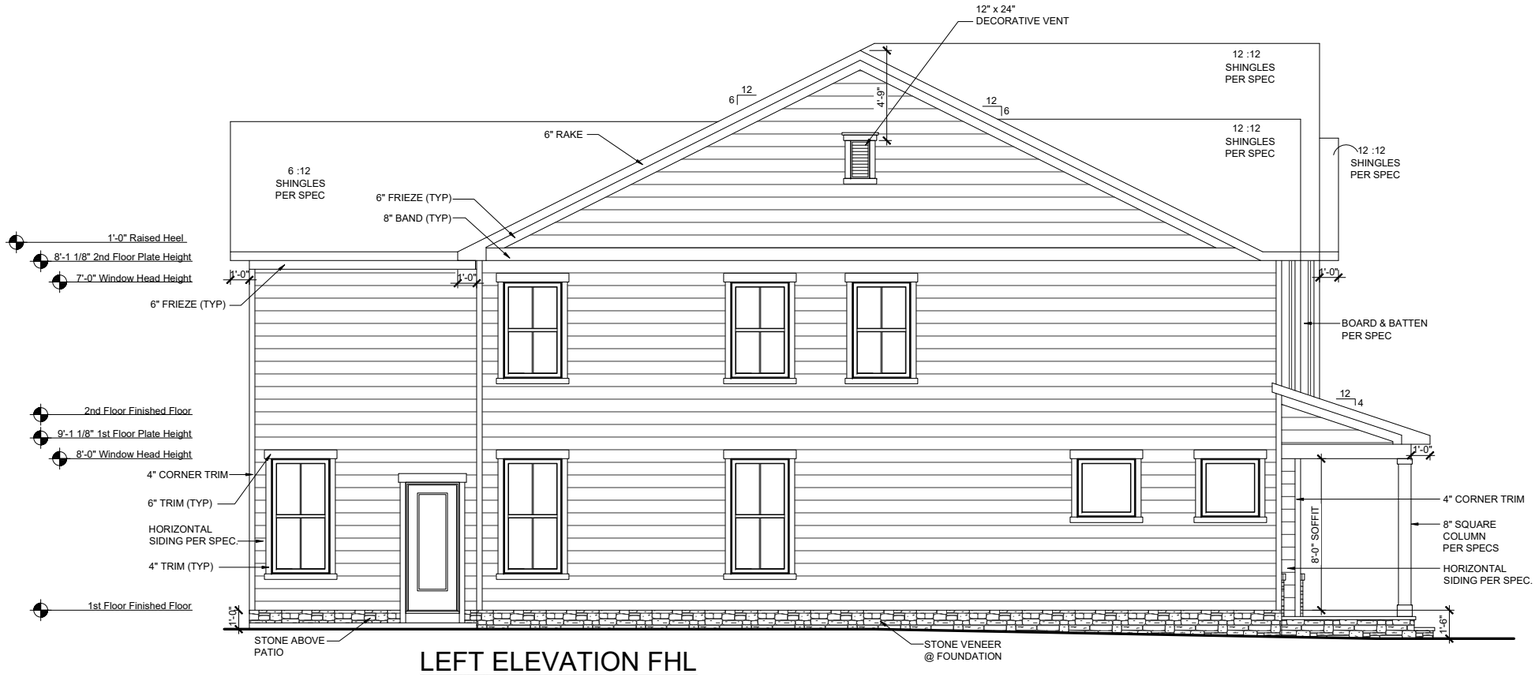
RLH V648 1.3

Elevation Plans

Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.2

Plot Date: 2/24/2021 11:21:38 AM; By: AMD



LEFT ELEVATION FHL

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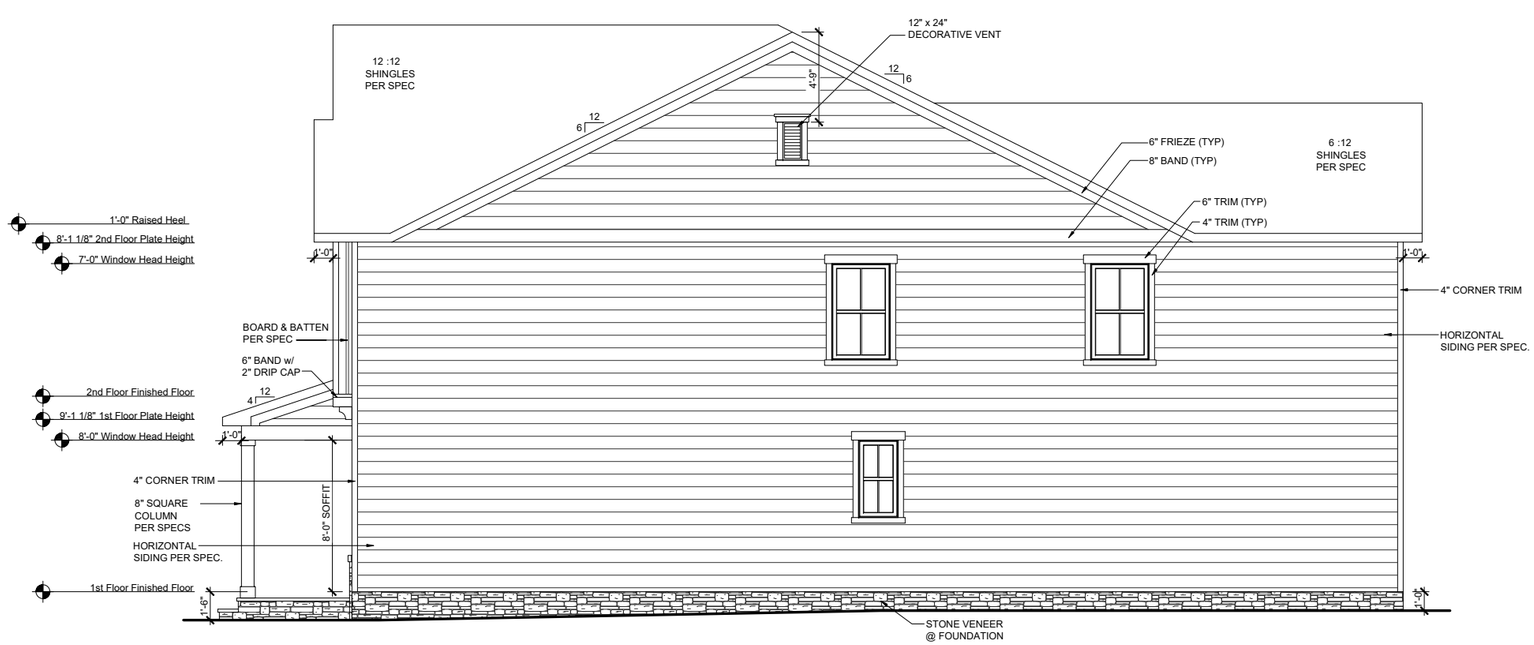
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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BEAZER HOMES

THORNEBURY COMMUNITY

RLH V648 1.3

Elevation Plans

Side Elevations FHL

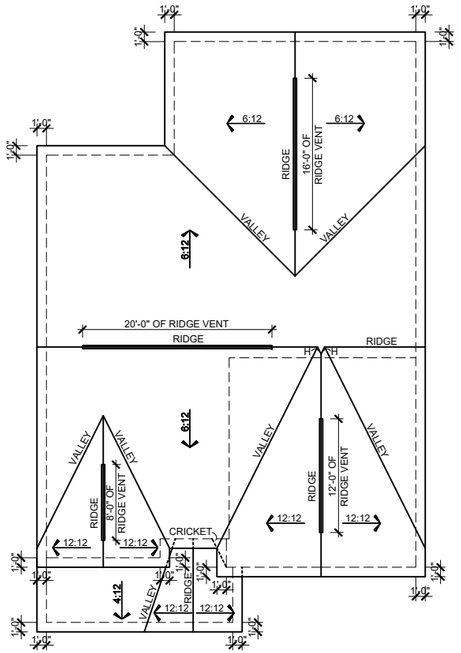
drawn by: XSI

checked by: BZH

date: 10/05/19

sheet number: A-3.3

Plot Date: 2/24/2021 11:21:43 AM; By: AMD



ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF FCL

ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1969 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1969 SQ FT x 1/300) x 144) /2 = 473 SQ. IN.

473 / 18 NFA OF RIDGE VENT = 26 L.F.
473 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 56'
ACTUAL SOFFIT VENT PROVIDED: 48'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

PORCH ROOF

ATTIC VENT CALCULATION

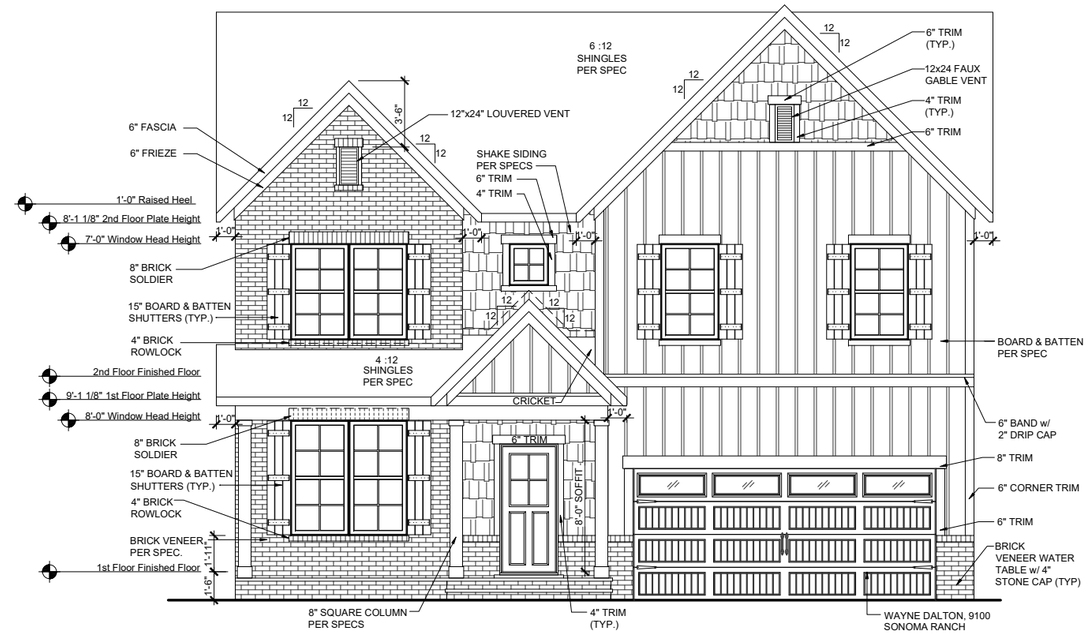
TOTAL SQ. FT. OF ROOF AREA: 148 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((148 SQ FT x 1/150) x 144) = 142 SQ. IN.

142 / 9 NFA OF SOFFIT VENT = 16 L.F.

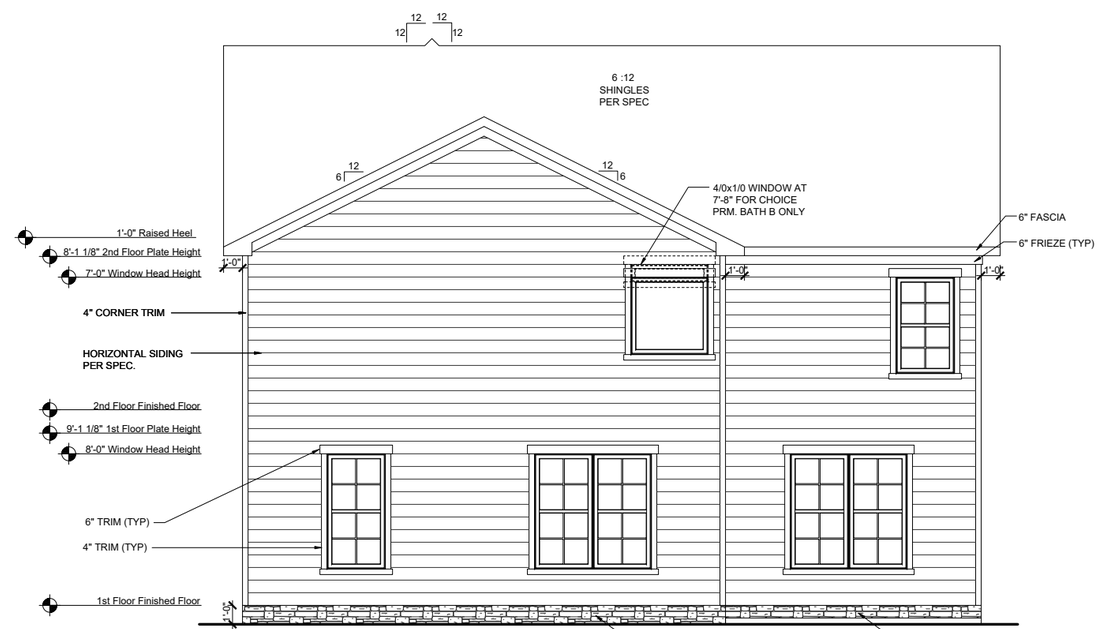
ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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BEAZER HOMES

THORNEBURY COMMUNITY

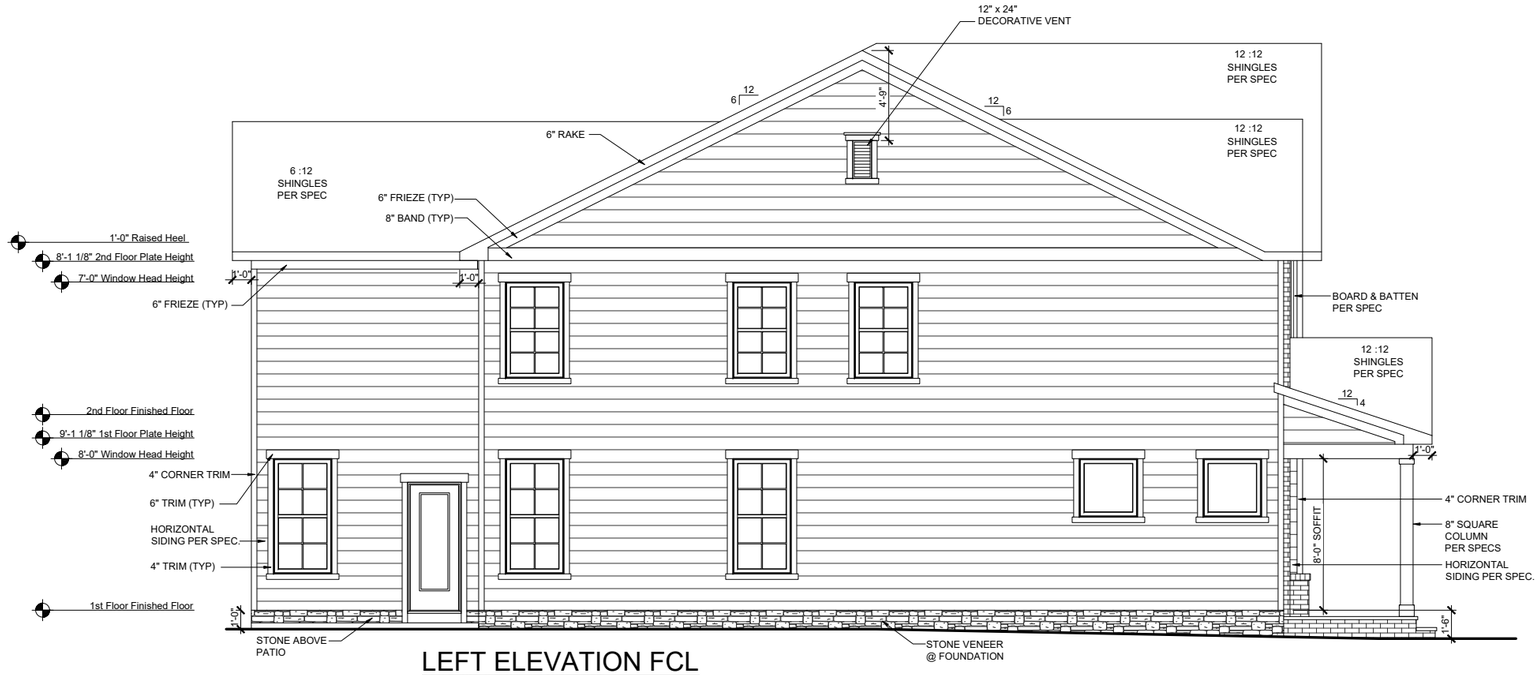
RLH V648 1.3

Elevation Plans

Front Elevation FCL

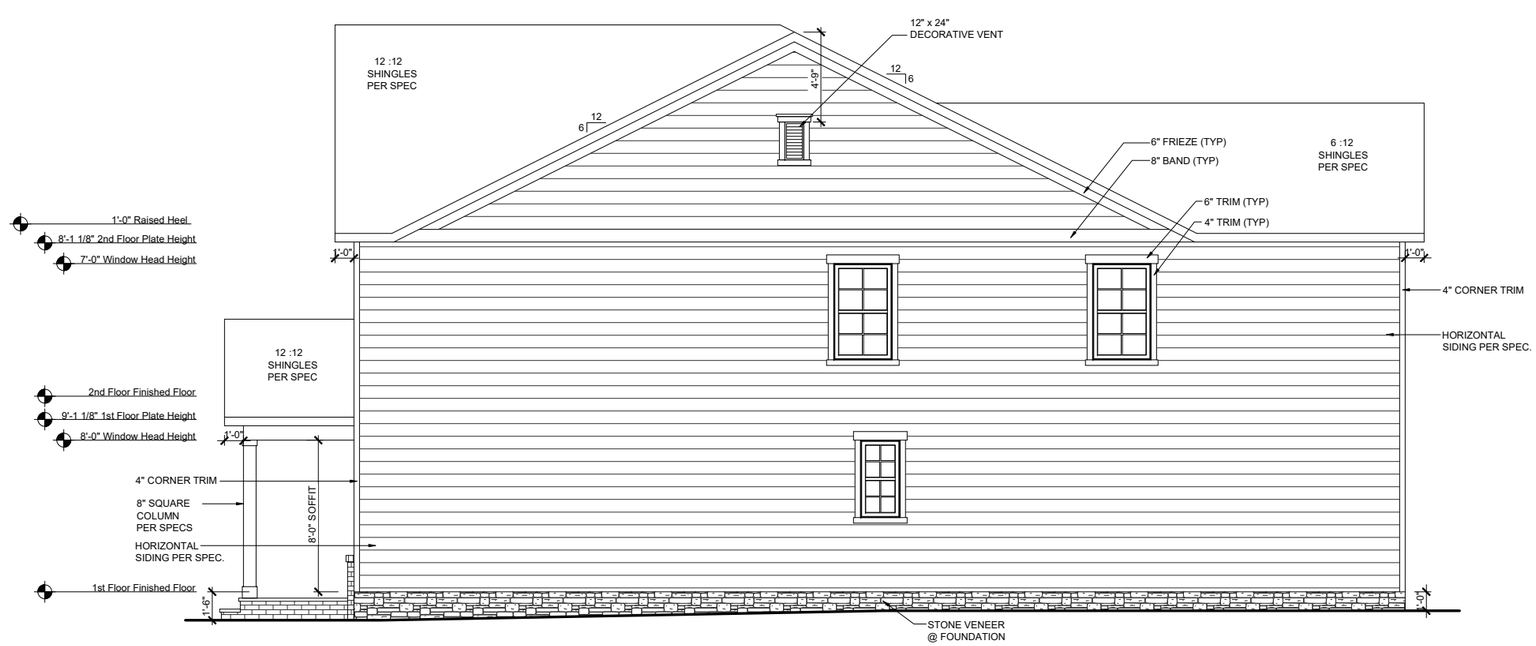
drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.4

Plot Date: 2/24/2021 11:21:52 AM; By: AMD



LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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BEAZER HOMES

THORNEBURY COMMUNITY

RLH V648 1.3

Elevation Plans

Side Elevations FCL

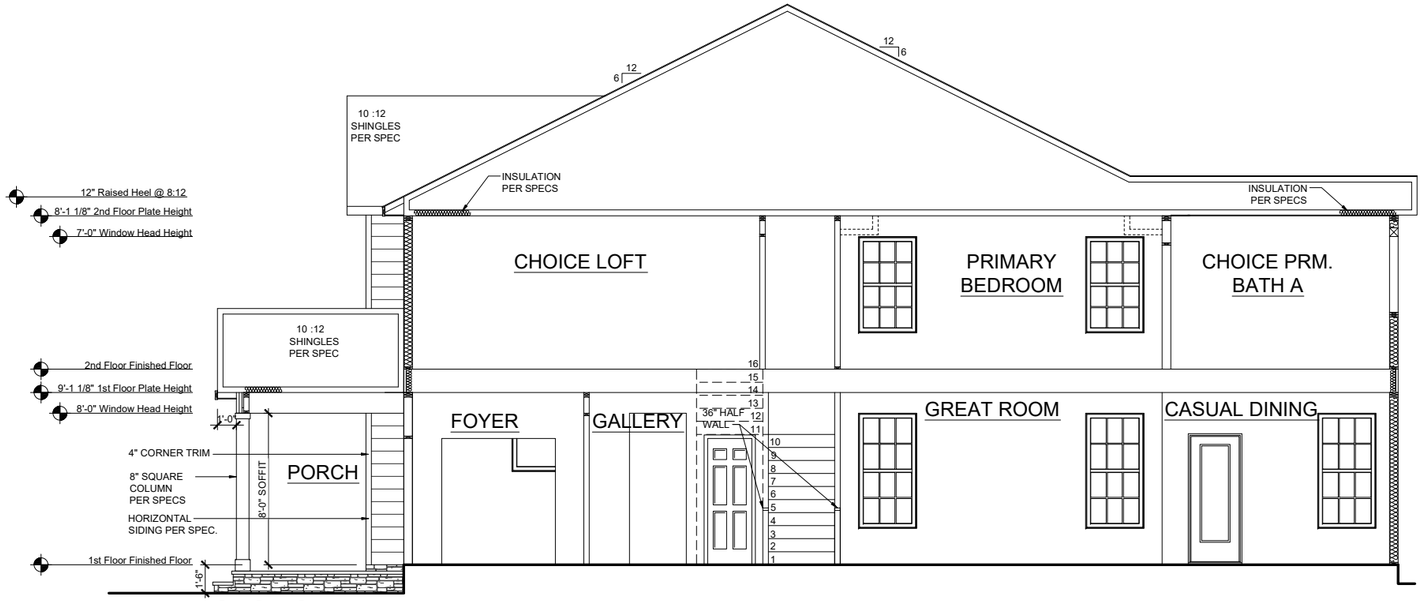
drawn by: XSI

checked by: BZH

date: 10/05/19

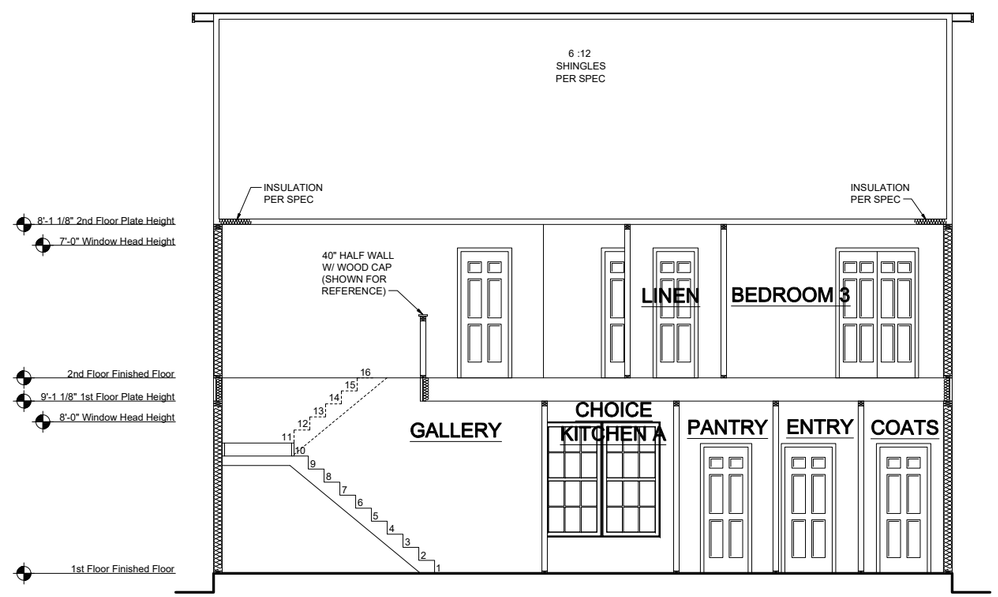
sheet number: A-3.5

Plot Date: 2/24/2021 11:21:57 AM; By: AMD



SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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BEAZER HOMES

THORNEBURY COMMUNITY

RLH V648 1.3

Typical Sections

Sections

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-4.0

Plot Date: 2/24/2021 11:22:29 AM; By: AMD

Building 1 elev DWN

T477 PARKER
FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

T439 BRAXTON
FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

T433 ADDISON
FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

T437 MAXWELL
FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

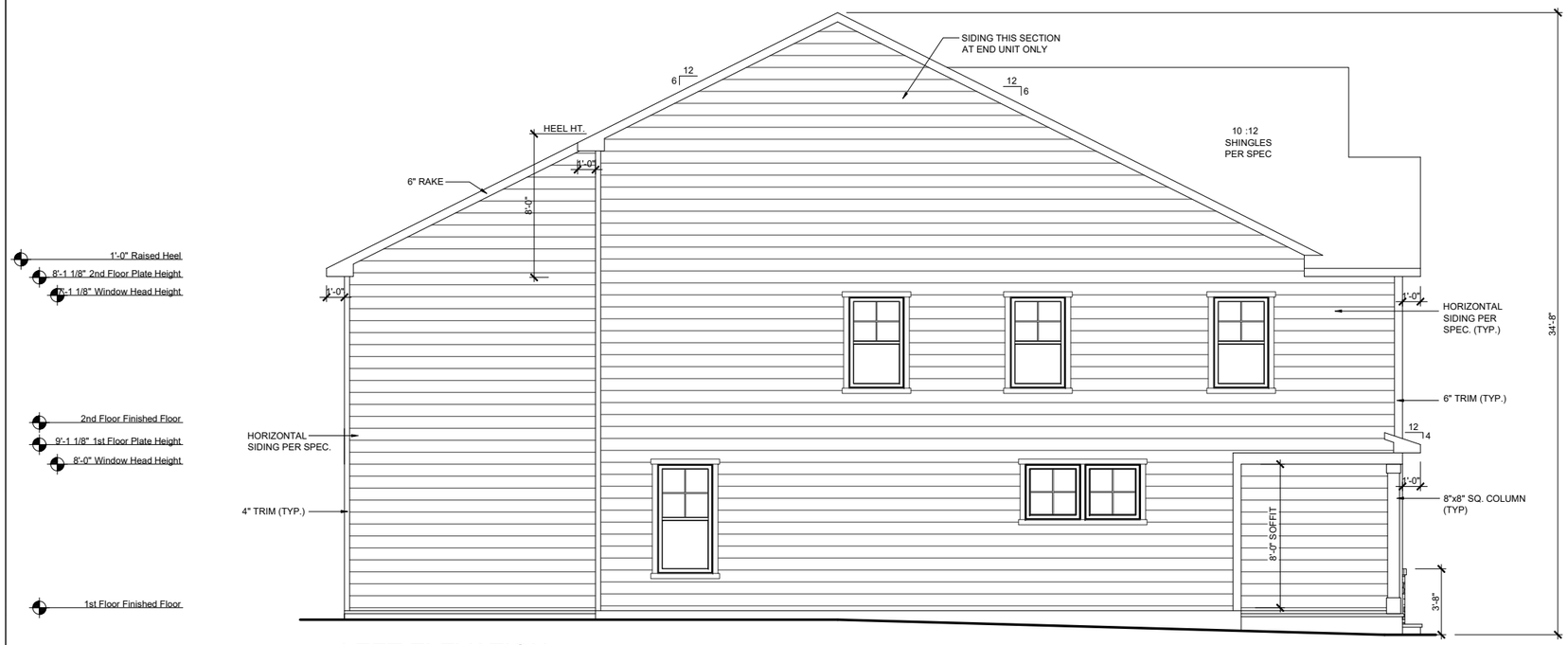
BEAZER HOMES

26' TH SERIES

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 4-30-2021



LEFT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

BEAZER HOMES

26' TH SERIES

SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 4-30-2021

REAR ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

BEAZER HOMES

26' TH SERIES

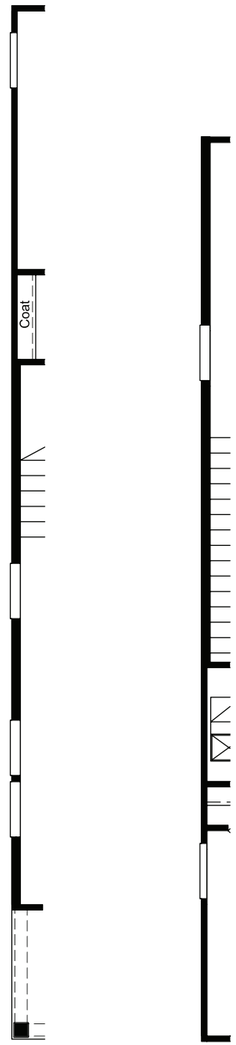
REAR ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 4-30-2021

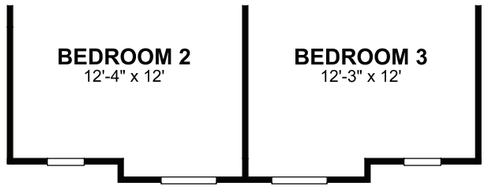
Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

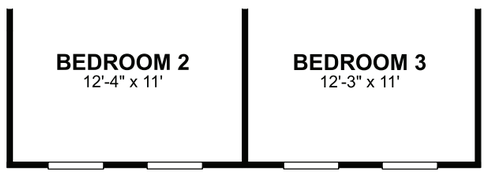


Opt End Unit
First Floor

Opt End Unit
Second Floor



Opt Elevation ACL



Opt Elevation FHL

Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry

Dotted Lines Denote Optional Items

Dashed Lines Denote Elevated Features

BEAZER HOMES

Addison

4 beds / 3 baths
2,148 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

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BZH LISTED NYSE EQUAL HOUSING OPPORTUNITY ENERGY STAR PARTNER

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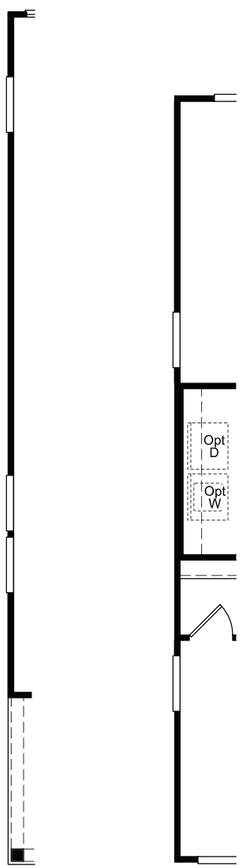
T433 v2.1 4-21

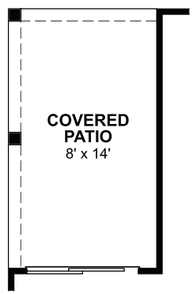
Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

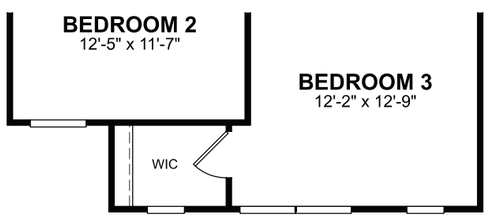


Opt End Unit First Floor

Opt End Unit Second Floor



Opt Covered Patio



Opt Elevation FHL

Legend

OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	
D - Dryer	
WH - Water Heater	
DW - Dishwasher	- - - - - - - - Dashed Lines Denote Elevated Features
REF - Refrigerator	

BEAZER HOMES

Braxton

3 beds / 2.5 baths
2,282 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

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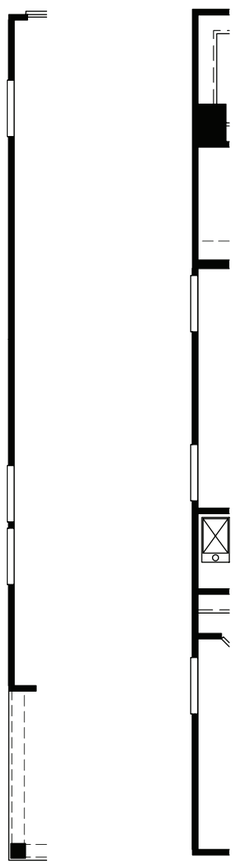
T439 v2.1 3-21

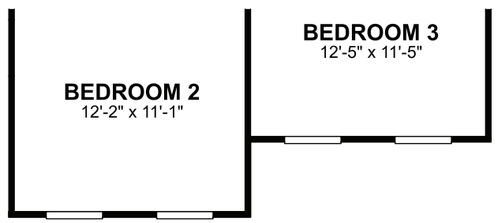
Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

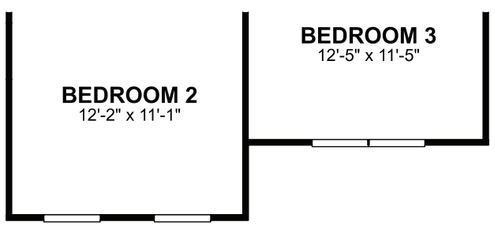


Opt End Unit
First Floor

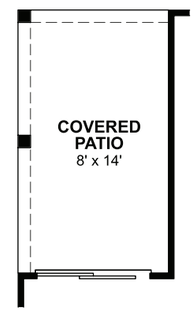
Opt End Unit
Second Floor



Opt Elevation ACL



Opt Elevation FHL



Opt Covered Patio

Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry

Dotted Lines Denote Optional Items

Dashed Lines Denote Elevated Features

BEAZER HOMES

Maxwell

3 beds / 2.5 baths
2,207 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

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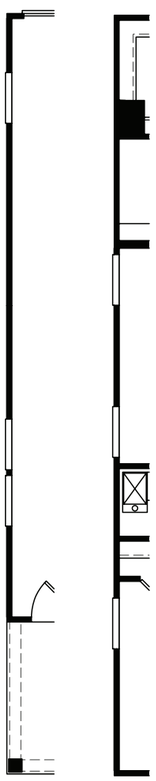
T437 v2.1 3-21

Paid Options

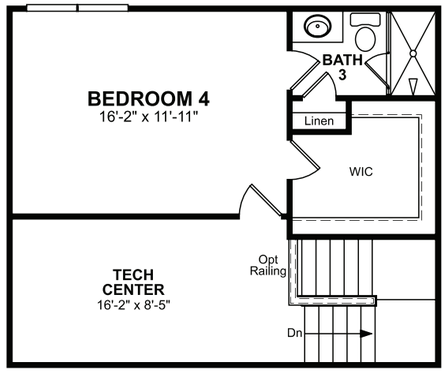
Structural options that add square footage or other structure (s) to the home for a fee



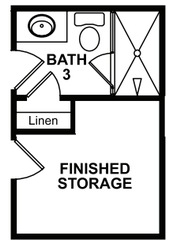
Opt End Unit First Floor

Opt End Unit Second Floor

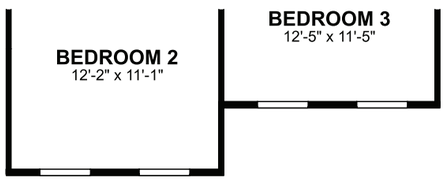
Opt End Unit Third Floor



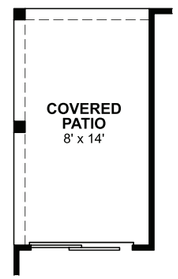
Opt Bedroom 4/Bath 3 ILO Bonus Room/Unfinished Storage



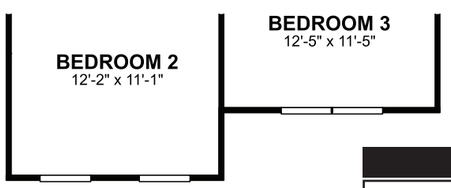
Opt Bath 3/Finished Storage ILO Unfinished Storage



Opt Elevation ACL



Opt Covered Patio



Opt Elevation FHL

Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry

Dotted Lines Denote Optional Items

Dashed Lines Denote Elevated Features

BEAZER HOMES

Parker

3-4 beds / 2.5-3.5 baths
2,623 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

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T477 v1.1 3-21

BEAZER HOMES

ADDISON
RLH T433

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** DIVISION ADDRESS ADDRESS CITY, STATE ZIP CONTACT: PH: NUMBER FAX: NUMBER	**CONSULTANT** ADDRESS ADDRESS CITY, STATE ZIP PH: NUMBER FAX: NUMBER

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan - TRL
F-1.1	Slab Plan - ACL
F-1.2	Slab Plan - FHL
A-1.0	First Floor Plan
A-1.1	First Floor Partials
A-2.0	Second Floor Plan
A-2.1	Second Floor Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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RLH T433 2.1

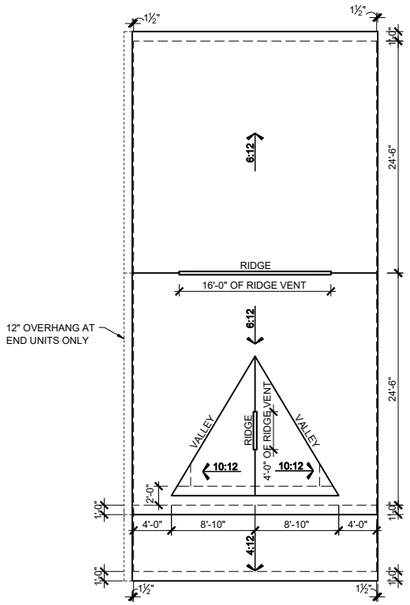
Cover Sheets

Cover Sheet

ROBERT'S CROSSING

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: CS-1.0

Plot Date: 2/23/2021 10:21:17 AM; By: AMD



ROOF PLAN - TRL

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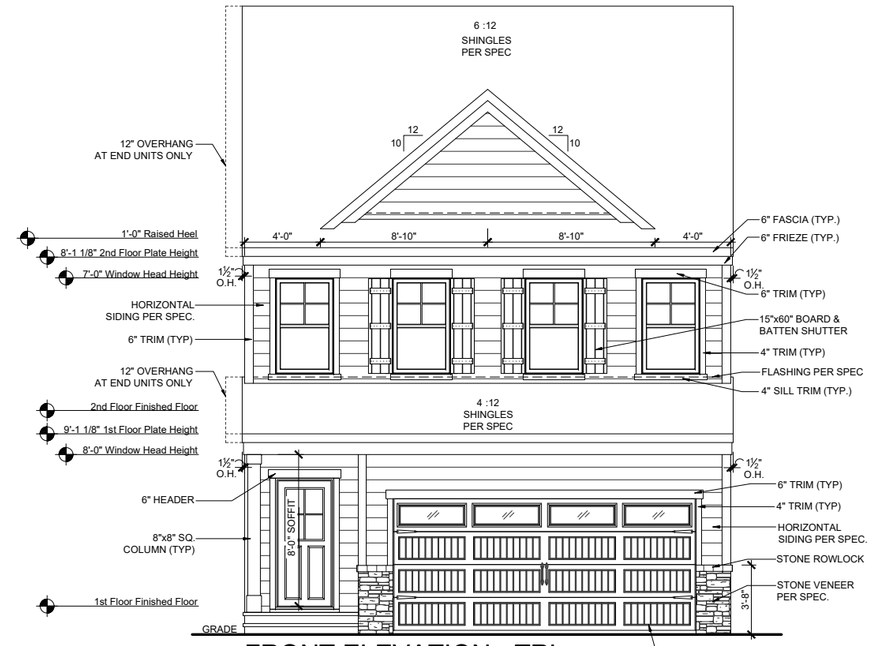

FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
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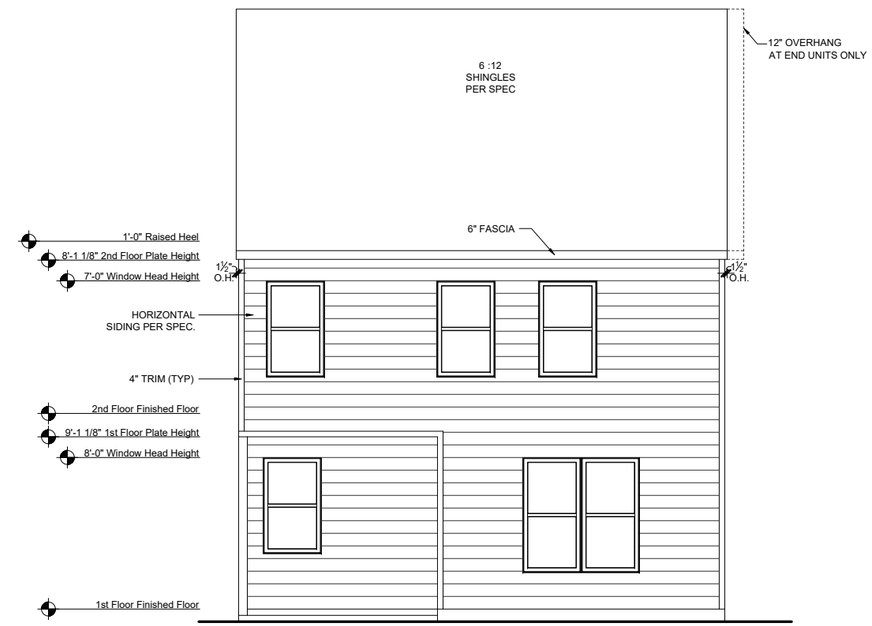

REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1258 S.F.
VENTING =
1258 S.F. / 150 = 8.38 S.F. REQUIRED
1258 S.F. / 300 = 4.19 S.F. REQUIRED

Ridge Vents: 20 lin ft
Soffit Vents: 52 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 180 S.F.
VENTING =
180 S.F. / 150 = 1.2 S.F. REQUIRED
180 S.F. / 300 = 0.6 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

Plot Date: 2/23/2021 10:22:44 AM; By: AMD

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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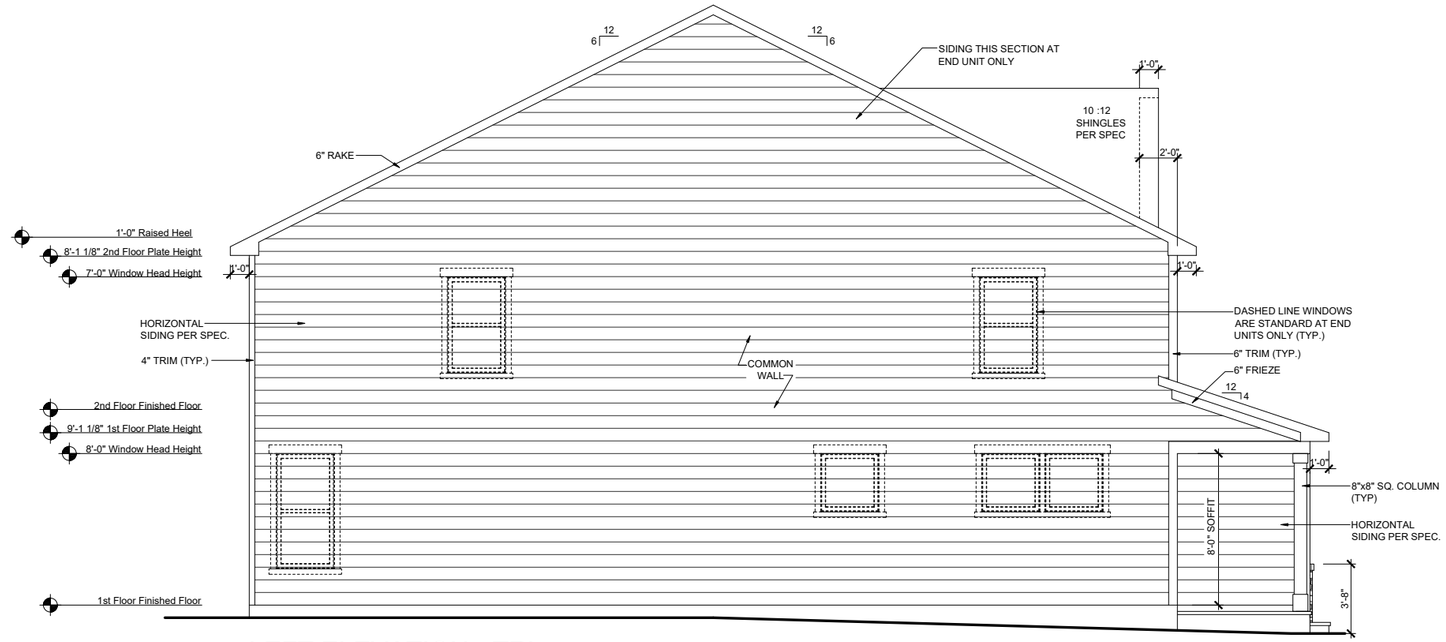
ROBERT'S CROSSING

RLH T433 2.1
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.0



LEFT ELEVATION - TRL

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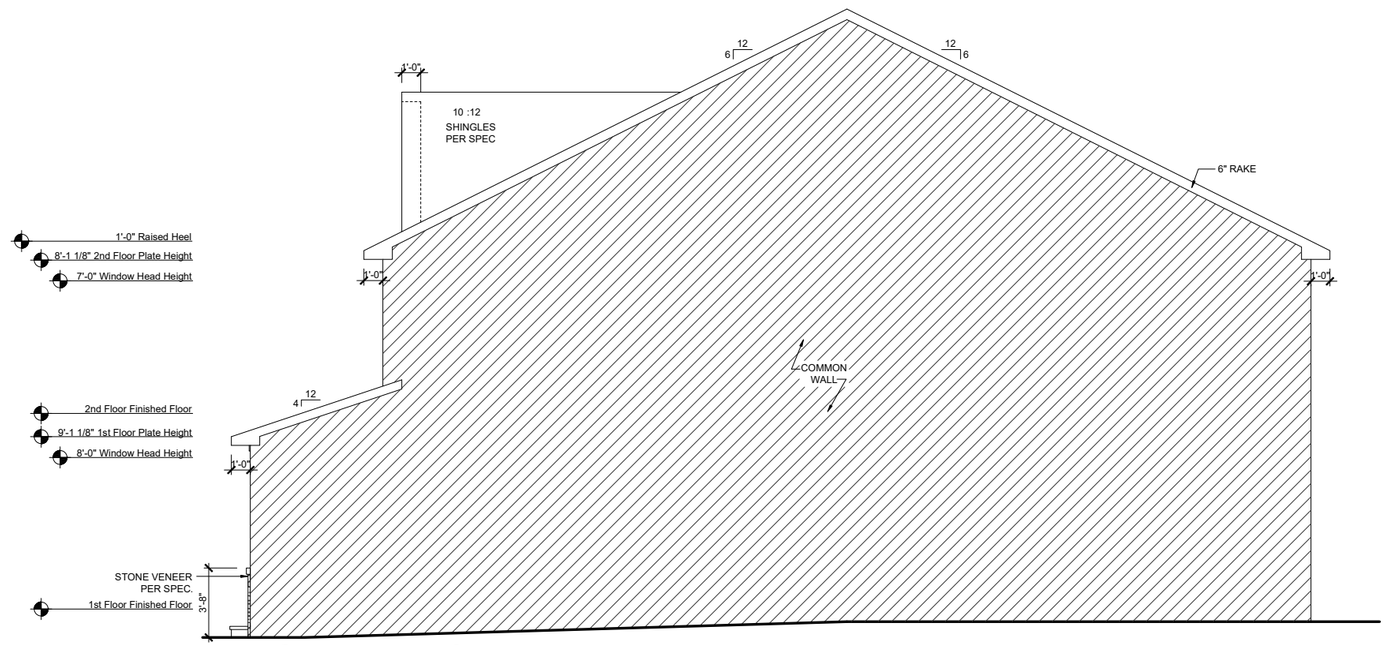

RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0"

Plot Date: 2/23/2021 10:22:51 AM; By: AMD

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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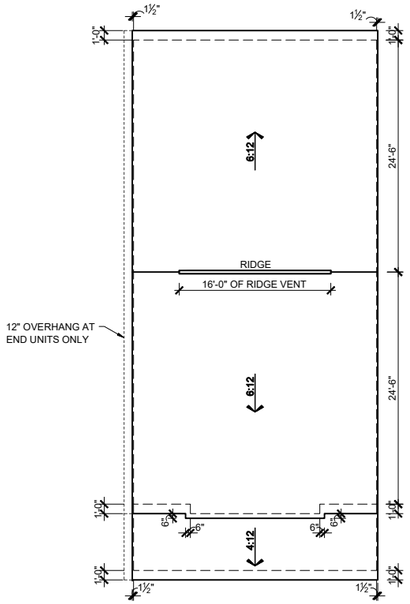
ROBERT'S CROSSING

RLH T433 2.1

Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number:
A-3.1



ROOF PLAN - ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
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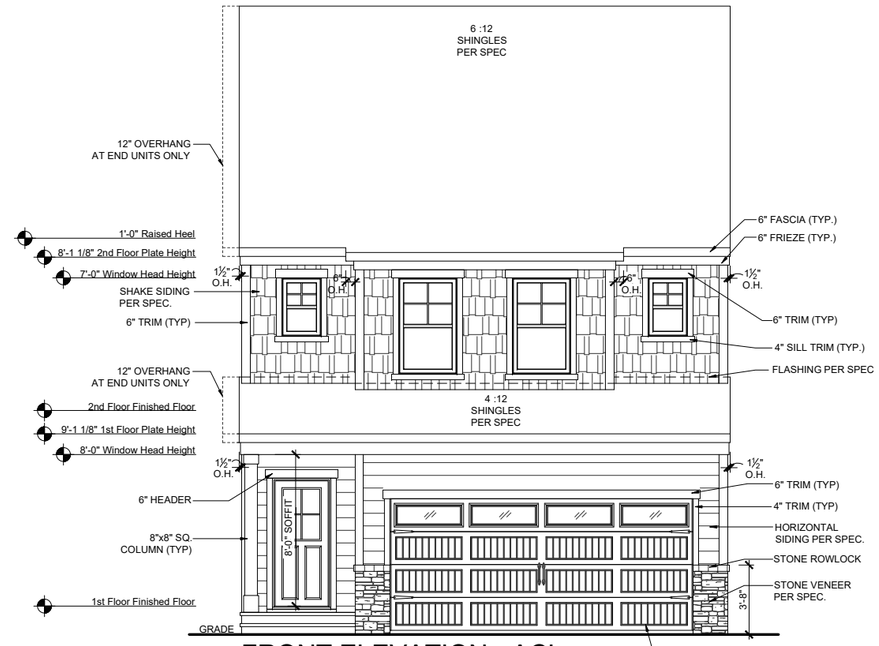

FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
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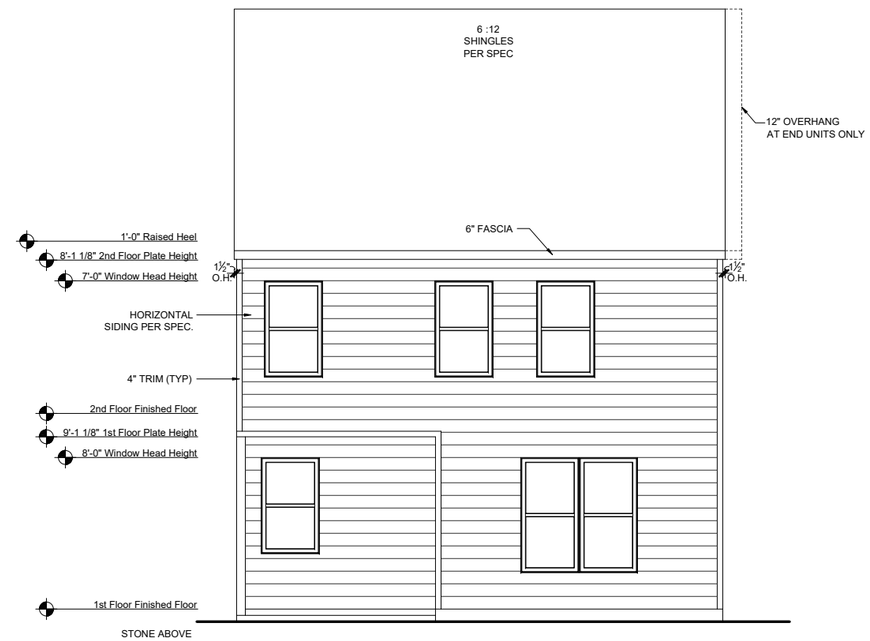

REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1271 S.F.
VENTING =
1271 S.F. / 150 = 8.47 S.F. REQUIRED
1271 S.F. / 300 = 4.23 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 53 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 166 S.F.
VENTING =
166 S.F. / 150 = 1.1 S.F. REQUIRED
166 S.F. / 300 = 0.55 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

Plot Date: 2/23/2021 10:22:59 AM; By: AMD

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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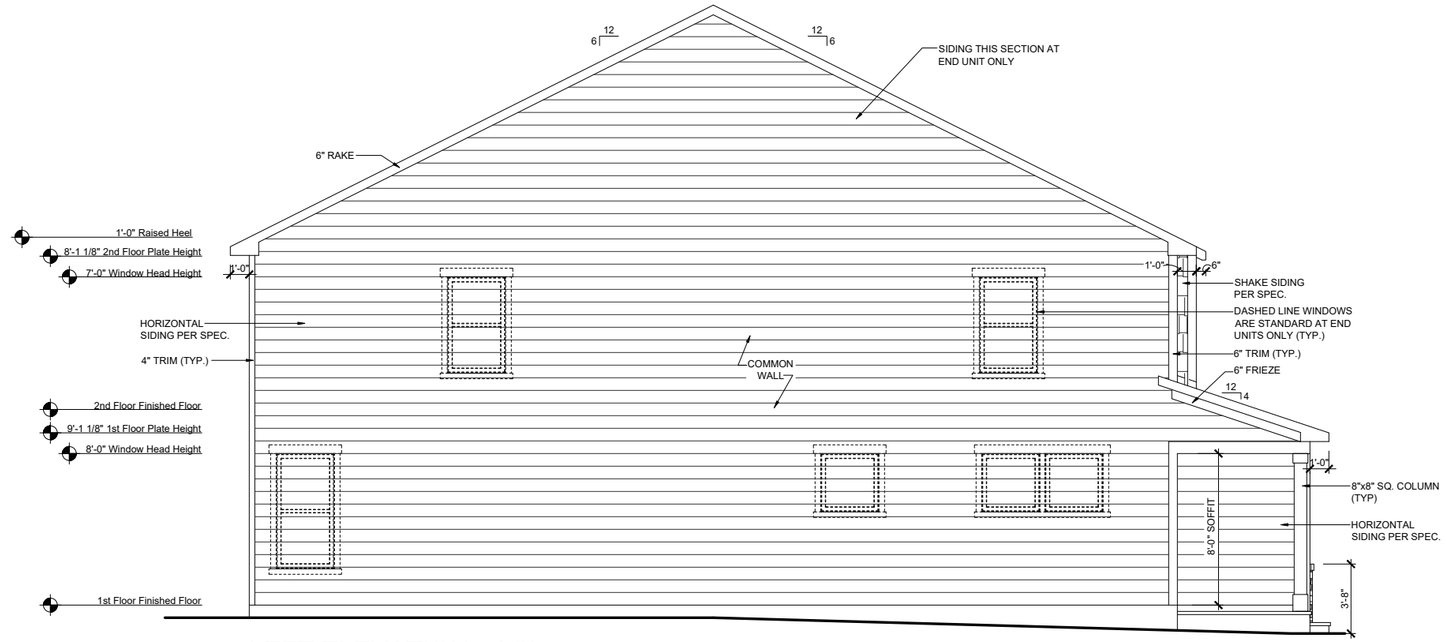
ROBERT'S CROSSING

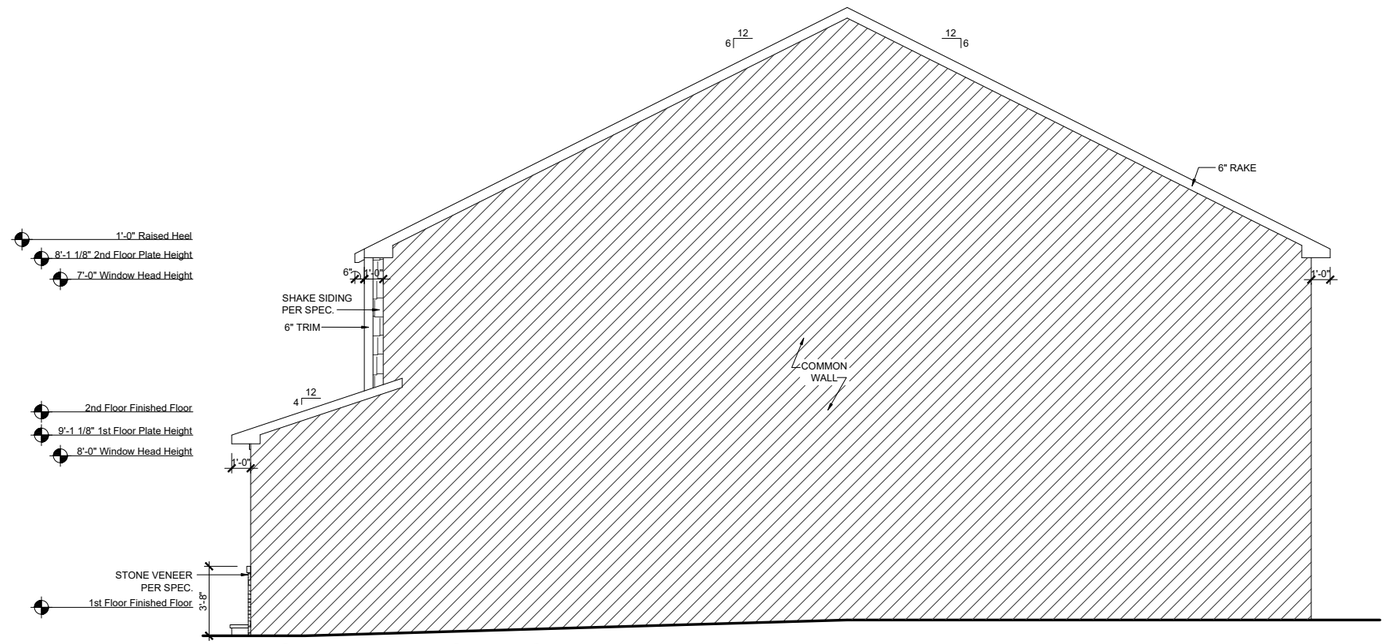
RLH T433 2.1
Elevation Plans
Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.2



LEFT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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ROBERT'S CROSSING

RLH T433 2.1

Elevation Plans

Side Elevations ACL

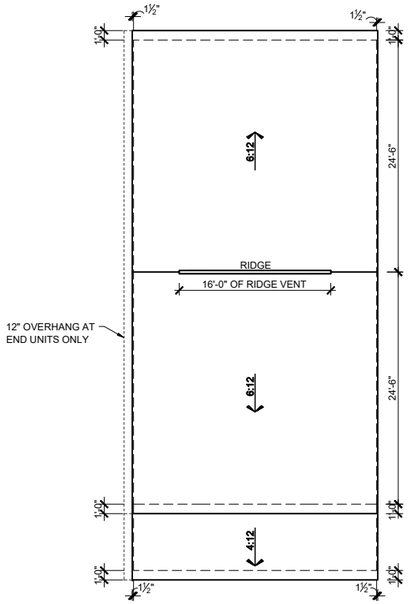
drawn by: XSI

checked by: BZH

date: 7/26/19

sheet number: A-3.3

Plot Date: 2/23/2021 10:23:04 AM; By: AMD

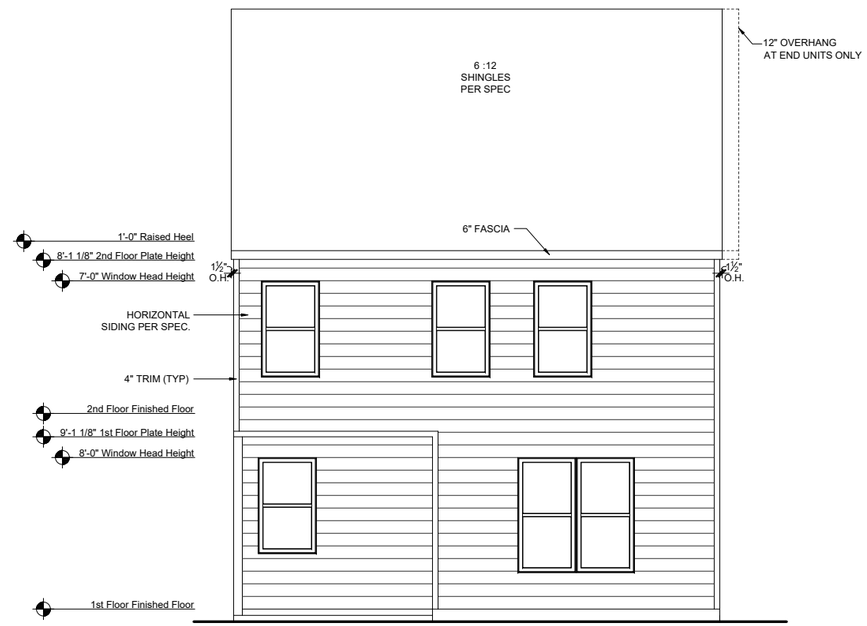


ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1258 S.F.
VENTING =
1258 S.F. / 150 = 8.38 S.F. REQUIRED
1258 S.F. / 300 = 4.19 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 53 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 180 S.F.
VENTING =
180 S.F. / 150 = 1.2 S.F. REQUIRED
180 S.F. / 300 = 0.6 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

Plot Date: 2/23/2021 10:23:13 AM; By: AMD

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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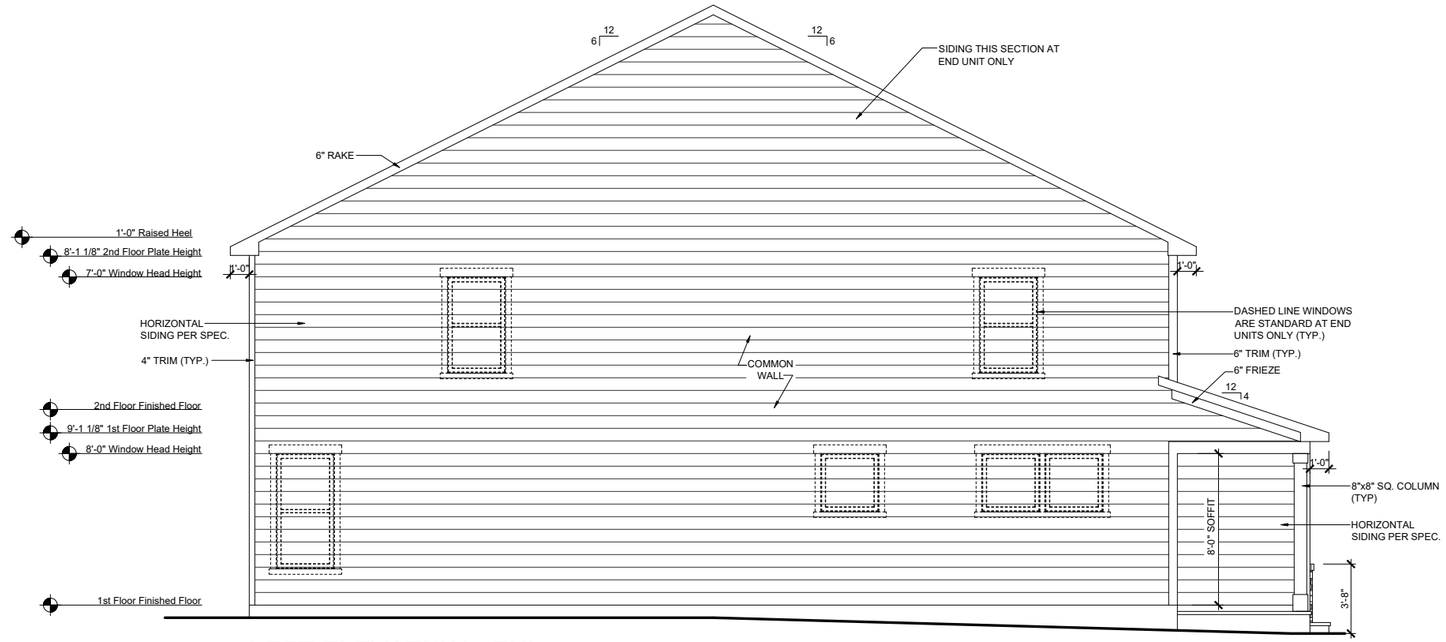
ROBERT'S CROSSING

RLH T433 2.1
Elevation Plans
Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.4



LEFT ELEVATION - FHL

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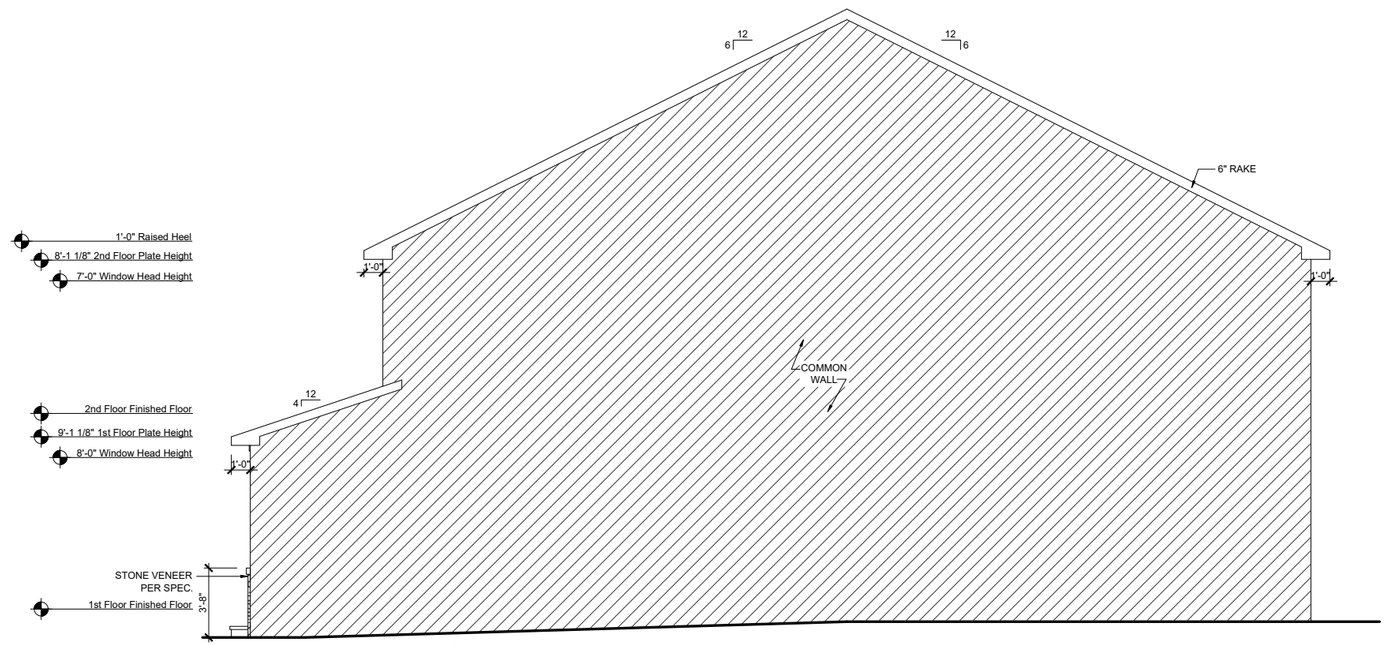

RIGHT ELEVATION - FHL

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Plot Date: 2/23/2021 10:23:18 AM; By: AMD

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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ROBERT'S CROSSING

RLH T433 2.1

Elevation Plans

Side Elevations FHL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number:
A-3.5

BEAZER HOMES

MAXWELL

RLH T437

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 & PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partials
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	1st Floor Electrical Plan
E-2.0	2nd Floor Electrical Plan

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
v2.1	02.23.2021

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ROBERT'S CROSSING

RLH T437 2.1

Cover Sheets

Cover Sheet

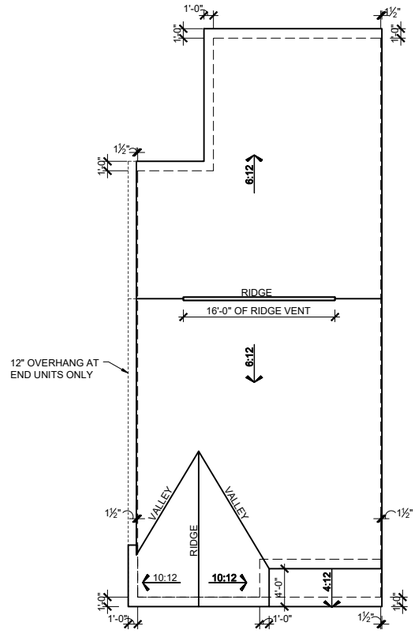
drawn by: XSI

checked by: BZH

date: 09/20/19

sheet number: CS-1.0

Plot Date: 2/23/2021 3:59:53 PM; By: AMD



ROOF PLAN - TRL

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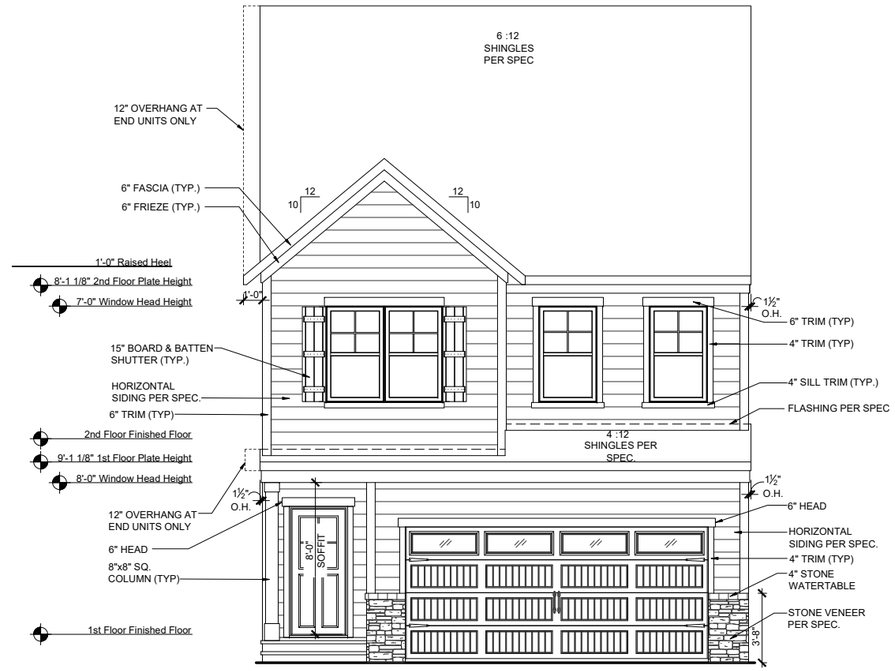

FRONT ELEVATION - TRL

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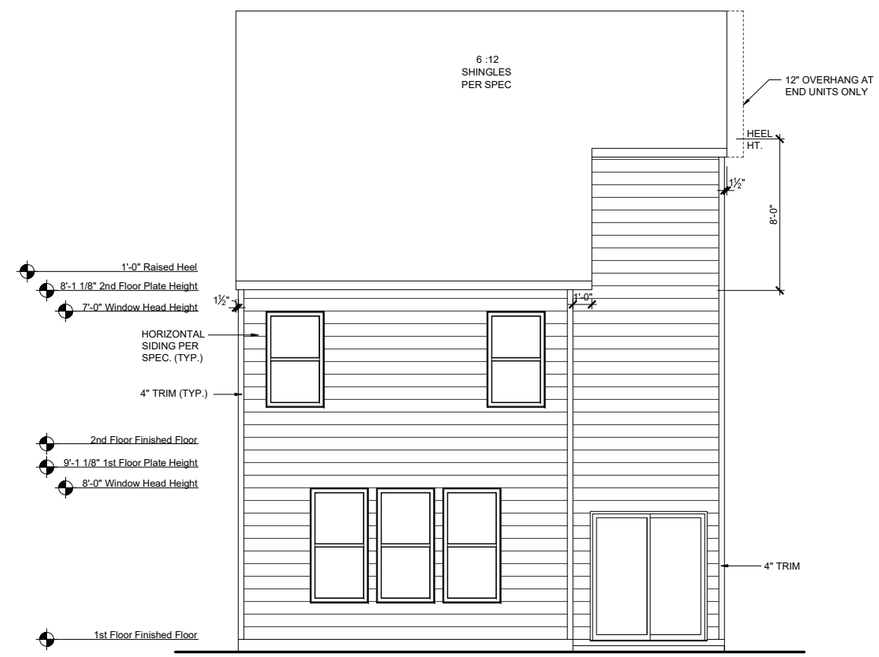

REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

Plot Date: 2/23/2021 4:00:59 PM; By: AMD

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
v2.1	02.23.2021

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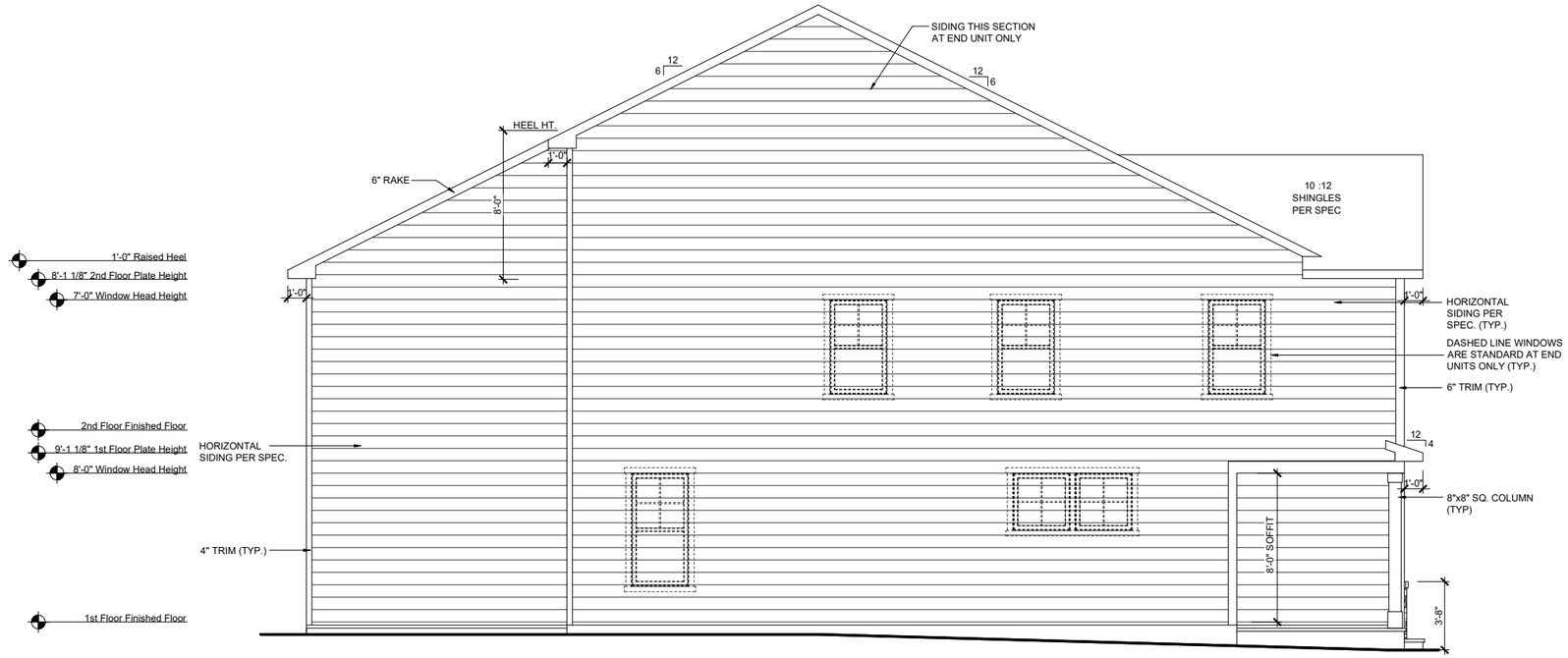
ROBERT'S CROSSING

RLH T437 2.1
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.0



LEFT ELEVATION - TRL

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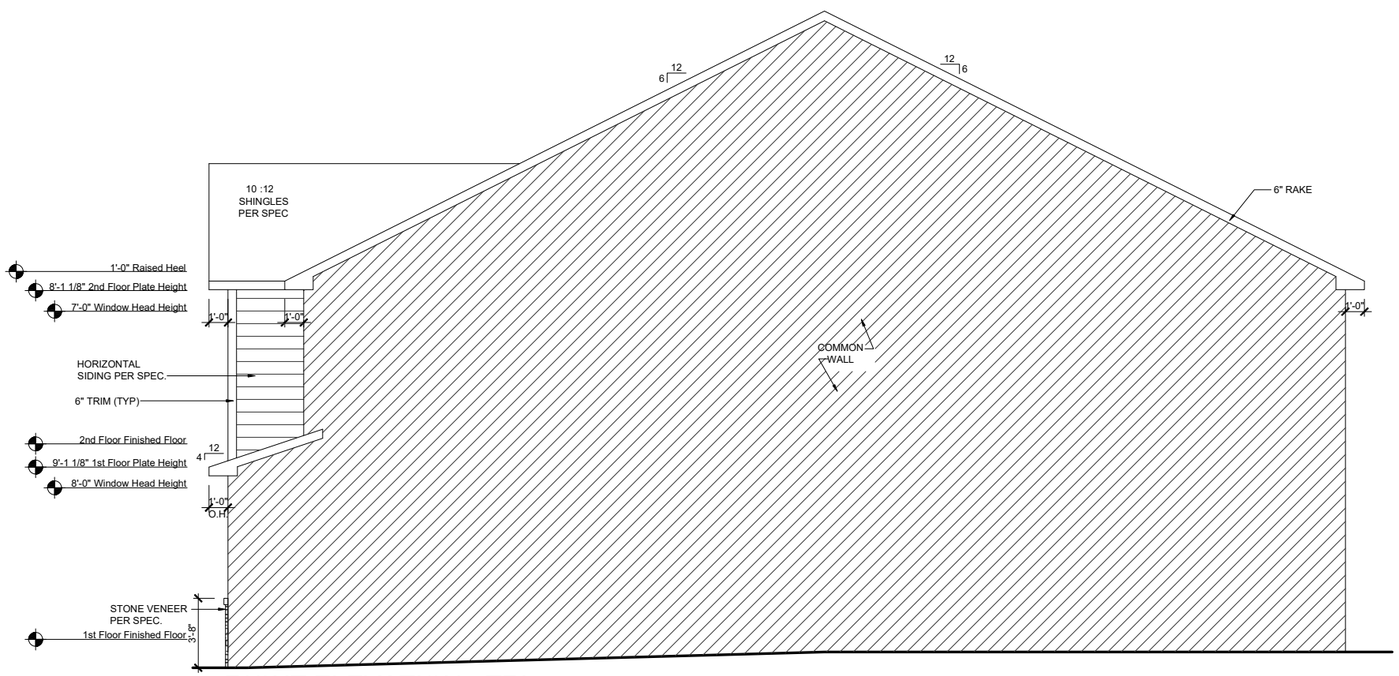
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - TRL

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SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Plot Date: 2/23/2021 4:01:03 PM; By: AMD

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
v2.1	02.23.2021

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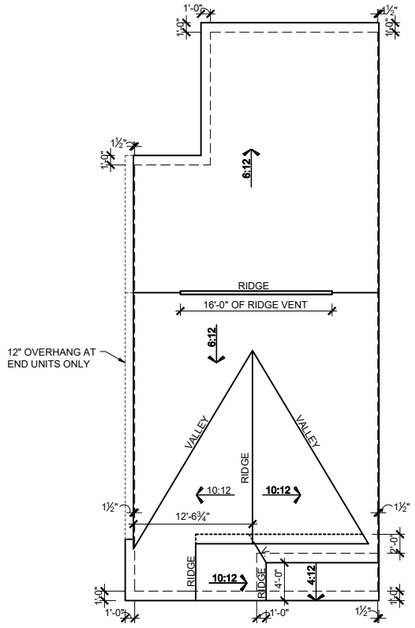
ROBERT'S CROSSING

RLH T437 2.1

Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.1



ROOF PLAN - ACL

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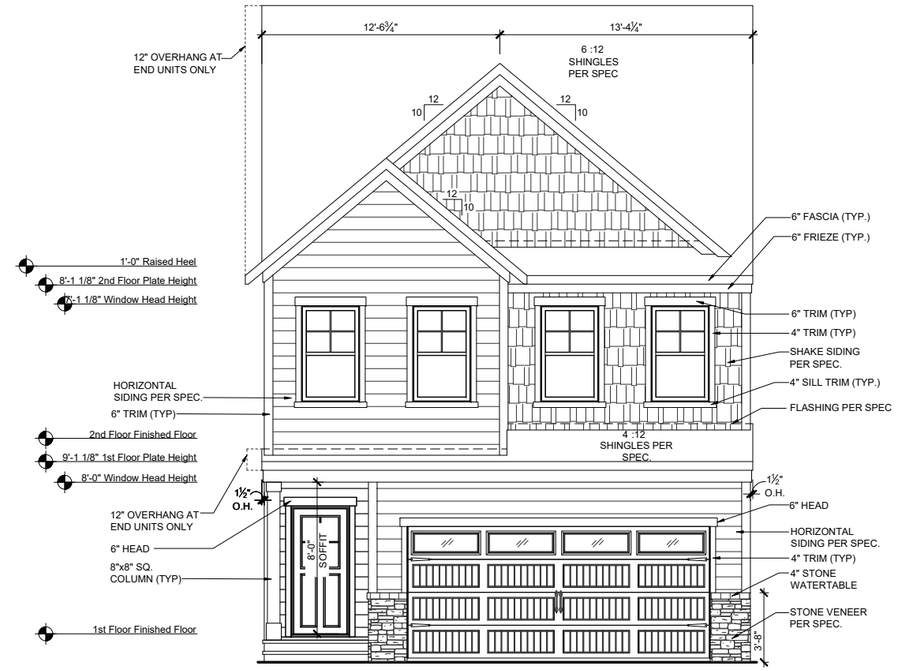
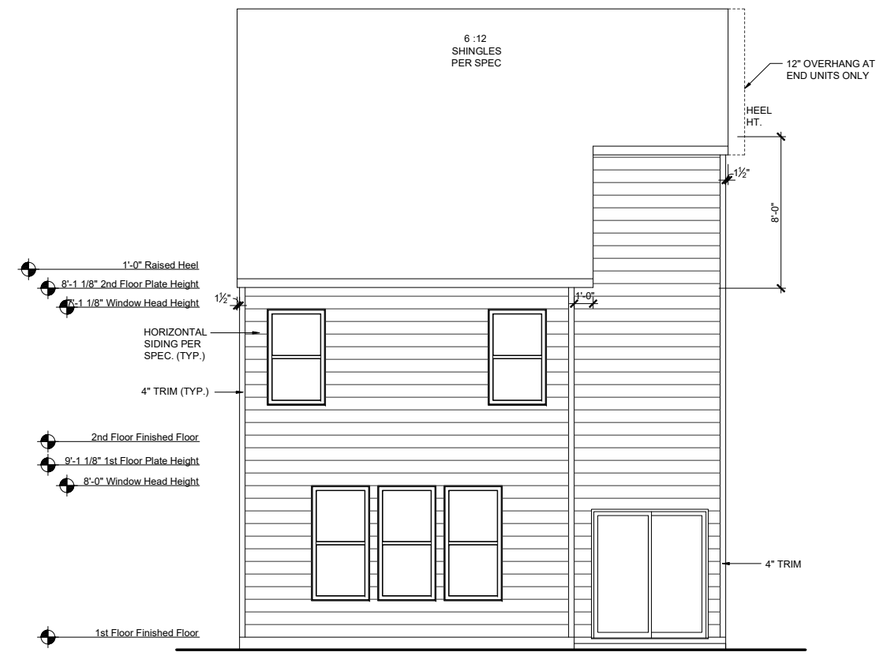
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
v2.1	02.23.2021

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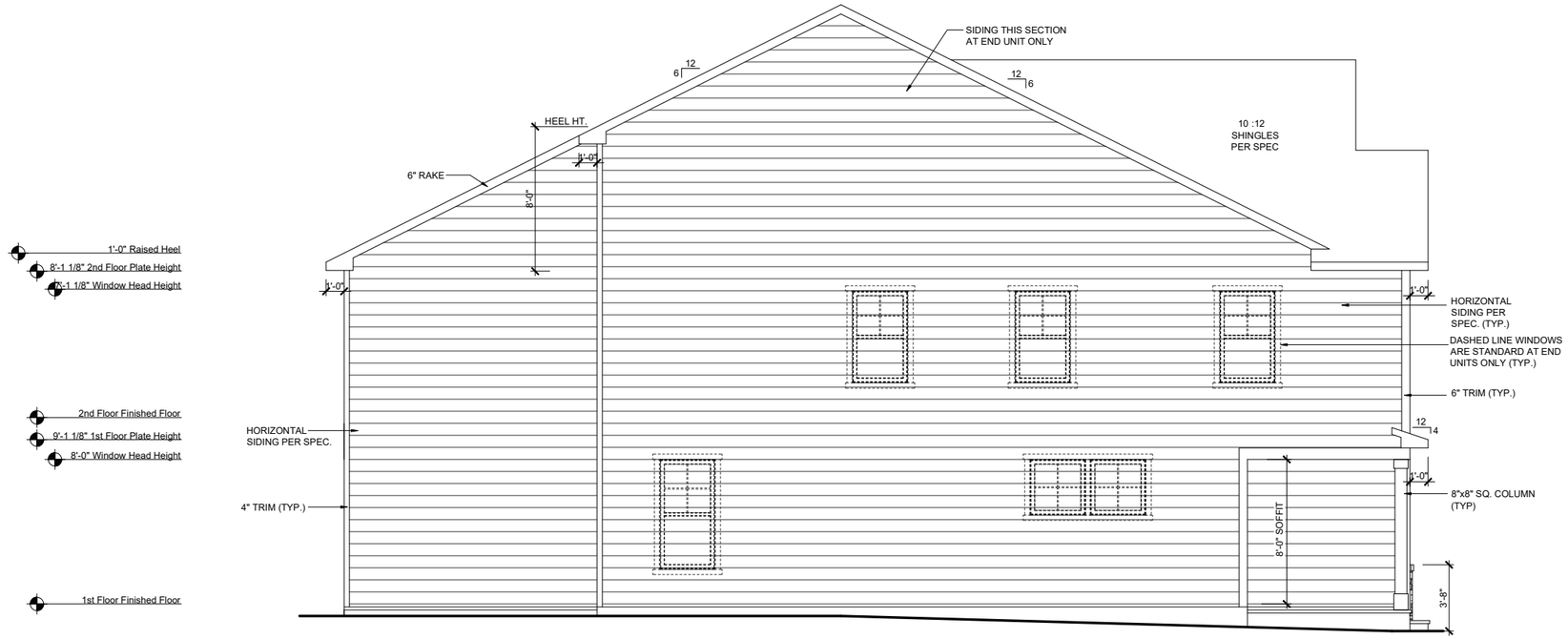
ROBERT'S CROSSING

RLH T437 2.1
Elevation Plans
Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

Plot Date: 2/23/2021 4:01:10 PM; By: AMD



LEFT ELEVATION - ACL

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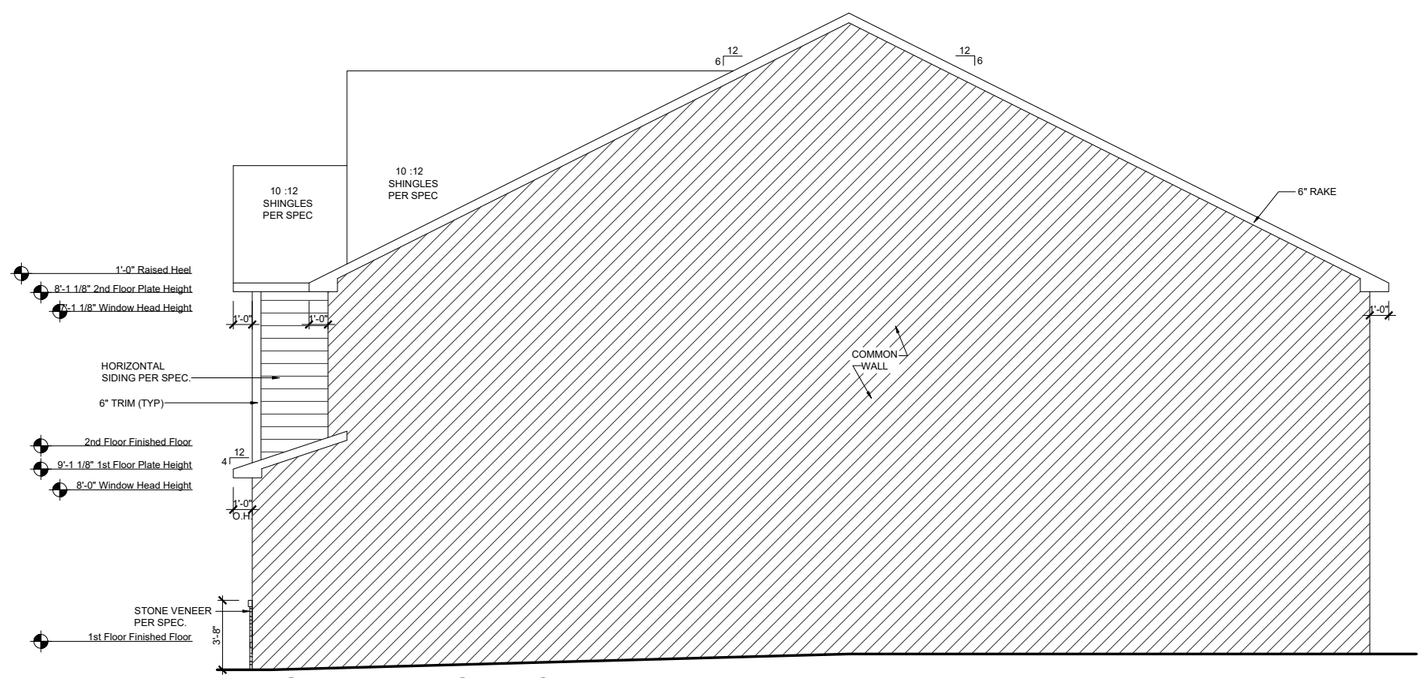

RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.3	06.30.2020
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ROBERT'S CROSSING

RLH T437 2.1

Elevation Plans

Side Elevations ACL

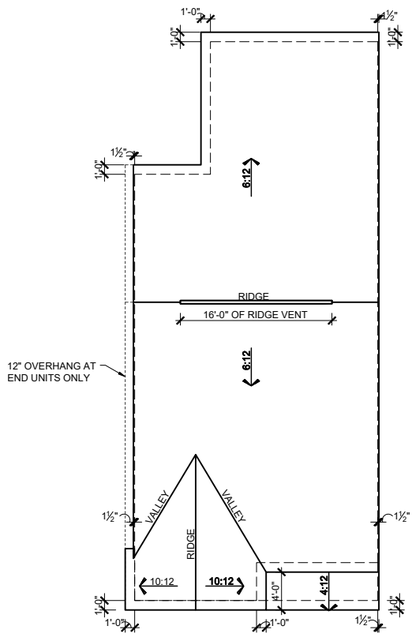
drawn by: XSI

checked by: BZH

date: 09/20/19

sheet number: A-3.3

Plot Date: 2/23/2021 4:01:14 PM; By: AMD



ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
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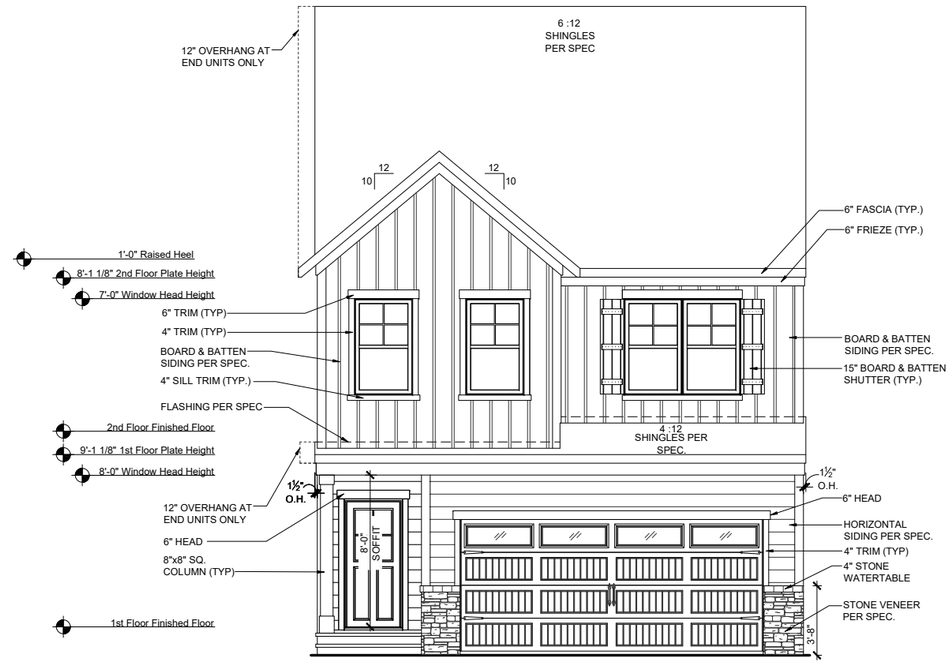

FRONT ELEVATION - FHL

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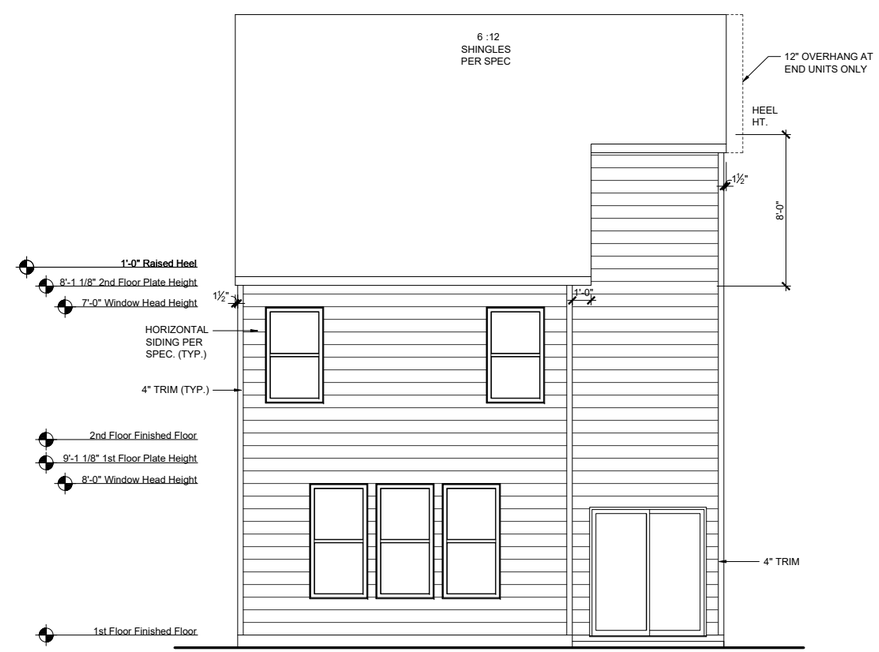

REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

Plot Date: 2/23/2021 4:01:20 PM; By: AMD

REV.	DATE
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v2.1	02.23.2021

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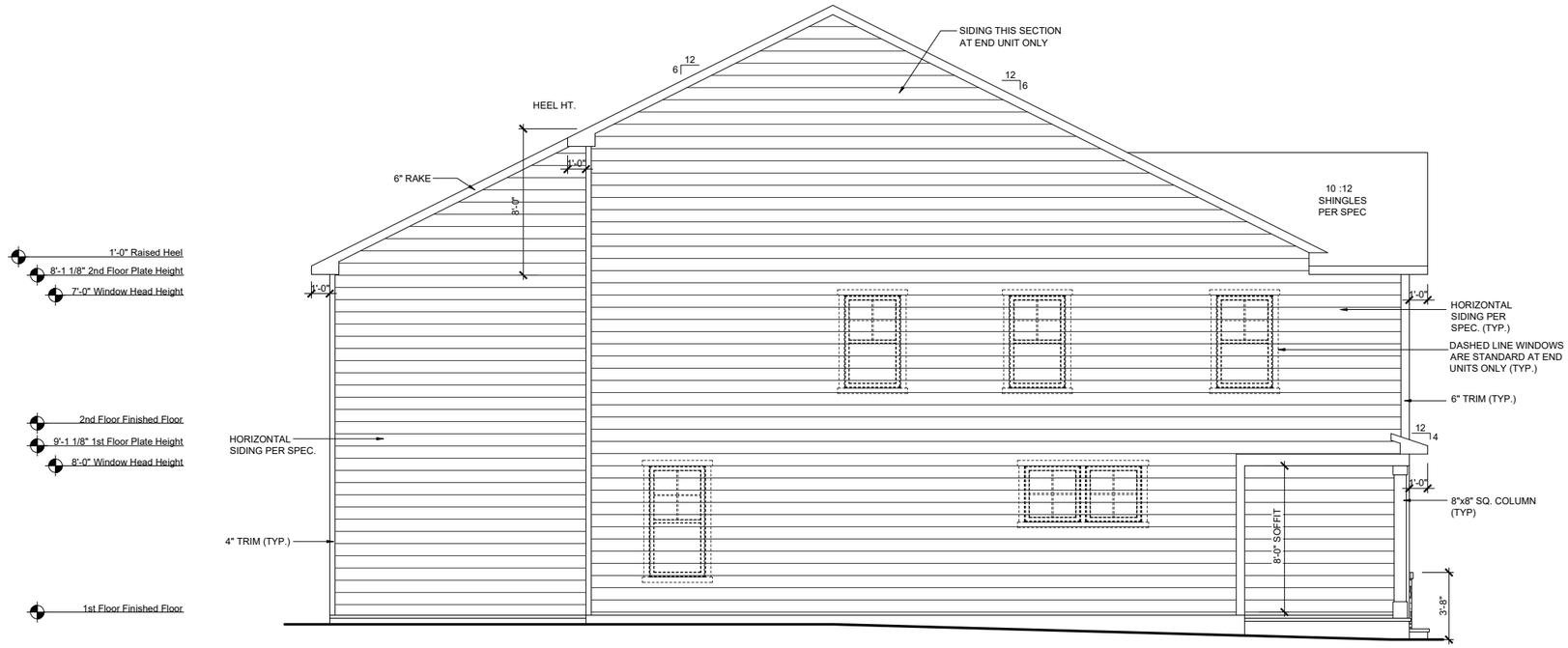
ROBERT'S CROSSING

RLH T437 2.1

Elevation Plans

Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-3.4



LEFT ELEVATION - FHL

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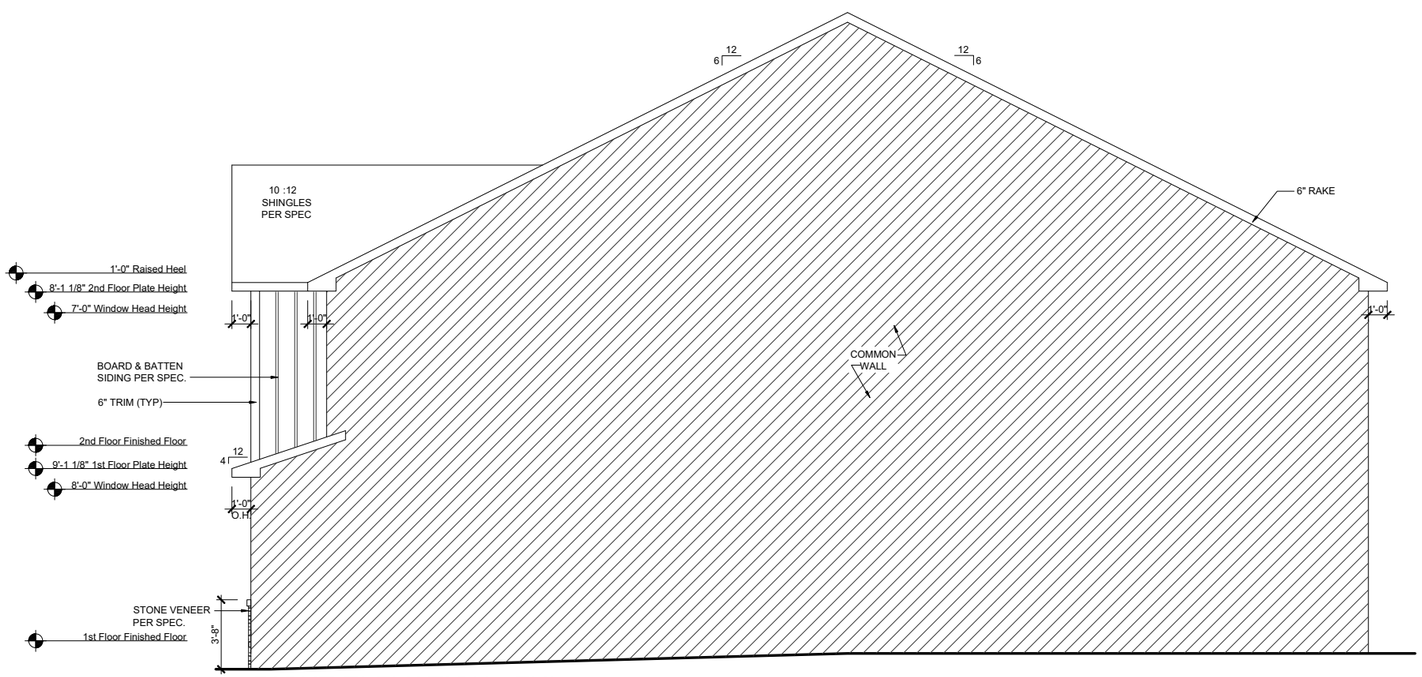

RIGHT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
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ROBERT'S CROSSING

RLH T437 2.1

Elevation Plans

Front Elevation FHL

drawn by: XSI

checked by: BZH

date: 09/20/19

sheet number:

A-3.5

Plot Date: 2/23/2021 4:01:24 PM; By: AMD

BEAZER HOMES

BRAXTON

RLH T439

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partials
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partials
A-3.0	Front Elevations TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevations ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevations FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Sections
E-1.0	1st Floor Electrical Plans
E-2.0	2nd Floor Electrical Plans

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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ROBERT'S CROSSING

RLH T439 2.1

Cover Sheets

Cover Sheet

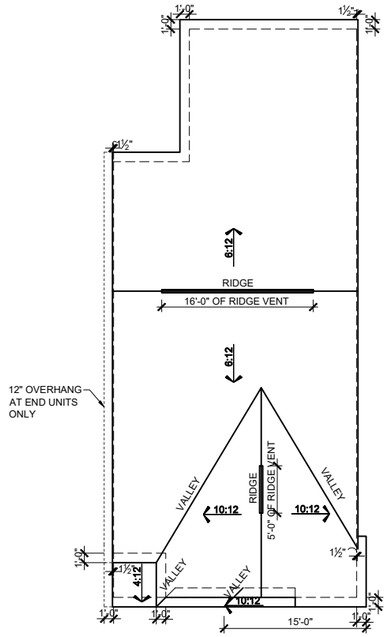
drawn by: XSI

checked by: BZH

date: 09/20/19

sheet number: CS-1.0

Plot Date: 2/23/2021 2:48:24 PM; By: AMD



ROOF PLAN - TRL

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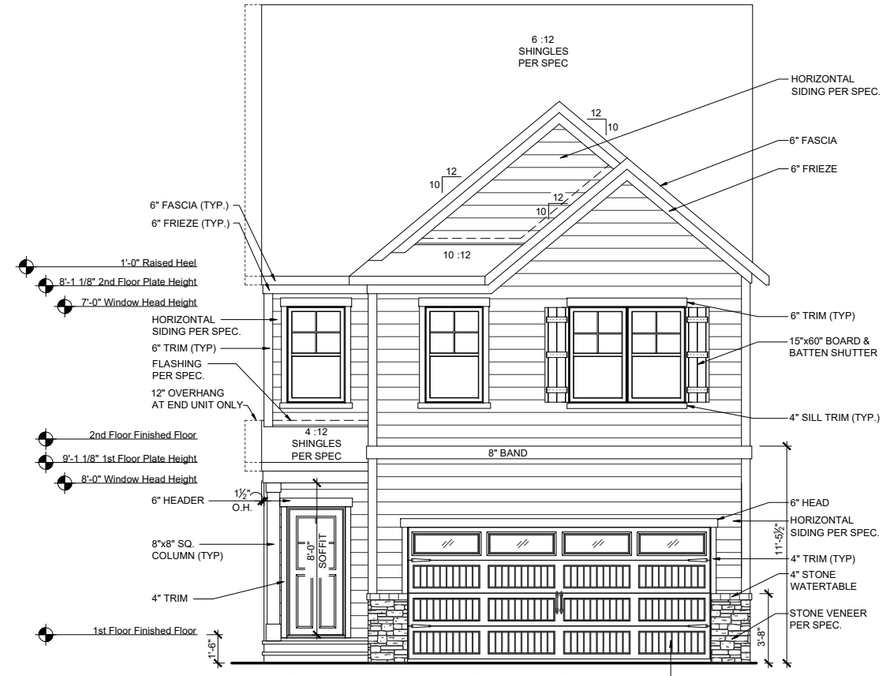
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 43 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

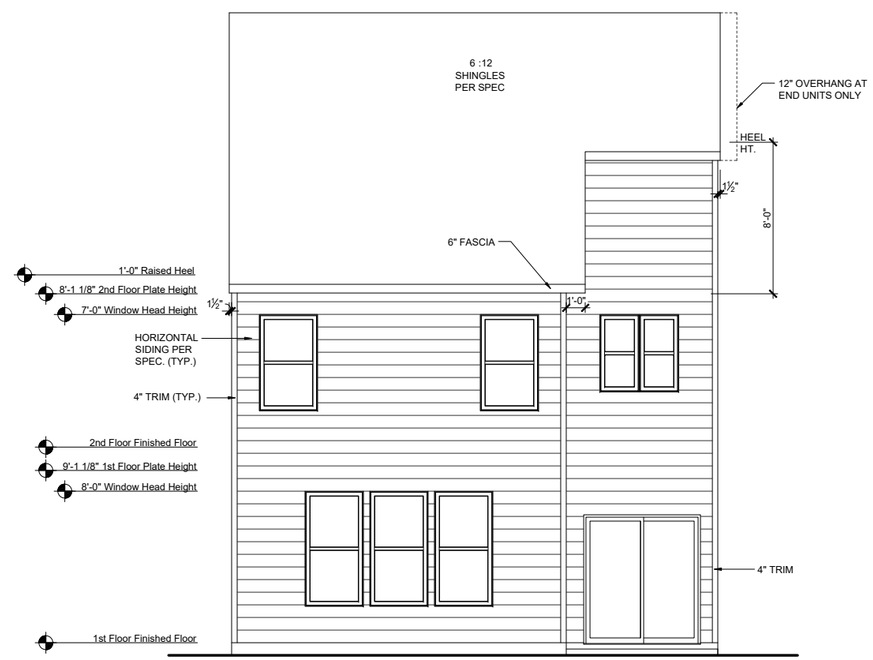
GARAGE/PORCH ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 91 S.F.
VENTING =
91 S.F. / 150 = 0.60 S.F. REQUIRED
91 S.F. / 300 = 0.30 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



REAR ELEVATION - TRL

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REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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ROBERT'S CROSSING

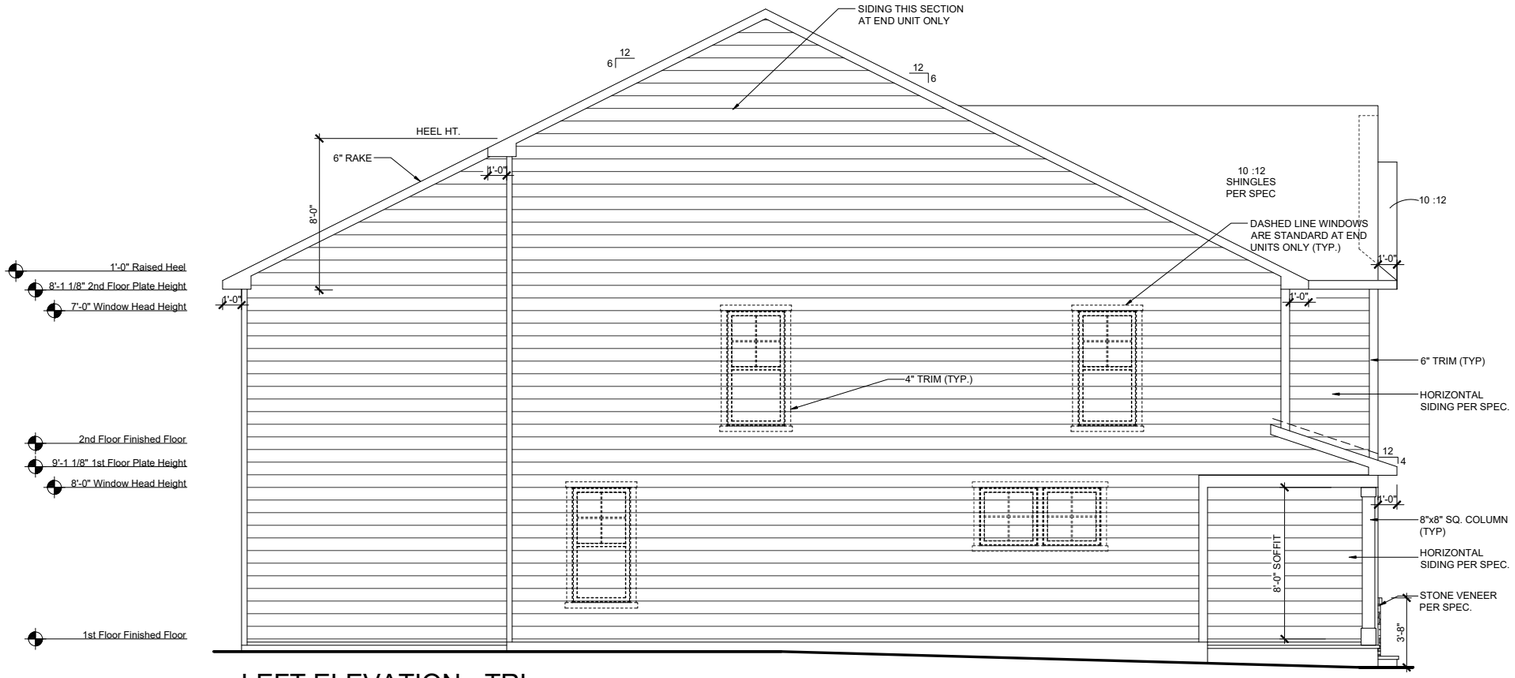
RLH T439 2.1

Elevation Plans

Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.0

Plot Date: 2/23/2021 2:50:26 PM; By: AMD



LEFT ELEVATION - TRL

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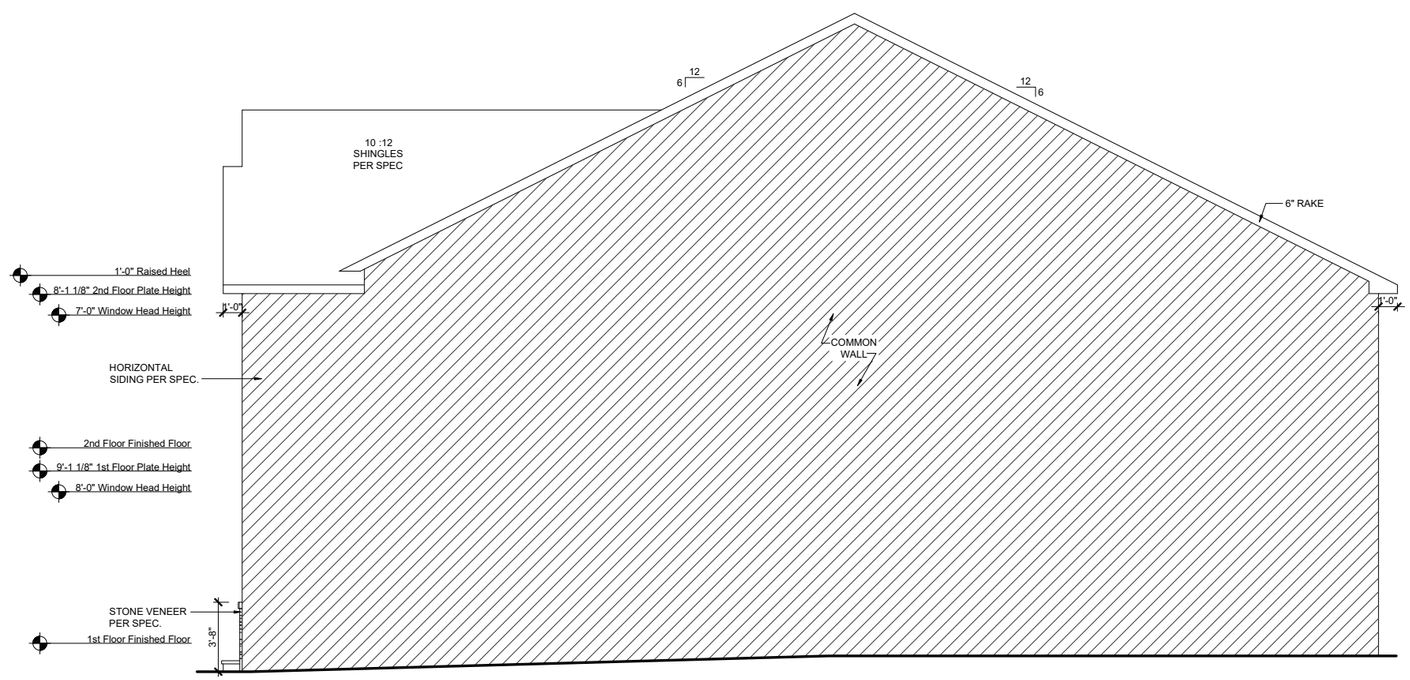

RIGHT ELEVATION - TRL

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REV.	DATE
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ROBERT'S CROSSING

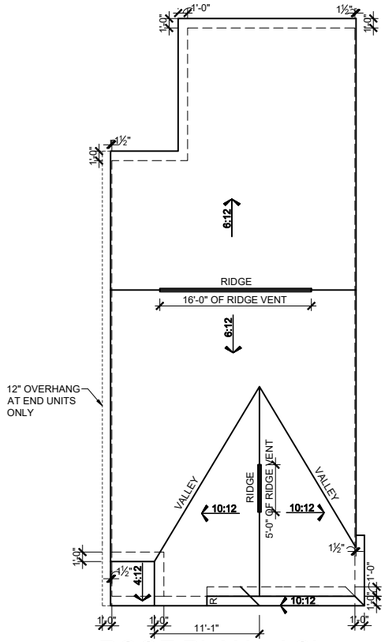
RLH T439 2.1

Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.1

Plot Date: 2/23/2021 2:50:28 PM; By: AMD



ROOF PLAN - ACL

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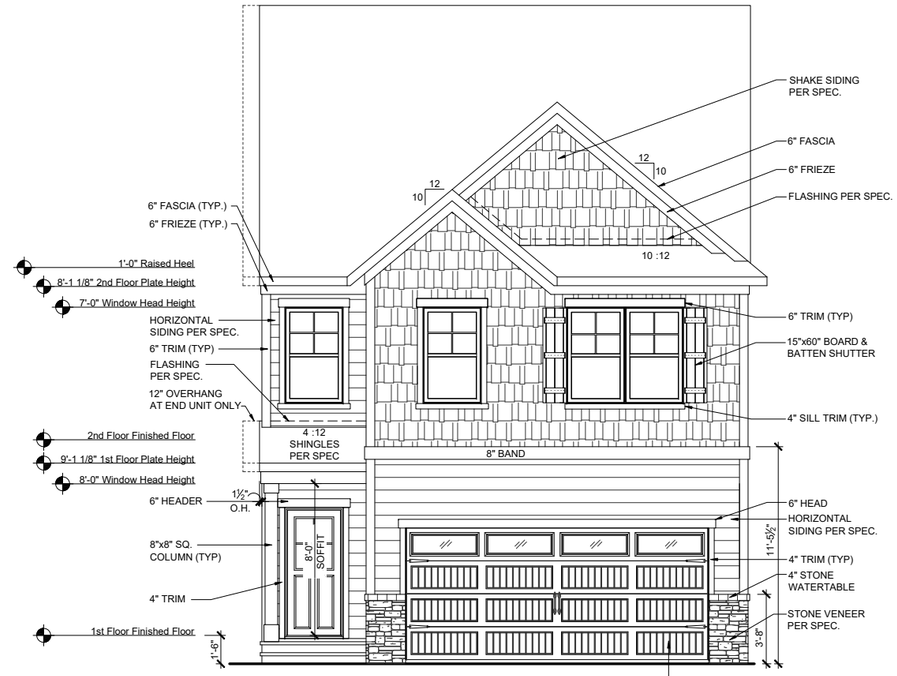

FRONT ELEVATION - ACL

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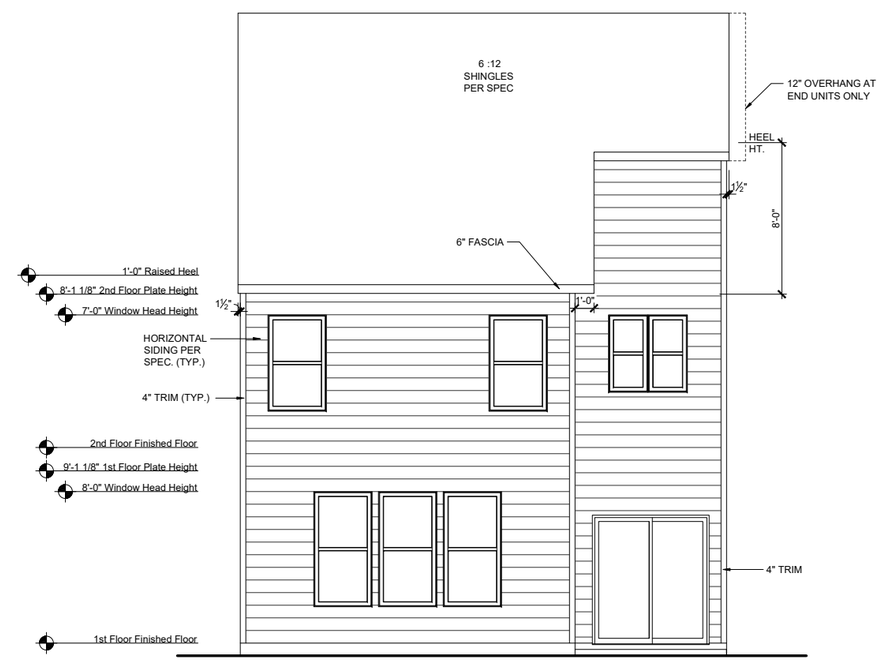

REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 50 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 91 S.F.
VENTING =
91 S.F. / 150 = 0.61 S.F. REQUIRED
91 S.F. / 300 = 0.31 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REV.	DATE
v1.2	04-21-2020
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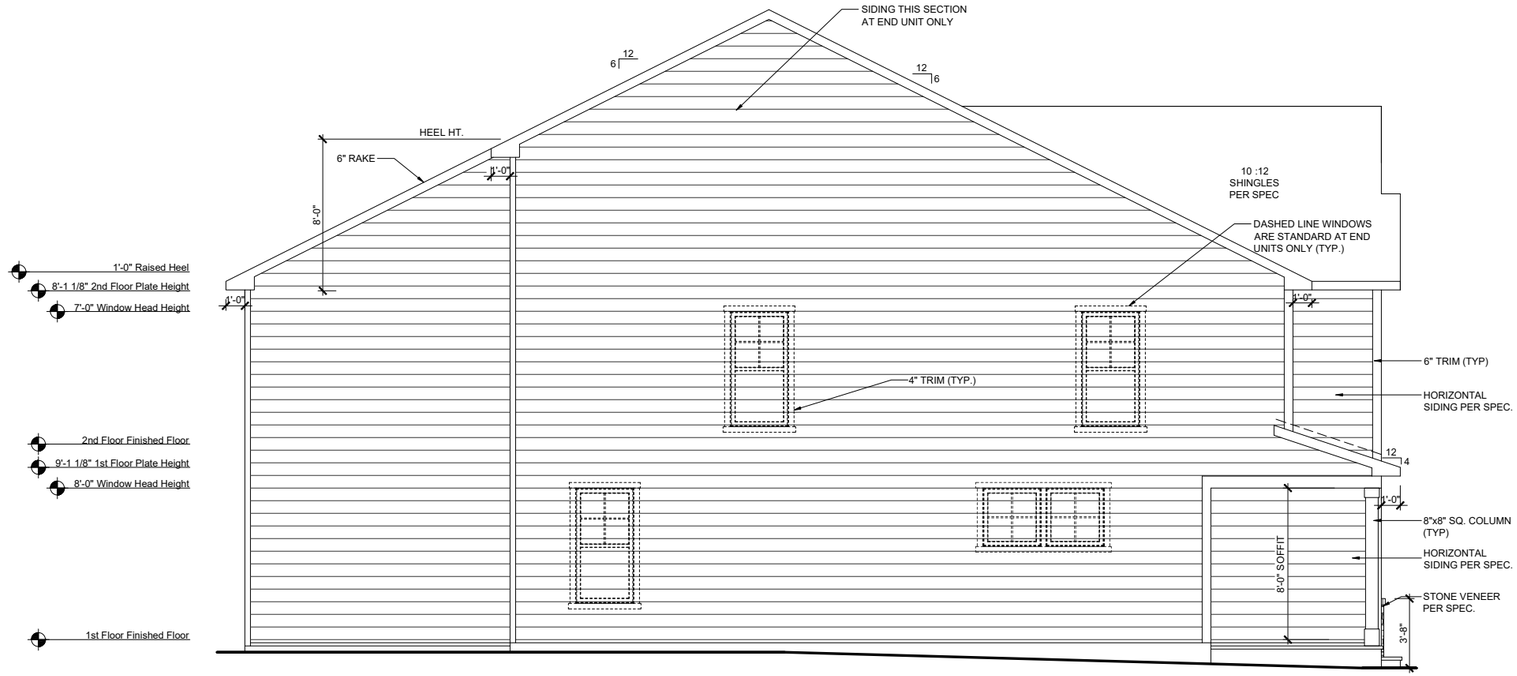
ROBERT'S CROSSING

RLH T439 2.1
Elevation Plans
Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

Plot Date: 2/23/2021 2:50:33 PM; By: AMD



LEFT ELEVATION - ACL

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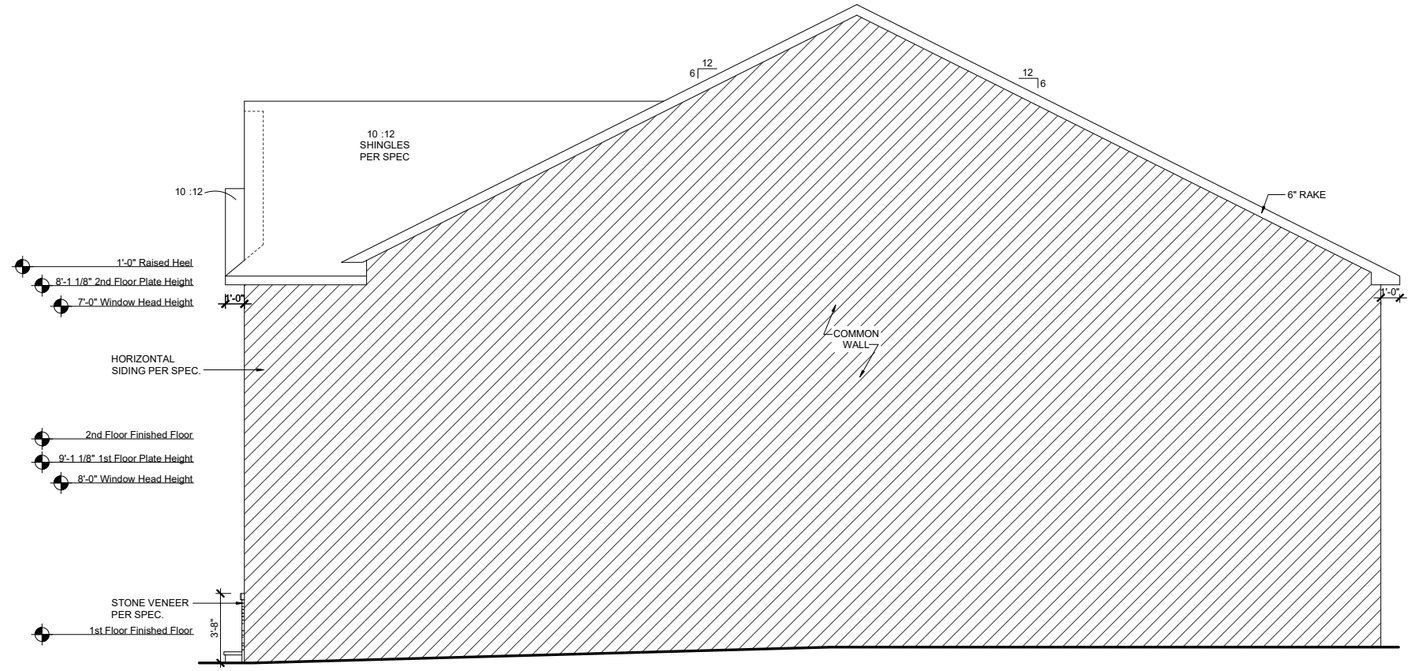
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - ACL

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Plot Date: 2/23/2021 2:50:35 PM; By: AMD

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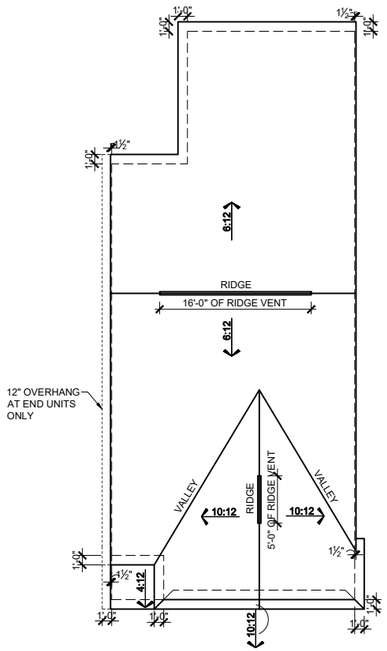
ROBERT'S CROSSING

RLH T439 2.1

Elevation Plans

Side Elevations ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.3



ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 50 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 91 S.F.
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91 S.F. / 150 = 0.61 S.F. REQUIRED
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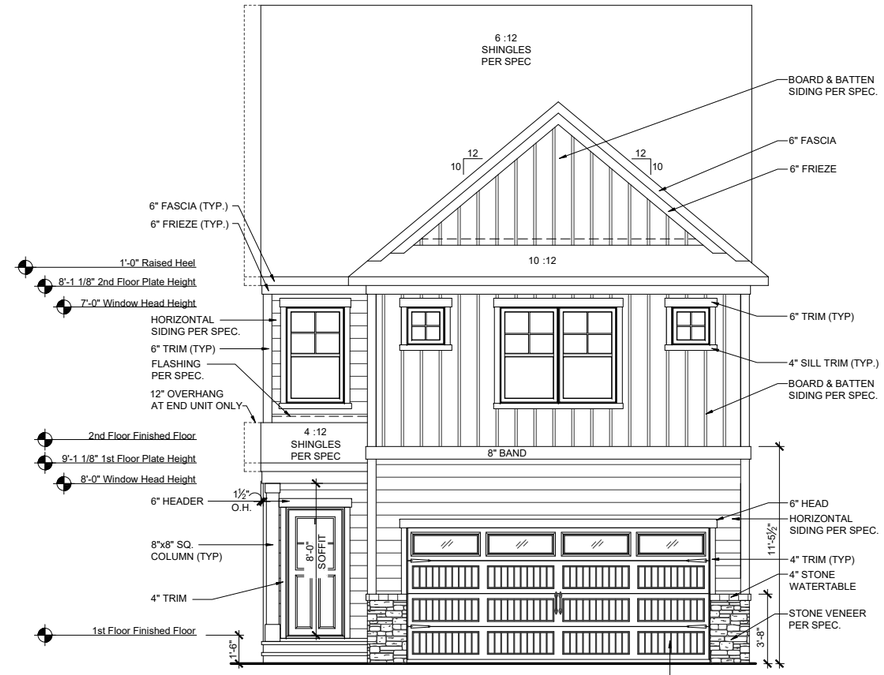
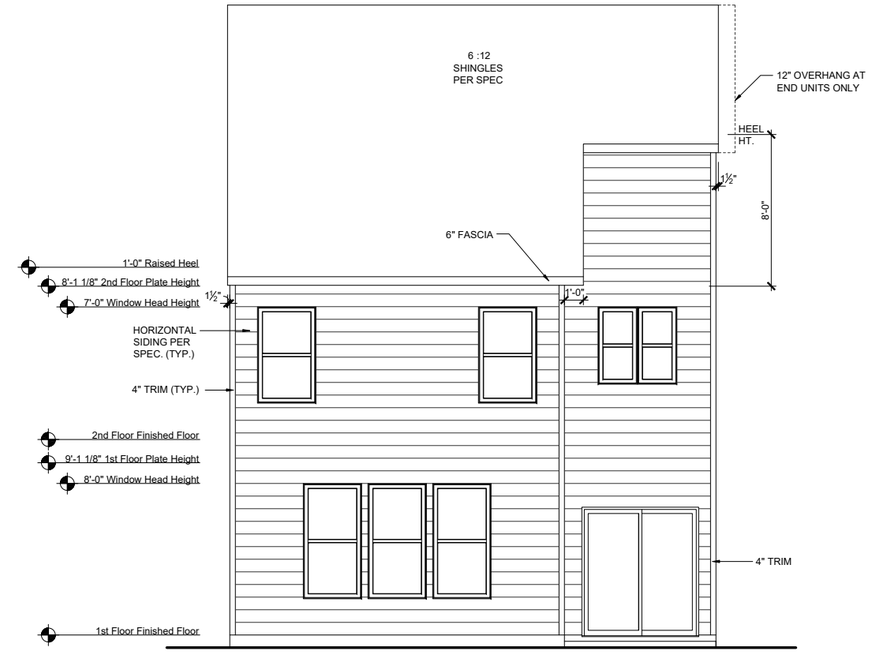
Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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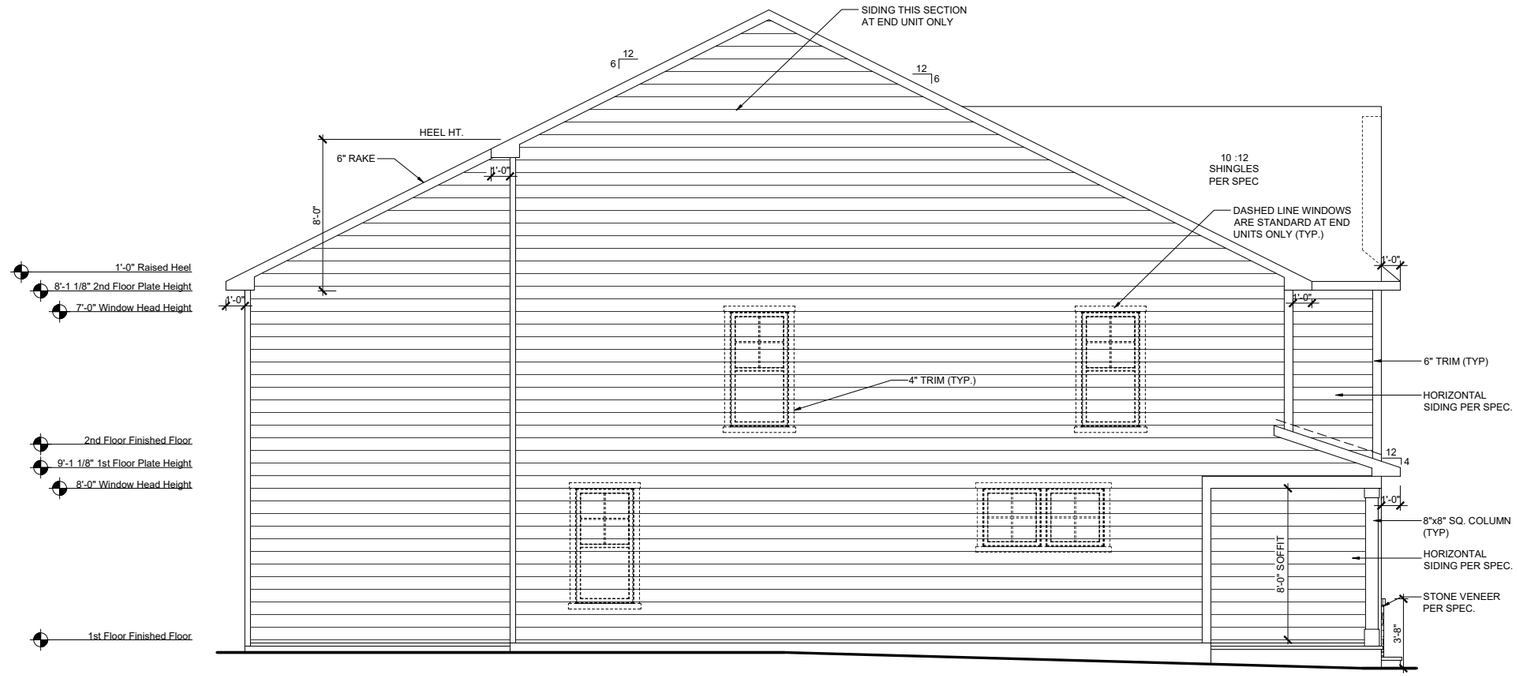
ROBERT'S CROSSING

RLH T439 2.1
Elevation Plans
Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.4

Plot Date: 2/23/2021 2:50:40 PM; By: AMD



LEFT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
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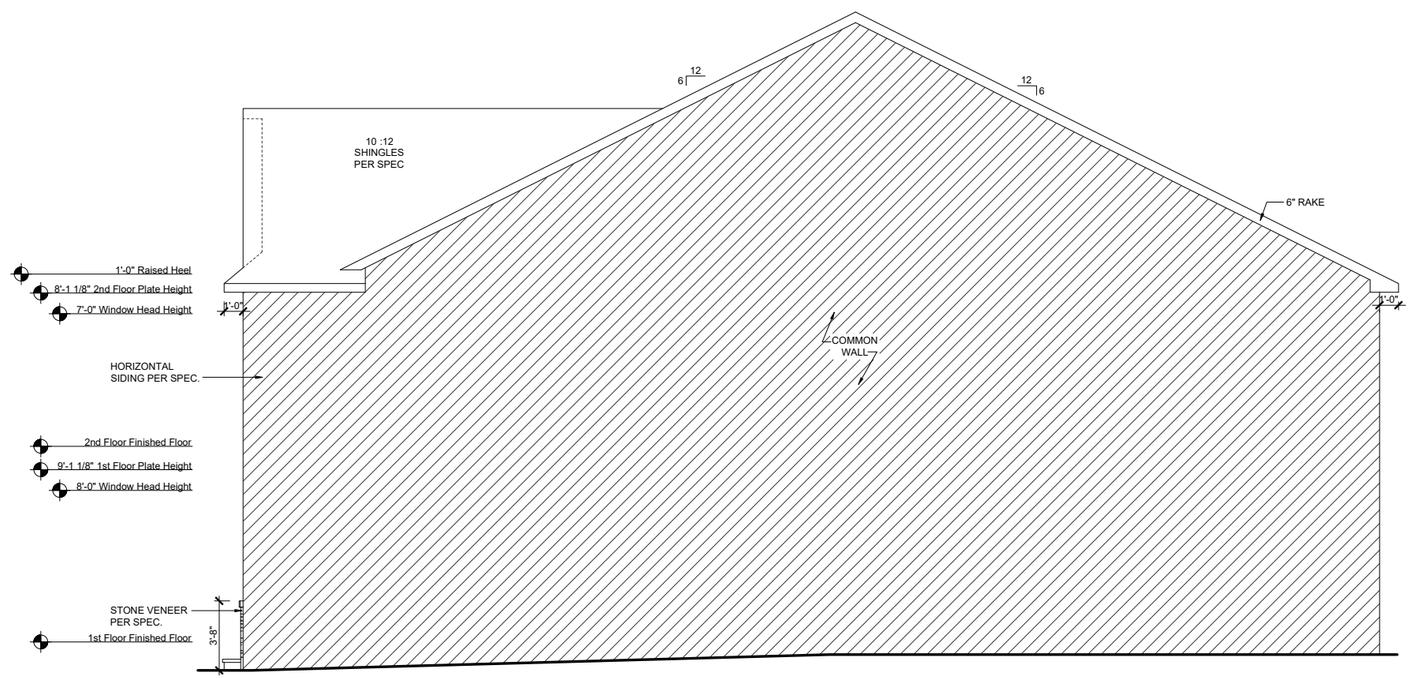

RIGHT ELEVATION - FHL

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Plot Date: 2/23/2021 2:50:43 PM; By: AMD

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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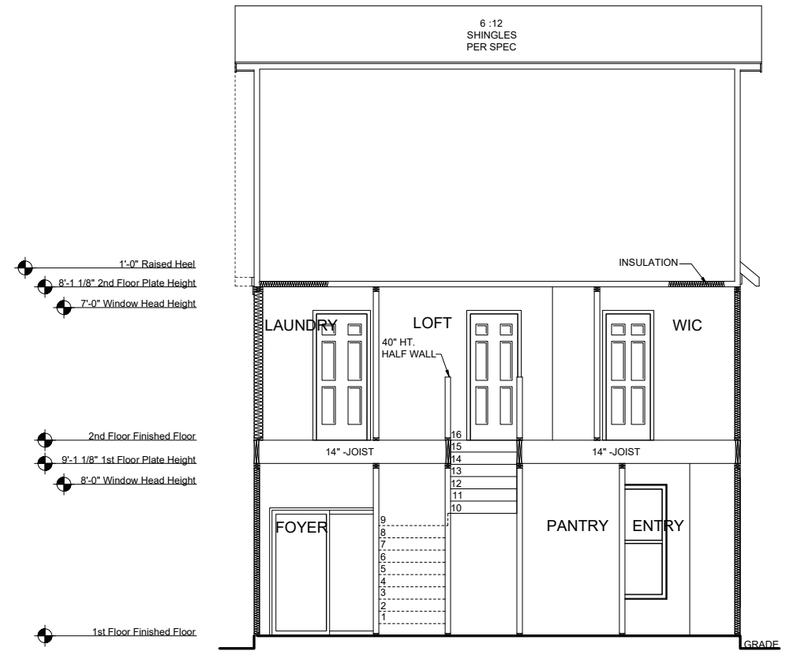
ROBERT'S CROSSING

RLH T439 2.1

Elevation Plans

Side Elevations FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.5



SECTION 1

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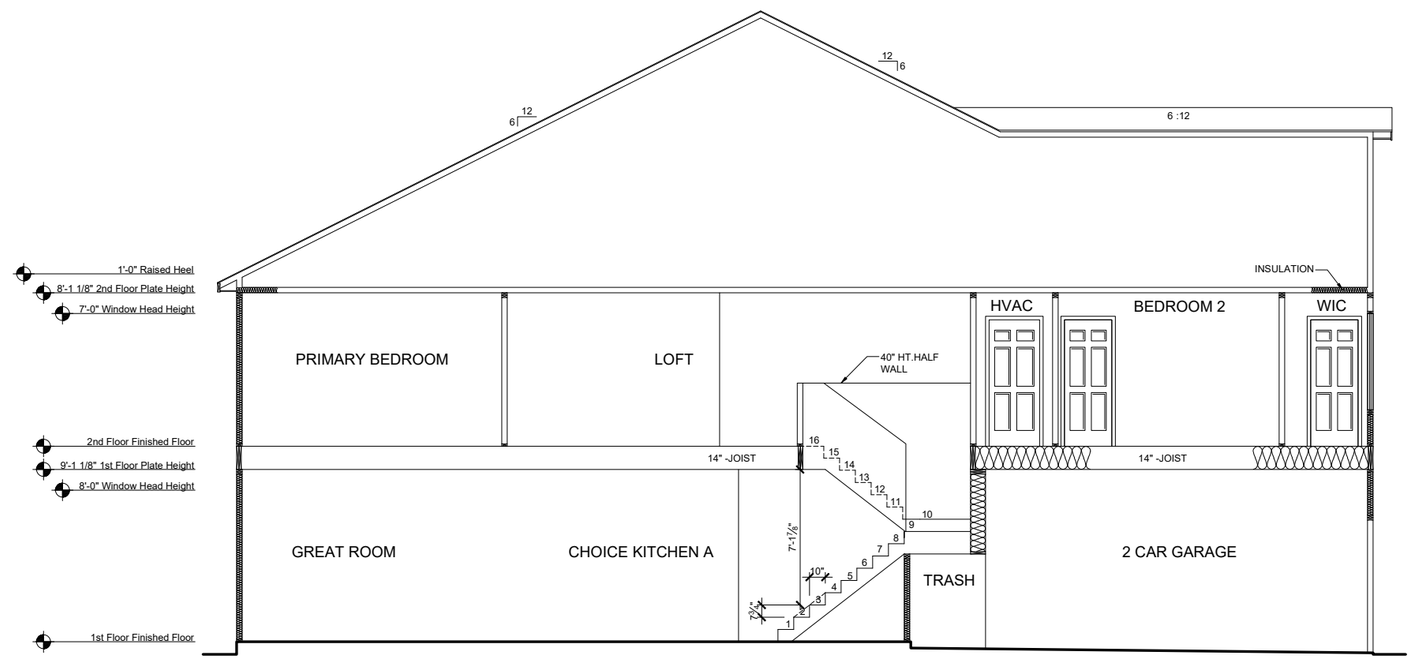

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SCALE: 1/8"=1'-0
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Plot Date: 2/23/2021 2:50:45 PM; By: AMD

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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ROBERT'S CROSSING

RLH T439 2.1

Typical Sections

Sections

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-4.0

BEAZER HOMES

PARKER

RLH T477

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
BEAZER HOMES PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328 PH: 770-392-2100	**BEAZER HOMES** RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607 PH: 919-881-9350	**MULHERN & KULP ENGINEERING** CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 & PH: 770-777-0074

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partials
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partials
A-2.2	Third Floor Plan
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	1st Floor Electrical Plan
E-2.0	2nd Floor Electrical Plan
E-3.0	3rd Floor Electrical Plan

REV.	DATE
1.0	10.30.2020
1.1	02.23.2021

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RLH T477 | 1.1

Cover Sheets

Cover Sheet

ROBERT'S CROSSING

drawn by: XSI

checked by: BZH

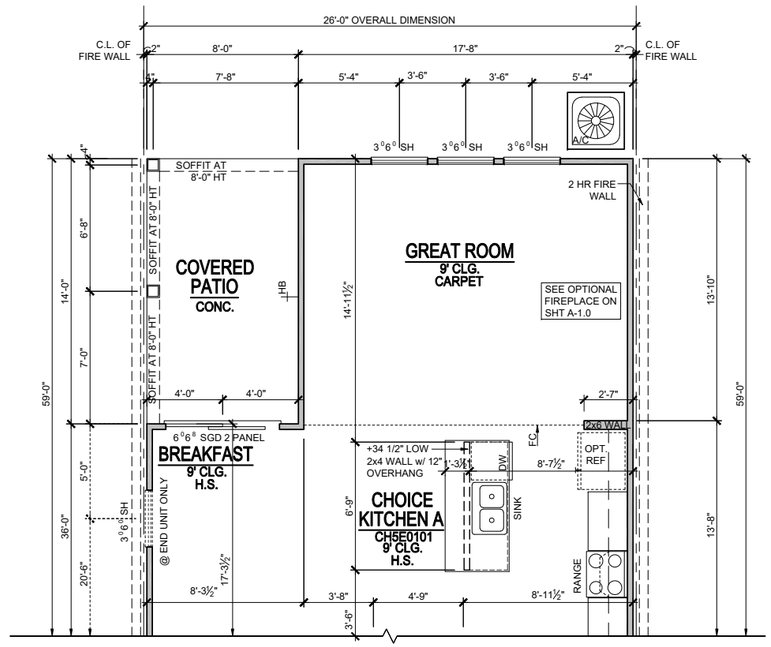
date: 09/20/19

sheet number: CS-1.0

Plot Date: 2/23/2021 4:56:17 PM; By: AMD

Square Footage Options	
Area	**Square Footage**
Opt. Covered Patio	112 SF
Opt. Bath 3/W.I.C./Finished Storage	125 SF

NOTE:
U 305 1 HOUR FIREWALL AT UNIT OFFSETS
U373 2 HOUR FIREWALL AS DESIGNATED



Optional Covered Patio

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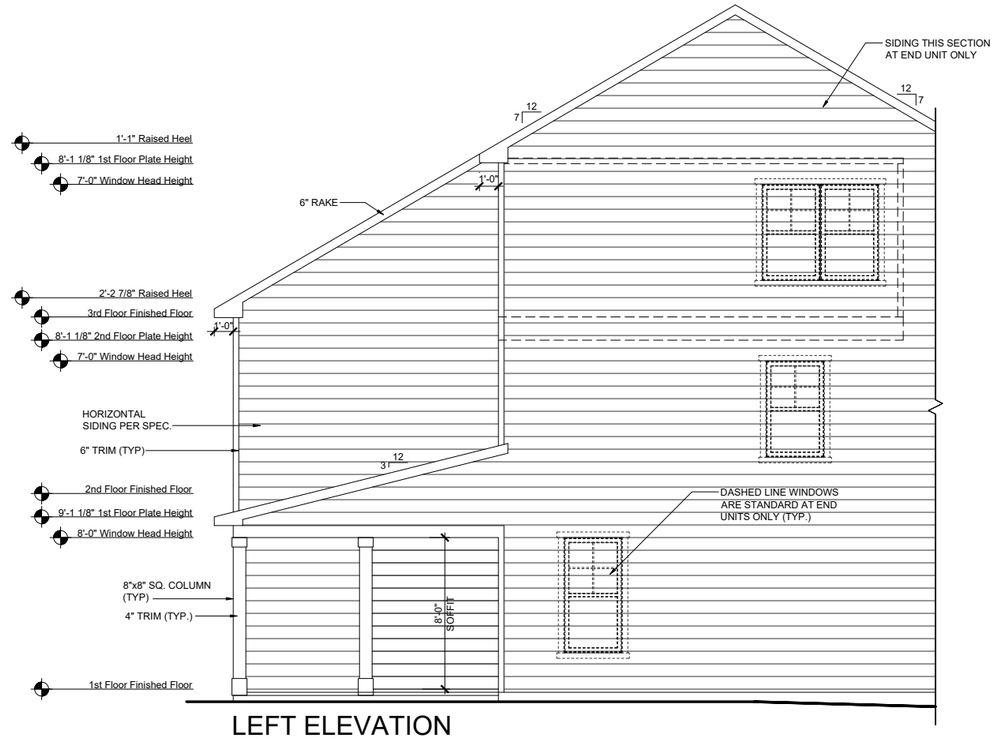
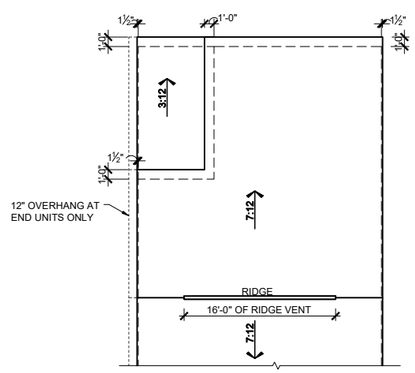


LEFT ELEVATION w/OPT. COVERED PATIO

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



ROOF PLAN w/OPT. COVERED PATIO

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION w/OPT. COVERED PATIO

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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1.1	02.23.2021

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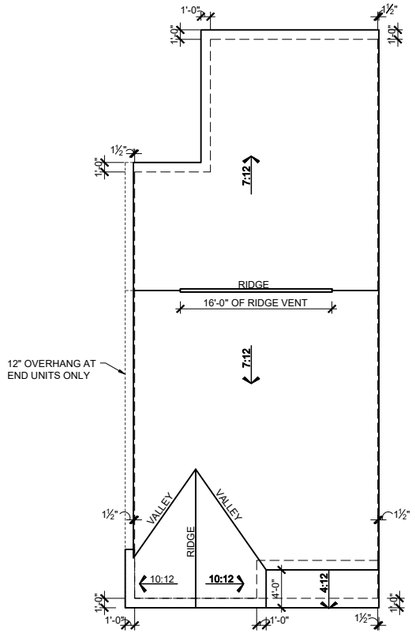
RLH T477 1.1
Structural Options
Opt. Covered Patio

ROBERT'S CROSSING

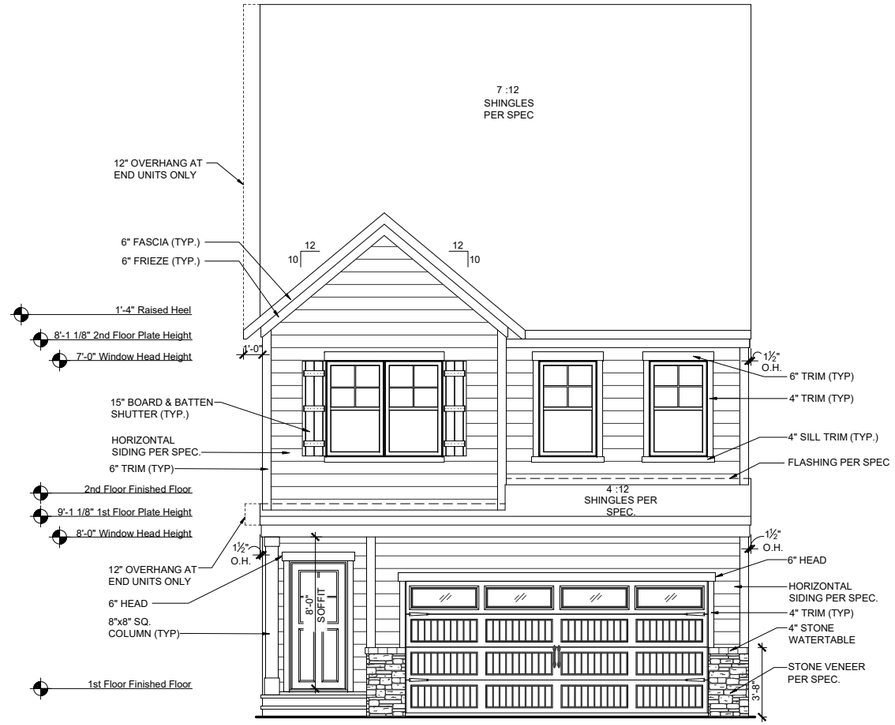
drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-1.2

Plot Date: 2/23/2021 4:57:10 PM; By: AMD



ROOF PLAN - TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REV.	DATE
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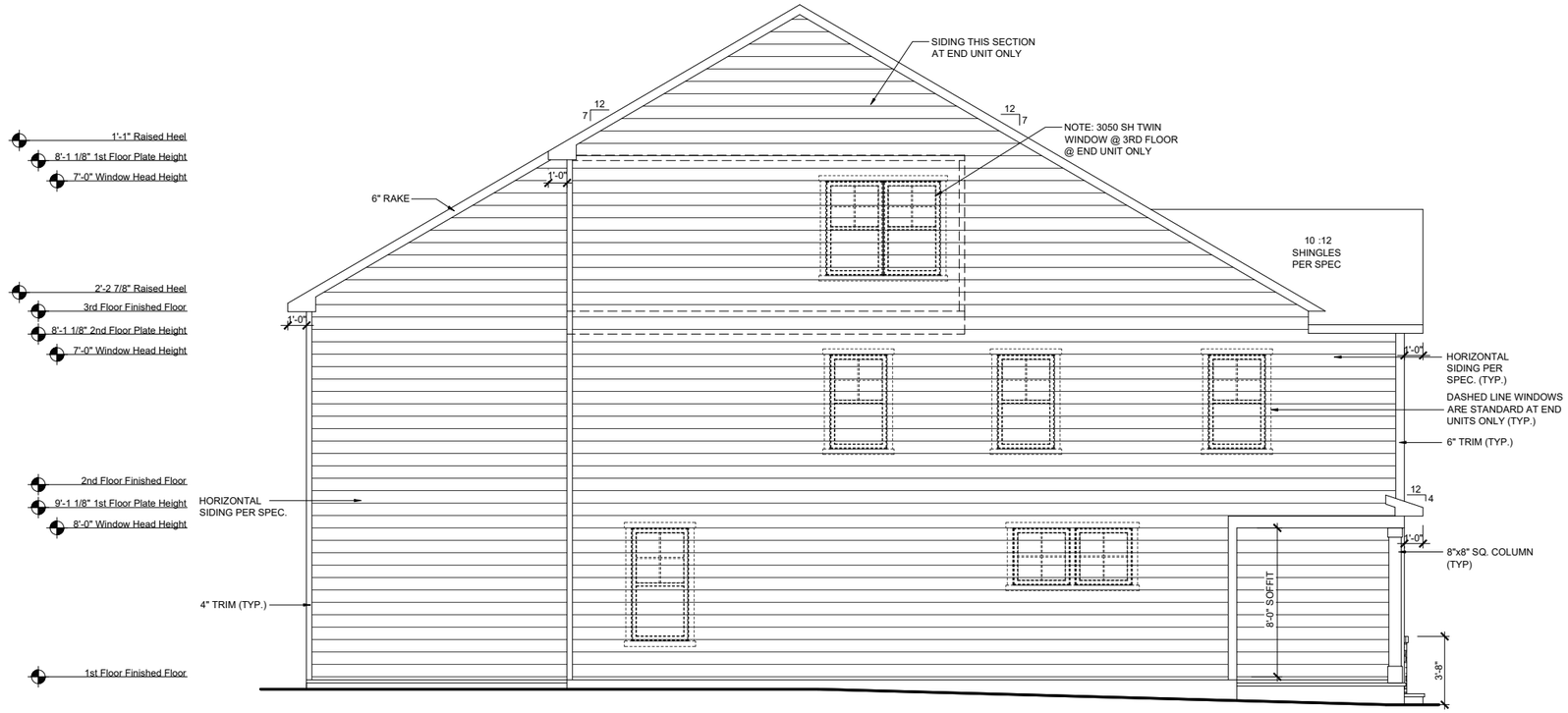
ROBERT'S CROSSING

RLH T477 1.1
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-3.0

Plot Date: 2/23/2021 4:57:49 PM; By: AMD



LEFT ELEVATION - TRL

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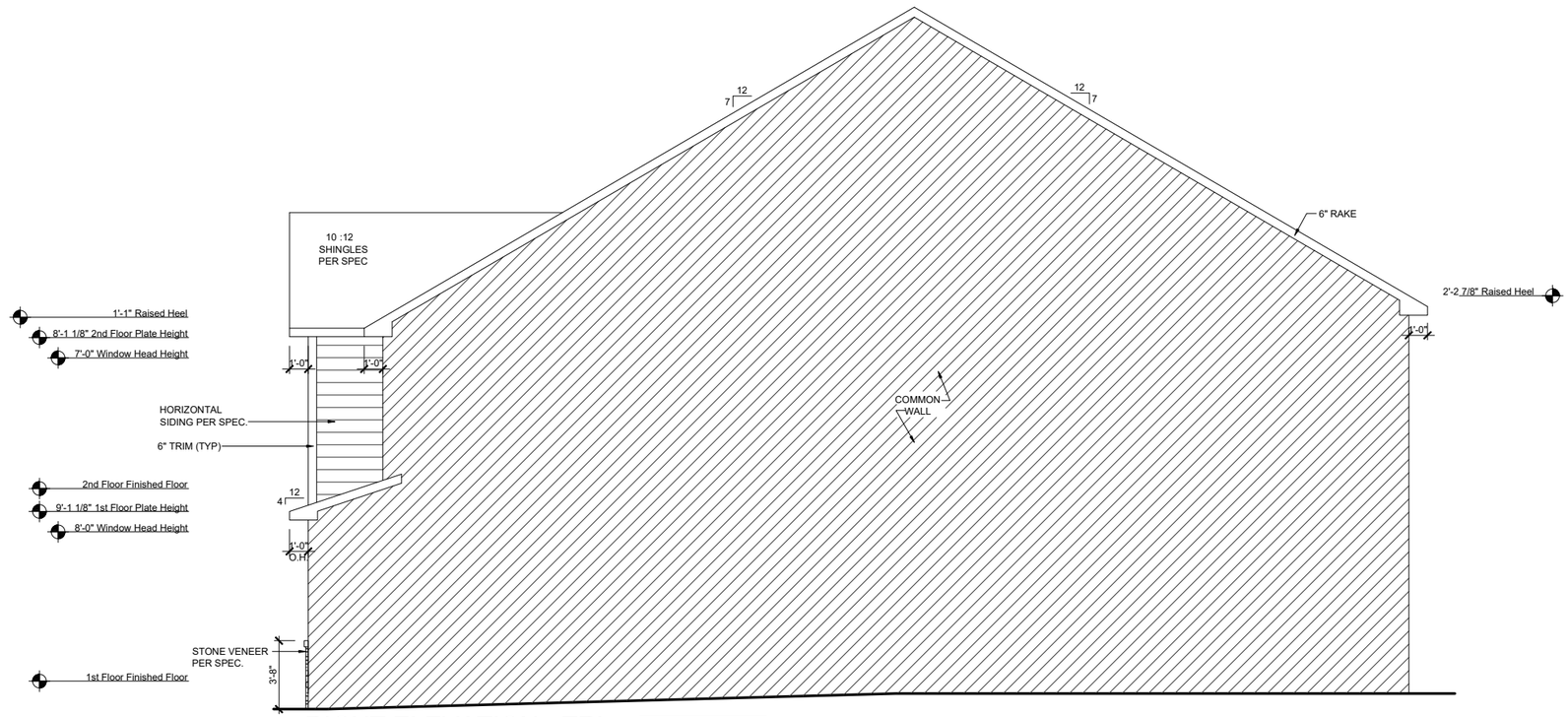

RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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ROBERT'S CROSSING

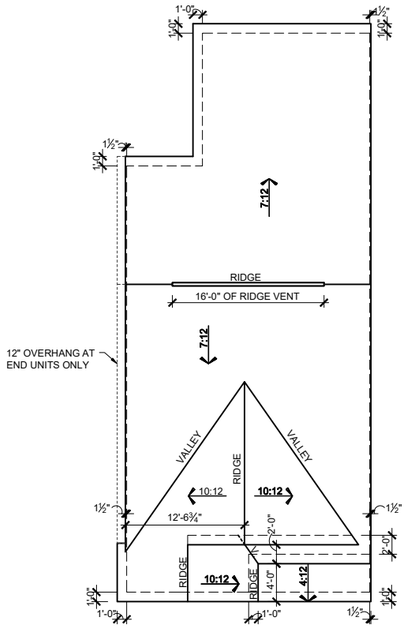
RLH T477 1.1

Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.1

Plot Date: 2/23/2021 4:57:53 PM; By: AMD



ROOF PLAN - ACL

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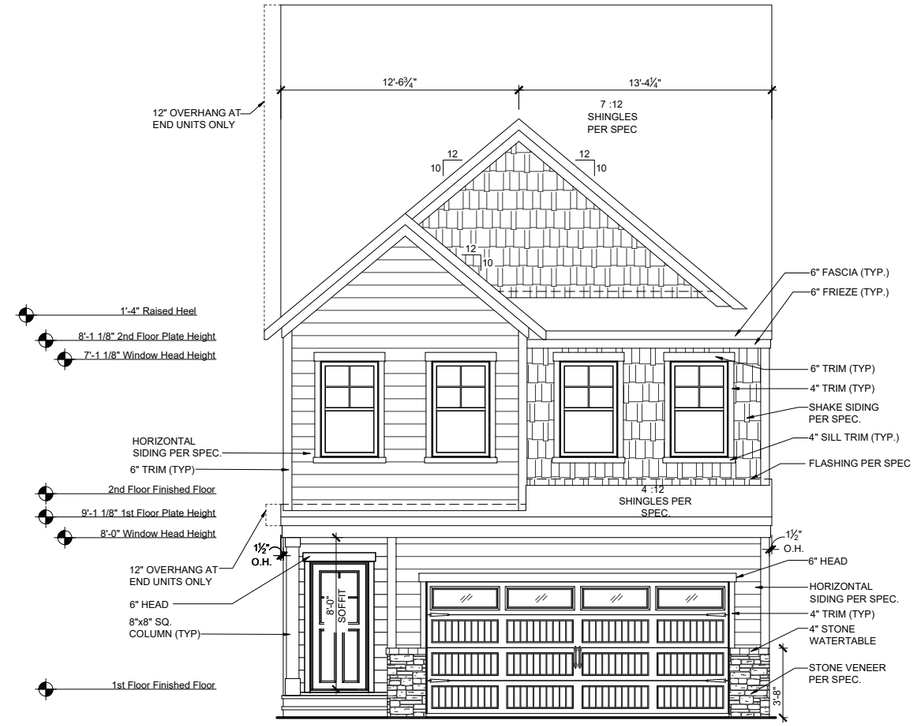

FRONT ELEVATION - ACL

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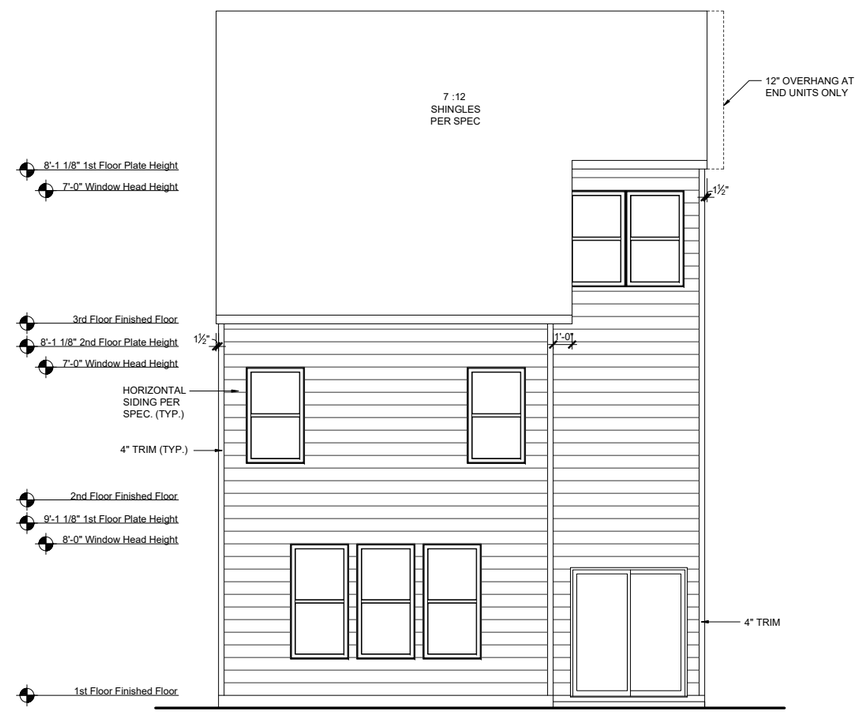

REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE/PORCH ROOF
ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REV.	DATE
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ROBERT'S CROSSING

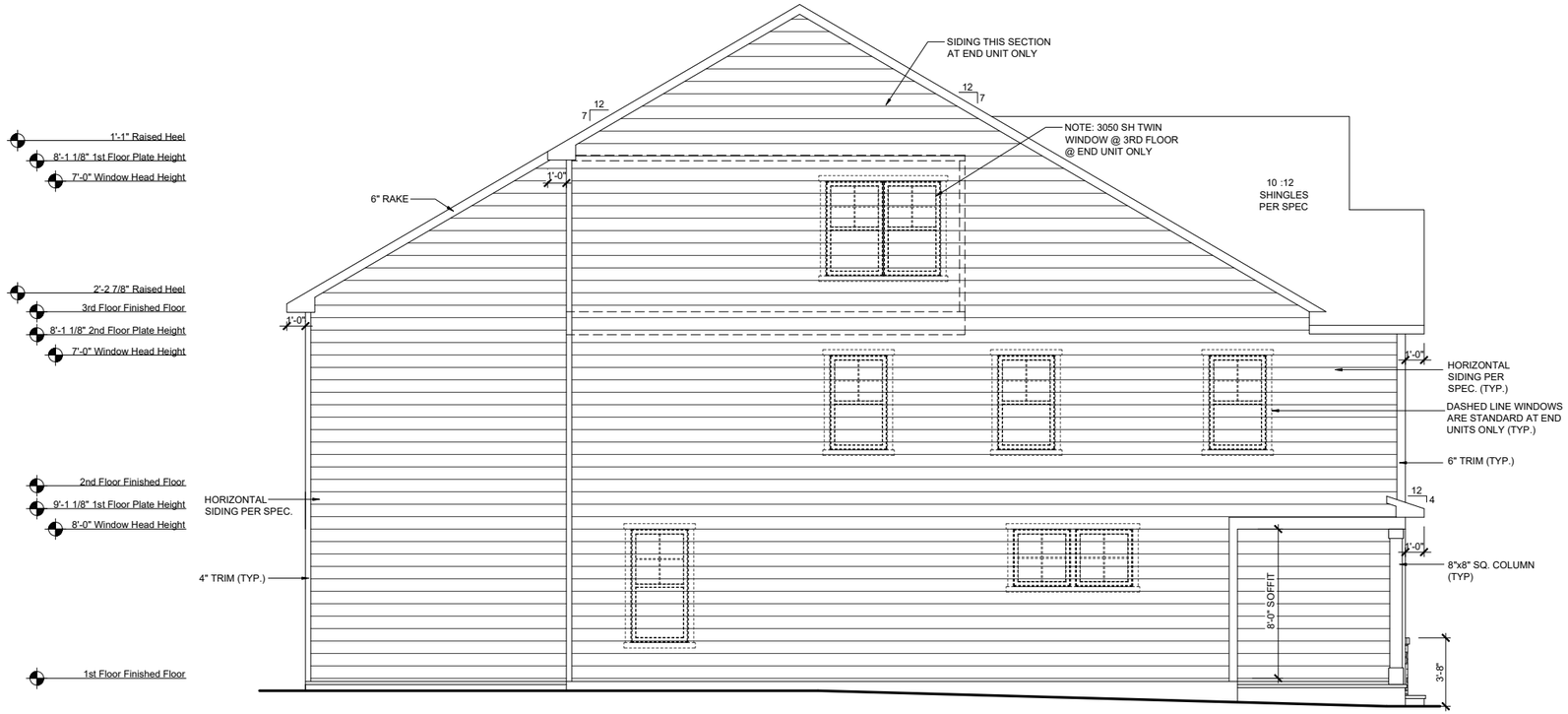
RLH T477 1.1

Elevation Plans

Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

Plot Date: 2/23/2021 4:58:01 PM; By: AMD



LEFT ELEVATION - ACL

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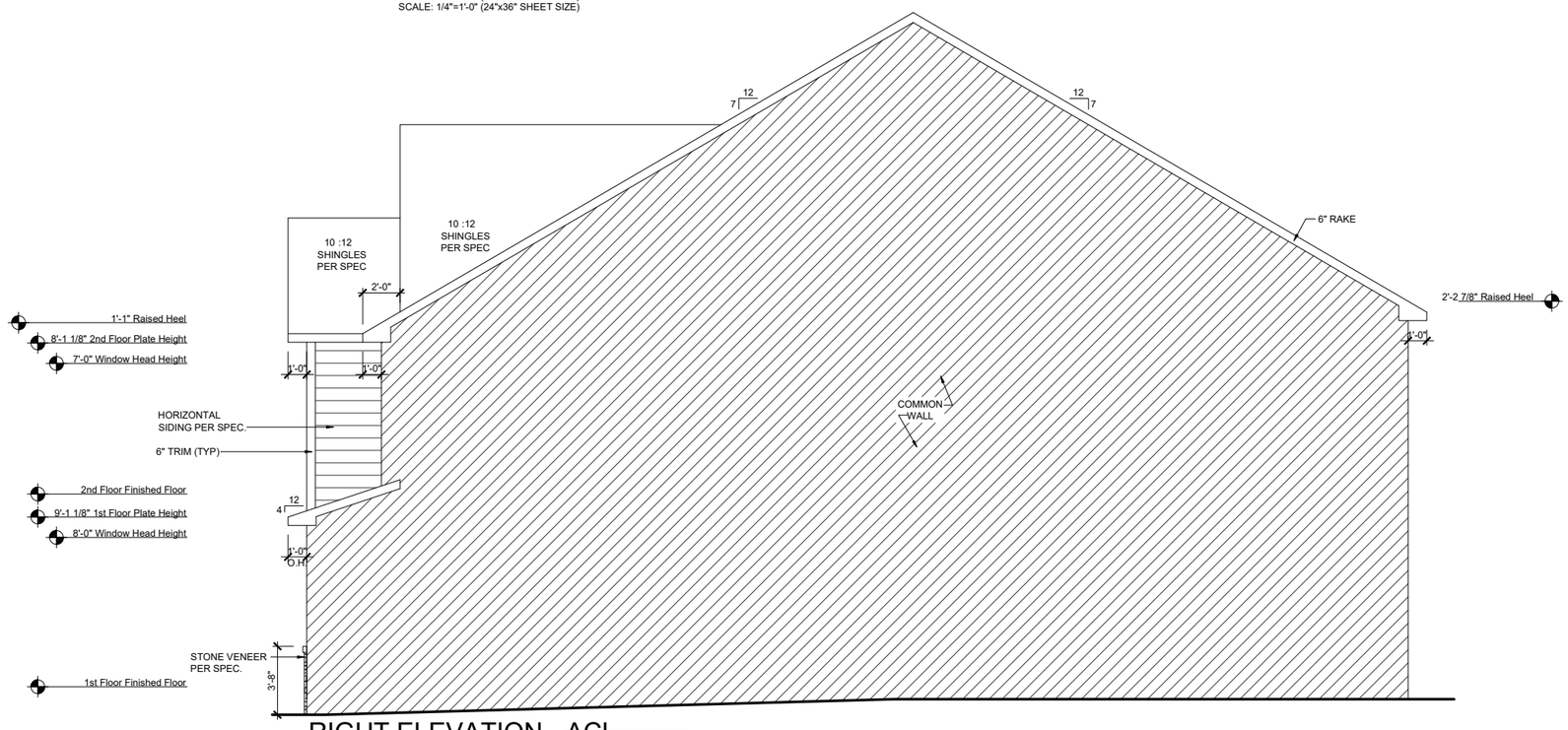
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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ROBERT'S CROSSING

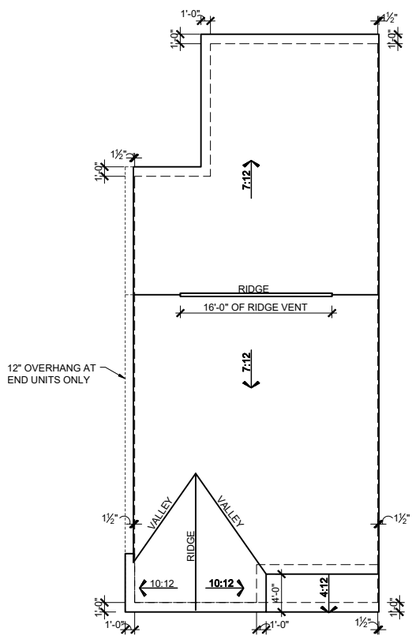
RLH T477 1.1

Elevation Plans

Side Elevations ACL

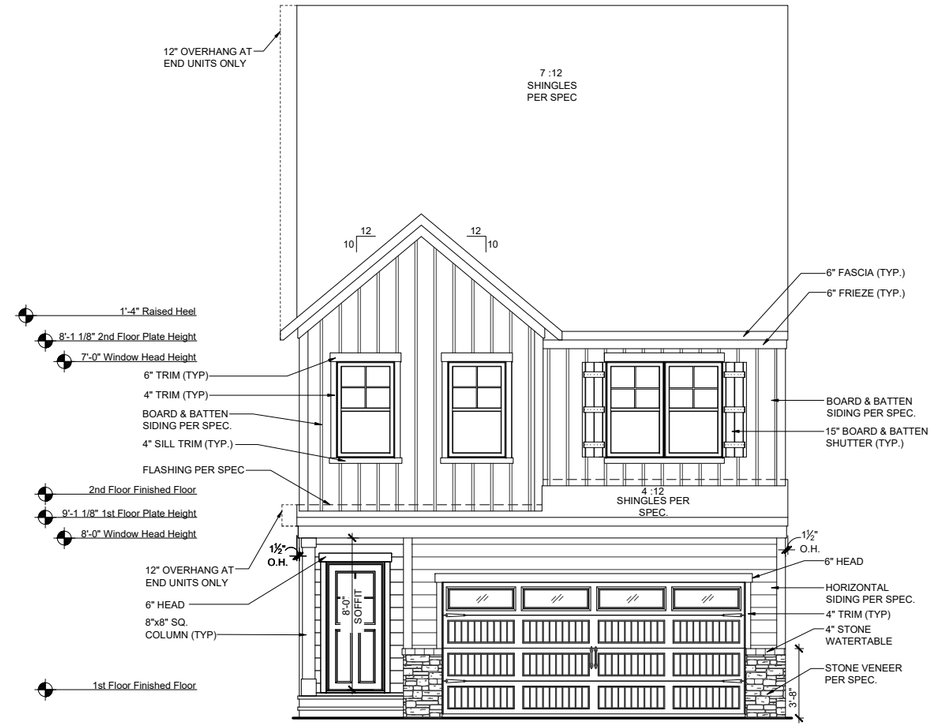
drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.3

Plot Date: 2/23/2021 4:58:05 PM; By: AMD



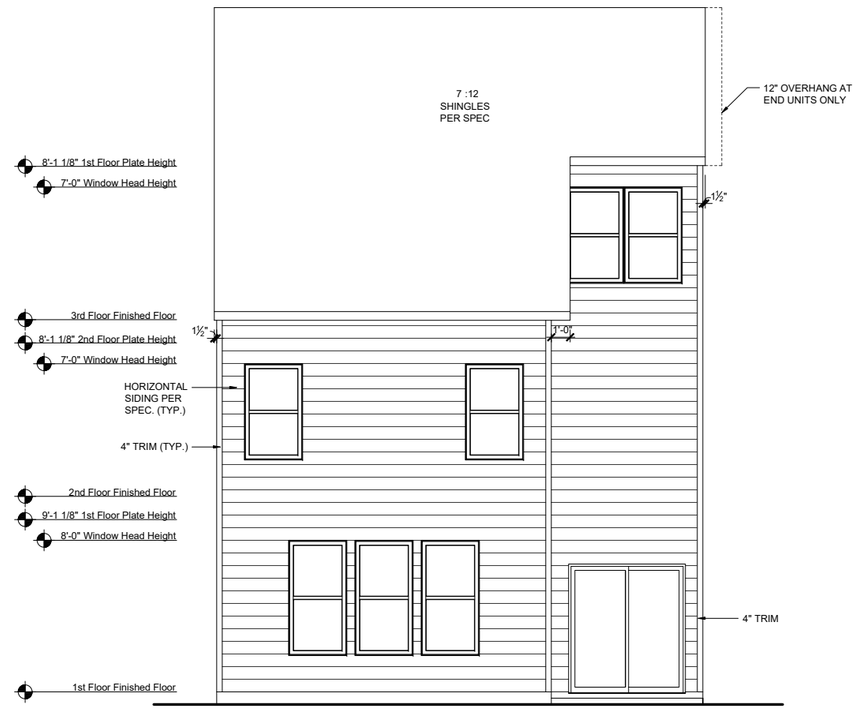
ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF

ATTIC VENT CALCULATIONS

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1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

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Soffit Vents: 45 lin ft

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GARAGE/PORCH ROOF

ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
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51 S.F. / 150 = 0.34 S.F. REQUIRED
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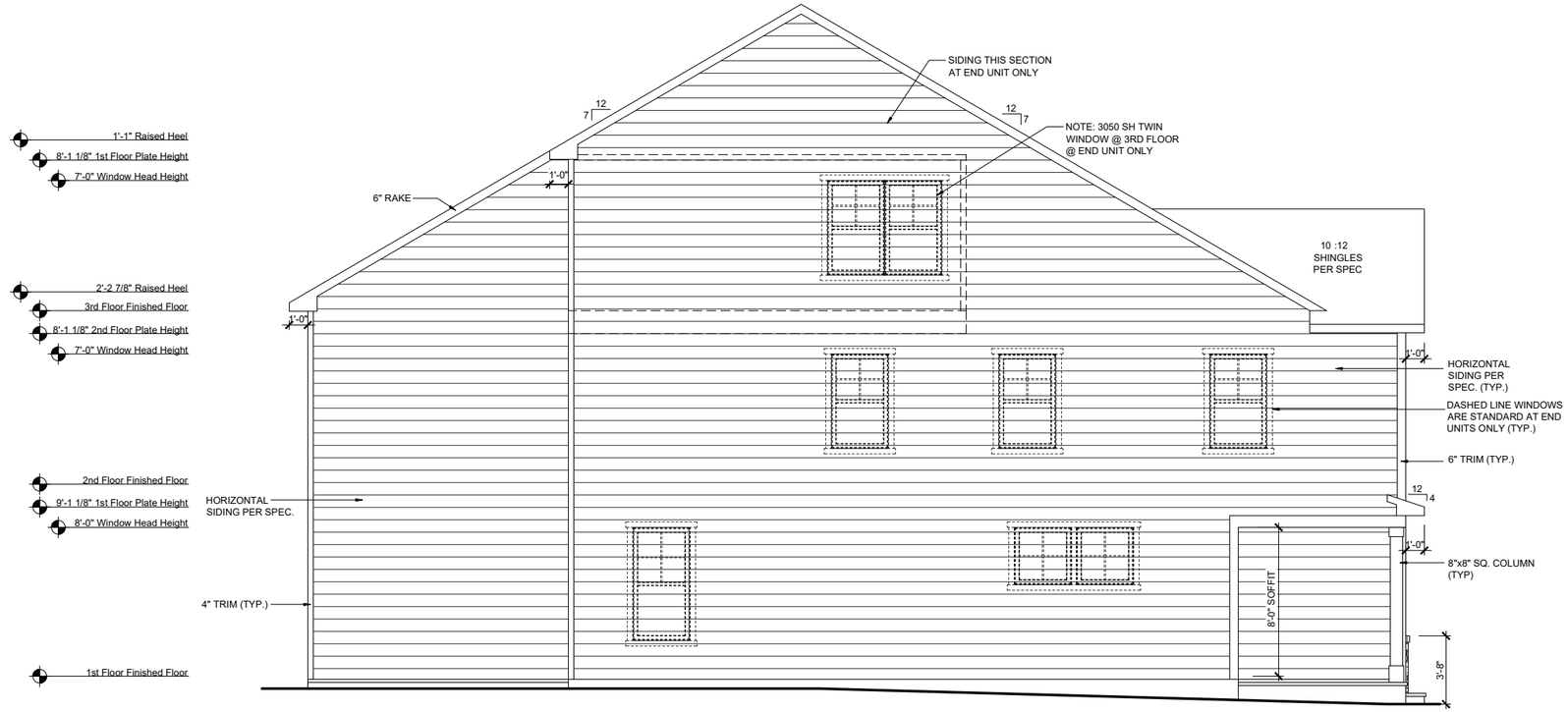
RLH T477 1.1

Elevation Plans

Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.4

Plot Date: 2/23/2021 4:58:12 PM; By: AMD



LEFT ELEVATION - FHL

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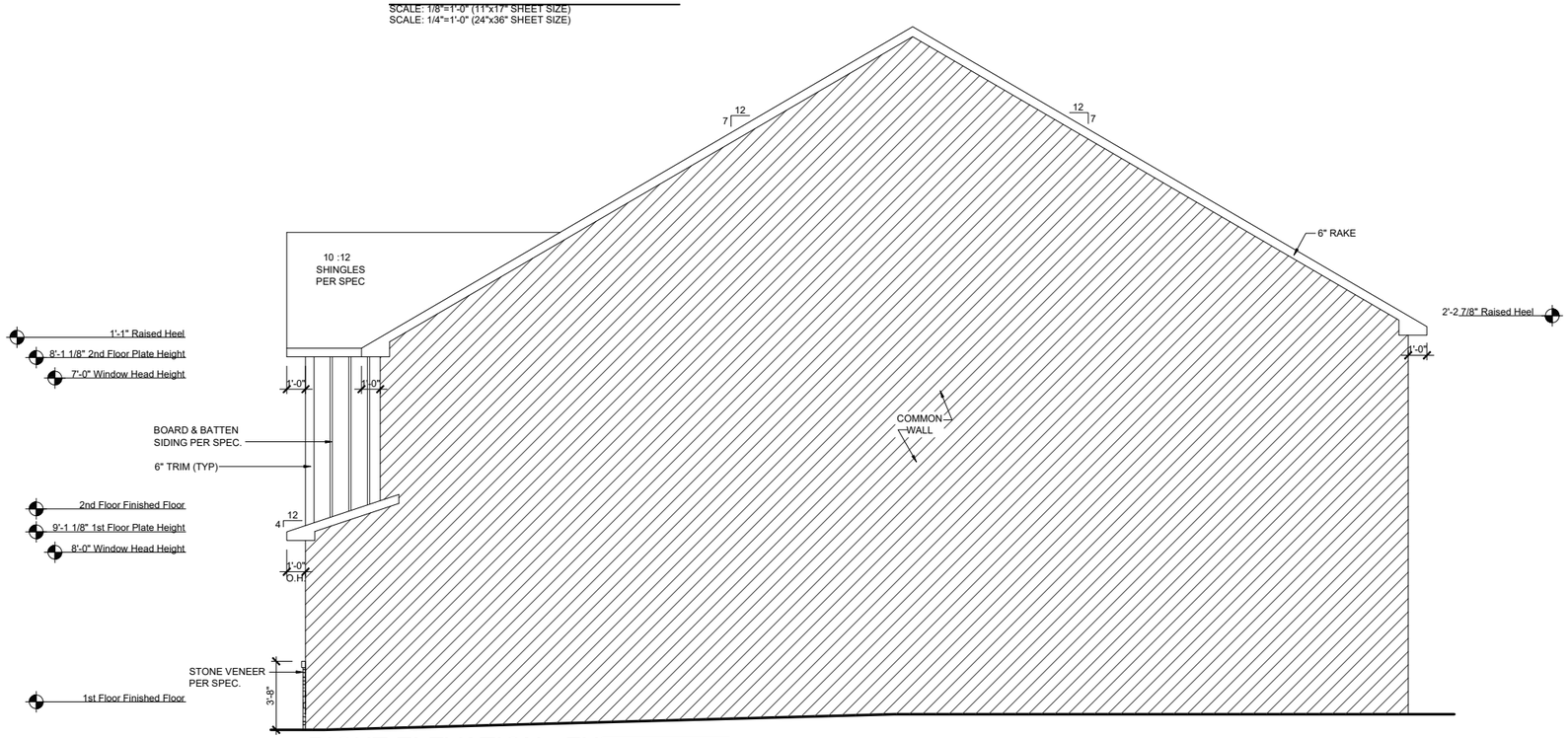

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BEAZER HOMES

ROBERT'S CROSSING

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Elevation Plans

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sheet number: A-3.5

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Evans Road Assembly

Traffic Impact Analysis

Apex, NC

Transportation
Consulting
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forward.

TRAFFIC IMPACT ANALYSIS

FOR

EVANS ROAD ASSEMBLY

LOCATED

IN

APEX, NC

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APRIL 2021

RKA Project No. 21058

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Reviewed By: NB

TRAFFIC IMPACT ANALYSIS
EVANS ROAD ASSEMBLY
APEX, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Evans Road Assembly development in accordance with the Apex (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The proposed development is expected to consist of 50 townhomes and 65 single-family homes and is estimated to be built out in 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following intersections:

- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive/Site Drive 1
- Humie Olive Road and Site Drive 2

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March 2021 by RKA during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive

Peak hour turning movement counts from RKA were utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected during the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 65 single family homes and 50 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table E-1, on the next page, provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
Total Trips		**1,040**	**19**	**57**	**62**	**37**

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

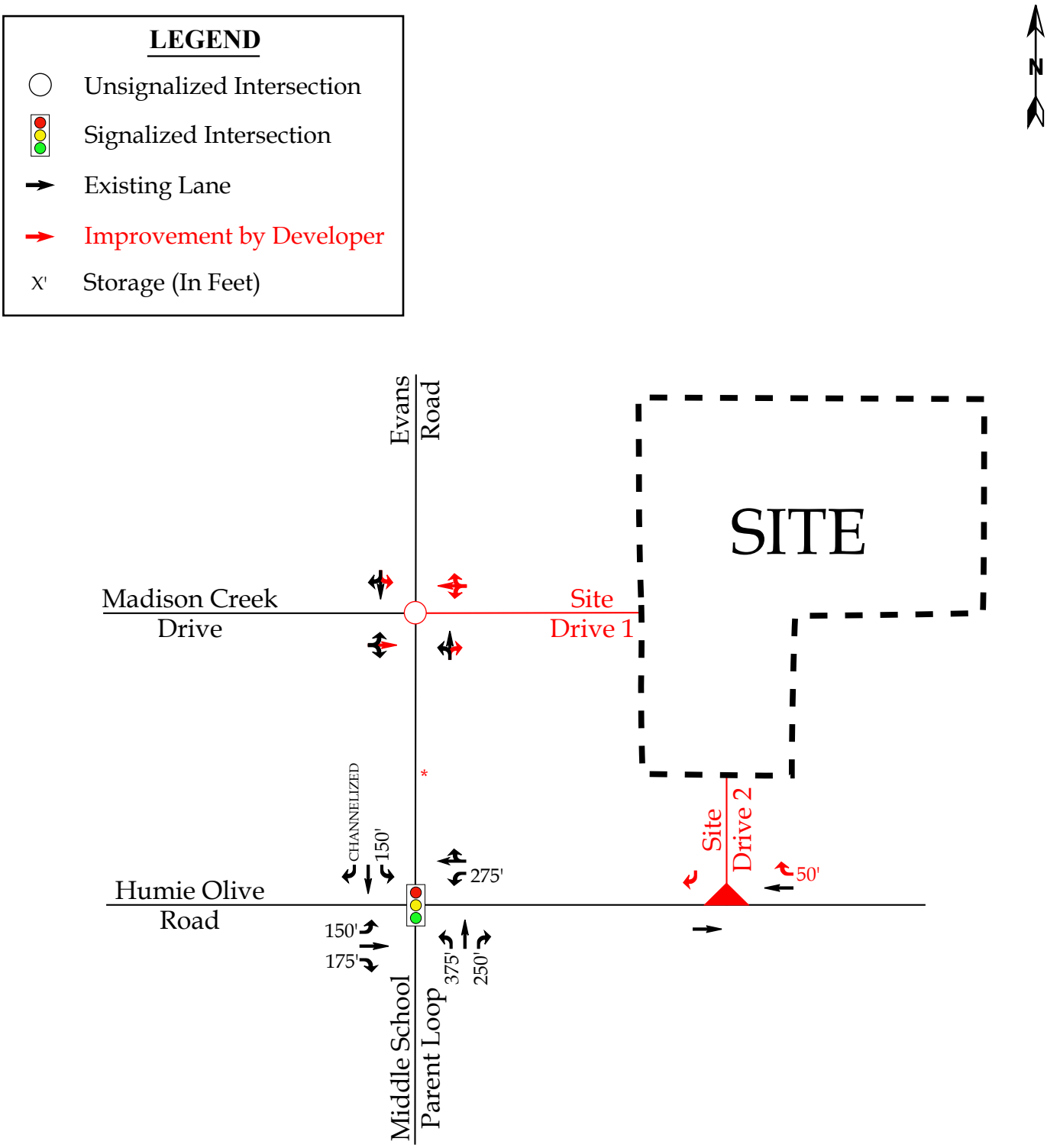
Recommended Improvements by Developer

Evans Road and Madison Creek Drive/Site Drive 1

- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

Humie Olive Road and Site Drive 2

- Construct southbound approach striped as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.



*Note: After completion of the TIA, the developer will make a request for ROW abandonment to obtain ownership of Walden Road, which is currently a NCDOT maintained roadway located along Evans Road.

Moving forward. RKA RAMEY KEMP ASSOCIATES	Evans Road Assembly Apex, NC	Recommended Lane Configurations Scale: Not to Scale | Figure E-1

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Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Signal Plans
Appendix D:	Adjacent Development Information
Appendix E:	Capacity Calculations – Humie Olive Road and Evans Road/Middle School Parent Loop
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Appendix G:	Capacity Calculations – Humie Olive Road and Site Drive 2
Appendix H:	SimTraffic Queuing Reports

TRAFFIC IMPACT ANALYSIS
EVANS ROAD ASSEMBLY
APEX, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Evans Road Assembly development to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2025, is assumed to consist of the following uses:

- 50 townhomes
- 65 single-family homes

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town) and consists of the following intersections:

- Humie Olive Road and Evans Road

- Evans Road and Madison Creek Drive/Site Drive 1
- Humie Olive Road and Site Drive 2

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located north of Humie Olive Road, east of Evans Road. The proposed development, anticipated to be completed in 2025, is assumed to consist of the following uses:

- 50 townhomes
- 65 single-family homes

Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development. There is a middle school and high school campus located south of Humie Olive Road.

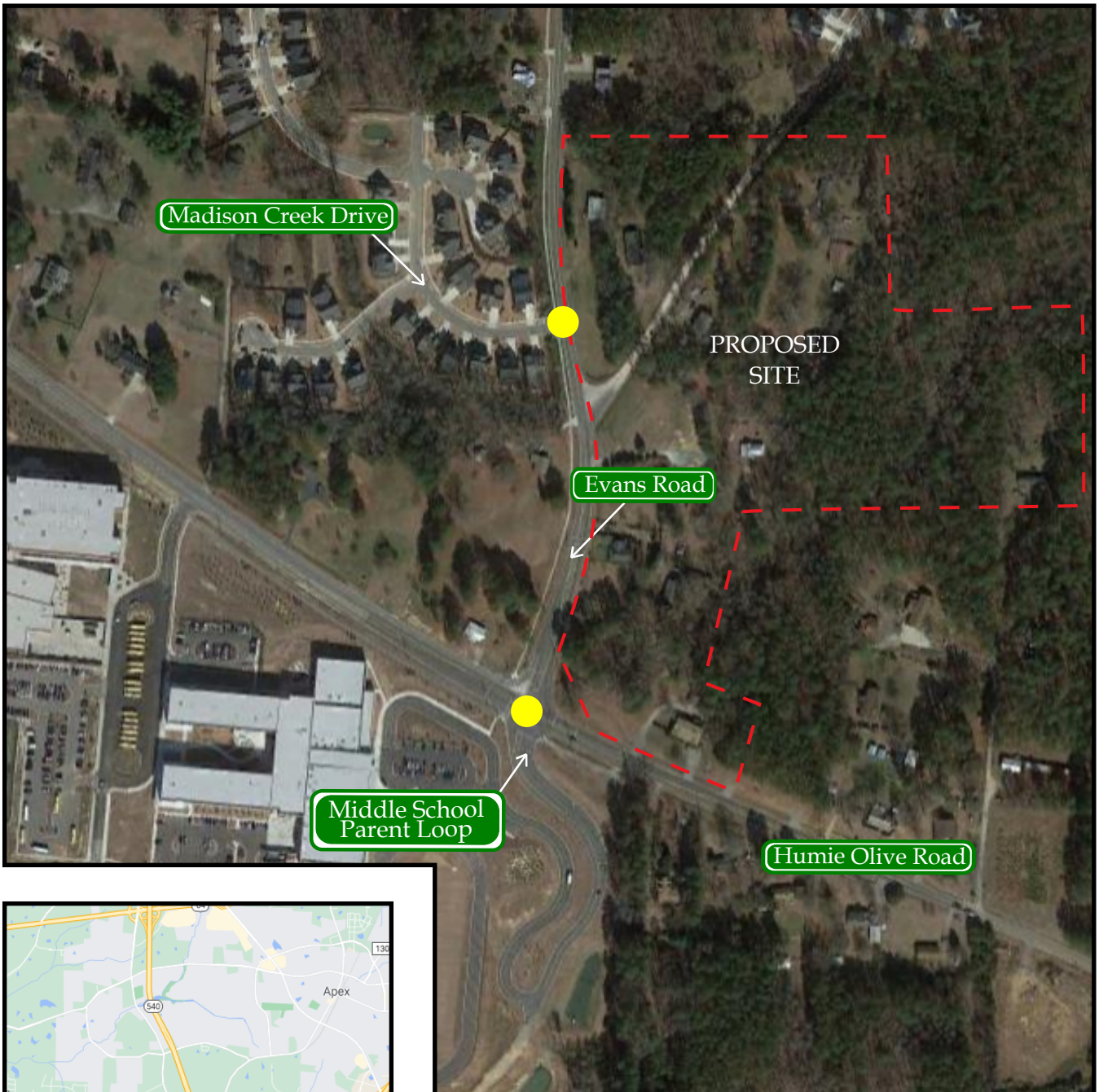
1.4. Existing Roadways

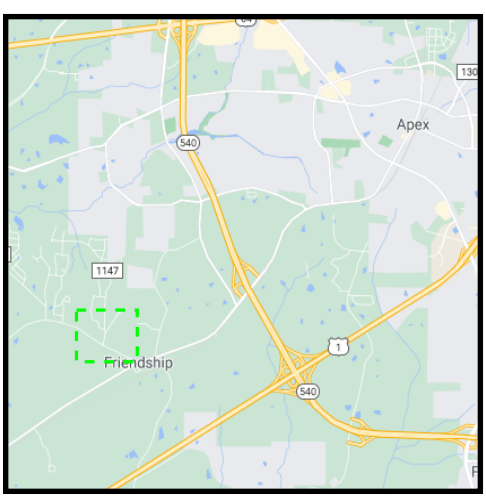
Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1, on the next page, provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)
Humie Olive Road	SR 1142	2-lane undivided	45 mph	NCDOT	6,560*
Evans Road	SR 1147	2-lane undivided	35 mph	NCDOT	3,790*
Madison Creek Drive	N/A	2-lane undivided	25 mph	Local	380*

*ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.





N

LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

Moving forward.

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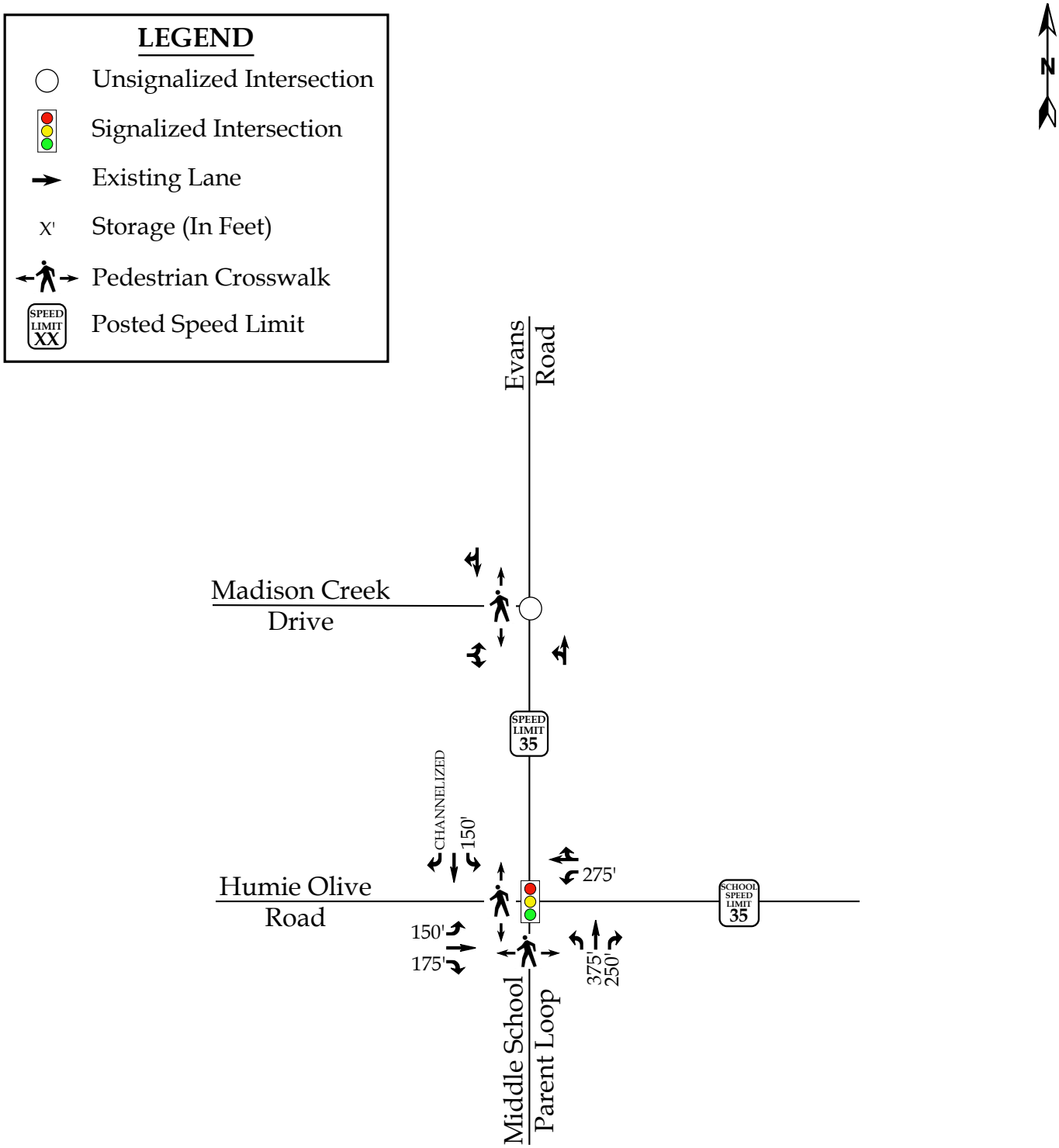
Evans Road Assembly
Apex, NC

Site Location Map

Scale: Not to Scale

Figure 1



Moving forward.

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Evans Road Assembly
Apex, NC

2021 Existing
Lane Configurations

Scale: Not to Scale

Figure 3

2. 2021 EXISTING PEAK HOUR CONDITIONS

2.1. 2021 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March 2021 by RKA during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

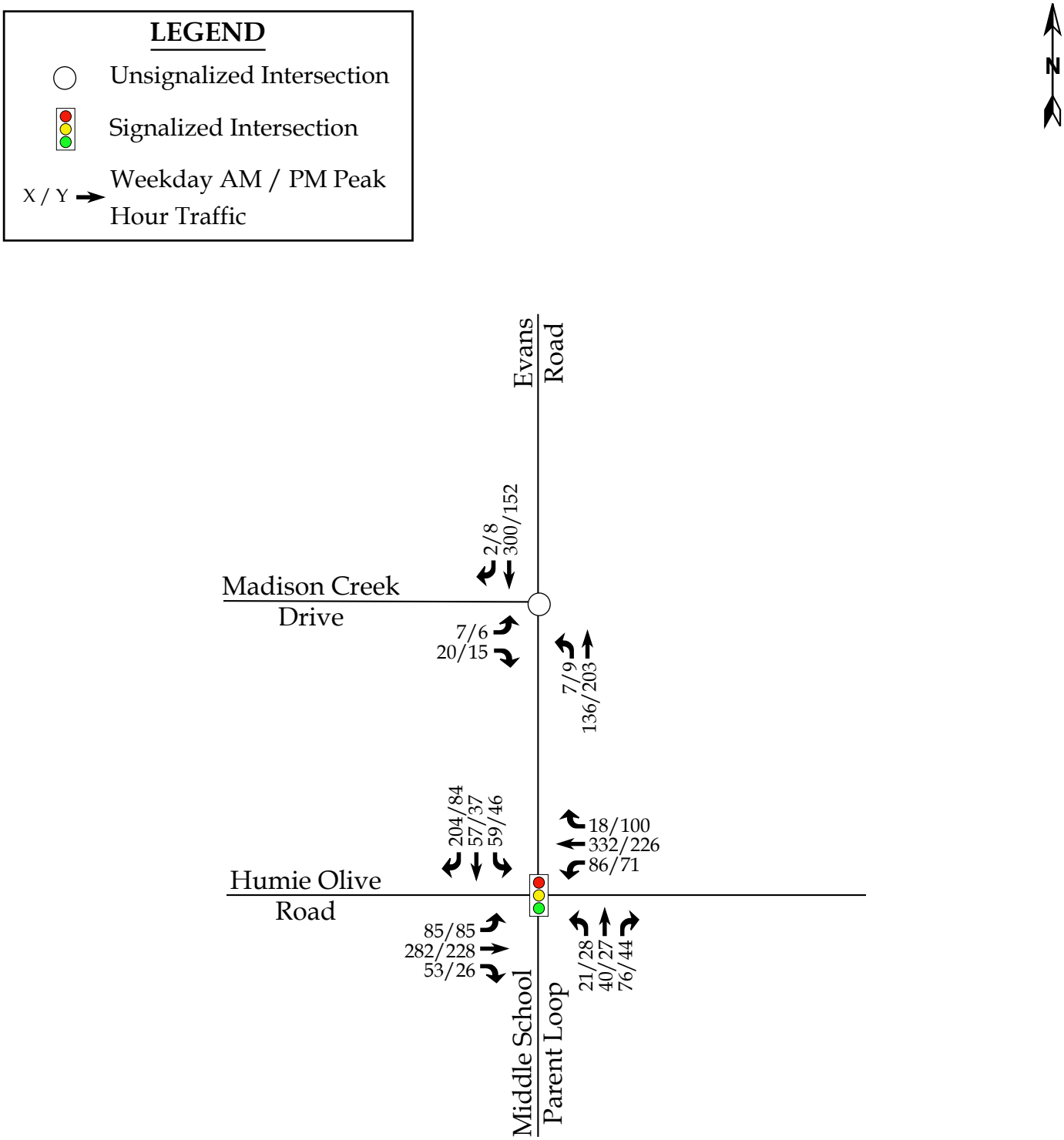
- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive

Peak hour turning movement counts from RKA were utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected during the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway

conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.



Moving forward.
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Evans Road Assembly
Apex, NC

2021 Existing
Peak Hour Traffic

Scale: Not to Scale

Figure 4

3. 2025 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. Refer to Figure 5 for 2025 projected peak hour traffic.

3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

Table 2, on the following page, provides a summary of the adjacent developments.

Table 2: Adjacent Development Information

Development Name	Location	Build-Out Year	Land Use / Intensity	TIA Performed
Heelan Property	Southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road	2026	250 single-family homes 268 townhomes	November 2019 by RKA
Jordan Manors	West side of New Hill Olive Chapel Road	2018	240 single-family homes	May 2015 by KHA
Jordan Pointe	North of Old US 1 and east of Horton Road	2016	440 single-family homes	October 2013 by KHA
Woodbury	East of New Hill Olive Chapel Road, north of Old US 1	2019	320 single-family homes 120 townhomes	May 2016 by VHB
Friendship Station PUD	Along Humie Olive Road at Olive Farm Road	2025	316 single-family homes 185 apartments 337 townhomes 68,000 s.f. general office 144,000 s.f. shopping center	March 2017 by RKA
New Hill Assembly	West of New Hill Olive Chapel Road, north of Old US 1	2022	152 single-family homes	April 2018 by RKA
Olive Ridge	East of New Hill Olive Chapel Road, across from Jordan Manors Drive	2022	169 single-family homes	December 2018 by RKA

It should be noted that the adjacent developments were approved, during scoping, by the Town and NCDOT. Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix D.

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined that no future roadway improvements to be included in the analysis. It should be noted that Walden Road

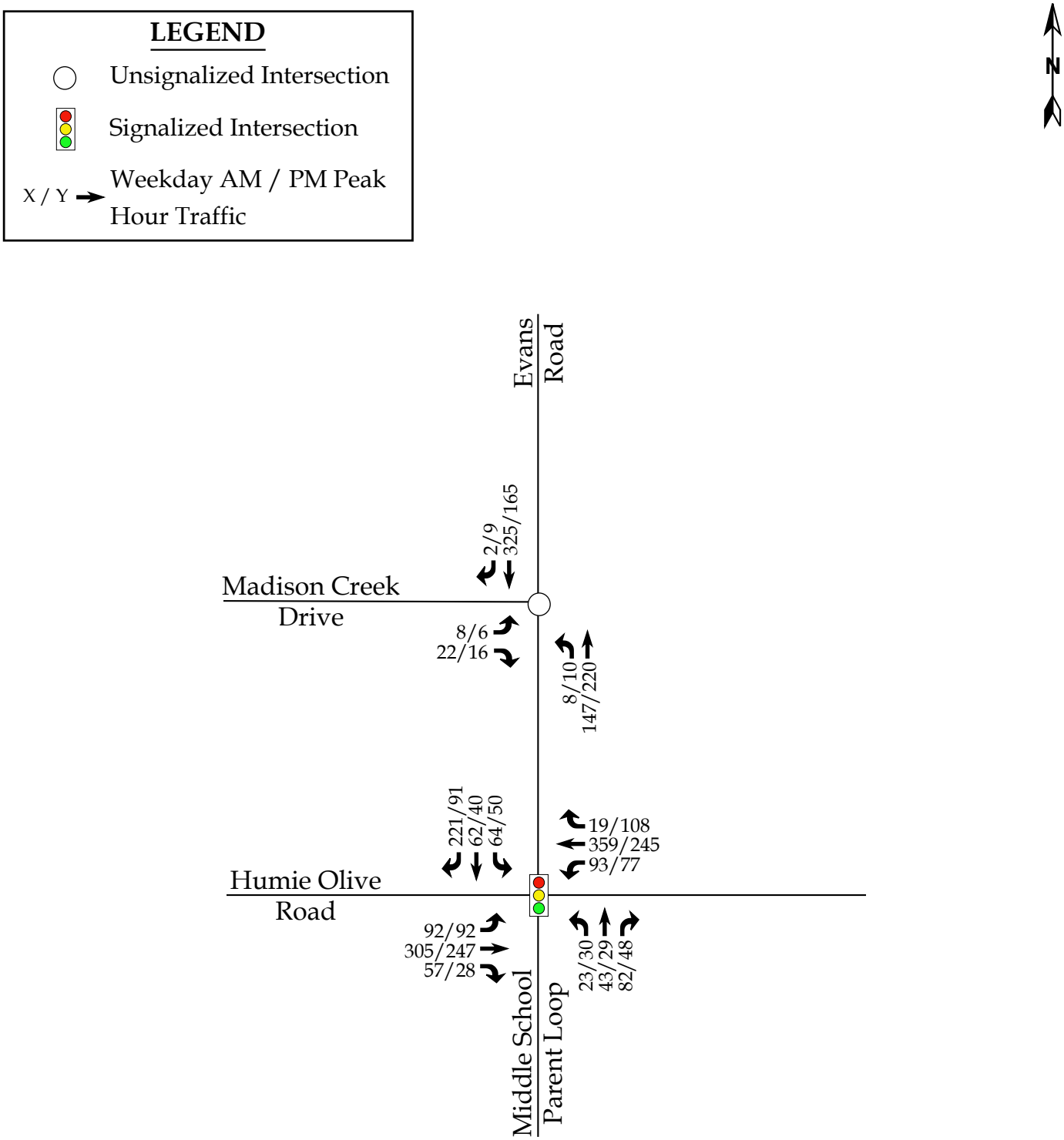
is currently a NCDOT maintained roadway located along Evans Road between Humie Olive Road and Madison Creek Drive. After completion of the TIA, the developer will make a request for right-of-way (ROW) abandonment to obtain ownership of Walden Road.

3.4. 2025 No-Build Peak Hour Traffic Volumes

The 2025 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2025, and adding the adjacent development trips. Refer to Figure 7 for an illustration of the 2025 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2025 No-Build Peak Hour Traffic Conditions

The 2025 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



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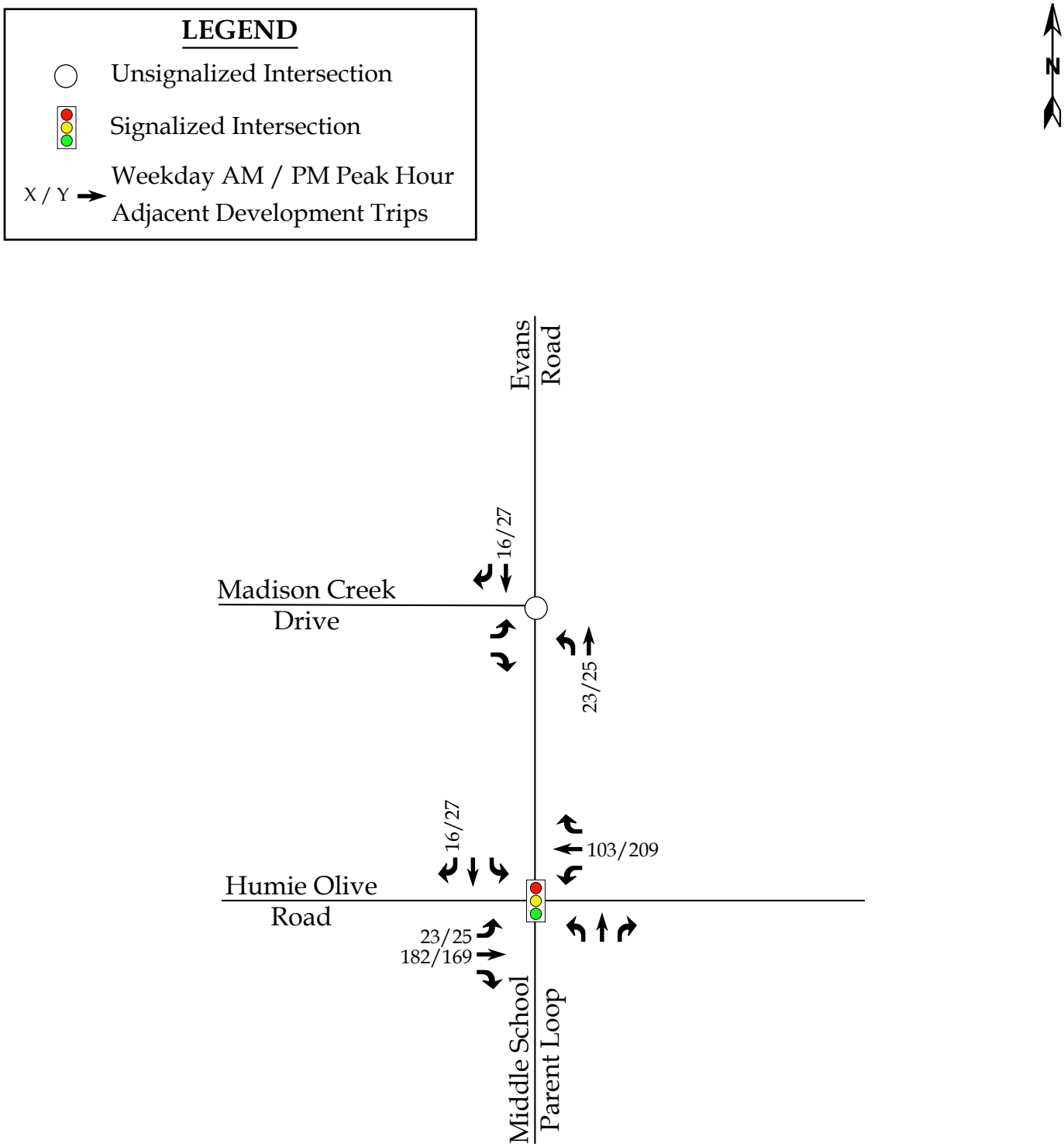
Evans Road Assembly
Apex, NC

2025 Projected
Peak Hour Traffic

Scale: Not to Scale | Figure 5



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Apex, NC

Peak Hour Adjacent Developement Trips

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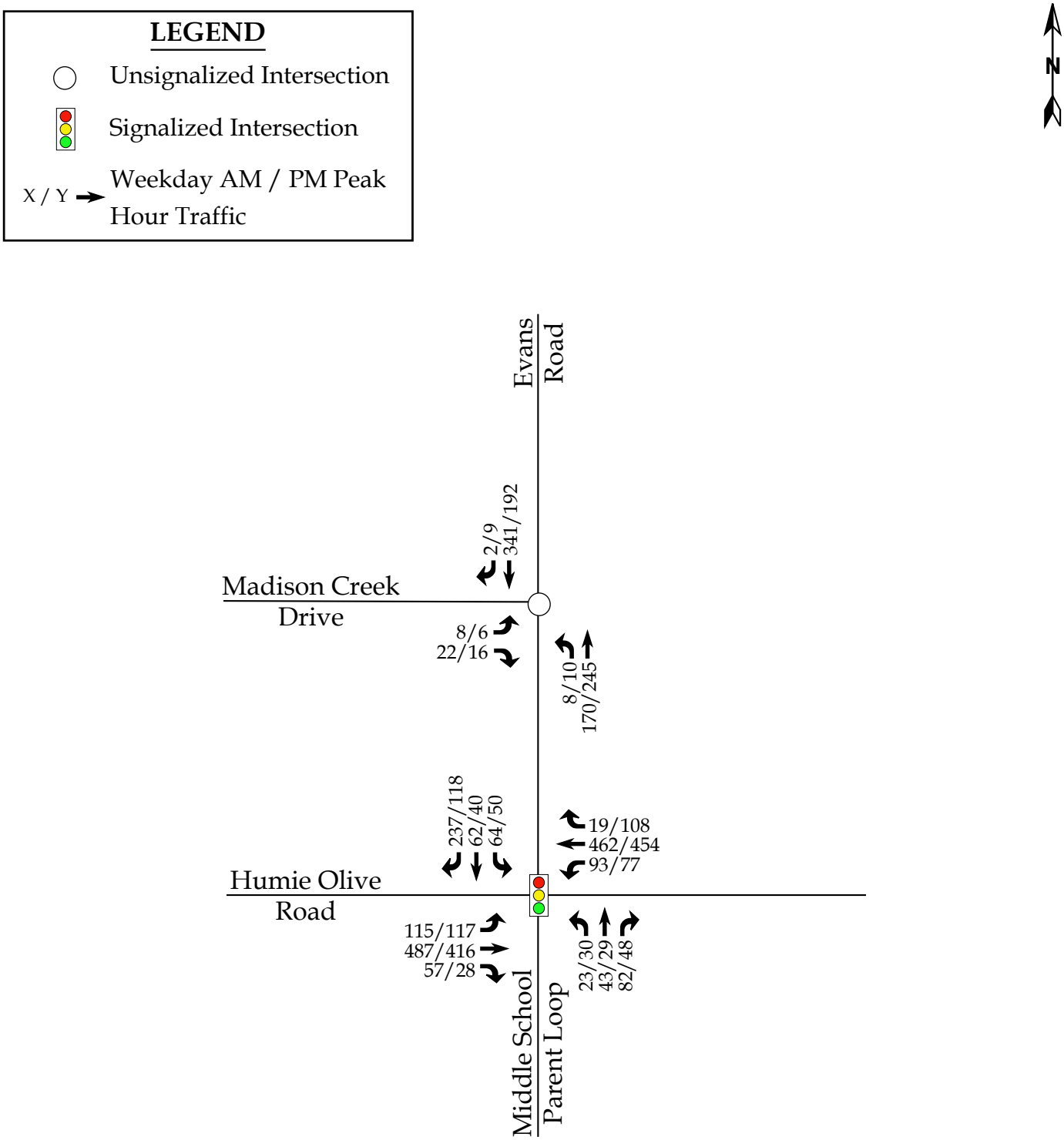
Figure 6



Moving forward.
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Evans Road Assembly
Apex, NC

2025 No-Build
Peak Hour Traffic

Scale: Not to Scale | Figure 7

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of 65 single family homes and 50 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 3 provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
Total Trips		**1,040**	**19**	**57**	**62**	**37**

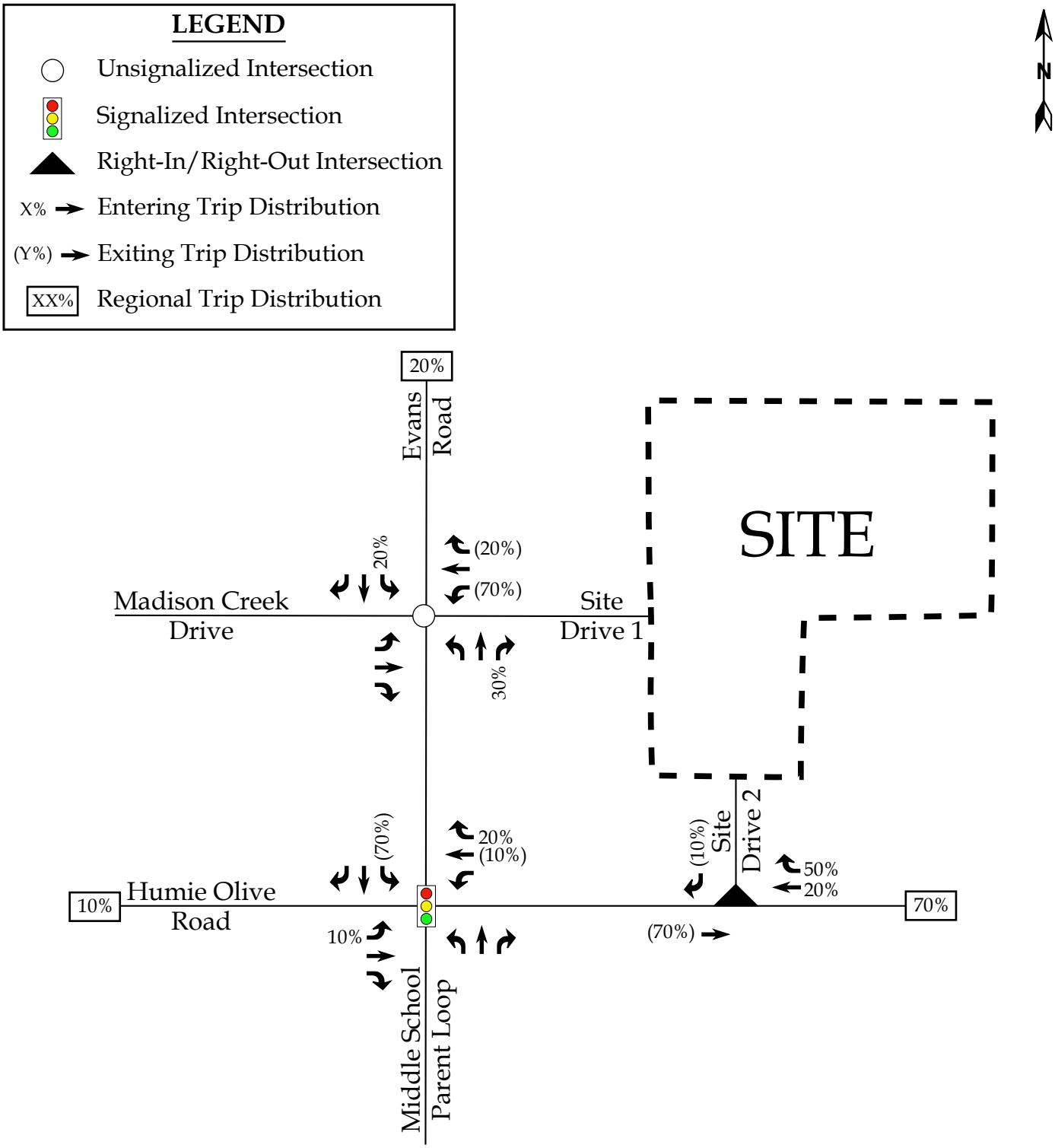
It is estimated that the proposed development will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) will occur during the weekday AM peak hour and 99 (62 entering and 37 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that the site trips will be regionally distributed as follows:

- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.



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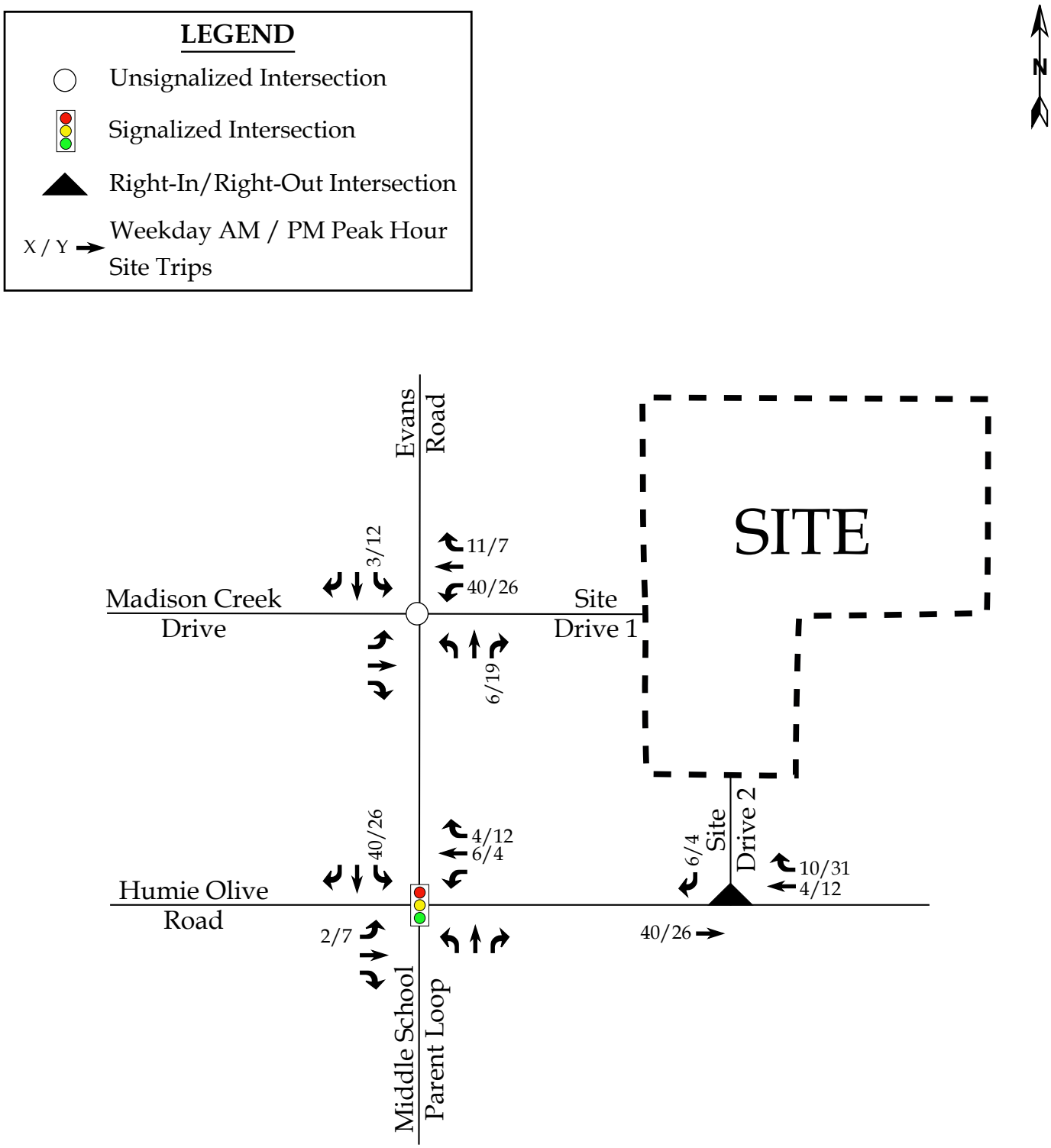
Apex, NC

Site Trip Distribution

Scale: Not to Scale | Figure 8



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Apex, NC

Site Trip Assignment

Scale: Not to Scale | Figure 9

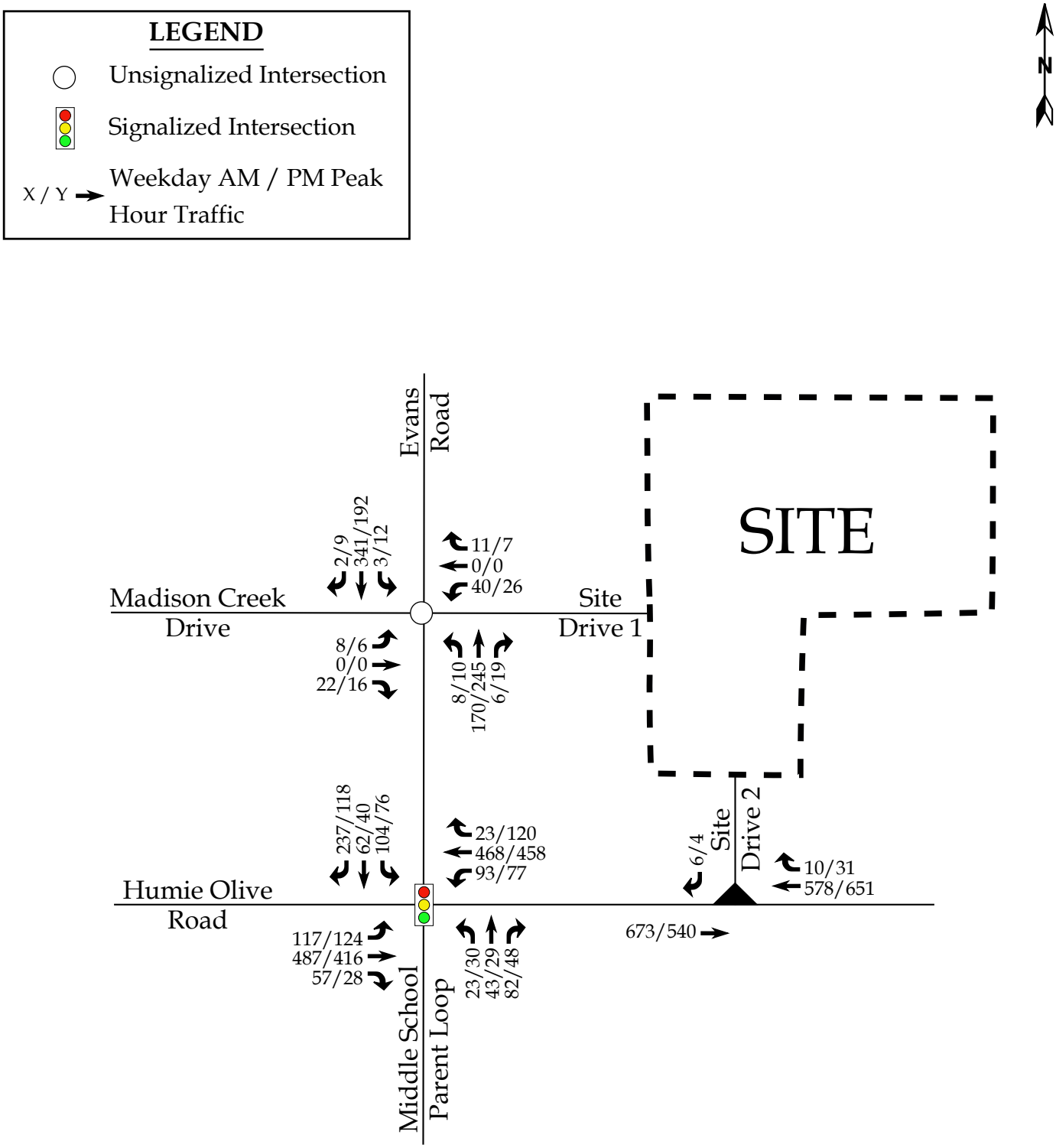
5. 2025 BUILD TRAFFIC CONDITIONS

5.1. 2025 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2025 no-build traffic volumes to determine the 2025 build traffic volumes. Refer to Figure 10 for an illustration of the 2025 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2025 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2025 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



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Evans Road Assembly
Apex, NC

2025 Build
Peak Hour Traffic

Scale: Not to Scale

Figure 10

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

7. CAPACITY ANALYSIS

7.1. Humie Olive Road [EB-WB] and Evans Road [SB]/Middle School Parent Loop [NB]

The existing signalized intersection of Humie Olive Road and Evans Road/Middle School Parent Loop was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

Table 5: Analysis Summary of Humie Olive Road and Evans Road/Middle School Parent Loop

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB NB SB	1 LT, 1 TH, 1 RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	B B B A	B (15)	B B B A	B (14)
2025 No-Build	EB WB NB SB	1 LT, 1 TH, 1 RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	C C C A	C (20)	B C C B	B (18)
2025 Build	EB WB NB SB	1 LT, 1 TH, 1 RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	C C C B	C (21)	B C C B	B (19)

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicate that the intersection of Humie Olive Road and Evans Road/Middle School Parent Loop is expected to operate at an overall LOS C or better during the weekday AM and PM peak hours.

Based on queue lengths reported in Synchro and SimTraffic, queues at this intersection are expected to be accommodated by the storage lengths provided. Due to a negligible increase in

delay with the build out of the proposed development under 2025 build conditions, no improvements are recommended at this intersection.

7.2. Evans Road [NB-SB] and Madison Creek Drive [EB]/Site Drive 1 [WB]

The existing unsignalized intersection of Evans Road and Madison Creek Drive/Site Drive 1 was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

Table 6: Analysis Summary of Evans Road and Madison Creek Drive/Site Drive 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B[2] A[1] --	N/A	A[2] A[1] --	N/A
2025 No-Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B[2] A[1] --	N/A	B[2] A[1] --	N/A
2025 Build	EB **WB** NB SB	1 LT-**TH**-RT **1 LT-TH-RT** 1 LT-TH-**RT** **1 LT**-TH-RT	B[2] B[2] A[1] A[1]	N/A	B[2] B[2] A[1] A[1]	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicates that the major-street left-turn movements and the minor-street approaches at the intersection of Evans Road and Madison Creek Drive/Site Drive 1 are expected to operate at LOS B or better during the weekday AM and PM peak hours.

Turn lanes were considered at this intersection according to the NCDOT *Policy on Street and Driveway Access to NC Highways* (Driveway Manual). Based on the Driveway Manual, no turn lanes were warranted as Evans Road currently serves an ADT below the 4,000 vehicle per day (vpd) threshold typically considered for turn-lane requirements.

7.3. Humie Olive Road [EB-WB] and Site Drive 2 [SB]

The proposed unsignalized intersection of Humie Olive Road and Site Drive 2 was analyzed under 2025 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

Table 7: Analysis Summary of Humie Olive Road and Site Drive 2

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Build	EB WB **SB**	1 TH 1 TH, **1 RT** **1 RT**	-- -- B[2]	N/A	-- -- B[2]	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2025 build traffic conditions indicates that the minor-street approach at the intersection of Humie Olive Road and Site Drive 2 is expected to operate at LOS B during the weekday AM and PM peak hours.

Turn lanes were considered at this intersection according to the NCDOT *Policy on Street and Driveway Access to NC Highways* (Driveway Manual). Based on the Driveway Manual, a westbound right-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length is warranted and recommended by the proposed development.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed development, located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The proposed development is expected to be a residential development and be built out in 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) will occur during the weekday AM peak hour and 99 (62 entering and 37 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

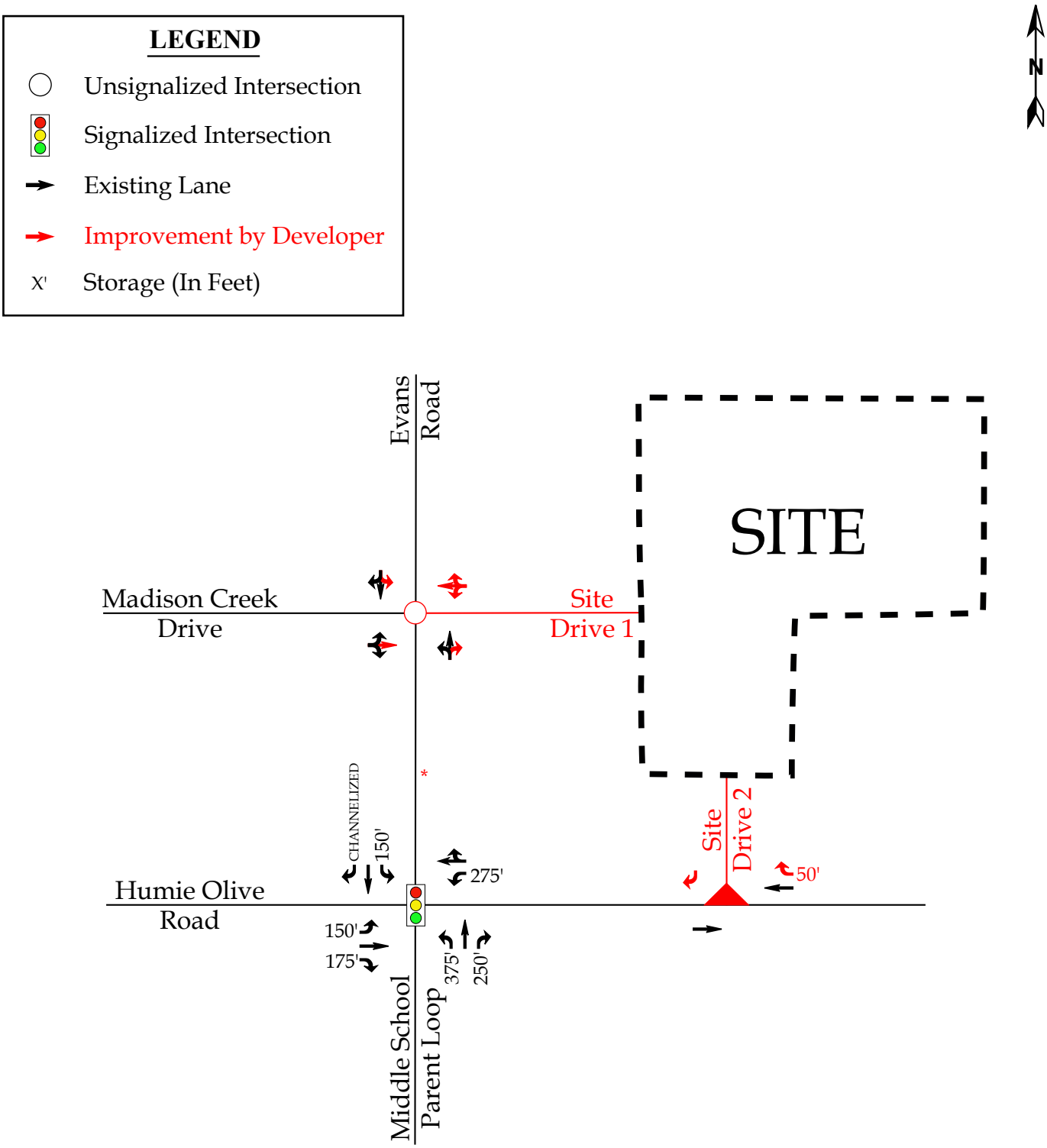
Recommended Improvements by Developer

Evans Road and Madison Creek Drive/Site Drive 1

- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

Humie Olive Road and Site Drive 2

- Construct southbound approach striped as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.



*Note: After completion of the TIA, the developer will make a request for ROW abandonment to obtain ownership of Walden Road, which is currently a NCDOT maintained roadway located along Evans Road.

Moving forward. RKA RAMEY KEMP ASSOCIATES	Evans Road Assembly Apex, NC	Recommended Lane Configurations Scale: Not to Scale | Figure 11

TECHNICAL APPENDIX

APPENDIX A

SCOPING DOCUMENTATION

RAMEY KEMP ASSOCIATES
Moving forward.

T 919 872 5115
5808 Faringdon Place
Raleigh, NC 27609

March 29, 2021

Russell Dalton, PE
Town of Apex
73 Hunter Street
Apex, NC 27502
P: 919-249-3358
E: russell.dalton@apexnc.org

Subject: **Memorandum of Understanding –** Humie Olive Assemblage
Apex, North Carolina

Dear Mr. Dalton:

The following is a Memorandum of Understanding (MOU) outlining the proposed scope of work and assumptions related to the Traffic Impact Analysis (TIA) for the proposed Humie Olive Assemblage development to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It is our understanding that the residential development is expected to consist of a maximum of 50 townhomes and 65 single-family homes. The proposed development is expected to be fully built-out by 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road, aligned with the existing Madison Creek Drive. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned. See the attachments for a preliminary site plan. This MOU is compiled with information regarding the scope of the Humie Olive Assemblage TIA, per the TIA scoping meeting with the Town of Apex (Town) on February 26, 2021 and email coordination with the North Carolina Department of Transportation (NCDOT).

Study Area

Based on coordination with the Town and NCDOT, the study area is proposed to consist of the following intersections:

- Humie Olive Road and Evans Road (Signalized)
- Evans Road and Madison Creek Drive/Proposed Site Driveway (Unsignalized)
- Humie Olive Road and Proposed Right-In/Right-Out Site Driveway (Unsignalized)

Analysis Scenarios

All capacity analyses will be performed utilizing Synchro (Version 10.3). All study intersections will be analyzed during typical weekday AM and PM peak hours under the following proposed traffic scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

rameykemp.com
Transportation Consulting that moves us forward.

Existing Traffic Volumes

Peak hour turning movement counts were collected at the study intersections on a typical weekday during weekday AM (7:00 – 9:00 AM) and weekday PM (4:00 – 6:00 PM) peak periods. Turning movement counts from RKA will be utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a proposed 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected in the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Signal information was obtained from the NCDOT. Refer to the attached 2021 existing traffic volumes figures for an illustration of volumes before and after the growth rates were applied.

No-Build Traffic Volumes

Per coordination with Town and NCDOT Staff, no-build traffic volumes will be determined by projecting 2021 existing traffic volumes to the build-out year 2025 using a proposed 2% annual growth rate.

Adjacent Developments

Per coordination with the Town, the following adjacent developments are to be included in this study:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

All other future developments will be accounted for with the proposed 2% growth rate.

Future Roadway Improvements

Through coordination with NCDOT and the Town, future roadway improvements associated with the adjacent developments will be included in this analysis.

Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Refer to Table 1, on the next page, for a detailed breakdown of the buildout site trip generation.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
Total Trips		**1,040**	**19**	**57**	**62**	**37**

It is estimated that the proposed site will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) would occur during the weekday AM peak hour and 99 trips (62 entering and 37 exiting) would occur during the weekday PM peak hour.

Trip Distribution

The primary site trips are distributed based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. A summary of the proposed regional trip distributions is as follows:

- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

Refer to the attachments for a figure showing the anticipated site trip distribution for the site.

Walden Road

Walden Road is currently a NCDOT maintained roadway located along Evans Road between Humie Olive Road and Madison Creek Drive. After completion of the TIA, the developer will make a request for right-of-way (ROW) abandonment to obtain ownership of Walden Road.

Report

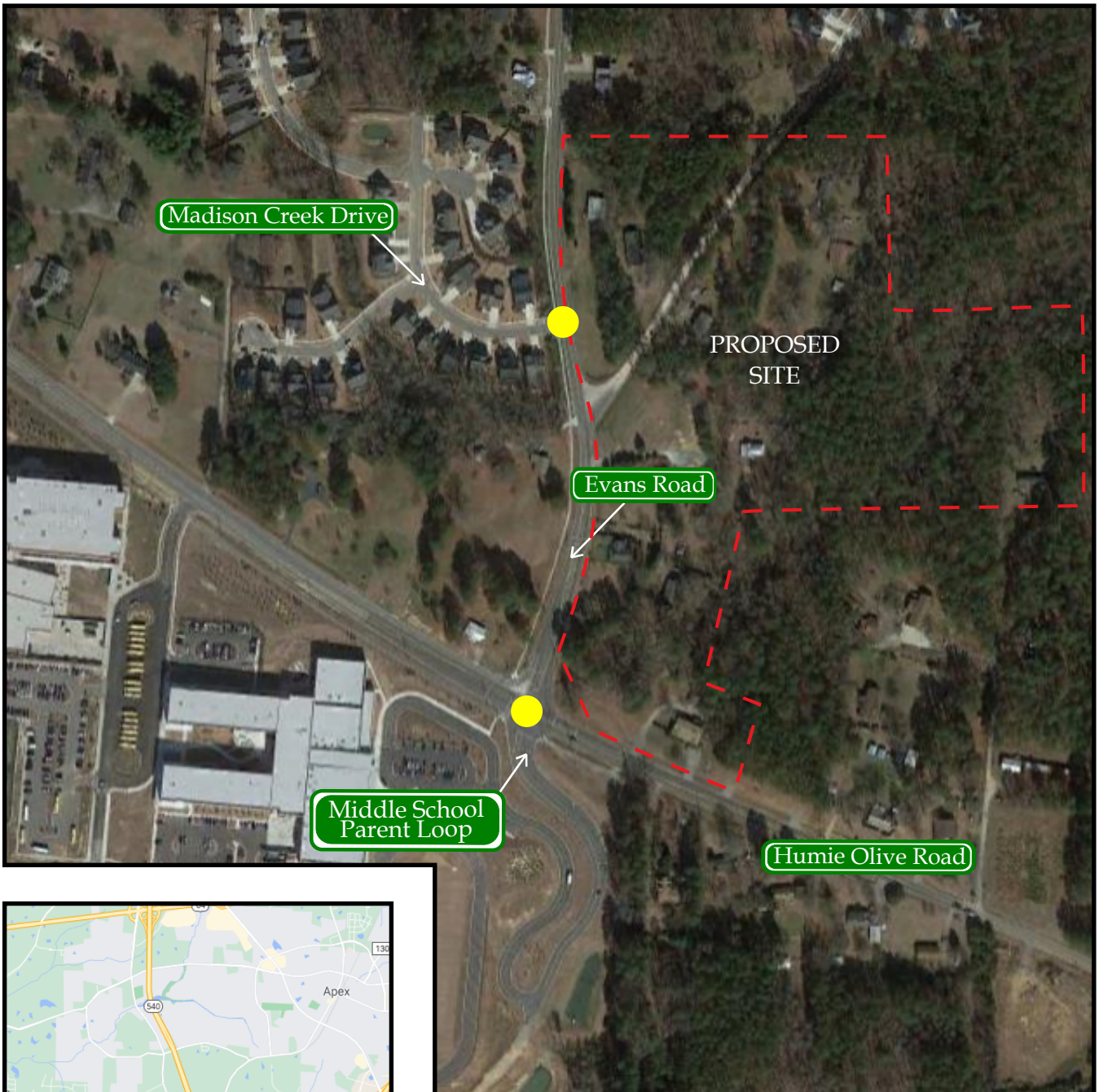
The Traffic Impact Analysis report will be prepared based on the Town and NCDOT guidelines. If you find this memorandum of understanding acceptable, please let me know so that we may include it in the TIA report. If you have any questions or concerns, please do not hesitate to contact me.

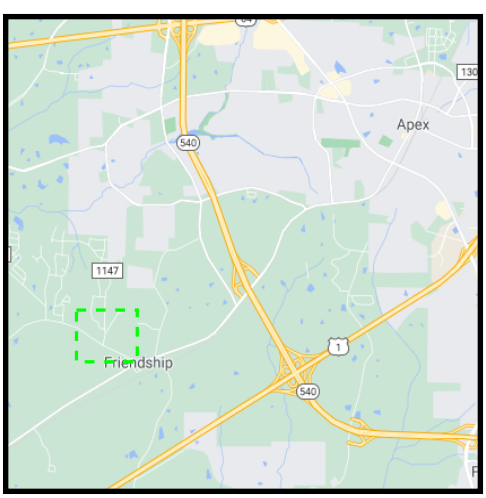
Sincerely,
Ramey Kemp & Associates, Inc.

Nate Bouquin, PE
Traffic Engineering Project Manager

Attachments: Site Location Map
Preliminary Site Plan
Existing (2021) Traffic Volumes Figure – unadjusted
Existing (2021) Traffic Volumes Figure
Site Trip Distribution Figure

cc: Serge Grebenschikov, PE, Town of Apex
Amy Neidringhaus, PE, NCDOT
Sean Brennan, PE, NCDOT
NCDOT Congestion Management
Jeff Roach, PE, Peak Engineering





N

LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

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RAMEY KEMP ASSOCIATES

Humie Olive Assemblage
Apex, NC

Site Location Map

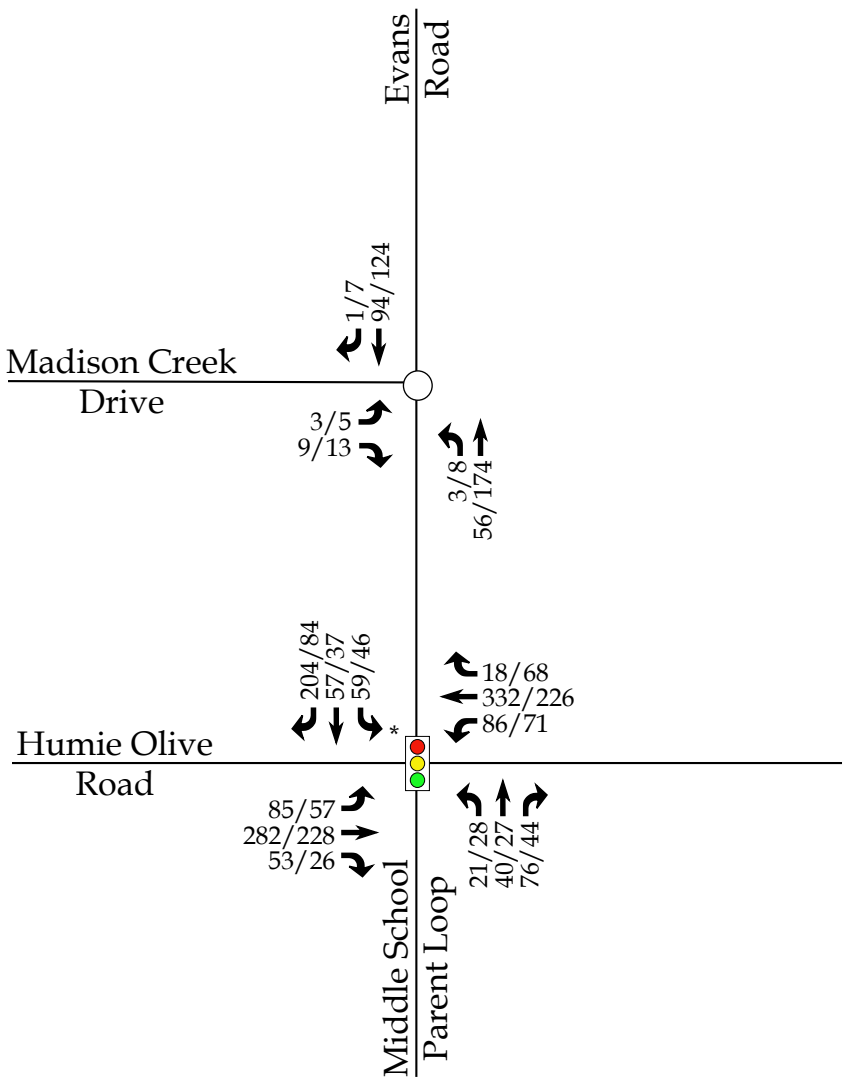
Scale: Not to Scale

LEGEND

Unsignalized Intersection

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



*Note: No COVID growth factor applied at this intersection. 2019 counts were grown to the year 2021 using a 2% growth rate.

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Humie Olive Assemblage
Apex, NC

2021 Existing
Peak Hour Traffic -
Unadjusted

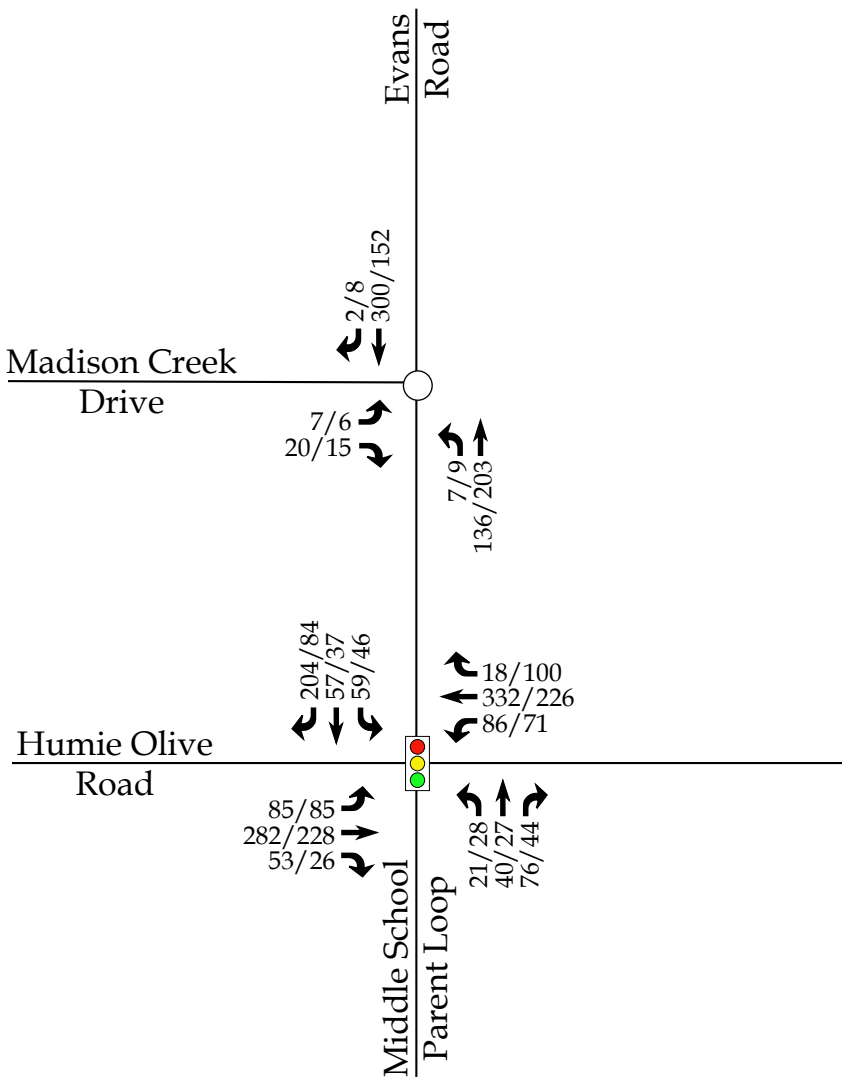
Scale: Not to Scale

LEGEND

Unsignalized Intersection

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



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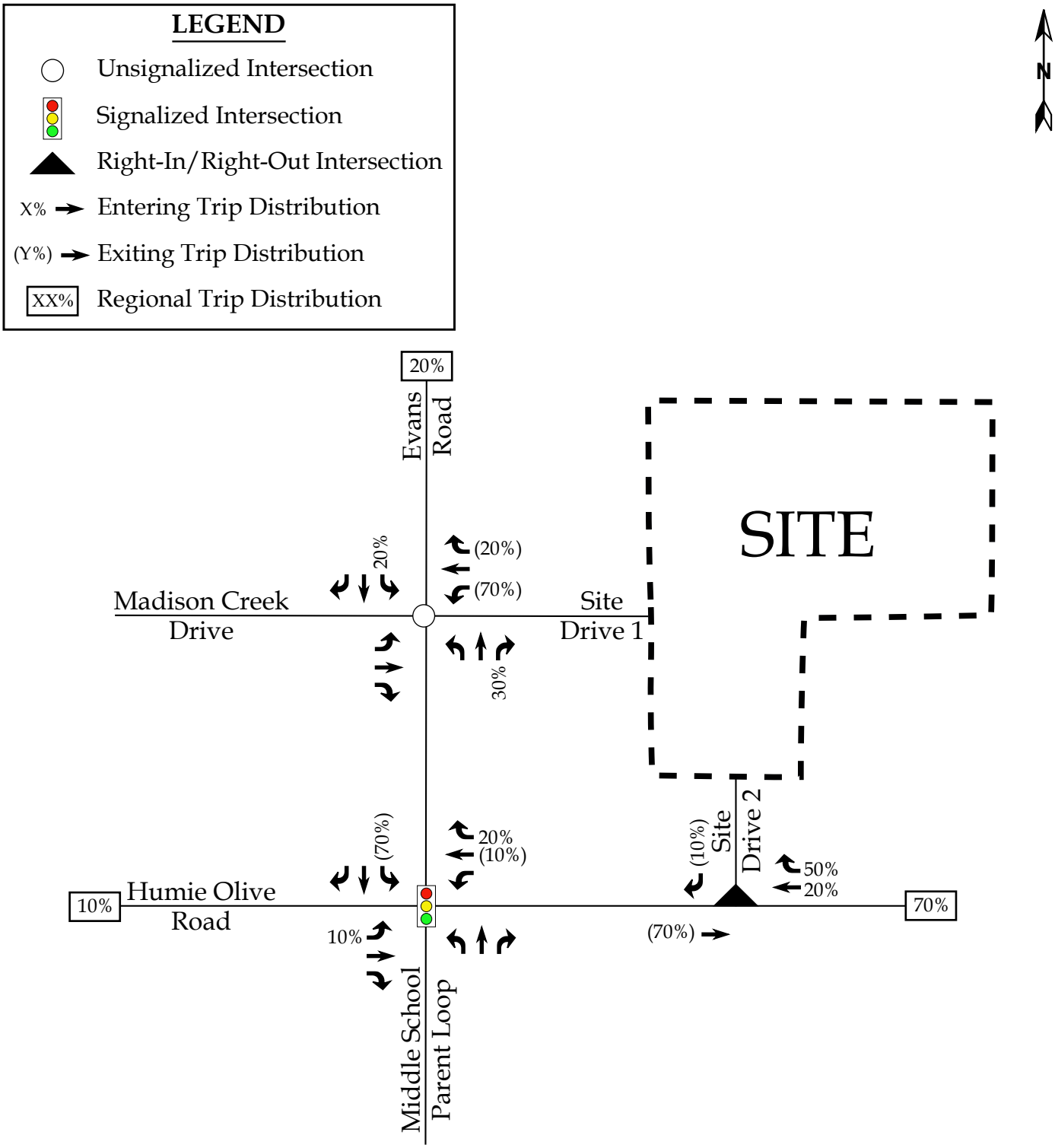
Humie Olive Assemblage
Apex, NC

2021 Existing
Peak Hour Traffic

Scale: Not to Scale



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Humie Olive Assemblage
Apex, NC

Proposed
Site Trip Distribution

Scale: Not to Scale

APPENDIX B

TRAFFIC COUNTS

Moving forward.

RAMEY KEMP ASSOCIATES

5808 Faringdon Place
Suite 100
Raleigh, NC 27609
PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive
Site Code : 00000002
Start Date : 3/11/2021
Page No : 1

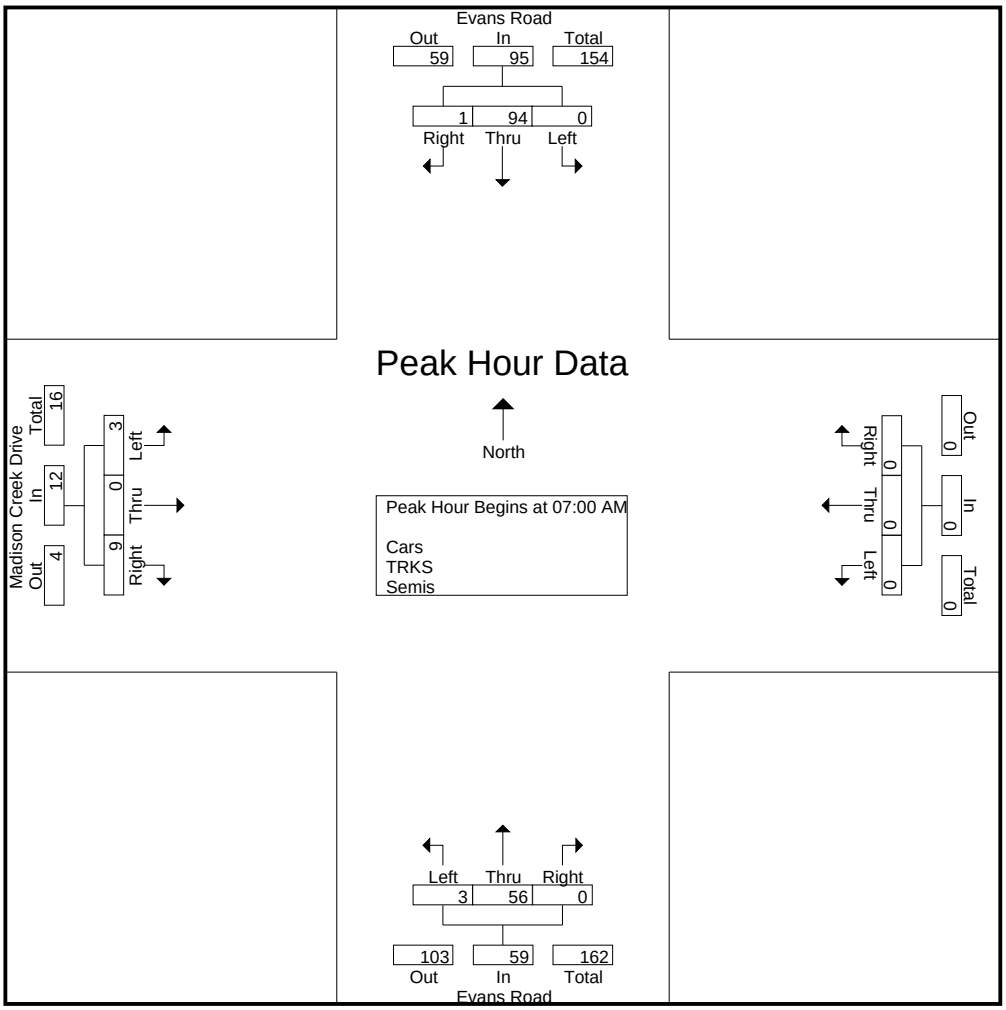
Groups Printed- Cars - TRKS - Semis

	Evans Road From North					From East					Evans Road From South					Madison Creek Drive From West							
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	28	0	3	28	0	0	0	0	0	0	14	1	0	15	1	0	0	0	1	3	44	47
07:15 AM	0	21	0	0	21	0	0	0	0	0	0	21	1	0	22	3	0	0	0	3	0	46	46
07:30 AM	0	17	0	1	17	0	0	0	0	0	0	3	1	0	4	3	0	2	2	5	3	26	29
07:45 AM	1	28	0	6	29	0	0	0	0	0	0	18	0	0	18	2	0	1	1	3	7	50	57
Total	1	94	0	10	95	0	0	0	0	0	0	56	3	0	59	9	0	3	3	12	13	166	179
08:00 AM	0	16	0	0	16	0	0	0	0	0	0	23	2	0	25	2	0	0	3	2	3	43	46
08:15 AM	0	7	0	1	7	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	16	17
08:30 AM	3	9	0	0	12	0	0	0	0	0	0	15	0	0	15	2	0	3	0	5	0	32	32
08:45 AM	2	19	0	2	21	0	0	0	0	0	0	11	0	0	11	2	0	0	3	2	5	34	39
Total	5	51	0	3	56	0	0	0	0	0	0	58	2	0	60	6	0	3	6	9	9	125	134
*** BREAK ***																							
04:00 PM	1	27	0	0	28	0	0	0	0	0	0	26	2	0	28	0	0	3	0	3	0	59	59
04:15 PM	3	31	0	2	34	0	0	0	0	0	0	39	3	0	42	4	0	2	3	6	5	82	87
04:30 PM	2	33	0	0	35	0	0	0	0	0	0	45	2	0	47	4	0	1	0	5	0	87	87
04:45 PM	0	32	0	3	32	0	0	0	0	0	0	41	1	0	42	3	0	1	0	4	3	78	81
Total	6	123	0	5	129	0	0	0	0	0	0	151	8	0	159	11	0	7	3	18	8	306	314
05:00 PM	2	28	0	2	30	0	0	0	0	0	0	49	2	0	51	2	0	1	1	3	3	84	87
05:15 PM	4	20	0	8	24	0	0	0	0	0	0	34	2	0	36	2	0	0	2	2	10	62	72
05:30 PM	0	23	0	1	23	0	0	0	0	0	0	20	2	0	22	0	0	1	2	1	3	46	49
05:45 PM	4	30	0	1	34	0	0	0	0	0	0	23	2	0	25	4	0	2	4	6	5	65	70
Total	10	101	0	12	111	0	0	0	0	0	0	126	8	0	134	8	0	4	9	12	21	257	278
Grand Total	22	369	0	30	391	0	0	0	0	0	0	391	21	0	412	34	0	17	21	51	51	854	905
Apprch %	5.6	94.4	0			0	0	0			0	94.9	5.1			66.7	0	33.3					
Total %	2.6	43.2	0		45.8	0	0	0		0	0	45.8	2.5		48.2	4	0	2		6	5.6	94.4	
Cars	22	354	0		406	0	0	0		0	0	381	20		401	32	0	15		68	0	0	875
% Cars	100	95.9	0	100	96.4	0	0	0	0	0	0	97.4	95.2	0	97.3	94.1	0	88.2	100	94.4	0	0	96.7
TRKS	0	15	0		15	0	0	0		0	0	10	1		11	2	0	2		4	0	0	30
% TRKS	0	4.1	0	0	3.6	0	0	0	0	0	0	2.6	4.8	0	2.7	5.9	0	11.8	0	5.6	0	0	3.3
Semis	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
% Semis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Moving forward.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Suite 100
Raleigh, NC 27609
PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive
Site Code : 00000002
Start Date : 3/11/2021
Page No : 2

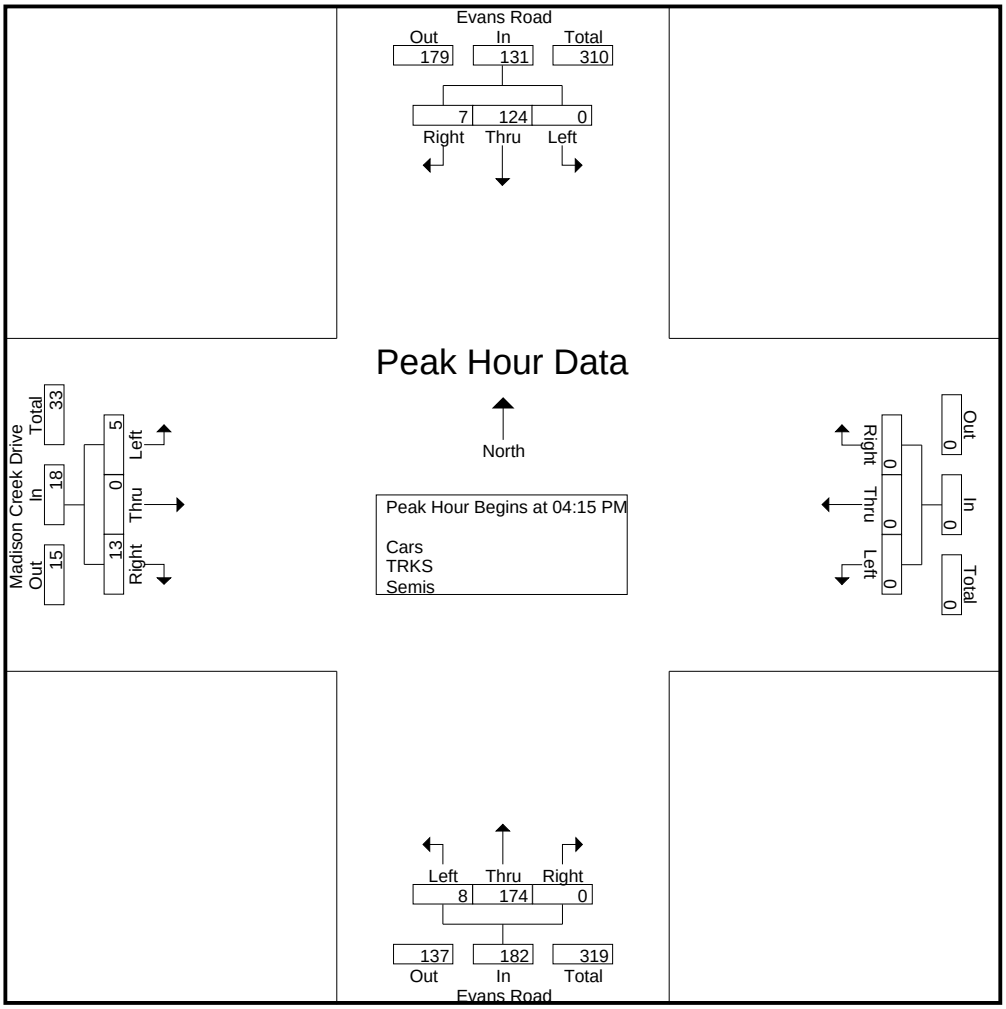
	Evans Road From North				From East				Evans Road From South				Madison Creek Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	28	0	28	0	0	0	0	0	14	1	15	1	0	0	1	44
07:15 AM	0	21	0	21	0	0	0	0	0	21	1	22	3	0	0	3	46
07:30 AM	0	17	0	17	0	0	0	0	0	3	1	4	3	0	2	5	26
07:45 AM	1	28	0	29	0	0	0	0	0	18	0	18	2	0	1	3	50
Total Volume	1	94	0	95	0	0	0	0	0	56	3	59	9	0	3	12	166
% App. Total	1.1	98.9	0		0	0	0		0	94.9	5.1		75	0	25		
PHF	.250	.839	.000	.819	.000	.000	.000	.000	.000	.667	.750	.670	.750	.000	.375	.600	.830



Moving forward.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Suite 100
Raleigh, NC 27609
PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive
Site Code : 00000002
Start Date : 3/11/2021
Page No : 3

	Evans Road From North				From East				Evans Road From South				Madison Creek Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	3	31	0	34	0	0	0	0	0	39	3	42	4	0	2	6	82
04:30 PM	2	33	0	35	0	0	0	0	0	45	2	47	4	0	1	5	87
04:45 PM	0	32	0	32	0	0	0	0	0	41	1	42	3	0	1	4	78
05:00 PM	2	28	0	30	0	0	0	0	0	49	2	51	2	0	1	3	84
Total Volume	7	124	0	131	0	0	0	0	0	174	8	182	13	0	5	18	331
% App. Total	5.3	94.7	0		0	0	0		0	95.6	4.4		72.2	0	27.8		
PHF	.583	.939	.000	.936	.000	.000	.000	.000	.000	.888	.667	.892	.813	.000	.625	.750	.951



TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive)AM
Site Code :
Start Date : 9/11/2019
Page No : 1

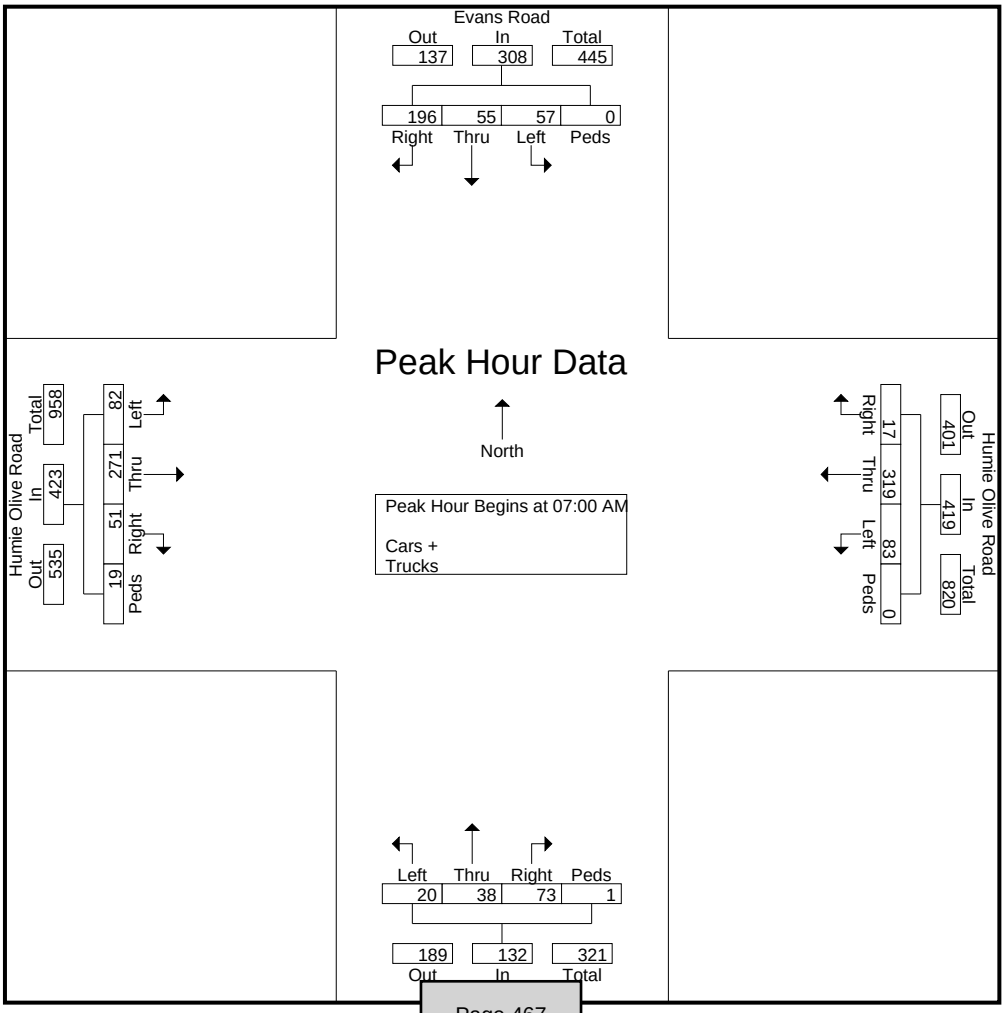
Groups Printed- Cars + - Trucks

	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	149	3	12	0	164	2	175	5	0	182	1	2	1	0	4	1	90	34	4	129	479
07:15 AM	20	1	16	0	37	5	49	4	0	58	1	0	0	0	1	7	109	37	1	154	250
07:30 AM	19	14	20	0	53	6	49	18	0	73	1	0	1	1	3	13	32	8	2	55	184
07:45 AM	8	37	9	0	54	4	46	56	0	106	70	36	18	0	124	30	40	3	12	85	369
Total	196	55	57	0	308	17	319	83	0	419	73	38	20	1	132	51	271	82	19	423	1282
08:00 AM	9	14	14	0	37	4	29	26	0	59	41	18	25	0	84	15	48	4	1	68	248
08:15 AM	4	3	7	0	14	6	33	1	0	40	5	2	1	0	8	2	44	9	1	56	118
08:30 AM	11	2	14	0	27	5	30	6	0	41	3	2	0	2	7	0	52	6	3	61	136
08:45 AM	13	0	19	0	32	5	42	2	0	49	5	4	0	1	10	1	63	9	0	73	164
Total	37	19	54	0	110	20	134	35	0	189	54	26	26	3	109	18	207	28	5	258	666
Grand Total	233	74	111	0	418	37	453	118	0	608	127	64	46	4	241	69	478	110	24	681	1948
Apprch %	55.7	17.7	26.6	0		6.1	74.5	19.4	0		52.7	26.6	19.1	1.7		10.1	70.2	16.2	3.5		
Total %	12	3.8	5.7	0	21.5	1.9	23.3	6.1	0	31.2	6.5	3.3	2.4	0.2	12.4	3.5	24.5	5.6	1.2	35	
Cars +	233	74	111	0	418	37	439	118	0	594	127	64	46	4	241	69	468	110	24	671	1924
% Cars +	100	100	100	0	100	100	96.9	100	0	97.7	100	100	100	100	100	100	97.9	100	100	98.5	98.8
Trucks	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	0	10	0	0	10	24
% Trucks	0	0	0	0	0	0	3.1	0	0	2.3	0	0	0	0	0	0	2.1	0	0	1.5	1.2

TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive)AM
Site Code :
Start Date : 9/11/2019
Page No : 2

	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**149**	3	12	0	**164**	2	**175**	5	0	**182**	1	2	1	0	4	1	90	34	4	129	**479**
07:15 AM	20	1	16	0	37	5	49	4	0	58	1	0	0	0	1	7	**109**	**37**	1	**154**	250
07:30 AM	19	14	**20**	0	53	**6**	49	18	0	73	1	0	1	**1**	3	13	32	8	2	55	184
07:45 AM	8	**37**	9	0	54	4	46	**56**	0	106	**70**	**36**	**18**	0	**124**	**30**	40	3	**12**	85	369
Total Volume	196	55	57	0	308	17	319	83	0	419	73	38	20	1	132	51	271	82	19	423	1282
% App. Total	63.6	17.9	18.5	0		4.1	76.1	19.8	0		55.3	28.8	15.2	0.8		12.1	64.1	19.4	4.5		
PHF	.329	.372	.713	.000	.470	.708	.456	.371	.000	.576	.261	.264	.278	.250	.266	.425	.622	.554	.396	.687	.669



TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive)PM
Site Code :
Start Date : 9/11/2019
Page No : 1

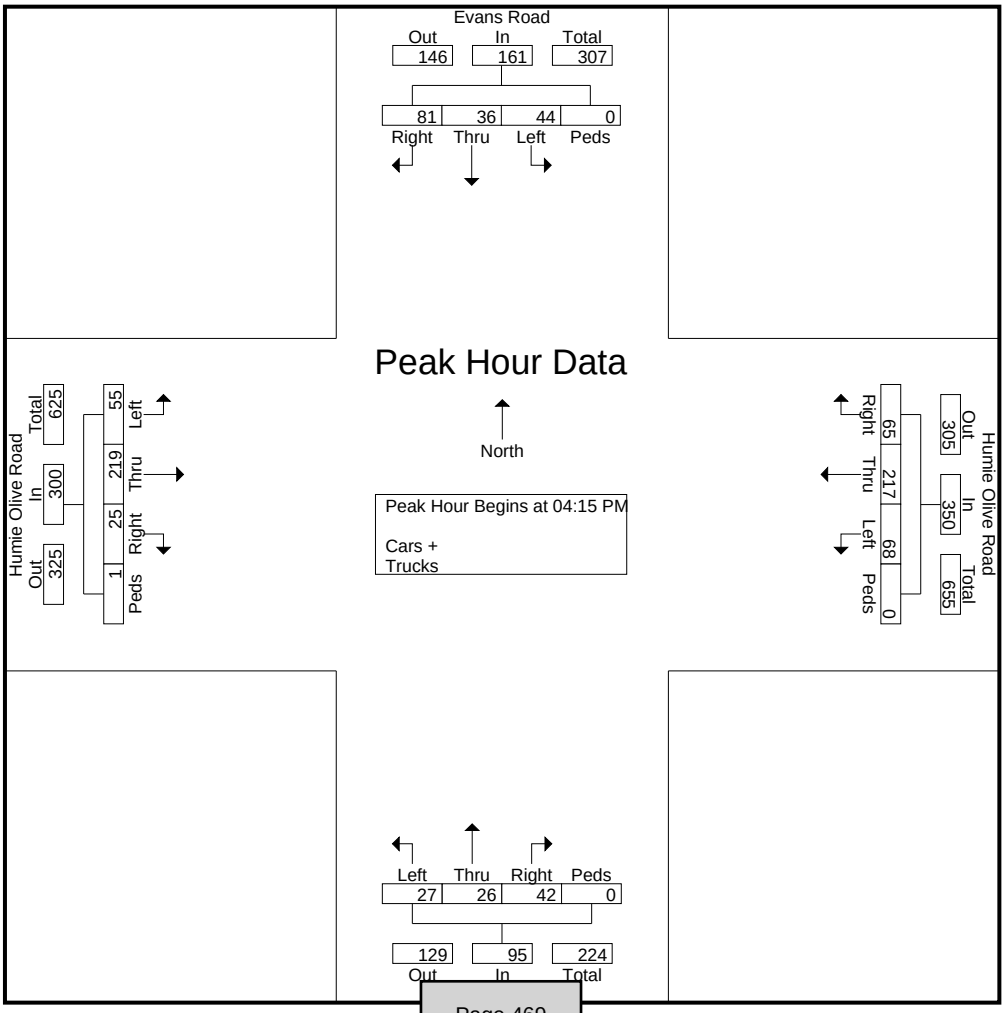
Groups Printed- Cars + - Trucks

	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	13	2	7	0	22	11	48	7	0	66	6	3	3	0	12	3	48	11	0	62	162
04:15 PM	31	6	11	0	48	14	54	13	0	81	3	5	6	0	14	2	48	8	0	58	201
04:30 PM	22	9	12	0	43	15	66	28	0	109	16	10	7	0	33	8	78	24	0	110	295
04:45 PM	10	18	11	0	39	15	52	21	0	88	19	7	10	0	36	15	46	12	1	74	237
Total	76	35	41	0	152	55	220	69	0	344	44	25	26	0	95	28	220	55	1	304	895
05:00 PM	18	3	10	0	31	21	45	6	0	72	4	4	4	0	12	0	47	11	0	58	173
05:15 PM	16	1	8	0	25	18	51	3	0	72	1	0	1	0	2	0	43	8	0	51	150
05:30 PM	15	0	6	0	21	20	86	1	0	107	20	18	8	0	46	2	42	15	2	61	235
05:45 PM	15	2	4	0	21	11	68	5	0	84	4	5	2	0	11	3	79	28	0	110	226
Total	64	6	28	0	98	70	250	15	0	335	29	27	15	0	71	5	211	62	2	280	784
Grand Total	140	41	69	0	250	125	470	84	0	679	73	52	41	0	166	33	431	117	3	584	1679
Apprch %	56	16.4	27.6	0		18.4	69.2	12.4	0		44	31.3	24.7	0		5.7	73.8	20	0.5		
Total %	8.3	2.4	4.1	0	14.9	7.4	28	5	0	40.4	4.3	3.1	2.4	0	9.9	2	25.7	7	0.2	34.8	
Cars +	140	41	69	0	250	125	462	84	0	671	73	52	41	0	166	33	425	117	3	578	1665
% Cars +	100	100	100	0	100	100	98.3	100	0	98.8	100	100	100	0	100	100	98.6	100	100	99	99.2
Trucks	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	6	0	0	6	14
% Trucks	0	0	0	0	0	0	1.7	0	0	1.2	0	0	0	0	0	0	1.4	0	0	1	0.8

TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive)PM
Site Code :
Start Date : 9/11/2019
Page No : 2

	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	**31**	6	11	0	**48**	14	54	13	0	81	3	5	6	0	14	2	48	8	0	58	201
04:30 PM	22	9	**12**	0	43	15	**66**	**28**	0	**109**	16	**10**	7	0	33	8	**78**	**24**	0	**110**	**295**
04:45 PM	10	**18**	11	0	39	15	52	21	0	88	**19**	7	**10**	0	**36**	**15**	46	12	**1**	74	237
05:00 PM	18	3	10	0	31	**21**	45	6	0	72	4	4	4	0	12	0	47	11	0	58	173
Total Volume	81	36	44	0	161	65	217	68	0	350	42	26	27	0	95	25	219	55	1	300	906
% App. Total	50.3	22.4	27.3	0		18.6	62	19.4	0		44.2	27.4	28.4	0		8.3	73	18.3	0.3		
PHF	.653	.500	.917	.000	.839	.774	.822	.607	.000	.803	.553	.650	.675	.000	.660	.417	.702	.573	.250	.682	.768



APPENDIX C

SIGNAL PLANS

APPENDIX D

ADJACENT DEVELOPMENT INFORMATION

Traffic Impact Analysis Update
Friendship Station
Apex, NC

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

TRAFFIC IMPACT ANALYSIS UPDATE

FOR

FRIENDSHIP STATION

LOCATED

IN

APEX, NORTH CAROLINA

Prepared For:
Parkside Development Group, LLC
PO Box 1438
Apex, NC 27502

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

NORTH CAROLINA PROFESSIONAL SEAL 037348 ENGINEER THOMAS A. ARCHER
28 MARCH 2017

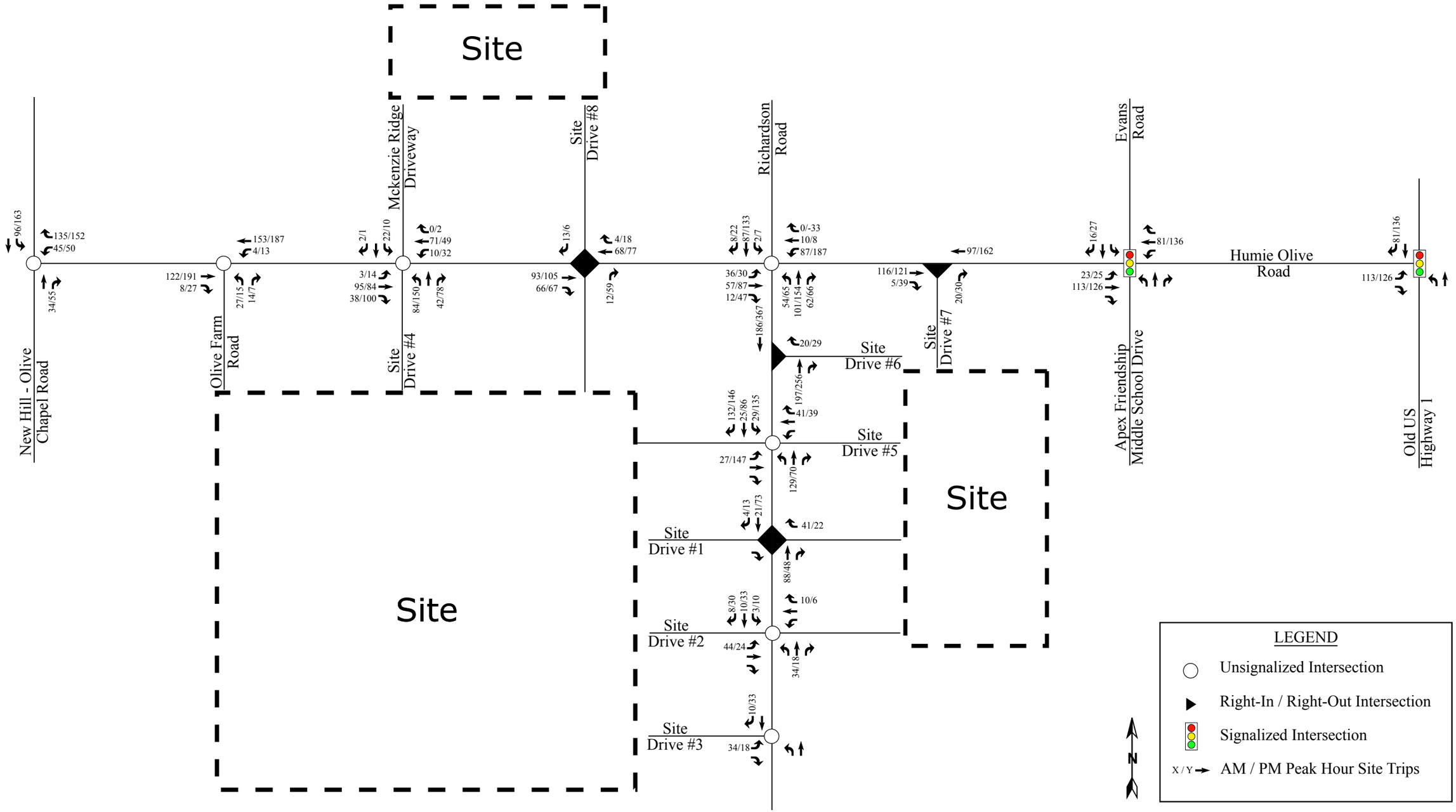
March 2017

RKA Project No. 16238

Prepared By: DBL

Reviewed By: TAA

FRIENDSHIP STATION
RAGAN ROAD
McKENZIE
HOWE CLINE ROAD
±21 AC
RETAIL/OFFICE
RICHARDSON ROAD
SITE DATA
RETAIL 44,000 SF
APARTMENTS 185
20' x 50' T/H (PARK) 31
22' x 45' T/H (ALLEY) 100
24' x 55' T/H (2 CAR) 206
34' x 110' ALLEY LOTS 74
40' x 115' LOTS 96
50' x 110' RANCH LOTS 66 (55+)
55' x 115' LOTS 80
838 RES UNITS
1" = 200'
Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning
221 N. Salem St., Suite 001
PO Box 1062
Apex, NC 27502
3-2-17



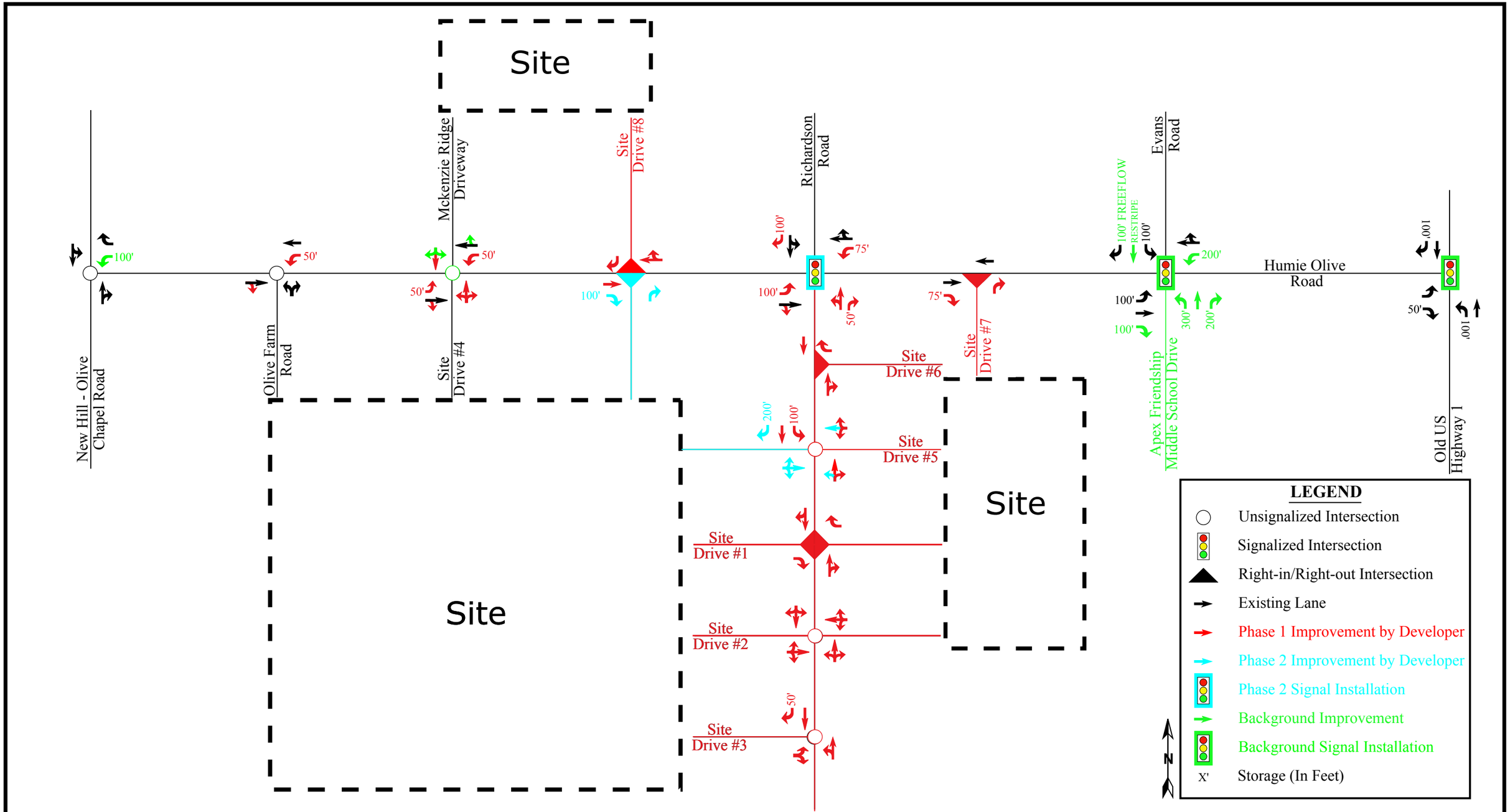
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Friendship Station Update
Apex, NC

Total Site Trip Assignment
Phase 2

Scale: Not to Scale

Figure 12b



RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Friendship Station Update
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale

Figure 14

Based on proposed improvements by the Friendship Station Interim Build adjacent development, the site's low contribution to the traffic at this intersection, and the nature of peak hour traffic volumes in areas consisting predominately of residential and school development, no additional improvements, beyond the original identified eastbound left-turn lane, are recommended by the proposed development.

Findings and Summary

This traffic study was conducted to determine the potential traffic impacts for the intersection of Humie Olive Road and Richardson Road as a result of the Heelan Property development. The proposed development is expected to consist of 250 single-family detached homes and 268 townhomes and is located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina.

It is estimated that the proposed development will generate approximately 4,410 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 304 trips (73 entering and 231 exiting) will occur during the weekday AM peak hour and 387 (243 entering and 144 exiting) will occur during the weekday PM peak hour. This study analyzed the traffic conditions during the weekday AM and PM peak hour for the following scenarios:

- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions

Additionally, peak hour signal warrants were considered for the above scenarios and warrants for the weekday PM peak hour are not expected to be met. Based on the findings of this study, Heelan Property is not expected to have a significant impact on the surrounding roadway network; therefore, no additional improvements are recommended as a part of the proposed development for this addendum.

Refer to the original TIA for original recommendations and Appendix A for the Recommended Lane Configuration figure.

If you should have any questions, please feel free to contact me at (919) 872-5115.

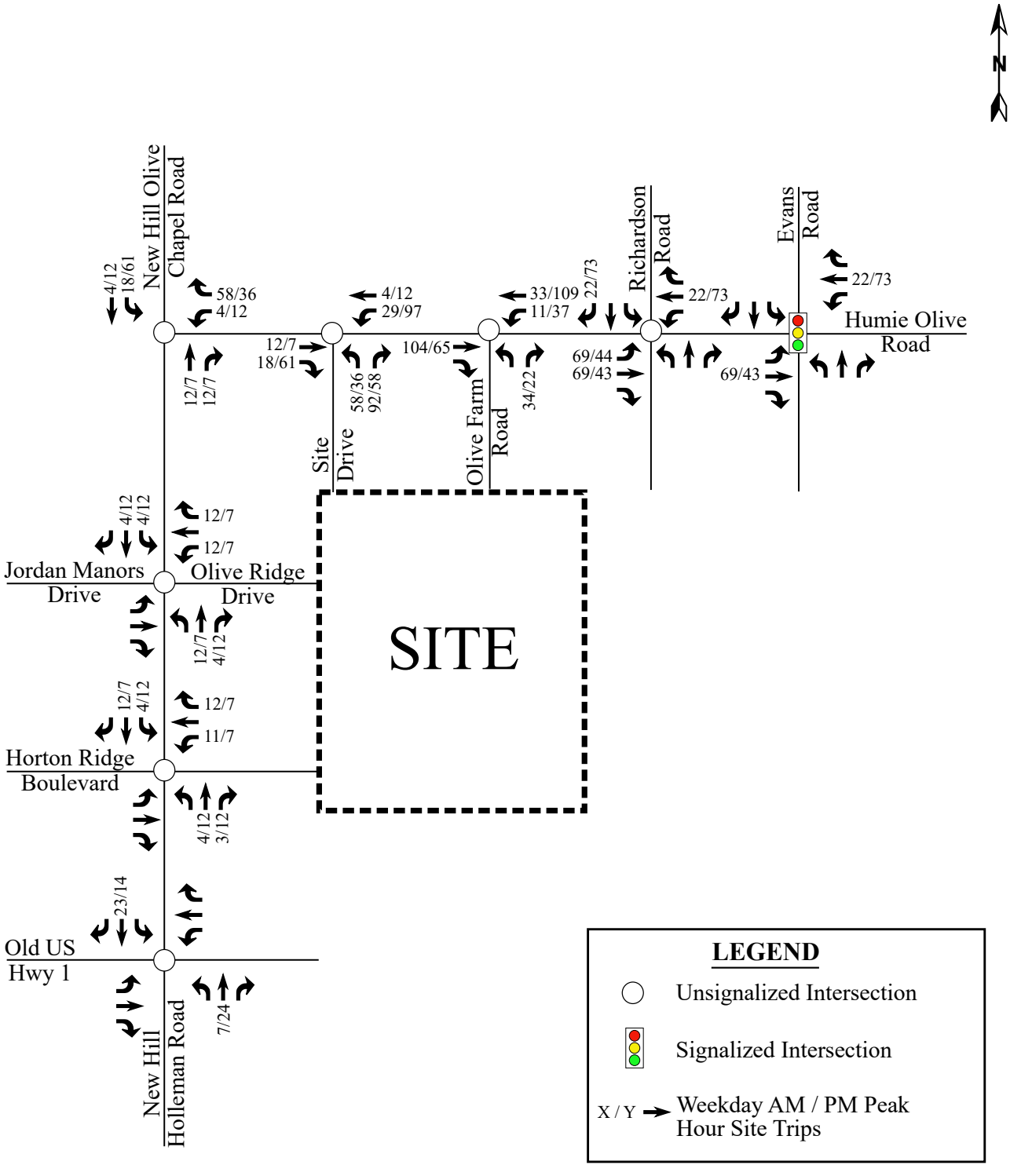
Sincerely,

NORTH CAROLINA PROFESSIONAL SEAL 039251 ENGINEER JOSHUA T. REINKE

11-15-19

Joshua Reinke, P.E.
Transportation Manager
RAMEY KEMP & ASSOCIATES, INC.
NC Corporate License # C-0910

Attachments: Appendix

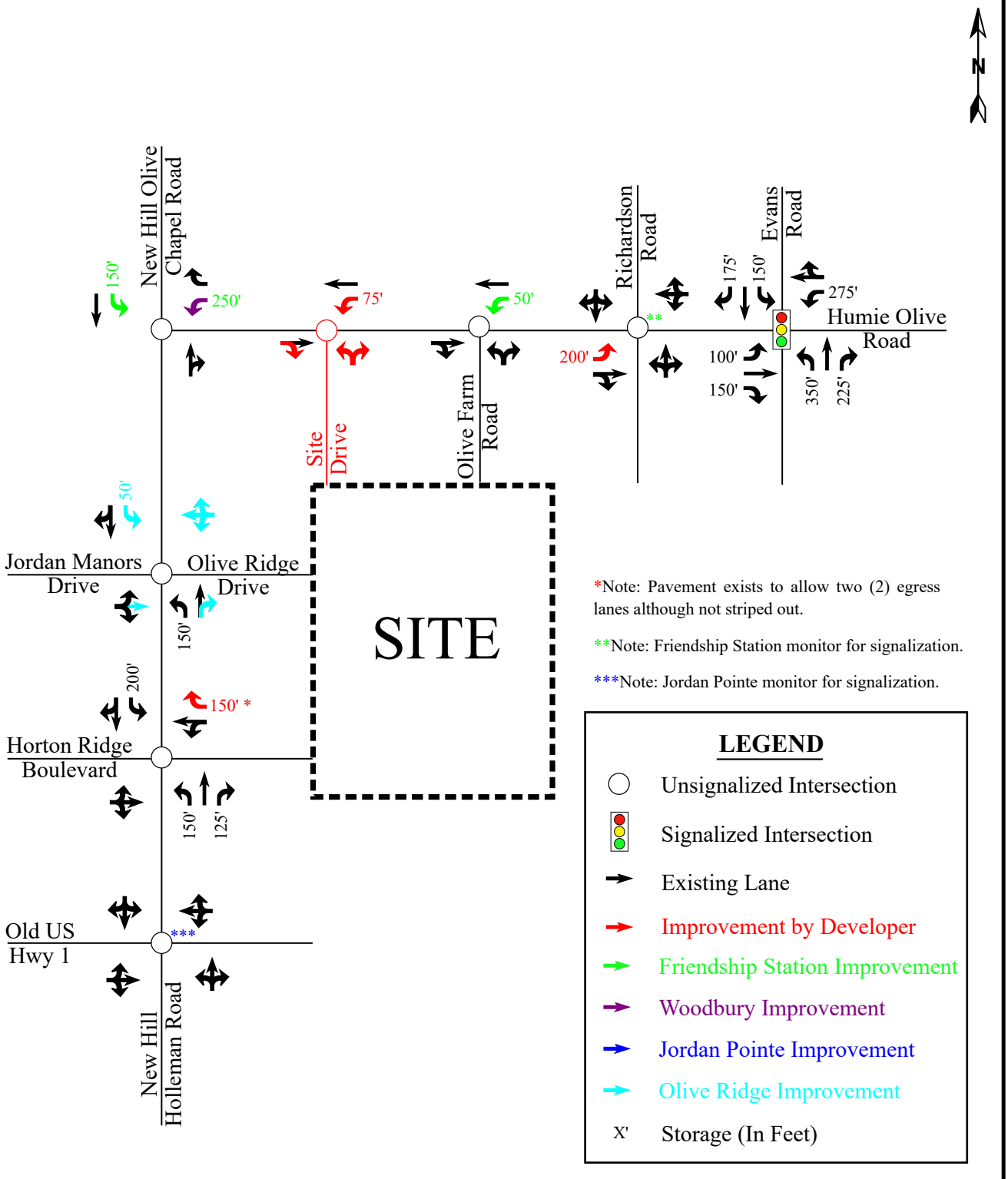


RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Heelan Property
Apex, NC

Site Trip Assignment

Scale: Not to Scale



RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Heelan Property
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

May 29, 2015

DocuSigned by:
E9D625BFBC3E429...

5/29/2015

Mr. Colen Davidson
Milestone Developments, LLC.
140 Towerview Ct.
Cary, NC 27513

RE: ***Finkle and Haus Assemblage – Traffic Impact Analysis***

Dear Mr. Davidson:

Kimley-Horn and Associates, Inc. has revised the Traffic Impact Analysis (originally dated February 27, 2015) for the proposed residential development located on the west side of New Hill Olive Chapel Road in Apex, NC. The proposed development will consist of approximately 240 single-family homes split between 2 parcels (approximately 160 units in the northern parcel and 80 units in the southern parcel) and is expected to be completed (built-out) by the year 2018. The northern parcel is proposed to be accessed by two full-movement driveways on New Hill Olive Chapel Road, and the southern parcel is proposed to be access by two full-movement driveways on the Proposed Collector Road that will tie to New Hill Olive Chapel Road along the south end of the site. Figure 1 shows the site location, and Figure 2 shows the proposed site plan.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The three traffic conditions studied include the existing (2015) traffic condition, the projected (2018) background traffic condition, and the projected (2018) build-out traffic condition. Analyses were performed for the weekday AM and PM peak hours. The study area consists of the following intersections:

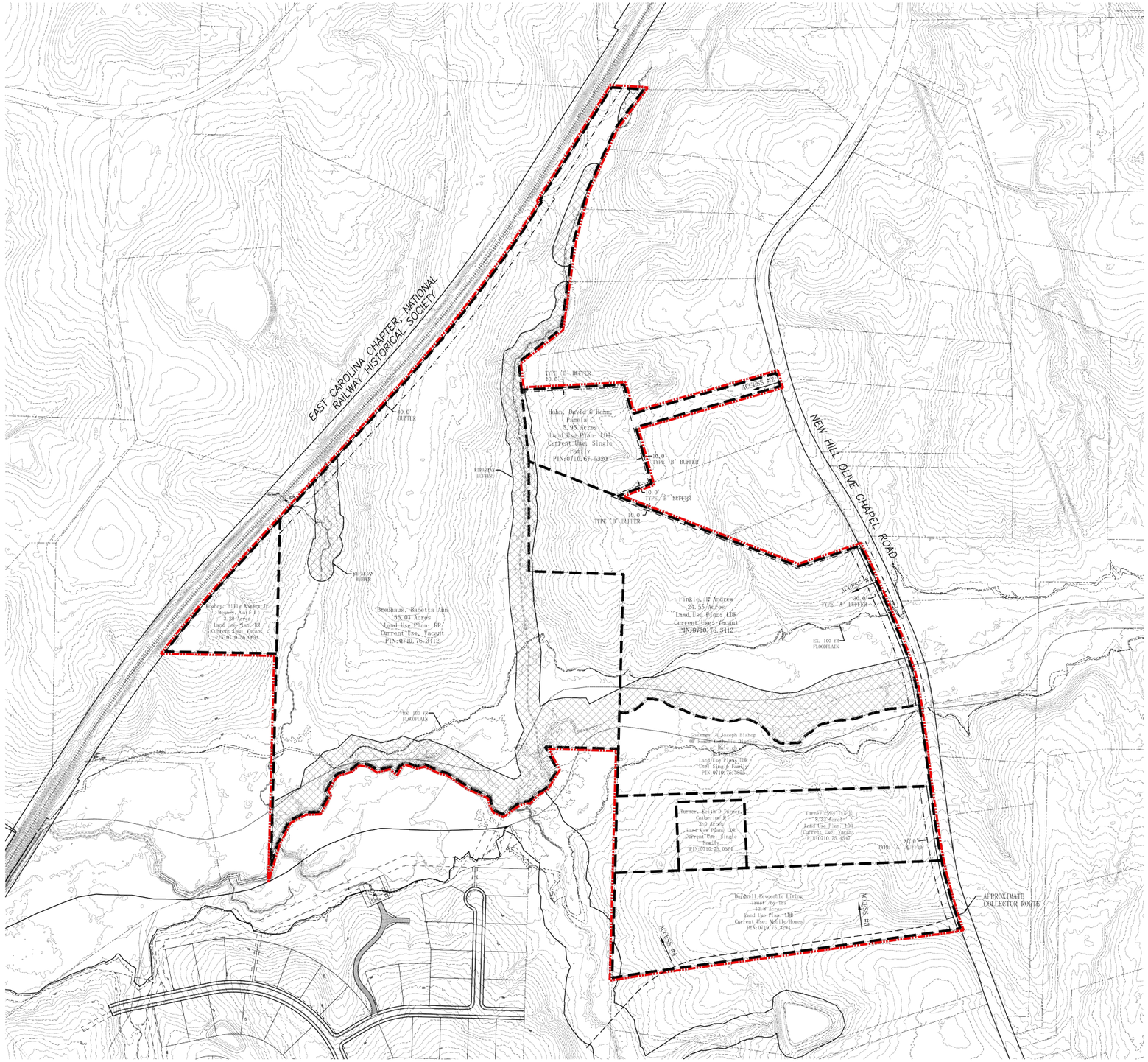
- New Hill Olive Chapel Road & Old US Hwy 1
- New Hill Olive Chapel Road & Humie Olive Road
- New Hill Olive Chapel Road & Proposed Site Access 1
- New Hill Olive Chapel Road & Proposed Site Access 2
- New Hill Olive Chapel Road & Proposed Collector Road (to connect with Site Access 3, 4)

Background Traffic

AM and PM peak hour traffic counts were performed at the following intersections on January 22, 2015:

- New Hill Olive Chapel Road & Old US Hwy 1
- New Hill Olive Chapel Road & Humie Olive Road

The existing AM and PM peak hour turning movement volumes are shown on Figures 3 and 4, respectively. A 3% annual growth factor was applied to the existing volumes to account for ambient



Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions

05/13/15 Added parcels and increased unit count to 240

DEVELOPER:
Milestone Developments, LLC
142 Towerview Court
Cary, NC 27513
(919) 417-4429

Project

Finkle and Haus
New Hill Olive Chapel Road

Basemap

Date

February 20, 2015

Scale

1" = 200'

Sheet

CS-0

FIGURE 2

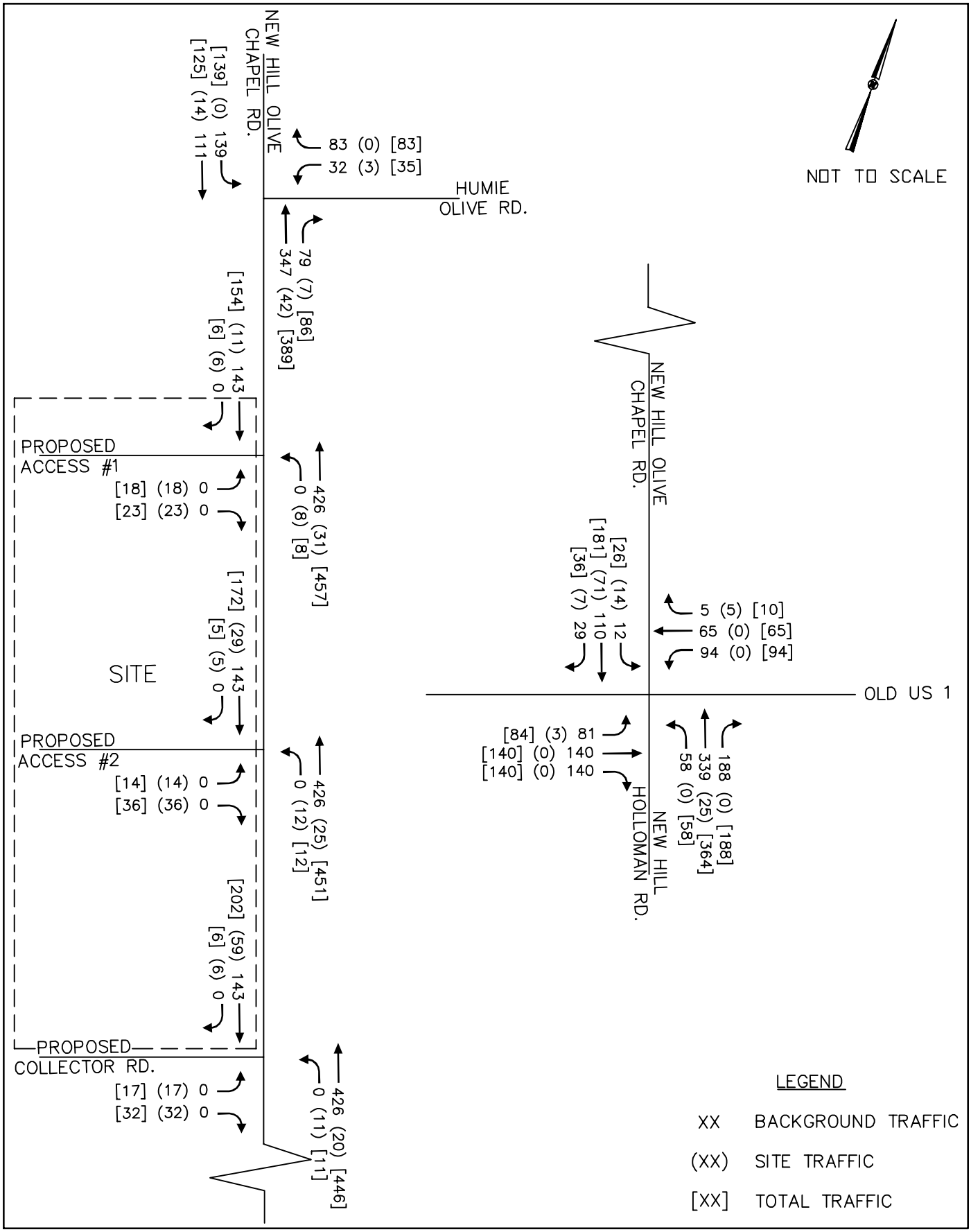
SITE PLAN

FINKLE & HAUS ASSEMBLANGE
APEX, NC
TRAFFIC IMPACT ANALYSIS

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

K:\RAL_TPTO_Traffic\017000000 Finkle and Haus\T5 - Report-Submittals\Appendix\Figures\Finkle_Figures.dwg



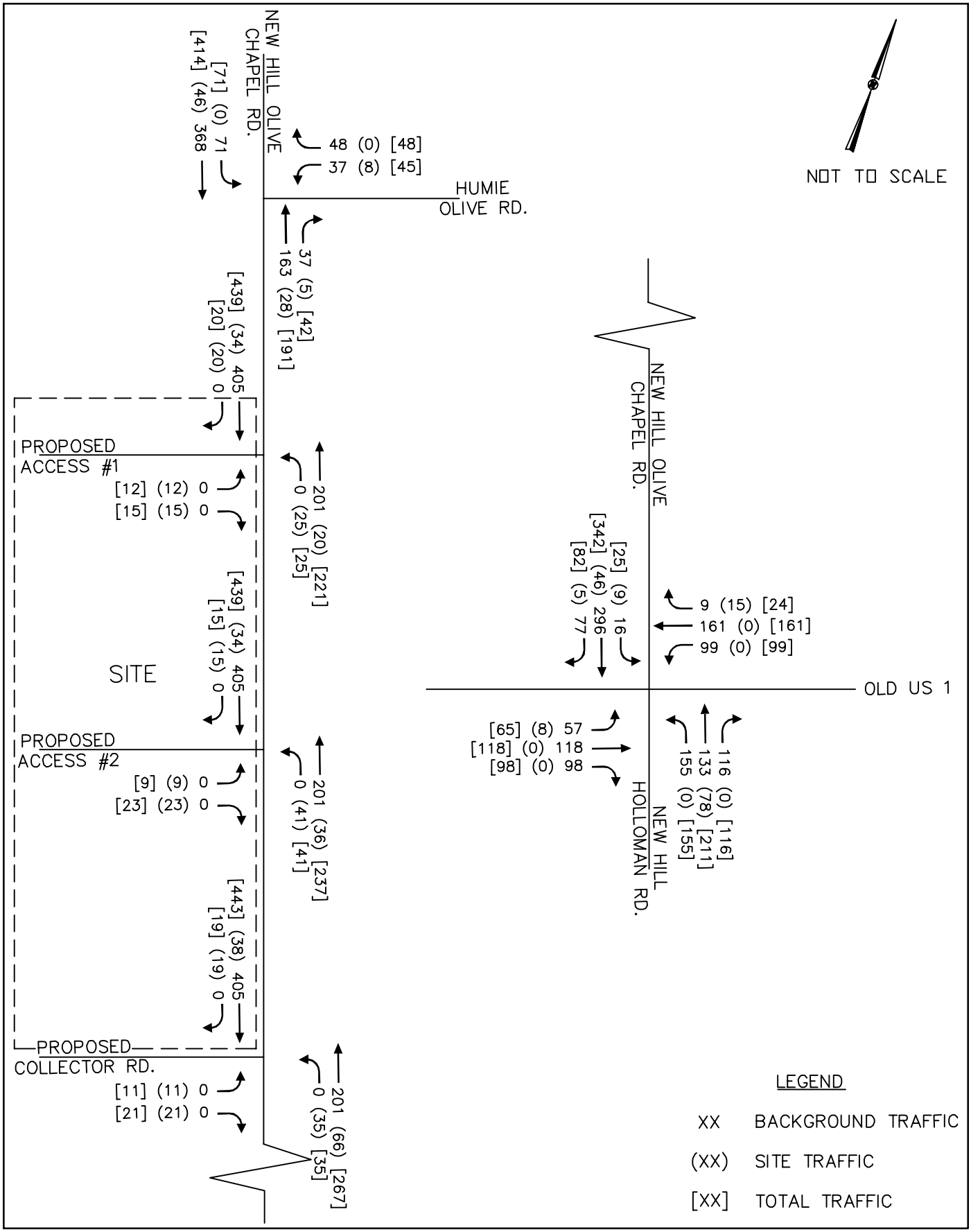
Kimley»Horn

FINKLE & HAUS ASSEMBLAGE
APEX, NC
TRAFFIC IMPACT ANALYSIS

PROJECTED (2018)
BUILD-OUT AM PEAK HOUR
TRAFFIC VOLUMES

FIGURE
6

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUME ED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN ALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



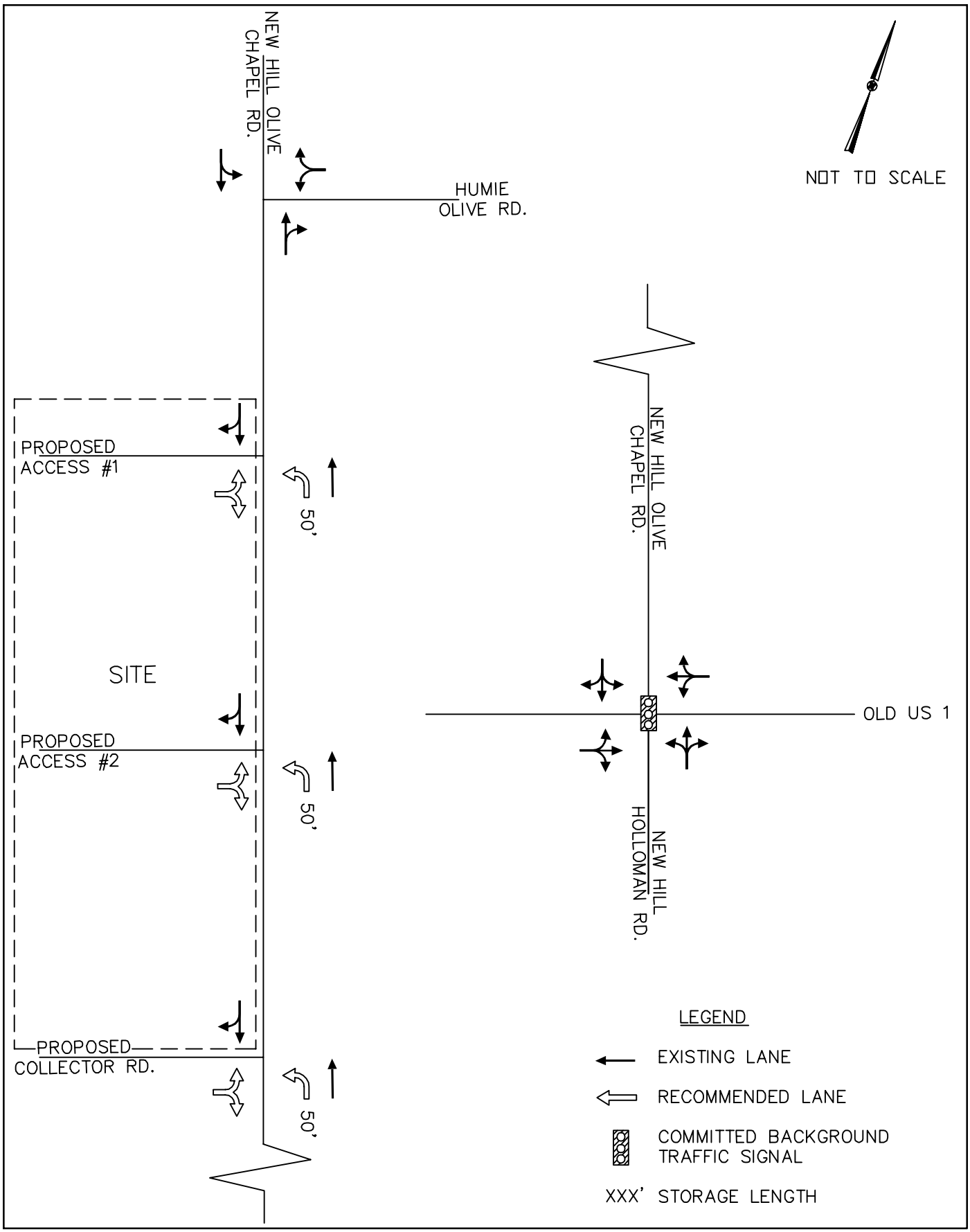
Kimley»Horn

FINKLE & HAUS ASSEMBLAGE
APEX, NC
TRAFFIC IMPACT ANALYSIS

PROJECTED (2018)
BUILD-OUT PM PEAK HOUR
TRAFFIC VOLUMES

FIGURE
7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUME ED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN ALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Kimley»Horn

FINKLE & HAUS ASSEMBLAGE
APEX, NC
TRAFFIC IMPACT ANALYSIS

RECOMMENDED ROADWAY LANEAGE

FIGURE 8

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUME ED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN ALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Analysis indicates the side-street approaches for the unsignalized intersection of Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road is currently operating with short delays in the AM peak hour and moderate delays in the PM peak hour and is expected to continue operating with short delays in the AM peak hour and moderate delays in the PM peak hour for the background condition. The side-street approaches are expected to operate with long delays in both the AM and PM peak hours for the build-out traffic condition.

Upon build-out of the proposed development, volumes at the intersection of Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road are expected to meet traffic signal warrants. With signalization, the intersection is expected to operate at LOS B in both the AM and PM peak hours for the build-out traffic condition.

Recommendations

Based on the capacity analyses and criteria from NCDOT, the following roadway improvements are recommended:

Old US 1 at Horton Road

- Construct an eastbound right-turn lane with 75' of full-width storage on Old US 1

Old US 1 at Site Driveway #3

- Construct an eastbound right-turn lane with 125' of full-width storage on Old US 1
- Construct a westbound left-turn lane with 50' of full-width storage on Old US 1

Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road

- Signalize when warrants are met

The existing roadway network and recommended roadway improvements are shown on **Figure 6**. If you have any further questions or comments please do not hesitate to call me at 919-677-2062.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
NC License # F-0102

R. Michael Horn

NORTH CAROLINA PROFESSIONAL SEAL 14510 ENGINEER ROSS MICHAEL HORN

R. Michael Horn, P.E.
Principal

Attachments: Site Plan, Trip Generation Table, Traffic Counts, Intersection Worksheets, Signal Warrant Spreadsheet, Figures 1-6, Synchro LOS Reports

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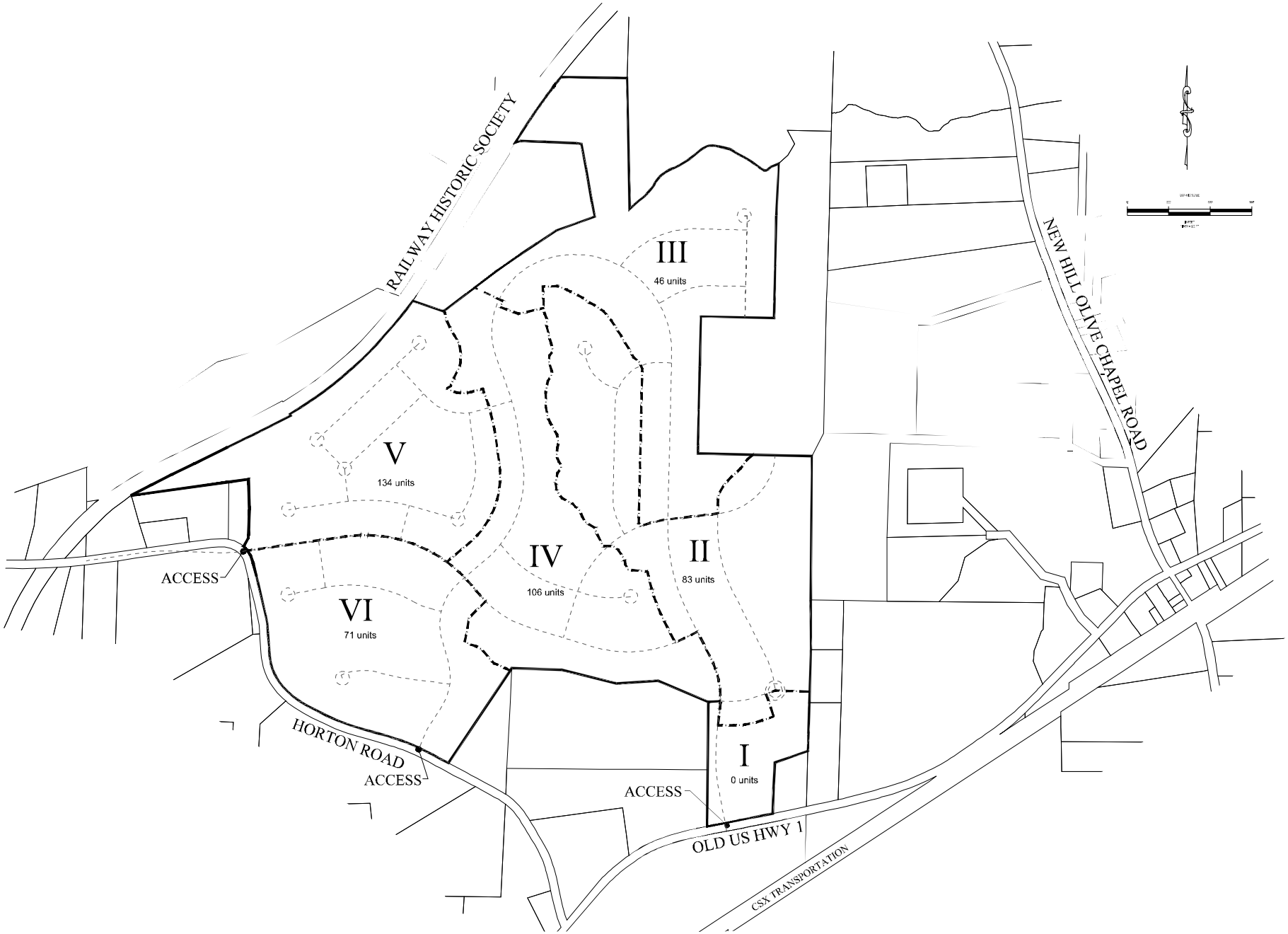


Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-6708
C-0329

Revisions

DEVELOPER:
Impact Homes, LLC
140 Towerview Court
Cary, NC 27513
(919) 463-9940

Project

Jordan Pointe

Schematic Circulation Plan

Date

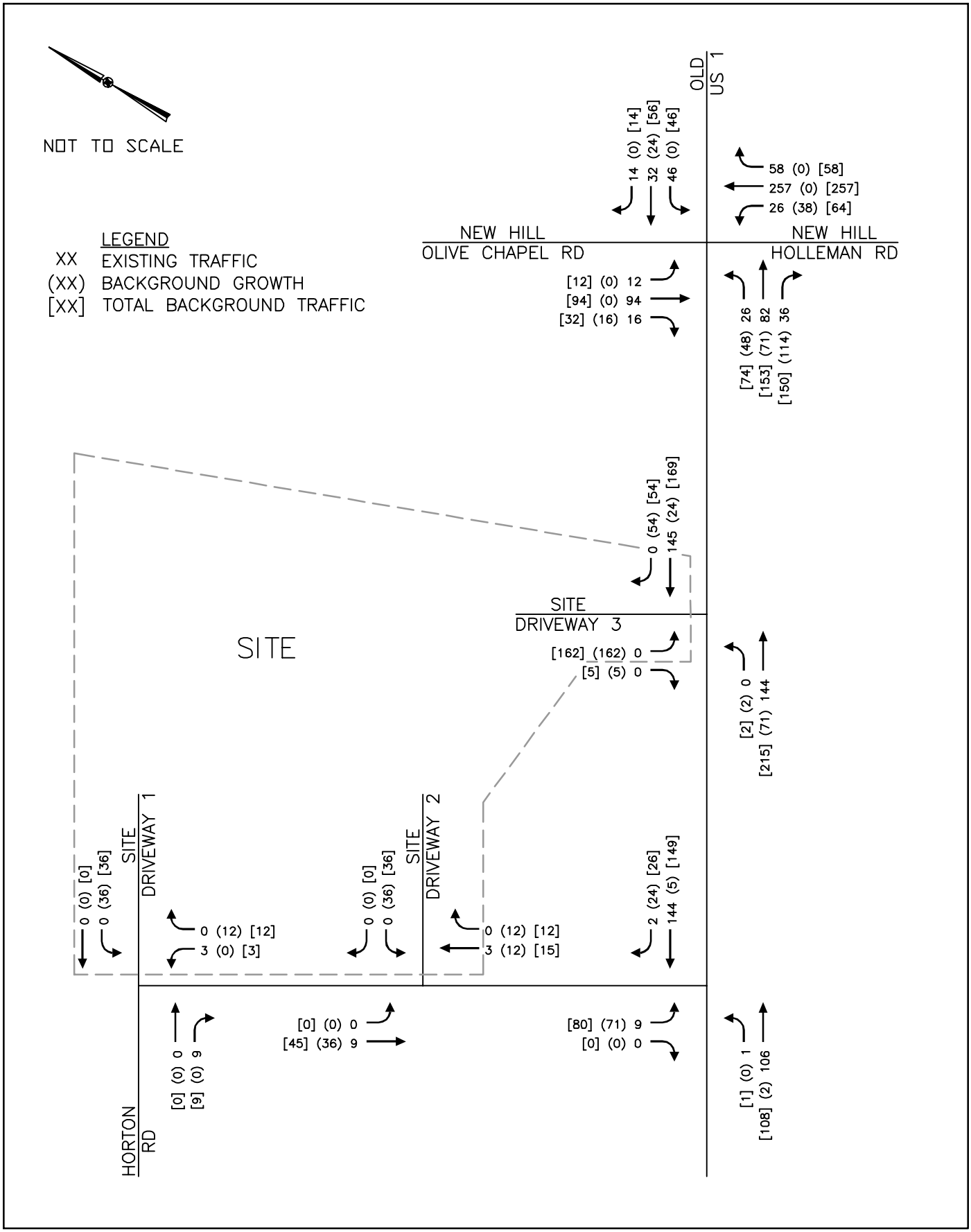
October 4, 2013

Scale

1" = 300'

Sheet

1



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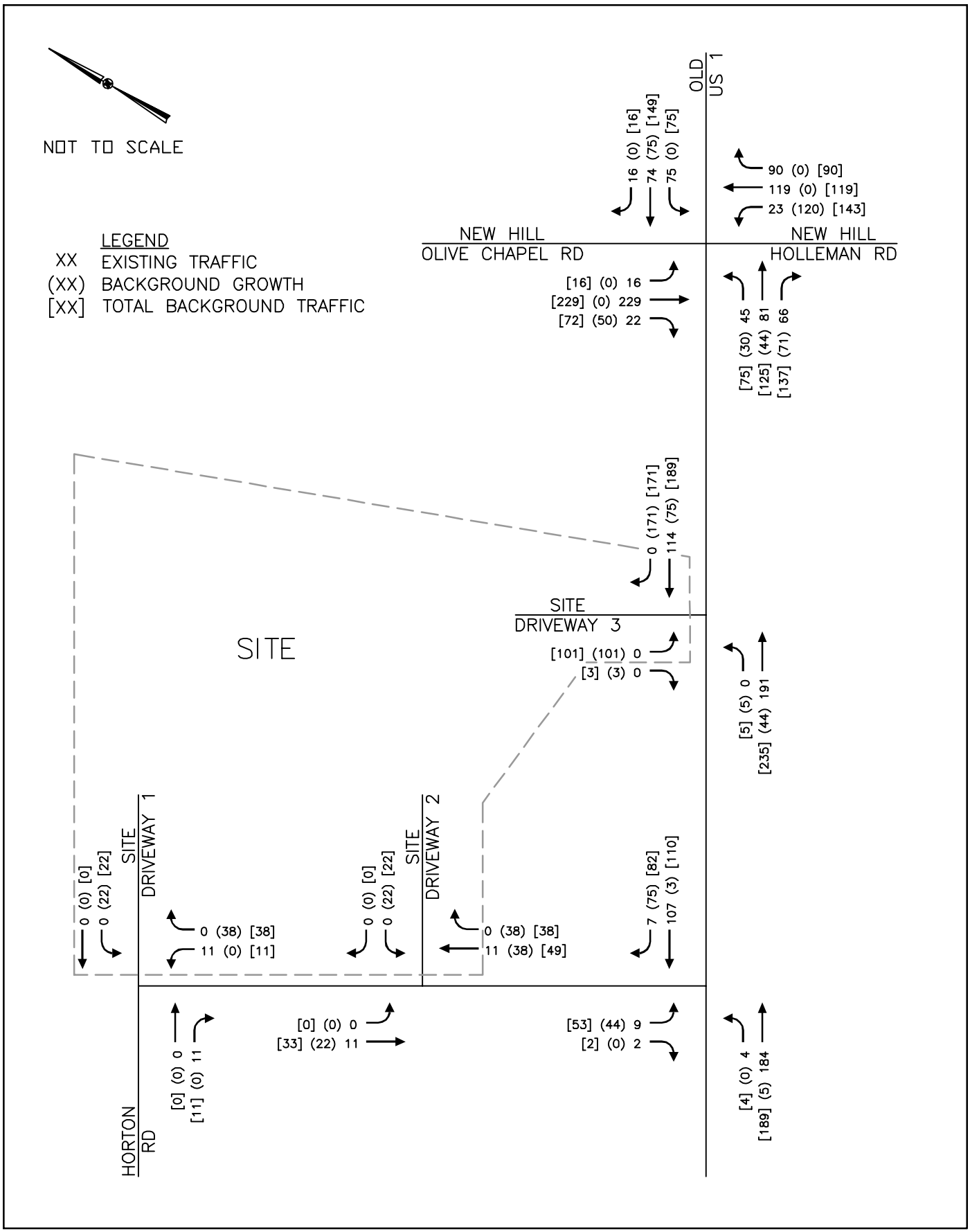
Kimley-Horn and Associates, Inc.

LAWRENCE ASSEMBLAGE
TRAFFIC IMPACT ANALYSIS

PROJECTED (2016)
AM PEAK HOUR BUILDOUT
TRAFFIC VOLUMES

FIGURE
4

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUME D ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN. LL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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Kimley-Horn and Associates, Inc.

LAWRENCE ASSEMBLAGE
TRAFFIC IMPACT ANALYSIS

PROJECTED (2016)
PM PEAK HOUR BUILDOUT
TRAFFIC VOLUMES

FIGURE
5

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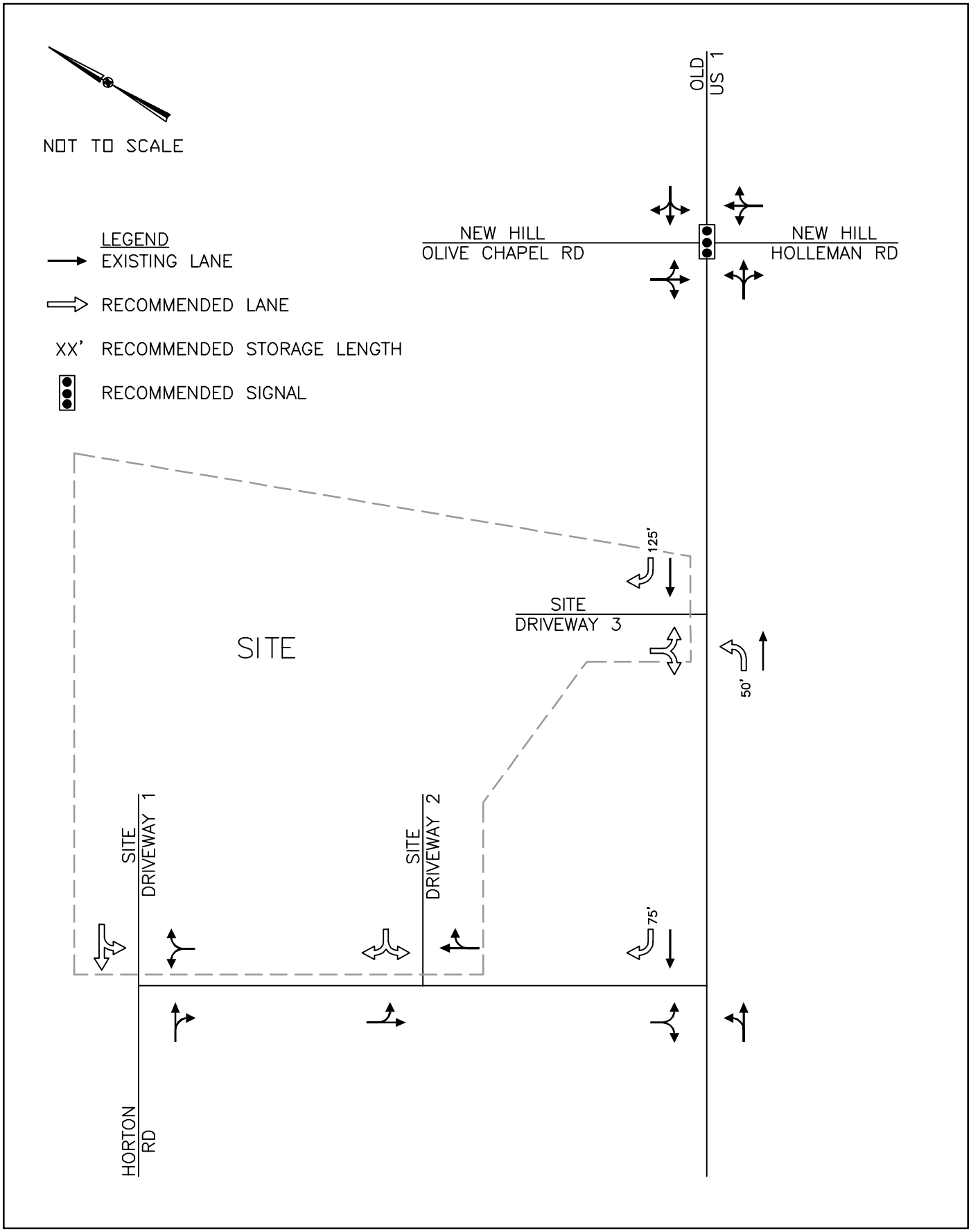

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Kimley-Horn and Associates, Inc.

LAWRENCE ASSEMBLAGE
TRAFFIC IMPACT ANALYSIS

RECOMMENDED ROADWAY IMPROVEMENTS

FIGURE 6

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TRAFFIC IMPACT ANALYSIS

FOR

NEW HILL ASSEMBLY

LOCATED

IN

APEX, NORTH CAROLINA

Prepared For:
Forsyth Investments Company, LLC
414 Forsyth Street
Raleigh, NC 27609

NORTH CAROLINA PROFESSIONAL SEAL 040324 ENGINEER JESSICA McCLURE

4/20/18

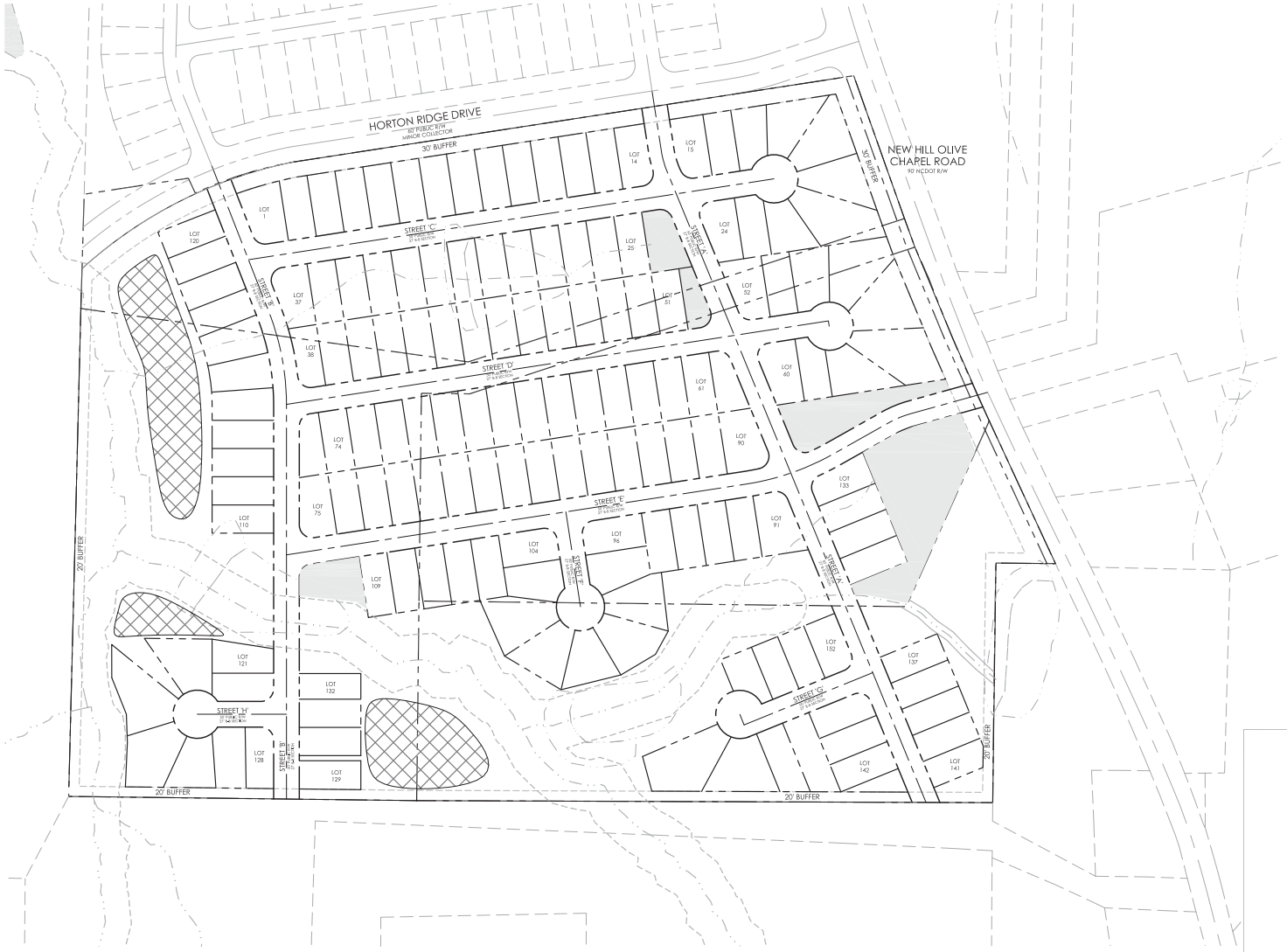
Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

April 2018

RKA Project No. 18120

Prepared By: NB

Reviewed By: JM



N

0 50 100 200
SCALE: 1" = 100'

1 SP-1 SKETCH PLAN 1
SCALE: 1"=100'

PEAK Engineering & Design
5448 Apex Peakway #368 | Apex, NC 27502
ph: 919.439.0100 | fax: 919.439.9841
www.peakengineerinddesign.com

NC License #P-0673

project:
NEW HILL ASSEMBLY
NEW HILL OLIVE CHAPEL ROAD @
HORTON RIDGE ROAD
APEX TOWNSHIP
APEX, NORTH CAROLINA

seal

- Page 492 -

No.	DATE	REVISION	BY
-			

title:
SKETCH PLAN

proj #:
170901

date:
March 5, 2018

dwg by: JE
chkd by: JR

scale:
1" = 100'

sheet:
SP-1
Sketch Plan

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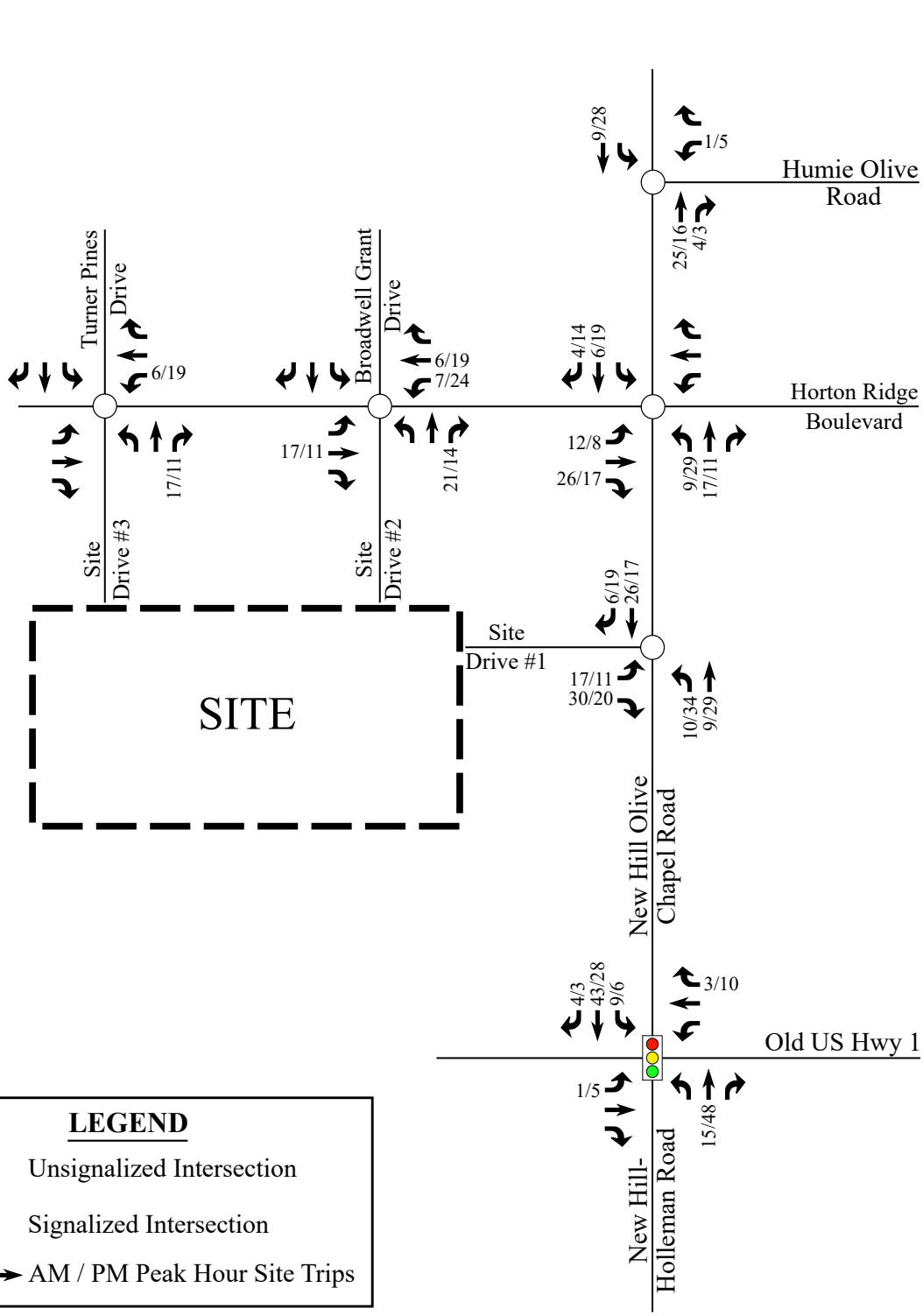


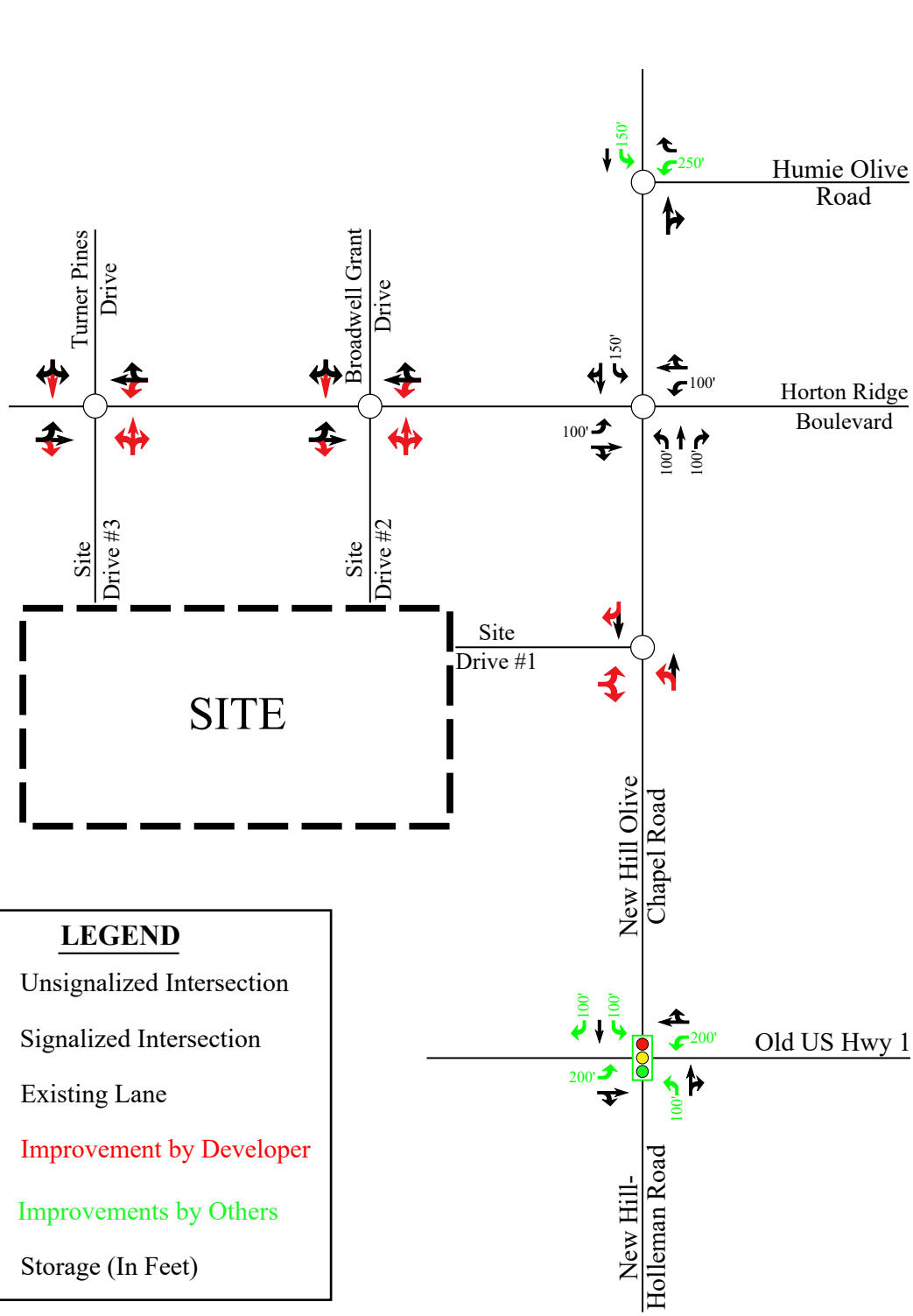
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

New Hill Assembly
Apex, NC

Site
Trip Assignment

Scale: Not to Scale

Figure 9



RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

New Hill Assembly
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale

Figure 11

TRAFFIC IMPACT ANALYSIS

FOR

OLIVE RIDGE

LOCATED

IN

APEX, NORTH CAROLINA

Prepared For:
Rob Tessar
Weekley Homes, LLC
1901 N. Harrison Avenue, Suite 200
Cary, NC 27513

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
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December 2018

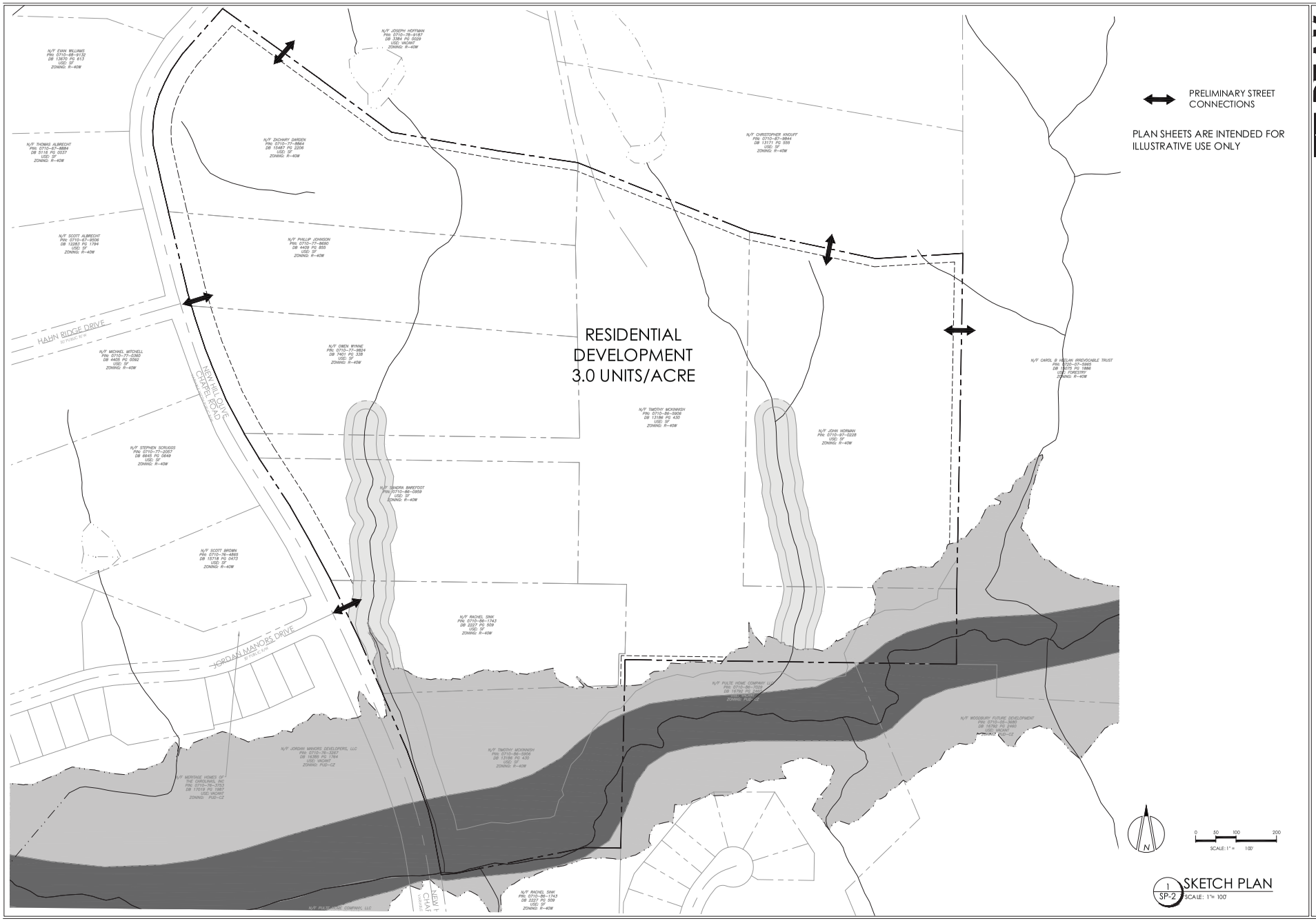
NORTH CAROLINA PROFESSIONAL SEAL 028926 ENGINEER RYAN Q. STEVENSON

12-20-18

RKA Project No. 18357

Prepared By: NB

Reviewed By: RS



1 SP-2 SKETCH PLAN
SCALE: 1"= 100'

PEAK Engineering & Design
3446 Apex Peakway #368 | Apex, NC 27502
(919) 387-0100 | fax: (919) 387-0116
www.PeakEngineeringDesign.com
NC License #P-0673

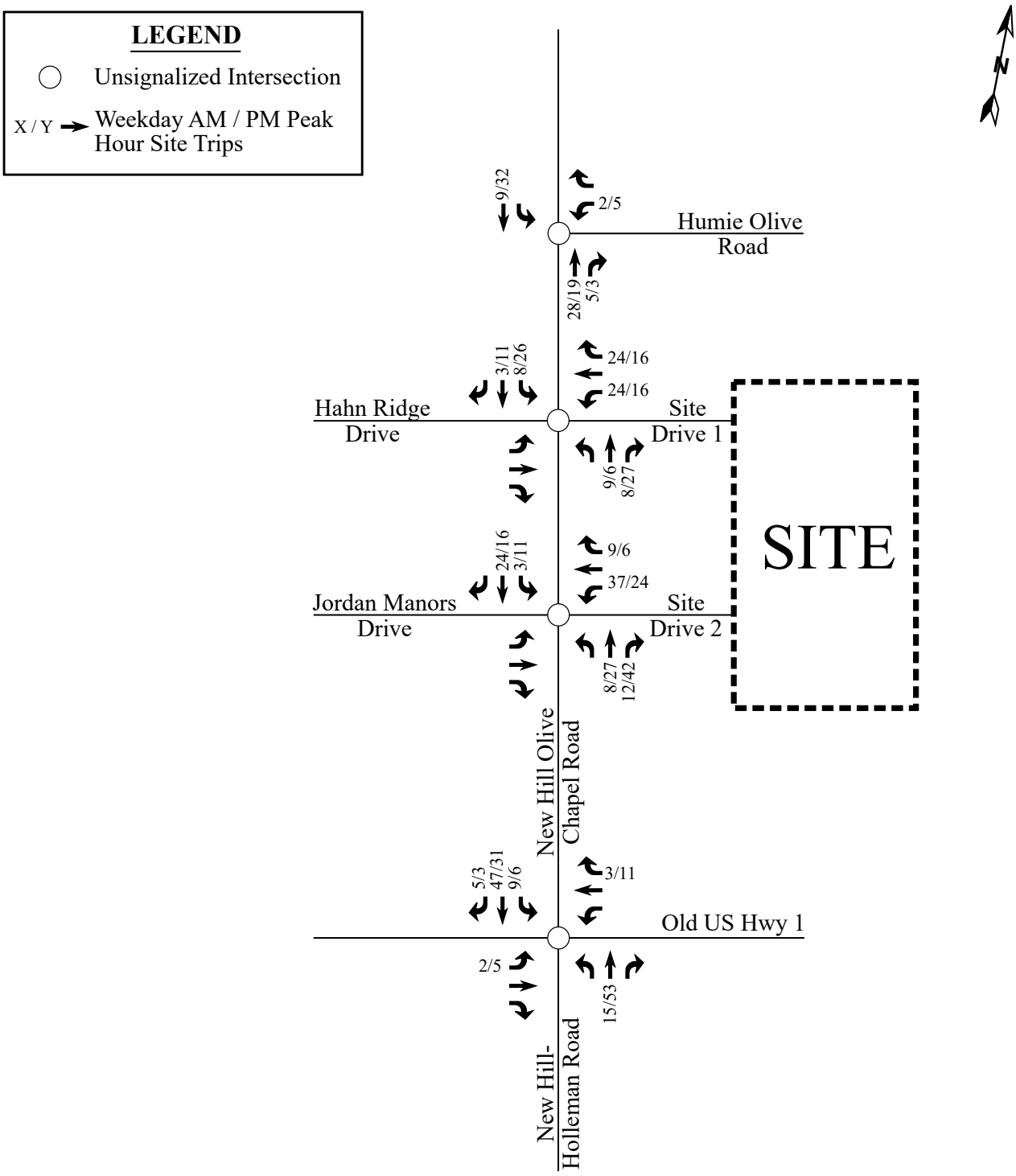
project:
OLIVE RIDGE SUBDIVISION
HILL OLIVE CHAPEL ROAD
KHORN TOWNSHIP
, NORTH CAROLINA

seal:

No.	DATE	REVISION	BY
-			

title:
SKETCH PLAN

proj #: 180701
date: August 31, 2018
dwg by: JE chkd by: JR
scale: 1" = 100'
sheet: SP-2
Sketch Plan



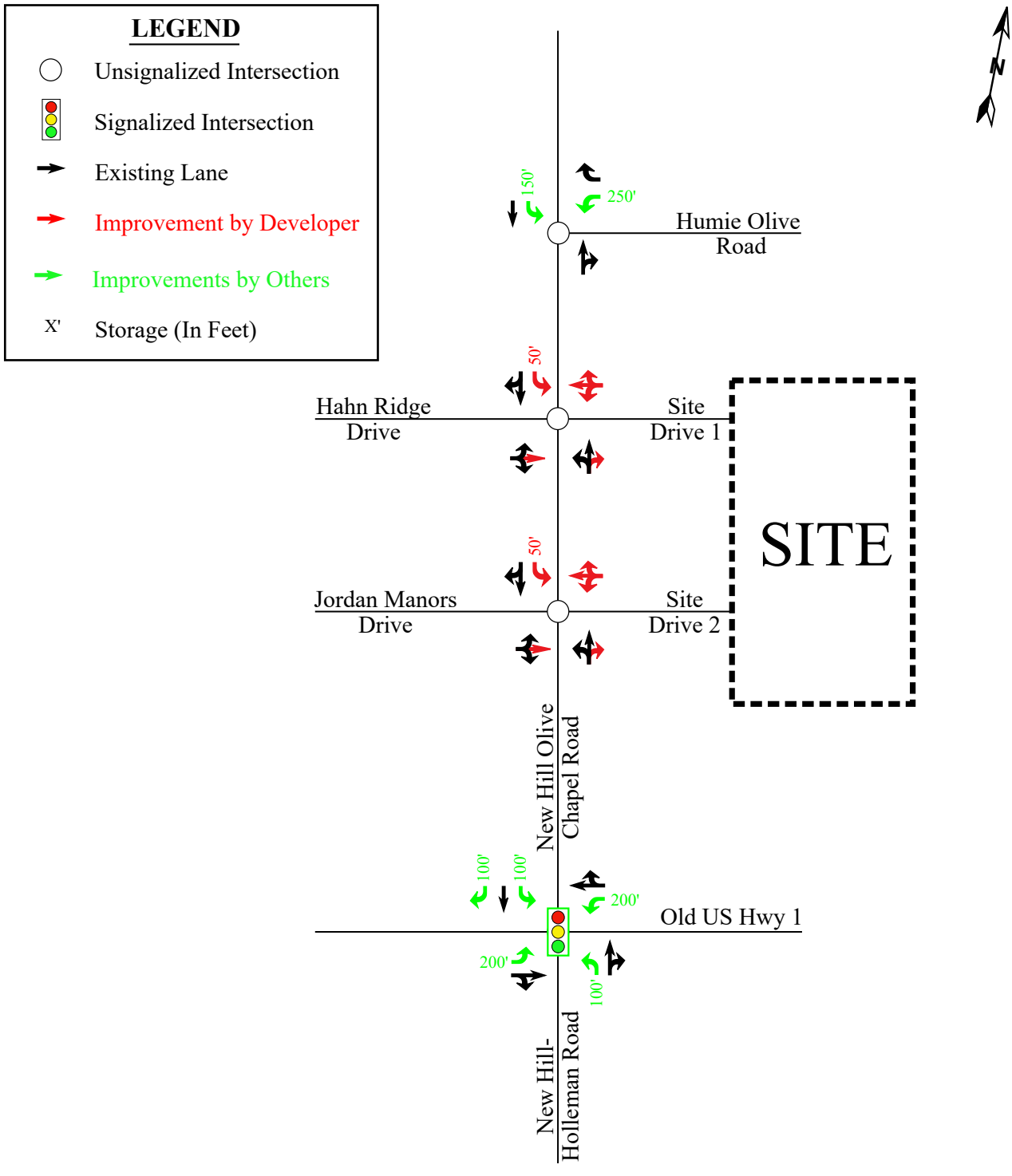
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Olive Ridge Residential
Apex, NC

Site Trip Assignment

Scale: Not to Scale

Figure 9



RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Olive Ridge Residential
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale

Figure 11

Bristol Property Update

Apex, NC

PREPARED FOR

Pulte Homes
c/o Randy King
1225 Crescent Green Drive
Suite 250
Cary, NC 27518

PREPARED BY

VHB Engineering NC, PC (C-3705)
4000 WestChase Boulevard, Suite 530
Raleigh, NC 27607
919.829.0328

May 18, 2016

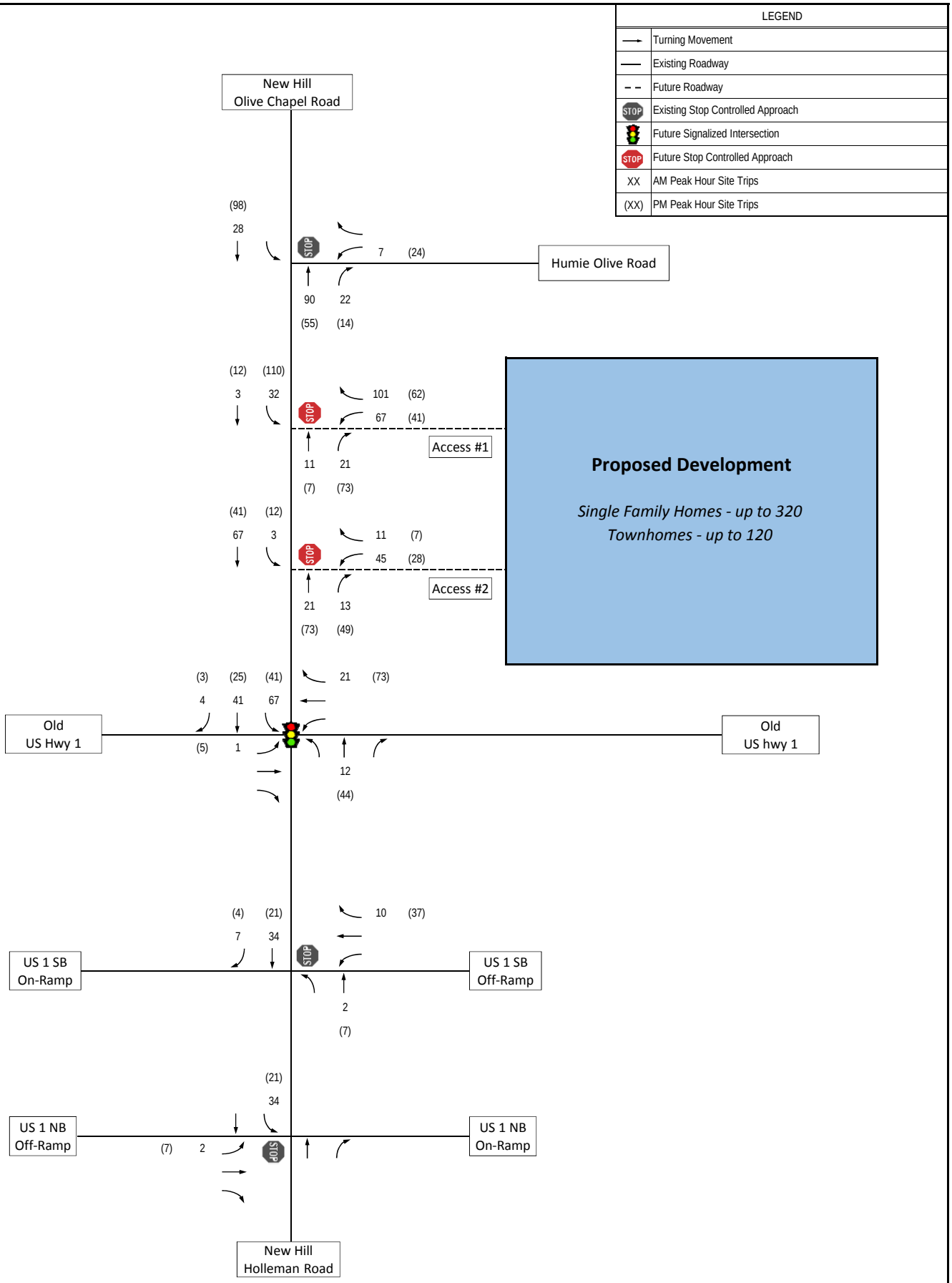


Figure 7

AM and P[illegible]r Site Trips

Bristol Property
Apex, NC

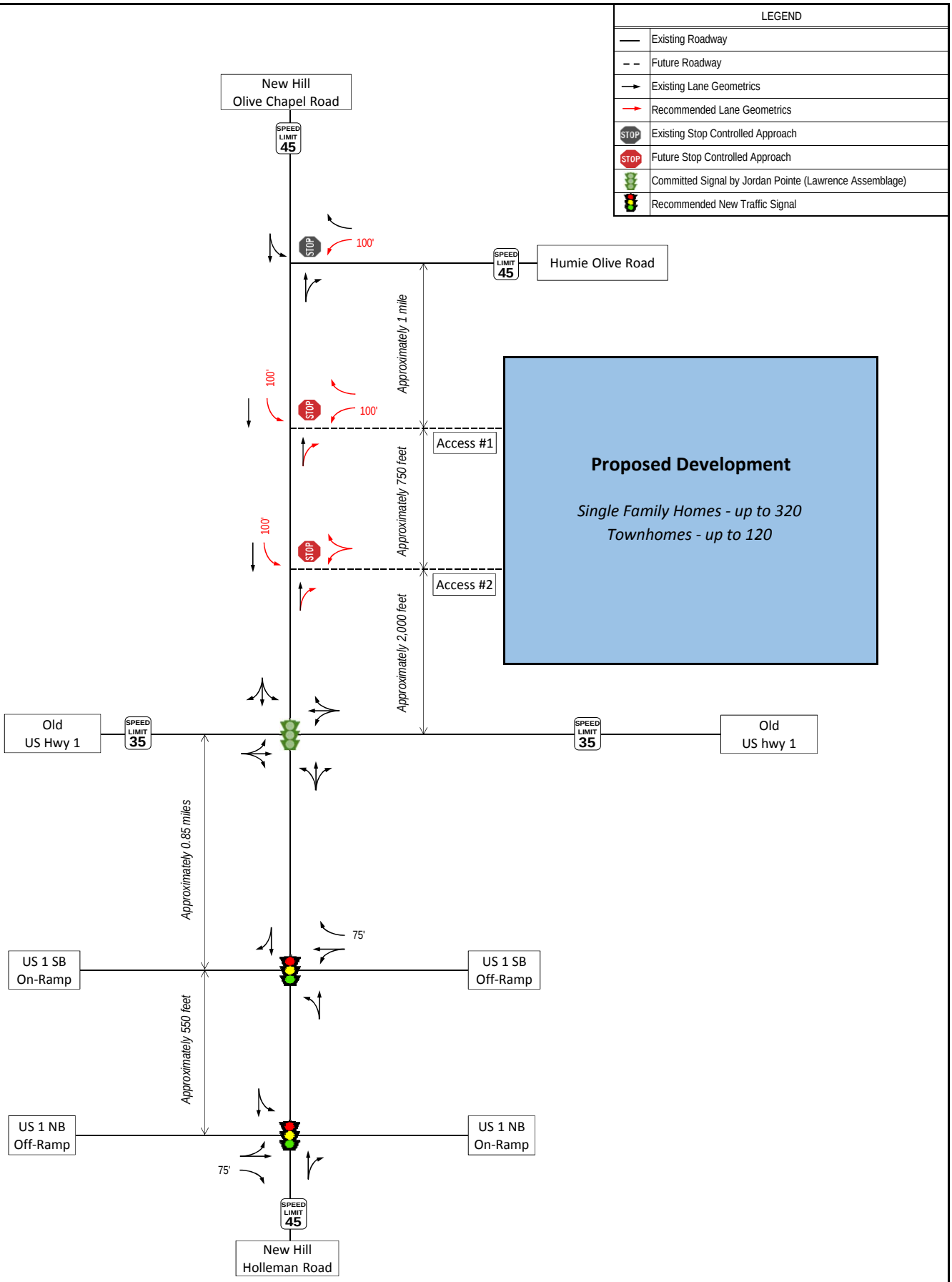


Figure 9

Future (2019) Lane and Traffic Control

Bristol Property
Apex, NC

APPENDIX E

CAPACITY ANALYSIS CALCULATIONS

HUMIE OLIVE ROAD

&

EVANS ROAD / MIDDLE SCHOOL PARENT LOOP

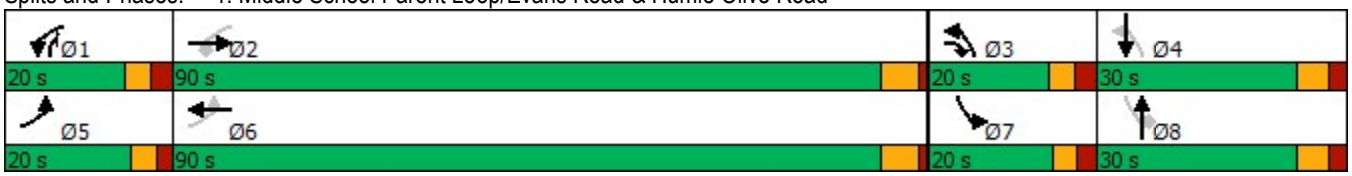
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	282	53	86	332	18	21	40	76	59	57	204
Future Volume (vph)	85	282	53	86	332	18	21	40	76	59	57	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.992				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1848	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.403			0.494			0.909			0.952		
Satd. Flow (perm)	751	1863	1583	920	1848	0	1693	1863	1583	1773	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			1898			1103			907	
Travel Time (s)		23.1			37.0			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	94	313	59	96	369	20	23	44	84	66	63	227
Shared Lane Traffic (%)												
Lane Group Flow (vph)	94	313	59	96	389	0	23	44	84	66	63	227
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	26.1	22.8	31.9	26.1	23.3		13.5	10.4	16.2	13.4	10.4	51.6
Actuated g/C Ratio	0.51	0.44	0.62	0.51	0.45		0.26	0.20	0.31	0.26	0.20	1.00
v/c Ratio	0.17	0.38	0.06	0.16	0.47		0.05	0.12	0.17	0.14	0.17	0.14
Control Delay	9.0	18.7	8.4	8.8	19.4		15.5	25.4	16.2	16.3	25.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.0	18.7	8.4	8.8	19.4		15.5	25.4	16.2	16.3	25.7	0.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	B		B	C	B	B	C	A
Approach Delay		15.4			17.3			18.8			7.7	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	17	98	11	18	126		5	14	20	15	20	0
Queue Length 95th (ft)	39	177	29	40	222		21	44	55	46	57	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	787	1863	1143	826	1848		724	1023	763	729	1023	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.17	0.05	0.12	0.21		0.03	0.04	0.11	0.09	0.06	0.14

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 51.6
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.47
Intersection Signal Delay: 14.5 — Intersection LOS: B
Intersection Capacity Utilization 46.8% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



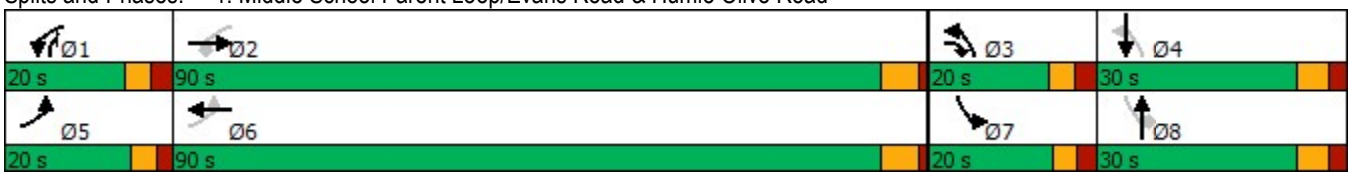
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	228	26	71	226	100	28	27	44	46	37	84
Future Volume (vph)	85	228	26	71	226	100	28	27	44	46	37	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.954				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1777	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.456			0.586								
Satd. Flow (perm)	849	1863	1583	1092	1777	0	1863	1863	1583	1863	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			1898			1103			907	
Travel Time (s)		23.1			37.0			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	94	253	29	79	251	111	31	30	49	51	41	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	94	253	29	79	362	0	31	30	49	51	41	93
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	27.2	22.4	34.2	27.2	22.9		11.0	9.4	12.6	10.8	9.3	47.2
Actuated g/C Ratio	0.58	0.47	0.72	0.58	0.49		0.23	0.20	0.27	0.23	0.20	1.00
v/c Ratio	0.15	0.29	0.03	0.11	0.42		0.07	0.08	0.12	0.12	0.11	0.06
Control Delay	7.4	15.3	7.2	7.2	16.4		15.6	23.2	15.5	15.8	23.3	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.4	15.3	7.2	7.2	16.4		15.6	23.2	15.5	15.8	23.3	0.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	B		B	C	B	B	C	A
Approach Delay		12.7			14.8			17.6			9.6	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	8	49	2	7	74		7	6	11	11	9	0
Queue Length 95th (ft)	38	137	16	33	202		25	32	35	36	40	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	885	1863	1273	961	1777		695	1090	694	695	1090	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.14	0.02	0.08	0.20		0.04	0.03	0.07	0.07	0.04	0.06

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 47.2
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.42
Intersection Signal Delay: 13.5 — Intersection LOS: B
Intersection Capacity Utilization 45.5% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



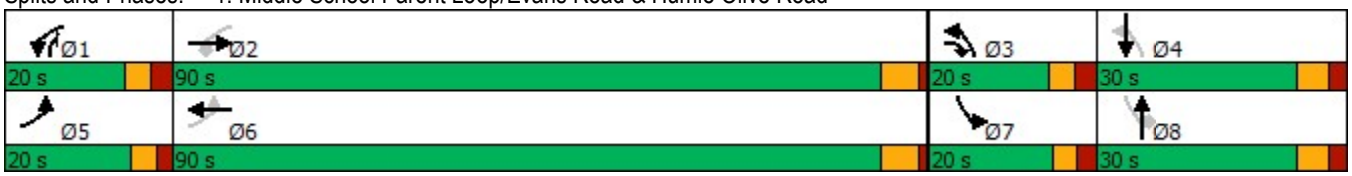
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	487	57	93	462	19	23	43	82	64	62	237
Future Volume (vph)	115	487	57	93	462	19	23	43	82	64	62	237
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.994				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1852	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.220			0.212			0.712			0.870		
Satd. Flow (perm)	410	1863	1583	395	1852	0	1326	1863	1583	1621	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			1898			1103			907	
Travel Time (s)		23.1			37.0			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	128	541	63	103	513	21	26	48	91	71	69	263
Shared Lane Traffic (%)												
Lane Group Flow (vph)	128	541	63	103	534	0	26	48	91	71	69	263
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	33.8	24.9	41.4	33.8	25.4		15.5	10.2	16.5	16.4	10.4	64.6
Actuated g/C Ratio	0.52	0.39	0.64	0.52	0.39		0.24	0.16	0.26	0.25	0.16	1.00
v/c Ratio	0.33	0.75	0.06	0.26	0.73		0.07	0.16	0.23	0.16	0.23	0.17
Control Delay	10.4	26.7	8.0	9.6	25.6		20.3	31.8	22.9	20.9	32.1	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.4	26.7	8.0	9.6	25.6		20.3	31.8	22.9	20.9	32.1	0.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	B	C	A	A	C		C	C	C	C	C	A
Approach Delay		22.3			23.0			25.1			9.3	
Approach LOS		C			C			C			A	
Queue Length 50th (ft)	24	200	12	19	194		8	18	28	21	27	0
Queue Length 95th (ft)	51	341	30	43	337		29	56	74	60	72	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	610	1862	1143	605	1851		573	821	604	599	821	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.29	0.06	0.17	0.29		0.05	0.06	0.15	0.12	0.08	0.17

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 64.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 20.1 — Intersection LOS: C
Intersection Capacity Utilization 54.6% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



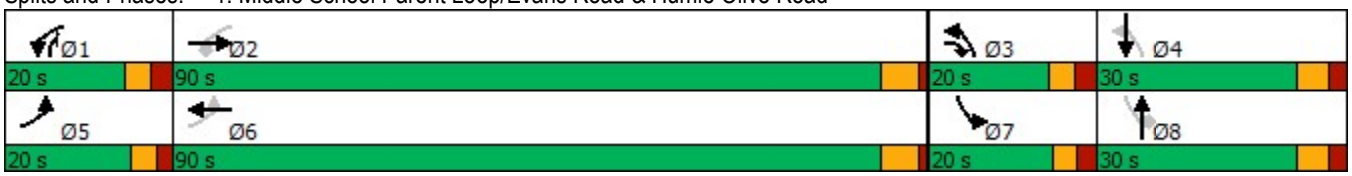
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	416	28	77	454	108	30	29	48	50	40	118
Future Volume (vph)	117	416	28	77	454	108	30	29	48	50	40	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.971				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1809	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.207			0.386			0.889			0.952		
Satd. Flow (perm)	386	1863	1583	719	1809	0	1656	1863	1583	1773	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			1898			1103			907	
Travel Time (s)		23.1			37.0			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	130	462	31	86	504	120	33	32	53	56	44	131
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	462	31	86	624	0	33	32	53	56	44	131
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	38.0	36.7	45.9	40.2	29.5		13.4	10.1	15.9	13.3	10.1	65.9
Actuated g/C Ratio	0.58	0.56	0.70	0.61	0.45		0.20	0.15	0.24	0.20	0.15	1.00
v/c Ratio	0.33	0.45	0.03	0.15	0.77		0.09	0.11	0.14	0.16	0.15	0.08
Control Delay	8.9	16.1	6.4	7.1	24.5		24.1	34.7	24.6	24.7	34.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.9	16.1	6.4	7.1	24.5		24.1	34.7	24.6	24.7	34.5	0.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	C		C	C	C	C	C	A
Approach Delay		14.1			22.4			27.2			12.6	
Approach LOS		B			C			C			B	
Queue Length 50th (ft)	24	160	6	16	244		11	13	17	18	18	0
Queue Length 95th (ft)	49	259	16	35	406		39	46	55	57	57	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	624	1828	1232	757	1775		555	824	587	561	824	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.25	0.03	0.11	0.35		0.06	0.04	0.09	0.10	0.05	0.08

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 65.9
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 18.3 — Intersection LOS: B
Intersection Capacity Utilization 58.9% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



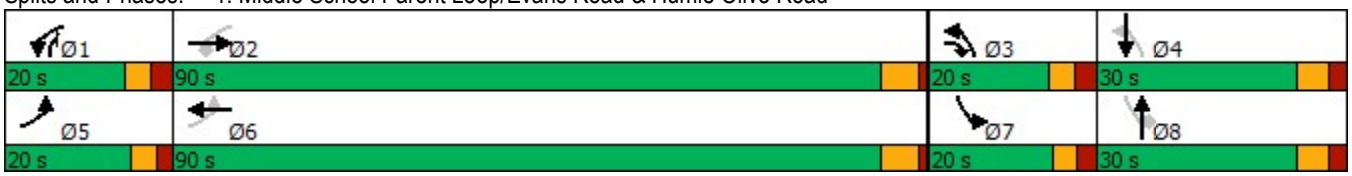
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	487	57	93	468	23	23	43	82	104	62	237
Future Volume (vph)	117	487	57	93	468	23	23	43	82	104	62	237
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.993				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1850	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.207			0.212			0.712			0.930		
Satd. Flow (perm)	386	1863	1583	395	1850	0	1326	1863	1583	1732	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			457			1103			907	
Travel Time (s)		23.1			8.9			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	130	541	63	103	520	26	26	48	91	116	69	263
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	541	63	103	546	0	26	48	91	116	69	263
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	34.7	25.6	42.4	34.7	26.2		16.2	10.0	16.3	17.1	11.1	66.3
Actuated g/C Ratio	0.52	0.39	0.64	0.52	0.40		0.24	0.15	0.25	0.26	0.17	1.00
v/c Ratio	0.34	0.75	0.06	0.26	0.75		0.07	0.17	0.23	0.26	0.22	0.17
Control Delay	11.0	27.0	8.4	9.9	26.7		20.7	33.9	24.7	22.3	32.2	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	27.0	8.4	9.9	26.7		20.7	33.9	24.7	22.3	32.2	0.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	B	C	A	A	C		C	C	C	C	C	A
Approach Delay		22.5			24.1			26.7			10.9	
Approach LOS		C			C			C			B	
Queue Length 50th (ft)	25	202	12	19	201		8	19	28	36	27	0
Queue Length 95th (ft)	56	361	33	46	369		30	59	80	93	74	0
Internal Link Dist (ft)		1107			377			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	596	1836	1138	600	1823		576	810	586	604	810	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.29	0.06	0.17	0.30		0.05	0.06	0.16	0.19	0.09	0.17

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 66.3
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 20.8 — Intersection LOS: C
Intersection Capacity Utilization 57.4% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



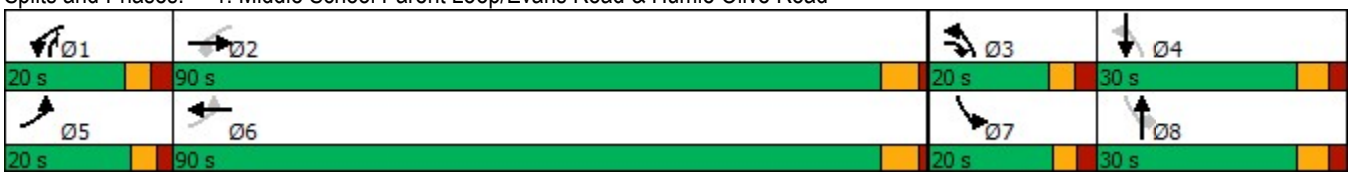
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	124	416	28	77	458	120	30	29	48	76	40	118
Future Volume (vph)	124	416	28	77	458	120	30	29	48	76	40	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.969				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1805	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.206			0.391			0.816			0.976		
Satd. Flow (perm)	384	1863	1583	728	1805	0	1520	1863	1583	1818	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10			35	
Link Distance (ft)		1187			457			1103			907	
Travel Time (s)		23.1			8.9			75.2			17.7	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	462	31	86	509	133	33	32	53	84	44	131
Shared Lane Traffic (%)												
Lane Group Flow (vph)	138	462	31	86	642	0	33	32	53	84	44	131
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	40.9	39.2	48.6	42.9	32.4		13.7	9.8	15.7	13.6	10.4	69.2
Actuated g/C Ratio	0.59	0.57	0.70	0.62	0.47		0.20	0.14	0.23	0.20	0.15	1.00
v/c Ratio	0.35	0.44	0.03	0.15	0.76		0.10	0.12	0.15	0.24	0.16	0.08
Control Delay	9.2	16.0	6.5	7.1	24.2		25.5	37.3	27.0	26.9	35.9	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.2	16.0	6.5	7.1	24.2		25.5	37.3	27.0	26.9	35.9	0.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	C		C	D	C	C	D	A
Approach Delay		14.1			22.2			29.4			14.9	
Approach LOS		B			C			C			B	
Queue Length 50th (ft)	26	160	6	16	255		11	13	18	28	19	0
Queue Length 95th (ft)	55	271	17	36	447		40	49	60	82	59	0
Internal Link Dist (ft)		1107			377			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	604	1804	1236	750	1747		525	775	551	538	775	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.26	0.03	0.11	0.37		0.06	0.04	0.10	0.16	0.06	0.08

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 69.2
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.76
Intersection Signal Delay: 18.6 — Intersection LOS: B
Intersection Capacity Utilization 61.6% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



APPENDIX F

CAPACITY ANALYSIS CALCULATIONS

EVANS ROAD

&

MADISON CREEK DRIVE / SITE DRIVE 1

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	20	7	136	300	4
Future Vol, veh/h	7	20	7	136	300	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	22	8	151	333	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	502	335	337	0	-	0
Stage 1	335	-	-	-	-	-
Stage 2	167	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	529	707	1222	-	-	-
Stage 1	725	-	-	-	-	-
Stage 2	863	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	525	707	1222	-	-	-
Mov Cap-2 Maneuver	525	-	-	-	-	-
Stage 1	720	-	-	-	-	-
Stage 2	863	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.8	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1222	-	649	-	-
HCM Lane V/C Ratio	0.006	-	0.046	-	-
HCM Control Delay (s)	8	0	10.8	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	15	9	203	152	8
Future Vol, veh/h	6	15	9	203	152	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	17	10	226	169	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	420	174	178	0	-	0
Stage 1	174	-	-	-	-	-
Stage 2	246	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	590	869	1398	-	-	-
Stage 1	856	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	585	869	1398	-	-	-
Mov Cap-2 Maneuver	585	-	-	-	-	-
Stage 1	849	-	-	-	-	-
Stage 2	795	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	763	-	-
HCM Lane V/C Ratio	0.007	-	0.031	-	-
HCM Control Delay (s)	7.6	0	9.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	22	8	170	341	4
Future Vol, veh/h	8	22	8	170	341	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	24	9	189	379	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	588	381	383	0	-	0
Stage 1	381	-	-	-	-	-
Stage 2	207	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	471	666	1175	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	467	666	1175	-	-	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	685	-	-	-	-	-
Stage 2	828	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.4	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1175	-	598	-	-
HCM Lane V/C Ratio	0.008	-	0.056	-	-
HCM Control Delay (s)	8.1	0	11.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	16	10	245	192	9
Future Vol, veh/h	6	16	10	245	192	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	18	11	272	213	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	512	218	223	0	-	0
Stage 1	218	-	-	-	-	-
Stage 2	294	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	522	822	1346	-	-	-
Stage 1	818	-	-	-	-	-
Stage 2	756	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	517	822	1346	-	-	-
Mov Cap-2 Maneuver	517	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	756	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1346	-	708	-	-
HCM Lane V/C Ratio	0.008	-	0.035	-	-
HCM Control Delay (s)	7.7	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection												
Int Delay, s/veh	2.1											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	4	22	40	4	11	8	170	6	4	341	4
Future Vol, veh/h	8	4	22	40	4	11	8	170	6	4	341	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	4	24	44	4	12	9	189	7	4	379	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	608	603	381	614	602	193	383	0	0	196	0	0
Stage 1	389	389	-	211	211	-	-	-	-	-	-	-
Stage 2	219	214	-	403	391	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	408	413	666	404	414	849	1175	-	-	1377	-	-
Stage 1	635	608	-	791	728	-	-	-	-	-	-	-
Stage 2	783	725	-	624	607	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	395	408	666	382	409	849	1175	-	-	1377	-	-
Mov Cap-2 Maneuver	395	408	-	382	409	-	-	-	-	-	-	-
Stage 1	629	606	-	784	721	-	-	-	-	-	-	-
Stage 2	760	718	-	594	605	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.2	14.7	0.4	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1175	-	-	539	432	1377	-	-
HCM Lane V/C Ratio	0.008	-	-	0.07	0.141	0.003	-	-
HCM Control Delay (s)	8.1	0	-	12.2	14.7	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	4	16	26	4	7	10	245	19	12	192	9
Future Vol, veh/h	6	4	16	26	4	7	10	245	19	12	192	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	4	18	29	4	8	11	272	21	13	213	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	555	559	218	560	554	283	223	0	0	293	0	0
Stage 1	244	244	-	305	305	-	-	-	-	-	-	-
Stage 2	311	315	-	255	249	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	442	438	822	439	440	756	1346	-	-	1269	-	-
Stage 1	760	704	-	705	662	-	-	-	-	-	-	-
Stage 2	699	656	-	749	701	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	427	428	822	419	430	756	1346	-	-	1269	-	-
Mov Cap-2 Maneuver	427	428	-	419	430	-	-	-	-	-	-	-
Stage 1	752	696	-	698	655	-	-	-	-	-	-	-
Stage 2	680	649	-	719	693	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.2	13.6	0.3	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1346	-	-	607	459	1269	-	-
HCM Lane V/C Ratio	0.008	-	-	0.048	0.09	0.011	-	-
HCM Control Delay (s)	7.7	0	-	11.2	13.6	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

APPENDIX G

CAPACITY ANALYSIS CALCULATIONS

HUMIE OLIVE ROAD

&

SITE DRIVE 2

Intersection						
Int Delay, s/veh	0.1					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱		↱
Traffic Vol, veh/h	0	673	578	10	0	6
Future Vol, veh/h	0	673	578	10	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	50	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	748	642	11	0	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	642
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	474
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	474
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	474
HCM Lane V/C Ratio	-	-	-	0.014
HCM Control Delay (s)	-	-	-	12.7
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱		↱
Traffic Vol, veh/h	0	540	651	31	0	4
Future Vol, veh/h	0	540	651	31	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	50	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	600	723	34	0	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	723
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	426
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	426
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13.5
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	426
HCM Lane V/C Ratio	-	-	-	0.01
HCM Control Delay (s)	-	-	-	13.5
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

APPENDIX H

SIMTRAFFIC QUEUING REPORTS

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	69	130	40	109	170	42	69	94	67	104
Average Queue (ft)	32	53	9	35	56	11	25	41	30	34
95th Queue (ft)	65	101	25	73	134	31	53	79	61	73
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)										
Queuing Penalty (veh)										

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	56	31
Average Queue (ft)	21	3
95th Queue (ft)	50	18
Link Distance (ft)	1028	837
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	71	100	16	42	166	63	49	73	46	44
Average Queue (ft)	25	40	3	19	47	18	16	25	15	18
95th Queue (ft)	50	84	13	36	110	45	40	57	38	37
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)										
Queuing Penalty (veh)										

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	18
95th Queue (ft)	43
Link Distance (ft)	1028
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	48	254	59	81	213	46	111	173	87	64
Average Queue (ft)	35	101	12	32	80	15	29	54	29	20
95th Queue (ft)	55	175	42	65	161	39	75	105	61	45
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2								
Queuing Penalty (veh)		3								

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB
Directions Served	LR
Maximum Queue (ft)	56
Average Queue (ft)	22
95th Queue (ft)	47
Link Distance (ft)	1028
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 3

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	111	257	267	63	436	48	70	73	88	83
Average Queue (ft)	54	74	12	22	130	21	19	35	24	26
95th Queue (ft)	93	159	93	45	279	45	53	61	58	60
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		1			1					
Queuing Penalty (veh)		1			1					

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	31	31
Average Queue (ft)	16	3
95th Queue (ft)	41	19
Link Distance (ft)	1028	837
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 2

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	98	279	38	61	255	46	69	133	88	83
Average Queue (ft)	44	97	10	28	108	13	30	52	46	29
95th Queue (ft)	80	199	28	54	203	38	62	101	84	63
Link Distance (ft)		1151			361		1046			826
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2								
Queuing Penalty (veh)		4								

Intersection: 2: Evans Road & Madison Creek Drive/Site Drive 1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	52	53	30	27
Average Queue (ft)	25	26	0	1
95th Queue (ft)	49	47	0	9
Link Distance (ft)	1028	1037	826	1049
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Humie Olive Road & Site Drive 2

Movement	SB
Directions Served	R
Maximum Queue (ft)	24
Average Queue (ft)	7
95th Queue (ft)	24
Link Distance (ft)	958
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 4

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	97	216	38	44	346	45	91	74	89	64
Average Queue (ft)	43	76	8	21	145	13	24	33	38	20
95th Queue (ft)	75	147	23	45	280	40	61	69	75	50
Link Distance (ft)		1151			361		1046			826
Upstream Blk Time (%)					0					
Queuing Penalty (veh)					0					
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2			1					
Queuing Penalty (veh)		2			1					

Intersection: 2: Evans Road & Madison Creek Drive/Site Drive 1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	77	26	54
Average Queue (ft)	21	29	1	11
95th Queue (ft)	44	58	9	38
Link Distance (ft)	1028	1037	826	1049
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Humie Olive Road & Site Drive 2

Movement	SB
Directions Served	R
Maximum Queue (ft)	24
Average Queue (ft)	3
95th Queue (ft)	14
Link Distance (ft)	958
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 3

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ13
Evans Road Assembly PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Jason Vickers, Beazer Homes
Authorized Agent: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Property Addresses: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Acreage: ±34.57 acres
Property Identification Numbers (PINs): 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
2045 Land Use Map Designation: Medium Density & Medium/High Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Bonnie Brock (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 23-August 9, 2021

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13
Evans Road PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jason Vickers, Beazer Homes
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Superficie: ±34.57 acres
Números de identificación de las propiedades: 0721801110, 0721803171, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de Agosto, 2021 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35533

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 23 de julio - 9 de Agosto, 2021

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ13
Evans Road Assembly PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11. notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Jason Vickers, Beazer Homes
Authorized Agent: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Property Addresses: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Acreage: ±34.57 acres
Property Identification Numbers (PINs): 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
2045 Land Use Map Designation: Medium Density & Medium/High Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 30- August 24, 2021

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13
Evans Road Assembly PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jason Vickers, Beazer Homes
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Superficie: ±34.57 acres
Números de identificación de las propiedades: 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 30 de julio - 24 de agosto 2

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7/30/2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #21CZ13
Evans Road Assembly PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Jason Vickers, Beazer Homes
Authorized Agent: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Property Addresses: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Acreage: ±34.57 acres
Property Identification Numbers (PINs): 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
2045 Land Use Map Designation: Medium Density & Medium/High Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Bonnie Brock (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 23-August 9, 2021

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13
Evans Road PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jason Vickers, Beazer Homes
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Superficie: ±34.57 acres
Números de identificación de las propiedades: 0721801110, 0721803171, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

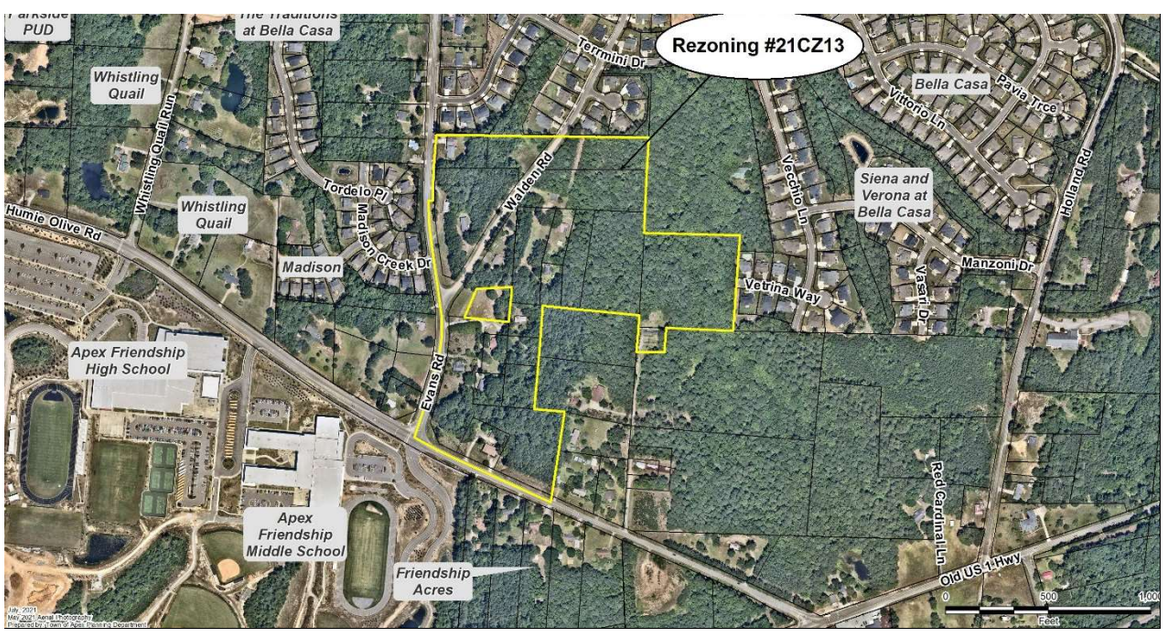
Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de **Agosto, 2021 4:30 P.M.**

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35533

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 23 de julio - 9 de Agosto, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #21CZ13
Evans Road Assembly PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Jason Vickers, Beazer Homes
Authorized Agent: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Property Addresses: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Acreage: ±34.57 acres
Property Identification Numbers (PINs): 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
2045 Land Use Map Designation: Medium Density & Medium/High Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

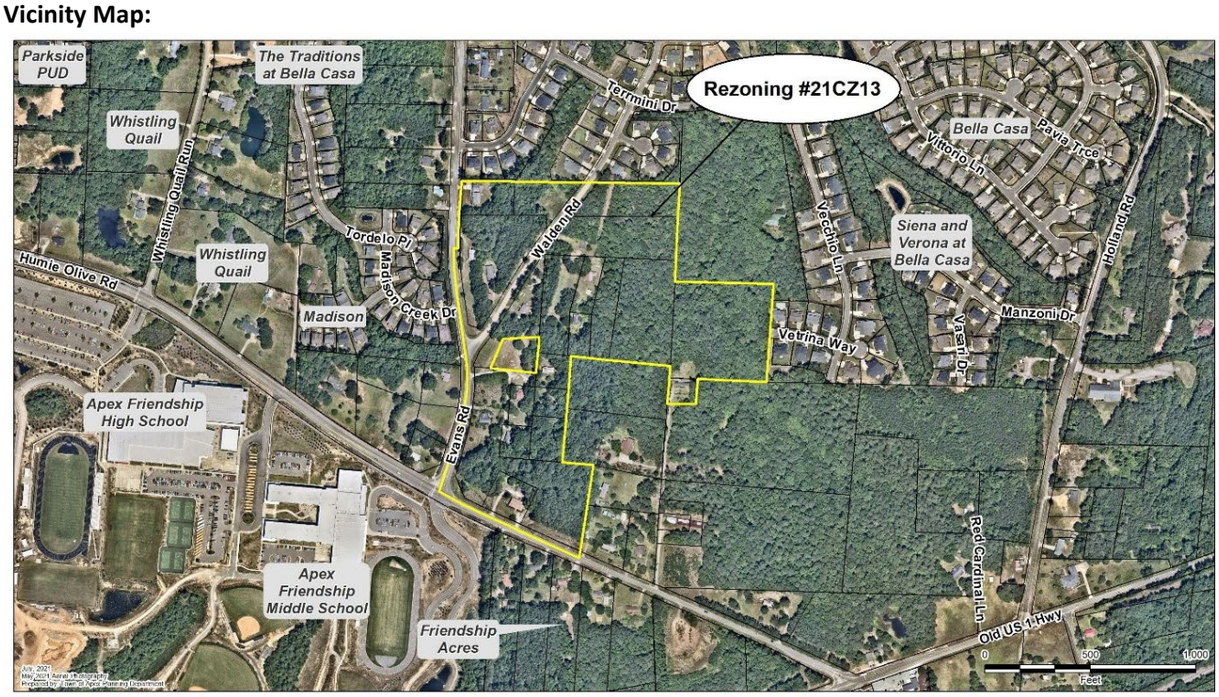
Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 30- August 24, 2021

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13

Evans Road Assembly PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jason Vickers, Beazer Homes
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Superficie: ±34.57 acres
Números de identificación de las propiedades: 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

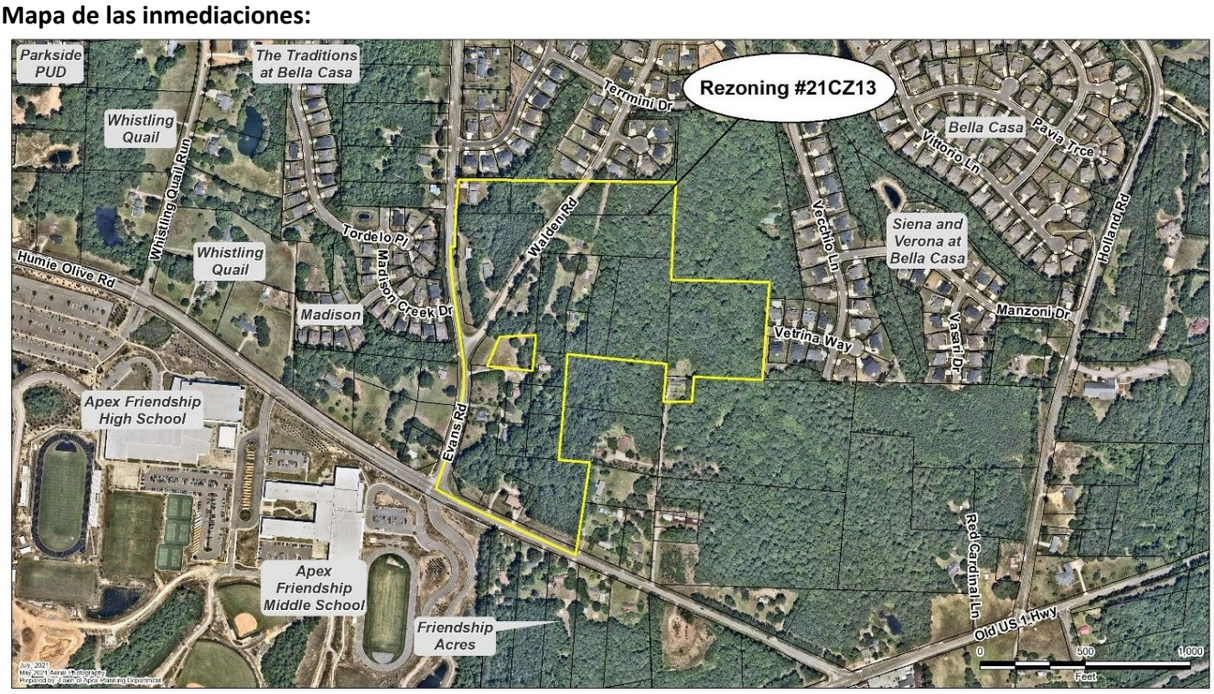
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 30 de julio - 24 de agosto 2021

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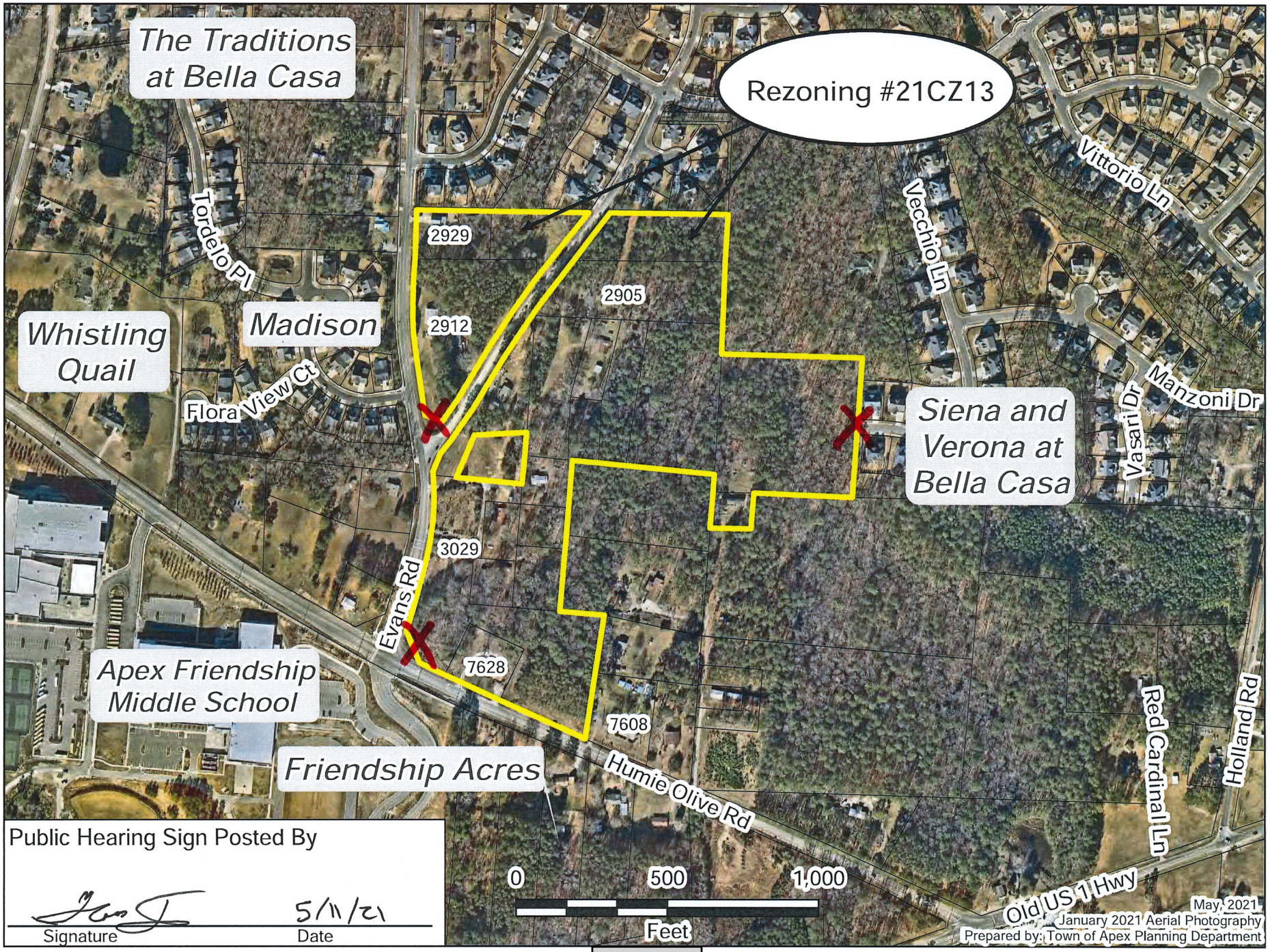

Public Hearing Sign Posted By

Signature

5/11/21
Date

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #21CZ13 Evans Road Assembly PUD
Project Location:	0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Applicant or Authorized Agent:	Jason Vickers, Beazer Homes Jeff Roach, P.E., Peak Engineering & Design, PLLC
Firm:	Peak Engineering & Design, PLLC

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 23, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

7/26/2021
Date

Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paralee J. Smith, a Notary Public for the above State and County, this the 26 day of July, 2021.

Notary Public

My Commission Expires: 9/12/2023

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #21CZ13 Evans Road Assembly PUD
Project Location:	0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.
Applicant or Authorized Agent:	Jason Vickers, Beazer Homes Jeff Roach, P.E., Peak Engineering & Design, PLLC
Firm:	Peak Engineering & Design, PLLC

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 30, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

8/2/2021
Date

Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 2 day of August, 2021.

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024

Jeri Chastain Pederson
Notary Public

My Commission Expires: 3/10/2024

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ13 Evans Road PUD

Planning Board Meeting Date: August 9, 2021

Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage:	±34.57 acres
PIN(s):	0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581, 0721807948, 0721901910,
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map:	Medium Density & Medium/High Density Residential
Town Limits:	ETJ

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map
☑ Consistent ☐ Inconsistent Reason: _____

☑ Apex Transportation Plan
☑ Consistent ☐ Inconsistent Reason: _____

☑ Parks, Recreation, Open Space, and Greenways Plan
☑ Consistent ☐ Inconsistent Reason: _____

Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan*. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.
   ☑ Consistent ☐ Inconsistent Reason: _____

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
   ☑ Consistent ☐ Inconsistent Reason: _____

3. *Zoning district supplemental standards*. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
   ☑ Consistent ☐ Inconsistent Reason: _____

4. *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
   ☑ Consistent ☐ Inconsistent Reason: _____

5. *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
   ☑ Consistent ☐ Inconsistent Reason: _____

6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
   ☑ Consistent ☐ Inconsistent Reason: _____

7. *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
   ☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
   ☑ Consistent ☐ Inconsistent Reason: _____

9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
   ☑ Consistent ☐ Inconsistent Reason: _____

10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.
    ☑ Consistent ☐ Inconsistent Reason: _____

Planning Board Recommendation:

Motion: To recommend approval as proposed by applicant.

Introduced by Planning Board member: Mark Steele

Seconded by Planning Board member: Ryan Akers

☐ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☑ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as submitted by applicant.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 9th day of August 2021.

Attest:

Michael Marks Digitally signed by Michael Marks Date: 2021.08.09 20:21:41 -04'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2021.08.09 17:26:18 -04'00'

Dianne Khin, Director of Planning and Community Development

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Glenn Carrozza
5625 Dillard Drive
Cary, NC, 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 13, 2021

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: May 3, 2021
- Name of development: 21CZ13 Evans Rd PUD
- Address of rezoning/development: 0, 7616, and 7628 Humie Olive Rd; 0, 2909, 2921, 2925, 3025, 3027, 3029, and 3033 Evans Rd; 0, 2825, 2828, 2905, 2912, 2917, and 2929 Walden Rd
- Total number of proposed residential units: 115
- Type(s) of residential units proposed: Single-family detached (65) and townhomes (50)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☑ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☑ Elementary ☑ Middle ☑ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.
☑ School expansion or construction within the next five years is not anticipated to address concerns.
☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,
Glenn Carrozza
Glenn Carrozza

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: August 24, 2021

Item Details

Presenter(s): Liz Loftin, Senior Planner

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion to approve Rezoning Application #21CZ15 Chapel Ridge Towns PUD. The applicant, Toll Brothers, Inc., seeks to rezone approximately 21.60 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane and Barnside Lane right-of-way.

Approval Recommended?

The Planning and Community Development Departments recommends approval.

The Planning Board held a Public Hearing on August 9, 2021 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

Item Details

The properties to be rezoned are identified as PINs 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way.

Attachments

- Staff Report
- Application

All property owners and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 1400, 1401, 1408, & 1409 Barnside Lane; 1412 Olive Chapel Road
Applicant/Agent: Toll Brothers, Inc. / Brendie Vega and Ed Tang, WithersRavenel
Owners: Gasiorowski Properties LLC, Kenneth G. and Erica Bunn, Paul A. and Anne H. Cain, Warren R. and Dianne B. Hinson, and Benjamin Arnold and Lesley Ballard Hoch

PROJECT DESCRIPTION:

Acreage: ±21.60 acres
PINs: 0732333570, 0732337537, 0732347080, 0732345135, 0732430661
Current Zoning: Rural Residential (RR)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map Designation: Medium Density Residential
Town Limits: ETJ & Inside

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR)	Single Family Residential (Chapel Ridge)
South:	Medium Density Conditional Use; Medium Density Residential	Olive Chapel Road; Single Family Residential (Ashley Downs, Ruchdeschel)
East:	Rural Residential (RR)	Single Family Residential (large lot single-family)
West:	Rural Residential (RR), Office & Institutional – Conditional Zoning	Single Family Residential (Chapel Ridge), Office Park (Olive Chapel Professional Park)

EXISTING CONDITIONS:
The site consist of five (5) parcels on the north side of Olive Chapel Road totaling ±21.60 acres. The site has five single family residences, several outbuildings, and Barnside Lane right-of-way.

NEIGHBORHOOD MEETING:
The applicant conducted a neighborhood meeting on March 29, 2021. The neighborhood meeting report is attached.

WCPSS Coordination:
A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School

expansion or construction within the next five years is not anticipated to address concerns. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

2045 LAND USE MAP:
The 2045 Land Use Map designates the properties as Medium Density Residential. The proposed PUD is consistent with the Land Use Map designation.

PLANNED UNIT DEVELOPMENT PLAN:
The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:
The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential:
- Single Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential:
- Utility, minor
- Park, active
- Park, passive

Proposed Design Controls:

Maximum Density: 5.5 units per acre
Maximum Building Height: 45 feet, 3 stories
Maximum Built-Upon Area: 70%

Setbacks

		Proposed PUD-CZ minimum setbacks	MD zoning district minimum setbacks
Single-family	Front	19’ from garage to lot line and 20’ from garage to back of sidewalk	25’
	Side	5’	6’ min/16’ total
	Rear	10’	20’
	Corner side	8’	15’

			HDSF zoning district minimum setbacks
Townhouse, front loaded	Front	19' from garage to lot line and 20' from garage to back of sidewalk	15'
	Side	5'	0' (8' between buildings)
	Rear	10'	15'
	Corner side	8'	15'

Buffers
The proposed PUD meets or exceeds the buffers required by the UDO.

Perimeter Buffers:	UDO Required	Proposed
Northern property boundary	20' Type B	20' Type A
Eastern property boundary	20' Type B	20' Type B
Western property boundary	None	20' Type B*
Southern property boundary	30' Type B	30' Type B

*Additional Buffer Conditions for West Buffer along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A buffer. No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.

Architectural Standards
The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap-around porch or side porch
    - Two or more building materials

- Decorative brick/stone
- Decorative trim
- Decorative shake
- Decorative air vents on gables
- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

Affordable Housing:
If the Town of Apex has a fund or other mechanism in place to receive donations to construct, subsidize, or participate in the development of affordable housing units (the "Fund"), the developer will contribute $215 per lot to this Fund prior to the first residential Certificate of Occupancy. In the event the Fund has not been established by the Town of Apex, the money will be conveyed to a local non-profit working on affordable housing initiatives. The developer will work with the Town of Apex to identify a mutually acceptable local non-profit organization to receive these funds.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

Resource Conservation Area
The Chapel Ridge Towns PUD is north and east of NC 540 and outside of Apex Peakway and is therefore required to provide 20% of the gross site as RCA. If any mass grading occurs in the PUD, that portion of the project will be required to provide an additional 5% RCA. They propose to meet these requirements.

Tree Replanting
Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

Parking
The parking requirements of the Town of Apex UDO Section 8.3 will be met.

Public Facilities
All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Public facilities include:

Water/Sanitary Sewer:
Sewer is no directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase. Water extension along the frontage will be required. Currently, there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Other Utilities:
Electric and gas service currently existing on-site and will be improved. Telephone and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Stormwater Management

The properties in the PUD are located in the Primary Watershed Overlay District and the Beaver Creek Basin. The properties do not contain any FEMA designated 100-year flood plain. This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. The following conditions shall apply:

1. The Developer will provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
2. There will be a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.
3. The Developer will provide frontage improvements on Chapel Ridge Road based on a minimum 27' curb and gutter roadway with 5' sidewalks and ROW dedication a minimum of 30' from roadway centerline.

Pedestrian Facilities

1. The development plan will incorporate sidewalk infrastructure along Olive Chapel Road and Chapel Ridge Road as well as on both sides of the internal street network.

ENVIRONMENTAL ADVISORY BOARD

The Environmental Advisory Board held a meeting with the applicant on February 18, 2021 and accepted the following recommendations as proposed by the applicant.

EAB Suggested Condition	Applicant's Response
The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.	Included
Install signage near environmentally sensitive areas	Included
Increase biodiversity	Included
Implement green infrastructure	Included
Include landscaping that requires less irrigation and chemical use	Included
Include solar conduit in building design	Included
The homebuilder will provide EV charging outlets as an upgrade option to individual units	Included
Install pet waste stations	Included
Include energy efficient lighting in building design	Included

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:
The Parks, Recreation, and Cultural Resources Advisory Commission reviewed this item at their May 26, 2021 meeting and unanimously recommended a fee-in-lieu for the project. The fee rate will be set at the time of Town Council approval and is based on 127 single family attached units.

PLANNING BOARD RECOMMENDATION:
The Planning Board held a Public Hearing on August 9, 2021 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of rezoning #21CZ15 Chapel Ridge Towns PUD with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:
This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because the site provides increased perimeter buffers, higher planting standards, and sidewalk infrastructure along Olive Chapel Road.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards
In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1. *Planned Unit Development (PUD-CZ) District*
   In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:
   a) *Development parameters*
      (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table.*
      (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.

(iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.

(iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

(v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

(vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

(vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

b) *Off-street parking and loading*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.

c) RCA. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:

(i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:

a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number

or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;

b. The installation of a geothermal system for a certain number or percentage of units within the development; or

c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).

d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.

e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.

f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision and* Article 14: *Parks, Recreation, Greenways, and Open Space*.

(i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.

(ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.

(iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.

(iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open*

Space and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.

g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.

h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.

i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.

j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.

k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Town Council shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards,* if applicable.
4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Rezoning #21CZ15
Beckett Crossing
Clark Farm Rd
Chapel Ridge
540
NC 540 Hwy SB
NC 540 Hwy NB
Chapel Ridge
Barnside Ln
Olive Chapel Professional Park
540 Flex and Business Park
Chapel Ridge Rd
Olive Chapel Rd
Ashley Downs
Pearson Farms
Olde Walker Mill Rd
Patterson Grove Rd
Chenworth Dr
Ashbark Ct
Ashley Downs Dr
0
250
500
Feet
July 2021
May 2021 Aerial Photography
Prepared by: Town of Apex Planning Department

PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 21CZ15 Submittal Date: 5-3-21

Fee Paid $ paid Check # credit card

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge Towns

Address(es): 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

PIN(s) 0732333570, 0732337537, 0732345135, 0732347080, 0732430661

Acreage: 21.6

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density Residential

Requested 2045 LUM Designation: Medium Density Residential

See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage:

Area proposed as non-residential development: Acreage:

Percent of mixed use area proposed as non-residential: Percent:

Applicant Information

Name: Toll Bros, Inc

Address: 900 Perimeter Park Drive, Suite B3

City: Morrisville State: NC Zip: 27560

Phone: 919-801-6851 E-mail: jwestmoreland@tollbrothers.com

Owner Information

Name: See Attached, Multiple

Address:

City: State: Zip:

Phone: E-mail:

Agent Information

Name: WithersRavenel

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-535-5212 E-mail: bvega@withersravenel.com

Other contacts: Ed Tang, etang@withersravenel.com

Jason Barron, jbarron@morningstarlawgroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 21CZ15 Submittal Date: 5-3-21

2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

N/A None requested

Current 2045 Land Use Classification:

Proposed 2045 Land Use Classification:

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

#21CZ15

Owner Information

PIN	ADDRESS	OWNER	ACREAGE
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40

AGENT AUTHORIZATION FORM

Application #: 21CZ15 Submittal Date: 5-3-2021

Warren Hinson and Dianne Hinson is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1400 Barnside Lane, Apex NC, 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:
Warren Hinson
D954A81E4F8B4F8...

Warren Hinson — 4/30/2021

Type or print name — Date

DocuSigned by:
Dianne Hinson
D46F796505B6458...

Dianne Hinson — 4/30/2021

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 21CZ 15 Submittal Date: 5-3-2021

Paul Cain and Anne Cain is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1401 Barnside Lane, Apex NC, 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:
Paul Cain
305C914BA24B4BC...
Paul Cain — 4/29/2021
Type or print name — Date

DocuSigned by:
Anne Cain
93141A3A371E43D...
Anne Cain — 4/29/2021
Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 21CZ15 Submittal Date: 5-3-2021

Kenneth Bunn and Erica Bunn is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1408 Barnside Lane, Apex NC, 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:
Kenneth Bunn
F3C8594BD0024B6...

Kenneth Bunn — 4/29/2021

Type or print name — Date

DocuSigned by:
Erica Bunn
3112B234F972477...

Erica Bunn — 4/29/2021

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 21CZ15 Submittal Date: 5-3-2021

John Gasiorowski is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1409 Barnside Lane, Apex, NC 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:
John Gasiorowski
893B6C0675DA4B8...

4/28/2021

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 21CZ15 Submittal Date: 5-3-2021

Ben Hoch and Lesley Hoch is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1412 Olive Chapel Road, Apex, NC 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:
Ben Hoch
D4A8BA272DDA4F1...

Type or print name — Date: 4/28/2021

DocuSigned by:
Lesley Hoch
0B516D040972493...

Type or print name — Date: 4/28/2021

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: # 21CZ15 Submittal Date: 5/3/21

The undersigned, Brendie Vega (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on _____, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on _____, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 3 day of May, 2021.

Brendie Vega (seal)

Brendie Vega

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Brendie Vega, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024
[NOTARY SEAL]

Jeri Chastain Pederson
Notary Public
State of North Carolina
My Commission Expires: 3/10/2024

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: #21CZ15 Submittal Date: 5/3/21

Insert legal description below.

See attached

#21CZ15 Legal Description

Beginning at an existing iron pipe on the eastern right of way of Chapel Ridge Rd (50' Public R/W), said pipe having NC grid coordinates (NAD 83 – 2011) of N=724,296.53, E=2,033,345.72, thence from said beginning point South 83°24'52" East 567.88 feet to an existing iron pipe, thence South 83°21'57" East 99.74 feet to an existing iron pipe, thence South 06°32'09" West 153.92 feet to an existing iron pipe, thence South 73°20'32" East 112.24 feet to an existing iron pipe, thence South 51°49'45" East 259.77 feet to an existing iron pipe, thence South 17°49'15" West 448.39 feet to an existing iron pipe, thence South 06°52'59" West 114.60 feet to an existing iron pipe on the northern right of way of Olive Chapel Road (SR 1160) (Public Variable R/W), thence with said right of way South 81°11'19" West 253.55 feet to an existing iron pipe, thence South 81°09'09" West 256.96 feet to an existing iron pipe, thence South 81°34'12" West 538.21 feet to a new iron pipe, thence South 81°52'03" West 43.17 feet to a new iron pipe, thence leaving said right of way along a curve to the right having a radius of 30.00 feet, an arc length of 51.52 feet, and a chord bearing and distance of North 48°56'05" West 45.42 feet to a new iron pipe on the eastern right of way of Chapel Ridge Road (50' Public R/W), thence with said right of way along a curve to the right having a radius of 177.00 feet, an arc length of 140.62 feet, and a chord bearing and distance of North 23°01'22" East 136.95 feet to a new iron pipe, thence North 45°46'57" East 115.00 feet to a new iron pipe, thence along a curve to the left having a radius of 244.00 feet, an arc length of 253.38 feet, and a chord bearing and distance of North 16°01'55" East 242.15 feet to a new iron pipe, thence along a curve to the right having a radius of 374.54 feet, an arc length of 158.98 feet, and a chord bearing and distance of North 01°33'27" West 157.79 feet to a new iron pipe, thence North 10°36'09" East 78.30 feet to a new iron pipe, thence North 10°36'09" East 95.00 feet to a new iron pipe, thence North 10°46'29" East 230.80 feet to a new iron pipe, thence along a curve to the right having a radius of 400.00 feet, an arc length of 108.42 feet, and a chord bearing and distance of North 18°11'52" East 108.09 feet to the point and place of beginning, containing 21.569 acres (939,562 Sq Ft) more or less.

#21CZ15

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:

studentassignment-gis-group@wcpss.net

Developer Company *Information*	
Company *Name*	Toll Bros., Inc
Company Phone *Number*	919-321-4800
Developer Representative *Name*	Jeff Westmoreland
Developer Representative *Phone Number*	919-321-4800
Developer Representative *Email*	jwestmoreland@tollbrothers.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	05.03.2021 (Rezoning)
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Chapel Ridge Towns
Address of Subdivision (if unknown enter nearest cross streets)	Intersection of Olive Chapel Road and Chapel Ridge Road
REID(s)	0732-33-3570, 0732-33-7537, 0732-34-5135, 0732-34-7080, 0732-43-0661
PIN(s)	0157888, 0157887, 0157885, 0157886, 0104759

Projected Dates *Information*	
Subdivision *Completion Date*	Q3 - 2025
Subdivision *Projected First Occupancy Date*	Q3 - 2023

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes	120 (3 BR)							2200	2400	TBD	TBD	2023	30	2024	60	2025	30
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: #21CZ15 Submittal Date: 5-3-21

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See attached	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 7/9/2021 By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Katlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

Katlyn B. Cockrell
Notary Public

Katlyn B. Cockrell
Print Name

SEAL

KATLYN B. COCKRELL
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 11/08/2022

My Commission Expires: 11/08/2022

PIN	Property Owner	Mailing Address
Applicant	Brendie Vega	137 S Wilmington St #200 Raleigh, NC 27601
Client	Toll Brothers	14529 Grand Palisades Parkway Charlotte, NC 28278
732432148	Abdul Raouf & Sandhya Chalke	22756 Highcrest Cir Brambleton VA 20148
732431210	David & Laura Kuntarich	1001 Wild Sonnet Ct Apex, NC 27502
732339147	Brian & Perdana Freitas	1000 Ashley Downs Dr. Apex NC 27502
732338134	Dwayne Dickson	1002 Tribble Gate Ct Apex, NC 27502
732337079	William Pickering & Jessica Lynn Varson Mincher	1004 Tribble Gate Ct Apex, NC 27502
732336072	William & Pamela Barfield	1004 Double Spring Ct Apex, NC 27502
732336121	Michael and Trudie Laches	1006 Double Spring Ct Apex, NC 27502
732335130	Tien Nong & Nham Nguyen	1008 Double Spring Ct Apex, NC 27502
732334047	Sumeet & Vinita Kochar	717 Manassas Gap Pl Cary, NC 27519
732324938	Mohammed Hassan & Israt Fatema	1005 Double Spring Ct Apex, NC 27502
732323917	Todd & Jennifer Savard	1501 Olive Chapel Rd Apex, NC 27502
732322948	Paul Aiman & Kezia Johnas	1505 Olive Chapel Rd Apex, NC 27502
732321976	Britt Schuman-Humber & Gregoire Humbert	1509 Olive Chapel Rd Apex, NC 27502
732321905	Ganesh & Sushima Rao	1513 Olive Chapel Rd Apex, NC 27502
732320934	Sebastian Thomas & Maria Ramondino	1517 Olive Chapel Rd Apex, NC 27502
732229953	Heather Dashnau & Panagoitis Kampanakis	1521 Olive Chapel Rd Apex, NC 27502
732228956	Jessie & Regina House	1702 Ashbark Ct Apex, NC 27502
732227949	Erick Contreras-Blanco & Tyler Wilson	1704 Ashbark Ct Apex, NC 27502
732324950	Wendy Moravec	1003 Double Spring Ct Apex, NC 27502
732326858	Joseph & Elizabeth Avigliano	1403 Ashley Downs Dr Apex, NC 27502
732327829	Kashiram & Mangala Shere	1302 Ashley Downs Dr Apex, NC 27502
732327999	Thomas & Sally Pepsny	1003 Tribble Gate Ct Apex, NC 27502
732339048	Maurice Propst	1002 Ashley Downs Dr Apex, NC 27502
732432055	Matthew Cook & Premlata Vaishnava	1005 Wild Sonnet Ct Apex, NC 27502
732422942	Virgil Jr. & April Wall	1004 Wild Sonnet Ct Apex, NC 27502
732420976	Randolph & Candace Martindale	1000 Wild Sonnet Ct Apex, NC 27502
732435158	Osvaldo & Beatriz Mottesi	1001 Patterson Grove Rd Apex, NC 27502
732443421	Charles & Iris Pope	1408 Olive Chapel Rd Apex, NC 27502
732347395	Sara Grover & David Prestrud	1313 Chapel Ridge Rd Apex, NC 27502
732342436	Raymond & Rita Boykin	1500 Clark Farm Rd Apex, NC 27502
732340146	Mojo Property Management LLC	2755 E Franklin Blvd Gastonia, NC 28056

732239874	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732239577	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238377	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732331404	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238148	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732249026	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732235461	540 Flex & Business Park LLC	2509 Southwinds Run Apex, NC 27502
732348563	Russ & Kristal Overton	1305 Chapel Ridge Rd Apex, NC 27502
732343658	Stephen & Jill Brown	1304 Chapel Ridge Rd Apex, NC 27502

Instruction Packet and Affidavit for
Electronic Neighborhood Meetings

Town of Apex
Planning Department
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-249-3338

This packet consists of instructions and templates for conducting a required Electronic Neighborhood Meeting during times when in-person gatherings are restricted. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7. The intention of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezonings (including Planned Unit Developments);
- Major Site Plans;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning, Major Site Plan, Residential Master Subdivision Plan (excluding exempt subdivisions), or Special Use Permit, the applicant must conduct at least one (1) Electronic Neighborhood Meeting as indicated below. The applicant shall submit all forms included in this packet with the initial application submittal.

Whenever feasible, an in-person Neighborhood Meeting following all of the requirements of the standard Neighborhood Meeting procedures shall be held prior to public hearing by the Planning Board and/or Town Council or approval by Technical Review Committee, as appropriate. Feasibility shall be determined by the Planning Director, taking into account the regularly published schedule, length of delay caused by ongoing emergency declarations, amount of public interest expressed during the electronic neighborhood meeting and afterwards, and any other pertinent information that would show that a particular project warrants an in-person neighborhood meeting prior to public hearings and/or approval.

The Electronic Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.
- The applicant shall include [illegible] ting notice a vicinity map in addition to the "mailed materials" requirements be

The meeting must be held within specific timeframes and meet certain requirements:

- During emergency declarations and/or limits on size of gatherings and social distancing, the meeting must be held as follows prior to application submittal:
    - Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on Town recognized holidays (which coincide with the State of North Carolina recognized holidays).
- An attendance sheet must be used log known attendees at the electronic meeting. Note if no one attended.
- Mailed materials requirements:

  In addition to a vicinity map, the following documents shall be mailed with the meeting notice:
    - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), an existing zoning map of the area must be provided to help facilitate discussion.
    - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Residential Master Subdivision Plans; and Special Use Permits, preliminary plans of the proposed development must be provided to help facilitate discussion. Neighbors may request emailed copies of the maps or plans from the applicant by contacting the applicant and requesting such; applicant shall provide reduced copies upon request.
    - Contact information for the applicant's representative and Town Staff must be provided on the attached "Project Contact Information" form.
    - "Common Construction Issues & Who to Call" sheet (attached) must be included.
    - A copy of the mailed materials must be included as part of the Neighborhood Meeting report.
- The agenda for the Electronic Neighborhood Meeting shall include:
    - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
    - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
    - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by virtual attendees, and responses by the applicant, if any, must be noted. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant during the Electronic Neighborhood Meeting and in the Neighborhood Meeting Report.
- The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the attendance sheet for the Electronic Neighborhood Meeting (use attached attendance sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the m[illegible]ans provided in the mailing.

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

03/15/2021
Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at

1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road — Address(es)

0732333570, 0732337537, 0732345135, 0732347080, 0732430661 — PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☒	Rezoning (including Planned Unit Development)	Town Council
☐	Major Site Plan	Town Council (QJPH*)
☐	Special Use Permit	Town Council (QJPH*)
☐	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The proposal is to rezone the subject site to a Planned Unit Development with Single-Family, Townhouses, and Accessory Dwelling Units.

Estimated submittal date: _____

MEETING INFORMATION:

Property Owner(s) name(s):	Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard
Applicant(s):	Brendie Vega
Contact information (email/phone):	919-535-5212 bvega@withersravenel.com
Electronic Meeting invitation/call in info:	
Date of meeting**:	03/29/2021
Time of meeting**:	5:30 PM - 7:30 PM

MEETING AGENDA TIMES:

Welcome: 5:30 PM Project Presentation: 5:45 PM Question & Answer: 6:15 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at http://www.apexnc.org/180/Planning.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Chapel Ridge Towns Zoning: RR

Location:

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner:

Address:

City: State: Zip:

Phone: Email:

Developer:

Address:

City: State: Zip:

Phone: Fax: Email:

Engineer:

Address:

City: State: Zip:

Phone: Fax: Email:

Builder (if known):

Address:

City: State: Zip:

Phone: Fax: Email:

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	 (919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction: Non-Emergency Police 919-362-8661

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic: James Misciagno 919-372-7470

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control: Water Resources – Infrastructure Inspections 919-362-8166

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: Non-Emergency Police 919-362-8661

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road: James Misciagno 919-372-7470

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams: James Misciagno 919-372-7470
Danny Smith Danny.Smith@ncdenr.gov

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust: James Misciagno 919-372-7470

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash: James Misciagno 919-372-7470

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins: James Misciagno 919-372-7470

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures: Jessica Bolin 919-249-3537

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: Rodney Smith 919-249-3342

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Format: Webex

Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Property Owner(s) name(s): See Attached

Applicant(s): Brendie Vega

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	See Attached				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

PIN	Property Owner	Mailing Address
Applicant	Brendie Vega	137 S Wilmington St #200 Raleigh, NC 27601
Client	Toll Brothers	14529 Grand Palisades Parkway Charlotte, NC 28278
732432148	Abdul Raouf & Sandhya Chalke	22756 Highcrest Cir Brambleton VA 20148
732431210	David & Laura Kuntarich	1001 Wild Sonnet Ct Apex, NC 27502
732339147	Brian & Perdana Freitas	1000 Ashley Downs Dr. Apex NC 27502
732338134	Dwayne Dickson	1002 Tribble Gate Ct Apex, NC 27502
732337079	William Pickering & Jessica Lynn Varson Mincher	1004 Tribble Gate Ct Apex, NC 27502
732336072	William & Pamela Barfield	1004 Double Spring Ct Apex, NC 27502
732336121	Michael and Trudie Laches	1006 Double Spring Ct Apex, NC 27502
732335130	Tien Nong & Nham Nguyen	1008 Double Spring Ct Apex, NC 27502
732334047	Sumeet & Vinita Kochar	717 Manassas Gap Pl Cary, NC 27519
732324938	Mohammed Hassan & Israt Fatema	1005 Double Spring Ct Apex, NC 27502
732323917	Todd & Jennifer Savard	1501 Olive Chapel Rd Apex, NC 27502
732322948	Paul Aiman & Kezia Johnas	1505 Olive Chapel Rd Apex, NC 27502
732321976	Britt Schuman-Humber & Gregoire Humbert	1509 Olive Chapel Rd Apex, NC 27502
732321905	Ganesh & Sushima Rao	1513 Olive Chapel Rd Apex, NC 27502
732320934	Sebastian Thomas & Maria Ramondino	1517 Olive Chapel Rd Apex, NC 27502
732229953	Heather Dashnau & Panagoitis Kampanakis	1521 Olive Chapel Rd Apex, NC 27502
732228956	Jessie & Regina House	1702 Ashbark Ct Apex, NC 27502
732227949	Erick Contreras-Blanco & Tyler Wilson	1704 Ashbark Ct Apex, NC 27502
732324950	Wendy Moravec	1003 Double Spring Ct Apex, NC 27502
732326858	Joseph & Elizabeth Avigliano	1403 Ashley Downs Dr Apex, NC 27502
732327829	Kashiram & Mangala Shere	1302 Ashley Downs Dr Apex, NC 27502
732327999	Thomas & Sally Pepsny	1003 Tribble Gate Ct Apex, NC 27502
732339048	Maurice Propst	1002 Ashley Downs Dr Apex, NC 27502
732432055	Matthew Cook & Premlata Vaishnava	1005 Wild Sonnet Ct Apex, NC 27502
732422942	Virgil Jr. & April Wall	1004 Wild Sonnet Ct Apex, NC 27502
732420976	Randolph & Candace Martindale	1000 Wild Sonnet Ct Apex, NC 27502
732435158	Osvaldo & Beatriz Mottesi	1001 Patterson Grove Rd Apex, NC 27502
732443421	Charles & Iris Pope	1408 Olive Chapel Rd Apex, NC 27502
732347395	Sara Grover & David Prestrud	1313 Chapel Ridge Rd Apex, NC 27502
732342436	Raymond & Rita Boykin	1500 Clark Farm Rd Apex, NC 27502
732340146	Mojo Property Management LLC	2755 E Franklin Blvd Gastonia, NC 28056

732239874	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732239577	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238377	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732331404	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238148	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732249026	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732235461	540 Flex & Business Park LLC	2509 Southwinds Run Apex, NC 27502
732348563	Russ & Kristal Overton	1305 Chapel Ridge Rd Apex, NC 27502
732343658	Stephen & Jill Brown	1304 Chapel Ridge Rd Apex, NC 27502

Chapel Ridge Neighborhood Meeting - WebEx Attendance Record

	FirstName	LastName	Email	Address 1	City	State	Zip Code
1	*Jason*	*Barron*	[redacted]				
2	*Brendie*	*Vega*					
3	*Ben*	*Mayo*					
4	*Jeff*	*Westmoreland*					
5	Charles	& Iris Pope		1408 Olive Chapel Road	Apex	NC	27502
6	Cindy	Cindy Thomas					
7	Sara	Grover		1313 Chapel Ridge Rd	Apex	NC	27502
8	Ken	& Erica Bunn		1408 Barnside Ln	Apex	NC	27502
9	Laura	Kuntarich		1001 Wild Sonnet Ct	Apex	NC	27502
10	Will	Pickering					
11	Greg	humbert					
12	Heather	Dashnau			Nc	27502	
13	Russ	Overton					
14	David	Prestrud			Apex	NC	27502
15	Jess	Mincher					
16	rita	boykin		1500 clark farm road	apex	NC	27502

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): See Attached

Applicant(s): Brendie Vega

Contact information (email/phone): bvega@withersravenel.com (919) 535.5212

Meeting Format: Webex

Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

See Attached

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Chapel Ridge Tracts

Neighborhood Meeting

Date: March 29, 2021

Time: 5pm – 7pm

Location: Webex - https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/

Representatives in Attendance:

- Jason Barron, Morningstar Law
- Jeff Westmoreland, Toll Bros.
- Brendie Vega, WithersRavenel
- Ben Mayo, WithersRavenel

Brendie Vega welcomed everyone to the neighborhood meeting and invited participants to ask Questions in the Q&A option and we would get to them.

1. Can you send this recording out after the meeting?
   A recording will be available in a few days at the same website where you signed up. https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/
2. Will there be a pool and will neighboring properties get access to this community pool?
   No anticipation of a pool in the development. Neighborhood of this size will have outdoor amenities, but no plan to incorporate a pool.
3. Where will development add sidewalks and trails?
   Sidewalk will be added along frontage of the site shared with Chapel Ridge Road. Sidewalk will also be added along Olive Chapel. Residential streets will have sidewalks on both sides of the streets.
4. How will developer assist with impact to schools and schools being at capacity?
   The developer is aware but is unable to dictate the development of school facilities. Wake County Public Schools System is in charge of this specific detail. Toll Brothers does not have the ability to control, but hopes the Town of Apex can work with Wake County. Adequate facilities ordinances are not permitted in NC.
5. What zoning density are you proposing?
   5.5 dwelling units per acre
6. How will you ensure you do not make it more difficult to turn out of Chapel Ridge Estates development?
   Development of the site will include access sites from Chapel Ridge Road. During the Permitting stage, the Town will be studying access points. Olive Chapel is NCDOT road. There will be additional traffic using Chapel Ridge Road but it will be studied.
7. Will you be willing to build North Beaver Creak trail?
   We will go to Parks and Rec advisory Board as a part of the project.
8. Do you already own or have contracts to buy all of these parcels?
   We do not own the parcels, but we have them under contract.

9. How many years of construction would you expect? When would you anticipate being fully sold out / built with all 116 townhomes?
   The site should be completed in year 2026. Permitting will start 2022, site construction will start the end of the year. Townhomes will start construction in 2023 through 2025.
10. Do we have to type all the questions???
    No. We wanted to go through the questions that were put in first.
11. Will there be limitations on development activity, i.e. nights, holidays, and weekends when adjacent homeowners are more likely to be affected?>
    The Town of Apex has noise ordinance that construction must follow. There is also a construction schedule that all builders must follow.
12. What conditions are you offering? Specifically what is above minimum Apex standards?
    That will be an evolving conversation. Initial conditions to start the process will be maximum development density and intensity. There will be architectural standards.
    a. *We will be adding conditions as the project evolves*
    b. *Architectural*
    c. *Density*
    d. *Standard off the shelf condition*
    e. *EAB – host of recommendations*
13. Our drive is along the eastern border of the proposed development. Will there be any interruption of our access?
    We do not anticipate a vehicular connection to the other site in this location because of the environmentally sensitive features.
14. My wife and I own the property directly to the north and own most of the pond. We're extremely concerned, not only about the impact during construction, but more importantly, what Toll Brothers plans to do relative to liability and providing a barrier between the pond and future residents. And what are the implications of two entities owning portions of a single pond?
    - *We are willing to work with neighbor to see how we can prevent this from becoming and attractive nuisance.*
15. What's your story to the Apex staff and Council?
    - What is special about this project?
    - What if anything should compel Apex Council to approve your project?

    Big picture the town will be looking to the land use plan to see if this is consistent with the Town's land use plans. This is a special project to the current Apex Town Council directs their interests such as affordable housing, environmental advisory board, architectural conditions.
16. Are you only building townhomes or adding some single family units too? will you be building a tree buffer on olive chapel road side?
    A 30' tree buffer is required on Olive Chapel Road. The zoning case will establish whether single family detached and townhomes. Toll Brothers plans for exclusive townhomes.
17. What price range will the townhomes be priced at?
    Approx *$385,000 per unit*
18. Will the townhomes have garages, on street parking, or both?
    Garages for every unit in this location. Parking Pads will be incorporated for guest parking.
19. Will you be establishing a sidewalk?

Yes there is a proposed sidewalk that lines the road.
Traffic Signal? *To be determined.*
Extending site? *The boundaries of the site exist today and the boundaries will continue to be as the development progresses.*

20. Why are there 3 access points?
    They are required by the Town based on number of dwelling units.
    More access points mean less congestion.
21. What are accessory dwelling units?
    There are no proposed accessory dwelling units.
22. So Toll will only develop these properties if they are townhomes?
    That is correct.
23. The access point on Chapel Ridge closest to Olive Chapel is in a dangerous location - curve and drainage issue there also.
    Understood. These arrows are conceptual, they are designed to inform everyone to expect the access points.
24. Russ Overton, long list of questions – will send a long list for 8 – 10 of the questions.
    a. Chapel Ridge Road State maintained road. Don't align with the new entrances with the new office park.
    b. State is also involved in this process.
    c. Toll Bros ever developed a portion of a larger subdivision?
        i. This is probably a new type of project taking an existing subdivision and assembling part of it to a new project.
    d. Subdivision Sign moved to Bunn property, would like to have it moved and given to the existing property owners. Monument sign? Yes, it is a concrete block/brick?
    Concrete brick block, at the intersection.
    e. Timeline to close. How long will properties stay vacant? Trying to avoid an attractive nuisance.
        i. Once CDs are approved will start demo. The homes will not be vacant for an extended period of time. The intention is not to have a vacancy period.
    f. Demo would be normal part of the construction activities, not at the time of taking possession.
    It will be, they will essentially be demoed in order about the same time.
    g. Will construct site in one phase.
    There will not be phases in construction.
    h. Three story townhomes (Towns at North Salem an example of type)
    i. 4/5/6 units per building to allow for adaptation to the site
    j. Increase the buffer, or a fence along the properties that are currently existing.
    k. Gas easement incorporated on the site?
    The Town suggested that we may use it as a play lawn and talk to gas company to make sure its doable.
    l. Connecting the water line?
    No connection will be made on Olive Chapel Road. Water lines are to be determined.
    m. Retaining walls? Do not want to see a 30' retaining wall – would like to see it tiered walls or height limits. Does Apex have a tiering requirement?

No determined placement of the retaining walls. Prices increase as the height increases, so walls will not be drastically tall.

n. Olive Chapel Road will that be the feature entrance? Monument signage?
Primary access for the folks travelling from the East. There are no specific plans, as the access points are to be determined.

o. Are there any plans for construction traffic? Money in escrow to help pay for potholes that NCDOT is not responsive to. Keep traffic from cutting through to Beaver Creek.
We will take a look at that.

p. Traffic Study? The traffic engineers make assumptions, but it has been more. Would like to have some input.
Noted.

q. Not a lot of tree canopy, what will you be saving?
We will be saving existing tree canopy in riparian areas and perimeter of site.

r. Trash pick-up?
Apex will pick up trash.

s. Cluster mailboxes internal to the site.
We will take a look.

t. Housing Affordability a concern of the Council?
It is definitely. It is considered a big picture problem the Town is trying to resolve.

u. Concerns around noise with tree buffers along Olive Chapel already being thin.
Noted.

25. 25-year storm is required in this area, can you go further?
Would not be allowed to discharge into the pond. It would need to be biodetained prior to going to the pond.
26. It is a bit early to have a developed subdivision plan. Have some predictability.
It is early, but there is a possibility as conversation evolves as zoning is determined.
27. Conceptual vehicular Access point, will there be a traffic light?
It will not have a stoplight.
28. What are your proposed perimeter buffers?
Buffers will comply with the Town of Apex UDO.
29. What can be developed over/on Gas Easement?
Will have to discuss options with gas company as to what is allowed.
30. What will have to be along Chapel Ridge Road regarding utility connections?
No connections will be made on Olive Chapel Road. Connections are planned for the other side of the property. Water lines are TBD.
31. Please keep the subdivisions recreation/community gathering spaces internal/central to your site. Please do not place anything along an edge or abutting/adjacent to existing Olive Chapel properties, including cluster mailbox locations to be respectfully to neighbors regarding noise.
Concerns have been noted.
32. I would prefer to see buffers above the minimums along the northern most property boundary and adjacent to homeowner in Chapel Ridge Subdivision.
Buffers will comply with Town of Apex UDO, but some natural features may add to the buffers.
33. Why do vehicular access point onto Chapel Ridge Road not aligned with other intersections? Why 2?

Arrows are conceptual. Discussions will need to be had with the town as to the alignment.

34. What are your stormwater plans?
    Design has not yet be determined.
35. What year storm are you designing for?
    25 year storm at a minimum, would consider adding more
36. How much new impervious surface will be added?
    Still to be determined.
37. Are you considering wet ponds, dry ponds, underground, etc?
    Design is still in progress.
38. How will the existing pond be protected?
    No discharge into the pond. Also protected by current buffer.
39. Does Apex have a requirement of planting trees back?
    Condition to plant back any trees over 18" that are removed.
40. What is the timeline for approval from the town?
    May 3rd submittal, with July/August approval for zoning. 4 mo process for Master Subdivision submittal and 4 mo process for construction drawing submittal.

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Brendie Vega, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.

3. The meeting was conducted via Webex virtual confernece (indicate format of meeting) on 03/29/2021 (date) from 5:30 pm (start time) to 7:30 pm (end time).

4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

7/9/2021
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Katlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

SEAL

KATLYN B. COCKRELL
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 11/08/2022

Katlyn B. Cockrell
Notary Public

Katlyn B. Cockrell
Print Name

My Commission Expires: 11/08/2022

WithersRavenel
Our People. Your Success.

RE: CHAPEL RIDGE TOWNS – REZONING #21-CZ-15

Dear Resident:

Please find enclosed an invitation for a neighborhood meeting on **July 29, 2021** to be held virtually by WebEx from **5pm to 7pm**. You can join by computer, smartphone, tablet or other internet enabled device at the meeting link (this will first take you to a registration):

https://withersravenel.webex.com/withersravenel/j.php?MTID=m5e195d9382058fdb70fa59ccc6de8419

To join by phone you can dial in toll-fee and use the access code:

+1-415-655-0001 US Toll
Access code: 161 418 7082

Normally you would have received notice of a neighborhood meeting before we submitted our rezoning request to the Town of Apex. Unfortunately, due to a change in how iMaps calculated buffer distance and generated mailing labels, you and two other addresses were left off our notices for our initial neighborhood meeting. The initial e was held on Monday, March 29, 2021 from 5-7 pm. A recording of that meeting can be viewed on the webpage:
https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/

Our project submittal to the Town of Apex can be viewed on their website (this may not be the latest submittal):
https://www.apexnc.org/DocumentCenter/View/35535/21CZ15?bidId=
Please send me an email if you'd like a copy of the most recent submittal.

The neighborhood meeting scheduled for July 29th will only be for the 3 addresses that were inadvertently left off the original mailing. If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please do not hesitate to contact me.
bvega@withersravenel.com or 919-535-5212

We sincerely apologize that you were not initially notified, we were disappointed when the Town of Apex staff notified us of the error earlier this month. We have been informed that the Town has updated their notification policy so these errors are avoided in the future. If you have questions for the Town, the Planner on the rezoning case is Liz Loftin: Liz.Loftin@apexnc.org or 919-249-3439.

Sincerely,
WithersRavenel

Brendie Vega

Brendie Vega, ACIP, CNU-A
Director of Planning

0732228864NAVY, FRANK NAVY, CECILIA1700 ASHBARK CT
732340602SHERRY, DAVID D SHERRY, ETHEL V1512 CLARK FARM RD
0732439867SLATE, LYNN S SLATE, TERRY E1310 OLIVE CHAPEL RD

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

07/29/2021
Date

Dear Neighbor:
You are invited to an electronic neighborhood meeting to review and discuss the development proposal at

1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road
Address(es)

0732333570, 0732337537, 0732345135, 0732347080, 0732430661
PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☒	Rezoning (including Planned Unit Development)	Town Council
☐	Major Site Plan	Town Council (QJPH*)
☐	Special Use Permit	Town Council (QJPH*)
☐	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):
The proposal is to rezone the subject site to a Planned Unit Development with Single-Family, Townhouses, and Accessory Dwelling Units.

Estimated submittal date: Submitted May 3, 2021 - Anticipated hearing dates: Aug 9 Planning Board, Aug 24 Town Council

MEETING INFORMATION:	
Property Owner(s) name(s):	Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard
Applicant(s):	Brendie Vega
Contact information (email/phone):	919-535-5212 bvega@withersravenel.com
Electronic Meeting invitation/call in info:	Webex +1-415-655-0001 US Toll Access code: 161 418 7082
Date of meeting**:	07/29/2021
Time of meeting**:	5:00 PM - 7:00 PM

MEETING AGENDA TIMES:
Welcome: 5:00 PM Project Presentation: 5:15 PM Question & Answer: 5:45 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at http://www.apexnc.org/180/Planning.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Chapel Ridge Towns Zoning: RR to PUD

Location: 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: See Attached

Address:

City: State: Zip:

Phone: Email:

Developer: Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: Email:

Engineer: Ben Mayo

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-238-0341 Fax: Email: bmayo@withersravenel.com

Builder (if known): Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: Email: drossi@tollbrothers.com

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	 (919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Format: _____

Date of meeting: _____ Time of meeting: _____

Property Owner(s) name(s): _____

Applicant(s): _____

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): _____

Applicant(s): _____

Contact information (email/phone): _____

Meeting Format: _____

Date of meeting: _____ Time of meeting: _____

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

_____

_____

Applicant's Response:

_____

_____

_____

Question/Concern #2:

_____

_____

Applicant's Response:

_____

_____

_____

Question/Concern #3:

_____

_____

Applicant's Response:

_____

_____

_____

Question/Concern #4:

_____

_____

Applicant's Response:

_____

_____

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Brendie Vega, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, ~~all property~~ 3 owners within 300 feet of the subject property ~~and any neighborhood association that represents citizens in the area via~~ first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting. BV

3. The meeting was conducted via WebEx Virtual (indicate format of meeting) on 07/29/2021 (date) from 5 pm (start time) to 7 pm (end time).

4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

8/2/2021
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lezlie B. Mull, a Notary Public for the above State and County, on this the 2 day of August, 2021.

SEAL

LEZLIE B MULL NOTARY PUBLIC WAKE COUNTY, NC

Lezlie B Mull
Notary Public

Lezlie B. Mull
Print Name

My Commission Expires: 07/14/2022

PIN	ADDRESS	OWNER	ACREAGE
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40

CHAPEL RIDGE TOWNS

PLANNED UNIT DEVELOPMENT

May 3, 2021
June 6, 2021 – 2nd Submittal
July 9, 2021 – 3rd Submittal
August 2, 2021 Planning Board Submittal
August 18, 2021 Town Council Submittal

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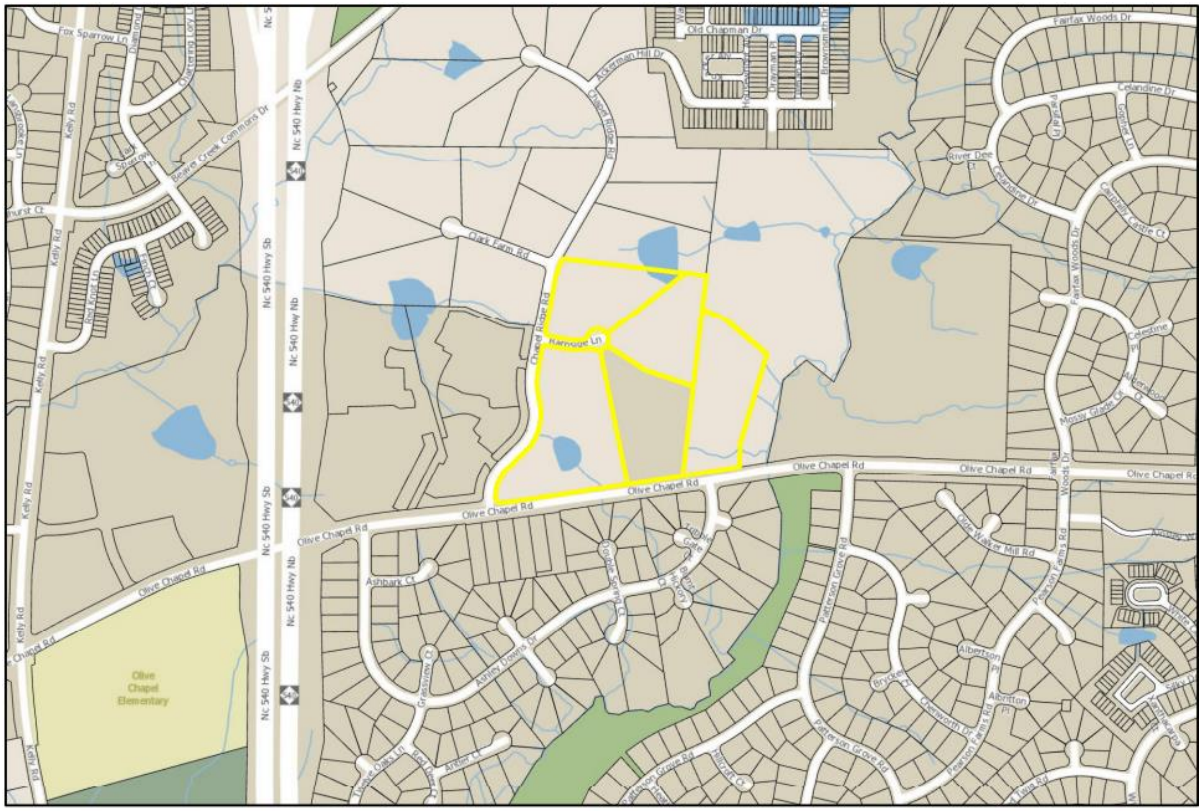
VICINITY MAP



Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretatio*

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

PROJECT INFORMATION

Name of Project	Chapel Ridge Towns
PIN(s)	0732333570, 0732337537, 0732347080, 0732345135, 0732430661
Preparer Information	WithersRavenel 115 MacKenan Drive, Cary, NC 27511 Phone: 919.469.3340 Fax: 919.467.6008 Email: bvega@withersravenel.com bmayo@withersravenel.com Attn: Brendie Vega, AICP, CNU-A Ben Mayo, PE
Contract Purchaser	Toll Bros. Inc 900 Perimeter Park Drive, Suite B3, Morrisville, NC 27560 (919) 321-4800 Attn: Jeff Westmoreland, PLA
Attorney	Morningstar Law Group 421 Fayetteville St, Suite 530, Raleigh, NC 27601 (919)590-0371 Attn: Jason L. Barron, Partner
Traffic Consultant	Exult Engineering 304-F West Millbrook Road Raleigh, NC 27609 Attn: Lisa Lundeen, PE
Current Zoning Designation	Rural Residential (RR)
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)
Current 2045 Land Use Map Designation	Medium Density Residential
Proposed 2045 Land Use Map Designation	Medium Density Residential
Area of Tracts (ac.)	21.17 Parcel Area 0.40 Barnside Lane R/W 21.57 Total Rezoning

LIST OF USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential	Non-Residential
Single-Family	Utility, Minor
Accessory Apartment	Park, Active
Townhouse	Park, Passive
	Greenway

PURPOSE STATEMENT

The Chapel Ridge Towns PUD meets the standards of the Town of Apex UDO Sections 2.3.4.F.1.iv-vi as follows:

- The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways and other transportation systems.
- Sidewalks are provided on all streets throughout the subdivision, as well as sidewalk that will be installed on the frontage of Chapel Ridge and Olive Chapel Road.
- Cul-de-sacs will be avoided and instead will provide connectivity in the form of connections to existing roads and provide stubs to future connection points.
- The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced non-residential uses.
- The site will be across from a proposed transit stop and is walkable to many shopping opportunities in the area.
- The PD Plan proposes architectural standards that are exceptional and provide high quality while incorporating energy saving features.

The Chapel Ridge Towns PD Plan meets the Legislative Considerations as defined in the Town of Apex UDO Sections 2.3.3.F.1-10:

- The PD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for Single-family homes, duplexes, and townhomes.
- The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. The introduction of public water and sewer to a neighborhood currently served by multiple wells and septic systems will improve the facilities on the site as well as to the adjoining parcels. Several of the existing homes contain underground propane tanks, which will be removed. Improvements made to the existing infrastructure as well as new infrastructure will improve the public facilities. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety and welfare of the Town and ETJ residents.
- There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.
- The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment and safety of residents in their homes.
- The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

DESIGN CONTROLS

Intensity and Density

Maximum Density (du/Acre)	5.5 du/acre		
Maximum Dwelling Units	116		
Maximum Height of Buildings	45 feet, 3 stories		
Setbacks, Townhome:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 0' 8' Building to Building Corner Side: 8'	Rear: 5'
Setbacks, Single Family:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 5' Corner Side: 8'	Rear: 10'
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70% Maximum		

Perimeter Buffers

North	20' Type A Buffer
East	20' Type B Buffer
South	30' Type B Buffer
West	20' Type B Buffer

Additional Buffer Conditions for West Buffer Along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A Buffer. *No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.

ARCHITECTURAL CONTROLS

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Windows
- Bay window
- Recessed window
- Decorative window
- Trim around the windows
- Wrap-around porch or side porch
- Two or more building materials
- Decorative brick/stone
- Decorative trim
- Decorative shake
- Decorative air vents on gables
- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

SIGNAGE

All signage on the Chapel Ridge Towns site will comply with the requirements in Section 8.7 of the Town of Apex Unified Development Ordinance.

PARKING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The Environmental Advisory Board held a meeting with the applicant on February 18, 2021 and accepted the following recommendations as proposed by the applicant:

1. The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.
2. The developer shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity. A minimum of 2 signs will be provided.
3. The development shall provide diverse and abundant pollinator sources (e.g. larval host plants, nectar, pollen, berries and blooming plants) that bloom in succession from spring to fall.
4. Species shall be selected from the Design & Development Manual or otherwise approved by Planning Staff.

5. The development shall provide native species listed in the Design and Development Manual or otherwise approved by Planning Staff to increase the native diversity of hardwood trees on site. No species shall constitute more than 25% of the required plantings for each planting type (trees, shrubs, etc.).
6. All homes shall be pre-configured with conduit for a solar energy system.
7. The builder will provide EV charging outlets as an option to individual units.
8. The developer shall provide at least 2 pet stations.
9. Outdoor lighting shall be full cut off and shielded to prevent glare and light spill over to minimize impact of neighboring residential properties. LED fixtures shall be used, and the lighting temperature shall be a maximum of 3500 Kelvin.

NATURAL RESOURCE AND ENVIRONMENTAL DATA

Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

FEMA Floodplain

The properties are not in a 100-Year Fema Flood Plain as shown on the existing conditions plan.

Resource Conservation Area

The Site is subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 Planned Developments. The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

Development located north and east of NC 540 and outside Apex Peakway which do not meet the criteria of subsections 8.1.2.C.2, 3, or 10 and which are located north and east of NC 540 and outside existing and future Apex Peakway shall provide buffers and RCA equal to or greater than 20% of the gross site acreage per UDO Section 8.1.2.C.4.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

Tree Replanting

Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

STORMWATER MANAGEMENT REQUIREMENTS

This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION

The project was reviewed at the May 26th, 2021, PRCR Advisory Commission meeting. The Advisory Commission unanimously recommended a fee-in-lieu for the project. This is based on 127 single family attached units and the rate will be set based on the date of approval by Town Council.

PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

Sanitary Sewer Service

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase.

Water Service

Water extension along the property frontage will be required. Currently there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Gas & Electric Service

Electric service currently exists on-site and will be improved.

Roadways

A Trip Generation Letter was prepared showing the proposed land use and number of units would be below the threshold for requiring a Traffic Impact Analysis, so recommended improvements are limited to development frontage and proposed access. The Site will require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. Frontage improvements along Olive Chapel Road and Chapel Ridge Road have been identified and will incorporated into the design of the development, subject to approval by the Town of Apex and NCDOT.

Olive Chapel Road is identified as a 4-lane median divided thoroughfare with 6′ bike lanes and 5′ sidewalks on 110' ROW.

- Developer shall provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6′ bike lane, constructing curb and gutter along with 5′ sidewalk, and ROW dedication for half of the ultimate 110′ ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
- Developer shall provide a deceleration taper at the site access on westbound Olive Chapel Road with 50′ of full width deceleration lane and 50′ taper.

Chapel Ridge Road is identified as a minor collector street with 5′ sidewalks on 60' ROW.

- Developer shall provide frontage improvements based on a minimum 27' curb and gutter roadway with 5' sidewalk and ROW dedication a minimum of 30' from roadway centerline.

Transit

GoApex Route 1 is planned to include a bus stop at the Olive Chapel Professional Park directly across Chapel Ridge Road from this site and begin service by 2022. The Route will tie into a larger network of transit that provides ridership to downtown Raleigh and the greater Triangle. A crosswalk will be provided across the stop-controlled approach of Chapel Ridge Road at Olive Chapel Road with the addition of sidewalk along the development frontage.

Pedestrian Facilities

Sidewalks shall be provided along the property frontage on Olive Chapel Road and Chapel Ridge Road as well as both sides of all proposed subdivision streets.

PHASING PLAN

Currently the intent is to prepare the site in one phase. More details will be developed at subdivision plan.

AFFORDABLE HOUSING

If the Town of Apex has a fund or other mechanism in place to receive donations to construct, subsidize, or participate in the development of affordable housing units (the "Fund"), the developer will contribute $215 per lot to this Fund prior to the first residential Certificate of Occupancy. In the event the Fund has not been established by the Town of Apex, the money will be conveyed to a local non-profit working on affordable housing initiatives. The developer will work with the Town of Apex to identify a mutually acceptable local non-profit organization to receive these funds.

ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Chapel Ridge Towns PUD. Elevations submitted with this PD Plan are representative of what may be provided. Elevations will be customized to the site and may differ from what is shown in the PD Plan or on other Toll Bros. residential townhome products.

CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN

The PD Plan is consistent with the Advance Apex Plan and Maps as follows:

- The Apex 2045 Future Land Use Map identifies the subject parcels as Medium Density Residential.
- The Transit Plan Map dated April 27, 2021 shows the Future Apex Go Route 1 having a stop at the Olive Chapel Business Park. With close access to the transit stop, residents of this subdivision will be able to take transit locally and connect to the larger transit system.
- The Thoroughfare and Collector Street Plan Map dated March 29, 2021 identifies Chapel Ridge Road as an existing Minor collector Road, and Olive Chapel Road as a 4-Lane with Median, Widening.
- The Bicycle, Pedestrian and Equestrian Plan identifies proposed sidewalks along Chapel Ridge Road, and proposed sidewalks along this section of Olive Chapel Road.
- The Council recently considered a Town initiated Future Land Use Map amendment to the subject parcels to increase the density. The amendment did not move forward with Council. The Chapel Ridge Towns PUD will not pursue a Land Use Map Amendment to increase the density; however it does meet the goal of the Planning Committee by introducing a higher density near a transit stop.

CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

PLANNED UNIT DEVELOPMENT

CHAPEL RIDGE TRACTS

TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MAY 3, 2021 2ND SUBMITTAL: JUNE 11, 2021
3RD SUBMITTAL: JULY 9, 2021

SITE DATA

2045 LAND USE PLAN DESIGNATION	CURRENT			MEDIUM DENSITY RESIDENTIAL				
	PROPOSED			NO CHANGE				
ZONING	CURRENT			RURAL RESIDENTIAL (RR)				
	PROPOSED			PLANNED UNIT DEVELOPMENT (PUD)				
AREA OF TRACTS IN PROPOSED PUD	0732-43-0661			4.50 AC.				
	0732-45-5135			3.33 AC.				
	0732-34-7080			3.25 AC.				
	0732-33-7537			3.99 AC.				
	0732-33-3570			6.09 AC.				
	BARNSIDE LANE ROW			0.40 AC.				
	TOTAL =			21.57 AC.				
REQUESTED SEWER CAPACITY	120 GPD * 3 BEDROOMS/TOWNHOME * 120 TOWNHOMES = 43,200 GPD							
RESIDENTIAL DENSITY	MAXIMUM			5.5 DU/ACRE				
BUILDING HEIGHT	MAXIMUM			45 FT, 3 STORIES				
TOWNHOUSE BUILDING SETBACKS	FRONT	19 FT*	REAR	5 FT	SIDE	0 FT**	CORNER	8 FT
SINGLE FAMILY BUILDING SETBACKS	FRONT	19 FT*	REAR	10 FT	SIDE	5 FT	CORNER	8 FT
WATERSHED	PROPERTY LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.							
HISTORIC STRUCTURES	NONE							
COMMUNITY AMENITIES	0.7 ACRE RECREATIONAL PLAY LAWN							
SITE BUFFERS	NORTH			20' TYPE A BUFFER				
	EAST			20' TYPE B BUFFER				
	SOUTH			30' TYPE B BUFFER				
	WEST			20' TYPE B BUFFER				

*19' FROM GARAGE TO LOT LINE AND 20' FROM GARAGE TO BACK OF SIDEWALK
**8' BUILDING TO BUILDING SETBACK

NOTE: THE PARKS AND RECREATION ADVISORY COMMISSION VOTED TO APPROVE FEE-IN-LIEU OF PARK LAND DEDICATION ON _____, 2021. FEE-IN-LIEU AMOUNT TO BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLANS ACCORDING TO THE TOWN OF APEX FEE SCHEDULE.

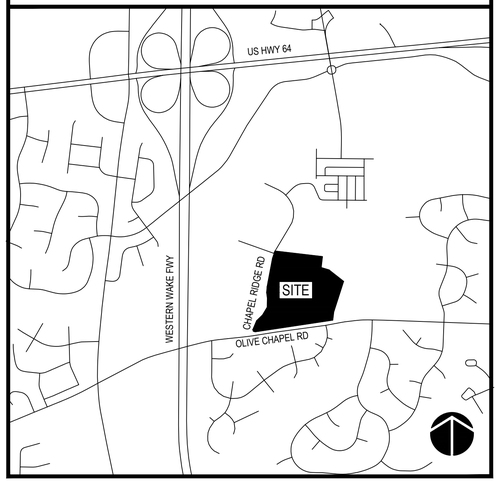
ZONING CONDITIONS

1. DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON OLIVE CHAPEL ROAD, MAINTAINING THE EXISTING WESTBOUND THROUGH LANE, WIDENING FOR A 6' BIKE LANE, CONSTRUCTING CURB AND GUTTER ALONG WITH 5' SIDEWALK, AND ROW DEDICATION FOR HALF OF THE ULTIMATE 110' ROW, MEASURED 55' FROM CENTERLINE. THE EXISTING TWO WAY LEFT TURN LANE SHALL BE RE-STRIPED AS NEEDED TO SERVE EASTBOUND LEFT TURNS AT THE PROPOSED ACCESS.
2. DEVELOPER SHALL PROVIDE A DECELERATION TAPER AT THE SITE ACCESS ON WESTBOUND OLIVE CHAPEL ROAD WITH 50' OF FULL WIDTH DECELERATION LANE AND 50' TAPER.
3. DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON CHAPEL RIDGE ROAD BASED ON A MINIMUM 27' CURB AND GUTTER ROADWAY WITH 5' SIDEWALK AND ROW DEDICATION A MINIMUM OF 30' FROM ROADWAY CENTERLINE.

INDEX OF SHEETS

0	COVER
1	EXISTING CONDITIONS
2	CONCEPTUAL PUD PLAN
3	CONCEPTUAL UTILITY PLAN
4	CONCEPTUAL STORM WATER PLAN

VICINITY MAP
1"=1,000'



PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BEN MAYO, PE
BMAYO@WITHERSRAVENEL.COM

DEVELOPER

TOLL BROTHERS INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NC 27560

ATTN: DAN ROSSI, VICE PRESIDENT - LAND DEVELOPMENT

PLANNED UNIT DEVELOPMENT
FOR: CHAPEL RIDGE TRACTS
WR PROJECT NO.: 02201034

K:\20\20-1030\201034-Toll Brothers - Chapel Ridge Tracts\CAD\Drawing Sets\PUD\0 Cover.dwg- Tuesday, August 3, 2021 9:47:55 AM - MAYO, BEN

1. NO NGS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
2. THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 12B) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
   - 2.1. CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
   - 2.2. POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
   - 2.3. GPS FIELD PROCEDURE: VRS
   - 2.4. DATE OF SURVEY: 03/31/2021
   - 2.5. DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
   - 2.6. PUBLISHED DATE/FIXED CONTROL USED: VRS, NCRD
   - 2.7. GEOID MODEL: GEOID 12B
   - 2.8. COMBINED GRID FACTOR: 0.99989615
   - 2.9. UNITS: U.S. SURVEY FEET
   - 2.10. GRID/GROUND POINT: Y(N) 724,296.53 X(E) 2,033,345.72
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
5. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
6. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
7. PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720073200J DATED MAY 02,2006.
8. LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

LINETYPES

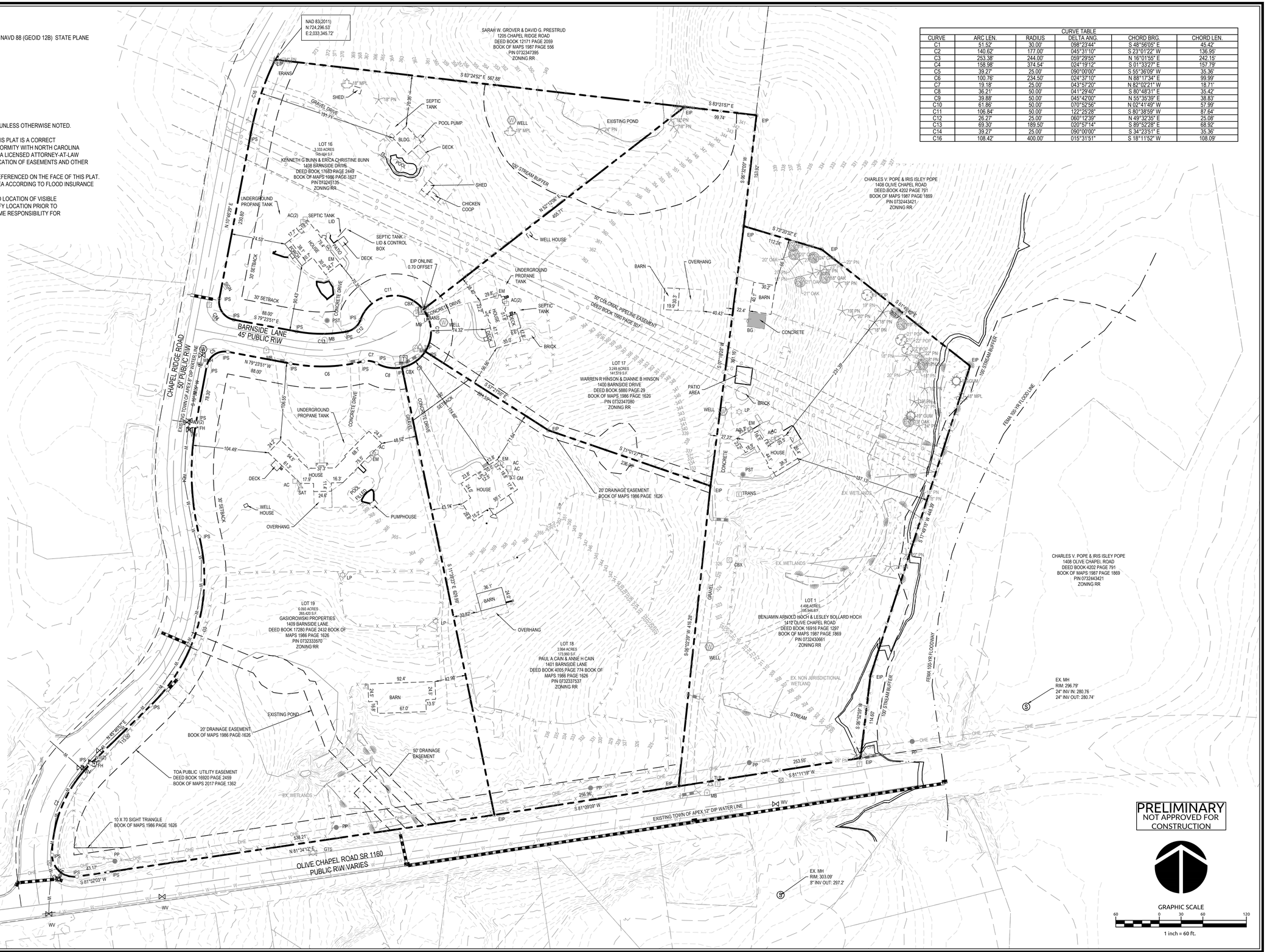
PROPERTY LINE
ADJOINER LINE
OVERHEAD ELECTRIC — OHE
GAS LINE — G
FLOOD LINE
BUFFER
WATER LINE — W
EASEMENT
GRAVEL
WETLANDS
STORM DRAIN

LEGEND

EXISTING IRON PIPE	EIP	FIBER OPTIC MARKER	FO
IRON PIPE SET	IPS	WATER MANHOLE	WMH
SIGN		BASKETBALL GOAL	BG
CLEANOUT	CO	SATELLITE DISH	SAT
SEWER MANHOLE	SSMH	AIR CONDITION UNIT	AC
CATCH BASIN	CB	POWER POLE	PP
DROP INLET		LIGHT POLE	LP
FLARED END SECTION		TRANSFORMER	TRANS
WATER SPIGOT	SPG	UNDERGROUND TELEPHONE BOX	
TELEPHONE PEDESTAL	TLP	MAILBOX	MB
CATV BOX	CBX	WATER VALVE	
GAS VALVE			
WELL	WELL		
FIRE HYDRANT			

EXISTING CONDITION NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-011).
3. REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. TREE INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/21..
6. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.



CURVE TABLE					
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	51.52'	30.00'	098°23'44"	S 48°56'05" E	45.42'
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W	136.95'
C3	253.38'	244.00'	059°29'55"	N 16°01'55" E	242.15'
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C16	108.42'	400.00'	015°31'51"	S 18°11'52" W	108.09'

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD

APEX NORTH CAROLINA

EXISTING CONDITIONS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
1

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LEGEND

- RESIDENTIAL
- PERIMETER BUFFER
- STREETYARD BUFFER
- STREAM BUFFER
- EXISTING POND
- RIGHT OF WAY DEDICATION
- EXISTING GAS PIPELINE EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING WETLAND
- CONCEPTUAL SCM LOCATION

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C16	108.42'	400.00'	015°31'51"	S 18°11'52" W	108.09'

NOTES:

1. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
2. PER 2.3.4(F)(1)(F)(I) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
3. EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
4. A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.

No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD

APEX NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

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Engineers | Planners | Surveyors
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Sheet No. 2

K:\02020-\02020104-Ed Brothers - Chapel Ridge Townhs\CAD\Drawing Sets\PD\02-Conceptual Layout Plan.dwg, Wednesday, August 18, 2021 3:08:18 PM, CHORTHOURY, SHARMA

UTILITY NOTES:

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

Sewer mains shall always be extended along any and all natural drainage courses/draws that are located within the property line boundaries of the proposed development. This sewer shall be extended to all adjacent upstream property lines.

CURVE TABLE					
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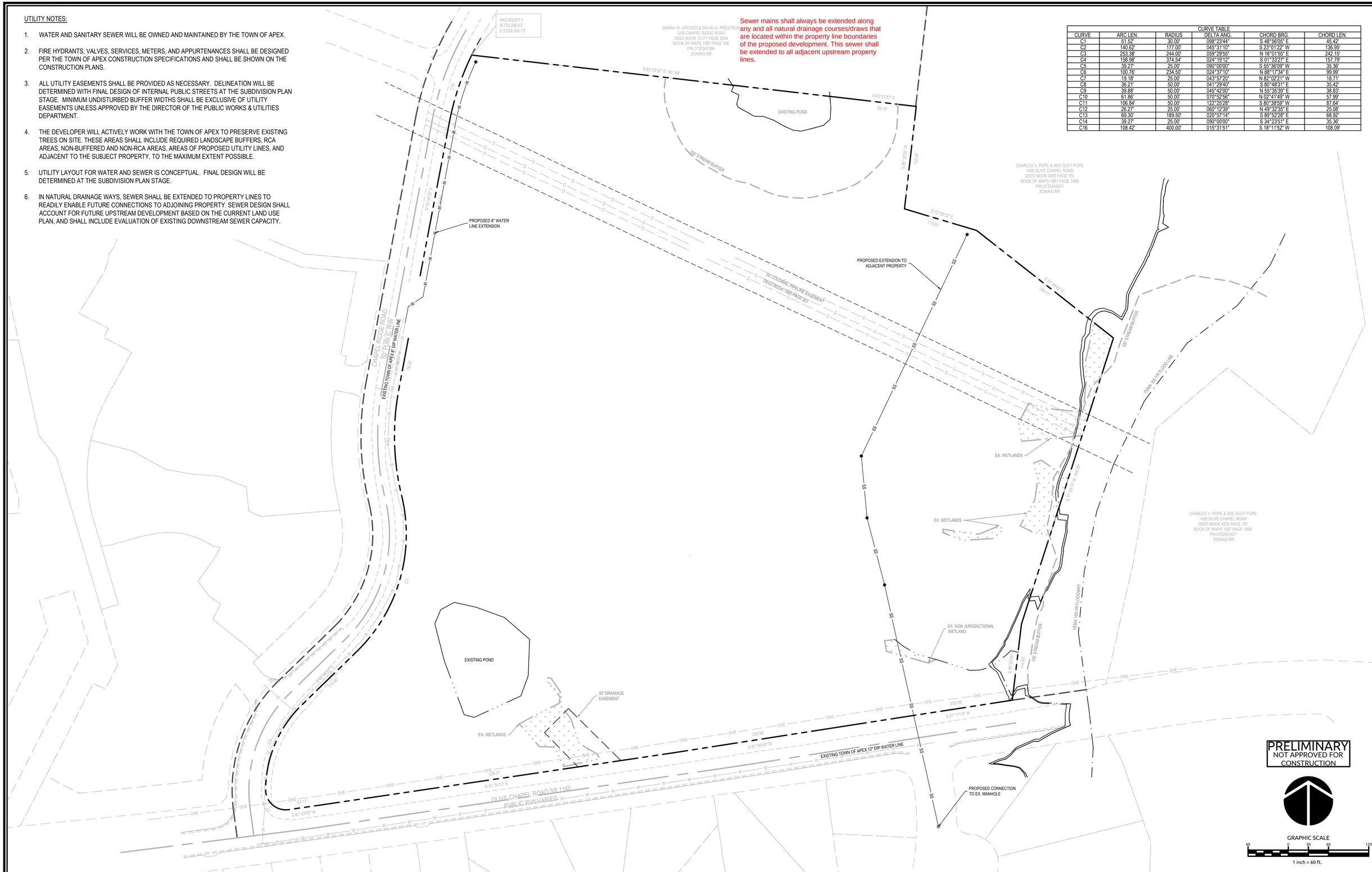

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1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD

APEX NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
3

K:\2020-\02021034-Tab Business - Chapel Ridge Twins\CAD\Drawing Sets\PUD\1 Conceptual Utility Plan.dwg Friday, July 9, 2021 9:30:19 AM MAYS, BEN

STORMWATER MANAGEMENT NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21.
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
9. STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBDIVISION PLAN.

CURVE TABLE					
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
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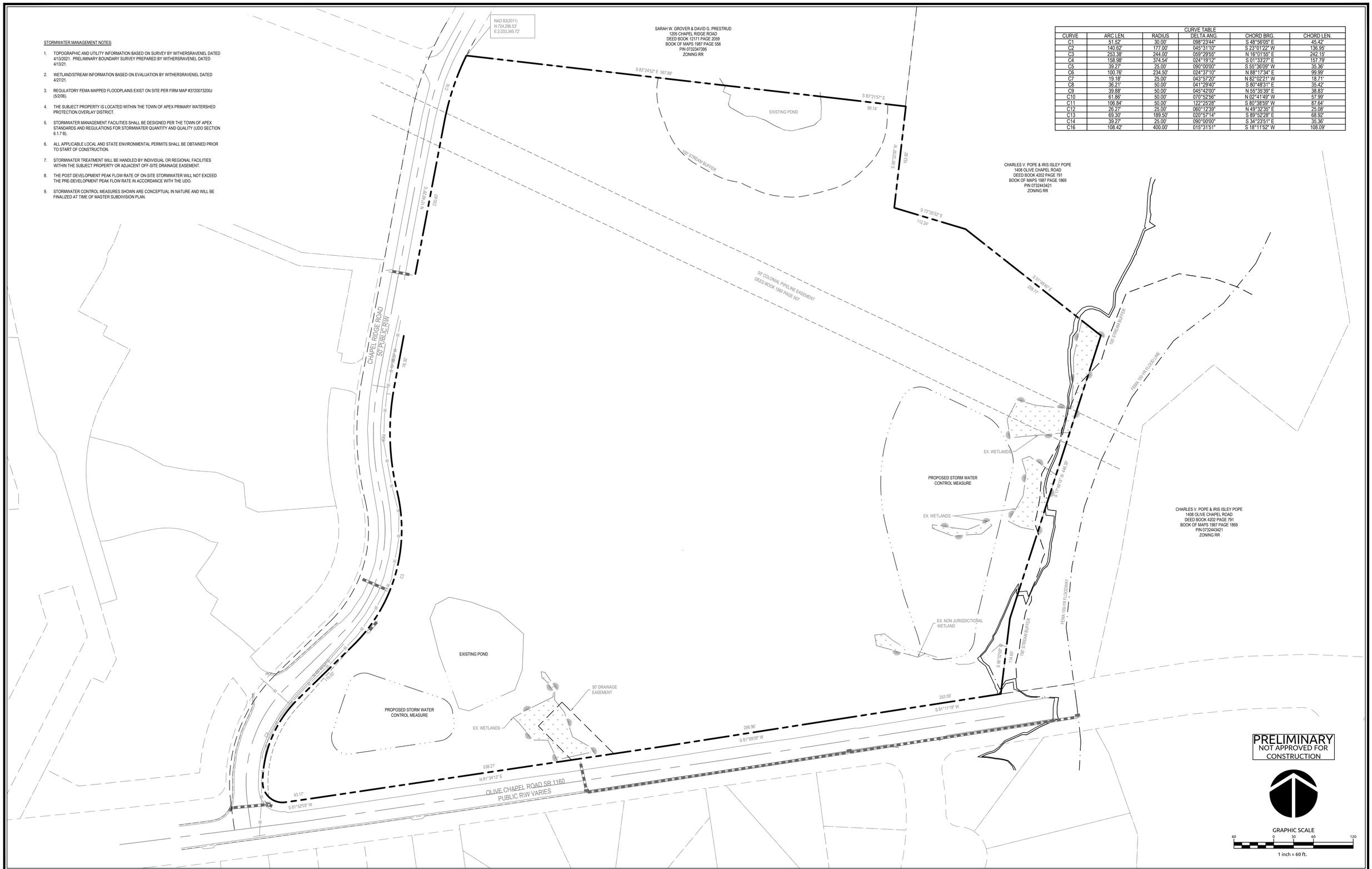

No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer: WR	Scale: AS NOTED
Drawn By: WR	Date: 04/20/2021
Checked By: WR	Job No.: 02201034

CHAPEL RIDGE PUD

APEX NORTH CAROLINA

CONCEPTUAL STORMWATER PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. 4

K:\02020-\02020103\04-Tab Bonfires - Chapel Ridge Tract\CAD\Dwrng Stds\PLD\4-Conceptual Stormwater Plan.dwg Friday, July 9, 2021 9:38:15 AM MAYO, BEN

Elevations are representative of the Architectural Controls provided in the PUD PD Text. Elevations will be customized to the site and may differ from what is shown here or on other Toll Bros. residential townhome products.

CONCEPTUAL FRONT ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD

CONCEPTUAL SIDE ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD

CONCEPTUAL REAR ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ15 Chapel Ridge Towns PUD

Planning Board Meeting Date: August 9, 2021

Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage:	±21.60 acres
PIN(s):	0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map:	Medium Density Residential
Town Limits:	Inside & ETJ

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map
☑ Consistent ☐ Inconsistent Reason: _____

☑ Apex Transportation Plan
☑ Consistent ☐ Inconsistent Reason: _____

☑ Parks, Recreation, Open Space, and Greenways Plan
☑ Consistent ☐ Inconsistent Reason: _____

Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan*. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.
   ☑ Consistent ☐ Inconsistent Reason: _____

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
   ☑ Consistent ☐ Inconsistent Reason: _____

3. *Zoning district supplemental standards*. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
   ☑ Consistent ☐ Inconsistent Reason: _____

4. *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
   ☑ Consistent ☐ Inconsistent Reason: _____

5. *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
   ☑ Consistent ☐ Inconsistent Reason: _____

6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

☑ Consistent ☐ Inconsistent Reason: _____

7. *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

☑ Consistent ☐ Inconsistent Reason: _____

9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

☑ Consistent ☐ Inconsistent Reason: _____

10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

☑ Consistent ☐ Inconsistent Reason: _____

Planning Board Recommendation:

Motion: To recommend approval as proposed by applicant.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Reginald Skinner

☐ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☑ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as proposed by applicant.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 9th day of August 2021.

Attest:

Michael Marks Digitally signed by Michael Marks Date: 2021.08.09 20:22:21 -04'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2021.08.09 17:55:12 -04'00'

Dianne Khin, Director of Planning and Community Development

http://www.apexnc.org/DocumentCenter/View/36401/21CZ15_Combined?bidId=
Legal Notice of Public Hearing... apexnc.org
File Edit Go to Favorites Help
1 / 2

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ15
Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.
Authorized Agents: Brendie Vega and Ed Tang, WithersRavenel
Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Acreage: ±21.60 acres
Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Bonnie Brock (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 23-August 9, 2021

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15
Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Superficie: ±21.60 acres
Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de Agosto, 2021 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 23 de julio - 9 de Agosto, 2

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ15
Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.
Authorized Agent: Brendie Vega and Ed Tang, WithersRavenel
Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Acreage: ±21.60 acres
Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tess Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35533.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 30-August 24, 2021

TOWN OF APEX

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15

De ... or la presente se notifican las audiencias de la Ordenanza de Desarrollo Unificado (UD... públicas ante el Consejo Municipal del Ayuntam... tas audiencias es considerar lo siguiente:

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15
Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Superficie: ±21.60 acres
Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #21CZ15
Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.
Authorized Agents: Brendie Vega and Ed Tang, WithersRavenel
Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Acreage: ±21.60 acres
Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Bonnie Brock (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 23-August 9, 2021

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15

Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
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Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

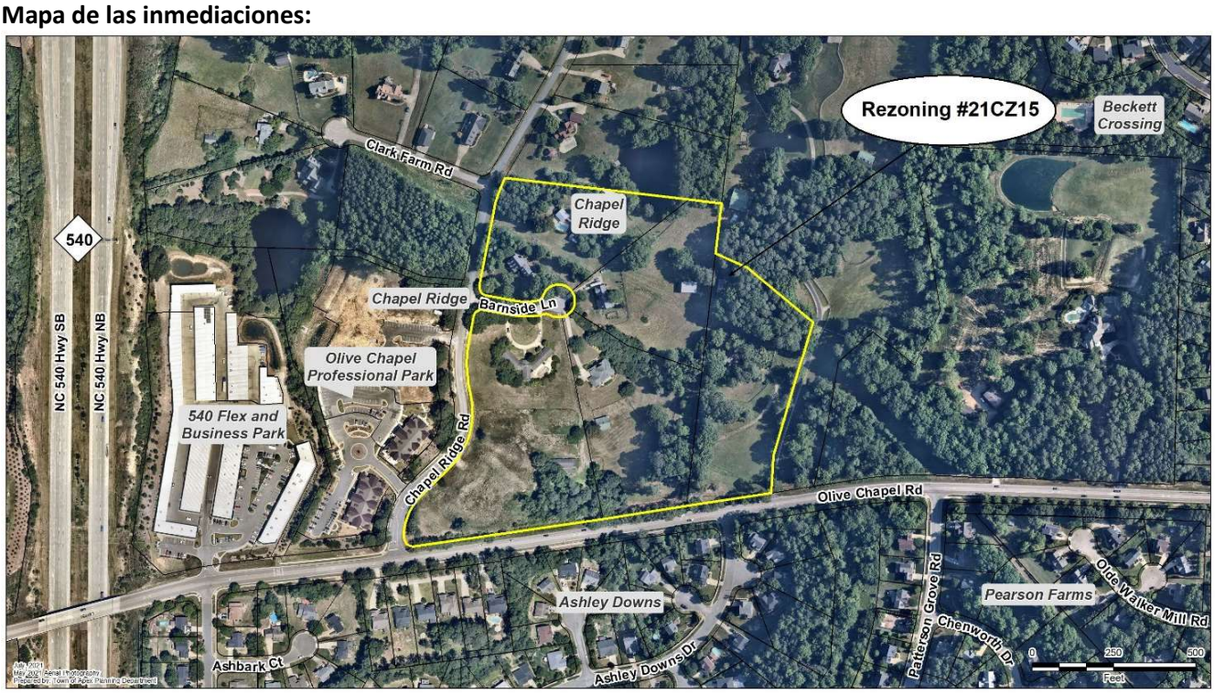
Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de Agosto, 2021 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 23 de julio - 9 de Agosto, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #21CZ15
Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.
Authorized Agent: Brendie Vega and Ed Tang, WithersRavenel
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Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:

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Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 30-August 24, 2021

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15

Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
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Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

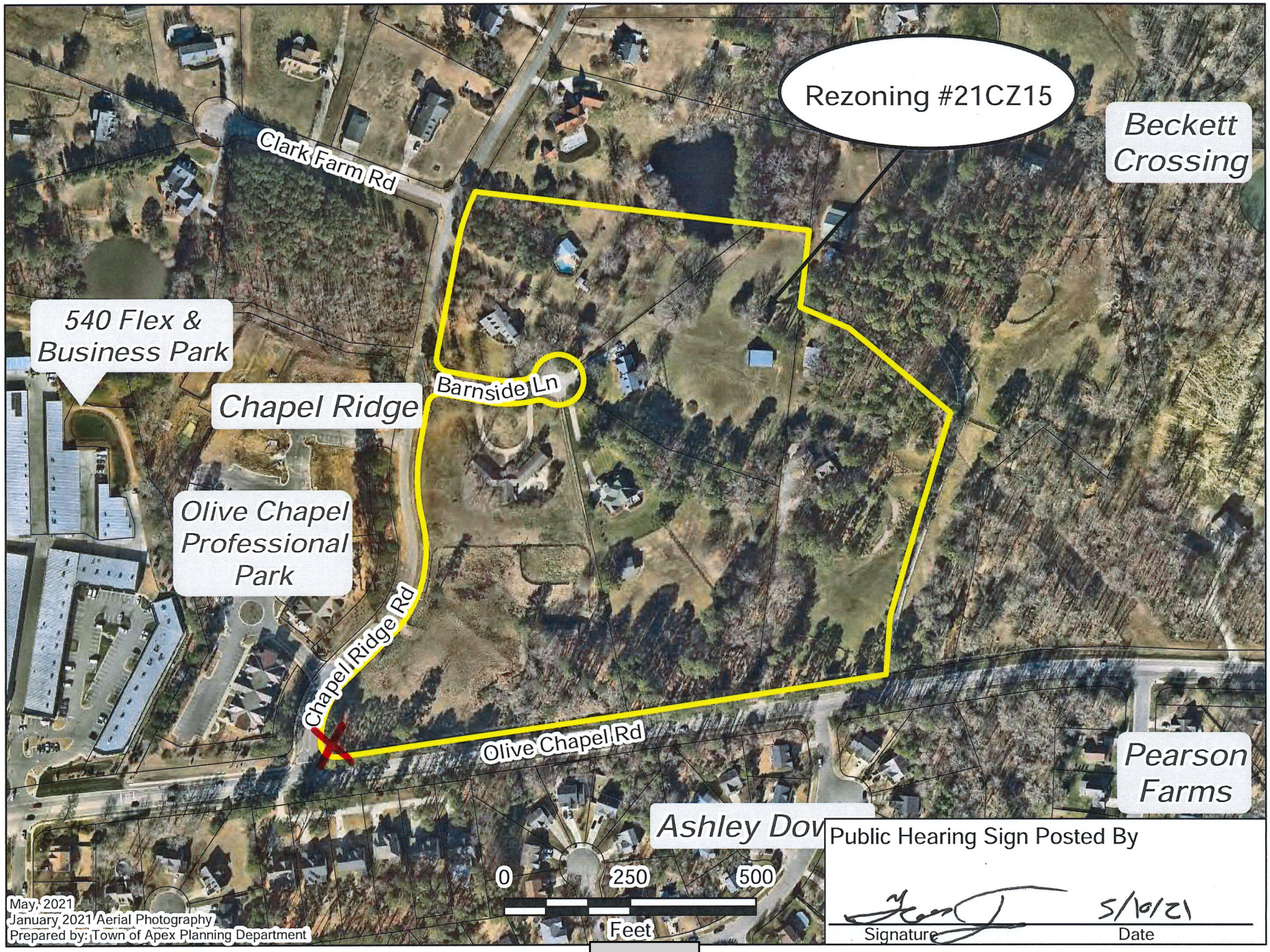
Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/35535/21CZ15.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 30 de julio - 24 de agosto, 2021



Public Hearing Sign Posted By

Signature

5/10/21

Date

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #21CZ15 Chapel Ridge Towns PUD
Project Location:	1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Applicant or Authorized Agent:	Toll Brothers, Inc. Brendie Vega and Ed Tang, WithersRavenel
Firm:	WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 23, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

7/26/2021
Date

Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paralee J. Smith, a Notary Public for the above State and County, this the 26 day of July, 2021.

Notary Public

My Commission Expires: 9/12/2023

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #21CZ15 Chapel Ridge Towns PUD
Project Location:	1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Applicant or Authorized Agent:	Toll Brothers, Inc. Brendie Vega and Ed Tang, WithersRavenel
Firm:	WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 30, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

8/2/2021
Date

Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 2 day of August, 2021.

Jeri Chastain Pederson
Notary Public

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024

My Commission Expires: 3/10/2024

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Glenn Carrozza
5625 Dillard Drive
Cary, NC, 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 13, 2021

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: May 3, 2021
- Name of development: 21CZ15 Chapel Ridge Towns PUD
- Address of rezoning/development: 1400, 1401, 1408, and 1409 Barnside Lane; 1412 Olive Chapel Rd
- Total number of proposed residential units: 127
- Type(s) of residential units proposed: Townhomes

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☑ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☑ Elementary ☐ Middle ☑ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.
☑ School expansion or construction within the next five years is not anticipated to address concerns.
☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,
Glenn Carrozza
Glenn Carrozza

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: August 24, 2021

Item Details

Presenter(s): Amanda Bunce, Current Planning Manager

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion regarding various amendments to the Unified Development Ordinance (UDO).

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board heard these amendments at their August 9, 2021 meeting and unanimously recommended approval.

Item Details

Summary of UDO Amendments

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans*; 8.3.9.E *Parking – Other Eligible Alternatives*; 8.6.2 *Lighting Plan*;14.1.1 *Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally*; and 14.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, and 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

<u>Attachments</u>

- Staff Report
- Public Notice
- Ordinance

APEX 1873 NORTH CAROLINA

Requested by Planning Staff:

1. **Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans;* 8.3.9.E Parking – Other Eligible Alternatives; 8.6.2 Lighting Plan; *14.1.1 Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally;* and 14.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".**

2.1.1 Town Council

A) *Powers and Duties*

…

2) *Review and approve, approve with conditions, or disapprove.* To review, hear, consider, and approve, approve with conditions, or disapprove:

a) The adoption of an ordinance to amend the Official Zoning District Map.

b) The adoption of an ordinance approving a PUD-CZ, SD-CZ, TND-CZ, or MEC-CZ for zoning district designation.

c) ~~Applications for Special Use Permits.~~

d) ~~Applications for Major Site Plans.~~

B) *Conflict of Interest*

Per NCGS 160D-109(a), Town Council members shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Town Council members shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

~~Per NCGS 160D-109(d) and (e), Town Council members shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship~~

~~with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation at or prior to the hearing or vote on that matter and that member does not ask to be recused, the remaining members shall by majority vote rule on the objection.~~

2.1.3 Board of Adjustment

A) *Powers and Duties*
The Board of Adjustment shall have the following powers and duties:

1) *Review and approve, approve with conditions, or deny.* To review, hear, consider and approve, approve with conditions, or deny:

a) Applications for Variance Permits.

b) **Applications for Special Use Permits.**

2.1.7 Technical Review Committee

A) *Powers and Duties*
The Technical Review Committee (TRC) shall have the following powers and duties:

1) *Minor Site Plan**, Major Site Plan,** and Master Subdivision Plan.* To review, consider, and approve, approve with conditions, or disapprove applications for Minor Site Plans**, Major Site Plans,** and Master Subdivision Plans.

2) *Rezoning ~~and Major Site Plan~~.* To review, consider, and make recommendations to approve, approve with conditions, or disapprove applications for Rezonings ~~and Major Site Plans~~.

3) *Construction Plans.* To consider and approve, approve with conditions, or disapprove applications for Construction Plans for subdivision, site plans, and other related Construction Plans.

2.2.11 Public Notification
…
E) *Timing of Notice*
Unless otherwise expressly provided in the North Carolina General Statutes or this Ordinance, notice shall be provided as follows:

Application for Development Permit or Other Action	Notice Required (days before hearing/action)			
	Neighborhood Meeting (Sec. 2.2.7)	**Written (Sec. 2.2.11.B)**	**Published (Sec. 2.2.11.C)**	**Posted (Sec. 2.2.11.D)**
Rezoning, Conditional Rezoning, PUD-CZ, SD-CZ, TND-CZ, MEC-CZ	Written notice no less than 14 days prior to meeting date	Not more than 25 days nor less than 10 days prior to public hearing	Once a week for two successive weeks prior to public hearing; first publication not less than 10 days nor more than 25 days before hearing	Not less than 10 days prior to public hearing
~~Major Site Plan,~~ Special Use Permit (Quasi-judicial public hearing~~s~~)	Written notice no less than 14 days prior to meeting date	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	Once a week for two successive weeks prior to quasi-judicial public hearing; first publication not less than 10 days nor more than 25 days before quasi-judicial hearing	Not less than 10 days prior to quasi-judicial public hearing
Residential Master Subdivision Plans**, Major Site Plans**	Written notice no less than 14 days prior to meeting	N/A	N/A	N/A

Application for Development Permit or Other Action	Notice Required (days before hearing/action)			
	Neighborhood Meeting (Sec. 2.2.7)	**Written (Sec. 2.2.11.B)**	**Published (Sec. 2.2.11.C)**	**Posted (Sec. 2.2.11.D)**
Unified Development Ordinance (limited instances require Published Notice)	N/A	N/A	Once a week for two successive weeks prior to public hearing; first publication not less than 10 days nor more than 25 days before hearing for 1) Changes that affect the permitted uses of land; or 2) Changes relating to telecommunications towers or windmills.	N/A
Variance permit (Quasi-judicial public hearings)	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing
Appeals to Board of Adjustment (interpretations and decisions of Director of Planning and Community Development) (Quasi-judicial public hearings)	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing
Expansion of ETJ	N/A	No less than 30 days prior to public hearing	Not more than 25 days nor less than 10 days prior to public hearing	N/A

2.2.15 Action by the Town Council

After receipt of the recommendation from the Planning Board (if required), or at the Town Council's discretion, after 30 days of consideration of proposed amendments to the zoning ordinance or zoning map by the Planning Board with no written recommendation, the scheduling of a public hearing (Sec. 2.2.10) and public notification (Sec. 2.2.11), the Town Council shall conduct a public hearing on an application pursuant to Sec. 2.2.18 *Public Hearing Procedures* ~~or Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures*, as appropriate~~. At the public hearing, the Town Council shall consider the application, the relevant support materials, the Staff Report, the Planning Board recommendation ~~(if required)~~, and the public testimony given at the public hearing. After the close of the public hearing, the Town Council by a majority vote of the quorum present, shall approve, approve with conditions (if appropriate), or disapprove the application based on the relevant review standards.

~~Per NCGS 160D-406, when reviewing and taking action on Special Use Permits and Major Site Plans the Town Council shall follow quasi-judicial procedures. No vote greater than a majority vote shall be required for the Town Council to issue such approvals. For the purposes of this Section, vacant positions on the Town Council and members who are disqualified from voting on a quasi-judicial matter under NCGS 160D-109(d) shall not be considered 'members of the board' for calculation of the requisite majority.~~

Per NCGS 160D-605, prior to adopting or rejecting any zoning text or map amendment, the Town Council shall approve a statement describing whether its action is consistent or inconsistent with all applicable officially adopted plans. For zoning map amendments, the statement shall also explain why the Council considers the action taken to be reasonable and in the public interest.

2.3.1 Development Approvals, General Overview

Table 2.3.1 summarizes the development review procedures for all types of applications for development approvals and other permits outlined in this Article.

TABLE 2.3.1: DEVELOPMENT REVIEW PROCEDURES D = Final Decision Maker R = Recommendation A = Appellate Body				
DEVELOPMENT PERMIT	**Director of Planning and Community Development / Technical Review Committee**	**Board of Adjustment**	**Planning Board**	**Town Council**
Text Amendment (UDO) (Sec. 2.3.2)	R		R	D
Rezoning (Sec. 2.3.2)	R		R	D
Conditional Zoning (CZ) District (Sec. 2.3.3)	R		R	D
Planned Unit Development District (PUD-CZ) District (Sec. 2.3.4)	R		R	D
Traditional Neighborhood District (TND-CZ) (Sec. 2.3.4)	R		R	D
Sustainable Development Conditional Zoning District (SD-CZ) (2.3.16)	R		R	D
Major Employment Center (MEC-CZ) District (Sec. 2.3.4)	R		R	D
Special Use Permit (Sec. 2.3.5)	R	**D**		~~D~~
Site Plans (Major) (Sec. 2.3.6)	~~R~~ **D**	**A**		~~D~~
Site Plans (Minor) (Sec. 2.3.6)	D	A		
Master Subdivision Plan (Sec. 2.3.7.D)	D	A		
Construction Plans (Sec. 2.3.7.E)	D	A		
Master Subdivision Final Plat (Sec. 2.3.7.F)	D	A		
Variance Permit (Sec. 2.3.8)	R	D		
Administrative Adjustment (Sec. 2.3.9)	D	A		
Certificate of Zoning Compliance (Sec. 2.3.10)	D	A		
Temporary use (Sec. 2.3.11)	D	A		
Appeals not identified in Table 2.3.1 (Sec. 2.3.12)	D	A		
Beneficial use Determination (Sec. 2.3.13)		D		
Vested Rights (Sec. 2.3.14)				D
Tree Removal and/or Pond Drainage Plan (Sec. 2.3.15)	D	A		

2.3.5 Special Use Permit

A) *Purpose*

Uses requiring a Special Use Permit are those uses that are potentially incompatible with the other uses permitted in a zoning district and, therefore, require, special, individual review of their location, design, configuration, intensity, and density of use or structures. To ensure land use compatibility, conditions of approval may be imposed that are pertinent to the particular use at a particular location.

B) *Authorization*

Only those uses authorized as special uses in Sec. 4.2.2 *Use Table* may be approved with a Special Use Permit. The designation of a use as a special use in Sec. 4.2.2 *Use Table*, does not constitute an authorization that such use shall receive approval of a Special Use Permit pursuant to this Section. Rather, each proposed Special Use Permit shall be evaluated by the ~~Town Council~~ **Board of Adjustment** for compliance with the standards set forth in this Section and applicable supplementary standards for the use in Sec. 4.4 *Supplemental Standards*.

C) *Procedures*

1) General

The procedures for initiation of the application, the application contents, neighborhood meeting, its submission, the fees, the review by Town staff, public notification, and then approval, approval with conditions, or disapproval by the ~~Town Council~~ **Board of Adjustment** at a quasi-judicial public hearing(s) shall comply with the requirements of Sec. 2.2 *Common Review Procedures*.

2) ~~Town Council~~ **Board of Adjustment** Quasi-judicial Public Hearing Procedures

In addition, to ensure review of the application complies with quasi-judicial requirements, the public hearing shall be conducted in accordance with Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures*. **Per NCGS 160D-406, a majority of the members shall be required to approve a Special Use Permit. For the purposes of this Section, vacant positions on the Board of Adjustment and members who are disqualified from voting on a quasi-judicial matter under NCGS 160D-109(d) shall not be considered 'members of the board' for calculation of the requisite majority.**

D) *Standards*

To approve an application for a Special Use Permit, the ~~Town Council~~ **Board of Adjustment** shall find that:

1) *Compatibility.* The proposed Special Use Permit shall be appropriate for its proposed location and compatible with the character of surrounding land uses.

2) *Zoning district supplemental standards.* The proposed Special Use Permit shall comply with Sec. 4.4 *Supplemental Standards*.

3) *Design avoids significant adverse impacts, avoids being a nuisance, and minimizes adverse impact.* The proposed Special Use Permit shall not have a significant adverse impact on surrounding lands (including but not limited to) regarding trash, traffic service delivery, parking and loading, odors, noise, glare, visual impact, and vibration. The proposed Special Use Permit shall not create a nuisance. The proposed Special Use Permit shall be designed to minimize adverse effects of the proposed use on adjacent lands.

4) *Design minimizes environmental impact.* The proposed Special Use Permit shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, and other natural resources.

5) *Impact on public facilities.* The proposed Special Use Permit shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.

6) *Standards of this Ordinance.* The proposed Special Use Permit shall comply with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

E) *Conditions and Restrictions*

The ~~Town Council~~ **Board of Adjustment** may impose, in approving the Special Use Permit, such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, it determines are required by the standards of this Section to prevent or minimize adverse effects from the proposed use and development on surrounding land uses. All conditions imposed on any special use shall be expressly set forth in the Special Use Permit.

F) *Expiration for Non-initiation of a Special Use*

If a special use authorized by a Special Use Permit is not initiated within 24 months of issuance of the Special Use Permit, the Special Use Permit shall expire and be void. A different time may be specified in the Special Use Permit within which the special use must be initiated. For purposes of this Subsection, "initiated" means that a building permit has been issued for the special use or if the special use does not require a building permit, the special use is established, ongoing, and in operation. Time frames do not change with successive owners. Upon written request, one 12-month extension of the time to initiate a special use may be granted by the ~~Town Council~~ **Board of Adjustment** for good cause shown.

G) *Amendments*

A Special Use Permit may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

2.3.6 Site Plan

…

D) *Procedures*

1) *Minor Site Plans ~~(No public hearing required, staff review and approval).~~* Procedures for the review of site plans that have less than 100,000 square feet of nonresidential floor area~~,~~ **or** less than ~~20~~**300** multi-family units~~, or those that do not rise to the level of Major Site Plan per the criteria in Sec. 2.3.6.D.2~~ shall be processed and reviewed according to the standards below. All Town of Apex development projects, and sites designated as North Carolina Certified Sites by the North Carolina Department of Commerce, not exempt from review according to Sec. 2.3.6.C shall be reviewed as Minor Site Plans. A "Town of Apex development project" is defined as a development project performed or funded in part or in whole by the Town, with or without the use of either federal or state funds.

a) ~~The procedures for initiation of an application for a Minor Site Plan, the application contents, fees, application submission, and staff review shall comply with the relevant provisions of Sec. 2.2 *Common Review Procedures*, except that:~~

~~(i) A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.~~

~~(ii) The Director of Planning and Community Development shall forward applications for Minor Site Plans to the TRC for review and recommendation.~~

~~(iii) Within five (5) calendar days of the recommendation of the TRC on the application, the Director of Planning and Community Development shall review the TRC recommendation and determine if the application complies with Sec. 2.3.6.E *Standards.*~~

~~(iv) If the Director of Planning and Community Development determines the application complies with Sec. 2.3.6.E *Standards*, a notice of approval shall be sent to the applicant. If the Director of Planning and Community Development determines the application does not comply with Sec. 2.3.6.E *Standards*, a written notice shall be transmitted to the applicant specifying the application's deficiencies from the appropriate review standards of this Ordinance. No further action shall be taken on the application until the Director of Planning and Community Development has received a corrected application from the applicant. The Director of Planning and Community Development may consider maintaining the same review schedule for an application that requires only a minor correction, and is modified by the applicant in a timely manner as specified by the Director of Planning and Community Development.~~

2) *Major Site Plans.* For the purposes of this Section and this Ordinance, Major Site Plans shall be considered site plans that propose 100,000 square feet or greater of nonresidential floor area~~,~~ or ~~20~~ **300** multi-family units or more~~, or those site plans that rise to the level of Major Site Plan based on the thresholds listed below~~. Any Town of Apex development project, and sites designated as North Carolina Certified Sites by the North Carolina Department of Commerce, meeting the thresholds of this Section shall be reviewed as a Minor Site Plan.

a) ~~Multiple site plan applications within any three year period for one property, or portions of the same property, or neighboring properties if owned by the same entity, shall be considered as one site plan for the determination of Major Site Plan. The non-residential square footage and multi-family unit count will be added together over the three-year period, and the multiple site plan applications will be considered as one for the criteria in Secs. 2.3.6.D.2.b., c., d., and e.~~

b) ~~Site plans proposing 100 or more additional parking spaces to existing development.~~

c) ~~Site plans proposing to grade more than 25 acres.~~

d) ~~Site plans proposing any building taller than four (4) stories.~~

e) ~~Site plans proposing the mixing of architectural types, exotic architecture, or the use of non-standard materials.~~

3) **Minor and** Major Site Plans shall be processed and reviewed as follows:

~~a)~~ ~~Reserved.~~

~~b)~~ **a)** The procedures for initiation of an application for a **Minor or** Major Site Plan, the application contents, fees, application submission, and staff review shall comply with the relevant provisions of Sec. 2.2 *Common Review Procedures*, except that:

(i) A Traffic Impact Analysis (TIA) shall be required in accordance with Sec. 13.19.

(ii) The Director of Planning and Community Development shall forward applications for Minor and Major Site Plans to the Technical Review Committee (TRC) for review.

(ii**i**) If the ~~Director of Planning and Community Development~~ **TRC** determines the application complies with Sec. 2.3.6.E *Standards*~~, it shall be forwarded to the Town Council for consideration~~, a notice of approval shall be sent to the applicant **by the Director of Planning and Community Development**. If the ~~Director of Planning and Community Development~~ **TRC** determines the application does not comply with Sec. 2.3.6.E *Standards*, a written notice shall be transmitted to the applicant specifying the application's deficiencies from the appropriate review standards of this Ordinance. No further action shall be taken on the application until the Director of Planning and Community Development has received a corrected application from the applicant. The Director of Planning and Community Development may consider maintaining the same review schedule for an application that requires only a minor correction, and is modified by the applicant in a timely manner as specified by the ~~Director of Planning and Community Development~~ **TRC**.

~~c) Town Council Quasi-judicial Hearing and Decision~~

~~(i) At the meeting, the Town Council shall conduct a quasi-judicial hearing in accordance with Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures* and consider the application, Staff Report, and all other relevant matters and approve, approve with conditions, or disapprove the application based on the standards in Sec. 2.3.6.E *Standards*. The applicant shall have the burden of production and proof that standards are met.~~

~~(ii) The Town Council may, on its own motion and for good cause shown, continue consideration of the Major Site Plan to a future meeting, fixing the date, time, and place. An applicant shall be entitled to one (1) continuance as of right; however, all subsequent continuances shall be granted at the discretion of the Town Council only upon good cause shown.~~

E) *Standards*

~~1) *Minor Site Plan.*~~ In order to approve an application for a Minor **or Major** Site Plan, the ~~Director of Planning and Community Development~~ **TRC** shall find

the standards provided below are met by the proposed Minor **or Major** Site Plan. Notwithstanding anything to the contrary in this subsection, Town of Apex development projects shall meet such standards only to the maximum extent reasonable and practicable, as determined by the Director of Planning and Community Development.

~~a)~~ **1)** *Zoning district supplemental standards*. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards.*

~~b)~~ **2)** *Site development standards*. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*.

~~c)~~ **3)** *Mitigation of development on steep slopes*. If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards*.

~~d)~~ **4)** *Dedication of ROW*. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW Consistent with Advance Apex: 2045 Transportation Plan*.

~~e)~~ **5)** *Required improvements*. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*.

~~f)~~ **6)** *Other relevant standards of this Ordinance*. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.

~~g)~~ **7)** *Applicable Standards of Article 7: Subdivision and Article 14: Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.

4) ~~*Major Site Plan.* In order to approve an application for a Major Site Plan, the Town Council shall find the following standards are met by the proposed Major Site Plan:~~

~~a) *Compatibility.* The development proposed in the site plan and its general location is compatible with the character of surrounding land uses.~~

~~b) *Zoning district supplemental standards.* The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards.*~~

~~c) *Site development standards.* The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards.*~~

~~d) *Mitigation of development on steep slopes.* If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards.*~~

~~e) *Dedication of ROW*. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW.*~~

~~f) *Required improvements*. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements.*~~

~~g) *Other relevant standards of this Ordinance*. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.~~

~~h) *Applicable Standards of Article 7: Subdivision and Article 14: Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.~~

~~i) *Impact on public facilities.* The proposed development shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.~~

~~F) *Conditions and Restrictions*~~

~~The Town Council shall have the authority to impose such conditions on a Major Site Plan that are necessary to accomplish the purposes of this Section, this Article, this Ordinance and the goals and policies of the 2045 Land Use Map. All conditions imposed on a Major Site Plan shall be expressly set forth on the site Construction Plans.~~

~~G)~~ **F)** *Phasing Plan*

Provisions of required public improvements, buffers, Resource Conservation Area, and recreation areas may be installed in phases as approved by the ~~Director of Planning and Community Development, Planning Board and Town Council~~ **TRC** such that the improvements reasonably relate to the use intended for the site and as required by the *Town of Apex Standard Specifications and Standard Details*. ~~A Phasing Plan clearly showing the phases and any other pertinent information required by the applicant, Department of Planning and Community Development, Planning Board, or Town Council shall be recorded by the applicant with the Wake County Register of Deeds.~~

~~H)~~ **G)** *Site Construction Plan*

After a Site Plan has been approved by ~~the Town Council or a Minor Site Plan approved by the Director of Planning and Community Development~~ **TRC**, the applicant shall submit the Site Construction Plans to the Development Services ~~Supervisor~~ **Manager**. The submission shall be in a form approved by the ~~Assistant Town~~ **Development Services** Manager. The applicant shall ensure that the Construction Plans conform to the approved Site Plan design and that all conditions imposed on the Site Plan by the ~~Town Council, or the Director of Planning and Community Development~~ **TRC** for a Minor **or Major** Site Plan, are met in the Construction Plans. The Construction Plans shall be reviewed by the ~~Technical Review Committee~~ **TRC** to ensure compliance with the approved Site Plan and all applicable Town, county, state, and federal regulations and requirements, including all relevant construction standard specifications and details. Any modifications to or deviations from the approved Site Plans must be requested in writing to the Director of Planning and Community Development and may require additional review by the relevant permit issuing authority if deemed appropriate by the Director of Planning and Community Development. All Construction Plans shall bear the seal and signature of a professional engineer, landscape architect, surveyor, or architect, who is authorized to perform such work and licensed in the State of North Carolina. Once the Construction Plan is approved, it is signed by the relevant members of the ~~Technical Review Committee~~ **TRC** and forwarded to the applicant. The applicant is responsible for returning the requisite number of copies, as determined by the ~~Assistant Town~~ **Development Services** Manager, to the Development Services ~~Supervisor~~ **Manager**.

~~I)~~ **H)** *Final Plat*

After the Construction Plans are signed and the requisite number of copies are returned to the Development Services ~~Supervisor~~ **Manager**, the grading permit has been issued, and all relevant fees have been paid, then the applicant may commence work on the site as per the approved construction sequence. At some point during site construction, the applicant may determine that sufficient work has been completed and that they want to proceed with recording a final plat. At that point the applicant shall submit a final plat to the Department of Planning and Community Development for review and approval. All incomplete or insufficient site work must be guaranteed by the provision of a sufficient surety prior to approval of the final plat. All drainage and utility easements must be centered on the as-built locations of the installed improvements. The submission shall be in a form approved by the Director of Planning and Community Development, and should be made at least two months prior to the time that the applicant would like to obtain the Certificate of Occupancy (CO). This will allow the staff adequate time for review and for any necessary revision and re-review to be made to the plat submittal. The applicant shall ensure that all public utility easements, private access easements, Resource Conservation Area (with metes and bounds description), buffers, setbacks, and any other items required by the Director of Planning and Community Development are shown on the final plat and anchored, or described, with a metes and bounds description. Payment of all applicable fees and requisite bonding is due prior to final plat approval. The final plat must be recorded prior to a CO being issued for the project.

2.3.7 Subdivision

…

E) *Construction Plans for Master Subdivision Plans*

…

2) *Procedures*

The procedures for initiation of an application (Sec. 2.2.1) for Construction Plans for subdivision, the application contents (Sec. 2.2.4), fees (Sec. 2.2.5), and application submission (Sec. 2.2.8) shall comply with those relevant provisions in Sec. 2.2 *Common Review Procedures*. Within 60 days after the application is determined sufficient, the Director of Planning and Community Development (acting as the subdivision administrator) and the Development Services ~~Supervisor~~ **Manager** shall review the application, refer it to the TRC for review and comment, and approve, approve with conditions, or disapprove the Construction Plans based on the standards in Sec. 2.3.7.E.4 *Standards*.

…

8.3.9.E Parking – *Other Eligible Alternatives*

For Minor **and Major** Site Plans and Master Subdivision Plans, the Director of Planning and Community Development may approve any other alternative to providing the requisite number of off-street parking spaces on the site of the subject development (including, but not limited to, a decrease in the number of proposed off-street parking spaces by not more than 10% from the minimum number of spaces otherwise required under Sec. 8.3) if the applicant demonstrates to the satisfaction of the Director of Planning and Community Development that the proposed plan will do at least as good of a job of protecting surrounding neighborhoods, maintaining traffic circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

~~For Major Site Plans, the Town Council may approve any other alternative to providing the requisite number of off-street parking spaces on the site of the subject development (including, but not limited to, a decrease in the number of proposed off-street parking spaces by not more than 10% from the minimum number of spaces otherwise required under Sec. 8.3) if the applicant demonstrates to the satisfaction of the Town Council that the proposed plan will do at least as good a job of protecting surrounding neighborhoods, maintaining traffic circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.~~

The Director of Planning and Community Development ~~and Town Council~~ shall consider the following factors in determining whether any such proposed alternative is acceptable:

1) Existing topography;

2) The type, amount, and location of existing vegetation;

3) The size and configuration of the parcel;

4) The location and extent of underground and overhead utilities;

5) Rights-of-way bounded by slopes steeper than 2:1;

6) Natural barriers such as waterways, rock formations, and soil conditions;

7) Proximity to transit stops;

8) Frequency of use of the parking areas;

9) Availability of on-street parking;

10) Historic or cultural sites or structures;

11) Interference with convenient and enjoyable use of adjacent properties; and

12) Consistency with the intent of this Ordinance.

8.6.2 Lighting Plan

…

B) An isofootcandle plan that shows typical foot-candle contours or a point photometric grid that indicates foot-candle levels measured at grade across the site. A point photometric plan is required for **Minor and** ~~m~~**M**ajor ~~s~~**S**ite ~~p~~**P**lans **with more than two (2) light poles**. Other information such as: maximum, average, and minimum site foot-candles and uniformity ratio (average/minimum) should also be included. Foot-candle levels shall be shown at initial levels.

…

14.1.1 Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally

A) Every person who subdivides or develops land for residential purposes shall prior to the time of final approval of the Master Subdivision Plan or **Minor or** Major Site Plan agree to dedicate a portion of such land, as set forth in this Section, for the purpose of providing park, recreation, or open space sites to serve the future residents of the neighborhood within the Town of Apex corporate limits.

…

14.1.5 Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees

The procedure for determining whether the subdivider is to dedicate land, pay a fee-in-lieu, construct public recreation facilities with fee-in-lieu monies, or some combination thereof, shall be as follows:

A) *Action of Town*

After a proposal by the developer as indicated in Sec. 14.1.5.B below, the PRCR Advisory Commission shall recommend, and the Town Council shall determine as a part of PD Plan ~~or Major Site Plan~~ approval or prior to TRC approval of a Master Subdivision Plan **or Minor or Major Site Plan**, whether to require a dedication of land, payment of a fee-in-lieu, construction of public recreation facilities with fee-in-lieu monies, or some combination thereof, pursuant to the standards in Sec. 14.1.4 *Standards for Town Council's Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof*.

The procedure shall be as follows:

1) *Planned Development (PD) Plans.* At the time of the PD plan review, staff shall review and provide comments and a recommendation to the PRCR Advisory Commission. **The PRCR Advisory Commission recommendation shall be provided to the Town Council at the time of public hearing for the PD Plan.** The per-unit acreage and/or fee-in-lieu will be set as of the Town Council approval date for the PD Plan.

2) *Master Subdivision and **Minor and** Major Site Plans.* Unless set at the time of PD Plan approval, at the time of Master Subdivision Plan or **Minor or** Major Site Plan review, staff shall review and provide comments and a recommendation to the PRCR Advisory Commission. **The PRCR Advisory Commission recommendation shall be provided to the Town Council prior to approval of such plans.** The per-unit acreage and/or fee-in-lieu will be set as of the approval date of the Master Subdivision Plan or **Minor or** Major Site Plan.

B) *Developer Proposal*
The developer shall propose land dedication for park and recreational purposes, payment of a fee-in-lieu, construction of public recreation facilities for credit against fees owed, or some combination of thereof on the PD Plan, Master Subdivision Plan, or **Minor or** Major Site Plan, whichever is submitted first. All land to be dedicated, all easements to be platted, and all greenway trails to be constructed must be shown on the Master Subdivision Plan or **Minor or** Major Site Plan. Where applicable, detailed drawings for all improvements, including plan and profile for greenway trails, are required for Construction Plan approval. Engineer-sealed cost estimates of construction work shall be submitted and approved by the Parks, Recreation, and Cultural Resources Director and the Water Resources Director, or their designees, prior to Construction Plan approval for credit against fees. The land proposed for dedication shall meet the standards in Sec. 14.1.3 *Standards for Dedication*.

C) *Prerequisites for Approval of First Final Plat or First Building Permit*
For the purpose of this subsection, first Final Plat shall apply to Master Subdivision Plans and first building permit shall apply to **Minor or** Major Site Plans.

2. Amendments to Secs. 4.2.2 *Use* Table, 4.3 *Use Classifications*, 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

4.2.2 Use Table

* Uses in the Small Town Character Overlay District (STC) designated as Permitted (P) are only allowed when also designated as Permitted (P) in the underlying zoning district. Uses requiring Special Use Permits (S) in the underlying zoning district are still required to get a Special Use Permit in the STC Overlay District.

**Uses allowed as a matter-of-right in a Sustainable Development Conditional Zoning District shall be those uses authorized in the Sustainable Development Plan approved for such district. Standards applicable to each such use shall be as provided in this Use Table unless modified by the respective Sustainable Development Plan.

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Use Type	Definition Section	Zoning Districts																					Standards
		Residential									Business						Planned Development			Other			
		RA	RR	LD	MD	HDSF	HDMF	MH	MHP	MORR	O&I	B1	B2	PC	LI	TF	MEC	TND	PUD	CB	SD	STC	Section(s)
Residential Uses																							
Congregate living facility	4.3.1.C		~~S~~	~~S~~	~~S~~	~~S~~	P			~~S~~							P	P	P		**		4.4.1.B
Nursing or convalescent facility	4.3.1.L	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	P			~~S~~	P			P			P	P	P		**	P*	4.4.1.H; 6.3
Townhouse	4.3.1.O					**P/**S	P			P							P	P	P		**	P**/S***	**4.4.1.F;** 6.3
Townhouse, detached	4.3.1.P				~~S~~**P**	**P/**S	P			P							P	P	P		**	**P/**S*	4.4.1.J; 6.3
Public and Civic Uses																							
Church or place of worship	4.3.2.G	~~P/S~~	~~P/S~~	P/S	P/S	P/S	P/S	P/S	P/S	~~P/S~~	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S		**	P/S*	4.4.2.B; 6.3
Day care facility	4.3.2.H	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	S	~~S~~	~~S~~	P	P	P		P	%	P	P	P	P		**	P*	4.4.2.C; 6.3
Utilities																							
Recycling collection station	4.3.3.G	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~			~~P~~			P	P	~~S~~**P**	P	~~P~~	P	P	**		4.4.3.E
Recreational Uses																							
Beach bingo	4.3.4.B											S	~~S~~								**	S*	~~6.3~~
Horse boarding and riding stable	4.3.4.K	P	P																~~S~~**P**		**		
Commercial Uses																							
Office and research																							
Medical or dental laboratory	4.3.5.D.3										P	~~S~~**P**	P***	P	P	P	P		P		**	P*	4.4.5.D.3; 6.3

4.3.2 Use Classifications, Public and Civic Uses

…

G) *Church or Place of Worship*

A site and its buildings used primarily for religious worship and related religious services by a tax-exempt religious group. Churches may include cemeteries belonging to and operated by the church**, day care facilities, pre-schools, and/or schools**. Churches shall not include~~ day care facilities, pre-schools, schools or~~ homeless shelters~~,~~ unless they are approved as a special use pursuant to Sec. 2.3.5 *Special Use Permit*.

4.4.1 Supplemental Standards, Residential Uses

…

F) ~~Reserved.~~ ***Townhouse:***

Such use shall require a Special Use Permit if located within the Small Town Character Overlay District.

…

J) *Townhouse, detached:*

A detached townhouse use shall comply with the following standards:

1) *Maintenance.* A property owners association shall be established and shall maintain everything on the outside of the townhouses, including but not limited to landscaping, siding, roofing, porches, trim, mailboxes, driveways, and alleys.

2) *Alleys and Driveways.* Each detached townhouse lot shall be required to either be rear loaded from an alleyway, or in the absence of an alley, garages must be placed in the rear with a shared driveway from the front.

a) There shall be no more than 10 lots on a single alleyway without an intervening alleyway.

b) The alley shall consist of a 26'-wide dedicated right-of-way with 16' asphalt strip located entirely outside of the lots.

3) *Utilities.* Public utilities may be located in the alleyway within a public utility easement or in the public street.

4) ~~*Reserved.*~~

~~5)~~ **4)** *Dimensional criteria.* Detached townhouses shall meet the following requirements in addition to the requirements set forth in Sec. 5.1.1 "Table of Intensity and Dimensional Standards" "Residential Districts":

a) Minimum lot size is 26' wide and 110' deep.

b) Front setback is a minimum of 10' and a maximum of 15'.

c) Side setback shall be a minimum of 3'.

d) Garages, if provided, shall be located a minimum of 13' off rear property line in the rear yard.

~~6)~~ **5)** *Parking.* A minimum of two (2) on-site parking spaces shall be provided per townhouse and shall be located in the rear yard. Parking spaces within garages do count toward the off-street parking requirement.

6) **Such use shall require a Special Use Permit if located within the Small Town Character Overlay District.**

4.4.2 Supplemental Standards, Public and Civic Uses

…

B) *Church ~~of~~**or** Place of Worship*

…

2) Churches shall not include ~~day care facilities, pre-schools, schools or~~ homeless shelters~~,~~ unless they are approved as a special use pursuant to Sec. 2.3.5 *Special Use Permit*.

3) **Prior to the establishment of a day care facility, pre-school, or school, a Minor Site Plan shall be submitted and approved.**

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

8.3.2 Off-Street Parking Requirements

A) *Off-Street Parking Schedule "A"*

Unless otherwise expressly stated in this Code, off-street motor vehicle and bicycle parking spaces shall be provided in accordance with Table 8.3-1. Electric vehicle charging space requirements shall be provided in accordance with Sec. 8.3.11 *Electric Vehicle Charging Spaces*.

Table 8.3-1: Off-Street Parking Schedule "A"

Use	Minimum Number of Motor Vehicle Spaces Required	Minimum Number of Bicycle Spaces Required
Commercial Uses		
Automotive accessory sales and installation	1 per 300 square feet of sales/office area plus 1 per service bay	2 spaces
Automotive paint or body shop	Schedule ~~B~~ **C**	2 spaces
Repair and maintenance, general	~~Schedule B~~ **1 per 300 square feet plus 2 per service bay**	2 spaces
All other uses	1 per 300 **square feet**	2 spaces
Industrial Uses		
All uses	Schedule B	2 spaces

B) *Off-Street Parking Schedule "B"*

Uses subject to off-street parking schedule "B" shall provide the following minimum number of off-street parking spaces.

Table 8.3-2: Off-Street Parking Schedule "B"

Activity	Number of Spaces Required
Office or administrative area	1 per 300 square feet
Indoor sales area	1 per 300 square feet
Outdoor sales or display area (3,000 square feet or less)	1 per 750 square feet
Outdoor sales or display area (over 3,000 square feet)	
$ Motor vehicles/equipment sales	1 per 2,000 square feet
$ Other sales/display	1 per 1,000 square feet
Indoor storage/warehousing	
$ 1–50,000 square feet	1 per 1,500 square feet
$ 50,001 square feet+	1 per 2,000 square feet
Vehicle service/manufacturing area	
$ 1–3,000 square feet	1 per 250 square feet
$ 3,001–5,000 square feet	1 per 500 square feet
$ 5,001–10,000 square feet	1 per 750 square feet
$ 10,001–50,000 square feet	1 per 1,250 square feet
$ 50,001 square feet+	1 per 2,000 square feet

C) *Off-Street Parking Schedule "C"*

Uses that reference Schedule "C" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to "Schedule C" standards, the Director of Planning and Community Development shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use, or shall establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Director of Planning and Community Development, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.

…

8.3.6 Parking Lot Design Standards

…

D) *Surfacing and Maintenance*

All off-street parking areas shall be paved and kept in a dust-free condition at all times. Permeable pavement, if used, shall comply with the North Carolina Department of Environmental Quality's Minimum Design Criteria in the NCDEQ Stormwater Design Manual.

1) *Exceptions*

Parking for the following shall be gravel or paved and kept in a dust-free condition at all times:

a) All uses in the CB Conservation Buffer zoning district;

b) Athletic Fields only under the category of Entertainment, Outdoor where allowed; ~~and~~

c) Uses associated with Landmark and other historic structures. Exposed aggregate concrete, or similar, may be used for paving~~.~~**; and**

d) **Land clearing and inert debris landfills.**

2) Gravel parking shall at a minimum meet the following specifications:

a) Compacted Subgrade;

b) 6 Inches Aggregate Base Course;

c) 1.5 Inches #78M Stone; and

d) Drive aisles must be repaired or replaced with #78M Stone every six (6) months.

4.4.5 Supplemental Standards, Commercial Uses

…

H) *Vehicle Repair and Service*

1) *Automotive paint or body shop.* An automotive paint and body shop use shall **comply with the following standards:**

a) **Such use shall** be conducted within an enclosed structure.

b) Vehicle storage areas shall be screened from off-site view according to the standards found in Sec. 4.1.2.D.

…

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of the proposed UDO amendments.

PLANNING BOARD RECOMMENDATION:
The Planning Board heard these amendments at their August 9, 2021 meeting and unanimously recommended approval.

PLANNING BOARD REPORT TO TOWN COUNCIL

Unified Development Ordinance Amendments

Planning Board Meeting Date: August 9, 2021

Report Requirements:

Per NCGS §160D-604, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Recommendation:

Motion: To recommend approval as proposed by staff.

Introduced by Planning Board member: Ryan Akers

Seconded by Planning Board member: Reginald Skinner

☑ Approval of the proposed UDO amendment(s)

☐ Approval of the proposed UDO amendment(s) with the following conditions:

☐ Denial of the proposed UDO amendment(s)

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 9th day of August 2021.

Attest:

Michael Marks Digitally signed by Michael Marks Date: 2021.08.09 20:22:56 -04'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2021.08.09 18:19:07 -04'00'

Dianne Khin, Director of Planning and Community Development

purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*, 2.1.9.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.35 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans*; 14.1.1 *Dedication Generally, Fee in Lieu of Dedication Generally, Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally*; and 10.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof*; and Section 6.1.2.D *Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, 6.6 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.5.2 *Off-Street Parking Requirements*, 8.5.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 6.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle charge areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 6.1.2.D.

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/TownofApexNC

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org or submit it to the Deputy Town Clerk, Tina Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/2392

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: August 2-10, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte (§160A-364) y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado de Apex, se notifica por medio de la presente que se celebrará una audiencia pública ante el Consejo de Apex en el Ayuntamiento de Apex a fin de celebrar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

A solicitud del personal de planificación

1. Modificaciones a las secciones 2.1.1 *Junta municipal*, 2.1.9.A *Comisión de ajustes, Facultades y obligaciones*; 2.1.7.A *Comité de revisión técnica, Facultades y obligaciones*; 2.2.11.E *Notificación pública, Plazos de notificación*; 2.2.35 *Actuación de la Junta municipal*; 2.3.1 *Aprobaciones de urbanización, Conceptos generales*; 2.3.5 *Permiso de uso especial*; 2.3.6 *Plan de sitio*; 2.3.7.E *Planes de construcción para planes maestros de subdivisión*; 14.1.1 *Dedicación (generalidades), Pago en lugar de dedicación (generalidades), Construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación (generalidades)*; y 14.1.5 *Procedimiento para determinar la elección entre la dedicación del terreno, el pago en lugar de la dedicación, la construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación, o una combinación de los mismos*; Garantías de rendimiento para revisar la definición de un plan de obra mayor y los normas de aprobación, cambiar la autoridad de decidir sobre los planes de obra mayor de la Junta Municipal al Comité de Revisión Técnica, cambiar la autoridad de decidir sobre los permisos de uso especial de la Junta Municipal a la Comisión de Ajustes, y cambiar todas las referencias al "Supervisor de Servicios de Desarrollo" por "Gerente de Servicios de Desarrollo".

2. Modificaciones a las secciones 4.2.2 *Tabla de usos*, 4.3 *Clasificaciones de los usos*, 6.6 *Normas complementarias* para reducir el número de usos que requieren la aprobación de un Permiso de uso especial, ya sea mediante la eliminación del uso de un distrito de ordenamiento territorial, el cambio de los especial a los permitidos en un distrito de ordenamiento territorial, o la modificación de la descripción del uso o las normas complementarias para dicho uso.

3. Modificaciones a las secciones 8.5.2 *Requisitos de estacionamiento fuera de la vía pública* y 8.5.6.D *Normas de diseño, capacidad y mantenimiento de los estacionamientos*; y 6.4.5.H *Normas complementarias, Usos comerciales* para modificar los normas mínimos de estacionamiento para "Reparación y mantenimiento en general" y "Taller de pintura o carrocería de automóviles", añadir una referencia a "pies cuadrados" que falta en una norma de estacionamiento, y permitir que el uso "Vertederos de desmarte de tierras y escombros inertes" utilice estacionamiento de grava, excepto para espacios accesibles, además exigir áreas de almacenamiento de vehículos asociadas con "Taller de pintura o carrocería de automóviles" a ser enmascaradas de acuerdo con las normas de la Sec. 6.1.2.D.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/TownofApexNC

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org o presentarla a la secretaria municipal adjunta, Tina Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para el registro. Las declaraciones escritas se entregarán a los miembros del Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: http://www.apexnc.org/2392

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 2 de agosto - 10 de agosto, 2021

9:44 AM
8/2/2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans; 14.1.1 Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally;* and 14.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: August 2-24, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

A solicitud del personal de planificación

1. Modificaciones a las Secciones 2.1.1 *Junta municipal*; 2.1.3.A *Comisión de ajustes, Facultades y obligaciones*; 2.1.7.A *Comité de revisión técnica, Facultades y obligaciones*; 2.2.11.E *Notificación pública, Plazos de notificación*; 2.2.15 *Actuación de la Junta municipal*; 2.3.1 *Aprobaciones de urbanización, Conceptos generales*; 2.3.5 *Permiso de uso especial; 2.3.6 Plan del sitio*; 2.3.7.E *Planos de construcción para planes maestros de subdivisión*; 14.1.1 *Dedicación (generalidades)*; *Pago en lugar de dedicación (generalidades)*; *Construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación (generalidades)*; y 14.1. 5 *Procedimiento para determinar la elección entre la dedicación del terreno, el pago en lugar de la dedicación, la construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación, o una combinación de las mismas*; *Garantías de rendimiento* para revisar la definición de un plan de obra mayor y las normas de aprobación, cambiar la autoridad de decidir sobre los planes de obra mayor de la Junta Municipal al Comité de Revisión Técnica, cambiar la autoridad de decidir sobre los permisos de uso especial de la Junta Municipal a la Comisión de Ajustes, y cambiar todas las referencias al "Supervisor de Servicios de Desarrollo" por "Gerente de Servicios de Desarrollo".

2. Modificaciones a las Secciones 4.2.2 *Tabla de usos*, 4.3 *Clasificaciones de los usos*, 4.4 *Normas complementarias* para reducir el número de usos que requieren la aprobación de un Permiso de uso especial, ya sea mediante la eliminación del uso de un distrito de ordenamiento territorial, el cambio de Uso especial a Uso permitido en un distrito de ordenamiento territorial, o la modificación de la descripción del uso o las normas complementarias para dicho uso.

3. Modificaciones a las Secciones 8.3.2 *Requisitos de estacionamiento fuera de la vía pública* y 8.3.6.D *Normas de diseño, superficie y mantenimiento de los estacionamientos y* 4.4.5.H *Normas complementarias, Usos comerciales* para modificar las normas mínimas de estacionamiento para "Reparación y mantenimiento en general" y "Taller de pintura o carrocería de automóviles", añadir una referencia a "pies cuadrados" que falta en una norma de estacionamiento, y permitir que el uso "Vertedero de desmonte de tierras y escombros inertes" utilice estacionamiento de grava, excepto para espacios accesibles, además exigir áreas de almacenamiento de vehículos asociados con "Taller de pintura o carrocería de automóviles" a ser seleccionados de acuerdo con las normas de la Sec. 4.1.2.D.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 2 de agosto – 24 de agosto, 2021

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans*; 8.3.9.E Parking – Other Eligible Alternatives; 8.6.2 Lighting Plan; 14.1.1 *Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally;* and 14.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: August 2-24, 2021

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8/10/2021

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

A solicitud del personal de planificación

1. Modificaciones a las Secciones 2.1.1 *Junta municipal*; 2.1.3.A *Comisión de ajustes, Facultades y obligaciones*; 2.1.7.A *Comité de revisión técnica, Facultades y obligaciones*; 2.2.11.E *Notificación pública, Plazos de notificación*; 2.2.15 *Actuación de la Junta municipal*; 2.3.1 *Aprobaciones de urbanización, Conceptos generales*; 2.3.5 *Permiso de uso especial*; *2.3.6 Plan del sitio*; 2.3.7.E *Planos de construcción para planes maestros de subdivisión*; 8.3.9.E *Aparcamiento-otras alternativas elegibles*; 8.6.2 *Plan de iluminación*; 14.1.1 *Dedicación (generalidades)*; *Pago en lugar de dedicación (generalidades)*; *Construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación (generalidades)*; y 14.1. 5 *Procedimiento para determinar la elección entre la dedicación del terreno, el pago en lugar de la dedicación, la construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación, o una combinación de las mismas*; *Garantías de rendimiento* para revisar la definición de un plan de obra mayor y las normas de aprobación, cambiar la autoridad de decidir sobre los planes de obra mayor de la Junta Municipal al Comité de Revisión Técnica, cambiar la autoridad de decidir sobre los permisos de uso especial de la Junta Municipal a la Comisión de Ajustes, y cambiar todas las referencias al "Supervisor de Servicios de Desarrollo" por "Gerente de Servicios de Desarrollo".

2. Modificaciones a las Secciones 4.2.2 *Tabla de usos*, 4.3 *Clasificaciones de los usos*, 4.4 *Normas complementarias* para reducir el número de usos que requieren la aprobación de un Permiso de uso especial, ya sea mediante la eliminación del uso de un distrito de ordenamiento territorial, el cambio de Uso especial a Uso permitido en un distrito de ordenamiento territorial, o la modificación de la descripción del uso o las normas complementarias para dicho uso.

3. Modificaciones a las Secciones 8.3.2 *Requisitos de estacionamiento fuera de la vía pública* y 8.3.6.D *Normas de diseño, superficie y mantenimiento de los estacionamientos* y 4.4.5.H *Normas complementarias, Usos comerciales* para modificar las normas mínimas de estacionamiento para "Reparación y mantenimiento en general" y "Taller de pintura o carrocería de automóviles", añadir una referencia a "pies cuadrados" que falta en una norma de estacionamiento, y permitir que el uso "Vertedero de desmonte de tierras y escombros inertes" utilice estacionamiento de grava, excepto para espacios accesibles, además exigir áreas de almacenamiento de vehículos asociados con "Taller de pintura o carrocería de automóviles" a ser seleccionados de acuerdo con las normas de la Sec. 4.1.2.D.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 2 de agosto – 24 de agosto, 2021

12:18 PM
8/10/2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans;* 8.3.9.E Parking – Other Eligible Alternatives; 8.6.2 Lighting Plan; 14.1.1 *Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally;* and 14.1.5 *Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: August 2-24, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

A solicitud del personal de planificación

1. Modificaciones a las Secciones 2.1.1 *Junta municipal*; 2.1.3.A *Comisión de ajustes, Facultades y obligaciones*; 2.1.7.A *Comité de revisión técnica, Facultades y obligaciones*; 2.2.11.E *Notificación pública, Plazos de notificación*; 2.2.15 *Actuación de la Junta municipal*; 2.3.1 *Aprobaciones de urbanización, Conceptos generales*; 2.3.5 *Permiso de uso especial; 2.3.6 Plan del sitio*; 2.3.7.E *Planos de construcción para planes maestros de subdivisión*; 8.3.9.E *Aparcamiento-otras alternativas elegibles*; 8.6.2 *Plan de iluminación*; 14.1.1 *Dedicación (generalidades)*; *Pago en lugar de dedicación (generalidades)*; *Construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación (generalidades)*; y 14.1. 5 *Procedimiento para determinar la elección entre la dedicación del terreno, el pago en lugar de la dedicación, la construcción de instalaciones recreativas públicas con el dinero de pagos en lugar de dedicación, o una combinación de las mismas*; *Garantías de rendimiento* para revisar la definición de un plan de obra mayor y las normas de aprobación, cambiar la autoridad de decidir sobre los planes de obra mayor de la Junta Municipal al Comité de Revisión Técnica, cambiar la autoridad de decidir sobre los permisos de uso especial de la Junta Municipal a la Comisión de Ajustes, y cambiar todas las referencias al "Supervisor de Servicios de Desarrollo" por "Gerente de Servicios de Desarrollo".

2. Modificaciones a las Secciones 4.2.2 *Tabla de usos*, 4.3 *Clasificaciones de los usos*, 4.4 *Normas complementarias* para reducir el número de usos que requieren la aprobación de un Permiso de uso especial, ya sea mediante la eliminación del uso de un distrito de ordenamiento territorial, el cambio de Uso especial a Uso permitido en un distrito de ordenamiento territorial, o la modificación de la descripción del uso o las normas complementarias para dicho uso.

3. Modificaciones a las Secciones 8.3.2 *Requisitos de estacionamiento fuera de la vía pública* y 8.3.6.D *Normas de diseño, superficie y mantenimiento de los estacionamientos y* 4.4.5.H *Normas complementarias, Usos comerciales* para modificar las normas mínimas de estacionamiento para "Reparación y mantenimiento en general" y "Taller de pintura o carrocería de automóviles", añadir una referencia a "pies cuadrados" que falta en una norma de estacionamiento, y permitir que el uso "Vertedero de desmonte de tierras y escombros inertes" utilice estacionamiento de grava, excepto para espacios accesibles, además exigir áreas de almacenamiento de vehículos asociados con "Taller de pintura o carrocería de automóviles" a ser seleccionados de acuerdo con las normas de la Sec. 4.1.2.D.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 2 de agosto – 24 de agosto, 2021

AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Town Council of the Town of Apex as follows:

Section 1. **Sections 2.1.1, 2.1.3.A, 2.1.7.A, 2.2.11.E, 2.2.15, 2.3.1, 2.3.5, 2.3.6, 2.3.7.E, 8.3.9.E, 8.6.2, 14.1.1, and 14.1.5 of the Unified Development Ordinance are amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

2.1.1 Town Council

A) *Powers and Duties*

…

2) *Review and approve, approve with conditions, or disapprove.* To review, hear, consider, and approve, approve with conditions, or disapprove:

a) The adoption of an ordinance to amend the Official Zoning District Map.

b) The adoption of an ordinance approving a PUD-CZ, SD-CZ, TND-CZ, or MEC-CZ for zoning district designation.

c) ~~Applications for Special Use Permits.~~

d) ~~Applications for Major Site Plans.~~

B) *Conflict of Interest*

Per NCGS 160D-109(a), Town Council members shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Town Council members shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

~~Per NCGS 160D-109(d) and (e), Town Council members shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation at or prior to the hearing or vote on that matter and that member does not ask to be recused, the remaining members shall by majority vote rule on the objection.~~

2.1.3 Board of Adjustment

A) *Powers and Duties*

The Board of Adjustment shall have the following powers and duties:

1) *Review and approve, approve with conditions, or deny.* To review, hear, consider and approve, approve with conditions, or deny:

a) Applications for Variance Permits.

b) **<u>Applications for Special Use Permits.</u>**

2.1.7 Technical Review Committee

A) *Powers and Duties*
The Technical Review Committee (TRC) shall have the following powers and duties:

1) *Minor Site Plan**, Major Site Plan,** and Master Subdivision Plan.* To review, consider, and approve, approve with conditions, or disapprove applications for Minor Site Plans**, Major Site Plans,** and Master Subdivision Plans.

2) *Rezoning ~~and Major Site Plan~~.* To review, consider, and make recommendations to approve, approve with conditions, or disapprove applications for Rezonings ~~and Major Site Plans~~.

3) *Construction Plans.* To consider and approve, approve with conditions, or disapprove applications for Construction Plans for subdivision, site plans, and other related Construction Plans.

2.2.11 Public Notification

…

E) *Timing of Notice*
Unless otherwise expressly provided in the North Carolina General Statutes or this Ordinance, notice shall be provided as follows:

Application for Development Permit or Other Action	Notice Required (days before hearing/action)			
	Neighborhood Meeting (Sec. 2.2.7)	**Written (Sec. 2.2.11.B)**	**Published (Sec. 2.2.11.C)**	**Posted (Sec. 2.2.11.D)**
Rezoning, Conditional Rezoning, PUD-CZ, SD-CZ, TND-CZ, MEC-CZ	Written notice no less than 14 days prior to meeting date	Not more than 25 days nor less than 10 days prior to public hearing	Once a week for two successive weeks prior to public hearing; first publication not less than 10 days nor more than 25 days before hearing	Not less than 10 days prior to public hearing
~~Major Site Plan,~~ Special Use Permit (Quasi-judicial public hearing~~s~~)	Written notice no less than 14 days prior to meeting date	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	Once a week for two successive weeks prior to quasi-judicial public hearing; first publication not less than 10 days nor more than 25 days before quasi-judicial hearing	Not less than 10 days prior to quasi-judicial public hearing
Residential Master Subdivision Plans**, Major Site Plans**	Written notice no less than 14 days prior to meeting	N/A	N/A	N/A
Unified Development Ordinance (limited instances require Published Notice)	N/A	N/A	Once a week for two successive weeks prior to public hearing; first publication not less than 10 days nor more than 25 days before hearing for 1) Changes that affect the permitted uses of land; or 2) Changes relating to telecommunications towers or windmills.	N/A
Variance permit (Quasi-judicial public hearings)	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing

Application for Development Permit or Other Action	Notice Required (days before hearing/action)			
	Neighborhood Meeting (Sec. 2.2.7)	**Written (Sec. 2.2.11.B)**	**Published (Sec. 2.2.11.C)**	**Posted (Sec. 2.2.11.D)**
Appeals to Board of Adjustment (interpretations and decisions of Director of Planning and Community Development) (Quasi-judicial public hearings)	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing	N/A	Not more than 25 days nor less than 10 days prior to quasi-judicial public hearing
Expansion of ETJ	N/A	No less than 30 days prior to public hearing	Not more than 25 days nor less than 10 days prior to public hearing	N/A

2.2.15 Action by the Town Council

After receipt of the recommendation from the Planning Board (if required), or at the Town Council's discretion, after 30 days of consideration of proposed amendments to the zoning ordinance or zoning map by the Planning Board with no written recommendation, the scheduling of a public hearing (Sec. 2.2.10) and public notification (Sec. 2.2.11), the Town Council shall conduct a public hearing on an application pursuant to Sec. 2.2.18 *Public Hearing Procedures* ~~or Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures*, as appropriate~~. At the public hearing, the Town Council shall consider the application, the relevant support materials, the Staff Report, the Planning Board recommendation ~~(if required)~~, and the public testimony given at the public hearing. After the close of the public hearing, the Town Council by a majority vote of the quorum present, shall approve, approve with conditions (if appropriate), or disapprove the application based on the relevant review standards.

~~Per NCGS 160D-406, when reviewing and taking action on Special Use Permits and Major Site Plans the Town Council shall follow quasi-judicial procedures. No vote greater than a majority vote shall be required for the Town Council to issue such approvals. For the purposes of this Section, vacant positions on the Town Council and members who are disqualified from voting on a quasi-judicial matter under NCGS 160D-109(d) shall not be considered 'members of the board' for calculation of the requisite majority.~~

Per NCGS 160D-605, prior to adopting or rejecting any zoning text or map amendment, the Town Council shall approve a statement describing whether its action is consistent or inconsistent with all applicable officially adopted plans. For zoning map amendments, the statement shall also explain why the Council considers the action taken to be reasonable and in the public interest.

2.3.1 Development Approvals, General Overview

Table 2.3.1 summarizes the development review procedures for all types of applications for development approvals and other permits outlined in this Article.

TABLE 2.3.1: DEVELOPMENT REVIEW PROCEDURES D = Final Decision Maker R = Recommendation A = Appellate Body				
DEVELOPMENT PERMIT	**Director of Planning and Community Development / Technical Review Committee**	**Board of Adjustment**	**Planning Board**	**Town Council**
Text Amendment (UDO) (Sec. 2.3.2)	R		R	D
Rezoning (Sec. 2.3.2)	R		R	D
Conditional Zoning (CZ) District (Sec. 2.3.3)	R		R	D
Planned Unit Development District (PUD-CZ) District (Sec. 2.3.4)	R		R	D
Traditional Neighborhood District (TND-CZ) (Sec. 2.3.4)	R		R	D
Sustainable Development Conditional Zoning District (SD-CZ) (2.3.16)	R		R	D
Major Employment Center (MEC-CZ) District (Sec. 2.3.4)	R		R	D
Special Use Permit (Sec. 2.3.5)	R	**D**		~~D~~
Site Plans (Major) (Sec. 2.3.6)	~~R~~ **D**	**A**		~~D~~
Site Plans (Minor) (Sec. 2.3.6)	D	A		
Master Subdivision Plan (Sec. 2.3.7.D)	D	A		
Construction Plans (Sec. 2.3.7.E)	D	A		
Master Subdivision Final Plat (Sec. 2.3.7.F)	D	A		
Variance Permit (Sec. 2.3.8)	R	D		
Administrative Adjustment (Sec. 2.3.9)	D	A		
Certificate of Zoning Compliance (Sec. 2.3.10)	D	A		
Temporary use (Sec. 2.3.11)	D	A		
Appeals not identified in Table 2.3.1 (Sec. 2.3.12)	D	A		
Beneficial use Determination (Sec. 2.3.13)		D		
Vested Rights (Sec. 2.3.14)				D
Tree Removal and/or Pond Drainage Plan (Sec. 2.3.15)	D	A		

2.3.5 Special Use Permit

A) *Purpose*

Uses requiring a Special Use Permit are those uses that are potentially incompatible with the other uses permitted in a zoning district and, therefore, require, special, individual review of their location, design, configuration, intensity, and density of use or structures. To ensure land use compatibility, conditions of approval may be imposed that are pertinent to the particular use at a particular location.

B) *Authorization*

Only those uses authorized as special uses in Sec. 4.2.2 *Use Table* may be approved with a Special Use Permit. The designation of a use as a special use in Sec. 4.2.2 *Use Table*, does not constitute an authorization that such use shall receive approval of a Special Use Permit pursuant to this Section. Rather, each proposed Special Use Permit shall be evaluated by the ~~Town Council~~ **Board of Adjustment** for compliance with the standards set forth in this Section and applicable supplementary standards for the use in Sec. 4.4 *Supplemental Standards*.

C) *Procedures*

1) General

The procedures for initiation of the application, the application contents, neighborhood meeting, its submission, the fees, the review by Town staff, public notification, and then approval, approval with conditions, or disapproval by the ~~Town Council~~ **Board of Adjustment** at a quasi-judicial public hearing(s) shall comply with the requirements of Sec. 2.2 *Common Review Procedures*.

2) ~~Town Council~~ **Board of Adjustment** Quasi-judicial Public Hearing Procedures

In addition, to ensure review of the application complies with quasi-judicial requirements, the public hearing shall be conducted in accordance with Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures*. **Per NCGS 160D-406, a majority of the members shall be required to approve a Special Use Permit. For the purposes of this Section, vacant positions on the Board of Adjustment and members who are disqualified from voting on a quasi-judicial matter under NCGS 160D-109(d) shall not be considered 'members of the board' for calculation of the requisite majority.**

D) *Standards*

To approve an application for a Special Use Permit, the ~~Town Council~~ **Board of Adjustment** shall find that:

1) *Compatibility.* The proposed Special Use Permit shall be appropriate for its proposed location and compatible with the character of surrounding land uses.

2) *Zoning district supplemental standards.* The proposed Special Use Permit shall comply with Sec. 4.4 *Supplemental Standards*.

3) *Design avoids significant adverse impacts, avoids being a nuisance, and minimizes adverse impact.* The proposed Special Use Permit shall not have a significant adverse impact on surrounding lands (including but not limited to) regarding trash, traffic service delivery, parking and loading, odors, noise, glare, visual impact, and vibration. The proposed Special Use Permit shall not create a nuisance. The proposed Special Use Permit shall be designed to minimize adverse effects of the proposed use on adjacent lands.

4) *Design minimizes environmental impact.* The proposed Special Use Permit shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, and other natural resources.

5) *Impact on public facilities.* The proposed Special Use Permit shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.

6) *Standards of this Ordinance.* The proposed Special Use Permit shall comply with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

E) *Conditions and Restrictions*

The ~~Town Council~~ **Board of Adjustment** may impose, in approving the Special Use Permit, such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, it determines are required by the standards of this Section to prevent or minimize adverse effects from the proposed use and development on surrounding land uses. All conditions imposed on any special use shall be expressly set forth in the Special Use Permit.

F) *Expiration for Non-initiation of a Special Use*

If a special use authorized by a Special Use Permit is not initiated within 24 months of issuance of the Special Use Permit, the Special Use Permit shall expire and be void. A different time may be specified in the Special Use Permit within which the special use must be initiated. For purposes of this Subsection, "initiated" means that a building permit has been issued for the special use or if the special use does not require a building permit, the special use is established, ongoing, and in operation. Time frames do not change with successive owners. Upon written request, one 12-month extension of the time to initiate a special use may be granted by the ~~Town Council~~ **Board of Adjustment** for good cause shown.

G) *Amendments*

A Special Use Permit may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

2.3.6 Site Plan

…

D) *Procedures*

1) *Minor Site Plans* ~~*(No public hearing required, staff review and approval).*~~ Procedures for the review of site plans that have less than 100,000 square feet of nonresidential floor area~~,~~ **or** less than ~~20~~**300** multi-family units~~, or those that do not rise to the level of Major Site Plan per the criteria in Sec. 2.3.6.D.2~~ shall be processed and reviewed according to the standards below. All Town of Apex development projects, and sites designated as North Carolina Certified Sites by the North Carolina Department of Commerce, not exempt from review according to Sec. 2.3.6.C shall be reviewed as Minor Site Plans. A "Town of Apex development project" is defined as a development project performed or funded in part or in whole by the Town, with or without the use of either federal or state funds.

a) ~~The procedures for initiation of an application for a Minor Site Plan, the application contents, fees, application submission, and staff review shall comply with the relevant provisions of Sec. 2.2 *Common Review Procedures*, except that:~~

~~(i) A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.~~

~~(ii) The Director of Planning and Community Development shall forward applications for Minor Site Plans to the TRC for review and recommendation.~~

~~(iii) Within five (5) calendar days of the recommendation of the TRC on the application, the Director of Planning and Community Development shall review the TRC recommendation and determine if the application complies with Sec. 2.3.6.E *Standards.*~~

~~(iv) If the Director of Planning and Community Development determines the application complies with Sec. 2.3.6.E *Standards*, a notice of approval shall be sent to the applicant. If the Director of Planning and Community Development determines the application does not comply with Sec. 2.3.6.E *Standards*, a written notice shall be transmitted to the applicant specifying the application's deficiencies from the appropriate review standards of this Ordinance. No further action shall be taken on the application until the Director of Planning and Community Development has received a corrected application from the applicant. The Director of Planning and Community Development may consider maintaining the same review schedule for an application that requires only a minor correction, and is modified by the applicant in a timely manner as specified by the Director of Planning and Community Development.~~

2) *Major Site Plans.* For the purposes of this Section and this Ordinance, Major Site Plans shall be considered site plans that propose 100,000 square feet or greater of nonresidential floor area~~,~~ or ~~20~~ **300** multi-family units or more~~, or those site plans that rise to the level of Major Site Plan based on the thresholds listed below~~. Any Town of Apex development project, and sites designated as North Carolina Certified Sites by the North Carolina Department of Commerce, meeting the thresholds of this Section shall be reviewed as a Minor Site Plan.

a) ~~Multiple site plan applications within any three year period for one property, or portions of the same property, or neighboring properties if owned by the same entity, shall be considered as one site plan for the determination of Major Site Plan. The non-residential square footage and multi-family unit count will be added together over the three-year period, and the multiple site plan applications will be considered as one for the criteria in Secs. 2.3.6.D.2.b., c., d., and e.~~

b) ~~Site plans proposing 100 or more additional parking spaces to existing development.~~

c) ~~Site plans proposing to grade more than 25 acres.~~

d) ~~Site plans proposing any building taller than four (4) stories.~~

e) ~~Site plans proposing the mixing of architectural types, exotic architecture, or the use of non-standard materials.~~

3) **Minor and** Major Site Plans shall be processed and reviewed as follows:

~~a)~~ ~~Reserved.~~

~~b)~~ **a)** The procedures for initiation of an application for a **Minor or** Major Site Plan, the application contents, fees, application submission, and staff review shall comply with the relevant provisions of Sec. 2.2 *Common Review Procedures*, except that:

(i) A Traffic Impact Analysis (TIA) shall be required in accordance with Sec. 13.19.

(ii) The Director of Planning and Community Development shall forward applications for Minor and Major Site Plans to the Technical Review Committee (TRC) for review.

(ii**i**) If the ~~Director of Planning and Community Development~~ **TRC** determines the application complies with Sec. 2.3.6.E *Standards*~~, it shall be forwarded to the Town Council for consideration~~, a notice of approval shall be sent to the applicant **by the Director of Planning and Community Development**. If the ~~Director of Planning and Community Development~~ **TRC** determines the application does not comply with Sec. 2.3.6.E *Standards*, a written notice shall be transmitted to the applicant specifying the application's deficiencies from the appropriate review standards of this Ordinance. No further action shall be taken on the application until the Director of Planning and Community Development has received a corrected application from the applicant. The Director of Planning and Community Development may consider maintaining the same review schedule for an application that requires only a minor correction, and is modified by the applicant in a timely manner as specified by the ~~Director of Planning and Community Development~~ **TRC**.

~~c) Town Council Quasi-judicial Hearing and Decision~~

~~(i) At the meeting, the Town Council shall conduct a quasi-judicial hearing in accordance with Sec. 2.2.19 *Quasi-judicial Public Hearing Procedures* and consider the application, Staff Report, and all other relevant matters and approve, approve with conditions, or disapprove the application based on the standards in Sec. 2.3.6.E *Standards*. The applicant shall have the burden of production and proof that standards are met.~~

~~(ii) The Town Council may, on its own motion and for good cause shown, continue consideration of the Major Site Plan to a future meeting, fixing the date, time, and place. An applicant shall be entitled to one (1) continuance as of right; however, all subsequent continuances shall be granted at the discretion of the Town Council only upon good cause shown.~~

E) *Standards*

~~1) *Minor Site Plan.*~~ In order to approve an application for a Minor **or Major** Site Plan, the ~~Director of Planning and Community Development~~ **TRC** shall find

the standards provided below are met by the proposed Minor **or Major** Site Plan. Notwithstanding anything to the contrary in this subsection, Town of Apex development projects shall meet such standards only to the maximum extent reasonable and practicable, as determined by the Director of Planning and Community Development.

~~a)~~ **1)** *Zoning district supplemental standards*. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards.*

~~b)~~ **2)** *Site development standards*. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*.

~~c)~~ **3)** *Mitigation of development on steep slopes*. If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards*.

~~d)~~ **4)** *Dedication of ROW*. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW Consistent with Advance Apex: 2045 Transportation Plan*.

~~e)~~ **5)** *Required improvements*. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*.

~~f)~~ **6)** *Other relevant standards of this Ordinance*. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.

~~g)~~ **7)** *Applicable Standards of Article 7: Subdivision and Article 14: Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.

4) ~~*Major Site Plan.* In order to approve an application for a Major Site Plan, the Town Council shall find the following standards are met by the proposed Major Site Plan:~~

~~a) *Compatibility.* The development proposed in the site plan and its general location is compatible with the character of surrounding land uses.~~

~~b) *Zoning district supplemental standards.* The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards.*~~

~~c) *Site development standards.* The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards.*~~

~~d) *Mitigation of development on steep slopes.* If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards.*~~

~~e) *Dedication of ROW*. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW.*~~

~~f) *Required improvements*. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements.*~~

~~g) *Other relevant standards of this Ordinance*. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.~~

~~h) *Applicable Standards of Article 7: Subdivision and Article 14: Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.~~

~~i) *Impact on public facilities.* The proposed development shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.~~

~~F) *Conditions and Restrictions*~~

~~The Town Council shall have the authority to impose such conditions on a Major Site Plan that are necessary to accomplish the purposes of this Section, this Article, this Ordinance and the goals and policies of the 2045 Land Use Map. All conditions imposed on a Major Site Plan shall be expressly set forth on the site Construction Plans.~~

~~G)~~ **F)** *Phasing Plan*

Provisions of required public improvements, buffers, Resource Conservation Area, and recreation areas may be installed in phases as approved by the ~~Director of Planning and Community Development, Planning Board and Town Council~~ **TRC** such that the improvements reasonably relate to the use intended for the site and as required by the *Town of Apex Standard Specifications and Standard Details*. ~~A Phasing Plan clearly showing the phases and any other pertinent information required by the applicant, Department of Planning and Community Development, Planning Board, or Town Council shall be recorded by the applicant with the Wake County Register of Deeds.~~

~~H)~~ **G)** *Site Construction Plan*

After a Site Plan has been approved by ~~the Town Council or a Minor Site Plan approved by the Director of Planning and Community Development~~ **TRC**, the applicant shall submit the Site Construction Plans to the Development Services ~~Supervisor~~ **Manager**. The submission shall be in a form approved by the ~~Assistant Town~~ **Development Services** Manager. The applicant shall ensure that the Construction Plans conform to the approved Site Plan design and that all conditions imposed on the Site Plan by the ~~Town Council, or the Director of Planning and Community Development~~ **TRC** for a Minor **or Major** Site Plan, are met in the Construction Plans. The Construction Plans shall be reviewed by the ~~Technical Review Committee~~ **TRC** to ensure compliance with the approved Site Plan and all applicable Town, county, state, and federal regulations and requirements, including all relevant construction standard specifications and details. Any modifications to or deviations from the approved Site Plans must be requested in writing to the Director of Planning and Community Development and may require additional review by the relevant permit issuing authority if deemed appropriate by the Director of Planning and Community Development. All Construction Plans shall bear the seal and signature of a professional engineer, landscape architect, surveyor, or architect, who is authorized to perform such work and licensed in the State of North Carolina. Once the Construction Plan is approved, it is signed by the relevant members of the ~~Technical Review Committee~~ **TRC** and forwarded to the applicant. The applicant is responsible for returning the requisite number of copies, as determined by the ~~Assistant Town~~ **Development Services** Manager, to the Development Services ~~Supervisor~~ **Manager**.

~~I)~~ **H)** *Final Plat*

After the Construction Plans are signed and the requisite number of copies are returned to the Development Services ~~Supervisor~~ **Manager**, the grading permit has been issued, and all relevant fees have been paid, then the applicant may commence work on the site as per the approved construction sequence. At some point during site construction, the applicant may determine that sufficient work has been completed and that they want to proceed with recording a final plat. At that point the applicant shall submit a final plat to the Department of Planning and Community Development for review and approval. All incomplete or insufficient site work must be guaranteed by the provision of a sufficient surety prior to approval of the final plat. All drainage and utility easements must be centered on the as-built locations of the installed improvements. The submission shall be in a form approved by the Director of Planning and Community Development, and should be made at least two months prior to the time that the applicant would like to obtain the Certificate of Occupancy (CO). This will allow the staff adequate time for review and for any necessary revision and re-review to be made to the plat submittal. The applicant shall ensure that all public utility easements, private access easements, Resource Conservation Area (with metes and bounds description), buffers, setbacks, and any other items required by the Director of Planning and Community Development are shown on the final plat and anchored, or described, with a metes and bounds description. Payment of all applicable fees and requisite bonding is due prior to final plat approval. The final plat must be recorded prior to a CO being issued for the project.

2.3.7 Subdivision

…

E) *Construction Plans for Master Subdivision Plans*

…

2) *Procedures*

The procedures for initiation of an application (Sec. 2.2.1) for Construction Plans for subdivision, the application contents (Sec. 2.2.4), fees (Sec. 2.2.5), and application submission (Sec. 2.2.8) shall comply with those relevant provisions in Sec. 2.2 *Common Review Procedures*. Within 60 days after the application is determined sufficient, the Director of Planning and Community Development (acting as the subdivision administrator) and the Development Services ~~Supervisor~~ **Manager** shall review the application, refer it to the TRC for review and comment, and approve, approve with conditions, or disapprove the Construction Plans based on the standards in Sec. 2.3.7.E.4 *Standards*.

…

8.3.9.E Parking – *Other Eligible Alternatives*

For Minor **and Major** Site Plans and Master Subdivision Plans, the Director of Planning and Community Development may approve any other alternative to providing the requisite number of off-street parking spaces on the site of the subject development (including, but not limited to, a decrease in the number of proposed off-street parking spaces by not more than 10% from the minimum number of spaces otherwise required under Sec. 8.3) if the applicant demonstrates to the satisfaction of the Director of Planning and Community Development that the proposed plan will do at least as good of a job of protecting surrounding neighborhoods, maintaining traffic circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

~~For Major Site Plans, the Town Council may approve any other alternative to providing the requisite number of off-street parking spaces on the site of the subject development (including, but not limited to, a decrease in the number of proposed off-street parking spaces by not more than 10% from the minimum number of spaces otherwise required under Sec. 8.3) if the applicant demonstrates to the satisfaction of the Town Council that the proposed plan will do at least as good a job of protecting surrounding neighborhoods, maintaining traffic circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.~~

The Director of Planning and Community Development ~~and Town Council~~ shall consider the following factors in determining whether any such proposed alternative is acceptable:

1) Existing topography;

5) The type, amount, and location of existing vegetation;

6) The size and configuration of the parcel;

7) The location and extent of underground and overhead utilities;

8) Rights-of-way bounded by slopes steeper than 2:1;

9) Natural barriers such as waterways, rock formations, and soil conditions;

10) Proximity to transit stops;

11) Frequency of use of the parking areas;

12) Availability of on-street parking;

13) Historic or cultural sites or structures;

14) Interference with convenient and enjoyable use of adjacent properties; and

15) Consistency with the intent of this Ordinance.

8.6.2 Lighting Plan

…

B) An isofootcandle plan that shows typical foot-candle contours or a point photometric grid that indicates foot-candle levels measured at grade across the site. A point photometric plan is required for **Minor and** ~~m~~**M**ajor ~~s~~**S**ite ~~p~~**P**lans **with more than two (2) light poles**. Other information such as: maximum, average, and minimum site foot-candles and uniformity ratio (average/minimum) should also be included. Foot-candle levels shall be shown at initial levels.

…

14.1.1 Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally

A) Every person who subdivides or develops land for residential purposes shall prior to the time of final approval of the Master Subdivision Plan or **Minor or** Major Site Plan agree to dedicate a portion of such land, as set forth in this Section, for the purpose of providing park, recreation, or open space sites to serve the future residents of the neighborhood within the Town of Apex corporate limits.

…

14.1.5 Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees

The procedure for determining whether the subdivider is to dedicate land, pay a fee-in-lieu, construct public recreation facilities with fee-in-lieu monies, or some combination thereof, shall be as follows:

A) *Action of Town*

After a proposal by the developer as indicated in Sec. 14.1.5.B below, the PRCR Advisory Commission shall recommend, and the Town Council shall determine as a part of PD Plan ~~or Major Site Plan~~ approval or prior to TRC approval of a Master Subdivision Plan **or Minor or Major Site Plan**, whether to require a dedication of land, payment of a fee-in-lieu, construction of public recreation facilities with fee-in-lieu monies, or some combination thereof, pursuant to the standards in Sec. 14.1.4 *Standards for Town Council's Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof*.

The procedure shall be as follows:

1) *Planned Development (PD) Plans.* At the time of the PD plan review, staff shall review and provide comments and a recommendation to the PRCR Advisory Commission. **The PRCR Advisory Commission recommendation shall be provided to the Town Council at the time of public hearing for the PD Plan.** The per-unit acreage and/or fee-in-lieu will be set as of the Town Council approval date for the PD Plan.

2) *Master Subdivision and **Minor and** Major Site Plans.* Unless set at the time of PD Plan approval, at the time of Master Subdivision Plan or **Minor or** Major Site Plan review, staff shall review and provide comments and a recommendation to the PRCR Advisory Commission. **The PRCR Advisory Commission recommendation shall be provided to the Town Council prior to approval of such plans.** The per-unit acreage and/or fee-in-lieu will be set as of the approval date of the Master Subdivision Plan or **Minor or** Major Site Plan.

B) *Developer Proposal*
The developer shall propose land dedication for park and recreational purposes, payment of a fee-in-lieu, construction of public recreation facilities for credit against fees owed, or some combination of thereof on the PD Plan, Master Subdivision Plan, or **Minor or** Major Site Plan, whichever is submitted first. All land to be dedicated, all easements to be platted, and all greenway trails to be constructed must be shown on the Master Subdivision Plan or **Minor or** Major Site Plan. Where applicable, detailed drawings for all improvements, including plan and profile for greenway trails, are required for Construction Plan approval. Engineer-sealed cost estimates of construction work shall be submitted and approved by the Parks, Recreation, and Cultural Resources Director and the Water Resources Director, or their designees, prior to Construction Plan approval for credit against fees. The land proposed for dedication shall meet the standards in Sec. 14.1.3 *Standards for Dedication*.

C) *Prerequisites for Approval of First Final Plat or First Building Permit*
For the purpose of this subsection, first Final Plat shall apply to Master Subdivision Plans and first building permit shall apply to **Minor or** Major Site Plans.

Section 2. **Sections 4.2.2, 4.3, and 4.4 of the Unified Development Ordinance are amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

4.2.2 Use Table

* Uses in the Small Town Character Overlay District (STC) designated as Permitted (P) are only allowed when also designated as Permitted (P) in the underlying zoning district. Uses requiring Special Use Permits (S) in the underlying zoning district are still required to get a Special Use Permit in the STC Overlay District.

**Uses allowed as a matter-of-right in a Sustainable Development Conditional Zoning District shall be those uses authorized in the Sustainable Development Plan approved for such district. Standards applicable to each such use shall be as provided in this Use Table unless modified by the respective Sustainable Development Plan.

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Use Type	Definition Section	Zoning Districts																					Standards
		Residential									Business						Planned Development			Other			
		RA	RR	LD	MD	HDSF	HDMF	MH	MHP	MORR	O&I	B1	B2	PC	LI	TF	MEC	TND	PUD	CB	SD	STC	Section(s)
Residential Uses																							
Congregate living facility	4.3.1.C		~~S~~	~~S~~	~~S~~	~~S~~	P			~~S~~							P	P	P		**		4.4.1.B
Nursing or convalescent facility	4.3.1.L	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	P			~~S~~	P			P			P	P	P		**	P*	4.4.1.H; 6.3
Townhouse	4.3.1.O					**P/**S	P			P							P	P	P		**	P**/S***	**4.4.1.F;** 6.3
Townhouse, detached	4.3.1.P				~~S~~**P**	**P/**S	P			P							P	P	P		**	**P/**S*	4.4.1.J; 6.3
Public and Civic Uses																							
Church or place of worship	4.3.2.G	~~P/~~S	~~P/~~S	P/S	P/S	P/S	P/S	P/S	P/S	~~P/~~S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S		**	P/S*	4.4.2.B; 6.3
Day care facility	4.3.2.H	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	S	~~S~~	~~S~~	P	P	P		P	%	P	P	P	P		**	P*	4.4.2.C; 6.3
Utilities																							
Recycling collection station	4.3.3.G	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~			~~P~~			P	P	~~S~~**P**	P	~~P~~	P	P	**		4.4.3.E
Recreational Uses																							
Beach bingo	4.3.4.B											S	~~S~~								**	S*	~~6.3~~
Horse boarding and riding stable	4.3.4.K	P	P																~~S~~**P**		**		
Commercial Uses																							
Office and research																							
Medical or dental laboratory	4.3.5.D.3										P	~~S~~**P**	P***	P	P	P	P		P		**	P*	4.4.5.D.3; 6.3

4.3.2 Use Classifications, Public and Civic Uses

…

G) *Church or Place of Worship*

A site and its buildings used primarily for religious worship and related religious services by a tax-exempt religious group. Churches may include cemeteries belonging to and operated by the church**, day care facilities, pre-schools, and/or schools**. Churches shall not include~~ day care facilities, pre-schools, schools or~~ homeless shelters~~,~~ unless they are approved as a special use pursuant to Sec. 2.3.5 *Special Use Permit*.

4.4.1 Supplemental Standards, Residential Uses

…

F) ~~Reserved.~~ ***Townhouse:***

Such use shall require a Special Use Permit if located within the Small Town Character Overlay District.

…

J) *Townhouse, detached:*

A detached townhouse use shall comply with the following standards:

1) *Maintenance.* A property owners association shall be established and shall maintain everything on the outside of the townhouses, including but not limited to landscaping, siding, roofing, porches, trim, mailboxes, driveways, and alleys.

2) *Alleys and Driveways.* Each detached townhouse lot shall be required to either be rear loaded from an alleyway, or in the absence of an alley, garages must be placed in the rear with a shared driveway from the front.

a) There shall be no more than 10 lots on a single alleyway without an intervening alleyway.

b) The alley shall consist of a 26'-wide dedicated right-of-way with 16' asphalt strip located entirely outside of the lots.

3) *Utilities.* Public utilities may be located in the alleyway within a public utility easement or in the public street.

~~4)~~ ~~*Reserved.*~~

~~5)~~ **4)** *Dimensional criteria.* Detached townhouses shall meet the following requirements in addition to the requirements set forth in Sec. 5.1.1 "Table of Intensity and Dimensional Standards" "Residential Districts":

a) Minimum lot size is 26' wide and 110' deep.

b) Front setback is a minimum of 10' and a maximum of 15'.

c) Side setback shall be a minimum of 3'.

d) Garages, if provided, shall be located a minimum of 13' off rear property line in the rear yard.

~~6)~~ **5)** *Parking.* A minimum of two (2) on-site parking spaces shall be provided per townhouse and shall be located in the rear yard. Parking spaces within garages do count toward the off-street parking requirement.

6) Such use shall require a Special Use Permit if located within the Small Town Character Overlay District.

4.4.2 Supplemental Standards, Public and Civic Uses

…

B) *Church ~~of~~**or** Place of Worship*

…

2) Churches shall not include ~~day care facilities, pre-schools, schools or~~ homeless shelters~~,~~ unless they are approved as a special use pursuant to Sec. 2.3.5 *Special Use Permit*.

3) Prior to the establishment of a day care facility, pre-school, or school, a Minor Site Plan shall be submitted and approved.

Section 3. Sections 8.3.2, 8.3.6.D, and 4.4.5.H of the Unified Development Ordinance are amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:

8.3.2 Off-Street Parking Requirements

A) *Off-Street Parking Schedule "A"*
Unless otherwise expressly stated in this Code, off-street motor vehicle and bicycle parking spaces shall be provided in accordance with Table 8.3-1. Electric vehicle charging space requirements shall be provided in accordance with Sec. 8.3.11 *Electric Vehicle Charging Spaces*.

Table 8.3-1: Off-Street Parking Schedule "A"

Use	Minimum Number of Motor Vehicle Spaces Required	Minimum Number of Bicycle Spaces Required
Commercial Uses		
Automotive accessory sales and installation	1 per 300 square feet of sales/office area plus 1 per service bay	2 spaces
Automotive paint or body shop	Schedule ~~B~~ **C**	2 spaces
Repair and maintenance, general	~~Schedule B~~ **1 per 300 square feet plus 2 per service bay**	2 spaces
All other uses	1 per 300 **square feet**	2 spaces
Industrial Uses		
All uses	Schedule B	2 spaces

B) *Off-Street Parking Schedule "B"*
Uses subject to off-street parking schedule "B" shall provide the following minimum number of off-street parking spaces.

Table 8.3-2: Off-Street Parking Schedule "B"

Activity	Number of Spaces Required
Office or administrative area	1 per 300 square feet
Indoor sales area	1 per 300 square feet
Outdoor sales or display area (3,000 square feet or less)	1 per 750 square feet

Activity	Number of Spaces Required
Outdoor sales or display area (over 3,000 square feet)	
$ Motor vehicles/equipment sales	1 per 2,000 square feet
$ Other sales/display	1 per 1,000 square feet
Indoor storage/warehousing	
$ 1–50,000 square feet	1 per 1,500 square feet
$ 50,001 square feet+	1 per 2,000 square feet
Vehicle service/manufacturing area	
$ 1–3,000 square feet	1 per 250 square feet
$ 3,001–5,000 square feet	1 per 500 square feet
$ 5,001–10,000 square feet	1 per 750 square feet
$ 10,001–50,000 square feet	1 per 1,250 square feet
$ 50,001 square feet+	1 per 2,000 square feet

C) *Off-Street Parking Schedule "C"*

Uses that reference Schedule "C" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to "Schedule C" standards, the Director of Planning and Community Development shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use, or shall establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Director of Planning and Community Development, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.

…

8.3.6 Parking Lot Design Standards

…

D) *Surfacing and Maintenance*

All off-street parking areas shall be paved and kept in a dust-free condition at all times. Permeable pavement, if used, shall comply with the North Carolina Department of Environmental Quality's Minimum Design Criteria in the NCDEQ Stormwater Design Manual.

1) *Exceptions*

Parking for the following shall be gravel or paved and kept in a dust-free condition at all times:

a) All uses in the CB Conservation Buffer zoning district;

b) Athletic Fields only under the category of Entertainment, Outdoor where allowed; ~~and~~

c) Uses associated with Landmark and other historic structures. Exposed aggregate concrete, or similar, may be used for paving~~.~~**; and**

d) **Land clearing and inert debris landfills.**

2) Gravel parking shall at a minimum meet the following specifications:

a) Compacted Subgrade;

b) 6 Inches Aggregate Base Course;

c) 1.5 Inches #78M Stone; and

d) Drive aisles must be repaired or replaced with #78M Stone every six (6) months.

4.4.5 Supplemental Standards, Commercial Uses

…

H) *Vehicle Repair and Service*

1) *Automotive paint or body shop.* An automotive paint and body shop use shall **comply with the following standards:**

a) **Such use shall** be conducted within an enclosed structure.

b) Vehicle storage areas shall be screened from off-site view according to the standards found in Sec. 4.1.2.D.

…

Section 4. The Director of Planning and Community Development and/or Town Manager are hereby authorized to renumber, revise formatting, correct typographic errors, to verify and correct cross references, indexes and diagrams as necessary to codify, publish, and/or accomplish the provisions of this ordinance or future amendments as long as doing so does not alter the terms of this ordinance.

Section 5. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Section 6. The ordinance shall be effective upon enactment on the _____ day of _____ 2021.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

_____
Donna Hosch, MMC, NCCMC
Town Clerk

TOWN OF APEX

_____
Jacques K. Gilbert
Mayor

Approved As To Form:

_____
Laurie L. Hohe
Town Attorney

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: August 24, 2021

Item Details

Presenter(s): Vance Holloman, Finance Director

Department(s): Finance Department

Requested Motion

Public hearing and possible motions to making findings and determinations regarding the need to finance the cost of acquiring, constructing and equipping a new Public Safety Facility and acquiring, constructing and equipping a new office building for use by the Town's Inspection Department, selecting a financial institution to provide financing and authorizing staff to file an application with the Local Government Commission to approve an installment financing agreement for the projects of up to $8.7 million.

Approval Recommended?

Yes

Item Details

The prosed financing agreement provide financing for the Public Safety Station Project and partial funding for an office building located on Mason Street to be used by the Inspections Department.

The Town received 9 responses for a request for proposal to provide financing of the projects. The best bids for a 15 year term and 20 year term were compared. It was recommended by the Town's financial advisors to select the 15 year term because the total cost of borrowing was lower by approximately $650,000. .

Attachments

-

Public Hearing Installment Financing Agreement(IFA)

August 24, 2021

Public Safety Station 36 Estimate of Cost: $6,500,000

- Public Safety Station 36 (PSS36) involves the relocation of Public Safety Station 3 and will provide fire and emergency services to the White Oak Basin and Green Level areas of Apex. It is forecasted that this area will see upwards of 2,100 new homes, along with related services, within the next few years. This rapid development, coupled with the existing I-540 corridor, will continue to generate pressure on existing fire services and require an additional station in order to provide adequate service.
- Response from the existing Station 3 will result in long response times due to the distance that would need to be covered. This station will feature a new design to more effectively meet the needs of both fire and police departments. Station 6 will house a new engine and 12 personnel.

Mason Street Renovations

- In addition to PSS 36, the IFA will provide partial funding for the construction of an office building on Mason Street to be used by the Inspections Department.
- The Town has transferred $1.5 million of local funds to the General Capital Project Fund for this project.
- It is anticipated $2 to 2.5 million will be borrowed for this project.

Resolutions

- Following public hearing the Town determines there is a need to enter into the financing for an amount up to $8.7 million
- Based upon the recommendation of the Town's financial advisors, Davenport Public Finance, the Town selects the financing proposal submitted by Pinnacle Bank.
  - 1.50% interest rate, 15 year term, no prepayment penalty
- The IFA will be secured by a deed of trust upon PSS 36
- Staff is authorized to file an application with the LGC to approve the IFA

Important Dates

- August 24th-Public hearing, approval of resolutions
- September 9th-Receipt of construction bids for PSS 36
- September 24th-Adoption of Final Resolution
- October 5th- LGC meeting
- October 14th-Closing of IFA

The Town Council of the Town of Apex, North Carolina met in a regular meeting in the Council Chambers of the Town Hall located at 73 Hunter Street in Apex, North Carolina, the regular place of meeting, at 6:00 p.m. on August 24, 2021.

Present: Mayor Jacques Gilbert, presiding, and Council Members

Absent: Council Members

Also present:

* * * * * *

The Mayor announced that this was the hour and day of the public hearing on a proposed installment financing agreement (the "Agreement") to be entered into by the Town of Apex, North Carolina (the "Town") pursuant to Section 160A-20 of the General Statutes of North Carolina, as amended (the "Act"), in a principal amount not to exceed $8,700,000 for the purpose of providing funds, together with any other available funds, to pay the costs of (a) acquiring, constructing and equipping a new Public Safety Facility and (b) acquiring, constructing and equipping a new office building for use by the Town's Inspections Department (collectively, the "Project"). To secure its obligations under the Agreement, the Town will grant a lien on all or a portion of the site of the new Public Safety Facility constituting a portion of the Project, together with any improvements or fixtures located or to be located thereon.

Section 160A-20(g) of the General Statutes of North Carolina requires that the Town hold a public hearing prior to entering into the Agreement.

The Mayor acknowledged due publication of the notice of public hearing in a newspaper with a general circulation in said Town and directed the Town Clerk to attach the affidavit showing publication in said paper on a date at least ten (10) days prior to the date hereof as Exhibit A hereto.

The Mayor then announced that the Town Council would immediately hear anyone who might wish to be heard on the proposed Agreement.

A list of any persons making comments and a summary of such comments are attached as Exhibit B hereto.

The public hearing was closed.

All statements and comments by participants of the public hearing were duly considered by the Town Council.

Thereupon, _____ introduced the following resolution the title of which was read and a copy of which had been distributed to each Council Member:

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE FINANCING OF VARIOUS CAPITAL IMPROVEMENTS FOR THE TOWN OF APEX, NORTH CAROLINA PURSUANT TO AN INSTALLMENT FINANCING AGREEMENT, SELECTING THE LENDER AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO APPROVE THE FINANCING ARRANGEMENT

BE IT RESOLVED by the Town Council (the "Town Council") of the Town of Apex, North Carolina (the "Town") as follows:

Section 1. The Town Council does hereby find and determine as follows:

(a) There exists in the Town a need to finance the costs of acquiring, constructing and equipping a new Public Safety Facility and (b) acquiring, constructing and equipping a new office building for use by the Town's Inspections Department (collectively, the "Project").

(b) After a public hearing and due consideration, the Town has determined to enter into an installment financing agreement (the "Agreement") in an aggregate principal amount not to exceed $8,700,000 to provide funds, together with other available funds, to (i) pay the costs of the Project and (ii) pay certain financing costs in connection therewith.

(c) The Town has solicited and received proposals from various financial institutions to provide the financing for the Project and, upon careful review and consideration thereof, desires to accept the proposal of Pinnacle Bank (the "Lender");

(d) Pursuant to the Agreement, the Lender will advance to the Town an amount sufficient, together with any other available funds, to pay the costs of the Project and associated financing costs, and the Town will repay the advancement in installments with interest (the "Installment Payments").

(e) In order to secure its obligations under the Agreement, the Town will execute and deliver a deed of trust (the "Deed of Trust") granting a lien on all or a portion of the site of the new Public Safety Facility constituting a portion of the Project, together with all improvements and fixtures located or to be located thereon.

(f) It is in the best interests of the Town to enter into the Agreement and the Deed of Trust in that such transaction will result in providing financing for the Project in an efficient and cost effective manner.

(g) Entering into the Agreement is preferable to a general obligation bond and revenue bond issue in that (i) the Town does not have the constitutional authority to issue non-voted general obligation bonds pursuant to Article V, Section 4 of the North Carolina Constitution because the Town has not retired a sufficient amount of debt in the preceding fiscal year to issue a sufficient amount of general obligation bonds for the financing of the Project without an

election; (ii) the nature of the Project does not allow for the issuance of revenue bonds to finance the costs of the Project; (iii) the costs of the Project exceeds the amount to be prudently provided from currently available appropriations and unappropriated fund balances; (iv) the circumstances existing require that funds be available to commence acquisition and construction of the Project as soon as practicable and the time required for holding an election for the issuance of voted general obligation bonds pursuant to Article V, Section 4 of the North Carolina Constitution and the Local Government Bond Act will delay the commencement of acquisition and construction of the Project by several months; and (v) there can be no assurances that the Project would be approved by the voters and the necessity of such Project dictates that the Project be financed by a method that assures that such Project will be acquired and constructed in an expedient manner.

(h) It has been determined by the Town Council that the financing of the Project through the Agreement is reasonably comparable to the costs of issuing general obligation bonds or notes or other available methods of financing and is acceptable to the Town Council.

(i) Counsel to the Town will render an opinion to the effect that the proposed Agreement is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of the State of North Carolina.

(j) The debt management policies of the Town have been carried out in strict compliance with law, and the Town is not in default under any obligation for repayment of borrowed money.

(k) The expected tax rate increase necessary to pay the Installment Payments under the Agreement of not more than ¾ of 1 cent is reasonable.

Section 2. The proposal of the Lender to provide financing through the Agreement for the purpose of providing funds, together with any other available funds, to pay the costs of the Project and associated financing costs is hereby accepted, subject to further approval of the

particular documentation related thereto by the Town Council. The Town Manager and the Finance Director of the Town are each hereby authorized and directed to execute and deliver such documentation as may be necessary to accept the proposal of the Lender, and any actions heretofore taken by the Town Manager or the Finance Director of the Town with respect to such matters is hereby authorized, ratified and confirmed.

Section 3. The Town Council hereby authorizes and approves the filing of an application with the Local Government Commission for approval of the Agreement and requests the Local Government Commission to approve the Agreement and the proposed financing in connection therewith.

Section 4. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member _____, the foregoing resolution entitled "RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE FINANCING OF VARIOUS CAPITAL IMPROVEMENTS FOR THE TOWN OF APEX, NORTH CAROLINA PURSUANT TO AN INSTALLMENT FINANCING AGREEMENT, SELECTING THE LENDER AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO APPROVE THE FINANCING ARRANGEMENT" was adopted by the following vote:

Ayes:_____

_____

Noes:_____

_____

* * * * * *

I, Donna B. Hosch, Town Clerk of the Town of Apex, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Town Council of said Town at a regular meeting held on August 24, 2021, as it relates in any way to the holding of a public hearing and the adoption of the foregoing resolution relating to a proposed installment financing agreement and that said proceedings are to be recorded in the minutes of said Town Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and official seal of said Town this 24th day of August, 2021.

_____
Town Clerk

[SEAL]

EXHIBIT A

[Attach publisher's affidavit evidencing publication of Notice of Public Hearing]

EXHIBIT B

[A list of any persons making comments and a summary of such comments to be attached. If no comments are made, please insert "None".]

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: UNFINISHED BUSINESS

Meeting Date: August 24, 2021

Item Details

Presenter(s): Liz Loftin, Senior Planner

Department(s): Planning and Community Development

Requested Motion

Possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Edwin A. Goodwin, Testamentary Trust/Judy G. Hackney, Trustee (Hackney Tracts) property containing 2.867 acres located at 2600 Olive Chapel Road, Annexation #701 into the Town's corporate limits

AND

Approval Recommended?

Yes, by the Planning and Community Development Department.

Item Details

The vote for this item was continued from the April 27, 2021 meeting.

The Town Clerk certifies to the investigation of said annexation.

Attachments

- Annexation Ordinance
- Annexation Petition
- Legal Description
- Map

TOWN OF APEX, NORTH CAROLINA
Municipality No. 333

After recording, please return to:
Donna Hosch, MMC, NCCMC, Town Clerk
Town of Apex
P.O. Box 250
Apex, NC 27502

ORDINANCE NO. 2021-0824-10
ANNEXATION PETITION NO. #701
Edwin A. Goodwin Testamentary Trust and Judy G. Hackney, Trustee (Hackney Tracts)

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-31, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on March 23, 2021 after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council does hereby find as a fact that said petition meets the requirements of G.S.§160A-31, as amended.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-31, as amended, the territory described in the attached property description and also shown as "Annexation Area" on the below identified survey plat is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on August 24, 2021. The survey plat that describes the annexed territory is that certain survey plat entitled Insert "Annexation Map for the Town of Apex., WithersRavenel Engineers, Planners, Surveyors dated November 2, 2020" and recorded in Book of Maps book number 2021 and page number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 24th day of August 2021.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney

Legal Description

Beginning at an Existing Iron Pipe Located on the Northern Right of Way of Olive Chapel Road (SR#1160) and having North Carolina Grid Coordinates (NAD83, 2011), N: 719,361.07', E: 2,023,999.59'; said Iron Pipe also being the Southeast corner of Common Area 2, "Haley at Smith Farms", Book of Maps 2018, Page 934, Wake County Registry. Thence leaving said Right of Way, North 02°31'13" East, 385.44' to a point, Thence South 62°35'47" East, 49.52' to a point, Thence South 64°57'29" East, 454.32' to a point, Thence South 44°47'18" East, 40.09' feet to a point located in the centerline of Olive Chapel Road,
Thence South 70°19'56" West, 26.36' feet to a point in the centerline of the road, Thence South 01°02'11" West, 37.60' feet to a point located on the Southern Right of Way of Olive Chapel Road, Thence continuing along the Right of Way of Olive Chapel Road, South 70°23'37" West, 98.86' feet to a point, Thence South 70°22'07" West, 100.00' feet to a point, Thence South 70°21'56" West, 214.57' feet to a point, Thence North 03°31'36" West, 5.21' feet to a point, Thence South 70°19'30" West, 94.12' feet to a point, Thence Leaving the Southern Right of Way of Olive Chapel Road North 02°31'13" East, 32.27' feet to a point, Thence North 02°31'13" East, 32.69' feet to a point, Thence North 02°31'13" East, 5.41' feet to an Existing Iron Pipe, the point and place of Beginning and containing an area of 2.867 Acres, (124,897 sf), more or less.

STATE OF NORTH CAROLINA

COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Donna B. Hosch, MMC, NCCMC, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Annexation Ordinance No. 2021-0824-10, adopted at a meeting of the Town Council, on the 24th day of August, 2021, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 25th day of August 2021.

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

(SEAL)

PETITION FOR VOLUNTARY ANNEXATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 701 Submittal Date: 11/2/2020

Fee Paid $ 200.00 Check # Visa

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, Wake County, North Carolina.
2. The area to be annexed is ☒ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

Owner Information

Edwin A. Goodwin Testamentary Trust
Owner Name (Please Print)

0721492629
Property PIN or Deed Book & Page #

913-362-7372
Phone

E-mail Address

Judy G. Hackney, Trustee
Owner Name (Please Print)
c/o the Edwin A. Goodwin Testamentary Trust

Property PIN or Deed Book & Page #

Phone

E-mail Address

Owner Name (Please Print)

Property PIN or Deed Book & Page #

Phone

E-mail Address

Surveyor Information

Surveyor: WithersRavenel

Phone: Fax:

E-mail Address:

Annexation Summary Chart

Property Information		Reason(s) for annexation (select all that apply)	
Total Acreage to be annexed:	2.867	Need water service due to well failure	☐
Population of acreage to be annexed:	0 ac.	Need sewer service due to septic system failure	☐
Existing # of housing units:	0	Water service (new construction)	☑
Proposed # of housing units:	Approx. 5	Sewer service (new construction)	☑
Zoning District*:	R-80W	Receive Town Services	☑

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department at 919-249-3426 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: 701 Submittal Date: 11/2/2020

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Judy G Hackney, Trustee of the Edwin A. Goodwin Testamentary Trust — Judy G. Hackney - Trustee

Please Print — Signature

Please Print — Signature

Please Print — Signature

Please Print — Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paul Stam, a Notary Public for the above State and County, this the 27 day of October, 2020.

SEAL

PAUL STAM
My Commission Expires
NOTARY
PUBLIC
05-08-2024
WAKE COUNTY, NC

Notary Public

My Commission Expires: May 8, 2024

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____

President (Signature)

Attest:

_____

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

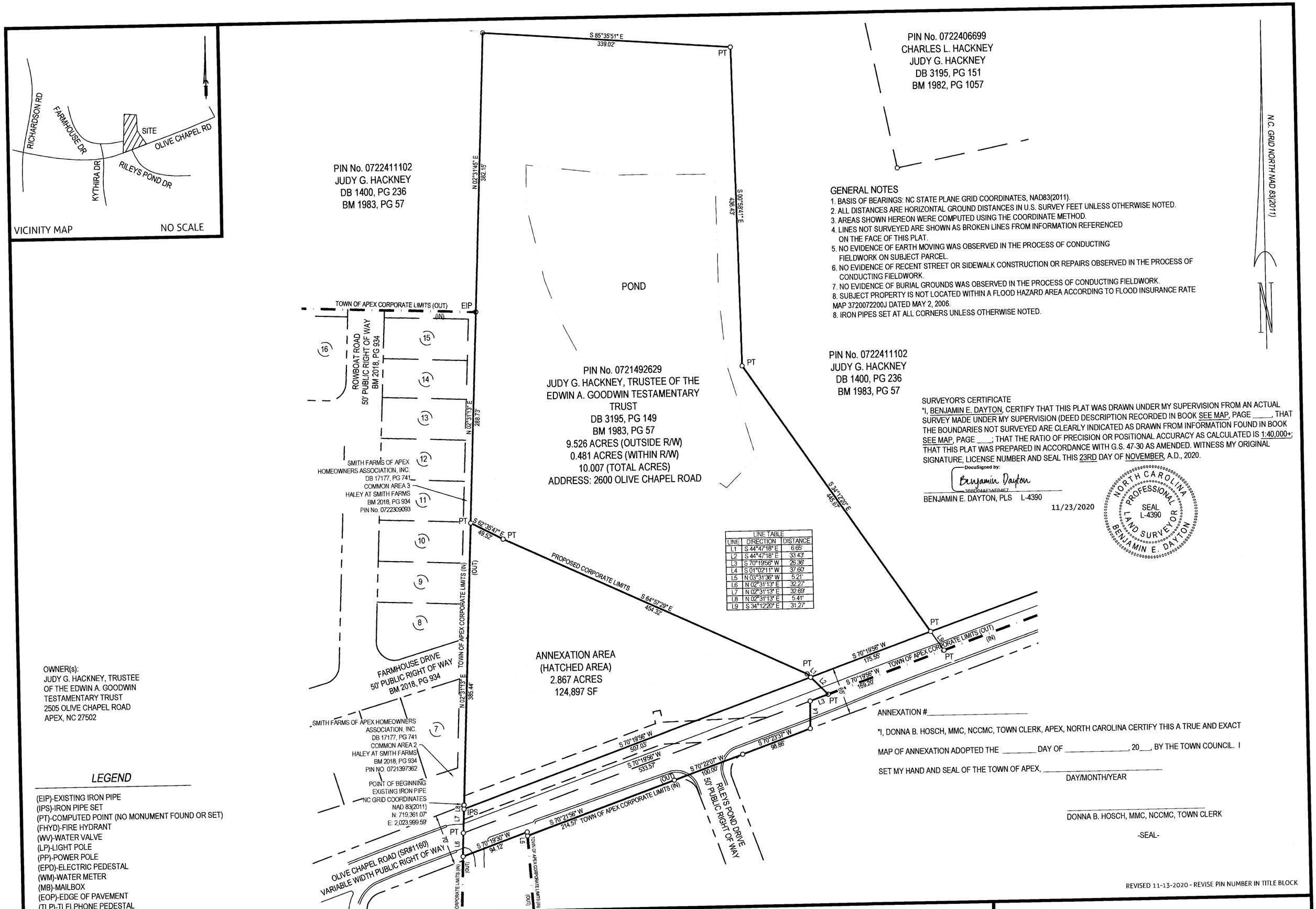
Notary Public

SEAL

My Commission Expires: _____

Hackney Annexation Legal Description

Beginning at an Existing Iron Pipe Located on the Northern Right of Way of Olive Chapel Road (SR#1160) and having North Carolina Grid Coordinates (NAD83, 2011), N: 719,361.07’, E: 2,023,999.59’; said Iron Pipe also being the Southeast corner of Common Area 2, “Haley at Smith Farms”, Book of Maps 2018, Page 934, Wake County Registry. Thence leaving said Right of Way, North 02°31'13" East, 385.44’ to a point, Thence South 62°35'47" East, 49.52’ to a point, Thence South 64°57'29" East, 454.32’ to a point, Thence South 44°47'17" East, 40.09’ feet to a point located in the centerline of Olive Chapel Road, Thence South 70°19'56" West, 26.36' feet to a point in the centerline of the road, Thence South 01°02'11" West, 37.60' feet to a point located on the Southern Right of Way of Olive Chapel Road, Thence continuing along the Right of Way of Olive Chapel Road, South 70°23'37" West, 98.86' feet to a point, Thence South 70°22'07" West, 100.00' feet to a point, Thence South 70°21'56" West, 214.57' feet to a point, Thence North 03°31'36" West, 5.21' feet to a point, Thence South 70°19'30" West, 94.12' feet to a point, Thence Leaving the Southern Right of Way of Olive Chapel Road North 02°31'13" East, 32.27' feet to a point, Thence North 02°31'13" East, 32.69' feet to a point, Thence North 02°31'13" East, 5.41' feet to an Existing Iron Pipe, the point and place of **Beginning** and containing an area of 2.867 Acres, (124,897 sf), more or less.



GENERAL NOTES

1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
5. NO EVIDENCE OF EARTH MOVING WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ON SUBJECT PARCEL.
6. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
7. NO EVIDENCE OF BURIAL GROUNDS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
8. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720072200J DATED MAY 2, 2006.
8. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 44°47'18" E	6.65'
L2	S 44°47'18" E	33.43'
L3	S 70°19'56" W	26.36'
L4	S 01°02'11" W	37.60'
L5	N 03°31'36" W	5.21'
L6	N 02°31'13" E	32.27'
L7	N 02°31'13" E	32.69'
L8	N 02°31'13" E	5.41'
L9	S 34°12'20" E	31.27'

SURVEYOR'S CERTIFICATE

"I, BENJAMIN E. DAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE MAP, PAGE _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE MAP, PAGE ____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:40,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF NOVEMBER, A.D., 2020.

DocuSigned by:
Benjamin Dayton
3BBD04AE5AEB4E7...

BENJAMIN E. DAYTON, PLS L-4390

11/23/2020

NORTH CAROLINA PROFESSIONAL SEAL L-4390 LAND SURVEYOR BENJAMIN E. DAYTON

OWNER(S):
JUDY G. HACKNEY, TRUSTEE
OF THE EDWIN A. GOODWIN
TESTAMENTARY TRUST
2505 OLIVE CHAPEL ROAD
APEX, NC 27502

ANNEXATION #_____

"I, DONNA B. HOSCH, MMC, NCCMC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20___, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____
DAY/MONTH/YEAR

_____
DONNA B. HOSCH, MMC, NCCMC, TOWN CLERK

-SEAL-

LEGEND

(EIP)-EXISTING IRON PIPE
(IPS)-IRON PIPE SET
(PT)-COMPUTED POINT (NO MONUMENT FOUND OR SET)
(FHYD)-FIRE HYDRANT
(WV)-WATER VALVE
(LP)-LIGHT POLE
(PP)-POWER POLE
(EPD)-ELECTRIC PEDESTAL
(WM)-WATER METER
(MB)-MAILBOX
(EOP)-EDGE OF PAVEMENT
(TLP)-TLELPHONE PEDESTAL
(SSMH)-SANITARY SEWER MANHOLE
(CMP)-CORRUGATED METAL PIPE
(RCP)-REINFORCED CONCRETE PIPE

REVISED 11-13-2020 - REVISE PIN NUMBER IN TITLE BLOCK

DATE: 11/2/2020	
SCALE: 1"=80'	
SURVEYED BY: AB	
DRAWN BY: BD	
CHECK & CLOSURE BY: BD	
CAD FILE: ANNEXATION PLAT.DWG	
PROJECT NO: 02180517.10	

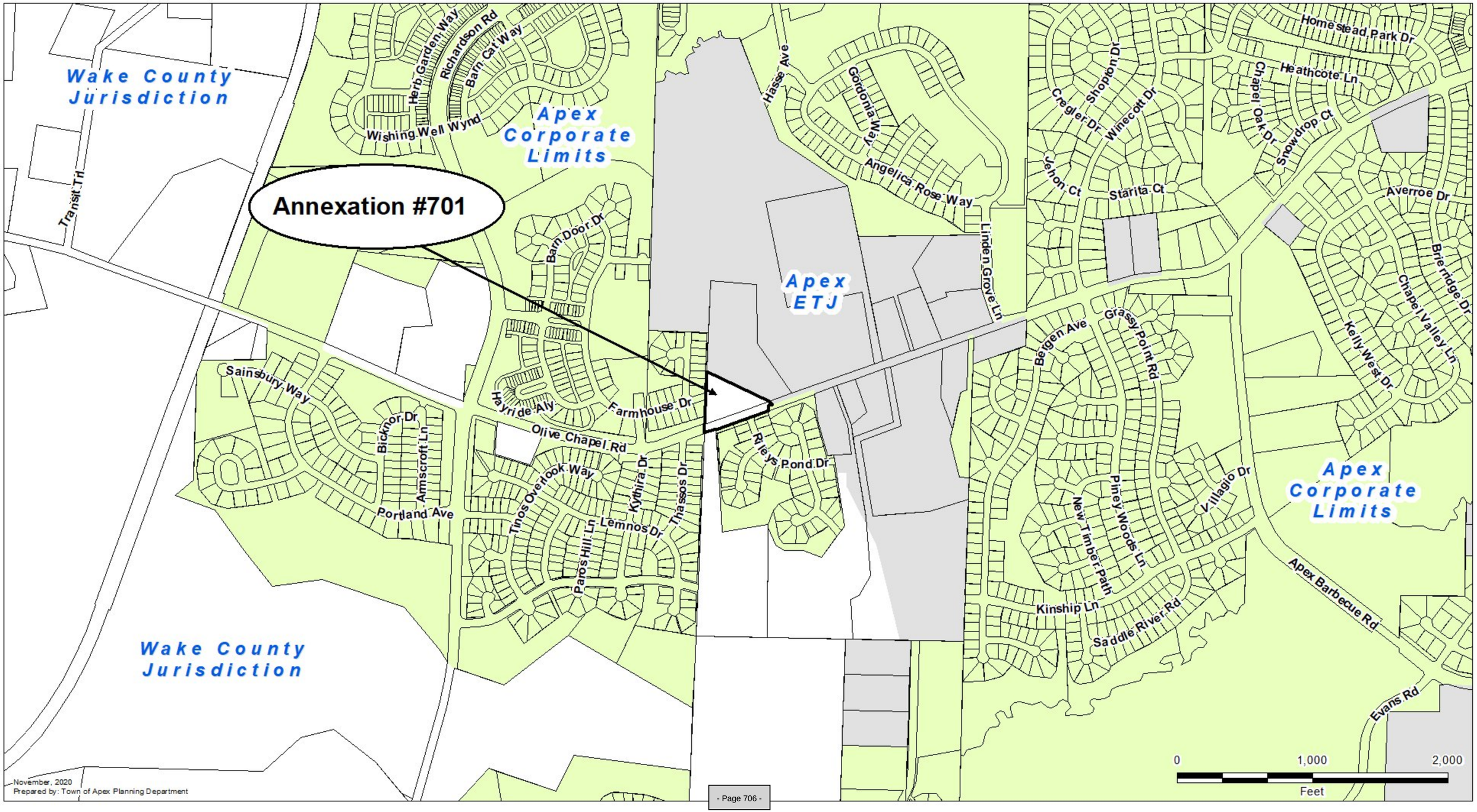
ANNEXATION MAP for the TOWN OF APEX

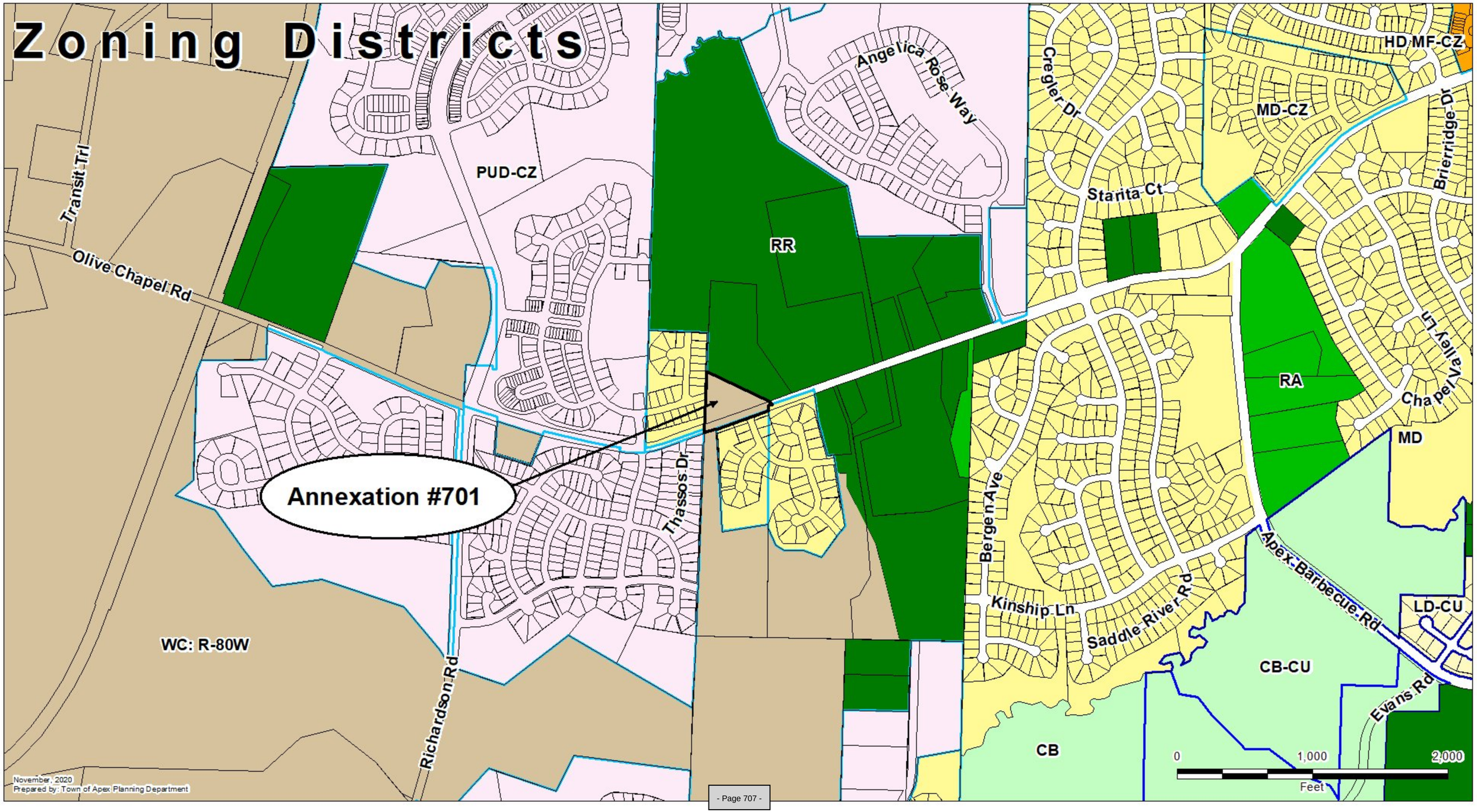
JUDY G. HACKNEY, TRUSTEE OF THE EDWIN A. GOODWIN TESTAMENTARY TRUST

TOWNSHIP: WHITE OAK	COUNTY: WAKE	STATE: NORTH CAROLINA
ZONE: RR and R-80W (PER GIS)	P.I.N. 0721492629	

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Annexation #701
Smith Farm, Phase 1
Cornfield Aly
Great Lawn Rd
Everbloom Aly
Milkthistle Aly
Sunflower Rd
Barn Door Dr
Hayride Aly
Livestock Aly
Haley Farms
Rowboat Rd
Farmhouse Dr
Olive Chapel Rd
Arcadia West
Tinos Overlook Way
Kythira Dr
Thassos Dr
Lemnos Dr
Braden Overlook Ct
Riley's Pond
Rileys Pond Dr
Baxter Ridge Ct
0
250
500
Feet
November, 2020
September 2020 Aerial Photography
Prepared by: Town of Apex Planning Department


Annexation #701
Wake County Jurisdiction
Apex Corporate Limits
Apex ETJ
Wake County Jurisdiction
Apex Corporate Limits
Transit Tri
Herb Garden Way
Richardson Rd
Barn Cat Way
Wishing Well Wynd
Barn Door Dr
Hasse Ave
Gordonia Way
Angelica Rose Way
Linden Grove Ln
Cregler Dr
Shopton Dr
Winecott Dr
Jenon Ct
Starita Ct
Homestead Park Dr
Heathcote Ln
Chapel Oak Dr
Snowdrop Ct
Averroe Dr
Brierridge Dr
Chapel Valley Ln
Kelly West Dr
Bergen Ave
Grassy Point Rd
Sainsbury Way
Bicknor Dr
Armscroft Ln
Portland Ave
Hayride Aly
Farmhouse Dr
Olive Chapel Rd
Tinos Overlook Way
Paros Hill Ln
Lemnos Dr
Kythira Dr
Thassos Dr
Riley's Pond Dr
Piney Woods Ln
New Timber Path
Villagio Dr
Kinship Ln
Saddle River Rd
Apex Barbecue Rd
Evans Rd
0
1,000
2,000
Feet
November, 2020
Prepared by: Town of Apex Planning Department


Zoning Districts
Annexation #701
PUD-CZ
RR
RA
MD
MD-CZ
HD MF-CZ
LD-CU
CB-CU
CB
WC: R-80W
Transit Trl
Olive Chapel Rd
Richardson Rd
Thassos Dr
Angelica Rose Way
Cregler Dr
Starita Ct
Brierridge Dr
Chapel Valley Ln
Bergen Ave
Kinship Ln
Saddle River Rd
Apex Barbecue Rd
Evans Rd
0
1,000
2,000
Feet
November, 2020
Prepared by: Town of Apex Planning Department

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: UNFINISHED BUSINESS

Meeting Date: August 24, 2021

Item Details

Presenter(s): Liz Loftin, Senior Planner

Department(s): Planning and Community Development

Requested Motion

Possible motion to approve Rezoning Application #20CZ14 Hackney PUD, Statement of Town Council, and Ordinance. The applicant, Brendie Vega, WithersRavenel, seeks to rezone approximately 73.64 acres located at 0, 2500, and 2600 Olive Chapel Road (PINs 0721492629, 0722406699, & 0722411102) from Rural Residential (RR) and Wake County R-80W to Planned Unit Development-Conditional Zoning (PUD-CZ). This item was continued from the April 27, 2021 meeting.

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board held a Public Hearing on March 8, 2021 and voted to recommend approval, with the conditions as offered by the applicant, by a vote of 6-0.

Item Details

Attachments

- Staff Report
- Application
- Statement of Town Council and Ordinance

All property owners and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0, 2500, & 2600 Olive Chapel Road
Applicant/Agent: Brendie Vega, WithersRavenel
Owners: Charles & Judy Hackney and Edwin Goodwin

PROJECT DESCRIPTION:

Acreage: ±73.64 acres
PINs: 0721492629, 0722406699, & 0722411102
Current Zoning: Rural Residential (RR) & R-80W
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map Designation: Medium Density Residential
Town Limits: ETJ and Outside (annexation of portion in Wake County is required with rezoning)

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning(PUD-CZ #17CZ21& #16CZ26)	Single Family Residential (Sweetwater and Linden subdivisions)
South:	Rural Residential (RR); Medium Density Residential-Conditional Zoning (MD-CZ #13CZ26 & #13CZ08); Wake Co. R-80W	Olive Chapel Road; Single Family Residential (Riley's Pond and large lot single-family)
East:	Rural Residential (RR); Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ26)	Single Family Residential (Linden subdivision and large lot single-family)
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #15CZ32) & Medium Density Residential-Conditional Zoning (MD-CZ #16CZ10)	Single Family Residential (Smith Farm and Haley Farm subdivisions)

EXISTING CONDITIONS:
The site consist of three (3) parcels on the north side of Olive Chapel Road totaling ±73.64 acres. The site has one single family residence, several sheds/barns, and two existing ponds. Along the north boundary there is a 100' stream buffer from Reedy Branch.

NEIGHBORHOOD MEETING:
The applicant conducted a neighborhood meeting on October 29, 2020. The neighborhood meeting report is attached.

WCPSS Coordination:
A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the high school level. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

2045 LAND USE MAP:
The 2045 Land Use Map designates the properties as Medium Density Residential. The proposed PUD is consistent with the Land Use Map designation.

PLANNED UNIT DEVELOPMENT PLAN:
The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:
The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential:
- Single Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential:
- Utility, minor
- Greenway
- Park, active
- Park, passive

Proposed Design Controls:

Maximum Density: 3.25 units per acre*
*The residential density will be a maximum of 3.25 dwelling units per acre this is a change from 4 units per acre. The total number homes will not exceed 233.

Maximum Building Height: 50 feet

Maximum Built-Upon Area: 70%

Setbacks

		Proposed PUD-CZ minimum setbacks	MD zoning district minimum setbacks
Single-family	Front	5' from façade 20' from garage to back of sidewalk	25'
	Side	5'	6' min/16' total
	Rear	10'	20'
	Corner side	8'	15'
			HDSF zoning district minimum setbacks
Townhouse, front loaded	Front	10' from façade 20' from garage to back of sidewalk	15'
	Side	5'	0' (8' between buildings)
	Rear	10'	15'
	Corner side	10'	15'
			HDSF zoning district minimum setbacks
Townhouse, alley loaded	Front	10' from front facade	15'
	Side	5'	0' (8' between buildings)
	Rear	5'	15'
	Corner side	10'	15'

Buffers

The proposed PUD meets or exceeds the buffers required by the UDO.

Perimeter Buffers:	UDO Required	Proposed
Northern property boundary	15' Type A	200' stream buffer**
Eastern property boundary	20' Type B	20' Type A
Western property boundary	15' Type A	20' Type A
Olive Chapel Road	30' Type B	30' Type E*

*A 30' Type B buffer shall be provided if homes along Olive Chapel Road are not alley-loaded.
** In addition to the 100' riparian buffer to the north, an additional 100' buffer will be established. This additional 100' may include utilities, trails and other active or passive recreation.

Architectural Standards

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
   - Windows
   - Bay window
   - Recessed window
   - Decorative window
   - Trim around the windows
   - Wrap-around porch or side porch
   - Two or more building materials
   - Column
   - Portico
   - Balcony
   - Dormer
   - Decorative brick/stone
   - Decorative trim
   - Decorative shake
   - Decorative air vents on gable
   - Decorative gable
   - Decorative cornice
6. The garage cannot protrude more than 1-foot from either the front façade or porch.
7. At least 25% of the single-family detached homes will have the master bedroom and bath on the first floor.

NATURAL REOURCES AND ENVIRONMENT:

Resource Conservation Area
The Hackney PUD is south and west of NC 540 and is therefore required to provide 30% of the gross site as RCA. If the single-family portion of the PUD is mass graded, that portion of the project will be required to provide an additional 5% RCA. They propose to meet these requirements.

Tree Replanting
Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the *Town of Apex Design and Development Manual* as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

Clean Energy
Residential dwelling units will be provided with solar conduit to accommodate the future installation of solar panels.

Water Quality
1. Signs will be installed near SCMs in order to:
   - Reduce pet water near SCM drainage areas
   - Reduce fertilizer near SCM drainage areas
2. Installation of Pet Waste Stations in common areas will occur within the neighborhood

Solar Condition

If permitted by the electric company, the developer will:

1. Install photo-voltaic solar panels on the pool house roof for connection to the electric grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system will be installed. The system may be either owned or leased and will be turned over to the HOA.
2. Install photo-voltaic solar panels on two model homes roofs for connection to the electric grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system will be installed. The system will be transferred to the purchaser of the model home at closeout of the community.

Planting and Landscaping

1. Install Warm Season grasses (Bermuda, Zoysia, etc) in lawn areas to reduce the need for irrigation and chemicals.
2. Install required Street Trees, Buffer, and Re-Vegetation plantings that consist of a variety of native plant materials recognized by the New Hope Audubon Society or the NCSU manual for Landscaping for Wildlife with Native Plants as being bird and pollinator friendly; as allowed by the Town of Apex Deign & Development Manual or approved by Apex staff.
3. Specify pocket park plantings that are recognized by the NC Wildlife Federation as being Native Pollinator Plants as part of the Statewide Butterfly Highway initiative.
4. Include at least 4 hardwood tree varieties in the proposed plantings, as allowed by the Apex Design and Development Manual.

Environmental Resources

The site will provide the following:

1. Purchase 20 bird houses from the New Hope Audubon Society (or other non-profit) and install in natural areas within the site.
2. Retain the 2 existing ponds if engineering studies confirm that the existing dams are structurally sound and meet regulatory requirements.

Parking

Parking and loading will comply with all applicable requirements of UDO Sec. 8.3 *Parking and Loading*. Per UDO Section 8.3.4 of the UDO, guest parking shall be designated within common areas and be distributed throughout the project. Striped on-street parking may be counted toward guest parking requirements. For townhouses, guest parking shall be distributed so that there is at least one parking space within 200' of each townhouse lot.

Public Facilities

The project's construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Public facilities include:

<u>Water/Sanitary Sewer:</u>

All lines will be designed according to Town of Apex Standards and Specifications.

Other Utilities:
Electric service shall be provided by the Town of Apex. Gas, telephone, and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Stormwater Management
Two ponds exist on the parcels and drain to Reedy Branch Creek, eventually feeding into Jordan Lake. The proposed development plan will require stormwater management measures in accordance with Sections 6.1 and 7.5.7 in the Town of Apex Unified Development Ordinance. Stormwater captured on the site will be conveyed to proposed Stormwater Control Measures, which will be identified on plans during the major subdivision or site plan approval stage. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year and 10-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. All stormwater devices will meet the design requirements of NCDENR and the Town of Apex.

Development Phasing and Plat Timing
The neighborhood will be built in phases. The developer will not record plats of more than 50 residential lots in calendar year 2023, 100 residential lots in calendar year 2024 and the remaining 83 lots in 2025.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:
The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. The following conditions shall apply:

1. Hasse Avenue will be constructed between Olive Chapel Road and its current terminus north of the project.
2. Olive Chapel Road will be widened to include construction of a 100-foot eastbound left-turn lane with appropriate deceleration length and taper and a 100-foot westbound right-turn lane with appropriate deceleration length and taper on Olive Chapel Road, subject to NCDOT review and approval.
3. The Olive Chapel Road turn lane widening will be completed prior to platting Hasse Avenue access to Olive Chapel Road and the connection to Hasse Avenue north of the project will be completed prior to the last plat in the subdivision.
4. A 6-foot bike lane and 5-foot paved shoulder will be located on the north side of Olive Chapel Road per the Bicycle and Pedestrian System Plan Map.
5. Alleys may be proposed to vary from Town standards in order to accommodate water and sewer utilities, provided they maintain the same or greater width of pavement and right of way, subject to staff review and approval at the time of subdivision and construction plans.
6. There will be no private driveways permitted along Olive Chapel Road.

Pedestrian Facilities
1. The development plan will incorporate sidewalk infrastructure along Olive Chapel Road as well as the internal street network.
2. A trail will serve as a connection from the western portion of the community to the Reedy Branch Greenway.

3. Sidewalks will be provided on both sides of all streets for single-family detached homes.
4. There will be a 10-foot side path provided along minor collector road as shown on the Bicycle and Pedestrian Systems Plan Map.
5. Prior platting the 75th lot in the neighborhood, the Developer will extend a 5' sidewalk approximately 860 feet along the north side of Olive Chapel to western limits of the Linden Subdivision. Developer will attempt to obtain the required right-of-way and/or easements for construction of this sidewalk from the adjacent property owners. If the required right-of-way and/or easements cannot be obtained by that time, a Fee-in-Lieu in the amount of 125% of the estimated cost of construction plus fair market value of the property to be acquired, shall be assessed. Any performance guarantee provided for this section of sidewalk shall be released upon acceptance of said fee-in-lieu by the Town.

Affordable Housing

The development shall include five affordable townhome units (the "Affordable Units"). The Affordable Units shall be constructed using the same floor plans as other townhome units in the development. 100% of the Affordable Units shall be purchased by households whose household income is less than or equal to 80% of the Area Median Income in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD). Each Affordable Unit shall be sold for a price no greater than $240,000, or 75% of the average sales price of similar townhomes within the development, as determined by a certified appraisal of recent sales within the townhome portion of the development, whichever is greater. The deed out of the developer for each Affordable Unit shall include a clause that prevents re-sale of the Affordable Unit for a period of seven years for any price greater than the original sale price adjusted for inflation. If none of the Affordable Units have been sold prior to the recording of the final subdivision plat for the final phase of the development, the Affordable Units may be sold to any purchaser at market rates and the developer shall pay a onetime fee of $50,000 (the "Affordable Housing Fee") to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider. In the event some of the Affordable Units have not been sold at the time of recording of the final subdivision plat for the final phase of the development (the "Remaining Units"), then the developer shall pay a fee of $10,000 for each Remaining Unit to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider and the Remaining Units shall be relieved from all affordable housing obligations expressed in this condition.

ENVIRONMENTAL ADVISORY BOARD:

This rezoning was submitted before the Environmental Advisory Board began holding pre-application meetings on rezonings.

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed this item at their December 9, 2020 meeting and unanimously recommended a fee-in-lieu of dedication with credit for construction of greenway which connects side path along Hasse Ave to the west connecting to the Reedy Branch Greenway in Smith Farm. The fee rate will be set at the time of Town Council approval and the credit of construction will be calculated prior to construction plan approval. Per UDO Article 14, the greenway must be completed and accepted prior to 25% of the building permits for the project being issued.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a Public Hearing on March 8, 2021 and voted to recommend approval, with the conditions as offered by the applicant, by a vote of 6-0.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of rezoning #20CZ14 Hackney PUD with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:
This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because the site will act a transition between higher and lower residential densities. The proposed rezoning also provides for increased stream buffers, higher planting standards, and a contribution to affordable housing.

The proposed rezoning is also reasonable and in the public interest because it will allow this property to develop in a way that is consistent with the surrounding areas and will build side path along the minor collector that will be constructed through the site to Olive Chapel Road.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:
Standards
In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1) *Planned Unit Development (PUD-CZ) District*
In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

a) *Development parameters*
(i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table.*

(ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2030 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.

(iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ

shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.

(iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

(vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

(vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

b) *Off-street parking and loading*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.

c) *RCA.* The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than ten percent (10%) provided that the PD Plan for PUD-CZ includes one or more of the following:

(i) A non-residential component; or

(ii) An overall density of 7 residential units per acre or more; or

(iii) Environmental measures including but not limited to the following:

(a) The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;

(b) The installation of a geothermal system for a certain number or percentage of units within the development; or

(c) Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).

d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.

e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.

f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision and* Article 14: *Parks, Recreation, Greenways, and Open Space*.

(i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.

(ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.

(iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.

(iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.

g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.

h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.

i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.

j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2030 Land Use.

k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Town Council shall find the PUD-CZ designation demonstrates compliance with the following standards. Sec. 2.3.3.F:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1) *Consistency with 2030 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2030 Land Use Map.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards,* if applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

January 25, 2021

Baohong Wan, Phd, P.E.
VHB Engineering NC
Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
919-829-0328

Subject: **Staff summary and comments for the Hackney Tract Subdivision TIA, 12/22/2020**

Dr. Wan:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

The TIA studied access to the proposed subdivision development at the following intersection:

- Access #1/Hasse Avenue Extension and Olive Chapel Road

The following four intersections were also studied in the TIA:

- Olive Chapel Road and Richardson Road
- Olive Chapel Road and Apex Barbecue Road
- Richardson Road and Hasse Avenue/Little Gem Lane
- US Highway 64 East at Richardson Road
- US Highway 64 West at U-turn east of Richardson Road

Trip Generation

The proposed development is expected to consist of up to 100 single-family homes and 133 multi-family homes. It's projected to generate approximately 33 new trips entering and 106 new trips exiting the site during the weekday A.M. peak hour and 112 new trips entering and 66 new trips exiting the site during the weekday P.M. peak hour. The development is projected to add an additional 2,005 daily trips onto the adjacent roadway network.

Background traffic

Background traffic consists of 3% annual background traffic growth compounded to build out year 2024, and the following approved developments:

- Saddlebrook - 25% traffic (75% build out)
- Buckhorn Preserve – 50% traffic (50% build out)
- Stillwater -15% traffic (85% build out)
- Westford – 20% traffic (80% build out)
- Smith Farm Residential– 25% traffic (75% build out)
- Linden – 85% traffic (15% build out)
- Sweetwater residential - 20% traffic (80% build out)
- Sweetwater commercial

Trip Distribution and Assignment

The trip distributions to and from the development site are as follows:

- 50% to/from the east via US Highway 64
- 10% to/from the west via US Highway 64
- 25% to/from the east via Olive Chapel Road
- 5% to/from the west via Olive Chapel Road
- 8% to/from the south via Richardson Road
- 2% to/from the south via Apex Barbecue Road

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 8 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "*NA"* is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2020** - Existing year 2020 traffic.
- **No Build 2024** – Projected year (2024) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **Build 2024 –** Projected year (2024) with background traffic, background improvements, and site build-out including recommended improvements where applicable.

Access #1/Hasse Avenue Extension and Olive Chapel Road (Unsignalized)

Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Access #1/Hasse Avenue Extension and Olive Chapel Road	
	Build 2024
Overall	NA
Eastbound (Olive Chapel Road)	*A / A*[2]
Westbound (Olive Chapel Road)	*NA*
Southbound (Access #1/Hasse Avenue Extension)	*C / D*[1]

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends construction of Future Access #1/Hasse Avenue to consist of one inbound lane and one outbound lane. The TIA also recommends construction of a dedicated left-turn lane on eastbound Olive Chapel Road with 100 feet of storage length and appropriate taper, and a dedicated right-turn lane on westbound Olive Chapel Road with 100 feet of storage length and appropriate taper.

Apex staff recommendations:

- Apex staff concur with the recommendations. The stop-controlled southbound approach is projected to operate at LOS D or better with delays of 16 and 25 seconds per vehicle in the AM and PM peak hours. The turn lanes proposed on Olive Chapel Road are projected to provide enough capacity to store queues into the development during both peak hours.

Olive Chapel Road and Richardson Road

Table 2. A.M. / P.M. Peak Hour Levels of Service Olive Chapel Road and Richardson Road			
	Unsignalized	**Signalized**	
	Existing 2020	**No Build 2024**	**Build 2024**
Overall	NA	A / A	A / A
Eastbound (Olive Chapel Road)	*B / B*[2]	*A / B*	*A / B*
Westbound (Olive Chapel Road)	*B / B*[2]	*B / B*	*B / B*
Northbound (Richardson Road)	*B / B*[1]	*B / B*	*B / B*
Southbound (Richardson Road)	*B / C*[1]	*A / B*	*A / B*

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. When signalized, this intersection is projected to operate at LOS A in both peak hours in the Build 2024 scenario. A traffic signal has been approved by NCDOT at this intersection, and is committed by adjacent development for installation prior to the build out of this development.

Olive Chapel Road and Apex Barbecue Road (Unsignalized)

Table 3. A.M. / P.M. Unsignalized Peak Hour Levels of Service Olive Chapel Road and Apex Barbecue Road			
	Existing 2020	**No Build 2024**	**Build 2024**
Overall	NA	NA	NA
Eastbound (Olive Chapel Road)	*NA*	*NA*	*NA*
Westbound (Olive Chapel Road)	*A / A*[2]	*A / B*[2]	*A / B*[2]
Northbound (Apex Barbecue Road)	*B / C*[1]	*C / F*[1]	*C / F*[1]

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. The stop-controlled northbound approach is projected to operate at LOS F in the PM peak hour with delays of 135 seconds per vehicle and 95th percentile queues of 250 feet. However the development is not anticipated to add more than 3% to the overall intersection traffic volume, therefore no improvements are recommended per the UDO. This intersection is identified for future realignment in the Town's Transportation Plan, but no funded project is identified at this time and both roadways are state-maintained.

Richardson Road and Hasse Avenue/Little Gem Lane (Unsignalized)

Table 4. A.M. / P.M. Unsignalized Peak Hour Levels of Service Richardson Road and Hasse Avenue/Little Gem Lane			
	Existing 2020	**No Build 2024**	**Build 2024**
Overall	NA	NA	NA
Eastbound (Little Gem Lane)	*A / B*[1]	*C / C*[1]	*C / D*[1]
Westbound (Hasse Avenue)	*A / A*[1]	*C / C*[1]	*C / C*[1]
Northbound (Richardson Road)	*A / A*[2]	*A / A*[2]	*A / A*[2]
Southbound (Richardson Road)	*A / A*[2]	*A / A*[2]	*A / B*[2]

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. The minor street approaches are projected to operate at LOS D or better during both peak hours of operation, with 95th percentile queues not exceeding 50 feet on any approach.

US Highway 64 East at Richardson Road

Table 5. A.M. / P.M. Peak Hour Levels of Service US Highway 64 East at Richardson Road			
	Unsignalized	**Signalized**	
	Existing 2020	**No Build 2024**	**Build 2024**
Overall	NA	C / D	C / D
Eastbound (US Hwy 64)	*NA*	*C / D*	*C / E*
Westbound Left (US Hwy 64)	*F / F*[2]	*B / B*	*A / B*
Northbound Right (Richardson Road)	*C / C*[1]	*C / D*	*C / D*

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. When signalized with dual westbound left and dual northbound right turn lanes, this intersection is projected to operate at LOS C and D in the AM and PM peak hours of operation with average intersection delays of 22 seconds and 44.5 seconds per vehicle. The eastbound approach is projected to operate at LOS E in the PM peak hour. However, the development is not anticipated to add more than 4% to the overall intersection traffic volume, therefore no improvements are recommended per the UDO. A traffic signal has been approved by NCDOT at this intersection, and is committed by adjacent development along with the additional turn lanes for installation prior to the build out of this development.

US Highway 64 West at U-turn east of Richardson Road

Table 6. A.M. / P.M. Peak Hour Levels of Service US Highway 64 West at U-turn east of Richardson Road			
	Unsignalized	**Signalized**	
	Existing 2020	**No Build 2024**	**Build 2024**
Overall	NA	B / C	B / C
Eastbound U-turn (US Hwy 64)	*B / C*[2]	*C / E*	*C / E*
Westbound (US Hwy 64)	*NA*	*A / C*	*B / C*

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn or U-turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection.

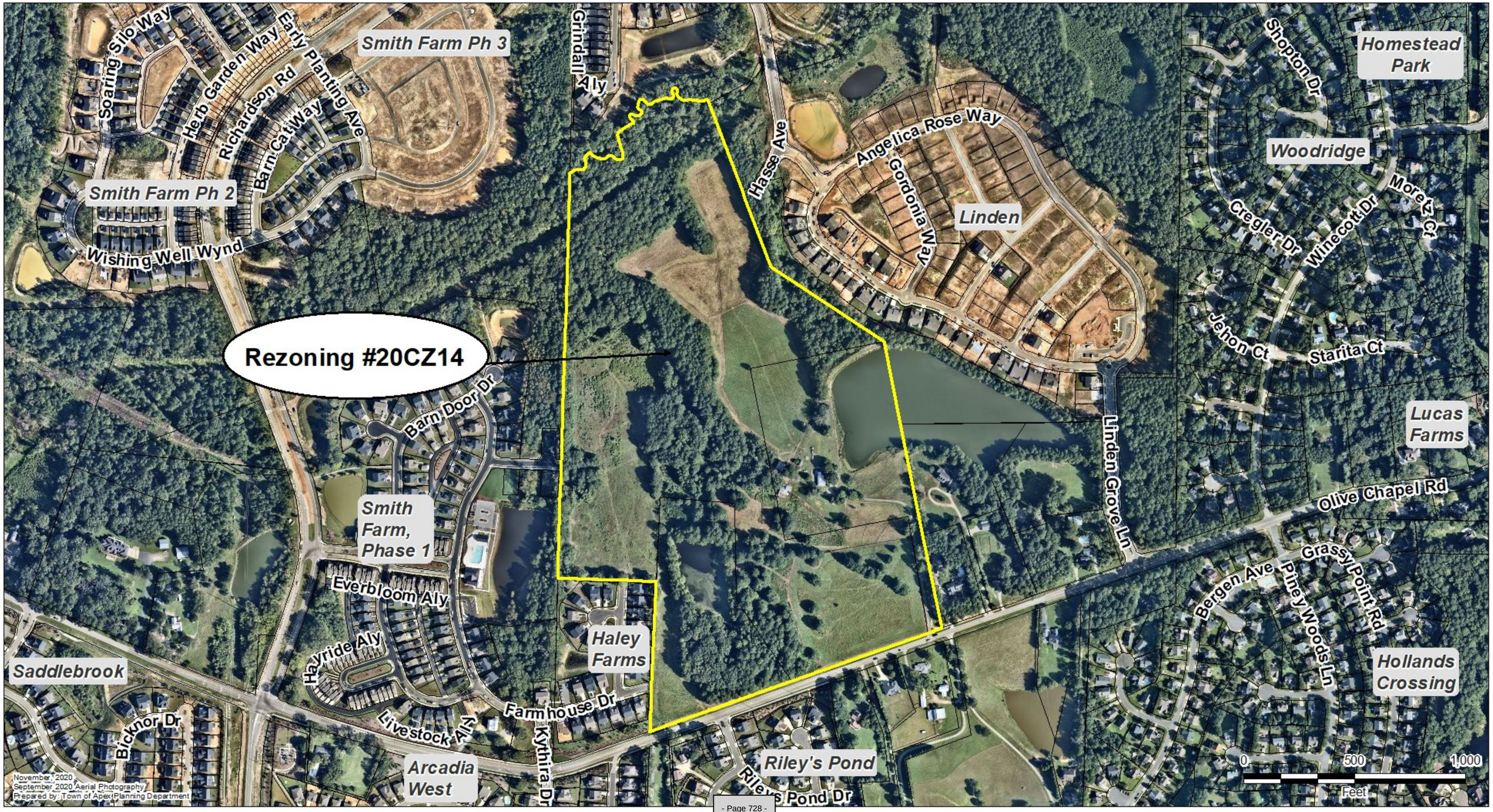
Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. When signalized with dual eastbound U-turn lanes, this intersection is projected to operate at overall LOS C or better in both peak hours in the Build 2024 scenario. A traffic signal has been approved by NCDOT at this intersection, and is committed by adjacent development along with the additional U-turn lane for installation prior to the build out of this development.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings with NCDOT staff to discuss improvements on state maintained roadways as needed. All recommendations are subject to review by Town Council prior to approval.

Sincerely,

Serge Grebenschikov
Traffic Engineer
919-372-7448


Rezoning #20CZ14
Smith Farm Ph 3
Smith Farm Ph 2
Soaring Silo Way
Herb Garden Way
Richardson Rd
Early Planting Ave
Barn Cat Way
Wishing Well Wynd
Grindall Aly
Hasse Ave
Angelica Rose Way
Gordonia Way
Linden
Homestead Park
Shopton Dr
Woodridge
Cregler Dr
Winecott Dr
Moret Ct
Jehon Ct
Starita Ct
Lucas Farms
Linden Grove Ln
Olive Chapel Rd
Grassy Point Rd
Bergen Ave
Piney Woods Ln
Hollands Crossing
Barn Door Dr
Smith Farm, Phase 1
Everbloom Aly
Hayride Aly
Haley Farms
Saddlebrook
Bicknor Dr
Livestock Aly
Farmhouse Dr
Kythira Dr
Arcadia West
Riley's Pond
Riley's Pond Dr
November, 2020
September, 2020 Aerial Photography
Prepared by: Town of Apex Planning Department
0
500
1,000
Feet

PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING DISTRICT PETITION
2045 LAND USE MAP AMENDMENT PROCESS INFORMATION

PD PLAN/PUD-CZ PETITION SUBMISSION: Applications are due by 12:00 pm on the first business day of each month. See the PUD Plan Schedule on the website for more details.

PD PLAN/PUD-CZ PETITION FEES:
PUD-CZ Request: $1,500.00 + $10 an acre
PD Plan Amendment not requiring full TRC Review: $500.00
2045 Land Use Map Amendment: $700.00

PRE-APPLICATION MEETING: A pre-application meeting with members of the Technical Review Committee is required to be scheduled prior to the submittal of a PD Plan for PUD-CZ. Pre-application meetings are typically scheduled on the 1st, 2nd and 5th Thursdays of the month.

To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Planner Lauren Staudenmaier (lauren.staudenmaier@apexnc.org) no later than five (5) working days prior to the desired meeting day.

PURPOSE OF A PUD-CZ (UDO Section 3.3.3(C)): The purpose of the PUD-CZ is to permit variations in order to allow flexibility for landowners to creatively plan for a site specific, higher quality overall development of their land in a way that is not possible through the strict application of the minimum standards of this Ordinance. This is done through the application of performance standards that: integrate and mix uses where a mix of uses is proposed, possess interconnectivity, reflect the small-town character of Apex, expand opportunities for public transportation, preserve of natural features, integrate resource conservation area into plan for development, and that public facilities are available.

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal. The Neighborhood Meeting Packet is located at the very end of this document.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to the PUD is outside the corporate limits and ETJ, an annexation petition is **REQUIRED** to be submitted on the same day as this application.

Electronic Submittal Requirements (submit in IDT): Click here to access IDT Plans Website

- PUD-CZ Application
- PD Plan Text (pdf & Word versions)
- Colored Rendering of Building Elevations – 11"x17"
- Transportation Impact Analysis

Site Plan Set
- 24" x 36" size
- Scale not less than: 1" = 50' horizontal, 1" = 5' vertical
- Saved as pdf – no scanned plans

Hard Copy Submittal Requirements: Submit to Planning Department

- PUD-CZ Petition Application
- Petition Fee
- One (1) hardcopy PD Plan Text
- Three (3) bound Site Plan Sets – 24" x 36" size
- Colored Rendering of Building Elevations
- Legal Description (metes and bounds)
- Certified List of Property Owners within 300 feet of subject property
- Development Name Approval Application
- Town of Apex Utilities Offer & Agreement
- Agent Authorization Form
- WCPSS Residential Development Notice
- Neighborhood Meeting Packet
- If applicable: Annexation Petition, map, legal description and $200.00 fee
- Two (2) bound copies of the Transportation Impact Analysis and 1 copy of the TIA & traffic analysis files on disk or FTP site at first submittal (if applicable)
- One (1) set of envelopes addressed to Certified List of Property Owners within 300 feet of subject property and all the HOAs of those properties within 300' of the subject property. Planning staff may require an additional set of envelopes based on the timing of the Planning Board and Town Council meetings.
- Addresses must be from a current list obtained from the Wake County GIS Map Services. A buffer report service is offered for $1 per page. Please contact them at 919-856-6360 or http://www.wakegov.com/tax/Pages/default.aspx
- Affixed with first class stamps & the following return address:
  Town of Apex Planning Department
  P.O. Box 250
  Apex, NC 27502

PETITION PROCESS INFORMATION

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal. The Neighborhood Meeting Packet is located at the very end of this document.

REVIEW FOR SUFFICIENCY: Incomplete plans will be returned to the applicant and sufficiently complete applications are forwarded to the planning staff for review.

REVIEW BY STAFF: Planning staff reviews the application to determine compliance with the Unified Development Ordinance (UDO). If the application is determined not to be compliant with the UDO, comments will be sent to the applicant. The applicant must address all staff comments before any public hearings are scheduled.

PUBLIC HEARING NOTIFICATION: Notification of the public hearing will take place by three different methods. A written notice will be sent to nearby property owners not more than 25 days nor less than 14 days prior to the public hearings, as required by the UDO. The Planning Department will prepare these written notifications for all property owners of the land subject to the application and all property owners within 300 feet of the land subject to the application. A notice will be published on the Town of Apex website (www.apexnc.org) no less than 10 days, but not more than 25 days, prior to the public hearings, and a notice will be posted at the land subject to the application at least 14 days prior to the public hearings.

1ST PUBLIC HEARING/PLANNING BOARD MEETING: The Planning Board will consider the application, relevant support materials, the Staff Report and public testimony given at the public hearing. After the public hearing the Planning Board will make a recommendation to the Town Council. The Planning Board may recommend approval, approval with conditions or disapproval. The application is then forwarded to the Town Council. The Planning Board meets at 4:30 p.m. in the Town Hall Council Chambers on the date indicated on the Rezoning Schedule.

2ND PUBLIC HEARING/TOWN COUNCIL MEETING: The Town Council will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation and public testimony given at the public hearing. After the public hearing the Town Council will vote to approve, approve with conditions or disapprove the rezoning. The Town Council meets at 6:00 p.m. in the Town Council Chambers on the date indicated on the Rezoning Schedule.

PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #:	#20CZ14	Submittal Date:	11-2-21
Fee Paid	$ 2,300	Check #	credit card

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Hackney Tracts

Address(es): 2600 Olive Chapel Road, 2500 Olive Chapel Road, & 0 Olive Chapel Road

PIN(s) 0721492629, 0722406699, & 0722411102

Acreage: 73.64 ac.

Current Zoning: RR & R-80W Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Med. Density Residential

Requested 2045 LUM Designation: Med. Density Residential

See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use:	Acreage:	0 ac.
Area proposed as non-residential development:	Acreage:	0 ac.
Percent of mixed use area proposed as non-residential:	Percent:	0%

Applicant Information

Name: WithersRavenel

Address: 137 S. Wilmington Street, Suite 200

City: Raleigh State: NC Zip: 27601

Phone: 919.469.3340 E-mail: bvega@withersravenel.com

Owner Information

PIN: 0721492629 Owner: GOODWIN, EDWIN A Address: Judy Hackney. 2505 Olive Chapel Rd., Apex, NC 27502	PIN: 0722406699 Owner: HACKNEY, CHARLES LEON HACKNEY, JUDY G Address: 2505 Olive Chapel Rd., Apex, NC 27502	PIN: 0722411102 Owner: HACKNEY, JUDY G Address: 2505 Olive Chapel Rd., Apex, NC 27502

Agent Information

Name: Brendie Vega, WithersRavenel

Address: 137 S. Wilmington Street, Suite 200

City: Raleigh State: NC Zip: 27601

Phone: 919.469.3340 E-mail: bvega@withersravenel.com

Other contacts: Glenda Toppe

Application #: #20CZ14 Submittal Date: 11-2-21

2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

Not applicable. No proposed change in classification.

Current 2045 Land Use Classification: Med. Density Residential

Proposed 2045 Land Use Classification: Med. Density Residential

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

Not applicable. No proposed change in classification.

Legal description for Tract 1 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point, said point being the **True Point of Beginning.** Thence, following the Northern Margin of Olive Chapel Road, South 70°31'17" West, 649.92 feet to a point, Thence, Leaving Said Road, North 34°12'20" West, 445.67 feet to a point; Thence, North 00°58'41" West, 436.43 feet to a point; Thence, North 85°35'51" West, 339.02 feet to an Existing Iron Pipe; Thence, South 02°31'45" West, 382.15 feet to an Existing Iron Pipe; Thence, North 87°46'36" West, 443.92 feet to an Existing Iron Pipe; Thence, North 01°42'56" East, 1,191.60 feet to an Existing Iron Pipe; Thence, North 01°42'19" East, 635.94 feet to a point located in the centerline of a creek, Said point being located South 01°42’19” West, 8.02 feet from an Existing Iron Pipe found on the North bank of the creek; Thence, along the centerline of the creek the following seventy-eight (78) calls:
North 62°12'20" East, 26.95 feet to a point; Thence, North 85°25'51" East, 12.16 feet to a point; Thence, South 89°25'18" East, 9.95 feet to a point; Thence, North 72°42'15" East, 16.28 feet to a point; Thence, North 35°12'38" East, 17.29 feet to a point; Thence, North 04°12'00" East, 12.96 feet to a point; Thence, North 21°34'14" West, 18.72 feet to a point; Thence, North 09°03'47" West, 8.16 feet to a point, Thence, North 41°28'27" East, 26.53 feet to a point, Thence, South 84°15'14" East, 11.15 feet to a point, Thence, South 44°43'11" East, 19.83 feet to a point, Thence, South 71°15'05" East, 13.95 feet to a point, Thence, South 74°11'34" East, 15.85 feet to a point, Thence, South 74°44'51" East, 12.72 feet to a point, Thence, South 83°49'13" East, 3.99 feet to a point, Thence, North 64°08'10" East, 16.34 feet to a point, Thence, North 47°07'30" East, 15.60 feet to a point, Thence, South 78°20'55" East, 15.26 feet to a point, Thence, South 56°02'16" East, 5.33 feet to a point, Thence, South 19°19'09" East, 6.90 feet to a point, Thence, South 56°44'29" East, 12.49 feet to a point, Thence, South 83°31'01" East, 16.05 feet to a point, Thence, North 59°49'27" East, 15.58 feet to a point, Thence, North 16°43'28" East, 6.92 feet to a point, Thence, North 01°57'42" West, 8.52 feet to a point, Thence, North 19°34'33" West, 8.53 feet to a point, Thence, North 22°27'53" West, 25.52 feet to a point, Thence, North 08°13'00" West, 17.60 feet to a point, Thence, North 13°08'01" West, 25.39 feet to a point, Thence, North 19°34'33" West, 12.83 feet to a point, Thence, North 00°51'00" East, 8.68 feet to a point, Thence, North 37°09'53" East, 11.70 feet to a point, Thence, North 49°22'35" East, 26.46 feet to a point, Thence, North 62°21'20" East, 30.37 feet to a point, Thence, North 67°46'29" East, 19.95 feet to a point, Thence, North 02°19'02" West, 8.02 feet to a point, Thence, North 48°37'20" West, 9.79 feet to a point, Thence, North 51°28'51" West, 14.82 feet to a point, Thence, North 10°18'42" West, 10.15 feet to a point, Thence, North 29°53'30" East, 7.06 feet to a point, Thence, North 67°41'49" East, 9.59 feet to a point, Thence, South 56°14'07" East, 5.77 feet to a point, Thence, South 63°24'14" East, 9.29 feet to a point, Thence, South 76°41'34" East, 9.25 feet to a point, Thence, North 77°10'45" East, 14.30 feet to a point, Thence, North 49°00'07" East, 13.34 feet to a point, Thence, North 10°50'19" West, 12.26 feet to a point, Thence, North 64°58'17" West, 15.90 feet to a point, Thence, North 31°59'29" West, 7.02 feet to a point, Thence, North 01°03'18" West, 7.87 feet to a point, Thence, North 17°34'16" East, 24.60 feet to a point, Thence, North 26°59'18" East, 8.17 feet to a point, Thence, South 81°51'44" East, 16.60 feet to a point, Thence, South 33°48'00" East, 15.96 feet to a point, Thence, South 49°25'00" East, 16.68 feet to a point, Thence, North 78°59'30" East, 12.42 feet to a point, Thence, North 50°28'53" East, 20.42 feet to a point, Thence, North 70°44'43" East, 46.11 feet to a point, Thence, South 89°01'57" East, 16.84 feet to a point, Thence, South 73°56'31" East, 11.76 feet to a point, Thence, North 66°33'30" East, 13.41 feet to a point, Thence, North 10°20'58" East, 8.36 feet to a point, Thence, North 17°44'49" West, 19.09 feet to a point, Thence, North 07°53'24" East, 12.39 feet to a point, Thence, North 59°58'19" East, 13.53 feet to a point, Thence, South 42°16'28" East, 13.69 feet to

a point, Thence, South 04°17'52" West, 12.70 feet to a point, Thence, South 10°35'03" West, 9.31 feet to a point, Thence, South 32°25'41" East, 5.70 feet to a point, Thence, South 46°46'35" East, 17.73 feet to a point, Thence, South 60°06'25" East, 16.74 feet to a point, Thence, North 86°29'56" East, 19.64 feet to a point, Thence, North 81°25'49" East, 16.54 feet to a point, Thence, South 80°06'27" East, 29.38 feet to a point, Thence, South 84°39'29" East, 22.26 feet to a point, Thence, North 58°33'23" East, 13.24 feet to a point, Thence, North 74°43'49" East, 8.91 feet to a point, Thence, leaving the centerline of said creek, South 20°58'05" East, 22.05 feet to a point, Thence, South 20°45'12" East, 790.03 feet to an Existing Iron Pipe, Thence, South 56°33'25" East, 611.03 feet to an Existing Iron Pipe, Thence, South 78°41'14" West, 615.50 feet to a point, Thence, South 11°18'46" East, 791.04 feet to a point, Thence, North 78°41'14" East, 566.96 feet to a point, Thence, South 09°38'52" East, 536.92 feet to a point, being the **True Point of Beginning**, and having an area of 51.280 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, "William E. Gerringer Subdivision", Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90', E: 2,025,316.49' Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point, said point being the **True Point of Beginning.** Thence, South 70°29'55" West, 636.77 feet to a point; Thence, North 34°12'20" West, 31.27 feet to a point; Thence, North 70°31'17" East, 649.92 feet to a point; Thence, South 09°38'52" East, 30.43 feet to a point; being the **True Point of Beginning**, and having an area of 0.445 Acres (19,375 sf), more or less.

Legal description for Tract 2 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, South 70°31’17” West, 649.92 feet to a point, said point being the **True Point of Beginning.**
Thence, following the Northern Margin of Olive Chapel Road, South 70°19'56" West, 682.58 feet to a New Iron Pipe, Thence, Leaving Said Right of Way, Thence, North 02°31'13" East, 5.41 feet to an Existing Iron Pipe; Thence, North 02°31'13" East, 674.17 feet to an Existing Iron Pipe; Thence, North 02°31'45" East, 382.15 feet to an Existing Iron Pipe; Thence, South 85°35'51" East, 339.02 feet to a point, Thence, South 00°58'41" East, 436.43 feet to a point; Thence, South 34°12'20" East, 445.67 feet to a point, being the **True Point of Beginning**, and having an area of 9.526 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, South 70°31’17” West, 649.92 feet to a point, said point being the **True Point of Beginning.**
Thence, South 34°12'20" East, 31.27 feet to a point; Thence, South 70°19'56" West, 702.77 feet to a point; Thence, North 02°31'13" East, 32.69 feet to a New Iron Pipe; Thence, North 70°19'56" East, 682.58 feet to a point; being the **True Point of Beginning**, and having an area of 0.481 Acres (20,967 sf), more or less.

Legal description for Tract 3 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, Leaving said Right of Way, North 09°38'52" West, 536.92 feet to a point; Thence, South 78°41'14" West, 566.96 feet to a point; Thence, North 11°18'46" West, 791.04 feet to a point; Thence, North 78°41'14" East, 615.50 feet to an Existing Iron Pipe; Thence, South 11°18'46" East, 500.58 feet to an Existing Iron Pipe; Thence, South 11°21'53" East, 392.29 feet to an Existing Iron Pipe; Thence, South 11°20'41" East, 425.59 feet to an Existing Iron Pipe, being the Point of **Beginning**, and having an area of 11.871 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road; Thence, South 11°20'41" East, 30.29 feet to a point; Thence, South 70°32'42" West, 66.30 feet to a point; Thence, North 09°38'52" West, 30.43 feet to a point; Thence, North 70°32'42" East, 65.39 feet to an Existing Iron Pipe, being the Point of Beginning, and having an area of 0.045 acres (1,975 sf), more or less.

AGENT AUTHORIZATION FORM

Application #: 20CZ14 Submittal Date: 11-2-20

Hackney, Judy G is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Olive Chapel Road (PIN 0722411102)

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Brendie Vega

Address: 137 S. Wilmington Street, Suite 200

Telephone Number: 919.535.5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)*

Judy G. Hackney

Judy G. Hackney — Type or print name — Oct 27, 2020 — Date

_____

_____ Type or print name — _____ Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 20CZ14 Submittal Date: 11-2-20

Hackney, Charles Leon Hackney, Judy G is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2500 Olive Chapel Road (PIN 0722406699)

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Brendie Vega

Address: 137 S. Wilmington Street, Suite 200

Telephone Number: 919.535.5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)*

Charles Leon Hackney, Sr

Charles Leon Hackney — Oct 27, 2020
Type or print name — Date

Judy G. Hackney

Judy G. Hackney — Oct 27, 2020
Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 20CZ14 Submittal Date: 11-2-20

Goodwin, Edwin A is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 2600 Olive Chapel Road (PIN 0721492629)

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Brendie Vega

Address: 137 S. Wilmington Street, Suite 200

Telephone Number: 919.535.5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)*

✓ Judy G. Hackney, Trustee

Judy G. Hackney, Trustee of the Edwin A. Goodwin Testamentary Trust — Type or print name — Date

Charles Leon Hackney, Sr.

✓ Charles Leon Hackney, Sr. — Type or print name — Date: Oct 27, 2020

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 20CZ14 Submittal Date: 11-2-20

The undersigned, Judy G. Hackney (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at _____ and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.

4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).

5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on _____, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on _____, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 27 day of October, 2020.

Judy G. Hackney (seal)
Judy G. Hackney individually and as Trustee
Type or print name

Charles Leon Hackney, Sr.
Charles Leon Hackney, Sr.

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Judy G. Hackney and Charles Leon Hackney Sr., Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

PAUL STAMPS NOTARY PUBLIC My Commission Expires 05-08-2024 WAKE COUNTY, NC

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: May 8, 2024

Application #: 20CZ14 Submittal Date: 11-2-20

Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Wake County PINs: 0721492629, 0722411102, 0722406699

0, 2500, 2600 Olive Chapel Road

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

Hackney, Judy et al, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: Hackney, Judy, et. al

BY: Brendie Vega Brendie Vega
Authorized Agent

DATE: 11/2/2020

TOWN OF APEX

BY: _____
Authorized Agent

DATE: _____

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 20CZ14 Submittal Date: 11-2-20

Fee for Initial Submittal: No Charge Fee for Name Change after Approval: $500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A $500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green•, Hills	Crossing(s), Plaza, Station, Village(s)

•excludes names with Green Level

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____ Submittal Date: 11-2-20

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See Attachment.	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 11/2/2020 By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, on this the 2 day of November, 2020.

Jeri Chastain Pederson
Notary Public

Jeri Chastain Pederson
Print Name

SEAL

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024

My Commission Expires: 03/10/2024

Certified List of Neighboring Property Owners		
#	OWNER	PIN
1	GARWOOD, MARGARET GARWOOD, JOHN J	721396377
2	CENIS, NATHAN T CENIS, EMILY ANNE	721396585
3	HURLEY, SONIA R HURLEY, ROBERT	721397152
4	HORNEY, DIANNA HORNEY, JOEY MICHAEL	721397339
5	SMITH FARM OF APEX HOMEOWNERS ASSOCIATION, INC.	721397362
6	RILEY, JAMES EDWARD JR DODSON, JILLIAN SMITH	721397491
7	KOSHY, SIBY VARKEY KOSHY, THARU SARA	721397536
8	ZHOU, QUAN LIU, SHUZHANG	721397599
9	LABRU, VINEET UCHIL, SHRUTI KARUNAKAR	721398442
10	KONAKATI, VIKRAM BHIMAVARAPU, PRATHYUSHA	721399015
11	SAMPATH, PRABHU PRABHU, DEEPA	721399121
12	MATTHEWS, JOHN HENRY III	721399127
13	ARCADIA RIDGE HOMEOWNERS ASSOCIATION, INC.	721399233
14	LACOSTE, FABRICE SANROMAN, STEPHANIE	721399404
15	DE SOUSA, ALDO SILVIO CARNEIRO	721399466
16	LEDESMA, FELIPE ATENCIO, IBELISE MARIA	721399630
17	MARKS, REBECCA R MARKS, JONATHAN A	721399646
18	RUBIN, BEVERLY L	721482119
19	AUSTVOLD, SHAWN AUSTVOLD, JENNIFER	721491084
20	RILEY'S POND HOMEOWNERS ASSOCIATION INC	721491103
21	CAVERO, CLAUDIA MARIANA BENAVIDES	721491270
22	RILEY'S POND HOMEOWNERS ASSOCIATION INC	721491342
23	LEWIS, ANGEL SPENCE LEWIS, COURTNEY DEVON	721492100
24	RILEY'S POND HOMEOWNERS ASSOCIATION INC	721492366
25	WEBB, XAVIER JOHAN	721492372
26	JOYCE, JOHN D JOYCE, ROSEMARY	721493109
27	ALJADER, MAYSAM ALJADER, LORI	721493206
28	LEARY, BRAD LEARY, BRENDA	721494283
29	BAKER, SCOTT J BAKER, MARLO L H	721495137
30	SMITH FARM OF APEX HOMEOWNERS ASSOCIATION, INC.	721396648
31	RAJAN, SUNIL KUMAR OLIPARAMBIL PREMRAJ, RITHU	721396847
32	GANJI, BHAGYA LATHA RAMPA, IMMANUEL	721396870
33	GARABEDIAN, MATTHEW KANG, EY JUNG	721396975
34	BALAPURE, LAXMIKANT MALVI, VISHAKHA	721397746
35	ESBJORN, ROBERT ESBJORN, AUDREY	721397948
36	CHEN, DANDAN WANG, YANG	721398717
37	MCCALL, NATHAN RF GIULIANI, TRACY J	721398917
38	SIDDIQUI, ALI SIDDIQUI, TARANNUM	721399742
39	PANDEY, ROSHAN RAJ	721399757
40	WILSON, BENJAMIN THOMAS THOMAS, JULIE ELIZABETH	721399853
41	PANDEY, NAMIT JOSHI, TARA	721399859
42	BRUMFIELD, RYAN MATTHEW BRUMFIELD, AMANDA PLOCH	721399954
43	MOCK, CHRISTOPHER RICHARD MOCK, ELENA BARRIO	721399969
44	BOLJESIC, JONATHON ELLIS BOLJESIC, VINCA PURI	721494337
45	MARTIN, JOANNE H	721494350

Certified List of Neighboring Property Owners		
#	OWNER	PIN
46	RILEY'S POND HOMEOWNERS ASSOCIATION INC	721494411
47	DONALDSON, MARK R DONALDSON, HEATHER M	721495361
48	GOTUR, RAGHAVENDER THAMMISETTY, RADHIKA	721495379
49	KENT, THOMAS L. KENT, LEIGH R.	721496224
50	CHOI, KENNY JUNG, JIN	721496464
51	SINGH, SUNIL SINGH, PANCHALI	721497298
52	LEDESMA, ROBERTO LEDESMA, CARMEN	721497385
53	RILEY'S POND HOMEOWNERS ASSOCIATION INC	721497414
54	KUMAR VARMA, CHITRA DILEEP ADUKKATH, BISHAK	721497452
55	KNAPP, GEARY W KNAPP, SUSAN	721499346
56	LENNAR CAROLINAS, LLC	722219077
57	LENNAR CAROLINAS, LLC	722229350
58	LENNAR CAROLINAS, LLC	722303175
59	SMITH FARM OF APEX HOMEOWNERS ASSC INC	722303478
60	BAITER, STEVE MICHAEL BAITER, REAGAN	722303663
61	JOSEPH, BIKKU B VALIYAVEETIL, SAJIN J	722303770
62	BROCK, SIMON PAUL BROCK, ELISA SAYURI JISAK	722303779
63	NICOLAU, DANIEL NICOLAU, MARIA SIMONA	722303837
64	SANDBERG, GEOFFREY ERIK SANDBERG, RACHEL ANN	722304905
65	PITMAN, WESLEY SZYDLOWSKI, JESSICA	722305447
66	DYK, SHAUN M BIGELOW DYK, MELINDA M	722305656
67	SMITH FARM OF APEX HOMEOWNERS ASSOCIATION, INC.	722309093
68	PIKULIK, KENNETH CHARLES GUARD-PIKULIK, MEGAN THAYER	722313076
69	KLEIN, CAROLINE KLEIN, STEVEN	722327144
70	FEDERICO, MICHELLE EDERY, ARIEL	722327201
71	SWEETWATER PROPERTY OWNERS ASSOCIATION, INC	722327341
72	RUTIGLIANO, JOHN P RUTIGLIANO, KAREN E	722327354
73	PAYNE, DEAN ALAN PAYNE, LISA O'HARA	722327358
74	CLEARY, MICHAEL CLEARY, MAUREEN	722327452
75	FERGUSON, MICHAEL R FERGUSON, JESSICA J	722327455
76	FAIRHURST, JOSHUA FAIRHURST, AMANDA L	722327459
77	DUFFMAN, MARY WEBB	722329579
78	BENNETT, JESSICA SOPHIA BENNETT, RYAN CLARK	722416567
79	SMITH, SCOTT ROBERT SMITH, KIMBERLY DAWN	722416644
80	CRESCENT APEX LLC	722416751
81	CRESCENT APEX LLC	722416778
82	CRESCENT APEX LLC	722416847
83	VLADIMIROVA, ANNA V HOBBS, MERLIN E	722417467
84	DUDDUKURI, VENKATA SANDEEP KUMAR ALLU, SOWMYA	722417511
85	CRESCENT APEX LLC	722418579
86	CRESCENT APEX LLC	722418624
87	CRESCENT APEX LLC	722419526
88	CRESCENT APEX LLC	722419572
89	CRESCENT APEX LLC	722419696

Certified List of Neighboring Property Owners		
#	OWNER	PIN
90	LAHRMAN, GREGORY E TRUSTEE GREGORY E. LAHRMAN REVOCABLE LIVING TRUST	722420650
91	SWEETWATER PROPERTY OWNERS ASSOCIATION, INC	722421400
92	FUNNA, KUCHI FUNNA, KUCHI M	722421612
93	CRESCENT APEX LLC	722424038
94	CRESCENT APEX LLC	722429361
95	PILLA, ANTHONY MICHAEL PILLA, ANGELA	722510428
96	ASPNES, DAVID E BALL, CYNTHIA J	721487120
97	GOODWIN, EDWIN A	721492629
98	FOSTER FARM LLC	721585231
99	MICHALSKI, TIMOTHY MICHALSKI, RHIANNON	721590573
100	FOSTER FARM LLC	721592562
101	FOSTER, FRANK A COPELAND, REBECCA	721595134
102	HACKNEY, CHARLES LEON HACKNEY, JUDY G	722406699
103	HACKNEY, JUDY G	722411102
104	CRESCENT APEX LLC	722418369
105	PALANIAPPAN, RAMANATHAN VIJAYAKUMAR, HARIPRABHA	722418413
106	CRESCENT APEX LLC	722419315
107	MULLEN, RICHARD ANDREW MULLEN, ELIZABETH CATHERINE	722419361
108	PERKINS, ELIZABETH E	722503152
109	BASS, MICHAEL E BASS, SHERRIE L	722503445
110	BASS, MICHAEL E	722505167
111	DUGGAN, KIM-MARIE DUGGAN, DOMINICK	722510237
112	CRESCENT APEX LLC	722510474
113	MONGONE, MERRIDITH MONGONE, FRANK	722511203
114	CRESCENT APEX LLC	722511431
115	CRESCENT APEX LLC	722512006
116	TRUSTEES OF THE PINOT PARTNERS REVOCABLE LIVING TR	722512179
117	OGNIBENE, DOMINICK OGNIBENE, MARIE ELENA	722512201
118	CRESCENT APEX LLC	722513145
119	CRESCENT APEX LLC	722513341
120	CRESCENT APEX LLC	722514101
121	CRESCENT APEX LLC	722528250

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 20CZ14 Submittal Date: 11-2-20

Proposed Subdivision/Development Information

Description of location: 2600, 2500, & 0 Olive Chapel Road

Nearest intersecting roads: Olive Chapel Road / Kythira Drive

Wake County PIN(s): 0721492629, 0722406699, & 0722411102

Township: Apex

Contact Information (as appropriate)

Contact person: Brendie Vega

Phone number: 919.535.5212 Fax number:

Address: 137 S. Wilmington Street, Suite 200

E-mail address: bvega@withersravenel.com

Owner:

Phone number: Fax number:

Address:

E-mail address:

Proposed Subdivision/Development Name

1st Choice: TBD at time of Subdivision

2nd Choice *(Optional)*:

Town of Apex Staff Approval:

Town of Apex Planning Department Staff Date

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

10/16/2020
Date

Dear Neighbor:
You are invited to an electronic neighborhood meeting to review and discuss the development proposal at

2600, 2500, and 0 Olive Chapel Road — Address(es)

0721492629, 0722406699, & 0722411102 — PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☒	Rezoning (including Planned Unit Development)	Town Council
☐	Major Site Plan	Town Council (QJPH*)
☐	Special Use Permit	Town Council (QJPH*)
☐	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):
This project involves the proposed rezoning of parcels zoned RR and R-80W to be zoned to PUD-CZ.
The proposed development is intended to be a residential development with a mix of housing products.
(A concept plan will be posted on the project website the day of the meeting.)

Estimated submittal date: 11.02.2020

MEETING INFORMATION:

Property Owner(s) name(s):	Goodwin, Edwin A; Hackney, Charles Leon Hackney, Judy G; & Hackney, Judy G
Applicant(s):	WithersRavenel
Contact information (email/phone):	bvega@withersravenel.com / 919.535.5212
Electronic Meeting invitation/call in info:	Meeting Website: https://withersravenel.com/meeting/hackney-tracts-rezoning-neighborhood-meeting/ Call-In Option: 1-415-655-0001 Event number: 171 659 8744
Date of meeting**:	10.29.2020
Time of meeting**:	5:00pm - 7:00pm

MEETING AGENDA TIMES:
Welcome: 5:00pm Project Presentation: 5:10pm Question & Answer: 6:30pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at http://www.apexnc.org/180/Planning.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Hackney Tracts Zoning: RR & R-80W (Prop. PUD-CZ)

Location: 2600, 2500, & 0 Olive Chapel Road

Property PIN(s): 0721492629, 0722406699, & 0722411102 Acreage/Square Feet: 79.79 ac. / 3,475,652 sq. ft.

Property Owner: Goodwin, Edwin A; Hackney, Charles Leon Hackney, Judy G; & Hackney, Judy G

Address: 2505 Olive Chapel Road

City: Apex State: NC Zip: 27502

Phone: Email:

Developer: Glenda S. Toppe and Associates

Address: 4139 Gardenlake Drive

City: Raleigh State: NC Zip: 27612

Phone: Fax: Email:

Engineer: WithersRavenel

Address: 137 S. Wilmington Street, Suite 200

City: Raleigh State: NC Zip: 27601

Phone: 919.535.5212 Fax: Email: bvega@withersravenel.com

Builder (if known):

Address:

City: State: Zip:

Phone: Fax: Email:

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	 (919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	James Misciagno	919-372-7470

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	James Misciagno	919-372-7470

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	James Misciagno	919-372-7470
	Danny Smith	Danny.Smith@ncdenr.gov

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust:	James Misciagno	919-372-7470

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	James Misciagno	919-372-7470

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	James Misciagno	919-372-7470

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation:	Rodney Smith	919-249-3342

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

Vicinity Exhibit

WithersRavenel
Our People. Your Success.

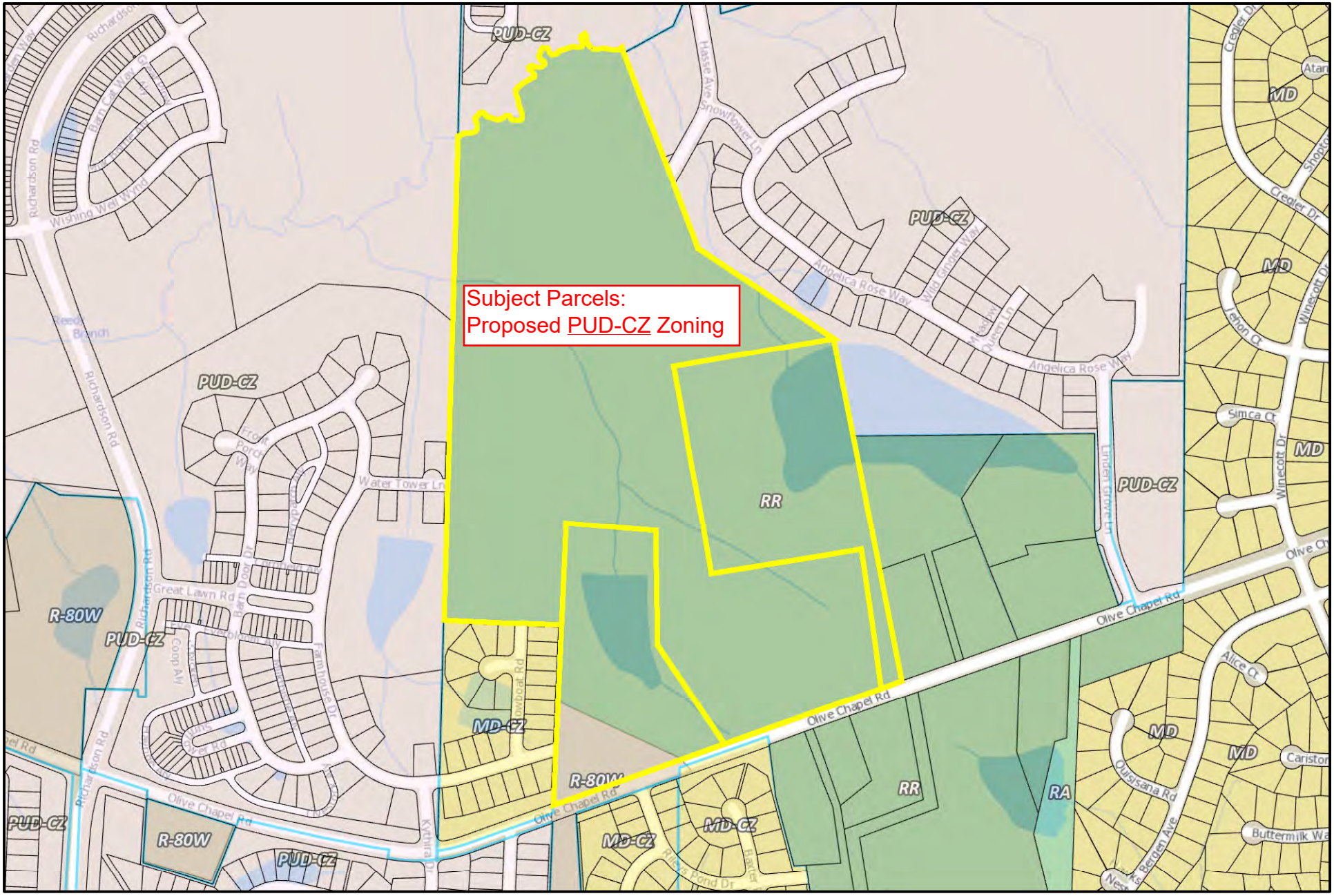
N

0 500 1,000 2,000 ft

1 inch = 1,000 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



Zoning Exhibit

WithersRavenel
Our People. Your Success.

N

0 265 530 1,060 ft

1 inch = 500 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Hackney PUD Rezoning Neighborhood Meeting
Attendees

WithersRavenel
Our People. Your Success

Meeting Date: October 29th, 2020
Meeting Time: 5:00pm - 7:00pm

Attendance Count	First Name	Last Name	Affiliation	Email
1	Brendie	Vega	Project Team	[redacted]
2	Nick	Antrilli	Project Team	
3	Bryant	Inge	Project Team	
4	Glenda	Toppe	Project Team	
5	Daniel	Rauh	Project Team	
6	Jaime	Hackney	Neighbor	
7	Cynthia	Ball	Neighbor	
8	Jaime	Hackney	Neighbor	
9	Cynthia	Ball	Neighbor	
10	maysam	aljader	Neighbor	
11	Andrew	Suriano	Neighbor	
12	Randy	King	Neighbor	
13	Chris	Mock	Neighbor	
14	Melinda	Dyk	Neighbor	
15	David	Aspnes	Neighbor	
16	Ryan	Brumfield	Neighbor	
17	Thomas	Ball	Neighbor	
18	Kenny	Choi	Neighbor	
19	Beverly	Rubin	Neighbor	
20	Tracy	Giuliani	Neighbor	
21	Wes	Pitman	Neighbor	
22	Shruti	Uchil	Neighbor	
23	Maureen	Schmitt	Neighbor	
24	Fabrice	Lacoste	Neighbor	
25	Steven	McNally	Neighbor	
26	Felipe	Ledesma	Neighbor	
27	Pieter	de Ridder	Neighbor	

WithersRavenel
Our People. Your Success.

Hackney PUD Rezoning: Virtual Neighborhood Notification Meeting

October 29, 2020 5:00pm-7:00pm

Project Representatives:

- Brendie Vega
- Glenda Toppe
- Daniel Rauh
- Nick Antrilli
- Bryant Inge

Meeting Slides:

- Welcome
- Vicinity Map
- Jurisdiction Map
- Current Zoning
- Floodplains Map
- Future Land Use Map
- Future Transportation Maps
- Conceptual Layout
- Schedule of Project

Neighbor Questions:

Q: What does the MD-CZ zoning mean? Our house is within that so what does that mean for us?

A: Medium Density Conditional Zoning. Medium density residential zoning with specific conditions imparted on the land that are determined during the rezoning process. Your land is subject to the zoning conditions of the land.

Q: We live at 2800 Treeswing - what is happening with the piece of land behind us with the deer stand?

A: That is part of the rezoning parcels. Specific site features are not yet determined as we are early in the rezoning process.

Q: Is there any possibility the existing pond south of Hasse would be filled in?

A: It is too early to tell what features will be kept or modified on the site. There is no current intent to drain it.

Q: On the conceptual layout slide, are the lighter blue areas water retention ponds? If so, is it a city requirement that they would need to be fenced in for child safety?

A: There is no municipal requirement to fence these features.

Q: Will the 2 existing large ponds be accessible to the community?

A: It is too early to tell what the programming of the internal amenities will look like. Land will probably be turned over to the HOA.

Q: Where will the entrances be located on Olive Chapel Road? Will the road be widened?

A: The developer will be required to install ½ of the road widening as designated on the future transportation plan. The conceptual drawings show an early proposed entrance.

Q: When will a detailed road network and home layout be developed and available for review?

A: This will be up to the developers. If it happens soon, it would come out around the beginning of the year.

Q: (There were numerous questions concerning the internal connections within and throughout the site)

A: Using the Town of Apex Future Thoroughfare Map, we explained that the connections into and out of the site will be required to follow the transportation map. The conceptual layout demonstrated a conceptual internal roadway connection through the site.

Q: (There were multiple questions concerning when the project would begin.)

A: We expect the project to begin within 12 – 15 months, although this is dependent on many factors.

Q: I have a few questions. 1) is a builder planned yet. 2) We do not have a road ext sign on Water Tower Lane. We were told when we bought unless it was Lennar, other builders were not required to connect.

A: No builder planned yet. The developer generally will not have an impact on whether or not a road extension is provided. That is generally guided by the future transportation maps of the municipality.

Q: Will bordering communities have a say on the design of the community (location of Townhomes vs single family)?

A: Please reach out to us with your input and we will pass it along to the developer once one is identified.

Q: What are the construction hours in Apex.

A: 7:00am to 7:00pm during the normal work week. Weekends and holidays vary.

Q: What is going to happen to the trees in the lot?

A: There are no detailed plans for the site yet. There are certain environmental protection areas in place where trees will remain.

Q: There are some very old ok trees bordering hackney and Lennar preservation. Literally on the border. Greater than 50" diameter. Will these be preserved?

A: We are required to do a tree survey and protect trees above a certain caliper. Additionally, if the trees are located near the site border, then they should be protected.

Q: What elementary school would serve this community?

A: (Answered by another Neighbor) It's currently Olive Chapel (capped) followed by Salem (capped) and then Turner Creek.

Q: (There was a question concerning the western pond near Rowboat Road and future development.)

A: There is probably not going to be road or home development in that area, although there are no finalized plans at this time.

Q: Would perimeter buffers be maintained or would the development be opened up?

A: Buffers are required between neighborhoods.

Neighborhood Comments:

C: Don't fill the ponds.

C: Like to Like: Single-family should be designed adjacent to existing single-family homes.

C: Support townhomes along proposed main thoroughfare.

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Brendie Vega, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.

3. The meeting was conducted via WebEx (indicate format of meeting) on 10/29/2020 (date) from 5 pm (start time) to 7 pm (end time).

4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

11/02/2020
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, on this the 2 day of November, 2020.

SEAL

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024

Jeri Chastain Pederson
Notary Public

Jeri Chastain Pederson
Print Name

My Commission Expires: 03/10/2024

PD PLAN

Hackney Planned Unit Development

APEX, NORTH CAROLINA

APPLICANT

WithersRavenel
137 S Wilmington Street Suite 200
Raleigh, NC 27601

Date: August 18, 2021

WithersRavenel
Our People. Your Success.

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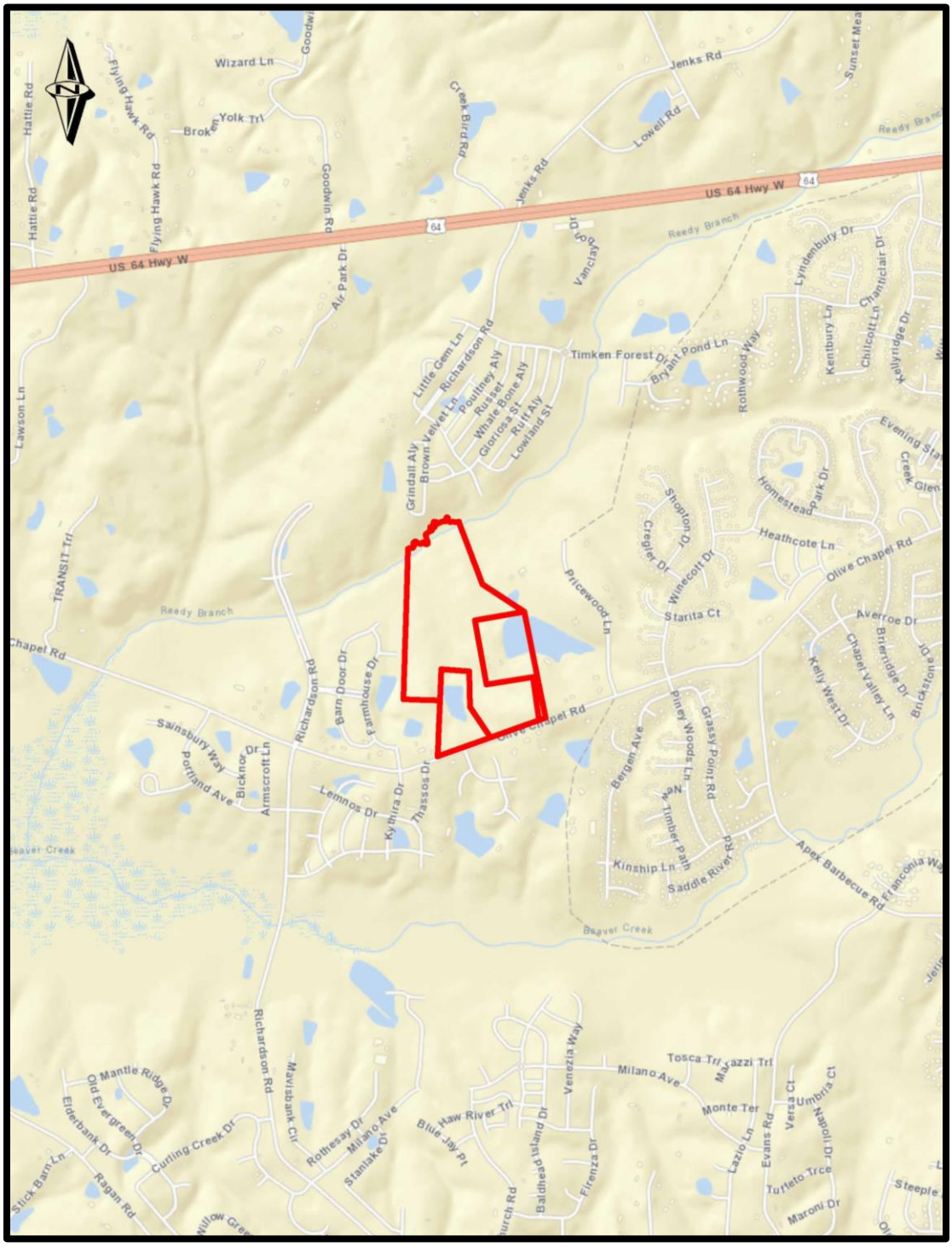
1.0 VICINITY MAP



Project Parcels: Not to Scale

2.0 PROJECT DATA

Name of Project	Hackney Planned Unit Development	
PIN(s)	0721492629 0722406699 0722411102	
Preparer/Owner Information	Prepared by	WithersRavenel 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601 Phone: 919.469.3340 Fax: 919.467.6008 Email: Brendie Vega, AICP, CNU-A bvega@withersravenel.com Bryant Inge, PE binge@withersravenel.com
	Owners	Hackney, Charles Leon Hackney, Judy G Goodwin, Edwin A 2505 Olive Chapel Rd Apex, NC 27502-6788
Current Zoning Designation	Rural Residential (RR) & Residential-80W (R-80W)	
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)	
Current 2045 Land Use Map Designation	Medium Density Residential	
Proposed 2045 Land Use Map Designation	No Proposed Change (Medium Density)	
Area of Tracts (ac.)	10.01, 11.91, & 57.87 (73.64 ac. total)	

3.0 PROPOSED LIST OF USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential

- Single-Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential

- Utility, Minor
- Greenway
- Park, Active
- Park, Passive

4.0 PURPOSE STATEMENT

The Hackney Planned Unit Development Conceptual Layout has been designed in order to help establish appropriately sized residential opportunities along Olive Chapel Road. Development is intended to reflect the neighboring residential communities in both density and product. This residential development philosophy is in line with the 2045 Apex Future Land Use Plan designation of "Medium Density Residential". The site will provide a mixture of amenities and strategic infrastructure connections for future residents to navigate the community.

5.0 PROPOSED DESIGN AND ARCHITECTURAL CONTROLS

Maximum Densities (du/Acre)	3.25 du/acre		
Maximum Dwelling Units	233		
Maximum Height of Buildings	50 feet		
Setbacks: Single-Family	Front: 5’ from façade 20’ from garage to back of sidewalk	Side: 5’ Corner Side: 8’	Rear: 10’
Setbacks: Townhouse, Front loaded	Front: 10’ from façade 20’ from garage to back of sidewalk	Side: 5’ Building to Building: 10’	Rear: 10’
Setbacks: Townhouse, Alley loaded	Front: 10’ from façade	Side: 5’ Building to Building: 10’	Rear: 5’
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70%		

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:

- Windows
- Bay window
- Recessed window
- Decorative window
- Trim around the windows
- Wrap-around porch or side porch
- Two or more building materials
- Decorative brick/stone
- Decorative trim
- Decorative shake
- Decorative air vents on gables
- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

6. The garage cannot protrude more than 1-foot from either the front façade or porch.
7. At least 25% of the Single-Family detached homes will have the master bedroom and bath on the first floor.

6.0 BUFFERS

Perimeter Buffers shall be designated as such:

North	100' Stream Buffer*
East	20' Type A Buffer
South	30' Type E Buffer**
West	20' Type A Buffer

* In addition to the 100' riparian buffer on the north, an additional 100' buffer will be established. This additional 100' may include utilities, trails and other active or passive recreation.

**A 30' Type B Buffer shall be provided if homes along Olive Chapel Road are not alley-loaded.

7.0 NATURAL RESOURCES AND ENVIRONMENT

Watershed

The Hackney Planned Unit Development is located within the Primary Watershed Protection Overlay District and is therefore subject to the requirements outlined in Section 6.1 of the Town of Apex Unified Development Ordinance.

Floodplain

The parcels that make up the Site do contain a small portion of FEMA designated 100-year floodplains near the site s northern termination according to FEMA FIRM Panel 3720072200J, effective 05/02/2006.

Resource Conservation

The Site is also subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 *Planned Developments.* The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

8.1.2.C.4 *Development located south and west of NC 540*. All developments which do not meet the criteria of subsections 8.1.2.C.3 or 10 and 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 and townhome uses and 25% of the gross site acreage for multi-family, mixed-use, and non-residential uses.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

Tree Replanting

Existing deciduous trees greater than 18” in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5” caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

Clean Energy

Residential dwelling units will be provided with solar conduit to accommodate the future installation of solar panels.

If permitted by the electric company, the developer will:

1. Install photo-voltaic solar panels on the pool house roof for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system

will be installed. The system may be either owned or leased and will be turned over to the HOA.

2. Install photo-voltaic solar panels on two model home roofs for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system will be installed. The system will be transferred to the purchaser of the model home at closeout of the community.

Water Quality

Signs will be installed near SCMs in order to:

1. Reduce pet waste near SCM drainage areas.
2. Reduce fertilizer near SCM drainage areas.

Installation of Pet Waste Stations in common areas will occur within the neighborhood.

Planting and Landscaping

Install Warm Season grasses (Bermuda, Zoysia, etc) in lawn areas to reduce the need for irrigation and chemicals.

Install required Street Trees, Buffer and Re-Vegetation plantings that consist of a variety of native plant materials recognized by the New Hope Audubon Society or the NCSU manual for Landscaping for Wildlife with Native Plants as being bird and pollinator friendly; as allowed by the Town of Apex Design & Development Manual or approved by Apex Staff.

Specify pocket park plantings that are recognized by the NC Wildlife Federation as being Native Pollinator Plants as part of the Statewide Butterfly Highway initiative.

Include at least 4 native hardwood tree varieties in the proposed plantings, as allowed by the Apex Design and Development Manual.

Environmental Resources

The site will provide the following:

1. Purchase 20 bird houses from the New Hope Audubon Society (or other non-profit) and install in natural areas within the site.
2. Retain the 2 existing ponds if engineering studies confirm that the existing dams are structurally sound and meet regulatory requirements.

Historic Preservation

According to the North Carolina Historic Preservation Office s HPOWEB 2.0 Mapping application, there are no historic structures contained on the Site.

8.0 STORMWATER MANAGEMENT REQUIREMENTS

The parcels on which the development is proposed upon currently consist of a few existing structures, some cleared lands, and wooded lands. Two ponds exist on the parcels and drain to Reedy Branch Creek, eventually feeding into Jordan Lake. The proposed development plan will require stormwater management measures in accordance with Sections 6.1 and 7.5.7 in the Town of Apex Unified Development Ordinance. Stormwater captured on the site will be conveyed to proposed Stormwater Control Measures, which will be identified on plans during the major subdivision or site plan approval stage. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year and 10-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. All stormwater devices will meet the design requirements of NCDENR and the Town of Apex.

9.0 PARKS, RECREATION AND CULTURAL RESOURCES

The Apex Parks, Recreation and Cultural Resources Advisory Commission met on December 9, 2020 and unanimously recommended a fee-in-lieu of dedication with credit for construction of greenway which connects Sidepath along Hasse Ave to the west connecting to the Reedy Branch Greenway in Smith Farm. The fee rate will be set at the time of Town Council Review/ Approval and the credit for construction will be calculated prior to construction plan approval. Per the UDO Art 14, the greenway must be completed and accepted prior to 25% of the building permits for the project being issued.

10.0 PARKING AND LOADING

All parking provided on the Site will comply with the requirements outlined in Section 8.3 of the Town of Apex Unified Development Ordinance. Per 8.3.4(C) of the UDO, guest parking shall be designated within common areas and be distributed throughout residential projects. Striped on-street parking may be counted toward guest parking requirements. For Townhouse, guest parking shall be distributed so that there is at least one parking space within 200' of each townhouse lot.

11.0 SIGNAGE

All signage on the Site will comply with the requirements outlined in Section 8.7 of the Town of Apex Unified Development Ordinance.

12.0 PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

Sanitary Sewer Service

All on-site sanitary sewer lines will be extended to the property lines to allow future interconnectivity of properties. The design of the sanitary sewer will be according to the Town of Apex Engineering Standards and Specifications while accounting for downstream capacity and future upstream development. Sanitary Sewer easements will be established for public sewer outside of the Public R/W.

Gas

The Public Service Company of North Carolina (PSNC) will require a revenue analysis based on the proposed development in order to determine the applicable costs to the developer for installation of infrastructure.

Electric Service

The Site is in the service area of both the Town of Apex Electric Utilities and Progress Energy and the applicant will select the Town of Apex to serve as the electric provider.

Roadways

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details and show required right-of-way widths and road sections.

Hasse Avenue will be constructed between Olive Chapel Road and its current terminus north of the project. Olive Chapel Road will be widened to include construction of a 100-foot eastbound left-turn lane with appropriate deceleration length and taper and a 100-foot westbound right-turn lane with appropriate deceleration length and taper subject to NCDOT review and approval. The Olive Chapel Road turn lane widening will be completed prior to platting Hasse Avenue access to Olive Chapel Road and the connection to Hasse Avenue north of the project will be completed prior to the last plat in the subdivision.

A 6-foot bike lane and 5-foot paved shoulder will be located on the north side of Olive Chapel Road per the bike/ped systems map.

Per the Long-Range Transportation Map, the following roadway sections apply to this development:

- Olive Chapel Road = 4-Lane with median, widening, 110' ROW, must provide 55' from centerline
- N/S = Future Major Collector, 60' ROW
- E/W = Future Local Connection, 50' ROW

There will be no private driveways permitted along Olive Chapel Road.

Alleys

Alleys may be proposed to vary from Town standards in order to accommodate water and sewer utilities, provided they maintain the same or greater width of pavement and right of way, subject to staff review and approval at the time of subdivision and construction plans.

Water Service

All on-site water lines will be designed according to Town of Apex Engineering Standards and Specifications.

Transit

According to the Apex 2045 Transportation Plan, there are no existing or proposed transit routes designated on or adjacent to the Site.

Pedestrian Facilities

The development plan will incorporate sidewalk infrastructure along Olive Chapel Road as well as the internal street network. A trail will serve as a connection from the western portion of the community to the Reedy Branch Greenway, thus in compliance with the future land use plan.

Sidewalks will be provided on both sides of all streets for single-family detached homes. There will be a 10-foot side path provided along minor collector roads as show on the bike/ped plan.

Prior to platting the 75th lot in the neighborhood, the Developer will extend a 5' sidewalk approximately 860 feet along the north side of Olive Chapel to the western limits of the Linden Subdivision. Developer will attempt to obtain the required right-of-way and/or easements for construction of this sidewalk from the adjacent property owners. If the required right-of-way and/or easements cannot be obtained by that time, a Fee-in-Lieu in the amount of 125% of the estimated cost of construction plus fair market value of the property to be acquired, shall be assessed. Any performance guarantee provided for this section of sidewalk shall be released upon acceptance of said fee-in-lieu by the Town.

13.0 PHASING PLAN

The Hackney Planned Unit Development will be constructed in phases. The developer will not record plats of more than 50 residential lots in calendar year 2023, 100 residential lots in calendar year 2024, and the remining 83 lots in 2025.

Please note the following considerations for the phasing plan:

1. Access points are preliminary in nature and subject to Town of Apex and NCDOT review and approval.
2. Limits of land disturbance within each phase shall be determined at the master subdivision plan and site plan stages.
3. Public utilities shall be provided for each phase of development.

14.0 CONSISTENCY WITH 2045 LAND USE PLAN

The Apex 2045 Future Land Use Map depicts the future land use of the three parcels as Medium Density Residential. Medium Density Residential lands are described in the Land Use Plan as consisting of single-family homes, duplexes, and townhomes with densities between three (3) and seven (7) dwelling units per acre. It is intended to act as a transition between higher and lower residential densities. The maximum density proposed for the Hackney Planned Unit Development is four (4) dwelling units per acre.

The Hackney Planned Unit Development proposes medium density residential housing options appropriate to its proximity to the Olive Chapel Road thoroughfare and are consistent with uses found in the surrounding communities. The uses proposed for the site are directly in line with the uses stated in the 2045 Future Apex Land Use Plan thus the proposed rezoning is consistent with the Town's future plans for this area.

15.0 CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

16.0 ELEVATIONS

Elevations provided are representative of architecture, materials, and housing types. Final elevations submitted at Major Subdivision Plan will meet the requirements of the Architectural Controls in 5.0 of this PD Plan.

17.0 AFFORDABLE HOUSING

The development shall include five affordable townhome units (the "Affordable Units"). The Affordable Units shall be constructed using the same floor plans as other townhome units in the development. 100% of the Affordable Units shall be purchased by households whose household income is less than or equal to 80% of the Area Median Income in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD). Each Affordable Unit shall be sold for a price no greater than $240,000, or 75% of the average sales price of similar townhomes within the development, as determined by a certified appraisal of recent sales within the townhome portion of the development, whichever is greater. The deed out of the developer for each Affordable Unit shall include a clause that prevents re-sale of the Affordable Unit for a period of seven years for any price greater than the original sale price adjusted for inflation. If none of the Affordable Units have been sold prior to the recording of the final subdivision plat for the final phase of the development, the Affordable Units may be sold to any purchaser at market rates and the developer shall pay a onetime fee of $50,000 (the "Affordable Housing Fee") to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider. In the event some of the Affordable Units have not been sold at the time of recording of the final subdivision plat for the final phase of the development (the "Remaining Units"), then the developer shall pay a fee of $10,000 for each Remaining Unit to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider and the Remaining Units shall be relieved from all affordable housing obligations expressed in this condition.

PLANNED UNIT DEVELOPMENT

HACKNEY

APEX, NORTH CAROLINA

APRIL 20, 2021

SITE DATA

2045 LAND USE PLAN DESIGNATION	CURRENT	MEDIUM DENSITY RESIDENTIAL			
	PROPOSED	NO CHANGE			
ZONING	CURRENT	RURAL RESIDENTIAL (RR) (R-80W)			
	PROPOSED	PLANNED UNIT DEVELOPMENT (PUD-CZ)			
AREA OF TRACTS IN PROPOSED PUD	0722-41-1102	51.725 ACRES			
	0721-49-2629	10.007 ACRES			
	0722-40-6699	11.916 ACRES			
	TOTAL:	73.648 ACRES			
AREA DESIGNATED AS MIXED-USE ON 2045 LAND USE MAP	0 ACRES				
AREA OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A				
PERCENT OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A				
REQUESTED SEWER CAPACITY	TO BE DETERMINED				
MAXIMUM RESIDENTIAL DENSITY	3.5 DU/ACRE				
MAXIMUM BUILDING HEIGHT	50'-0"				
SETBACKS: SINGLE FAMILY	FRONT: 5 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	CORNER SIDE: 8 FT	
SETBACKS: TOWNHOUSE, FRONT LOADED	FRONT: 10 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT	
SETBACKS: TOWNHOUSE, ALLEY LOADED	FRONT: 10 FT FROM FACADE	REAR: 5 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT	
WATERSHED	JORDAN LAKE WATERSHED, PRIMARY WATERSHED PROTECTION OVERLAY				
HISTORIC STRUCTURES	N/A				
COMMUNITY AMENITIES	COMMUNITY GATHERING SPACE WITH BENCHES, TOT LOT				
SITE BUFFERS	NORTH	100' RIPARIAN BUFFER *IN ADDITION TO THE 100' RIPARIAN BUFFER ON THE NORTH, AN ADDITIONAL 100' BUFFER WILL BE ESTABLISHED. THIS ADDITIONAL 100' MAY INCLUDE UTILITIES, TRAILS, AND OTHER ACTIVE OR PASSIVE RECREATION.			
	EAST	20' TYPE A BUFFER			
	SOUTH	30' TYPE E BUFFER *A 30' TYPE B BUFFER SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.			
	WEST	20' TYPE A BUFFER			

ZONING CONDITIONS

1. THE APEX PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION MET ON DECEMBER 9, 2020 AND UNANIMOUSLY RECOMMENDED A FEE-IN-LIEU OF DEDICATION WITH CREDIT FOR CONSTRUCTION OF GREENWAY WHICH CONNECTS SIDEPATH ALONG HASSE AVE TO THE WEST CONNECTING TO THE REEDY BRANCH GREENWAY IN SMITH FARM. THE FEE RATE WILL BE SET AT THE TIME OF TOWN COUNCIL REVIEW/APPROVAL AND THE CREDIT FOR CONSTRUCTION WILL BE CALCULATED PRIOR TO CONSTRUCTION PLAN APPROVAL. PER THE UDO ART 14, THE GREENWAY MUST BE COMPLETED AND ACCEPTED PRIOR TO 25% OF THE BUILDING PERMITS FOR THE PROJECT BEING ISSUED.

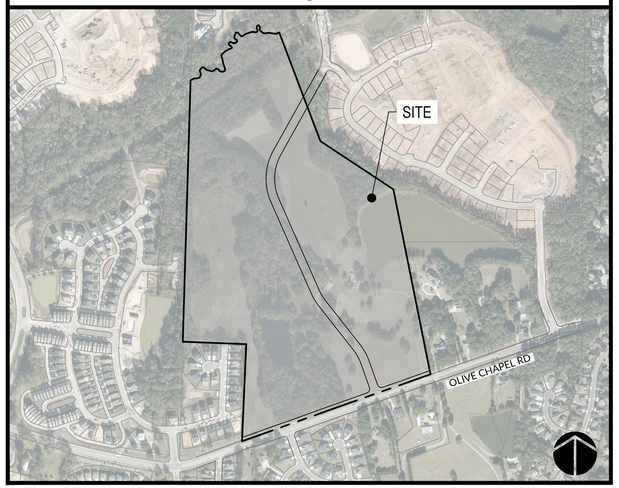
2. HASSE AVENUE WILL BE CONSTRUCTED BETWEEN OLIVE CHAPEL ROAD AND ITS CURRENT TERMINUS NORTH OF THE PROJECT. OLIVE CHAPEL ROAD WILL BE WIDENED TO INCLUDE CONSTRUCTION OF A 100-FOOT EASTBOUND LEFT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER AND A 100-FOOT WESTBOUND RIGHT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER SUBJECT TO NCDOT REVIEW AND APPROVAL. THE OLIVE CHAPEL ROAD TURN LANE WIDENING WILL BE COMPLETED PRIOR TO PLATTING HASSE AVENUE ACCESS TO OLIVE CHAPEL ROAD AND THE CONNECTION TO HASSE AVENUE NORTH OF THE PROJECT WILL BE COMPLETED PRIOR TO THE LAST PLAT IN THE SUBDIVISION.

3. THERE WILL BE NO PRIVATE DRIVEWAYS ALONG OLIVE CHAPEL ROAD.

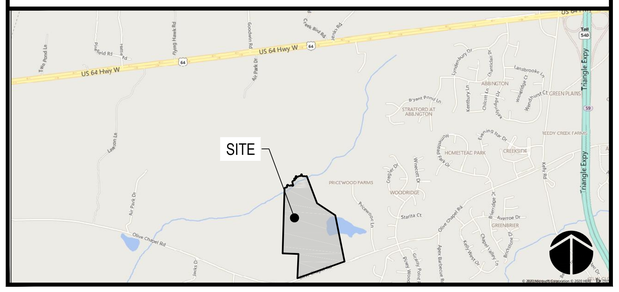
4. ALLEYS MAY BE PROPOSED TO VARY FROM TOWN STANDARDS IN ORDER TO ACCOMMODATE WATER AND SEWER UTILITIES, PROVIDED THEY MAINTAIN THE SAME OR GREATER WIDTH OF PAVEMENT AND RIGHT-OF-WAY, SUBJECT TO STAFF REVIEW AND APPROVAL AT THE TIME OF SUBDIVISION AND CONSTRUCTION PLANS.

5. PRIOR TO PLATTING THE 75th LOT IN THE NEIGHBORHOOD, THE DEVELOPER WILL EXTEND A 5' SIDEWALK APPROXIMATELY 860 FEET ALONG THE NORTH SIDE OF OLIVE CHAPEL TO THE WESTERN LIMITS OF THE LINDEN SUBDIVISION. THE DEVELOPER WILL ATTEMPT TO OBTAIN THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTION OF THIS SIDEWALK FROM THE ADJACENT PROPERTY OWNERS. IF THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS CANNOT BE OBTAINED BY THAT TIME, A FEE-IN-LIEU IN THE AMOUNT OF 125% OF THE ESTIMATED COST OF CONSTRUCTION PLUS FAIR MARKET VALUE OF THE PROPERTY TO BE ACQUIRED, SHALL BE ASSESSED. ANY PERFORMANCE GUARANTEE PROVIDED FOR THIS SECTION OF SIDEWALK SHALL BE RELEASED UPON ACCEPTANCE OF SAID FEE-IN-LIEU BY THE TOWN.

SITE MAP
1"=500'



VICINITY MAP
1"=2000'



INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
0.0	COVER
1.0	EXISTING CONDITIONS
2.0	CONCEPTUAL LAYOUT PLAN
3.0	CONCEPTUAL UTILITY PLAN
4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BRYANT INGE, PE
BINGE@WITHERSRAVENEL.COM

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EXISTING CONDITION NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 09/25/20.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED 09/18/20 (APEX 20-004).
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720072200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.

TREE LEGEND

- OAK
- POPLAR
- GUM
- MAPLE
- CEDAR
- PINE

EXISTING DECIDUOUS TREES TO BE REMOVED (>18" DBH)

TYPE	QUANTITY
OAK	46
POPLAR	22
GUM	17
MAPLE	5
TOTAL	90

No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS

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Sheet No.
1.0

K:\18145051\180517 2018\Hackney Trust\Apex\CAD\Drawing Sets\PUD\1.0 EXISTING CONDITIONS.dwg Friday, February 26, 2021 10:30:02 AM , INGE, BRYANT

NOTES:

1. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
2. PER 2.3.4(F)(1)(A)(IV) OF THE UDO, SIDEWALKS MUST BE PROVIDED ON BOTH SIDES OF ALL STREETS FOR SINGLE-FAMILY DETACHED HOMES IN PUD-CZ DEVELOPMENT DISTRICTS.
3. PER 2.3.4(F)(1)(F)(II) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
4. PER UDO SECTION 7.2.5.B.8, IF ANY MASS GRADING IS PROPOSED IN THE SINGLE-FAMILY SECTIONS OF THE PUD, THE FOLLOWING PROVISION WILL APPLY TO LOT COVERAGE AREA FOR SINGLE-FAMILY: AN ADDITIONAL FIVE PERCENT (5%) RESOURCE CONSERVATION AREA (RCA) SHALL BE SET ASIDE. THIS REQUIREMENT IS ADDED TO THE STANDARD RCA PERCENTAGE REQUIREMENT FOUND IN SEC. 8.1.2.C SIZE OF THE RCA.
5. COLLECTOR ROAD ALIGNMENT LOCATION WILL BE DETERMINED AT THE MAJOR SUBDIVISION PLAN STAGE.
6. EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
7. A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 1
LINDEN SUBDIVISION
BM 2019, PG 1364 & 1366
PIN No. 0722512006

MICHAEL BASS
SHERRIE BASS
DB 14367, PG 1240
LOT 3
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503445

ELIZABETH PERKINS
DB 14268, PG 331
LOT 1
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503152

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 6
LINDEN SUBDIVISION
BM 2020, PG 1334
PIN No. 0722424038

HASSE AVE
60' R/W

20' TYPE A

50' BUFFER

EXISTING POND

THE PROPOSED WIDENING ON THE NORTH SIDE OF OLIVE CHAPEL ROAD WILL INCLUDE A 6' BIKE LANE AND 5' PAVED SHOULDER.

THE PROPOSED WIDENING OF OLIVE CHAPEL ROAD WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION ON THE PROJECT SIDE OF THE CENTERLINE WILL BE A MEDIAN DIVIDED 4-LANE SECTION (110' ROW).

40' UTILITY AND PIPELINE EASEMENT
DB 14343, PG 2028

SCM #2

30' BUFFER
SEE NOTE #7

OLIVE CHAPEL ROAD
(SR 1160)
VARIABLE WIDTH R/W

EXISTING 1% ANNUAL FLOOD ZONE (ZONE AE)

PROVIDE TRAIL CONNECTION FOR COMMUNITY ACCESS TO REEDY BRANCH GREENWAY

THE PROPOSED COLLECTOR ROAD WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 60' WIDTH RIGHT-OF-WAY AND INCLUDE A 10' WIDTH SIDE PATH ON ONE SIDE.

LANDSCAPED MEDIAN AT SITE ENTRANCE

EXISTING WETLANDS

50' BUFFER

C/L OF STREAM

SCM #3

EXISTING POND

APPROXIMATE 100' BUFFER

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

CONNECTION TO GREENWAY WITHIN SMITH FARM

EXISTING WETLANDS

30' BUFFER
SEE NOTE #7

RILEYS
POND DRIVE
50' R/W

SCM #1

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

FLOODWAY (OUT)
FLOODWAY (IN)

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 924
PIN No. 0722219077

20' TYPE A

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

ROWBOAT ROAD
50' R/W

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 923
PIN No. 0722219077

WATER TOWER LANE
50' R/W

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"FUTURE REC SITE"
SMITH FARM PUD, PH 1
BM 2018, PG 922 & 923
PIN No. 0722303175

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 1
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0721396648

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 3
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0722309093

FARMHOUSE DRIVE
50' R/W

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 2
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN NO. 0721397362

THASSOS DRIVE
50' R/W

LEGEND

- RESIDENTIAL
- STREAM
- STREAM BUFFER
- PERIMETER BUFFER
- STREETSCAPE
- EXISTING POND
- S.C.M.
- WETLAND
- ROADWAY CONNECTION
- GREENWAY CONNECTION

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

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Engineers | Planners | Surveyors
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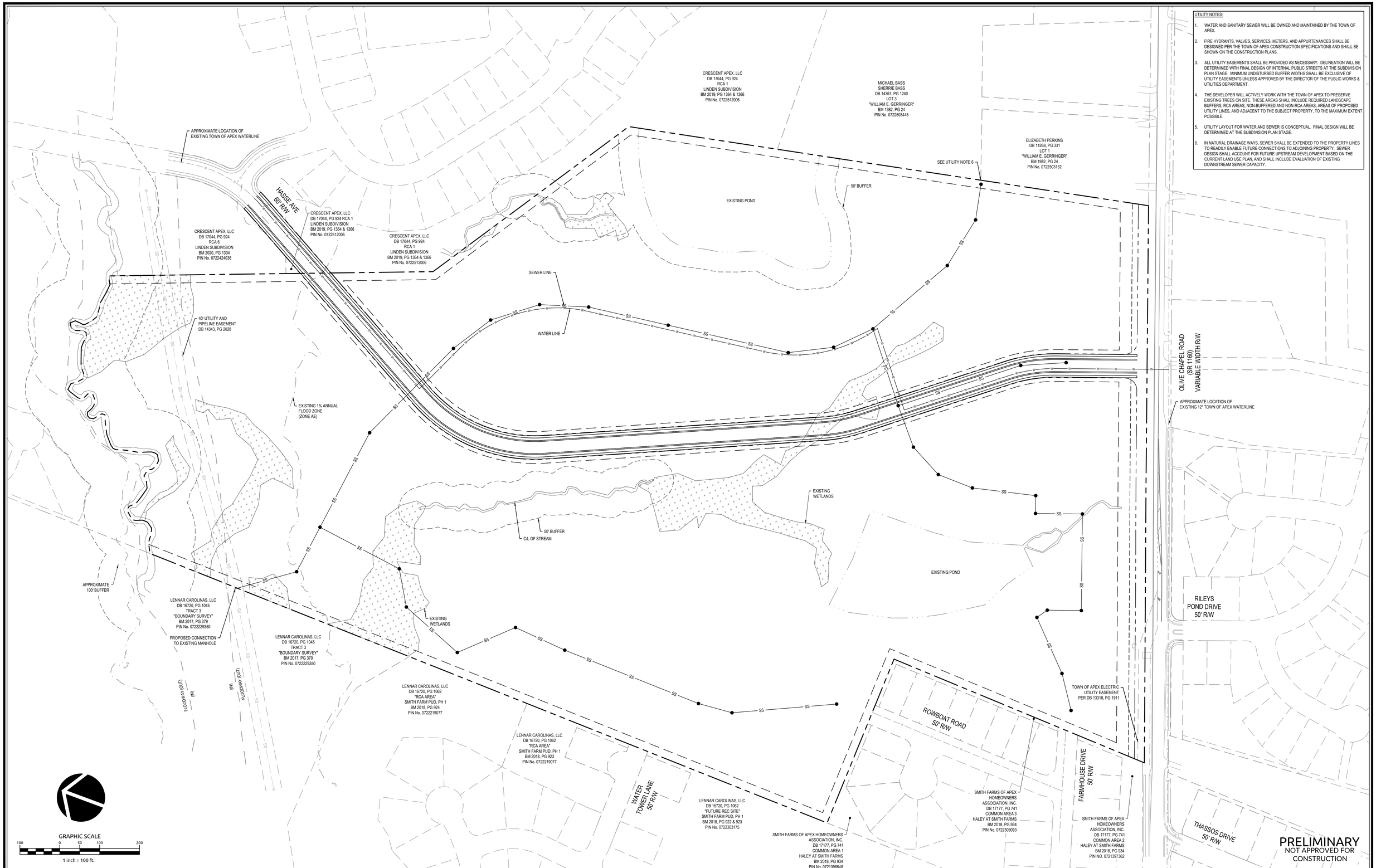
Sheet No. 2.0

K:\180\02180517.20\Hackney Tract\Apex\CAD\Drawing Sets\PUD\2.0 CONCEPT LAYOUT PLAN.dwg, Friday, February 26, 2021 10:31:12 AM , INGE, BRYANT

UTILITY NOTES:

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO THE PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.



No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 04/20/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

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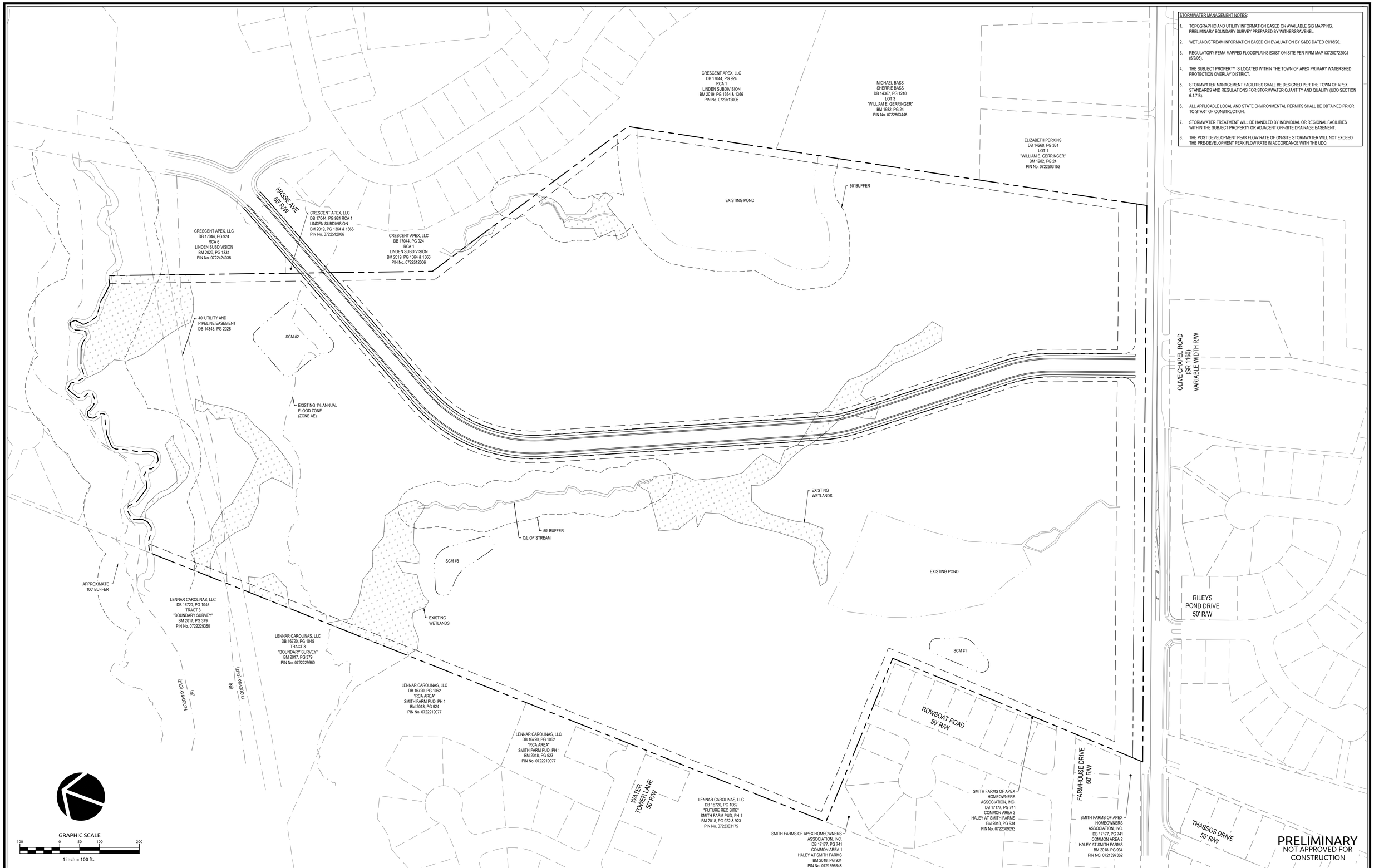
Sheet No.
3.0

K:\180517.00\180517.20\Hackney Tract\Apex\CAD\Drawing Sets\PD\03.0 PRELIMINARY UTILITY PLAN.dwg - Tuesday, April 20, 2021 4:25:15 PM - INGE, BRYANT

STORMWATER MANAGEMENT NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED 09/18/20.
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720072200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.



No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

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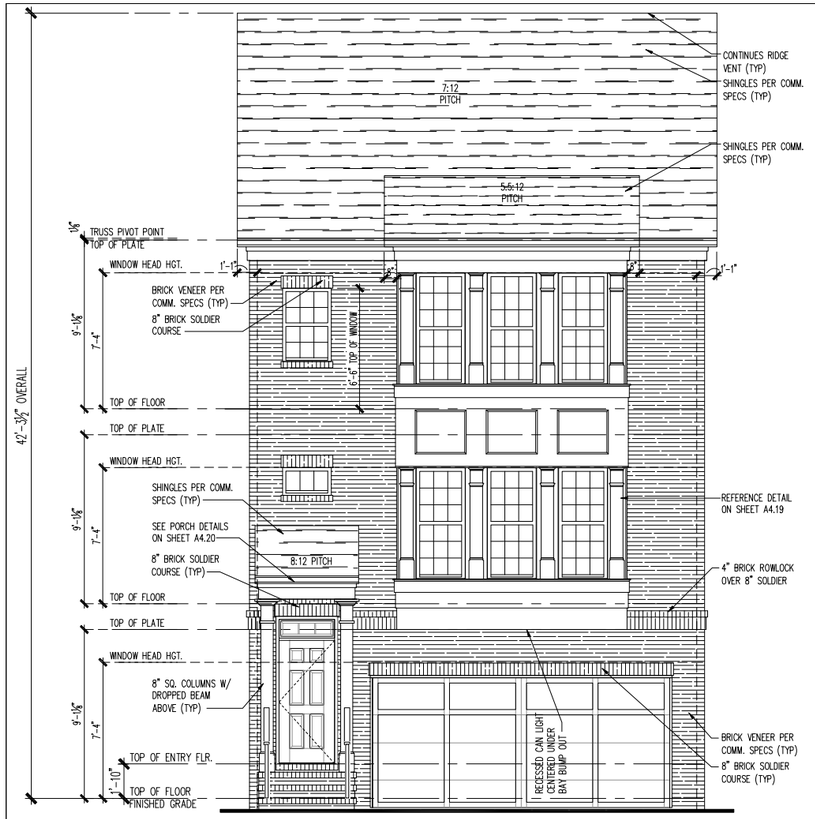
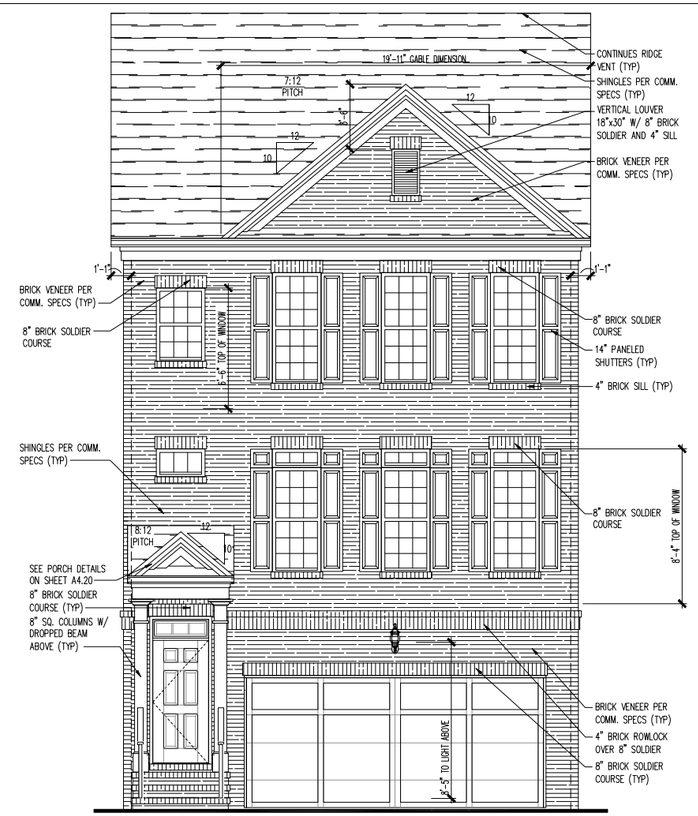
Sheet No.
4.0

K:\180\02180517.20\Hackney Tract\Apex\CAD\Drawing Sets\PLAN\4.0 STORMWATER MANAGEMENT PLAN.dwg Friday, February 26, 2021 10:32:15 AM INGE, BRYANT



ELEVATION 64

SCALE: 1/4" = 1'-0"



ELEVATION 65

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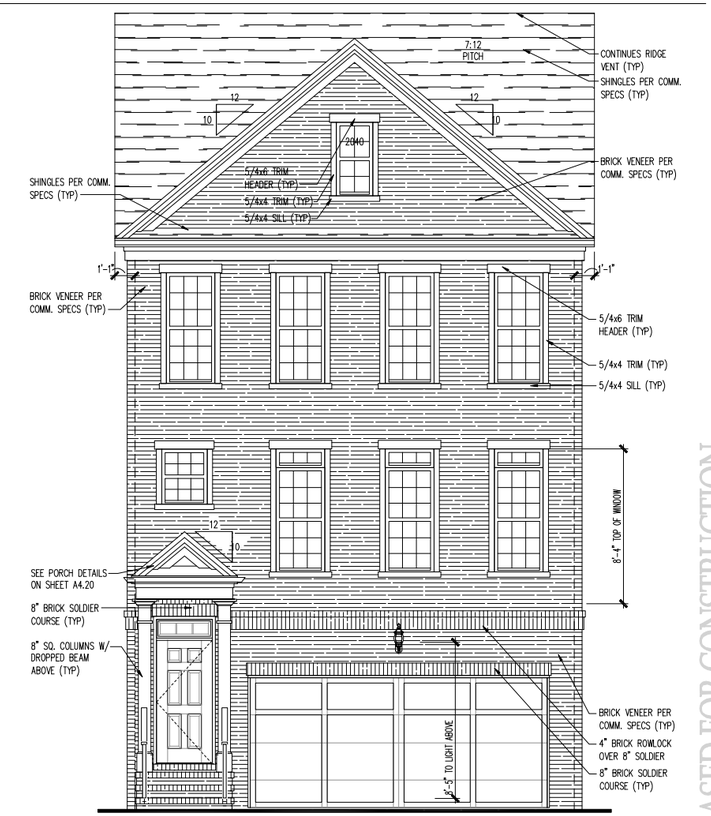

ELEVATION 66

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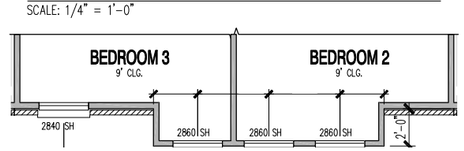
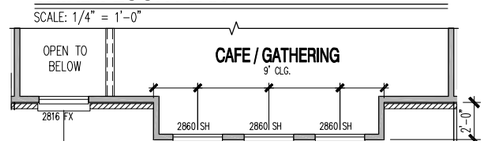


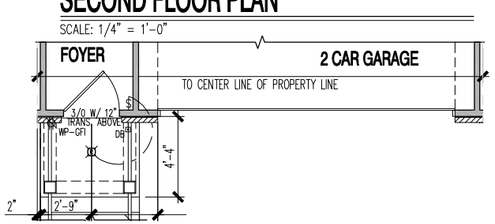
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



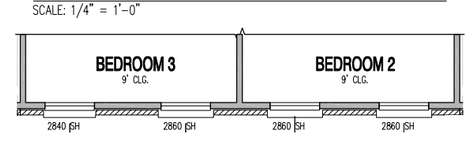
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



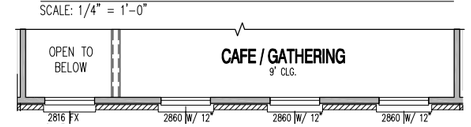
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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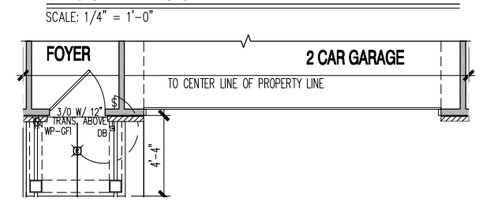
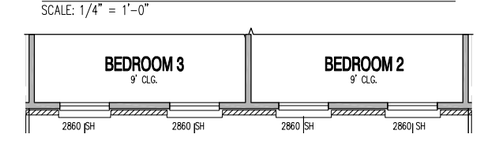


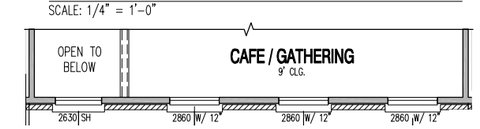
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



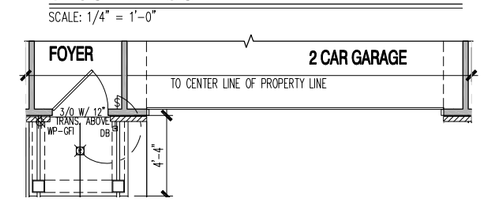
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

RELEASED FOR CONSTRUCTION

Building Elevations & Floor Plan Partials
Units 64, 65 & 66

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
12-08-2015

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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△	
△	

GARAGE HANDING
FL-GE-ME-KC-KR

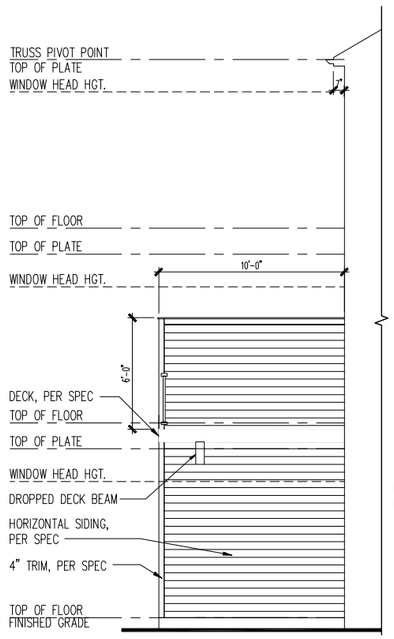
PLAN NAME
Summerford & Hutton
NPC PLAN NUMBER
2468.928 - 2468.929
LAWSON PLAN ID
—

SHEET
A.3.27

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

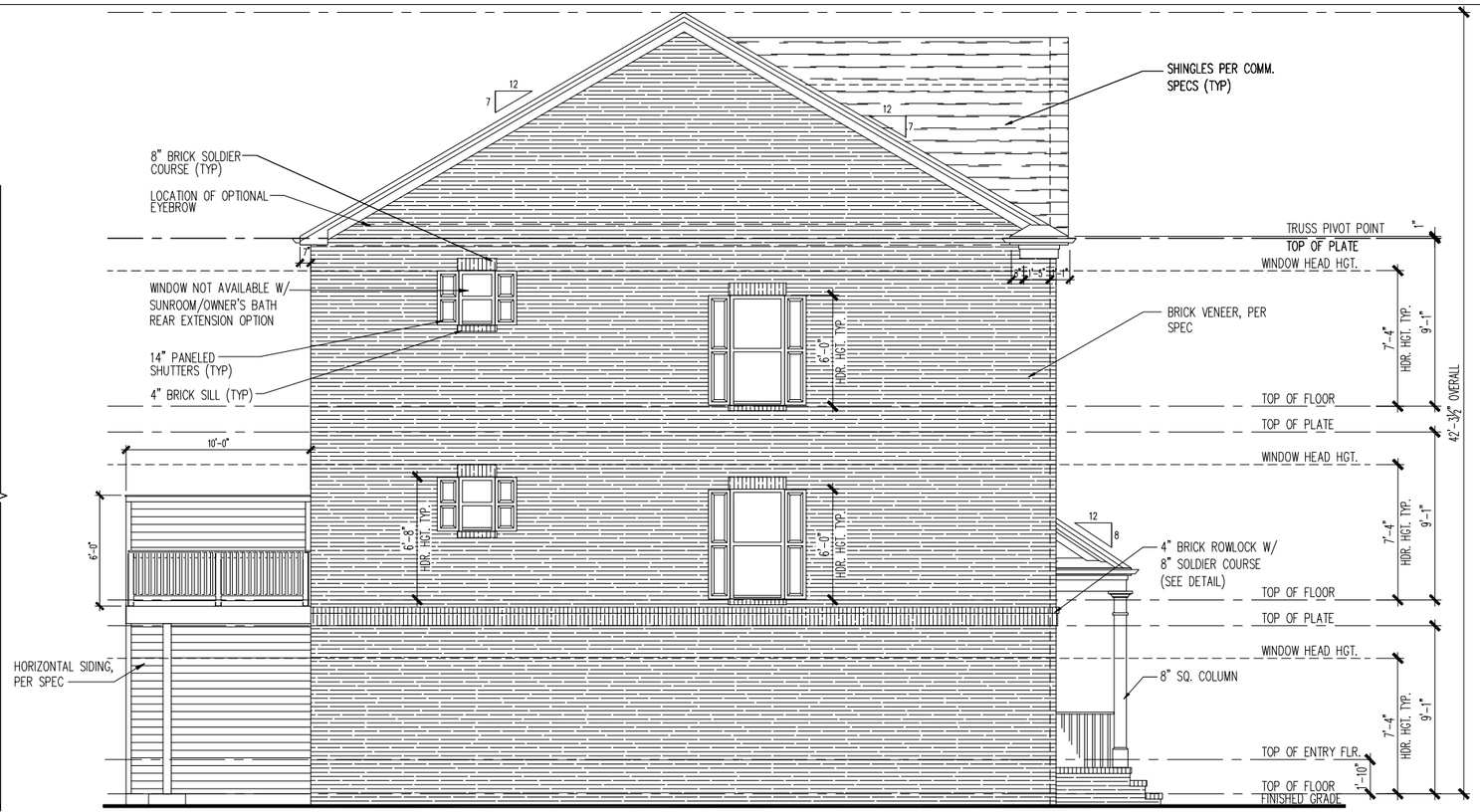
PLOTTED: April 17, 2017 / Samantha Powell / 24-FL-ELEVS.DWG

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.



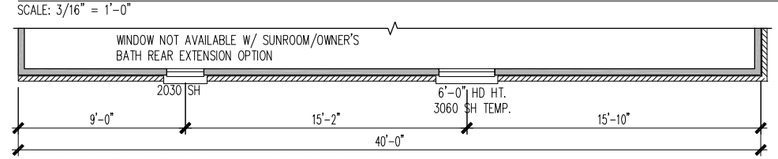
LEFT ELEVATION - DECK 3 OPTION - MIDDLE CONDITION

SCALE: 3/16" = 1'-0" SEE BUILDING CONTROL PLANS FOR MORE INFORMATION



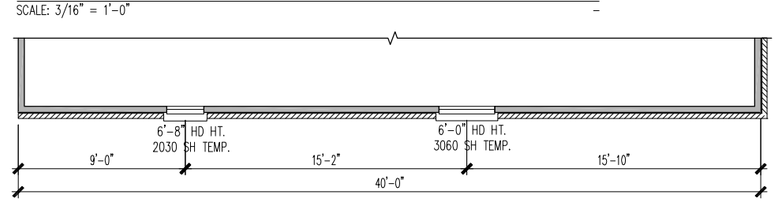
LEFT ELEVATION "61- 70"

SCALE: 3/16" = 1'-0"



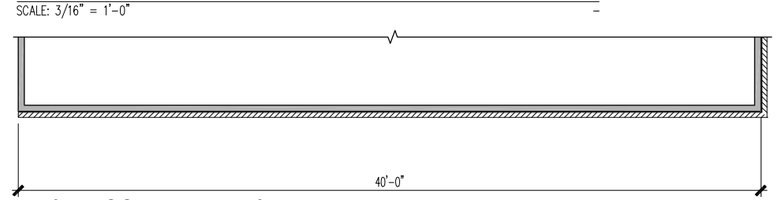
THIRD FLOOR PARTIAL - SIDE END UNIT

SCALE: 3/16" = 1'-0"



SECOND FLOOR PARTIAL - SIDE END UNIT

SCALE: 3/16" = 1'-0"



FIRST FLOOR PARTIAL - SIDE END UNIT

SCALE: 3/16" = 1'-0"

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

RELEASED FOR CONSTRUCTION

Left Elevations 61-70 & Floor Plan Partials

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
12-08-2015

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

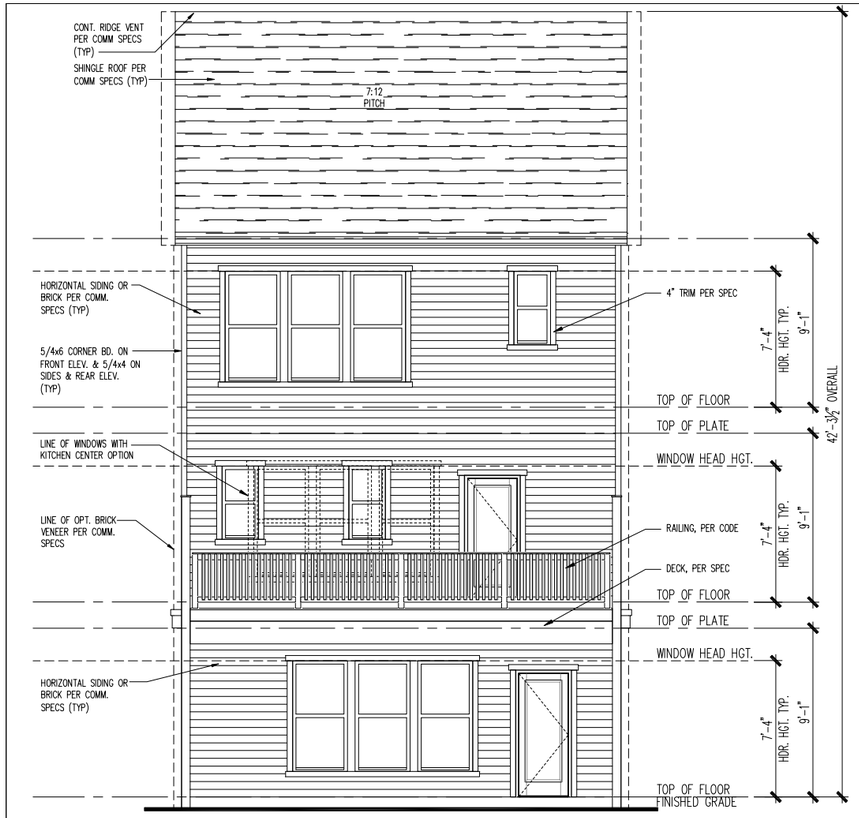
GARAGE HANDING
FL-GE-ME-KC-KR

PLAN NAME
Summerford & Hutton
NPC PLAN NUMBER
2468.928 - 2468.929
LAWSON PLAN ID

SHEET
A.3.30S

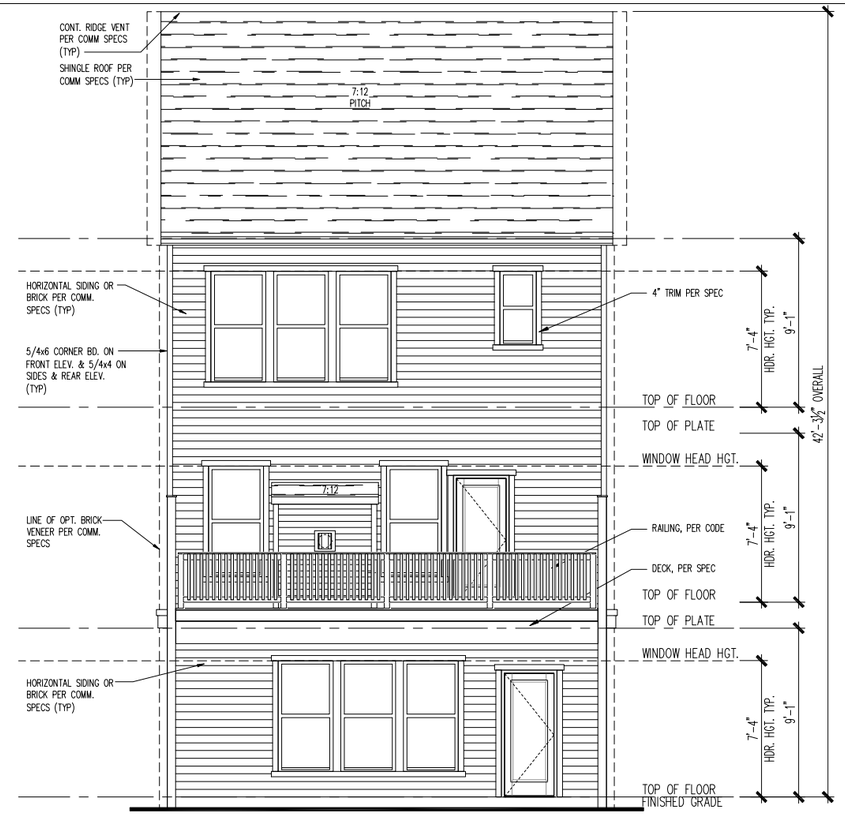
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 17, 2017 / Samantha Powell / 24-FL-ELEVS.DWG



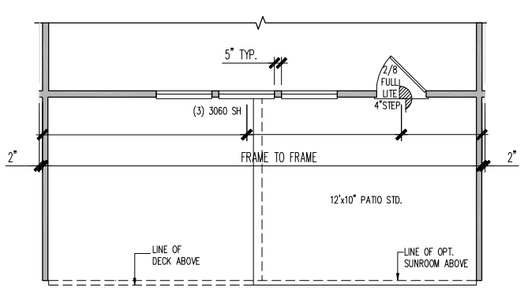
REAR ELEVATION

SCALE: 1/4" = 1'-0"



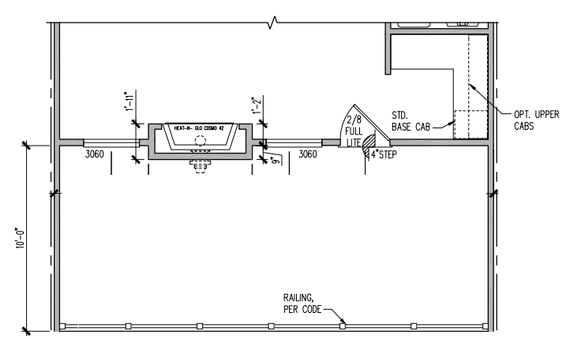
REAR ELEVATION - FIREPLACE OPTION w/ DECK 3

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIREPLACE OPTION AT GATHERING ROOM w/ DECK 3

SCALE: 1/4" = 1'-0"

SEE BASE PLANS FOR INFORMATION NOT SHOWN

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

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Pulte Homes

RELEASED FOR CONSTRUCTION

Rear Elevations

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
12-08-2015

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

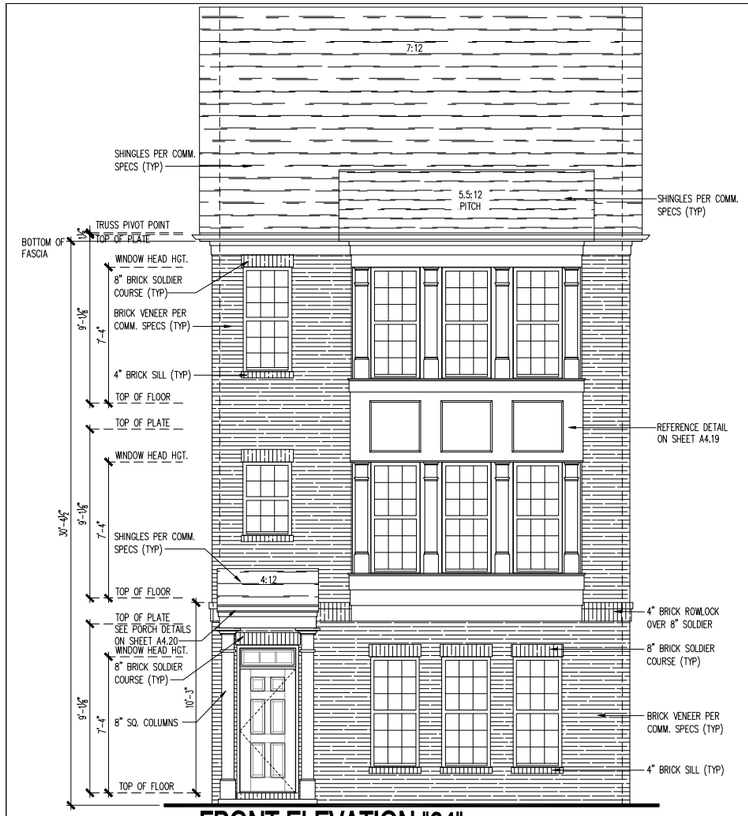
GARAGE HANDING
FL-GE-ME-KC-KR

PLAN NAME
Summerford & Hutton
NPC PLAN NUMBER
2468.928 - 2468.929
LAWSON PLAN ID

SHEET
A.3.60

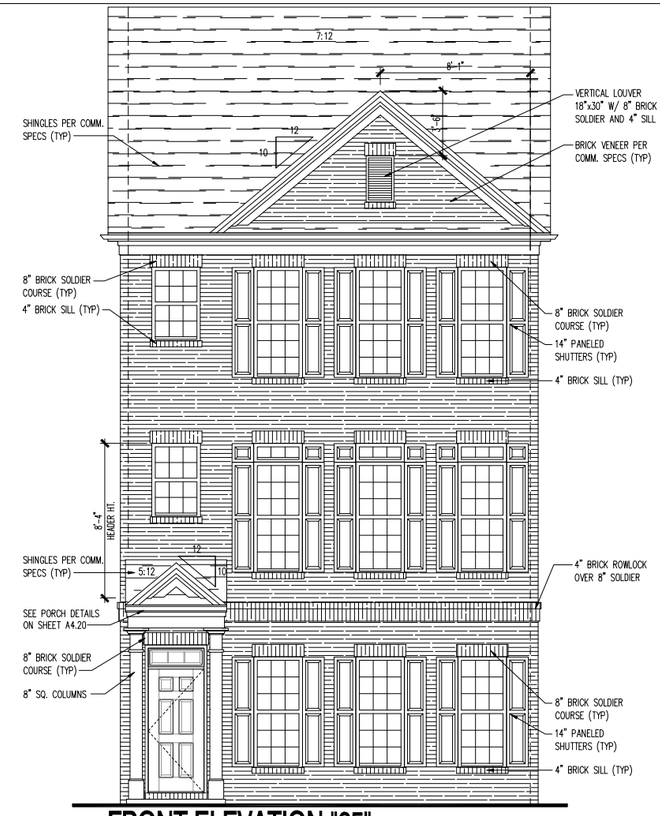
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 17, 2017 / Samantha Powell / 24-FL-ELEVS.DWG



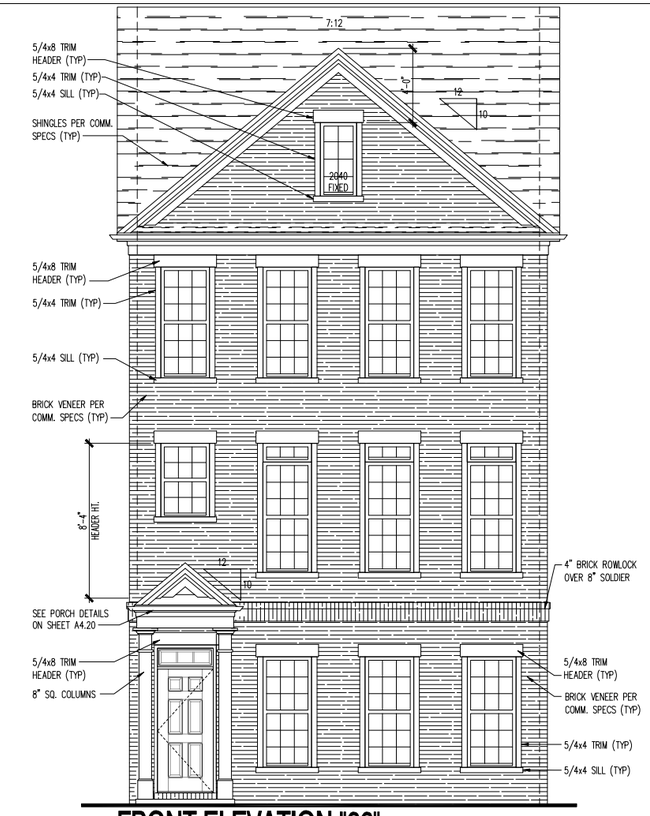
FRONT ELEVATION "64"

SCALE : 1/4" = 1'-0"



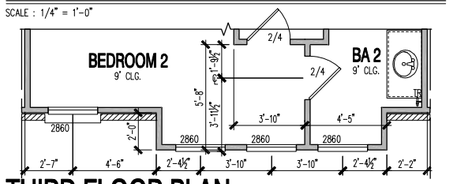
FRONT ELEVATION "65"

SCALE : 1/4" = 1'-0"



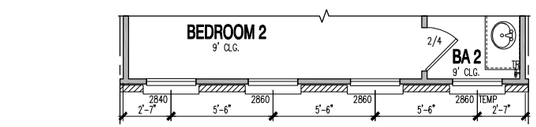
FRONT ELEVATION "66"

SCALE : 1/4" = 1'-0"



THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



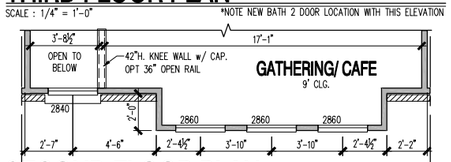
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"

THIRD FLOOR PLAN

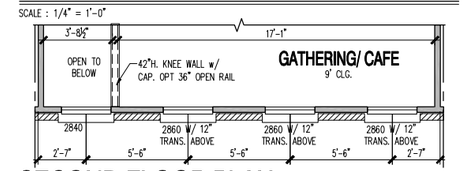
SCALE : 1/4" = 1'-0"

*NOTE NEW BATH 2 DOOR LOCATION WITH THIS ELEVATION



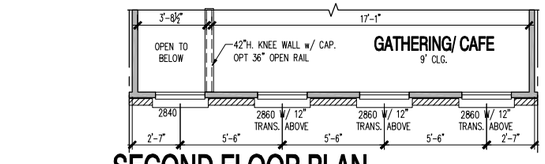
SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



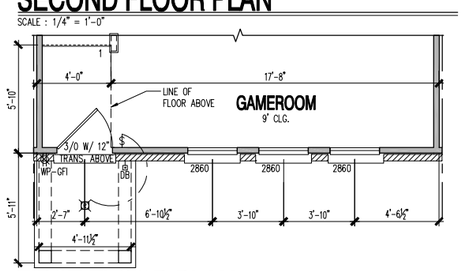
SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



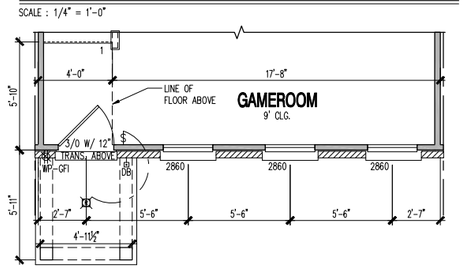
SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



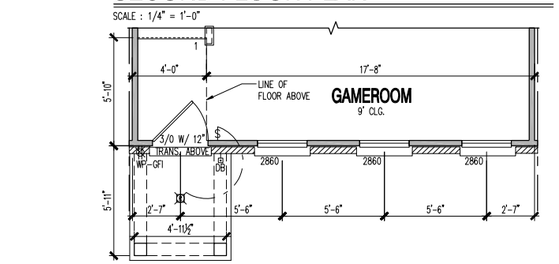
FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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Southeast Zone
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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

Building Elevations 64 - 66
& Floor Plan Partials

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
1-29-2016

REV #	DATE / DESCRIPTION
△	-
△	-
△	-
△	-
△	-
△	-
△	-
△	-
△	-

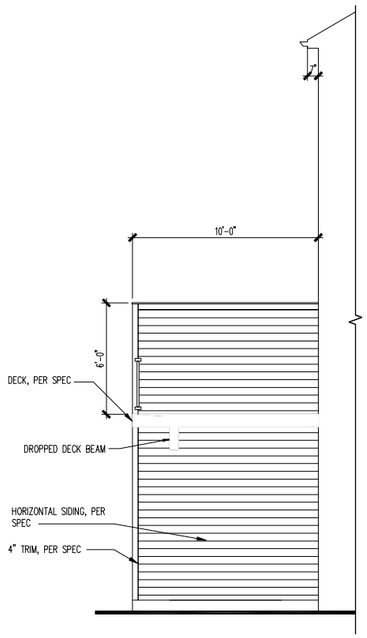
GARAGE HANDING
RL-ME-KC-KR

PLAN NAME
Hayward / Briarcliff
NPC PLAN NUMBER
2466.237 - 2466.238
LAWSON PLAN ID
—

SHEET
A.3.15

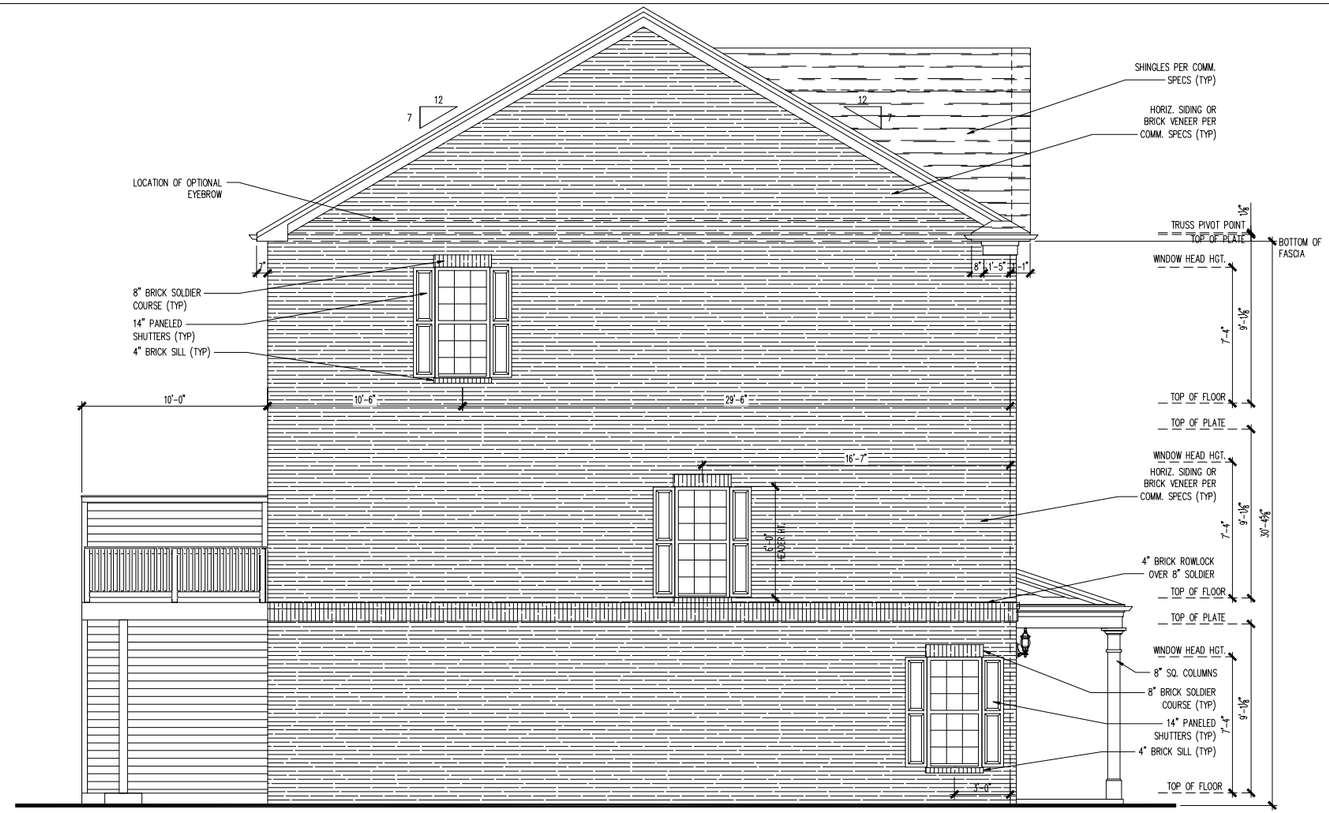
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 24, 2017 / Samantha Powell / 22-RL-ELVS_TRADITIONAL.DWG



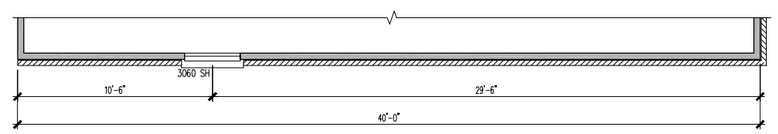
REAR DECK MIDDLE CONDITION

SCALE : 1/4" = 1'-0"



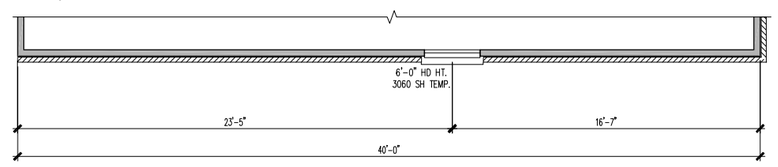
LEFT ELEVATION "61-70"

SCALE : 1/4" = 1'-0"



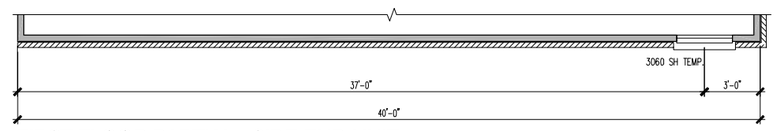
THIRD FLOOR PARTIAL - SIDE END UNIT

SCALE: 1/4" = 1'-0"



SECOND FLOOR PARTIAL - SIDE END UNIT

SCALE: 1/4" = 1'-0"



FIRST FLOOR PARTIAL - SIDE END UNIT

SCALE: 1/4" = 1'-0"

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

Left Elevations 61-70

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
1-29-2016

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	

GARAGE HANDING
RL-ME-KC-KR

PLAN NAME
Hayward/ Briarcliff
NPC PLAN NUMBER
2466.237 - 2466.238
LAWSON PLAN ID
—

SHEET
A.3.19

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 24, 2017 / Samantha Powell / 22-RL-ELEVS_TRADITIONAL.DWG

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

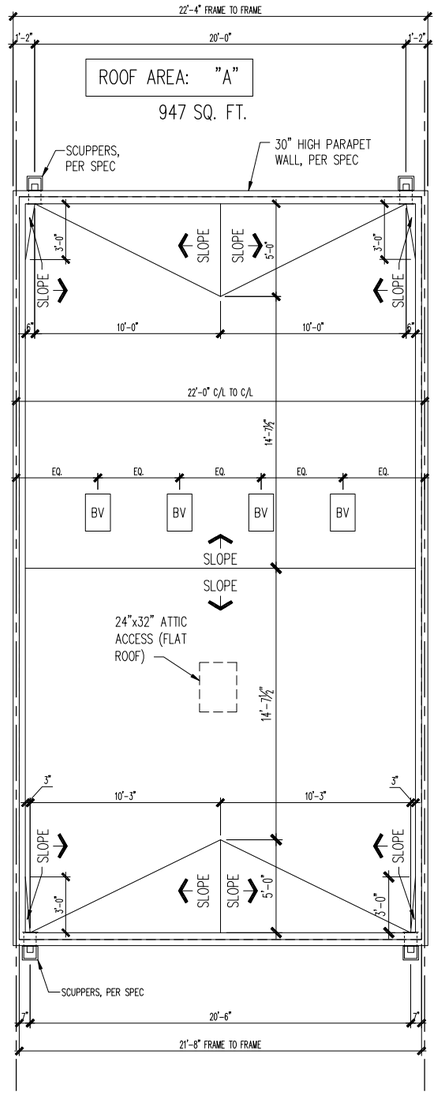
ELEVATION "2" 866 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 2.89 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

2.89 SQ FT x 50 % = 1.443SQ FT RIDGE, 2.89 SQ FT x 50 % = 1.443 SQ FT SOFFIT

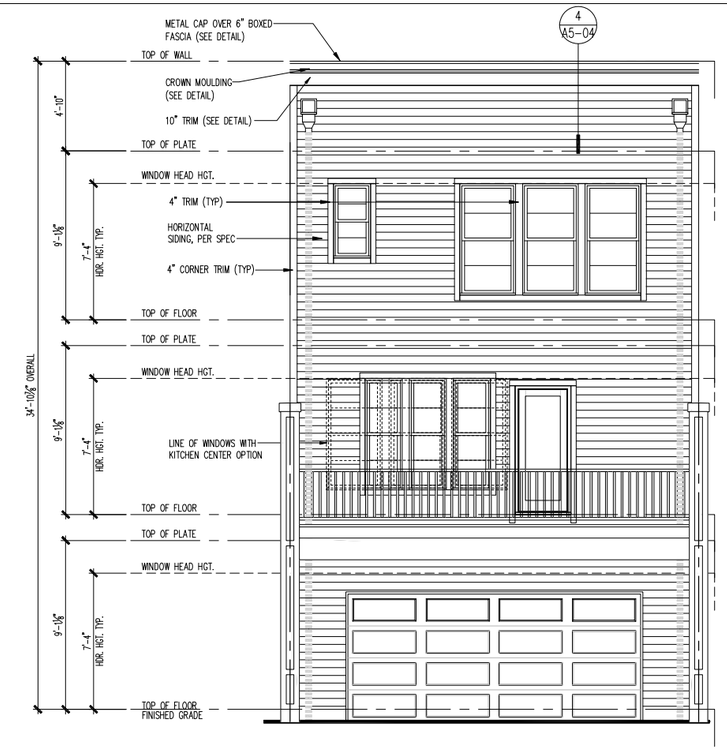
RIDGE VENT	OR W/ HIP, BOX VENT
1.443 SQ FT = 11.5 FEET OF RIDGE VENT 0.125 SQ FT	1.443 SQ FT = 4.2 BOX VENT(S) 0.3472SQ FT
SOFFIT VENT	
1.443 SQ FT = 23.1 FEET OF SOFFIT VENT 0.0625SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



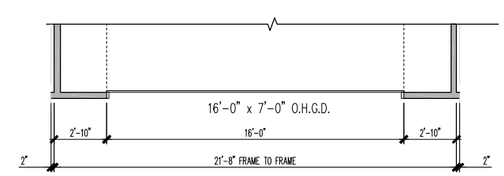
ROOF PLAN

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

Rear Elevation 21-25 & Roof Plan

PRODUCTION MANAGER
Dan Kostka
INITIAL RELEASE DATE:
12-08-2015
CURRENT RELEASE DATE:
1-29-2016

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	

GARAGE HANDING
RL-MR-KC-KR

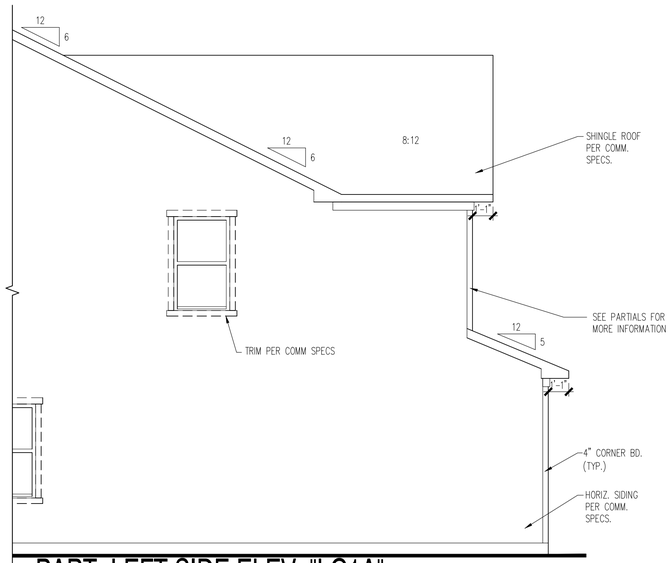
PLAN NAME
Hayward/ Briarcliff
NPC PLAN NUMBER
2466.237 - 2466.238
LAWSON PLAN ID
—

SHEET
A.3.20

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 24, 2017 / Samantha Powell / 22-RL-ELEVS_URBANLIVING

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

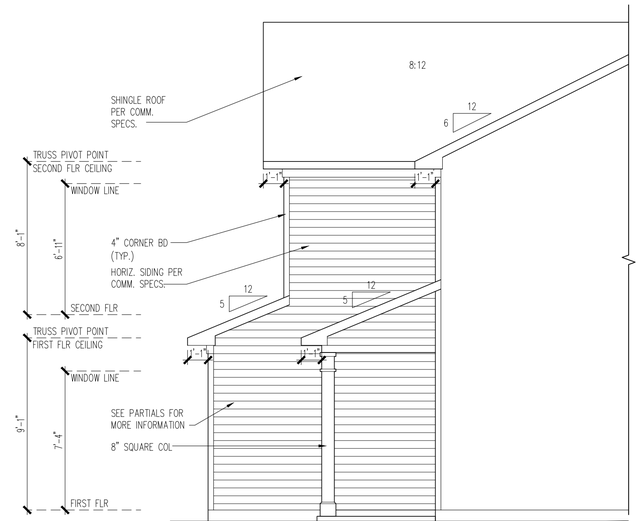


PART. LEFT SIDE ELEV. "LC1A"

SCALE : 1/4" = 1'-0"

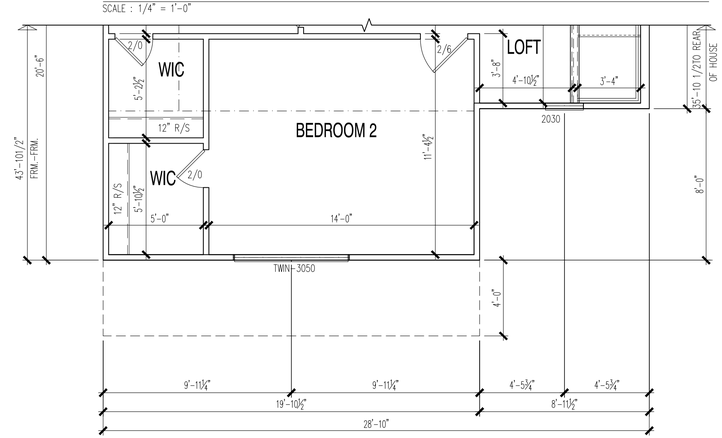
FRONT ELEVATION "LC1A" FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



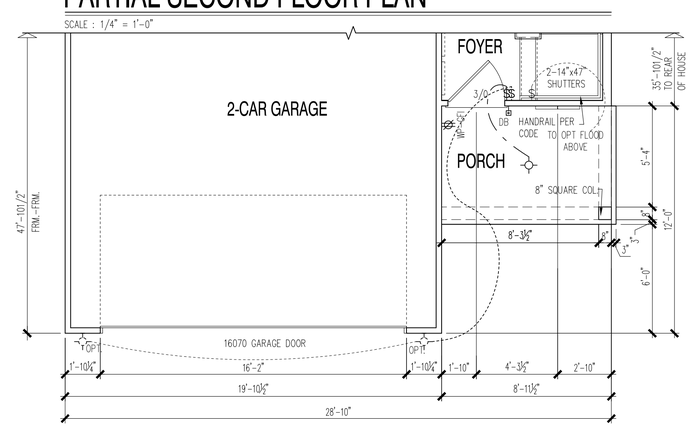
PART. RIGHT SIDE ELEV. "LC1A"

SCALE : 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

NOTE:
ADD 1X4 WINDBORNE DEBRIS TRIM AROUND ALL WINDOWS PER COMM SPEC

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Alpharetta, GA 30009 (770) 381-3450

PulteGroup

The HARRIS
FRONT ELEVATION "LC1A"
FRONT ENTRY GARAGE

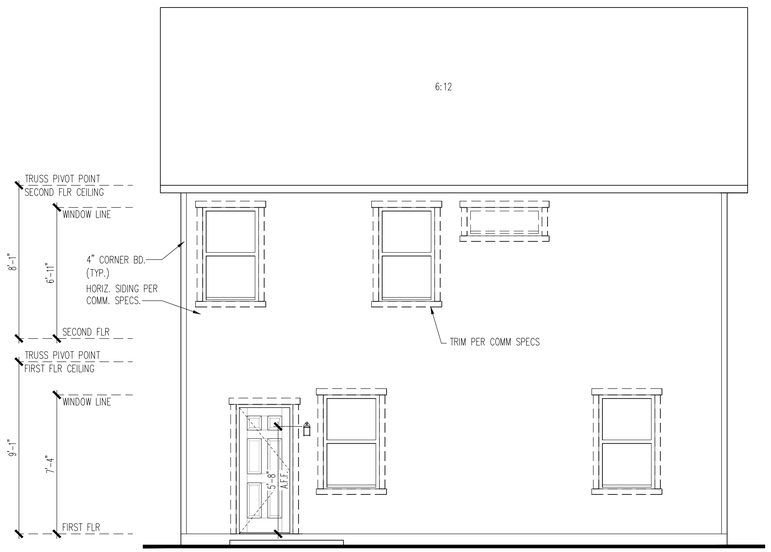
PRODUCT MANAGER ----
INITIAL RELEASE DATE: 00/00/0000

REV#	DATE/DESCRIPTION

PROJECT TYPE: Single Family
SPECIFICATION LEVEL: Pulte
PLAN NAME: Harris
NPC NUMBER: 8126.200
SHEET: 3.10

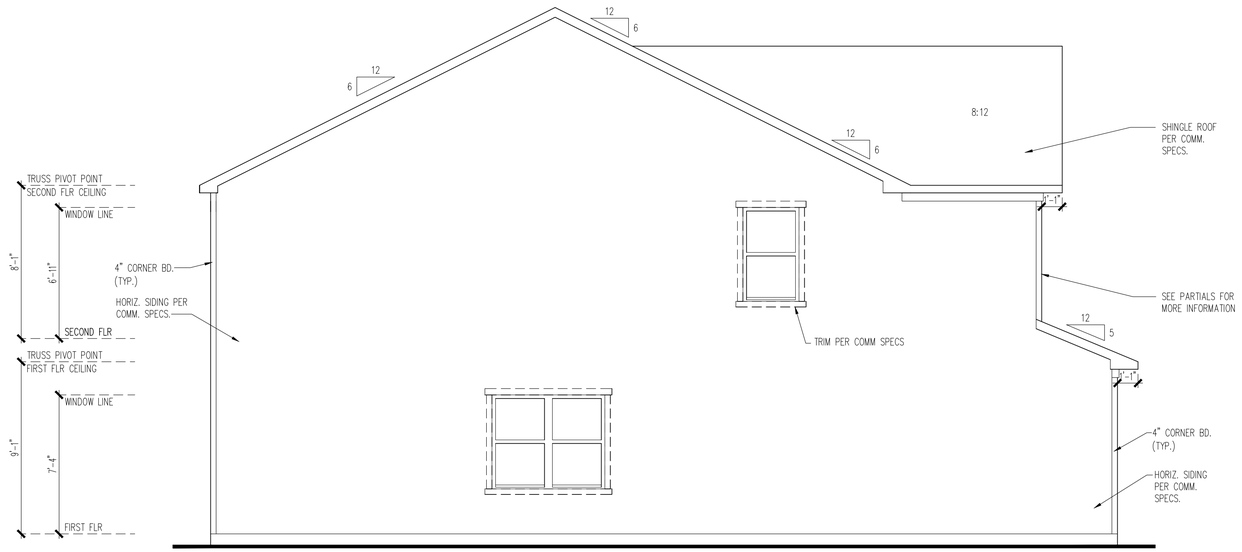
PLOTTED: November 18, 2019 / tmcdowell / 3.10 FRONT ELEVATION LC1A.dwg

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.



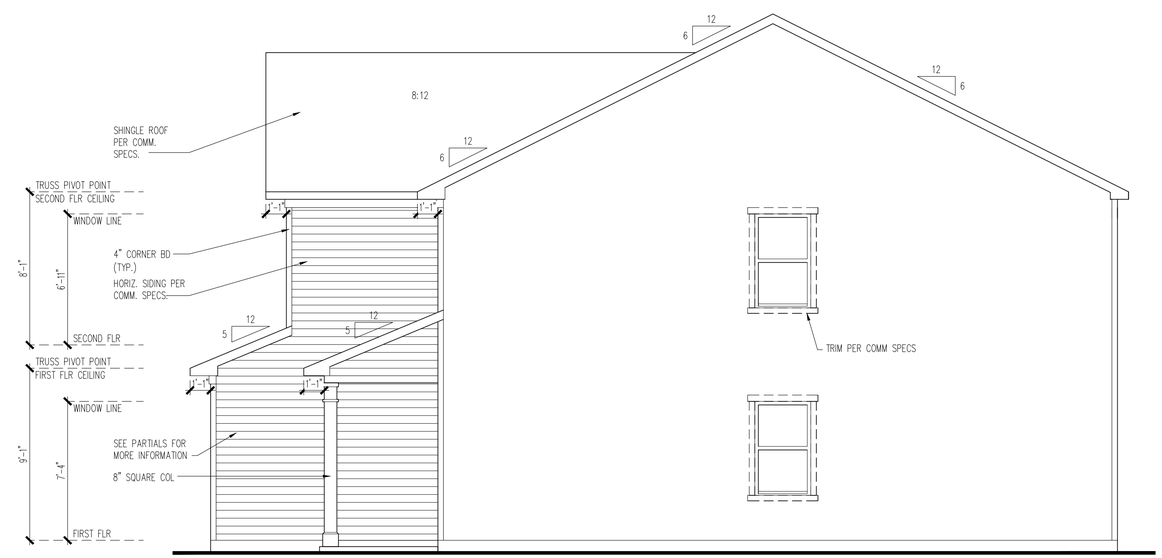
REAR ELEVATION "LC2A" FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION "LC2A" FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION "LC2A" FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"

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Alpharetta, GA 30009 (770) 381-3450

PulteGroup

The HARRIS
SIDE AND REAR ELEVATION "LC2A"
FRONT ENTRY GARAGE

PRODUCT MANAGER

INITIAL RELEASE
DATE: 00/00/0000

REV#	DATE/DESCRIPTION

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
Pulte

PLAN NAME
Harris
NPC NUMBER
8126.200

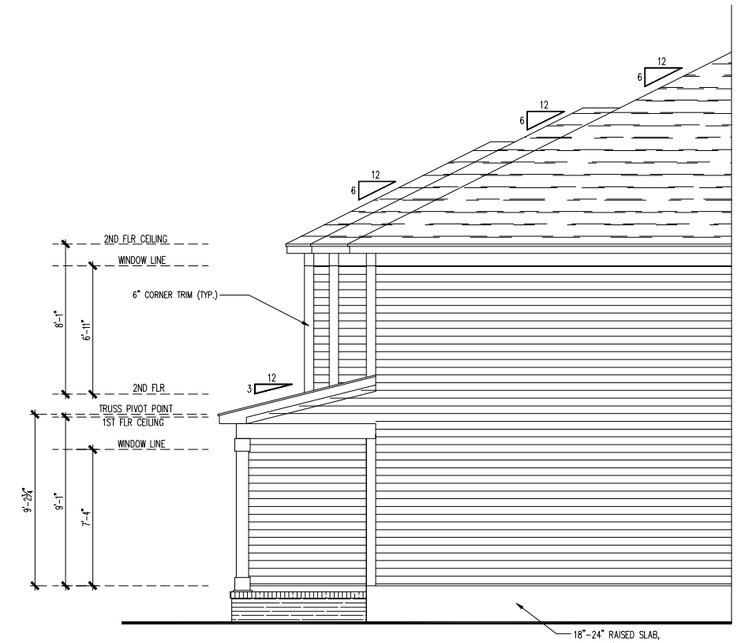
SHEET
3.SR.3

PLOTTED: November 18, 2019 / Kiki / 3.SR.3 SIDE AND REAR ELEVATIONS LC2A.dwg

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

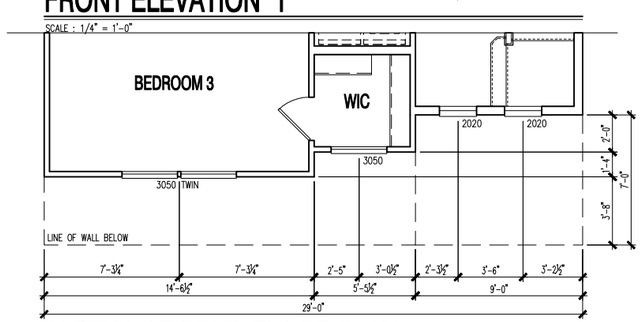
FRONT ELEVATION "1"

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

MORRISON ELEV 1 1095 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 3.65 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

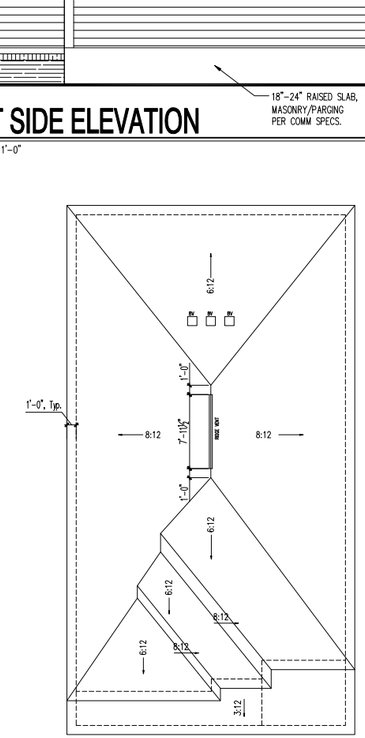
3.65 SQ FT x 50 % = 1.825 SQ FT RIDGE, 3.65 SQ FT x 50 % = 1.825 SQ FT SOFFIT

RIDGE VENT
1.825 SQ FT = 14.6 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP, BOX VENT
1.825 SQ FT = 5.3 BOX VENT(S)
0.3472 SQ FT

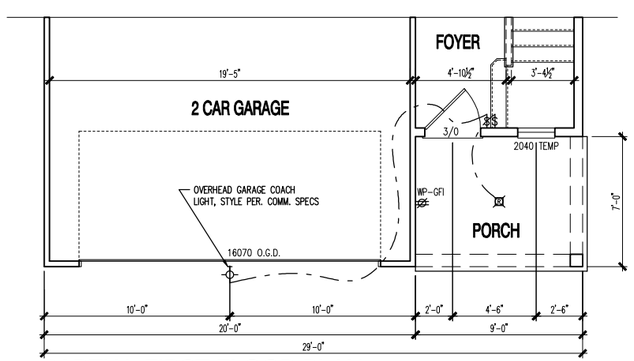
SOFFIT VENT
1.825 SQ FT = 29.2 FEET OF SOFFIT VENT
0.06255 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



ROOF PLAN

SCALE : 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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Pulte Homes

The MORRISON
FRONT ELEVATION "1"

PRODUCTION MANAGER
ACKLEY
CURRENT RELEASE DATE: 7-30-17

REV #	DATE / DESCRIPTION
	6-21-18
	1-8-19

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST AREA SET
LAWSON COMMUNITY ID
-

GARAGE HANDING

SPECIFICATION LEVEL
P1, P2

PLAN NAME
MORRISON
NPC PLAN NUMBER
-
LAWSON PLAN ID

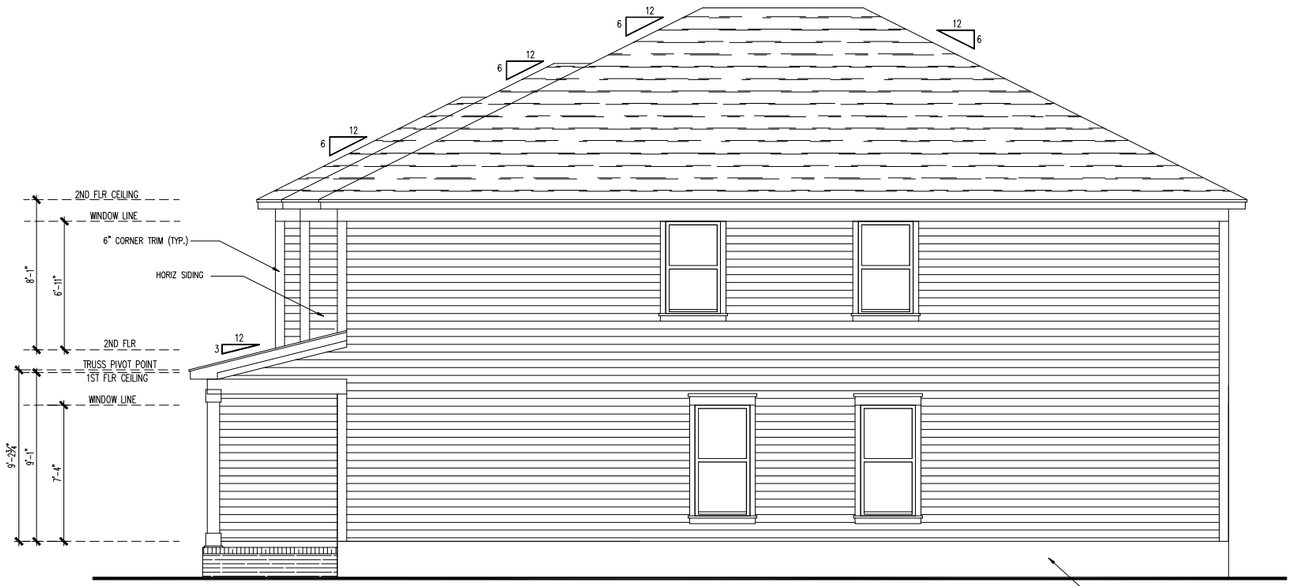
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 2, 2019 / Paul Howard / MORRISON ELEVATIONS - LEFT.DWG

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

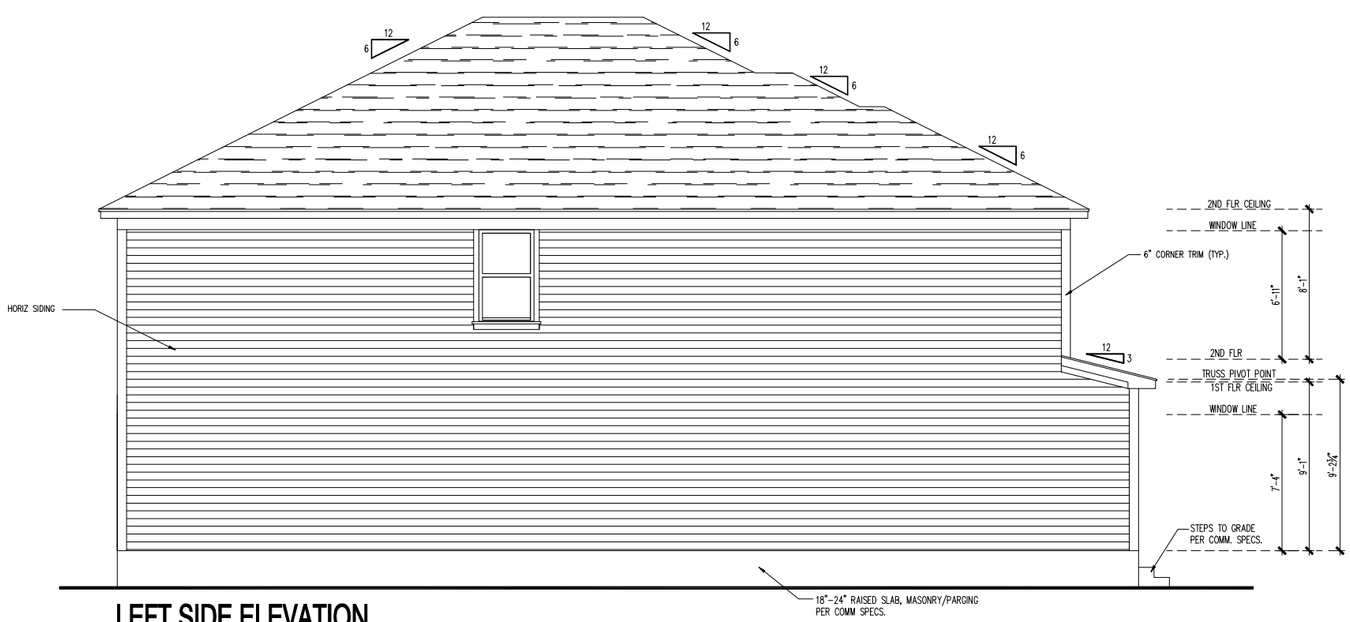


RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

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Pulte Homes

The MORRISON
SIDE / REAR ELEVATIONS

PRODUCTION MANAGER ACKLEY	
CURRENT RELEASE DATE:	7-30-17
REV #	DATE / DESCRIPTION
△	6-21-18
△	1-8-19
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST AREA SET
LAWSON COMMUNITY ID
–

GARAGE HANDING

SPECIFICATION LEVEL
P1, P2

PLAN NAME
MORRISON
NPC PLAN NUMBER
–
LAWSON PLAN ID

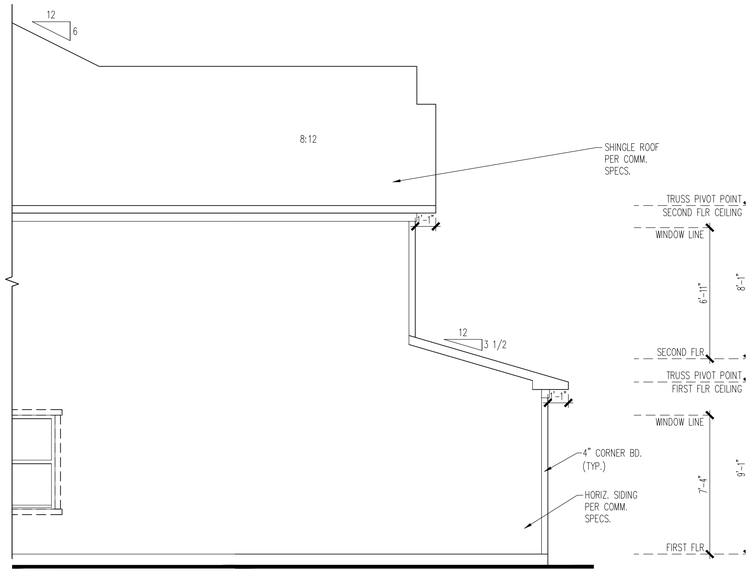
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.SR

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

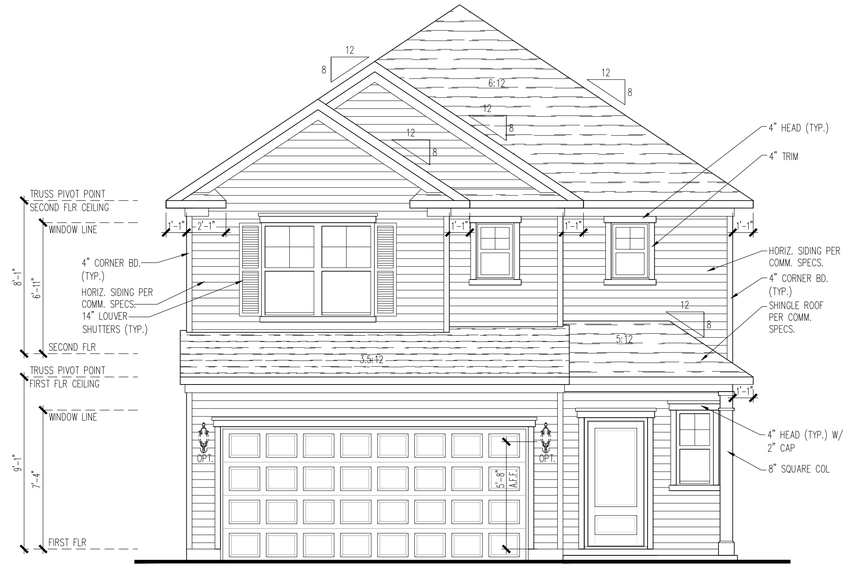
PLOTTED: February 5, 2019 / Paul Howard / MORRISON ELEVATIONS – LEFT.DWG

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.



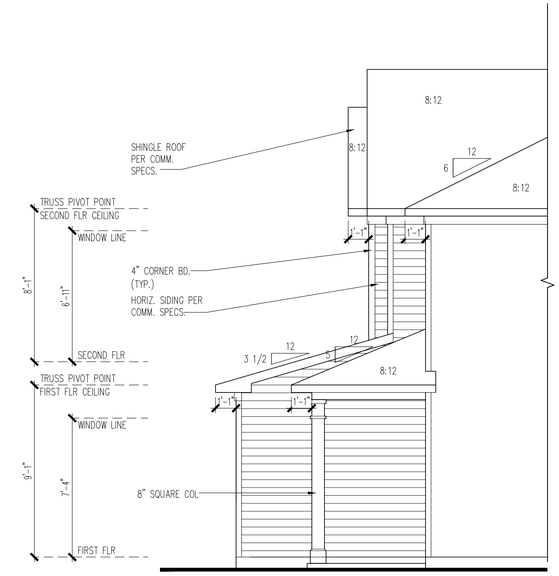
PARTIAL LEFT SIDE ELEVATION - "LC2A"

SCALE : 1/4" = 1'-0"



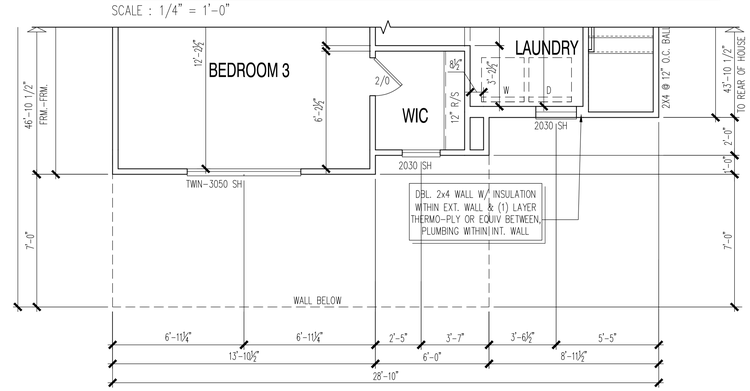
FRONT ELEVATION - "LC2A" - FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



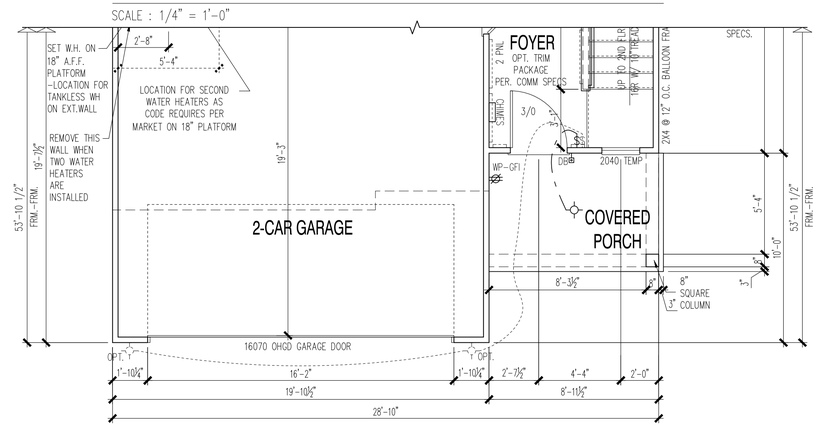
PARTIAL RIGHT SIDE ELEVATION - "LC2A"

SCALE : 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

NOTE:
ADD 1X4 WINDBORNE DEBRIS TRIM AROUND ALL WINDOWS PER COMM SPEC

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The Murray
FRONT ELEVATION "LC2A"
FRONT ENTRY GARAGE

PRODUCT MANAGER

INITIAL RELEASE DATE: 00/00/0000

REV#	DATE/DESCRIPTION

PROJECT TYPE: Single Family

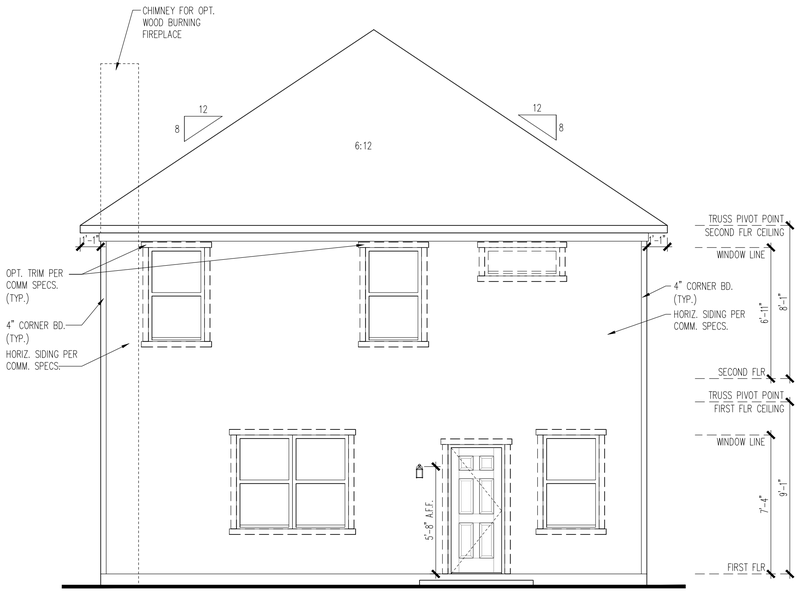
SPECIFICATION LEVEL: Pulte

PLAN NAME: Murray
NPC NUMBER: 8128.200

SHEET: 3.11.0

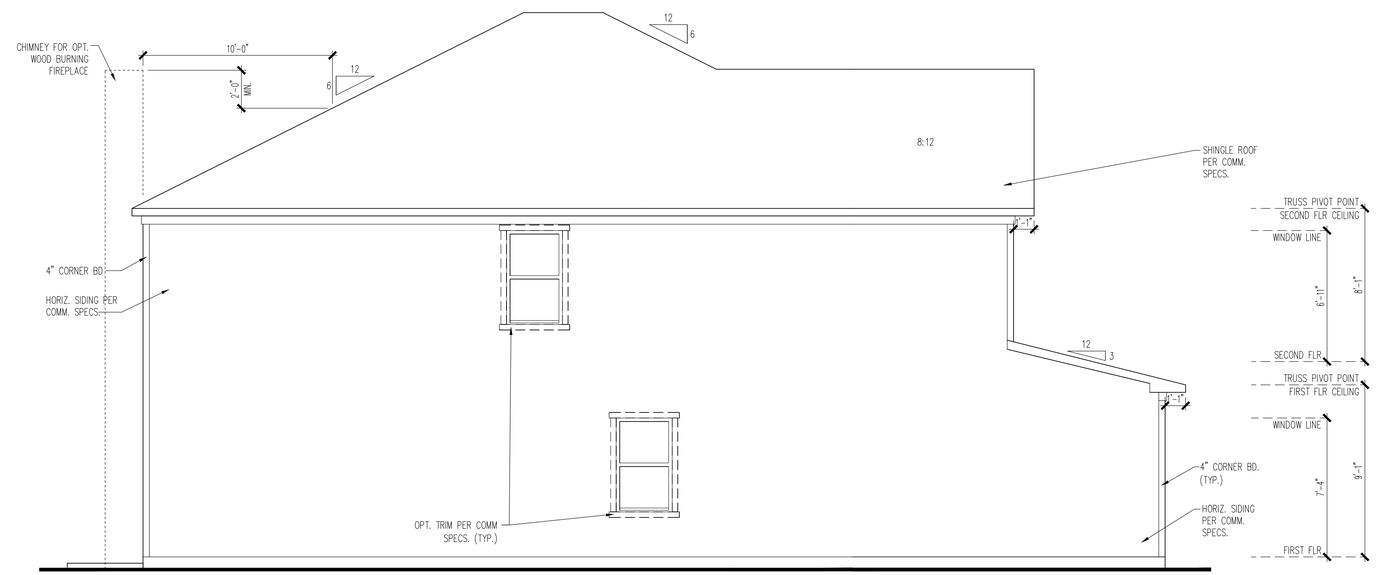
PLOTTED November 20, 2019 / lmcdowell / 3.11.0 FRONT ELEVATION LC2A.dwg

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.



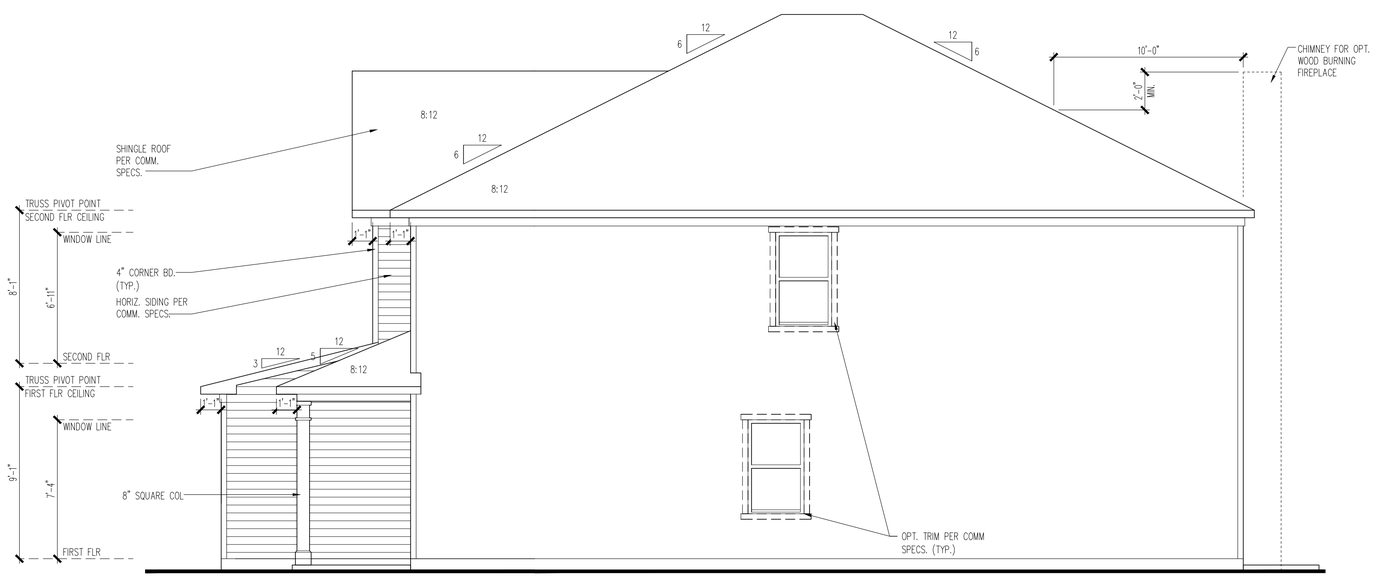
REAR ELEVATION - "LC1A" - FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION - "LC1A" - FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION - "LC1A" - FRONT ENTRY GARAGE

SCALE : 1/4" = 1'-0"

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PulteGroup

The Murray
SIDE AND REAR ELEVATIONS "LC1A"
FRONT ENTRY GARAGE

PRODUCT MANAGER

INITIAL RELEASE DATE: 00/00/0000

REV#	DATE/DESCRIPTION

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
Pulte

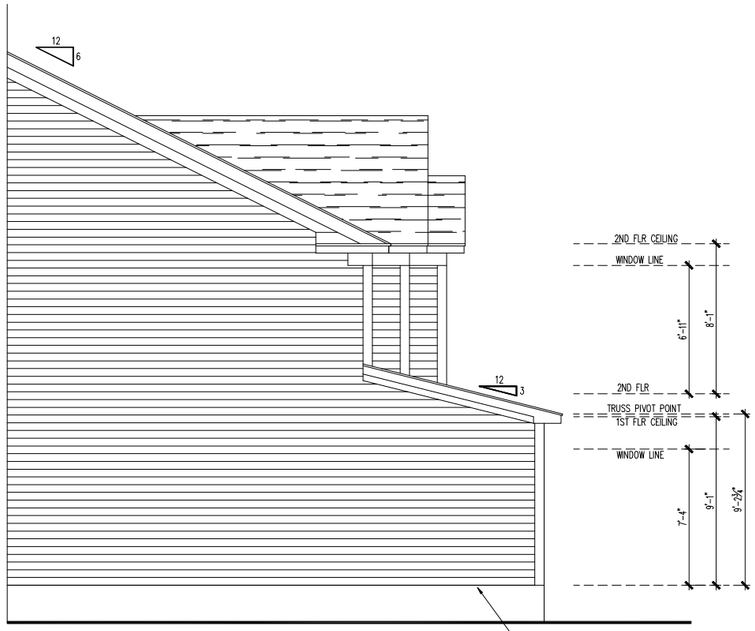
PLAN NAME
Murray

NPC NUMBER
8128.200

SHEET
3.SR.3

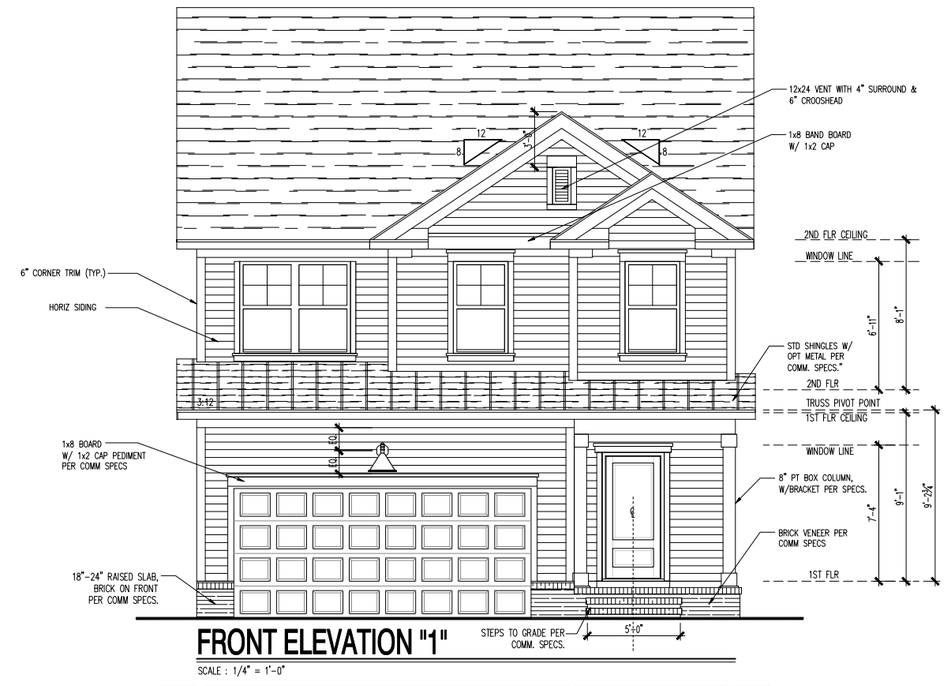
PLOTTED: November 20, 2019 / ostbuller / 3.SR.3 SIDE AND REAR ELEVATIONS LC1A.dwg

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.



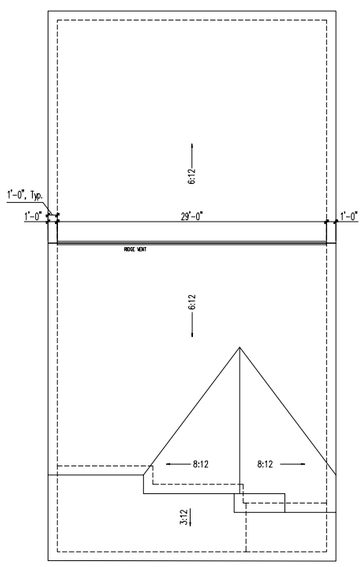
LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



FRONT ELEVATION "1"

SCALE : 1/4" = 1'-0"



ROOF PLAN

SCALE : 1/8" = 1'-0"

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION) W/ 50%-80% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATIONS "ALL" 1180 SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 3.93 SQ FT VENTILATION

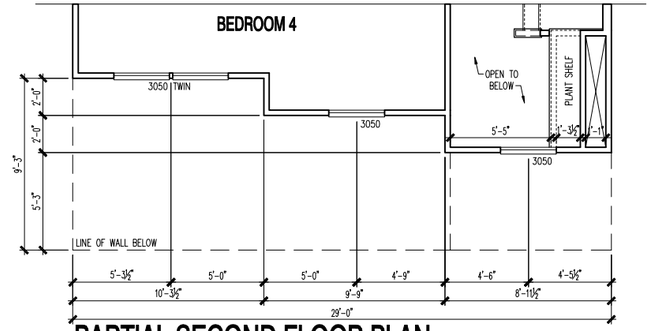
RIDGE VENT 18 SQ IN = (.125 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

3.93 SQ FT x 50 % = 1.967 SQ FT RIDGE, 3.93 SQ FT x 50 % = 1.967 SQ FT SOFFIT

RIDGE VENT
1.967 SQ FT = 15.7 FEET OF RIDGE VENT
0.125 SQ FT

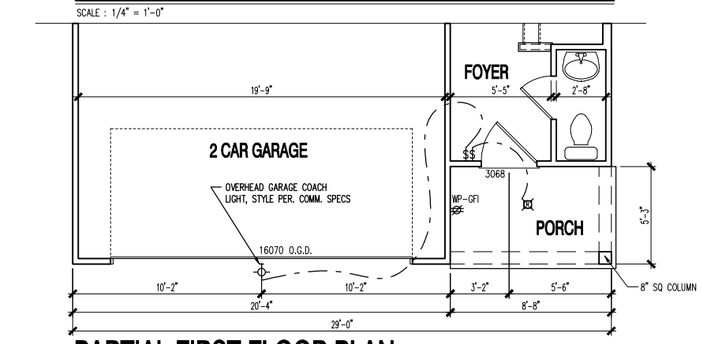
SOFFIT VENT
1.967 SQ FT = 31.5 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

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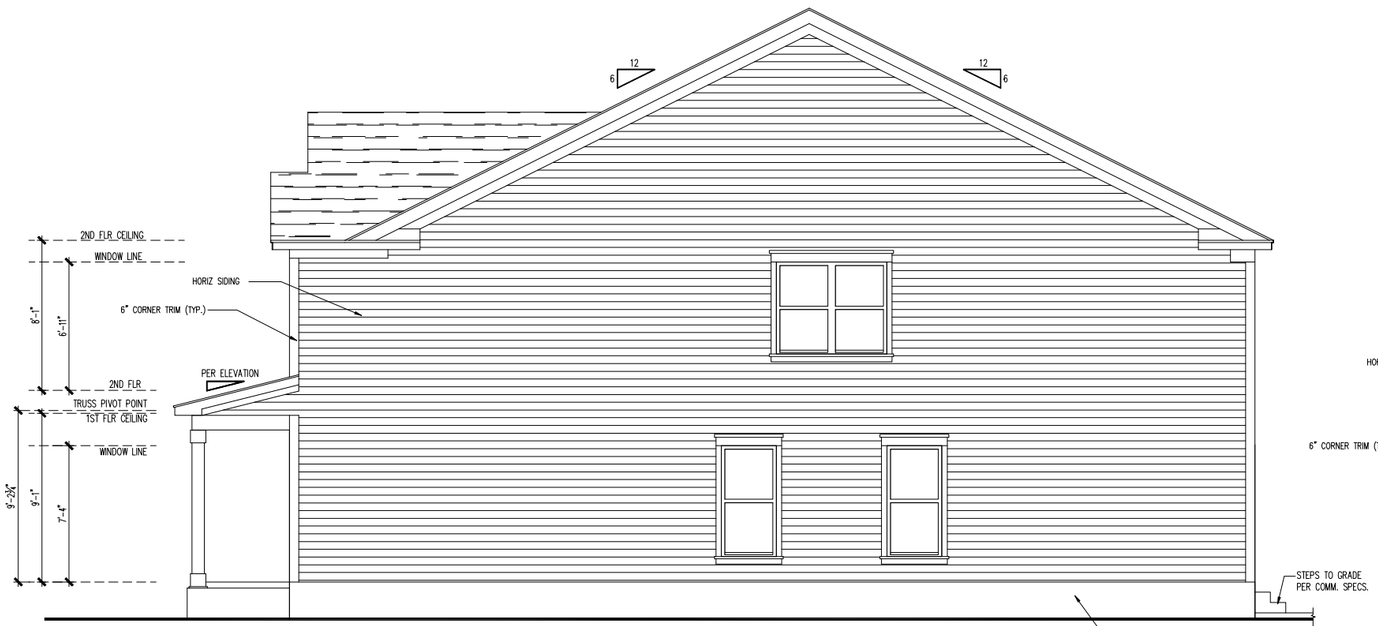
Pulte Homes

The PRESTON
FRONT ELEVATION "1"

PRODUCTION MANAGER	ACKLEY
CURRENT RELEASE DATE:	7-30-17
REV # / DATE / DESCRIPTION	
	6-21-18
	1-8-19
PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	SOUTHEAST AREA SET
LAWSON COMMUNITY ID	-
GARAGE HANDING	
SPECIFICATION LEVEL	P1, P2
PLAN NAME	PRESTON
NPC PLAN NUMBER	-
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	same as current
SHEET	3.1

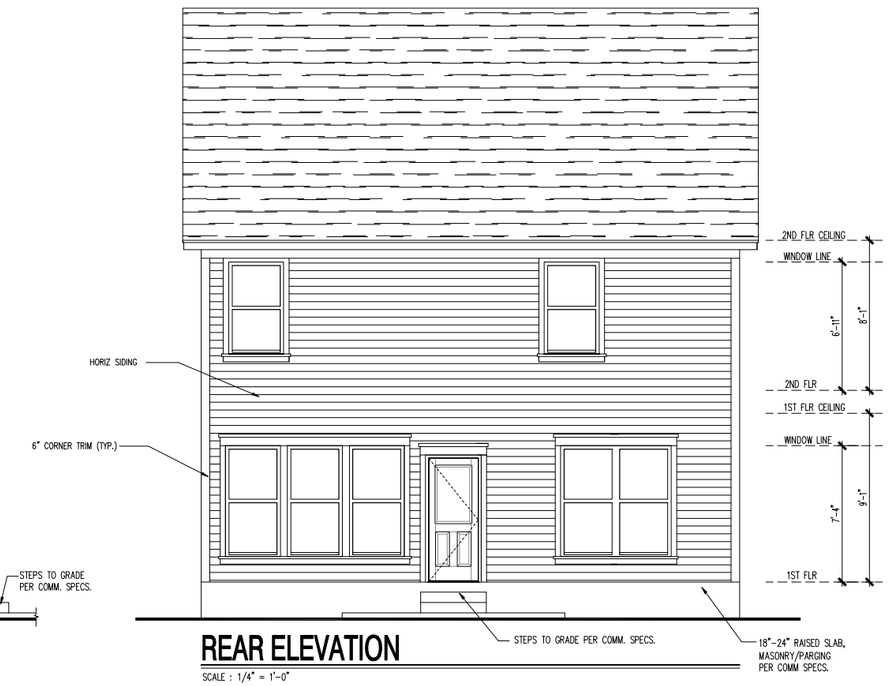
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 2, 2019 / Paul Howard / PRESTON ELEVATIONS - LEFT.DWG



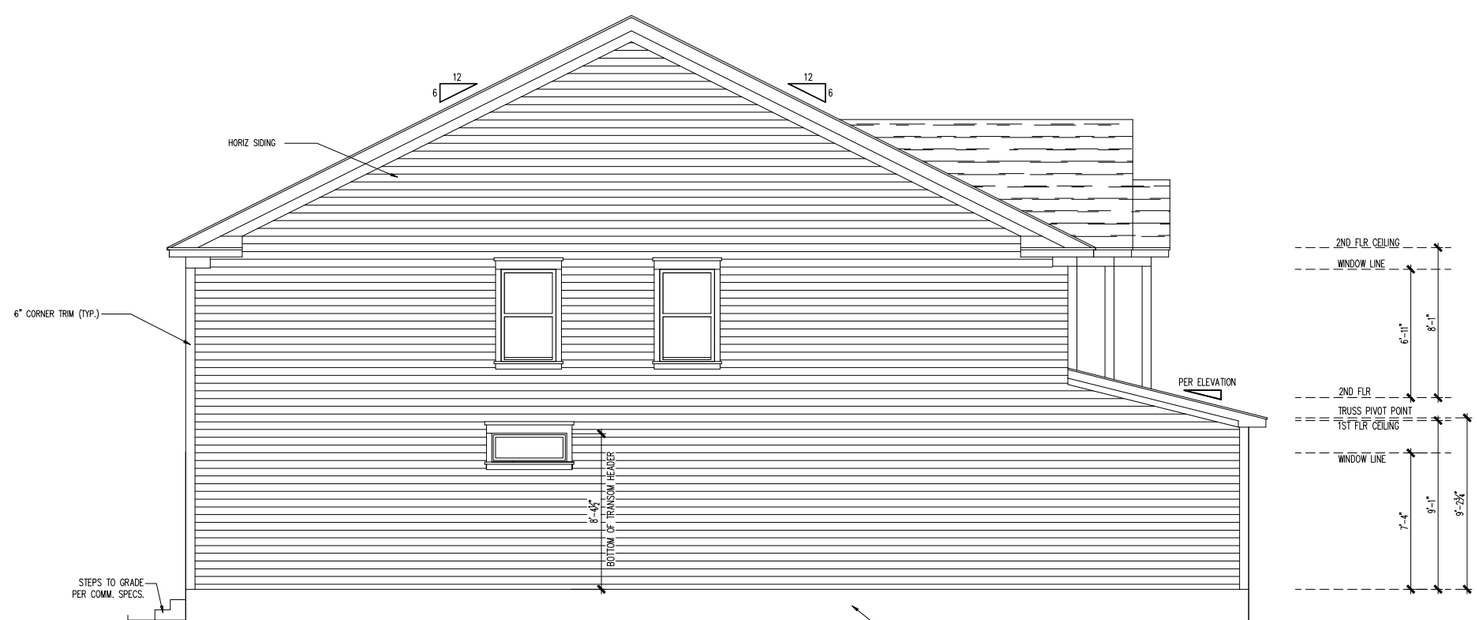
RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

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The PRESTON
SIDE / REAR ELEVATIONS

PRODUCTION MANAGER	
ACKLEY	
CURRENT RELEASE DATE:	7-30-17
REV #	DATE / DESCRIPTION
△	6-21-18
△	1-8-19
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST AREA SET
LAWSON COMMUNITY ID
-

GARAGE HANDING

SPECIFICATION LEVEL
P1, P2

PLAN NAME
PRESTON
NPC PLAN NUMBER
-
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.SR

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 2, 2019 / Paul Howard / PRESTON ELEVATIONS - LEFT.DWG

Elevations are for illustrative purposes only; elevations submitted at MSP will be consistent with the architectural standards included in the PUD.

Hackney Tract Subdivision

Apex, NC

NORTH CAROLINA PROFESSIONAL SEAL 034389 ENGINEER BAOHONG WAN

Baohong Wan, PhD, PE

12/22/2020

PREPARED FOR

WithersRavenel
c/o Nick Antrilli, PE
115 MacKenan Drive
Cary, NC 27511

PREPARED BY

VHB Engineering NC, P.C. (C-3705)
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Raleigh, NC 27606-5217
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December 22, 2020

Executive Summary

Project Background

There are plans to construct the proposed Hackney Tract Subdivision on the north side of Olive Chapel Road, east of the newly completed Richardson Road, in Apex, NC (Figure 1). The proposed Hackney Tract Subdivision is planned to consist of up to 100 single-family and 133 multi-family townhomes with full build-out expected in 2024. A traffic impact analysis is required by the Town of Apex and North Carolina Department of Transportation (NCDOT) to analyze the potential traffic impacts of the proposed the Hackney Tract Subdivision and to identify any necessary roadway improvements.

As shown on the conceptual site plan (Figure 2), the development will be accessed through one full movement access along Olive Chapel Road:

- Access #1: full movement access on Olive Chapel Road, approximately 2,500 feet east of Richardson Road

In addition, access will be provided via Hasse Avenue extension to the north to Richardson Road, and cross-connections will be provided via local street extensions to the west to Smith Farm.

Based on the agreement with the Town of Apex and NCDOT (Appendix A), the following existing and future intersections were included in the study and analyzed under the AM and PM peak hour conditions:

- SR 1160 (Olive Chapel Road) and SR 1145 (Richardson Road) (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and SR 1162 (Apex Barbecue Road) (unsignalized)
- Richardson Road and Hasse Avenue (unsignalized)
- US Highway 64 East at Richardson Road (unsignalized/future signalized)
- US Highway 64 West at U-turn east of Richardson Road (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and Future Access #1/Hasse Avenue Extension (full movement access)

The analysis for the Hackney Tract Subdivision was performed under three (3) scenarios: Existing (2020), No-Build (2024) and Build (2024) conditions. The Existing

(2020) scenario includes AM and PM peak hour analysis based on turning movement count data collected in November 2020. The No-Build (2024) scenario includes existing traffic, a three percent (3%) annual growth rate, and site trips generated by seven planned developments within or adjacent to the study area. The Build (2024) scenario includes No-Build (2024) volumes with the addition of site trips generated by the proposed Hackney Tract Subdivision.

Existing (2020) Conditions

Existing analyses were conducted based on current roadway geometrics and intersection turning movement counts.

As reported in the Summary Level of Service (LOS) table on page v, all of the stop- and yield-controlled approaches in the study area are operating at acceptable levels of service (i.e., LOS D or better) during both the AM and PM peak hours under the Existing (2020) conditions, with an exception that the southbound approach of Richardson Road (westbound left-turn of US 64) at US 64 Eastbound operates at LOS F during both peak hours.

No-Build (2024) Conditions

Based on the requirements by the Town of Apex and NCDOT, an annual growth rate of three percent (3%) was applied to the existing traffic to account for ambient growth between the base year (2020) and the future analysis year (2024). In addition, site trips generated by seven (7) planned developments in the study area were aggregated and included in the No-Build (2024) volumes. It should be noted that although significant traffic increases were expected with the inclusion of background developments, an undiscounted annual growth rate was applied to offset the impacts on traffic data collected in 2020 with COVID-19 pandemic restrictions in place.

As for transportation improvements, mitigation requirements associated with Sweetwater are expected to include two new signals and additional turn lanes along US 64 at the Richardson Road and U-turn east of Richardson Road intersections; in addition, a new signal is expected to be installed by Smith Farm at the Olive Chapel Road and Richardson Road intersection once it is warranted.

Based on the No-Build (2024) analysis, the study area is projected to experience traffic and delay increases, but the impacts will be substantially mitigated by the background transportation improvements. As a result, all of the signalized intersections and stop-controlled approaches in the study area are projected to operate at acceptable levels of service except that the stop-controlled northbound approach of Apex Barbecue Road at Olive Chapel Road is projected to decline to operate at LOS F in the PM peak hour.

Trip Generation and Assignment

Trip generation was conducted based on the most appropriate corresponding trip generation codes included in the *ITE Trip Generation Manual, 10th Edition* and the suggested method of calculation in the NCDOT's *"Rate vs. Equation" Spreadsheet*. To provide a conservative analysis, no transit, walking, or bicycling reductions will be applied.

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single-Family Detached Housing	100 du	1,040	19	57	76	64	38	102
220	Multi-Family Housing (Low-Rise)	133 du	965	14	49	63	48	28	76
Development Total			*2,005*	*33*	*106*	*139*	*112*	*66*	*178*

In total, the proposed Hackney Tract Subdivision is projected to generate 2,005 daily trips with 139 trips (33 entering, 106 exiting) occurring in the AM peak hour and 178 trips (112 entering, 66 exiting) occurring the PM peak hour. The resulting site trips were distributed in accordance with the existing traffic patterns and anticipated land uses.

Build (2024) Conditions

The Build (2024) conditions account for both the No-Build (2024) traffic and site traffic generated by the proposed Hackney Tract Subdivision.

As shown in the Summary LOS table on page v, the stop-controlled northbound approach of Apex Barbeque Road at Olive Chapel Road is projected to continue to operate at failing levels of services in the PM peak hour with delay increases. The rest of the intersections included in the study area are projected to continue operating at acceptable levels of service during both peak hours. The planned stop-controlled Future Access #1 is projected to operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

Roadway Improvement Recommendations

As indicated in the traffic operations analyses, the proposed Hackney Tract Subdivision is projected to have minimum impacts on traffic operations of the surrounding roadway network and intersections. Nevertheless, the following roadway improvements are recommended to improve traffic operations and safety:

SR 1160 (Olive Chapel Road) and Future Access #1/Hasse Avenue Extension (unsignalized, full movement)

Future Access #1 is projected to operate at acceptable levels of service during the AM and PM peak hour with a two-lane cross-section. Although traffic volumes are not projected to automatically warrant turn lanes on Olive Chapel Road, dedicated turn lanes should be provided with the required frontage widening to meet the Town of Apex Comprehensive Transportation Plan standards. Therefore, the following site access configuration and transportation improvements are recommended at this intersection:

- Construct Future Access #1 to consist of one inbound lane and one outbound lane.
- Provide a dedicated left-turn lane on eastbound Olive Chapel Road with 100 feet of storage length and appropriate taper.
- Provide a dedicated right-turn lane on westbound Olive Chapel Road with 100 feet of storage length and appropriate taper.

SR 1160 (Olive Chapel Road) and SR 1162 (Apex Barbecue Road) (unsignalized)

Traffic analysis indicated that the northbound approach of Apex Barbecue Road is projected to operate at LOS F in the PM peak hour under the No-Build and Build conditions. The intersection is not anticipated to meet warrants for installing a new traffic signal, while options for adding new turn lanes are limited due to the skewed angle of intersection on a curve of Olive Chapel Road and potential right-of-way/drainage restrictions. As shown on the Apex Comprehensive Transportation Plan, this intersection is identified for future intersection realignment. Since site trips are anticipated to contribute less than 4% traffic increases in the AM and 3% in the PM at this intersection (increases of only 1 VPH in the AM peak hour and 2 VPH in the PM peak on the stop-controlled approach), improvement should not be required by this development based on the Town of Apex UDO. Nevertheless, alternative traffic control method (such as AWSC), if warranted by crash analysis, may be considered before this intersection is realigned in the future based on the Town of Apex CTP.

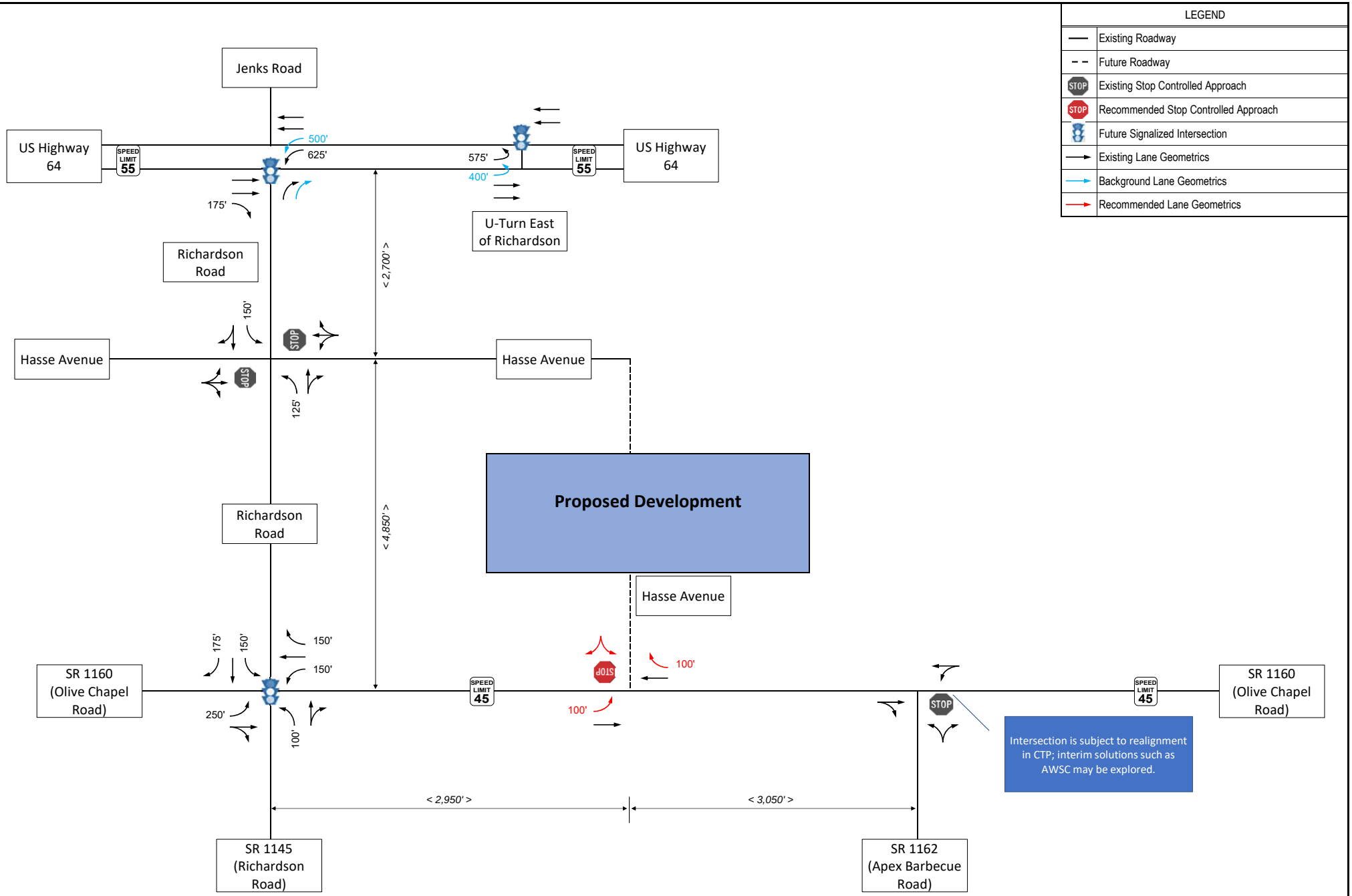
The rest of study area intersections are expected to operate acceptably. Therefore, no mitigation is required.

Summary Level of Service Table

Intersection and Approach	Control	Existing (2020)		No-Build (2024)		Build (2024)	
		AM	PM	AM	PM	AM	PM
Richardson Rd and Olive Chapel Rd	TWSC/ Signal	**-**	**-**	**A (9.7)**	**B (11.8)**	**A (9.8)**	**B (12.0)**
Eastbound		---	---	A-9.7	B-10.7	A-9.8	B-10.9
Westbound		---	---	B-10.3	B-12.0	B-10.5	B-12.2
Northbound		B-11.9	B-14.1	B-10.2	B-12.7	B-10.3	B-13.0
Southbound		B-11.7	C-15.5	A-8.4	B-11.5	A-8.5	B-11.6
Apex Barbecue Rd and Olive Chapel Rd	TWSC	**-**	**-**	**-**	**-**	**-**	**-**
Northbound		B-11.8	C-19.5	C-16.8	F-92.5	C-17.9	F-134.5
Richardson Rd and Little Gem Ln/Hasse Ave	TWSC	**-**	**-**	**-**	**-**	**-**	**-**
Eastbound		A-9.8	B-10.2	C-16.5	C-21.8	C-19.1	D-32.0
Westbound		A-9.7	A-9.9	C-15.1	C-19.1	C-17.0	C-21.9
Richardson Rd/WB Left-Over and US 64	TWSC/ Signal	**-**	**-**	**C (20.7)**	**D (42.0)**	**C (22.0)**	**D (44.5)**
Eastbound		---	---	C-20.7	D-51.3	C-23.7	E-56.0
Northbound		C-23.5	C-23.3	C-28.2	D-47.4	C-28.5	D-50.1
Southbound		F-66.0	F-216.7	B-10.9	B-19.6	A-9.8	B-19.5
U-Turn East of Richardson Rd and US 64	TWSC/ Signal	**-**	**-**	**B (11.8)**	**C (27.6)**	**B (12.5)**	**C (30.9)**
Westbound		---	---	A-9.6	C-20.5	B-10.5	C-24.1
Northbound		B-14.2	C-18.2	C-27.8	E-59.9	C-26.5	E-62.1
Olive Chapel Rd & Hasse Ave/Future Access #1	TWSC	**-**	**-**	**-**	**-**	**-**	**-**
Southbound		---	---	---	---	C-16.1	D-25.0

LEGEND: **X (XX)** = Overall intersection LOS (intersection delay in sec/veh);

X - XX = approach LOS – approach delay in sec/veh



Future (2024) Lane [illegible] and Traffic Control

Hackney Tract Subdivision
Apex, NC

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1

Introduction

There are plans to construct the proposed Hackney Tract Subdivision on the north side of Olive Chapel Road, east of the newly completed Richardson Road, in Apex, NC (Figure 1). The proposed Hackney Tract Subdivision is planned to consist of up to 100 single-family and 133 multi-family townhomes with full build-out expected in 2024.

As shown on the conceptual site plan (Figure 2), the development will be accessed through one full movement access along Olive Chapel Road:

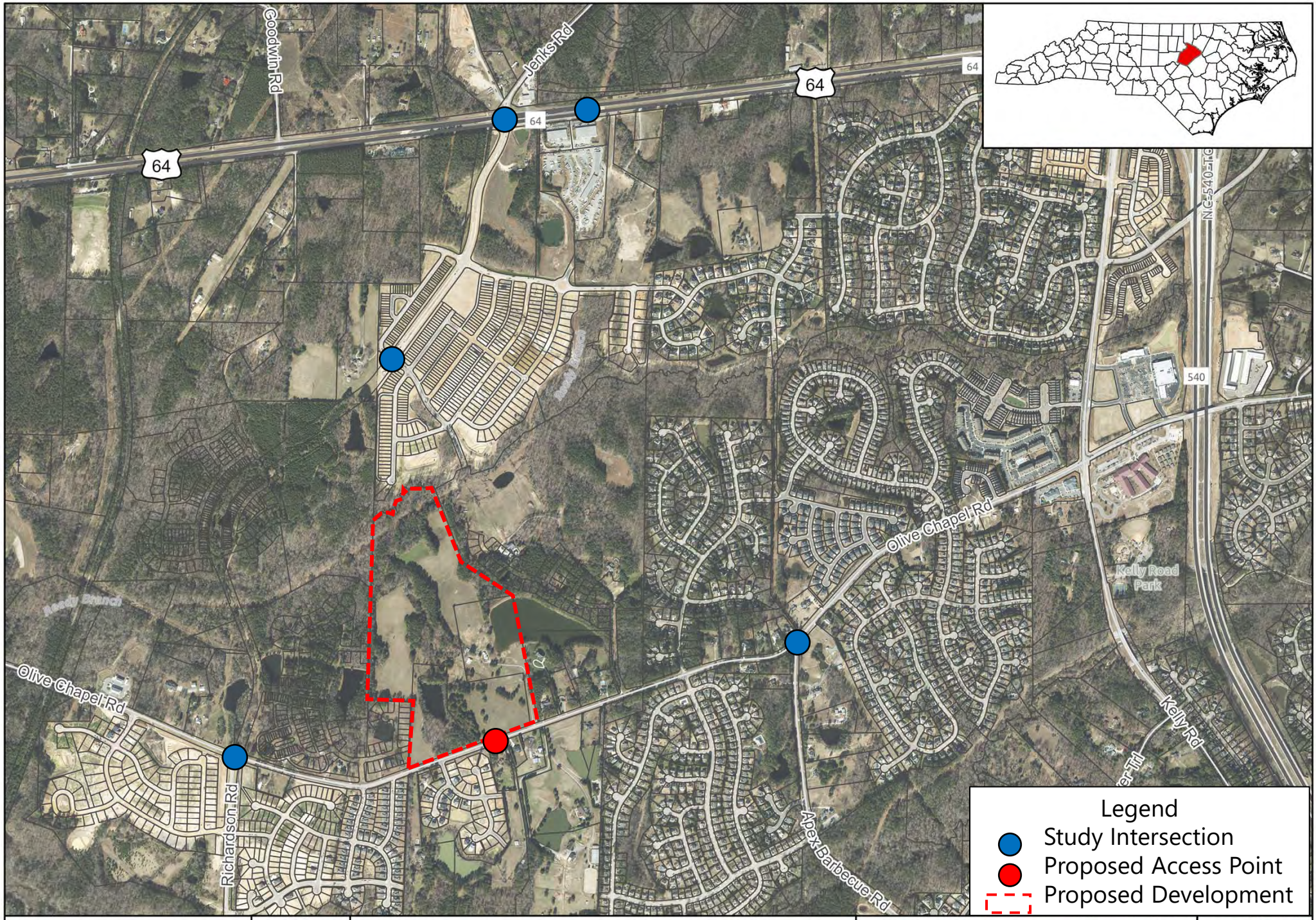
- Access #1: full movement access on Olive Chapel Road, approximately 2,500 feet east of Richardson Road

In addition, access will be provided via Hasse Avenue extension to the north to Richardson Road, and cross-connections will be provided via local street extensions to the west to Smith Farm.

Based on the agreement with the Town of Apex and NCDOT (Appendix A), the following existing and future intersections were included in the study and analyzed under the AM and PM peak hour conditions:

- SR 1160 (Olive Chapel Road) and SR 1145 (Richardson Road) (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and SR 1162 (Apex Barbecue Road) (unsignalized)
- Richardson Road and Hasse Avenue (unsignalized)
- US Highway 64 East at Richardson Road (unsignalized/future signalized)
- US Highway 64 West at U-turn east of Richardson Road (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and Future Access #1/Hasse Avenue Extension (full movement access)

VHB Engineering NC, P.C. (VHB) is contracted with the development team to analyze the potential traffic impacts of the proposed development and to identify any necessary roadway improvements. This Traffic Impact Analysis (TIA) summarizes trip generation, distribution, traffic assignment, and traffic analyses for the proposed development. The Memorandum of Understanding, which summarizes the assumptions for the study is included in Appendix A.



Scale
0 0.15 0.3 Miles

Figure 1:
Vicinity Map

Hackney Tract Subdivision
Traffic Impact Analysis
Apex, NC

WithersRavenel
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HACKNEY TRACT SUBDIVISION

APEX, NORTH CAROLINA

OVERALL SUBDIVISION PLAN

Job No. 02180517.20	Drawn By WR
Date 10/19/20	Designer WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
1.0

K:\18-18-0510\180517.00-Potter-Hackney Tract\CAD\Drawing Sets\Preliminary\1.0 SUBDIVISION PLAN.dwg - Tuesday, October 20, 2020 1:12:52 PM - INGE.BRYANT

2

Existing (2020) Conditions

Existing Roadway Conditions

This section describes the existing roadways in the vicinity of the proposed development. Annual Average Daily Traffic (AADT) data for the surrounding network of roadway were obtained from the North Carolina Department of Transportation (NCDOT). The most recent AADT counts from the NCDOT are for 2019 on the study area roadways.

Olive Chapel Road (SR 1160)

- Olive Chapel Road is a two-lane undivided road within the study area. The posted speed limit along this roadway is 45 miles per hour (mph).
- As shown on the Town of Apex Thoroughfare and Collector Street Plan (last amended October 2020), Olive Chapel Road is planned to be widened to a 4-lane thoroughfare with median across the study area.
- The 2019 NCDOT AADT along Olive Chapel Road was 2,500 vehicles per day (vpd) between New Hill Olive Chapel Road and Kelly Road.

Richardson Road (SR 1145)

- Richardson Road is a new two-lane median divided roadway connecting US Highway 64 and Olive Chapel Road within the study area. The posted speed limit along this roadway is 45 mph.
- As shown on the Town of Apex Thoroughfare and Collector Street Plan, Richardson Road is planned to be widened to a 4-lane thoroughfare with median across the study area.
- The 2019 AADT along Richard Road was 810 vpd south of Olive Chapel Road. No AADT information is available for Richardson Road between Olive Chapel Road and US 64.

Apex Barbecue Road (SR 1162)

- Apex Barbecue Road is a two-lane undivided roadway south of the project site within the study area. The posted speed limit along this roadway is 45 mph.
- As shown on the Town of Apex Thoroughfare and Collector Street Plan, Apex Barbeque Road is planned to be widened to a 3-lane thoroughfare with intersection realignment planned at Olive Chapel Road.
- The 2019 NCDOT AADT along Apex Barbeque Road was 4,500 vpd between Kelly Road and Olive Chapel Road.

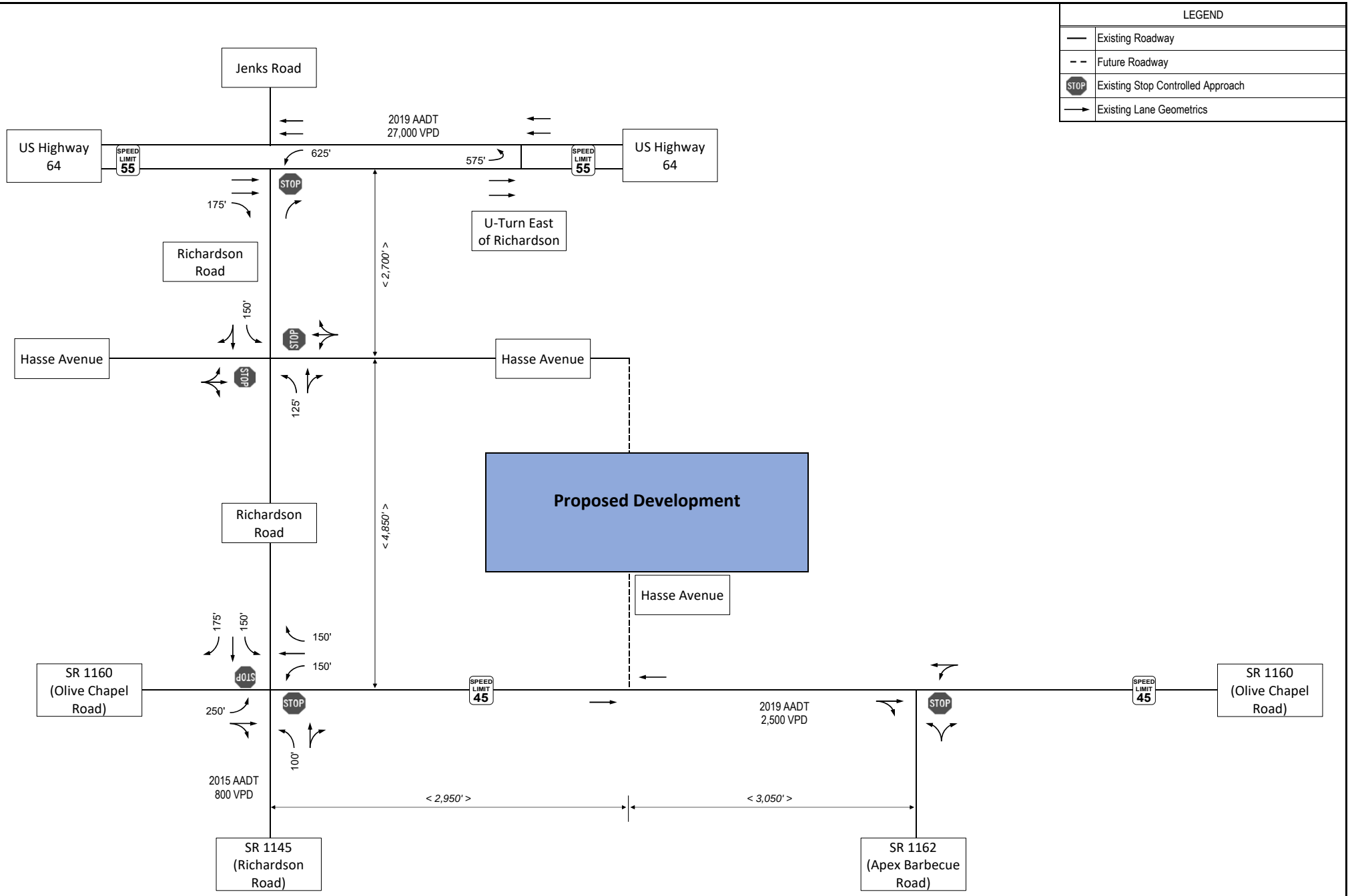
US Highway 64 (US 64)

- US Highway 64 is a four-lane median divided highway with partial control of access within the study area. The posted speed limit along US 64 is 55 mph.
- As shown on the Town of Apex Thoroughfare and Collector Street Plan, US Highway 64 is planned to be a freeway facility with full control of access, and a future interchange is planned along US 64 with Richardson Road/Jenks Road.
- The 2019 NCDOT AADT along US 64 was 27,000 vpd between New Hill Road and Kelly Road.

Hasse Avenue

- Hasse Avenue is a two-lane undivided local road within the study area. No posted speed limit was observed along Hasse Avenue.
- As shown on the Town of Apex Thoroughfare and Collector Street Plan, Hasse Avenue is planned to be extended to a two-lane major collector street between Richardson Road and Olive Chapel Road.
- No AADT information is available for Hasse Avenue within the study area.

Figure 3 provides a schematic diagram of the roadways near the proposed development including the existing intersection geometrics.



Existing (2020) Lane Geometrics and Traffic Control

Hackney Tract Subdivision
Apex, NC

Existing Turning Movement Data

VHB Engineering NC, P.C. collected the intersection turning movement counts analyzed in this TIA in November 2020. Traffic data were collected during typical AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods while schools were partially open due to the COVID-19 pandemic restrictions. Table 1 summarizes the schedule used to obtain the turning movement data. A detailed summary of the traffic counts can be found in Appendix B.

Table 1: Weekday Peak Hour Turning Movement Count Schedule

Intersection	Time Period	Data Collection Date
Olive Chapel Road and Richardson Road	7:00 AM – 9:00 AM 4:00 PM – 6:00 PM	Thursday November 5, 2020
Richardson Road and Hasse Avenue/Little Gem Lane	7:00 AM – 9:00 AM 4:00 PM – 6:00 PM	Thursday November 5, 2020
US Highway 64 and Richardson Road	7:00 AM – 9:00 AM 4:00 PM – 6:00 PM	Thursday November 5, 2020
US Highway 64 and U-Turn East of Richardson Road	7:00 AM – 9:00 AM 4:00 PM – 6:00 PM	Thursday November 5, 2020
Olive Chapel Road and Apex Barbecue Road	7:00 AM – 9:00 AM 4:00 PM – 6:00 PM	Thursday November 5, 2020

The existing peak hour turning movement volumes are shown in Figure 4.

Level of Service Criteria

Peak hour level of service (LOS) measures the adequacy of the intersection geometrics and traffic controls of a particular intersection or approach for the given turning volumes. Levels of service range from A through F, based on the average control delay experienced by vehicles traveling through the intersection during the peak hour. Control delay represents the portion of total delay attributed to traffic control devices (e.g., signals or stop signs). Table 2 provides a general description of various levels of service categories and delay ranges.

Table 2: Level of Service Standard for Intersections

Level of Service	Signalized Intersection	Unsignalized Intersection
A	<= 10 sec.	<= 10 sec.
B	10-20 sec.	10-15 sec.
C	20-35 sec.	15-25 sec.
D	35-55 sec.	25-35 sec.
E	55-80 sec.	35-50 sec.
F	> 80 sec.	> 50 sec.

The engineering profession generally accepts LOS D as an acceptable operating condition for signalized intersections. Based on the Policy on Street and Driveway Access to North Carolina Highways (NCDOT Driveway Manual) and the Town of Apex Unified Development Ordinance (UDO), geometric and/or traffic control improvements should be identified at signalized intersections to prevent the traffic generated by the proposed development from causing any intersection or roadway approach to fall below LOS D. For intersections projected to operate worse than LOS D under the background conditions, improvements should be identified to minimize the increase in average overall intersection delay when site traffic accounts for at least 10% of the projected total peak hour traffic at the intersections.

At unsignalized intersections, stop-controlled minor street approaches may exceed LOS D provided the addition of development traffic is not anticipated to warrant a traffic signal upon build-out and the resulting congestion does not block traffic movements at adjacent intersections. Guidelines provided by NCDOT shall be used in the evaluation of the need for and length of exclusive right and/or left turn lanes to support development traffic; for any and all turning movements where the development is anticipated to add at least 10% to the existing peak hour traffic volume, improvements may be required to mitigate the impact of development traffic on turn lane storage requirements.

Level of Service Analysis

Intersection levels of service analyses were performed for the typical weekday AM and PM peak hours using *Synchro/SimTraffic Professional Version 10.* A summary of the findings for the Existing (2020) scenario LOS analysis can be found in Table 3 and the full *Synchro/HCS* output can be found in Appendix D.

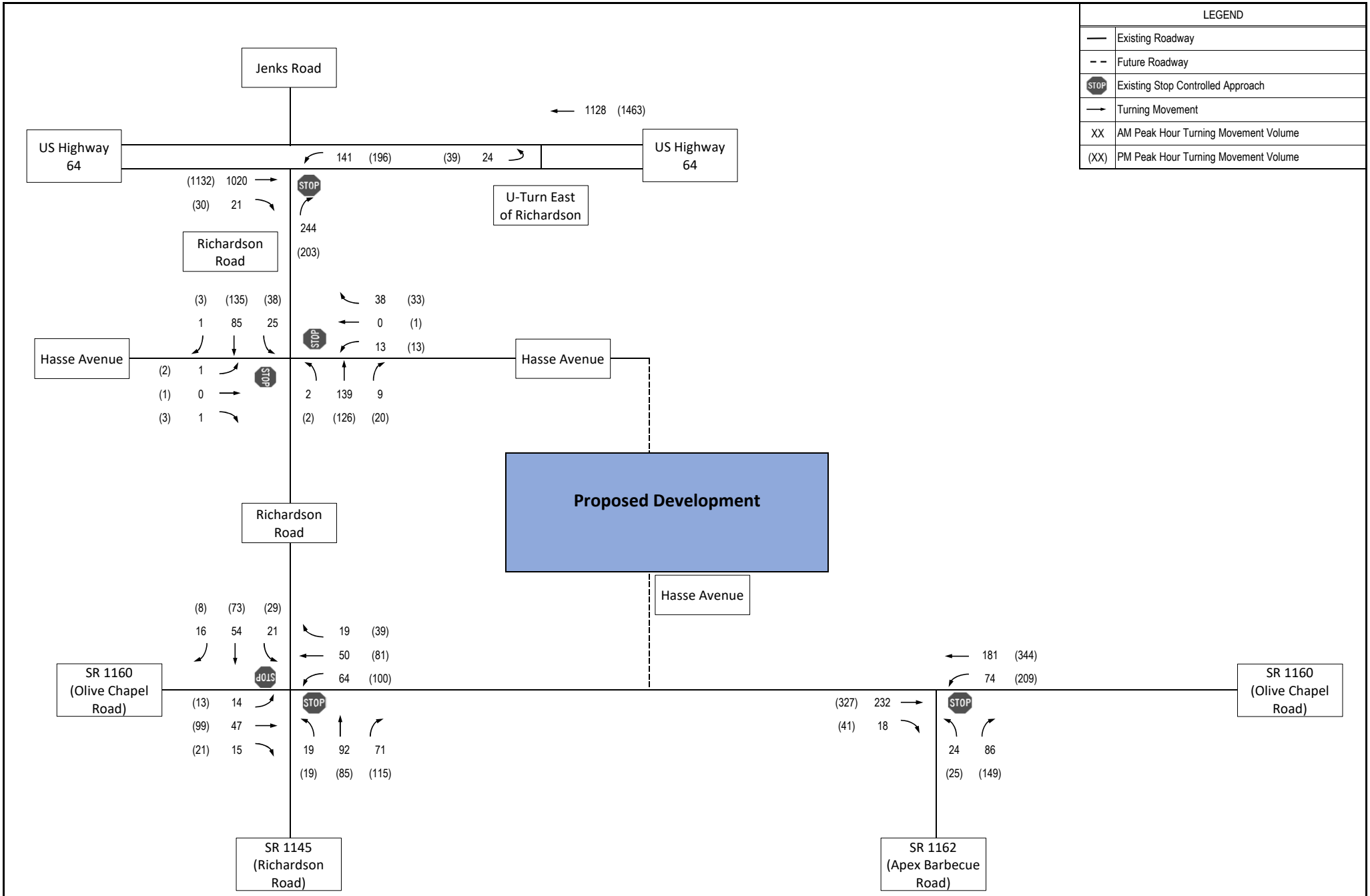
As reported in Table 3, all of the stop- and yield-controlled approaches in the study area are operating at acceptable levels of service (i.e., LOS D or better) during both the AM and PM peak hours under the Existing (2020) conditions, with an exception that the southbound approach of Richardson Road (westbound left-turn of US 64) at US 64 Eastbound operates at LOS F during both peak hours.

Table 3: Existing (2020) LOS Results

Intersection and Approach	Control	Existing (2020)	
		AM	PM
Richardson Rd and Olive Chapel Rd	TWSC	-	-
Northbound		B-11.9	B-14.1
Southbound		B-11.7	C-15.5
Apex Barbecue Rd and Olive Chapel Rd	TWSC	-	-
Northbound		B-11.8	C-19.5
Richardson Rd and Little Gem Ln/Hasse Ave	TWSC	-	-
Eastbound		A-9.8	B-10.2
Westbound		A-9.7	A-9.9
Richardson Rd/WB Left-Over and US 64	TWSC	-	-
Northbound		C-23.5	C-23.3
Southbound		F-66.0	F-216.7
U-Turn East of Richardson Rd and US 64	TWSC	-	-
Northbound		B-14.2	C-18.2

LEGEND: **X (XX)** = Overall intersection LOS (intersection delay in sec/veh);

X - XX = approach LOS – approach delay in sec/veh



Existing (2020) AM and PM Turning Movement Volumes

Hackney Tract Subdivision
Apex, NC

3

No-Build (2024) Conditions

Background Growth and Development

Based on discussions with the Town of Apex and NCDOT, an annual growth rate of three percent (3%) was applied to the existing traffic to account for the growth between the base year (2020) and the future analysis year (2024). In addition, site trips from seven (7) adjacent developments that are expected to occur before the analysis year were incorporated into the analysis.

Saddlebrook (Lawrence Assemblage/Richardson West) – Located in the southwest corner of the Olive Chapel Road and Richardson Road intersection, this residential development is proposed to consist of 104 single-family homes and be constructed by 2017. A traffic analysis report was prepared by Ramey Kemp & Associates and submitted to the Town on November 3, 2014. As detailed in the report, the development is projected to generate 1,090 daily site trips, with 83 trips (21 entering, 62 exiting) occurring in the AM peak hour and 109 trips (69 entering, 40 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicate that construction has begun but has not been completed; therefore, a percentage of traffic associated with the development was included in the No-Build (2024) analysis.

Sweetwater – Located on US 64 in Wake County, this mixed-use development is projected to consist of 375 single-family homes, 60 condominiums, 50,000 sf of office, 200,000 sf of retail, 7,000 sf of high-turnover restaurant, 3,000 sf of fast food with drive through window, and a drive-in bank with 4 lanes and be constructed by 2019. A TIA was prepared by Ramey Kemp & Associates and submitted on December 18, 2014. As detailed in the report the development is projected to generate 18,360 daily site trips, with 914 trips (457 entering, 457 exiting) occurring in the AM peak hour and 1,736 trips (865 entering, 871 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicate that approximately 80% of the residential and 0% of the mixed-use phases have been constructed; therefore, a percentage of traffic associated with the development was included in the No-Build (2024) analysis.

Buckhorn Preserve (Goodwin-MacNair) – Located on the east side of Richardson Road, just north of M. Zion Church Road, this residential development is projected to consist of 347 single-family homes and be constructed by 2020. A TIA was prepared by VHB

and submitted to the Town on June 26, 2015, with an addendum submitted on August 3, 2015. As detailed in the report, the development is projected to generate 3,299 daily site trips, with 253 trips (63 entering, 190 exiting) occurring in the AM peak hour and 322 trips (203 entering, 119 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicate that the development has not been fully constructed; therefore, a percentage of the traffic associated with the development was included in the No-Build (2024) analysis.

Stillwater (Womble) – Located between Ragan Road and Richardson Road north of Humie Olive Road, this residential development is projected to consist of 303 single-family homes and be constructed by 2018. A TIA was prepared by Stantec and submitted to the Town on February 27, 2014. As detailed in the report, the development is projected to generate 2,912 daily site trips, with 221 trips (55 entering, 166 exiting) occurring in the AM peak hour and 285 trips (180 entering, 105 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicated that the development has not been fully constructed; therefore, a percentage of the traffic associated with the development was included in the No-Build (2024) analysis.

Westford – Located on the north side of US 64 and east of Jenks Road, this residential development is projected to consist of 300 apartment units, 225 townhomes, and 90 single-family homes and be constructed by 2019. A TIA was prepared by Kimley-Horn and submitted to the Town on December 7, 2016. As detailed in the report, the development is projected to generate 4,188 daily site trips, with 323 trips (65 entering, 258 exiting) occurring in the AM peak hour and 396 trips (257 entering, 139 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicated that the development has not been fully constructed; therefore, a percentage of the traffic associated with the development was included in the No-Build (2024) analysis.

Smith Farm – Located north of Olive Chapel Road, west of Kelly Road, and south of US 64, this mixed-use development is projected to consist of 430 single-family homes, 170 townhomes, 150 apartments, 100,000 sf of office, 150,000 sf of retail, 10,000 sf of pharmacy, 16,000 sf of high-turnover sit-down restaurant, 9,000 sf of fast-food restaurant, 12,000 sf of drive-in bank, and a gas station with 8 fueling positions and be constructed by 2021. A TIA was prepared by Ramey Kemp & Associates and submitted to the Town on November 24, 2015. As detailed in the report, the development is projected to generate 27,930 daily site trips, with 1,709 trips (847 entering, 862 exiting) occurring in the AM peak hour and 2,545 trips (1,301 entering, 1,244 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicated that the development has not been fully constructed; therefore, a percentage of the traffic associated with the development was included in the No-Build (2024) analysis.

Linden (Pricewood Assemblage) – Located in the northwest quadrant of the intersection of Olive Chapel Road and Pricewood Lane, this residential development is projected to consist of 211 single-family homes and be constructed by 2022. A TIA was prepared by Ramey Kemp & Associates and submitted to the Town on August 31, 2016. As detailed in the report, the development is projected to generate 2,010 daily site trips, with 158 trips (40 entering, 118 exiting) occurring in the AM peak hour and 211 trips (133 entering, 78 exiting) occurring in the PM peak hour. These trips were distributed to the study area based on the assumed distribution patterns in the report. Field visits indicated that the development has not been fully constructed; therefore, a percentage of the traffic associated with the development was included in the No-Build (2024) analysis.

As for transportation improvements, mitigation requirements associated with Sweetwater are expected to include two new signals and additional turn lanes along US 64 at the Richardson Road and U-Turn East of Richardson Road intersections, and Smith Farm is committed to installing a new signal at the Olive Chapel Road and Richardson Road intersection once it is warranted.

Note that although significant traffic increases are expected due to the inclusion of background developments, an undiscounted annual traffic growth rate of three percent (3%) was applied to offset the impacts on traffic data collected under the Existing (2020) conditions with COVID-19 pandemic restrictions in place. The No-Build (2024) AM and PM peak hour volumes are shown in Figure 5.

Level of Service Analysis

Intersection levels of service analyses were performed for the typical weekday AM and PM peak hours using *Synchro/SimTraffic Professional Version 10*. A summary of the findings for the No-Build (2024) scenario LOS analysis can be found in Table 4. The full *Synchro/HCS* output for the No-Build scenario can be found in Appendix D.

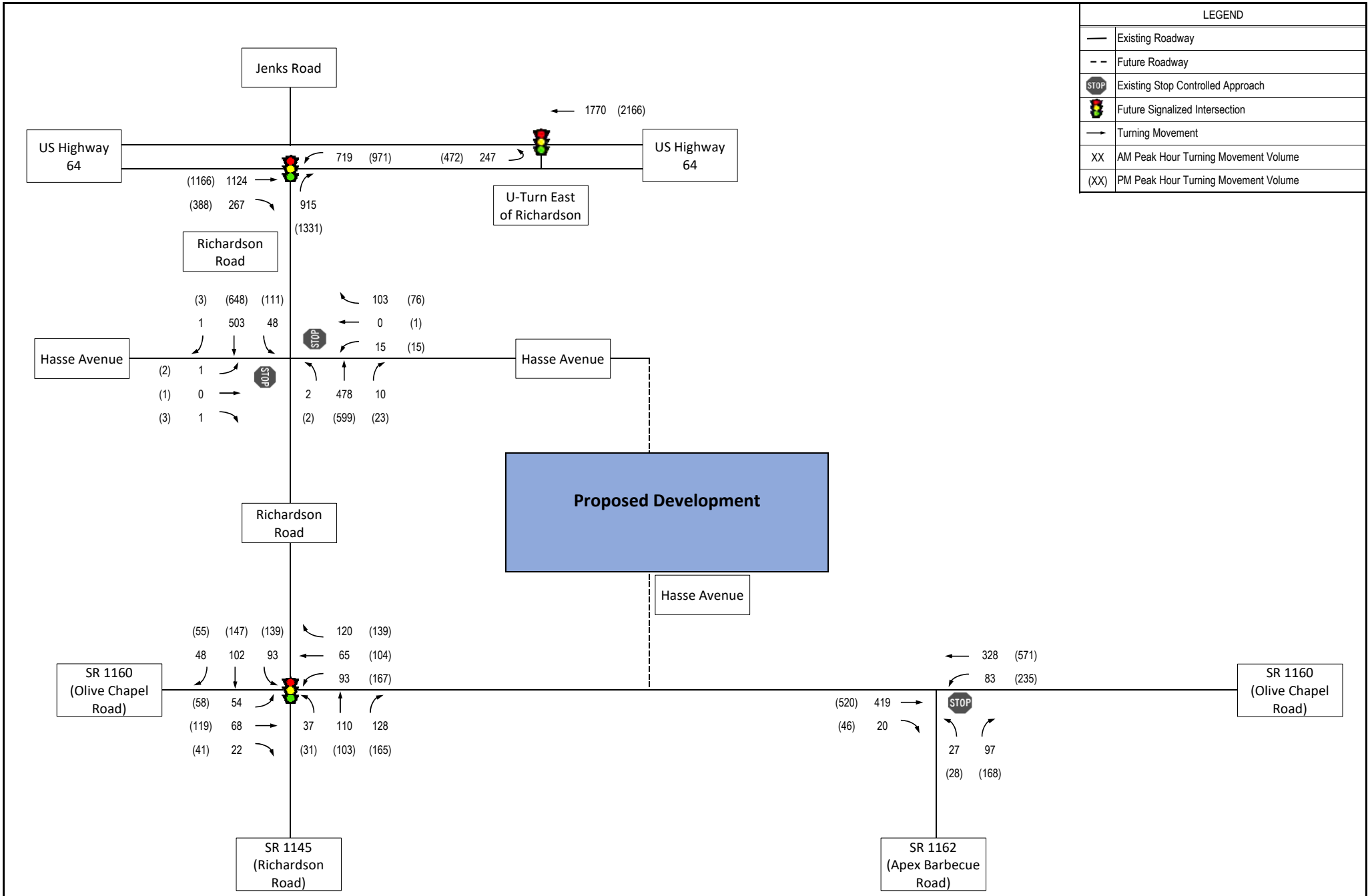
As reported in Table 4, the study area is projected to experience traffic and delay increases, but the impacts will be substantially mitigated by the background transportation improvements. As a result, all of the signalized intersections and stop-controlled approaches in the study area are projected to operate at acceptable levels of service except that the stop-controlled northbound approach of Apex Barbecue Road at Olive Chapel Road is projected to decline to operate at LOS F in the PM peak hour.

Table 4: No-Build (2024) LOS Results

Intersection and Approach	Control	No-Build (2024)	
		AM	PM
Richardson Rd and Olive Chapel Rd	Signal	**A (9.7)**	**B (11.8)**
Eastbound		A-9.7	B-10.7
Westbound		B-10.3	B-12.0
Northbound		B-10.2	B-12.7
Southbound		A-8.4	B-11.5
Apex Barbecue Rd and Olive Chapel Rd	TWSC	**-**	**-**
Northbound		C-16.8	F-92.5
Richardson Rd and Little Gem Ln/Hasse Ave	TWSC	**-**	**-**
Eastbound		C-16.5	C-21.8
Westbound		C-15.1	C-19.1
Richardson Rd/WB Left-Over and US 64	Signal	**C (20.7)**	**D (42.0)**
Eastbound		C-20.7	D-51.3
Northbound		C-28.2	D-47.4
Southbound		B-10.9	B-19.6
U-Turn East of Richardson Rd and US 64	Signal	**B (11.8)**	**C (27.6)**
Westbound		A-9.6	C-20.5
Northbound		C-27.8	E-59.9

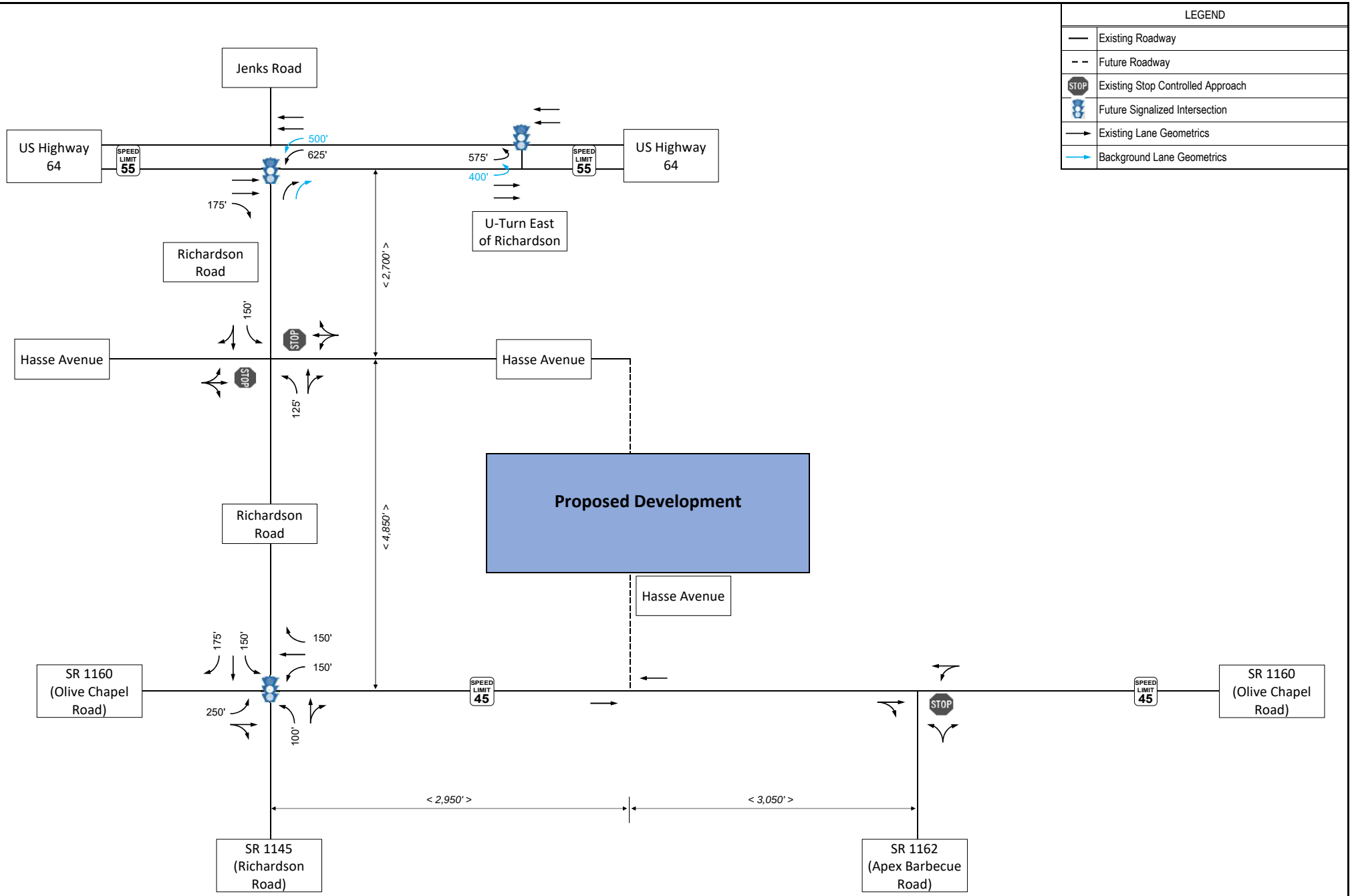
LEGEND: **X (XX)** = Overall intersection LOS (intersection delay in sec/veh);

X - XX = approach LOS – approach delay in sec/veh



No-Build (2024) AM and PM Turning Movement Volumes

Hackney Tract Subdivision
Apex, NC



Background (2024) La[illegible]cs and Traffic Control

Hackney Tract Subdivision
Apex, NC

4

Build (2024) Conditions

There are plans to construct the proposed Hackney Tract Subdivision on the north side of Olive Chapel Road, east of the newly completed Richardson Road, in Apex, NC (Figure 1). The proposed Hackney Tract Subdivision is planned to consist of up to 100 single-family and 133 multi-family townhomes with full build-out expected in 2024.

Trip Generation

Trip generation was conducted based on the most appropriate corresponding trip generation codes included in the *ITE Trip Generation Manual, 10th Edition* and the suggested method of calculation in the NCDOT's *"Rate vs. Equation" Spreadsheet*. To provide a conservative analysis, no transit, walking, or bicycling reductions will be applied.

Table 5 summarizes the estimated trip generation for the proposed Hackney Tract Subdivision for weekday AM and PM peak hours.

Table 5: Trip Generation Rates

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single-Family Detached Housing	100 du	1,040	19	57	76	64	38	102
220	Multi-Family Housing (Low-Rise)	133 du	965	14	49	63	48	28	76
Development Total			*2,005*	*33*	*106*	*139*	*112*	*66*	*178*

In total, the proposed Hackney Tract Subdivision is projected to generate 2,005 daily trips with 139 trips (33 entering, 106 exiting) occurring in the AM peak hour and 178 trips (112 entering, 66 exiting) occurring the PM peak hour.

Traffic Distribution and Assignment

As shown on the conceptual site plan (Figure 2), the development will be accessed through one full movement access along Olive Chapel Road:

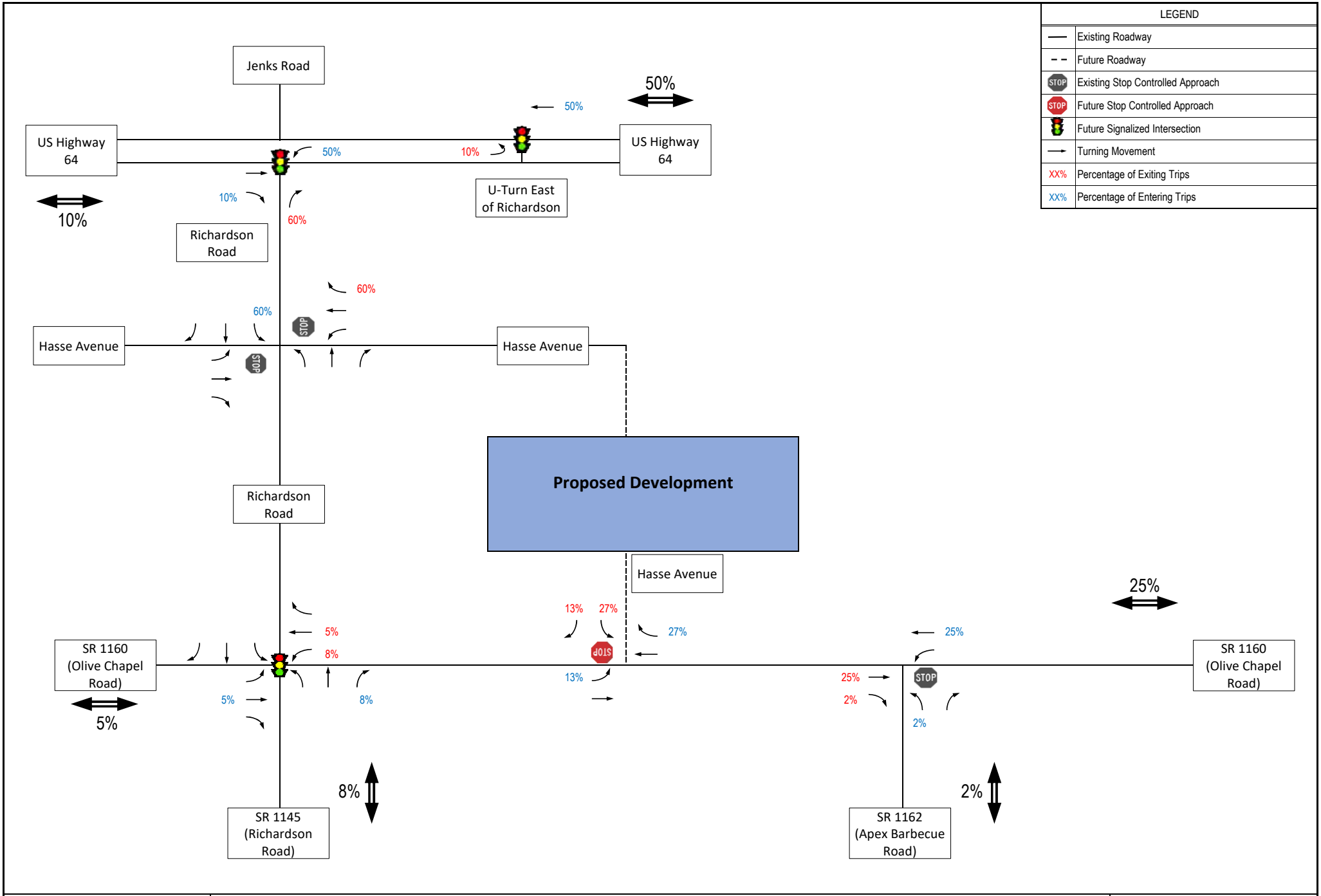
- Access #1: full movement access on Olive Chapel Road, approximately 2,500 feet east of Richardson Road

In addition, access will be provided via Hasse Avenue extension to the north to Richardson Road, and cross-connections will be provided via local street extensions to the west to Smith Farm. Potential traffic reductions due to cross-connections are not accounted for in this TIA to be conservative.

Based on agreements with the Town of Apex and NCDOT through the Memorandum of Understanding (Appendix A), the directional distribution percentages are as follows:

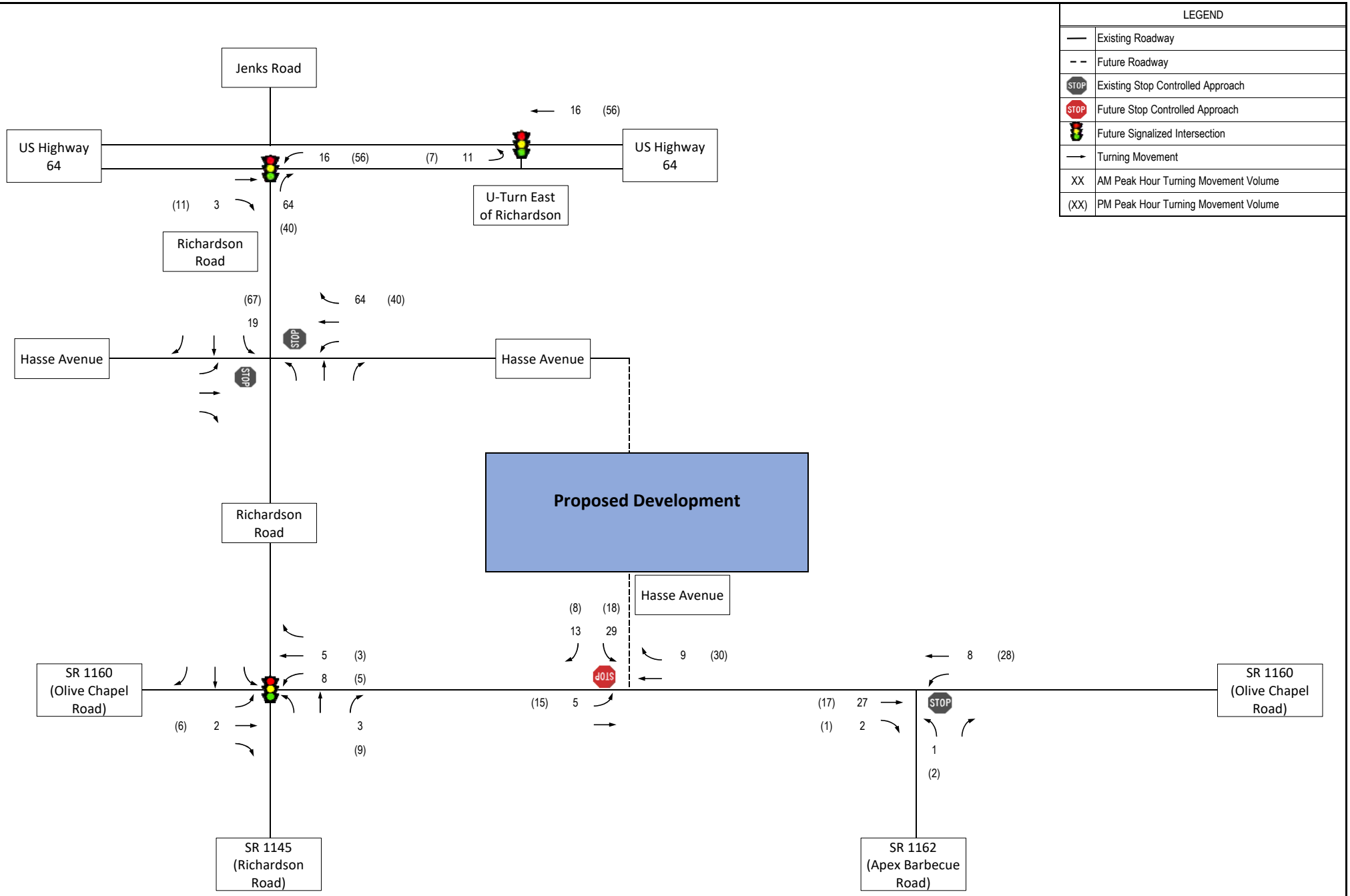
- from/to the east via US Highway 64 – 50%
- from/to the west via US Highway 64 – 10%
- from/to the east via Olive Chapel Road – 25%
- from/to the west via Olive Chapel Road – 5%
- from/to the south via Richardson Road – 8%
- from/to the south via Apex Barbecue Road – 2%

A graphic illustration of the proposed peak hour directional distribution percentages is shown in Figure 7, with the resulting site trips shown in Figure 8.



Peak Hour Site Trip Di[illegible]signment Percentages

Hackney Tract Subdivision
Apex, NC



AM and P[illegible] Site Trips

Hackney Tract Subdivision
Apex, NC

Level of Service Analysis

The Build (2024) analysis scenario includes the No-Build (2024) traffic as well as site-generated trips from the proposed development. Figure 9 depicts the turning movement volumes used in the Build (2024) scenario analysis.

Intersection levels of service analyses were performed for the typical weekday AM and PM peak hours using *Synchro/SimTraffic Professional Version 10*. Table 6 summarizes the LOS results for the Build (2024) scenario and Appendix D contains the full *Synchro/HCS* reports of the analysis.

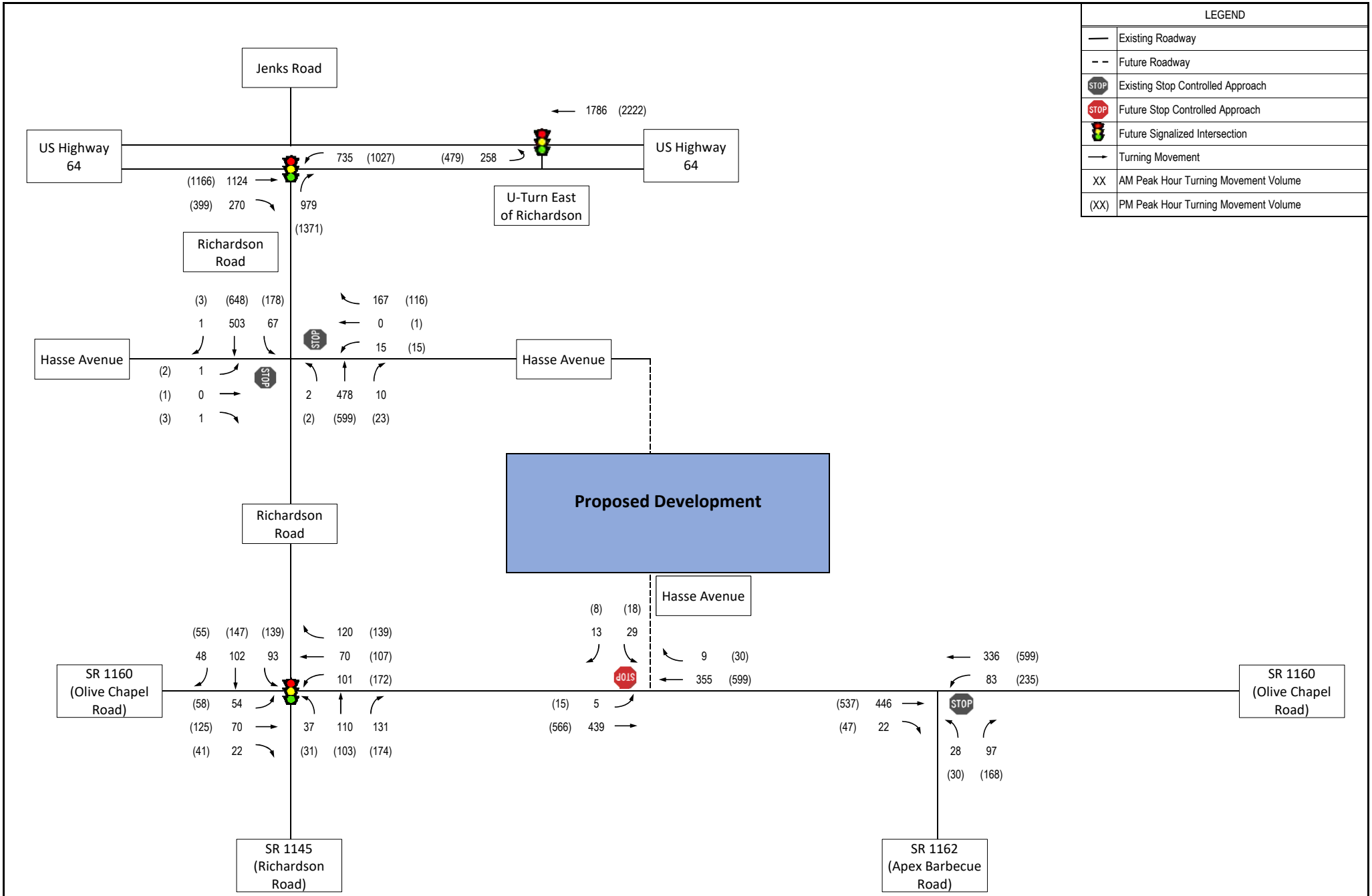
As reported in Table 6, the stop-controlled northbound approach of Apex Barbeque Road at Olive Chapel Road is projected to continue to operate at failing levels of services in the PM peak hour with delay increases. The rest of the intersections included in the study area are projected to continue operating at acceptable levels of service during both peak hours. The planned stop-controlled Future Access #1 is projected to operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

Table 6: Build (2024) LOS Results

Intersection and Approach	Control	Build (2024)	
		AM	PM
Richardson Rd and Olive Chapel Rd	Signal	**A (9.8)**	**B (12.0)**
Eastbound		A-9.8	B-10.9
Westbound		B-10.5	B-12.2
Northbound		B-10.3	B-13.0
Southbound		A-8.5	B-11.6
Apex Barbecue Rd and Olive Chapel Rd	TWSC	**-**	**-**
Northbound		C-17.9	F-134.5
Richardson Rd and Little Gem Ln/Hasse Ave	TWSC	**-**	**-**
Eastbound		C-19.1	D-32.0
Westbound		C-17.0	C-21.9
Richardson Rd/WB Left-Over and US 64	Signal	**C (22.0)**	**D (44.5)**
Eastbound		C-23.7	E-56.0
Northbound		C-28.5	D-50.1
Southbound		A-9.8	B-19.5
U-Turn East of Richardson Rd and US 64	Signal	**B (12.5)**	**C (30.9)**
Westbound		B-10.5	C-24.1
Northbound		C-26.5	E-62.1
Olive Chapel Rd & Hasse Ave/Future Access #1	TWSC	**-**	**-**
Southbound		C-16.1	D-25.0

LEGEND: **X (XX)** = Overall intersection LOS (intersection delay in sec/veh);

X - XX = approach LOS – approach delay in sec/veh



Build (2024) AM and PM Peak Hour Turning Movement Volumes

Hackney Tract Subdivision
Apex, NC

5

Findings and Conclusions

As indicated in the traffic operations analyses, the proposed Hackney Tract Subdivision is projected to have minimum impacts on traffic operations of the surrounding roadway network and intersections. Nevertheless, the following roadway improvements are recommended to improve traffic operations and safety:

SR 1160 (Olive Chapel Road) and Future Access #1/Hasse Avenue Extension (unsignalized, full movement)

Future Access #1 is projected to operate at acceptable levels of service during the AM and PM peak hour with a two-lane cross-section. Although traffic volumes are not projected to automatically warrant turn lanes on Olive Chapel Road, dedicated turn lanes should be provided with the required frontage widening to meet the Town of Apex Comprehensive Transportation Plan standards. Therefore, the following site access configuration and transportation improvements are recommended at this intersection:

- Construct Future Access #1 to consist of one inbound lane and one outbound lane.
- Provide a dedicated left-turn lane on eastbound Olive Chapel Road with 100 feet of storage length and appropriate taper.
- Provide a dedicated right-turn lane on westbound Olive Chapel Road with 100 feet of storage length and appropriate taper.

SR 1160 (Olive Chapel Road) and SR 1162 (Apex Barbecue Road) (unsignalized)

Traffic analysis indicated that the northbound approach of Apex Barbecue Road is projected to operate at LOS F in the PM peak hour under the No-Build and Build conditions. The intersection is not anticipated to meet warrants for installing a new traffic signal, while options for adding new turn lanes are limited due to the skewed angle of intersection on a curve of Olive Chapel Road and potential right-of-way/drainage restrictions. As shown on the Apex Comprehensive Transportation Plan, this intersection is identified for future intersection realignment. Since site trips are anticipated to contribute less than 4% traffic increases in the AM and 3% in the PM at this intersection (increases of only 1 VPH in the AM peak hour and 2 VPH in the PM peak on the stop-controlled approach), improvement should not be required by this development based on the Town of Apex UDO. Nevertheless, alternative traffic control method (such as AWSC), if warranted by crash analysis, may be considered

before this intersection is realigned in the future based on the Town of Apex CTP.

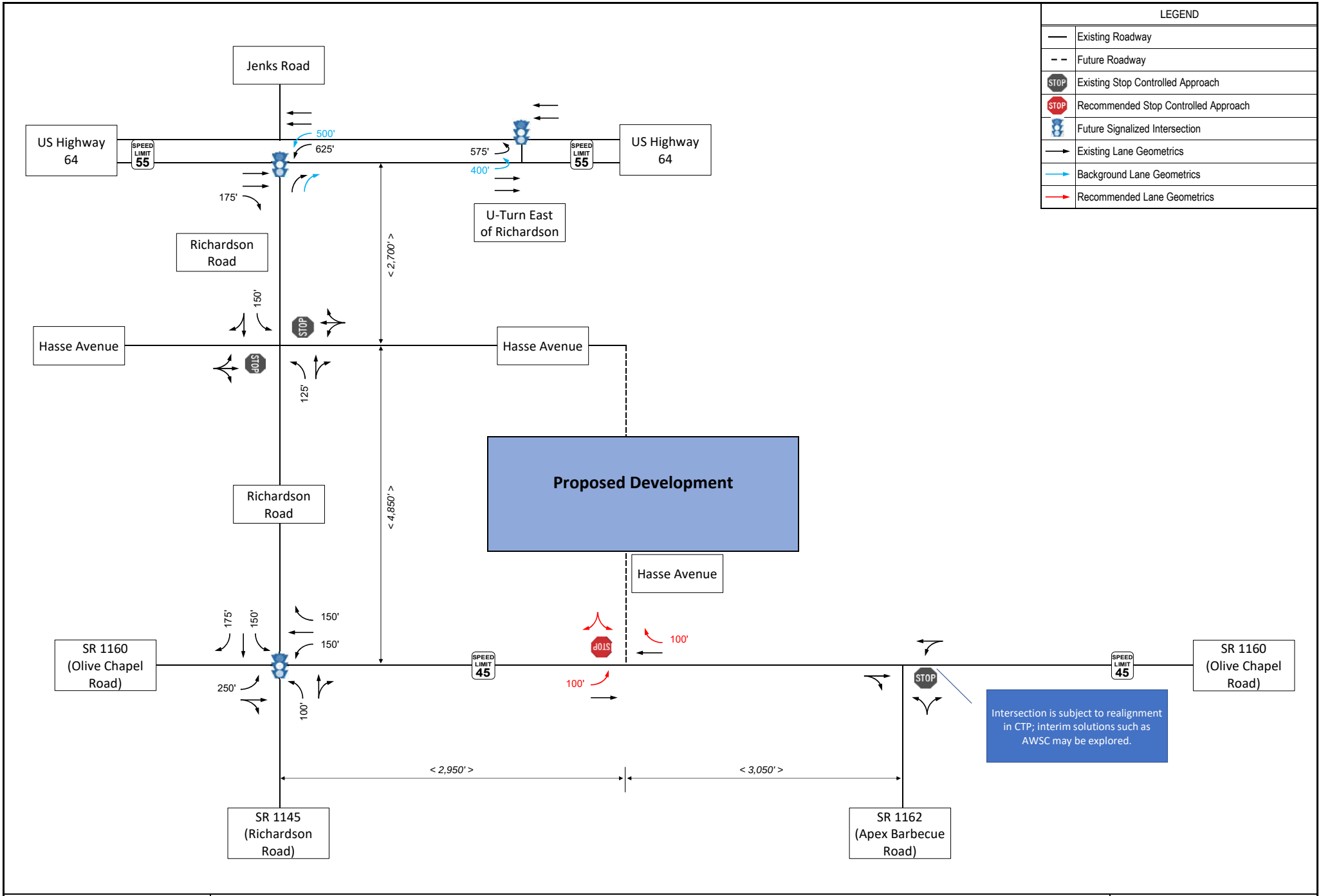
The rest of study area intersections are expected to operate acceptably. Therefore, no mitigation is required. A summary of the findings for the analysis scenarios is shown in Table 7, and the resulting future lane configurations and traffic controls in 2024 are shown in Figure 10.

Table 7: Summary LOS Table

Intersection and Approach	Control	Existing (2020)		No-Build (2024)		Build (2024)	
		AM	PM	AM	PM	AM	PM
Richardson Rd and Olive Chapel Rd	TWSC/ Signal	-	-	**A (9.7)**	**B (11.8)**	**A (9.8)**	**B (12.0)**
Eastbound		---	---	A-9.7	B-10.7	A-9.8	B-10.9
Westbound		---	---	B-10.3	B-12.0	B-10.5	B-12.2
Northbound		B-11.9	B-14.1	B-10.2	B-12.7	B-10.3	B-13.0
Southbound		B-11.7	C-15.5	A-8.4	B-11.5	A-8.5	B-11.6
Apex Barbecue Rd and Olive Chapel Rd	TWSC	-	-	-	-	-	-
Northbound		B-11.8	C-19.5	C-16.8	F-92.5	C-17.9	F-134.5
Richardson Rd and Little Gem Ln/Hasse Ave	TWSC	-	-	-	-	-	-
Eastbound		A-9.8	B-10.2	C-16.5	C-21.8	C-19.1	D-32.0
Westbound		A-9.7	A-9.9	C-15.1	C-19.1	C-17.0	C-21.9
Richardson Rd/WB Left-Over and US 64	TWSC/ Signal	-	-	**C (20.7)**	**D (42.0)**	**C (22.0)**	**D (44.5)**
Eastbound		---	---	C-20.7	D-51.3	C-23.7	E-56.0
Northbound		C-23.5	C-23.3	C-28.2	D-47.4	C-28.5	D-50.1
Southbound		F-66.0	F-216.7	B-10.9	B-19.6	A-9.8	B-19.5
U-Turn East of Richardson Rd and US 64	TWSC/ Signal	-	-	**B (11.8)**	**C (27.6)**	**B (12.5)**	**C (30.9)**
Westbound		---	---	A-9.6	C-20.5	B-10.5	C-24.1
Northbound		B-14.2	C-18.2	C-27.8	E-59.9	C-26.5	E-62.1
Olive Chapel Rd & Hasse Ave/Future Access #1	TWSC	-	-	-	-	-	-
Southbound		---	---	---	---	C-16.1	D-25.0

LEGEND: **X (XX)** = Overall intersection LOS (intersection delay in sec/veh);

X - XX = approach LOS – approach delay in sec/veh



Future (2024) Lane [illegible] and Traffic Control

Hackney Tract Subdivision
Apex, NC

APPENDICES

APPENDIX A:

Memorandum of Understanding

Memorandum

To: Russell H. Dalton, PE
Public Works & Transportation
Town of Apex
73 Hunter Street
Apex, NC 27502

Date: November 12, 2020

Project #: 38504.25

From: Baohong Wan, PhD, PE
Senior Project Manager

Re: Hackney Tract Subdivision TIA
Memorandum of Understanding

This memorandum summarizes the assumptions for a Traffic Impact Analysis (TIA) prepared for the proposed Hackney Tract Subdivision on Olive Chapel Road, west of the newly completed Richardson Road, in Apex, NC. Based on the preliminary plan (attached), the development is to consist of a mix of single-family and multi-family townhome uses:

- 100 single family homes
- 133 townhomes

Access to the development is to be provided primarily through a collector street (Hasse Avenue Extension) planned across the property. In addition, cross-connections will be provided via several street extensions to Smith Farm.

Study Area

Based on our previous correspondence, the following existing and future study area intersections will be included for analysis under the AM and PM peak hour conditions:

- SR 1160 (Olive Chapel Road) and SR 1145 (Richardson Road) (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and SR 1162 (Apex Barbecue Road) (unsignalized)
- Richardson Road and Hasse Avenue (unsignalized)
- US Highway 64 East at Richardson Road (unsignalized/future signalized)
- US Highway 64 West at U-turn east of Richardson Road (unsignalized/future signalized)
- SR 1160 (Olive Chapel Road) and Future Access #1/Hasse Avenue Extension (full movement access)

The signalized intersection of SR 1160 (Olive Chapel Road) and SR 1163 (Kelly Road) was initially considered, but it was excluded from the study area due to its distance from the project site and the fact that this intersection has recently been upgraded with new turn lanes and crosswalks, and traffic is expected to decrease at this intersection due to the newly completed Richardson Road connection.

Data Collection

As discussed with the Town of Apex and NCDOT, collecting new traffic data was preferred to reflect new traffic patterns with the recently completed Richard Road between Olive Chapel Road and US 64. Turning movement data at the study intersections were collected by VHB during the AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods in November 2020. Traffic counts were collected while area schools were partially open with the

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Memorandum

COVID-19 restrictions. The Existing (2020) AM and PM peak hour turning movement volumes are shown in the Figure MOU-1.

Analysis Scenarios

In accordance with the Town of Apex's Unified Development Ordinance (UDO), a build-out year of 2024 will be analyzed. Therefore, weekday AM and PM peak hour analysis for the proposed development will be performed for four (4) scenarios:

- Existing (2020) Conditions
- Background (2024) Conditions
- Build (2024) Scenario
- Build (2024) Scenario with Improvements

Background Projects and Growth

As concurred by the Town of Apex, an annual growth rate of three percent (3%) will be applied to the existing year (2020) traffic to project future conditions (2024). In addition, the following approved developments are identified as within the study area, and will be included the future year traffic analysis:

- Saddlebrook (Lawrence Assemblage/Richardson West), TIA by RKA, November 2014, 75% completed
- Sweetwater, TIA by RKA December 2014, 80% completed for residential portion, 0% for mixed use
- Buckhorn Preserve (Goodwin-MacNair), TIA by VHB, June 2015, 50% completed
- Stillwater (Womble), TIA by Stantec, February 2014, 85% completed
- Westford, TIA by KHA, December 2016, 80% completed
- Smith Farm, TIA by RKA, November 2015, 75% completed for residential portion, 0% for mixed-use
- Linden (Pricewood Assemblage) TIA by RKA, August 2016, 15% completed

Note that although a significant number of trips are expected due to the approved developments, a 3% annual traffic growth rate will still be used to offset lower-than-normal traffic counts collected under the Existing (2020) conditions. Transportation improvements due to approved developments (particularly Sweetwater and Smith Farm) will be included in the future year analysis based on the transportation zoning conditions.

Trip Generation

Trip Generation will be conducted based on the most appropriate corresponding trip generation codes included in the *ITE Trip Generation Manual, 10th Edition*. Trip generation calculations will be based on the suggested method in the NCDOT's *"Rate vs. Equation"* spreadsheet. To provide a conservative analysis, no transit, walking, or bicycling reductions will be applied.

As shown in the preliminary trip generation results (attached), the proposed development is projected to generate 2,005 trips on a typical weekday with 139 trips occurring during the AM peak hour and 178 trips in the PM peak hour.

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Memorandum

Land Use Code[1]	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
210	Single-Family Detached Housing	100 du	1,040	19	57	76	64	38	102
220	Multi-Family Housing (Low-Rise)	133 du	965	14	49	63	48	28	76
Development Total			*2,005*	*33*	*106*	*139*	*112*	*66*	*178*

Notes:

1. Land Use Code and trip generation rates are based on *ITE Trip Generation, 10th Edition*
2. Trips are determined based on the suggested method in the NCDOT Rate Vs Equation Spreadsheet.

Trip Distribution and Assignment

The site trips will be distributed in accordance with the existing traffic patterns and planned land uses in the vicinity of the study area. Based on the traffic data, the site trips will be distributed as follows:

- from/to the east via US Highway 64 – 50%
- from/to the west via US Highway 64 – 10%
- from/to the east via Olive Chapel Road – 25%
- from/to the west via Olive Chapel Road – 5%
- from/to the south via Richardson Road – 8%
- from/to the south via Apex Barbecue Road – 2%

A graphic illustration of the proposed peak hour directional distribution percentages is shown in the attached Figure MOU-2, and the resulting AM and PM peak hour trips at each study intersection are shown in Figure MOU-3.

CC: Amy N. Neidringhaus, PE, NCDOT Highway Division 5 District 1

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WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

HACKNEY TRACT SUBDIVISION

APEX, NORTH CAROLINA

OVERALL SUBDIVISION PLAN

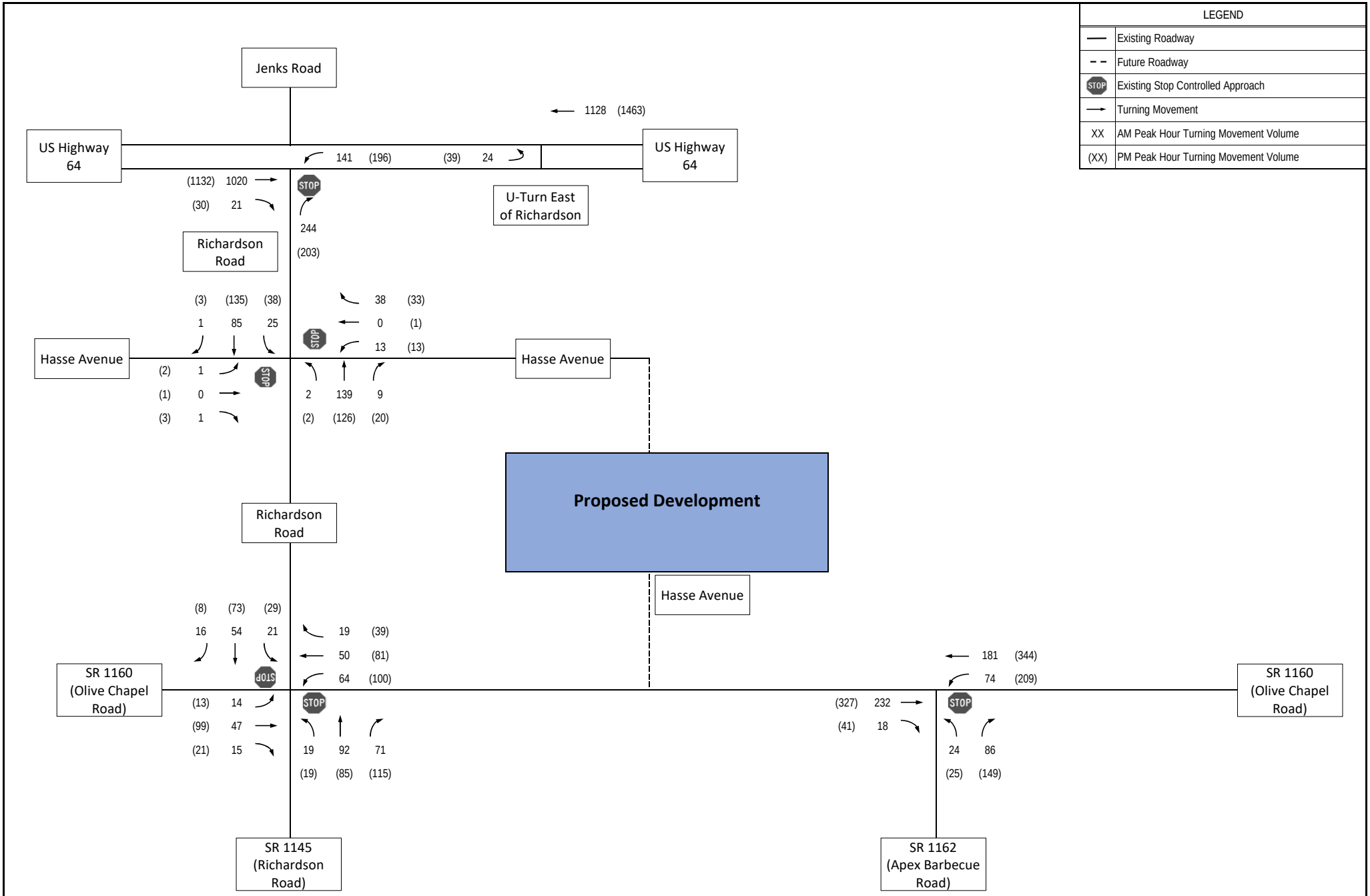
Job No.	02180517.20	Drawn By	WR
Date	10/19/20	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

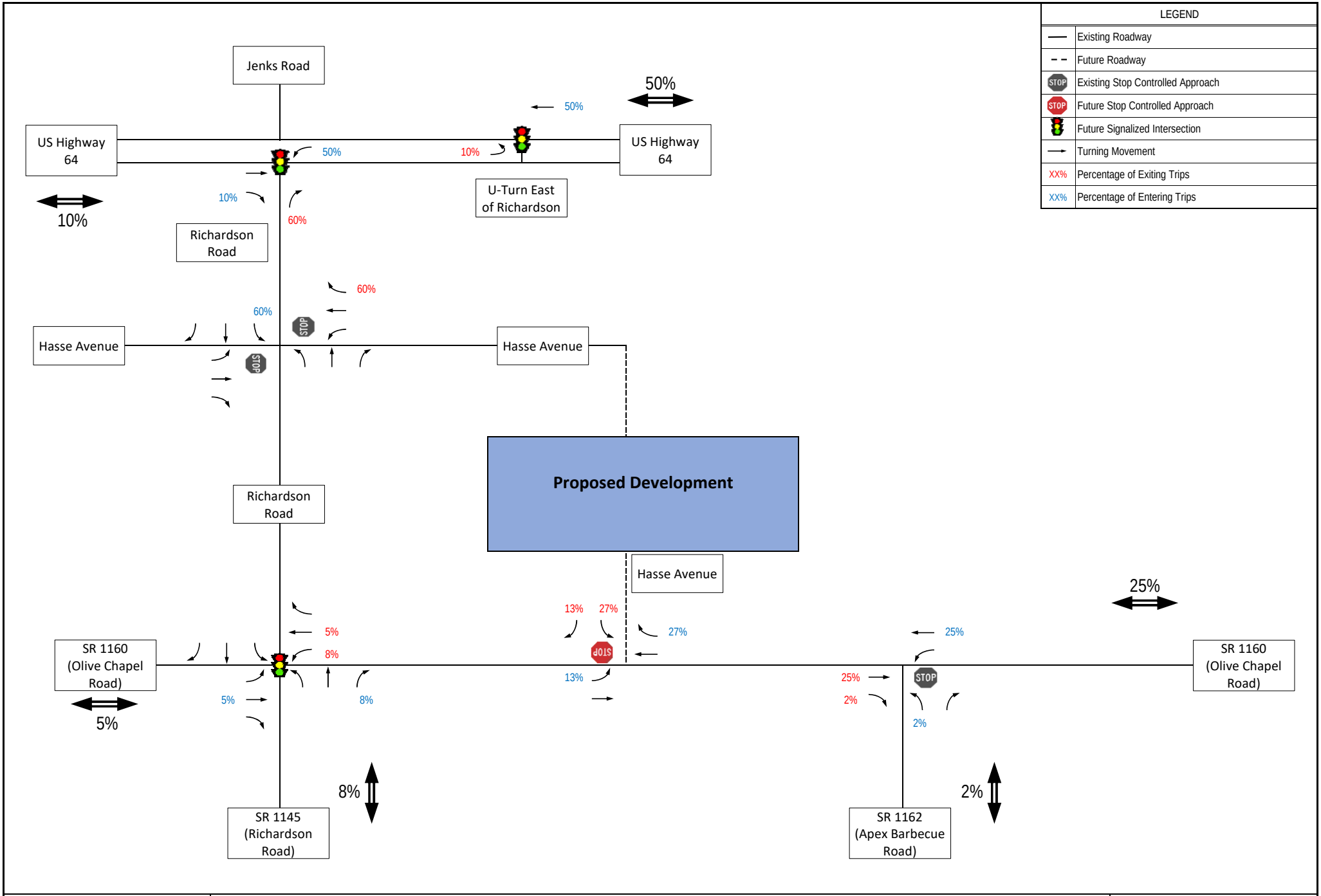
Sheet No.
1.0

K:\18\18-0020\180517.10-Fuller-Hackney Tract\CAD\Drawing Sets\Preliminary\1.0 SUBDIVISION PLAN.dwg - Tuesday, October 20, 2020 1:12:23 PM - INGE, BRYANT



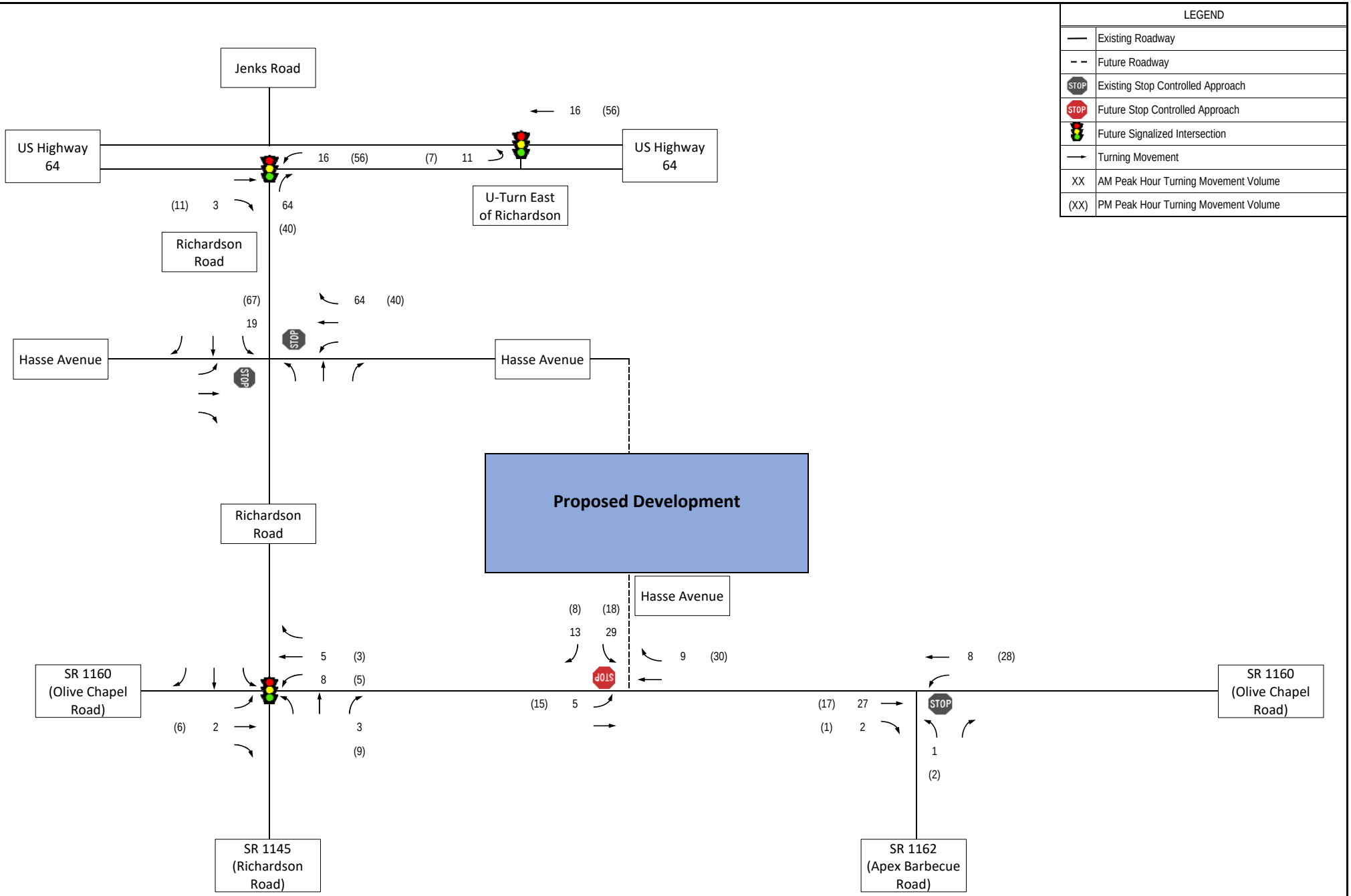
Existing (2020) AM and PM Turning Movement Volumes

Hackney Tract Subdivision
Apex, NC



Peak Hour Site Trip Distribution Assignment Percentages

Hackney Tract Subdivision
Apex, NC



vhb

AM and P[illegible] Site Trips

Hackney Tract Subdivision
Apex, NC

APPENDIX B:

Turning Movement Counts

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Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
p: 919.829.0328 f: 919.833.0034

File Name : OliveChapel@ApexBarbecue
Site Code :
Start Date : 11/5/2020
Page No : 1

Groups Printed- Passenger Vehicles - Single Unit - TTST - Bicycles on Crosswalk - Pedestrians

	Driveway Southbound				Olive Chapel Road Westbound				Apex Barbecue Road Northbound				Olive Chapel Road Eastbound						
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	0	0	0	9	18	0	0	2	0	21	1	0	35	3	0	1	88	89
07:15 AM	0	0	0	0	9	20	0	0	4	0	19	1	0	44	5	0	1	101	102
07:30 AM	0	0	0	0	13	24	0	0	4	0	29	3	0	46	5	0	3	121	124
07:45 AM	0	0	0	0	21	45	0	0	6	0	30	4	0	57	10	0	4	169	173
Total	0	0	0	0	52	107	0	0	16	0	99	9	0	182	23	0	9	479	488
08:00 AM	0	0	0	0	13	43	0	0	7	0	19	5	0	52	2	0	5	136	141
08:15 AM	0	0	0	0	14	51	0	0	7	0	23	0	0	58	5	0	0	158	158
08:30 AM	0	0	0	0	16	36	0	0	6	0	27	2	0	54	4	0	2	143	145
08:45 AM	0	0	0	0	31	51	0	0	4	0	17	0	0	68	7	0	0	178	178
Total	0	0	0	0	74	181	0	0	24	0	86	7	0	232	18	0	7	615	622
*** BREAK ***																			
04:00 PM	0	1	0	0	47	72	0	0	6	0	27	1	0	64	8	0	1	225	226
04:15 PM	0	0	0	0	39	87	1	0	12	0	30	0	0	52	10	0	0	231	231
04:30 PM	0	0	0	0	43	72	0	0	4	0	32	6	0	74	6	0	6	231	237
04:45 PM	0	0	0	0	32	76	0	0	7	0	30	5	0	70	9	0	5	224	229
Total	0	1	0	0	161	307	1	0	29	0	119	12	0	260	33	0	12	911	923
05:00 PM	0	0	1	0	49	94	0	0	8	0	32	4	0	83	8	0	4	275	279
05:15 PM	0	0	0	0	59	81	0	0	9	0	42	8	0	91	8	0	8	290	298
05:30 PM	0	0	0	0	50	85	0	0	6	0	32	9	0	83	8	0	9	264	273
05:45 PM	0	0	0	0	51	84	0	0	2	0	43	4	0	70	17	0	4	267	271
Total	0	0	1	0	209	344	0	0	25	0	149	25	0	327	41	0	25	1096	1121
Grand Total	0	1	1	0	496	939	1	0	94	0	453	53	0	1001	115	0	53	3101	3154
Apprch %	0	50	50		34.5	65.4	0.1		17.2	0	82.8		0	89.7	10.3				
Total %	0	0	0		16	30.3	0		3	0	14.6		0	32.3	3.7		1.7	98.3	
Passenger Vehicles	0	1	1		476	916	1		93	0	446		0	981	115		0	0	3030
% Passenger Vehicles	0	100	100	0	96	97.6	100	0	98.9	0	98.5	0	0	98	100	0	0	0	96.1
Single Unit	0	0	0		20	20	0		1	0	7		0	19	0		0	0	67
% Single Unit	0	0	0	0	4	2.1	0	0	1.1	0	1.5	0	0	1.9	0	0	0	0	2.1
TTST	0	0	0		0	3	0		0	0	0		0	1	0		0	0	4
% TTST	0	0	0	0	0	0.3	0	0	0	0	0	0	0	0.1	0	0	0	0	0.1
Bicycles on Crosswalk	0	0	0		0	0	0		0	0	0		0	0	0		0	0	4
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	7.5	0	0	0	0	0	0	0.1
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0	0	49
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	92.5	0	0	0	0	0	0	1.6

VHB Engineering NC, P.C.

Venture I
940 Main Campus Drive, Suite 500
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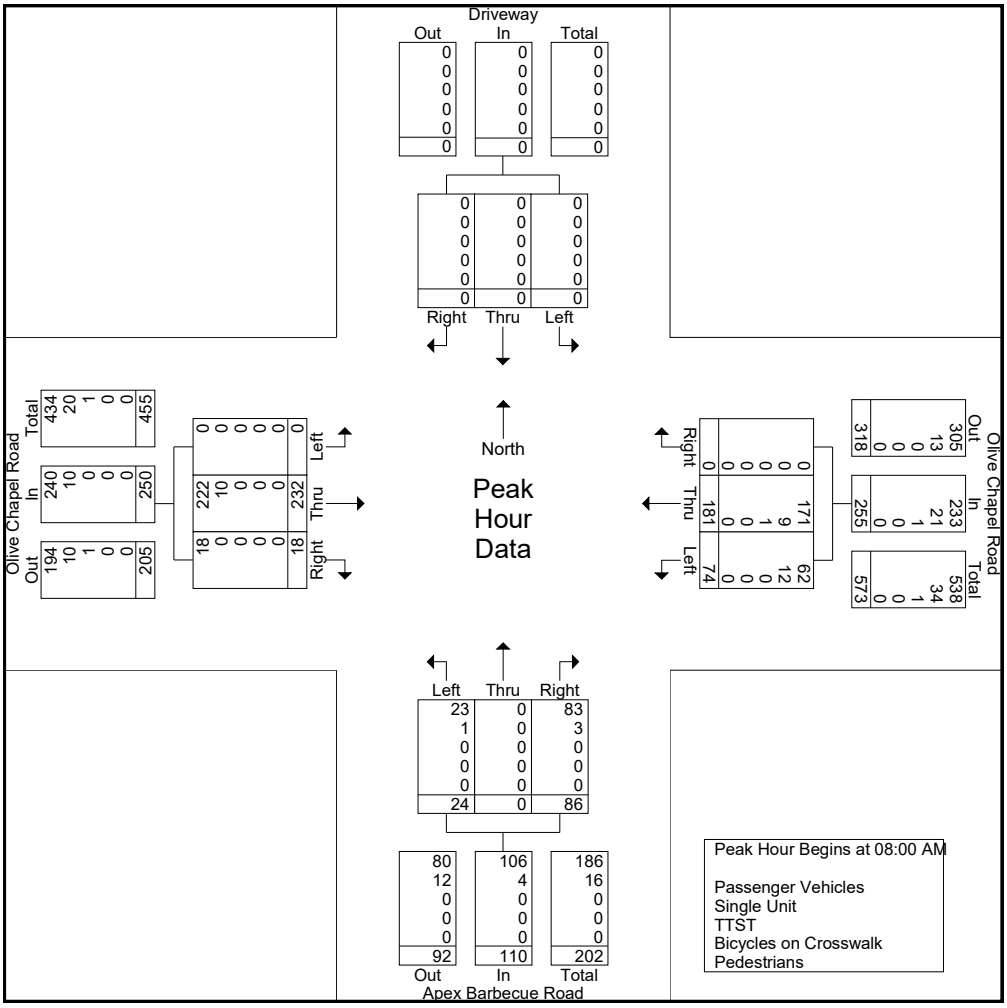
p: 919.829.0328 f: 919.833.0034

File Name : OliveChapel@ApexBarbecue
Site Code :
Start Date : 11/5/2020
Page No : 2

	Driveway Southbound				Olive Chapel Road Westbound				Apex Barbecue Road Northbound				Olive Chapel Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	0	0	0	13	43	0	56	7	0	19	26	0	52	2	54	136
08:15 AM	0	0	0	0	14	51	0	65	7	0	23	30	0	58	5	63	158
08:30 AM	0	0	0	0	16	36	0	52	6	0	27	33	0	54	4	58	143
08:45 AM	0	0	0	0	31	51	0	82	4	0	17	21	0	68	7	75	178
Total Volume	0	0	0	0	74	181	0	255	24	0	86	110	0	232	18	250	615
% App. Total	0	0	0		29	71	0		21.8	0	78.2		0	92.8	7.2		
PHF	.000	.000	.000	.000	.597	.887	.000	.777	.857	.000	.796	.833	.000	.853	.643	.833	.864
Passenger Vehicles	0	0	0	0	62	171	0	233	23	0	83	106	0	222	18	240	579
% Passenger Vehicles	0	0	0	0	83.8	94.5	0	91.4	95.8	0	96.5	96.4	0	95.7	100	96.0	94.1
Single Unit	0	0	0	0	12	9	0	21	1	0	3	4	0	10	0	10	35
% Single Unit	0	0	0	0	16.2	5.0	0	8.2	4.2	0	3.5	3.6	0	4.3	0	4.0	5.7
TTST	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
% TTST	0	0	0	0	0	0.6	0	0.4	0	0	0	0	0	0	0	0	0.2
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
p: 919.829.0328 f: 919.833.0034

File Name : OliveChapel@ApexBarbecue
Site Code :
Start Date : 11/5/2020
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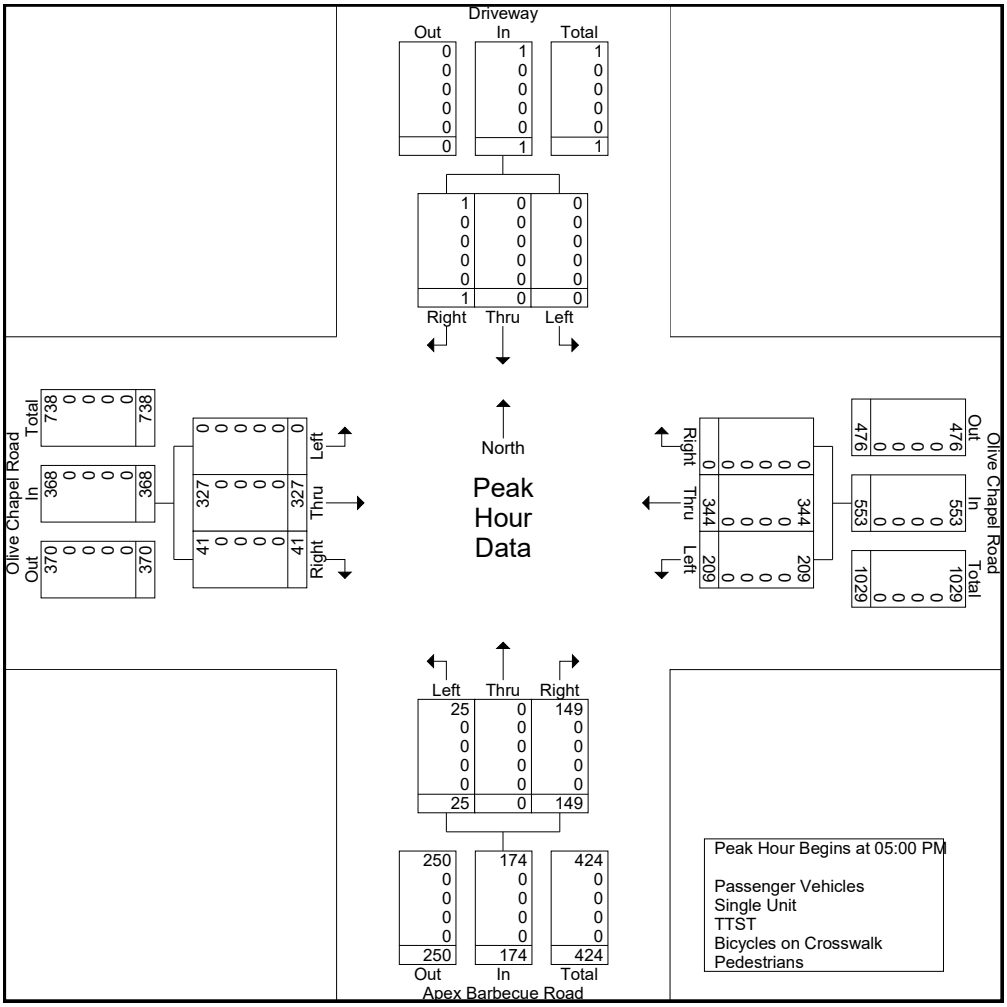
	Driveway Southbound				Olive Chapel Road Westbound				Apex Barbecue Road Northbound				Olive Chapel Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	1	1	49	94	0	143	8	0	32	40	0	83	8	91	275
05:15 PM	0	0	0	0	59	81	0	140	9	0	42	51	0	91	8	99	290
05:30 PM	0	0	0	0	50	85	0	135	6	0	32	38	0	83	8	91	264
05:45 PM	0	0	0	0	51	84	0	135	2	0	43	45	0	70	17	87	267
Total Volume	0	0	1	1	209	344	0	553	25	0	149	174	0	327	41	368	1096
% App. Total	0	0	100		37.8	62.2	0		14.4	0	85.6		0	88.9	11.1		
PHF	.000	.000	.250	.250	.886	.915	.000	.967	.694	.000	.866	.853	.000	.898	.603	.929	.945
Passenger Vehicles	0	0	1	1	209	344	0	553	25	0	149	174	0	327	41	368	1096
% Passenger Vehicles	0	0	100	100	100	100	0	100	100	0	100	100	0	100	100	100	100
Single Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Single Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TTST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% TTST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
p: 919.829.0328 f: 919.833.0034

File Name : OliveChapel@Richardson
Site Code :
Start Date : 11/5/2020
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Groups Printed- Passenger Vehicles - Single Unit - TTST - Bicycles on Crosswalk - Pedestrians

	Richardson Road Southbound				Olive Chapel Road Westbound				Richardson Road Northbound				Olive Chapel Road Eastbound						
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	3	14	1	0	9	8	1	1	6	14	5	0	1	8	4	0	0	75	75
07:15 AM	2	8	7	0	4	14	3	0	6	23	11	0	4	9	4	0	0	95	95
07:30 AM	0	15	2	0	8	9	7	1	6	24	10	2	8	23	3	1	0	119	119
07:45 AM	5	14	4	0	13	16	4	0	5	15	11	0	0	11	2	0	0	100	100
Total	10	51	14	0	34	47	15	2	23	76	37	2	13	51	13	1	0	389	389
08:00 AM	3	11	3	0	14	17	5	1	4	23	14	4	3	8	2	0	0	112	112
08:15 AM	3	18	4	0	15	9	5	1	4	30	17	2	2	14	3	0	0	127	127
08:30 AM	4	13	3	2	15	14	6	0	6	16	18	0	5	12	4	0	2	116	118
08:45 AM	11	12	6	1	20	10	3	0	5	23	22	0	4	13	6	0	1	135	136
Total	21	54	16	3	64	50	19	2	19	92	71	6	14	47	15	0	3	490	493
*** BREAK ***																			
04:00 PM	6	19	2	0	27	18	7	0	6	14	13	1	4	26	1	0	0	144	144
04:15 PM	4	13	7	0	22	30	9	4	3	16	13	0	1	18	2	3	0	145	145
04:30 PM	12	23	0	2	16	20	8	2	7	12	23	0	5	21	3	0	2	152	154
04:45 PM	5	23	9	1	21	18	12	0	3	15	18	0	1	21	3	0	1	149	150
Total	27	78	18	3	86	86	36	6	19	57	67	1	11	86	9	3	3	590	593
05:00 PM	6	23	2	1	28	23	7	0	4	21	39	1	3	18	4	0	1	179	180
05:15 PM	8	17	2	0	29	30	9	1	4	26	29	0	3	21	3	0	0	182	182
05:30 PM	4	18	4	1	19	12	16	0	9	23	26	0	2	28	6	0	1	167	168
05:45 PM	11	15	0	1	24	16	7	0	2	15	21	0	5	32	8	0	1	156	157
Total	29	73	8	3	100	81	39	1	19	85	115	1	13	99	21	0	3	684	687
Grand Total	87	256	56	9	284	264	109	11	80	310	290	10	51	283	58	4	9	2153	2162
Apprch %	21.8	64.2	14		42.5	39.5	16.3	1.6	11.6	44.9	42	1.4	12.9	71.5	14.6	1			
Total %	4	11.9	2.6		13.2	12.3	5.1	0.5	3.7	14.4	13.5	0.5	2.4	13.1	2.7	0.2	0.4	99.6	
Passenger Vehicles	86	247	45		276	257	107	0	79	298	283	0	47	280	56	0	0	0	2061
% Passenger Vehicles	98.9	96.5	80.4	0	97.2	97.3	98.2	0	98.8	96.1	97.6	0	92.2	98.9	96.6	0	0	0	95.3
Single Unit	1	7	9		8	6	2	0	0	8	7	0	4	3	1	0	0	0	56
% Single Unit	1.1	2.7	16.1	0	2.8	2.3	1.8	0	0	2.6	2.4	0	7.8	1.1	1.7	0	0	0	2.6
TTST	0	2	2		0	1	0	0	1	4	0	0	0	0	1	0	0	0	11
% TTST	0	0.8	3.6	0	0	0.4	0	0	1.2	1.3	0	0	0	0	1.7	0	0	0	0.5
Bicycles on Crosswalk	0	0	0		0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0.1
Pedestrians	0	0	0		0	0	0	11	0	0	0	8	0	0	0	4	0	0	32
% Pedestrians	0	0	0	100	0	0	0	100	0	0	0	80	0	0	0	100	0	0	1.5

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Venture I
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File Name : OliveChapel@Richardson
Site Code :
Start Date : 11/5/2020
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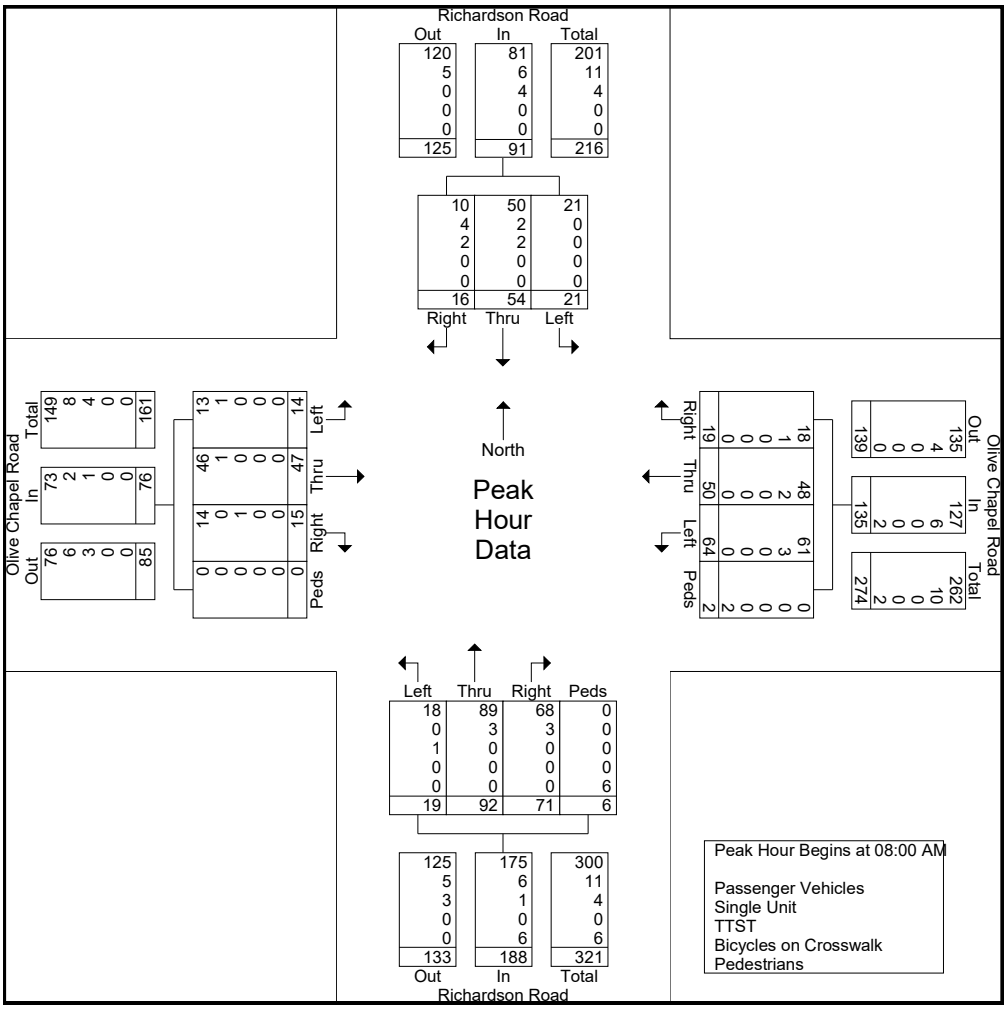
	Richardson Road Southbound				Olive Chapel Road Westbound					Richardson Road Northbound					Olive Chapel Road Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 08:00 AM																				
08:00 AM	3	11	3	17	14	17	5	1	37	4	23	14	4	45	3	8	2	0	13	112
08:15 AM	3	18	4	25	15	9	5	1	30	4	30	17	2	53	2	14	3	0	19	127
08:30 AM	4	13	3	20	15	14	6	0	35	6	16	18	0	40	5	12	4	0	21	116
08:45 AM	11	12	6	29	20	10	3	0	33	5	23	22	0	50	4	13	6	0	23	135
Total Volume	21	54	16	91	64	50	19	2	135	19	92	71	6	188	14	47	15	0	76	490
% App. Total	23.1	59.3	17.6		47.4	37	14.1	1.5		10.1	48.9	37.8	3.2		18.4	61.8	19.7	0		
PHF	.477	.750	.667	.784	.800	.735	.792	.500	.912	.792	.767	.807	.375	.887	.700	.839	.625	.000	.826	.907
Passenger Vehicles	21	50	10	81	61	48	18	0	127	18	89	68	0	175	13	46	14	0	73	456
% Passenger Vehicles																				
Single Unit	0	2	4	6	3	2	1	0	6	0	3	3	0	6	1	1	0	0	2	20
% Single Unit	0	3.7	25.0	6.6	4.7	4.0	5.3	0	4.4	0	3.3	4.2	0	3.2	7.1	2.1	0	0	2.6	4.1
TTST	0	2	2	4	0	0	0	0	0	1	0	0	0	1	0	0	1	0	1	6
% TTST	0	3.7	12.5	4.4	0	0	0	0	0	5.3	0	0	0	0.5	0	0	6.7	0	1.3	1.2
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	2	2	0	0	0	6	6	0	0	0	0	0	8
% Pedestrians	0	0	0	0	0	0	0	100	1.5	0	0	0	100	3.2	0	0	0	0	0	1.6



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Venture I
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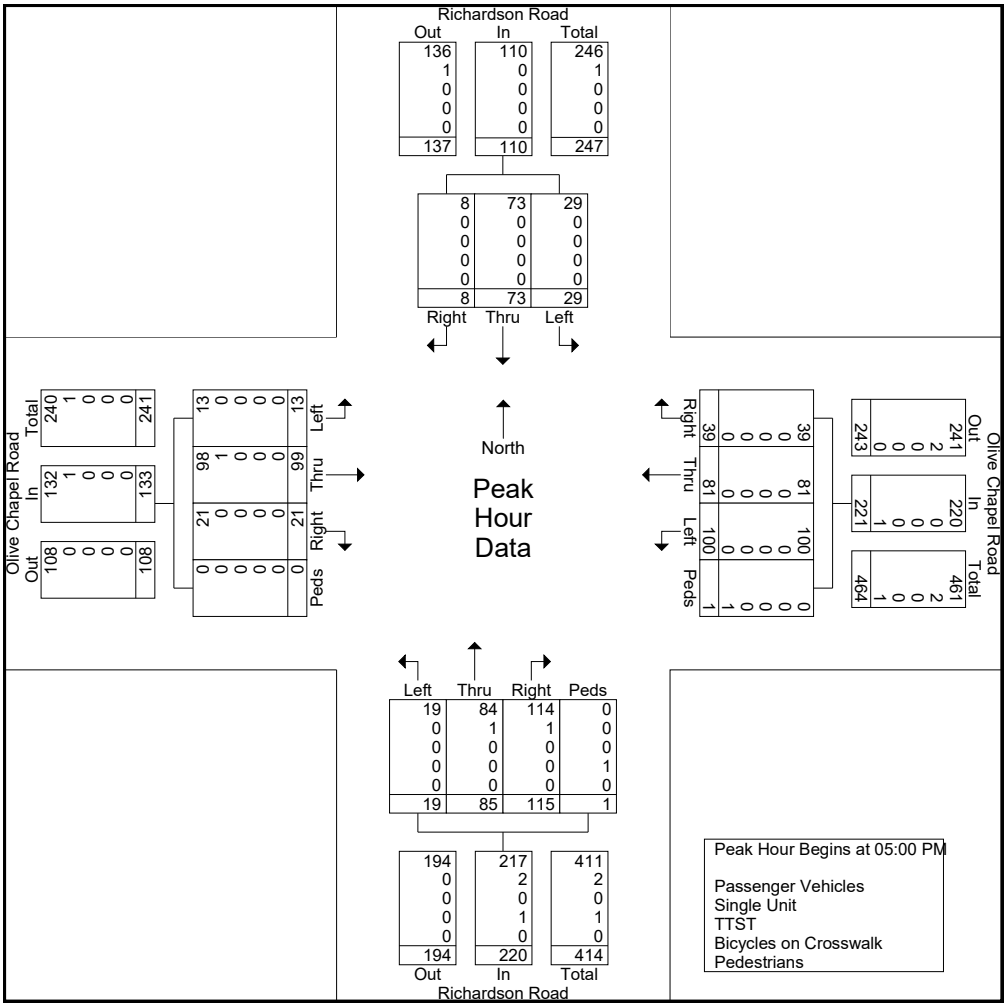
	Richardson Road Southbound				Olive Chapel Road Westbound					Richardson Road Northbound					Olive Chapel Road Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 05:00 PM																				
05:00 PM	6	23	2	31	28	23	7	0	58	4	21	39	1	65	3	18	4	0	25	179
05:15 PM	8	17	2	27	29	30	9	1	69	4	26	29	0	59	3	21	3	0	27	182
05:30 PM	4	18	4	26	19	12	16	0	47	9	23	26	0	58	2	28	6	0	36	167
05:45 PM	11	15	0	26	24	16	7	0	47	2	15	21	0	38	5	32	8	0	45	156
Total Volume	29	73	8	110	100	81	39	1	221	19	85	115	1	220	13	99	21	0	133	684
% App. Total	26.4	66.4	7.3		45.2	36.7	17.6	0.5		8.6	38.6	52.3	0.5		9.8	74.4	15.8	0		
PHF	.659	.793	.500	.887	.862	.675	.609	.250	.801	.528	.817	.737	.250	.846	.650	.773	.656	.000	.739	.940
Passenger Vehicles	29	73	8	110	100	81	39	0	220	19	84	114	0	217	13	98	21	0	132	679
% Passenger Vehicles																				
Single Unit	0	0	0	0	0	0	0	0	0	0	1	1	0	2	0	1	0	0	1	3
% Single Unit	0	0	0	0	0	0	0	0	0	0	1.2	0.9	0	0.9	0	1.0	0	0	0.8	0.4
TTST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% TTST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	100	0.5	0	0	0	0	0	0.1
Pedestrians	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
% Pedestrians	0	0	0	0	0	0	0	100	0.5	0	0	0	0	0	0	0	0	0	0	0.1



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Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
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File Name : Richardson@Hasse
Site Code :
Start Date : 11/5/2020
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Groups Printed- Passenger Vehicles - Single Unit - TTST - Bicycles on Crosswalk - Pedestrians

	Richardson Road Southbound				Hasse Avenue Westbound				Richardson Road Northbound				Little Gem Lane Eastbound						
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	3	16	0	0	2	0	6	2	0	22	0	0	0	0	0	0	2	49	51
07:15 AM	6	16	0	2	1	0	8	1	0	36	1	0	0	0	0	0	3	68	71
07:30 AM	2	17	0	0	1	0	14	0	2	36	3	1	3	1	0	1	2	79	81
07:45 AM	5	23	0	0	3	0	13	1	0	26	2	0	1	0	1	1	2	74	76
Total	16	72	0	2	7	0	41	4	2	120	6	1	4	1	1	2	9	270	279
08:00 AM	9	17	0	0	2	0	11	0	1	35	3	0	0	0	0	1	1	78	79
08:15 AM	4	27	1	0	4	0	9	1	0	29	4	0	0	0	0	1	2	78	80
08:30 AM	6	22	0	0	3	0	9	1	0	36	1	0	1	0	0	1	2	78	80
08:45 AM	6	19	0	0	4	0	9	0	1	39	1	1	0	0	1	1	2	80	82
Total	25	85	1	0	13	0	38	2	2	139	9	1	1	0	1	4	7	314	321
*** BREAK ***																			
04:00 PM	2	24	0	3	0	1	8	1	0	17	5	0	1	0	0	1	5	58	63
04:15 PM	7	19	3	1	7	0	6	4	0	28	2	1	1	0	0	0	6	73	79
04:30 PM	5	22	0	2	1	0	8	2	0	26	3	1	0	0	0	2	7	65	72
04:45 PM	11	36	0	2	3	0	10	0	0	21	6	0	1	1	0	0	2	89	91
Total	25	101	3	8	11	1	32	7	0	92	16	2	3	1	0	3	20	285	305
05:00 PM	10	33	0	2	2	0	7	0	0	33	6	0	1	0	1	0	2	93	95
05:15 PM	8	24	0	2	5	1	7	2	0	40	3	1	0	0	2	1	6	90	96
05:30 PM	9	42	3	0	3	0	9	0	2	32	5	0	0	0	0	1	1	105	106
05:45 PM	7	21	0	0	2	0	3	0	2	27	5	0	0	0	1	0	0	68	68
Total	34	120	3	4	12	1	26	2	4	132	19	1	1	0	4	2	9	356	365
Grand Total	100	378	7	14	43	2	137	15	8	483	50	5	9	2	6	11	45	1225	1270
Apprch %	20.6	77.9	1.4		23.6	1.1	75.3		1.5	89.3	9.2		52.9	11.8	35.3				
Total %	8.2	30.9	0.6		3.5	0.2	11.2		0.7	39.4	4.1		0.7	0.2	0.5		3.5	96.5	
Passenger Vehicles	98	365	6		41	2	136		8	467	49		8	0	6		0	0	1186
% Passenger Vehicles	98	96.6	85.7	0	95.3	100	99.3	0	100	96.7	98	0	88.9	0	100	0	0	0	93.4
Single Unit	2	6	1		2	0	1		0	10	1		1	1	0		0	0	25
% Single Unit	2	1.6	14.3	0	4.7	0	0.7	0	0	2.1	2	0	11.1	50	0	0	0	0	2
TTST	0	7	0		0	0	0		0	6	0		0	1	0		0	0	14
% TTST	0	1.9	0	0	0	0	0	0	0	1.2	0	0	0	50	0	0	0	0	1.1
Bicycles on Crosswalk	0	0	0		0	0	0		0	0	0		0	0	0		0	0	2
% Bicycles on Crosswalk	0	0	0	7.1	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0.2
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0	0	43
% Pedestrians	0	0	0	92.9	0	0	0	100	0	0	0	80	0	0	0	100	0	0	3.4

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File Name : Richardson@Hasse
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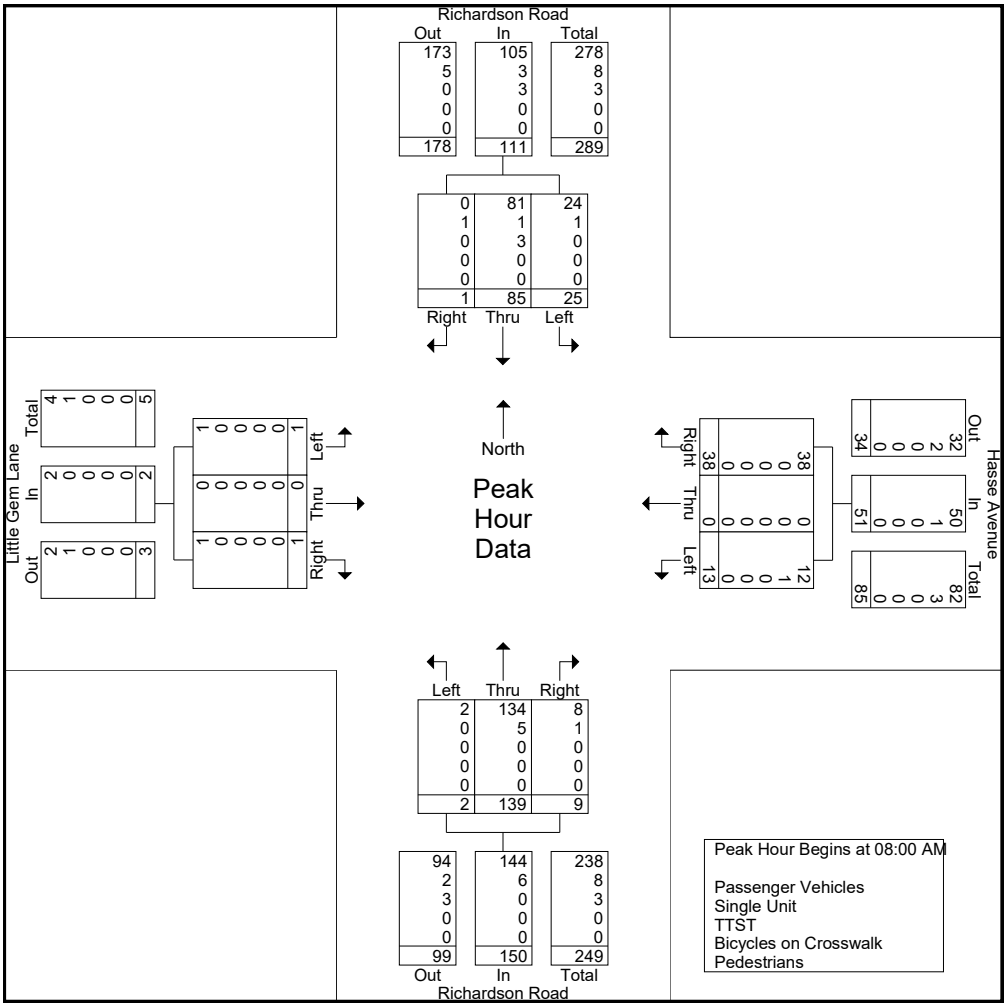
	Richardson Road Southbound				Hasse Avenue Westbound				Richardson Road Northbound				Little Gem Lane Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 12:30 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	9	17	0	26	2	0	11	13	1	35	3	39	0	0	0	0	78
08:15 AM	4	27	1	32	4	0	9	13	0	29	4	33	0	0	0	0	78
08:30 AM	6	22	0	28	3	0	9	12	0	36	1	37	1	0	0	1	78
08:45 AM	6	19	0	25	4	0	9	13	1	39	1	41	0	0	1	1	80
Total Volume	25	85	1	111	13	0	38	51	2	139	9	150	1	0	1	2	314
% App. Total	22.5	76.6	0.9		25.5	0	74.5		1.3	92.7	6		50	0	50		
PHF	.694	.787	.250	.867	.813	.000	.864	.981	.500	.891	.563	.915	.250	.000	.250	.500	.981
Passenger Vehicles	24	81	0	105	12	0	38	50	2	134	8	144	1	0	1	2	301
% Passenger Vehicles	96.0	95.3	0	94.6	92.3	0	100	98.0	100	96.4	88.9	96.0	100	0	100	100	95.9
Single Unit	1	1	1	3	1	0	0	1	0	5	1	6	0	0	0	0	10
% Single Unit	4.0	1.2	100	2.7	7.7	0	0	2.0	0	3.6	11.1	4.0	0	0	0	0	3.2
TTST	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
% TTST	0	3.5	0	2.7	0	0	0	0	0	0	0	0	0	0	0	0	1.0
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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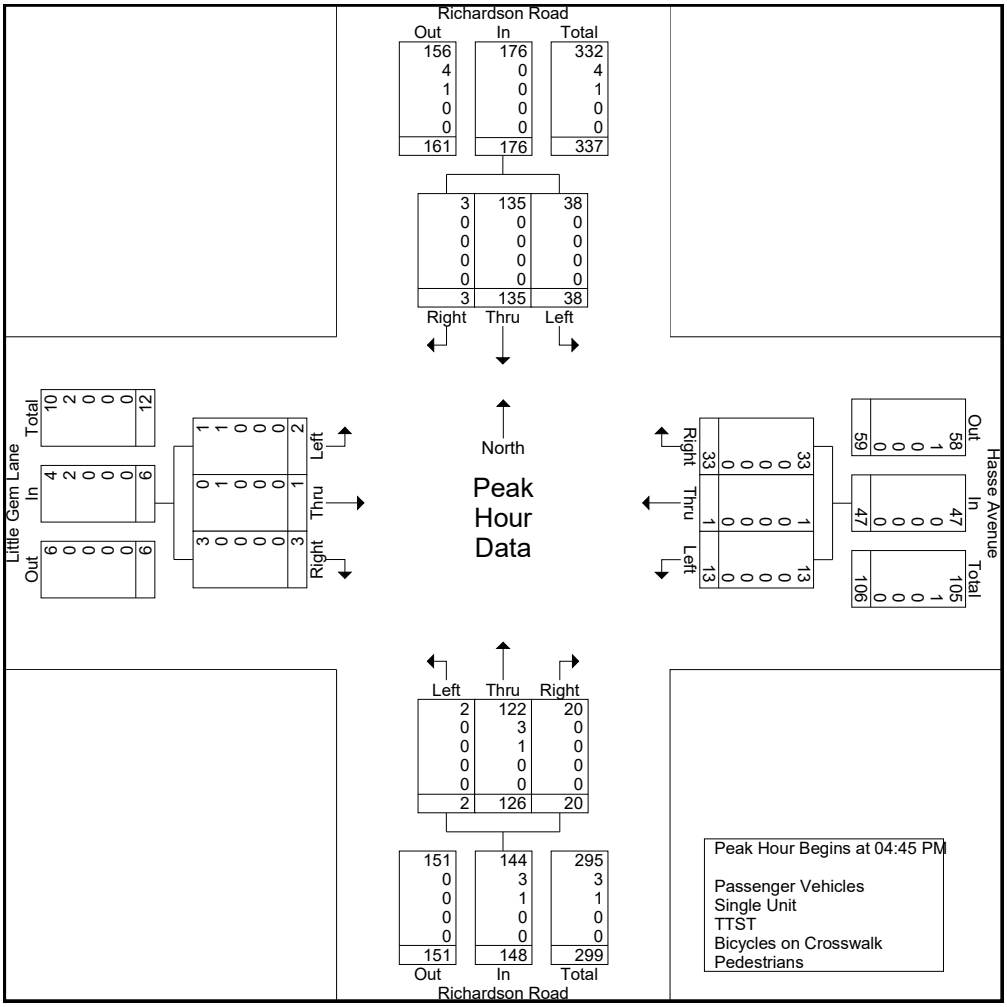
	Richardson Road Southbound				Hasse Avenue Westbound				Richardson Road Northbound				Little Gem Lane Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	11	36	0	47	3	0	10	13	0	21	6	27	1	1	0	2	89
05:00 PM	10	33	0	43	2	0	7	9	0	33	6	39	1	0	1	2	93
05:15 PM	8	24	0	32	5	1	7	13	0	40	3	43	0	0	2	2	90
05:30 PM	9	42	3	54	3	0	9	12	2	32	5	39	0	0	0	0	105
Total Volume	38	135	3	176	13	1	33	47	2	126	20	148	2	1	3	6	377
% App. Total	21.6	76.7	1.7		27.7	2.1	70.2		1.4	85.1	13.5		33.3	16.7	50		
PHF	.864	.804	.250	.815	.650	.250	.825	.904	.250	.788	.833	.860	.500	.250	.375	.750	.898
Passenger Vehicles	38	135	3	176	13	1	33	47	2	122	20	144	1	0	3	4	371
% Passenger Vehicles	100	100	100	100	100	100	100	100	100	96.8	100	97.3	50.0	0	100	66.7	98.4
Single Unit	0	0	0	0	0	0	0	0	0	3	0	3	1	1	0	2	5
% Single Unit	0	0	0	0	0	0	0	0	0	2.4	0	2.0	50.0	100	0	33.3	1.3
TTST	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1
% TTST	0	0	0	0	0	0	0	0	0	0.8	0	0.7	0	0	0	0	0.3
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



VHB Engineering NC, P.C.

Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
p: 919.829.0328 f: 919.833.0034

File Name : US64@Richardson
Site Code :
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Groups Printed- Passenger Vehicles - Single Unit - TTST - Bicycles on Crosswalk - Pedestrians

	Jenks Road Southbound				US 64 Westbound				Richardson Avenue Northbound				US 64 Eastbound						
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	0	19	0	22	174	18	0	0	0	31	0	17	228	1	0	0	510	510
07:15 AM	0	0	29	0	38	222	10	0	0	0	55	0	31	239	4	0	0	628	628
07:30 AM	0	0	13	0	22	244	16	0	0	0	67	0	19	275	5	0	0	661	661
07:45 AM	0	0	21	0	41	257	17	0	0	0	55	0	15	257	6	0	0	669	669
Total	0	0	82	0	123	897	61	0	0	0	208	0	82	999	16	0	0	2468	2468
08:00 AM	0	0	25	0	40	210	15	0	0	0	67	0	12	249	6	0	0	624	624
08:15 AM	0	0	25	0	39	230	25	0	0	0	43	0	17	226	6	0	0	611	611
08:30 AM	0	0	22	0	31	242	21	0	0	0	55	0	14	209	4	0	0	598	598
08:45 AM	0	0	18	0	24	185	17	0	0	0	59	0	17	192	5	0	0	517	517
Total	0	0	90	0	134	867	78	0	0	0	224	0	60	876	21	0	0	2350	2350
*** BREAK ***																			
04:00 PM	0	0	29	0	29	280	11	0	0	0	39	0	14	223	6	0	0	631	631
04:15 PM	0	0	30	0	41	295	11	0	0	0	43	0	21	226	6	0	0	673	673
04:30 PM	0	0	26	0	35	271	11	0	0	0	53	0	14	268	4	0	0	682	682
04:45 PM	0	0	25	0	59	255	21	0	0	0	45	0	16	238	6	0	0	665	665
Total	0	0	110	0	164	1101	54	0	0	0	180	0	65	955	22	0	0	2651	2651
05:00 PM	0	0	41	0	52	313	17	0	0	0	51	0	17	291	6	0	0	788	788
05:15 PM	0	0	42	0	42	330	24	0	0	0	50	0	16	297	7	0	0	808	808
05:30 PM	0	0	40	0	60	281	16	0	0	0	60	0	24	262	12	0	0	755	755
05:45 PM	0	0	37	0	42	265	13	0	0	0	42	0	17	282	5	0	0	703	703
Total	0	0	160	0	196	1189	70	0	0	0	203	0	74	1132	30	0	0	3054	3054
Grand Total	0	0	442	0	617	4054	263	0	0	0	815	0	281	3962	89	0	0	10523	10523
Apprch %	0	0	100		12.5	82.2	5.3		0	0	100		6.5	91.5	2.1				
Total %	0	0	4.2		5.9	38.5	2.5		0	0	7.7		2.7	37.7	0.8		0	100	
Passenger Vehicles	0	0	417		599	3775	234		0	0	788		265	3716	82		0	0	9876
% Passenger Vehicles	0	0	94.3	0	97.1	93.1	89	0	0	0	96.7	0	94.3	93.8	92.1	0	0	0	93.9
Single Unit	0	0	22		13	163	23		0	0	23		11	105	7		0	0	367
% Single Unit	0	0	5	0	2.1	4	8.7	0	0	0	2.8	0	3.9	2.7	7.9	0	0	0	3.5
TTST	0	0	3		5	116	6		0	0	4		5	141	0		0	0	280
% TTST	0	0	0.7	0	0.8	2.9	2.3	0	0	0	0.5	0	1.8	3.6	0	0	0	0	2.7
Bicycles on Crosswalk	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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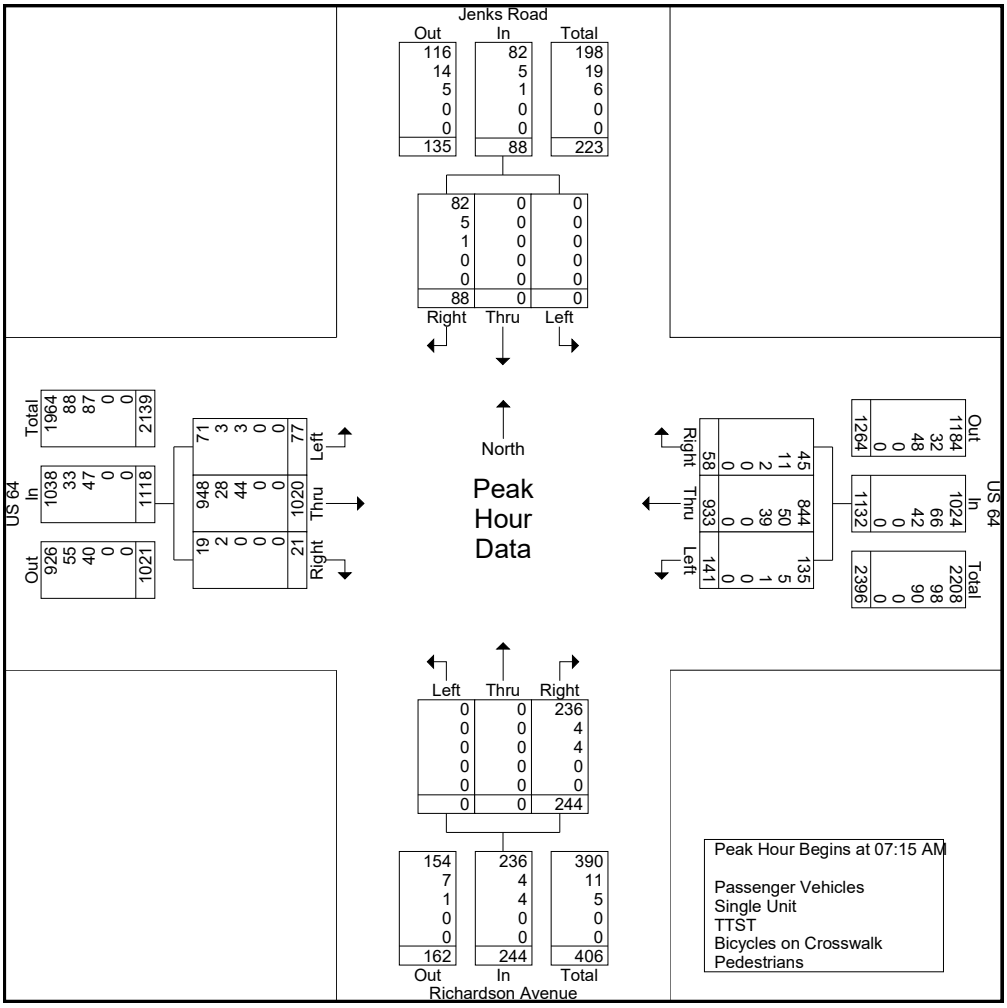
	Jenks Road Southbound				US 64 Westbound				Richardson Avenue Northbound				US 64 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	29	29	38	222	10	270	0	0	55	55	31	239	4	274	628
07:30 AM	0	0	13	13	22	244	16	282	0	0	67	67	19	275	5	299	661
07:45 AM	0	0	21	21	41	257	17	315	0	0	55	55	15	257	6	278	669
08:00 AM	0	0	25	25	40	210	15	265	0	0	67	67	12	249	6	267	624
Total Volume	0	0	88	88	141	933	58	1132	0	0	244	244	77	1020	21	1118	2582
% App. Total	0	0	100		12.5	82.4	5.1		0	0	100		6.9	91.2	1.9		
PHF	.000	.000	.759	.759	.860	.908	.853	.898	.000	.000	.910	.910	.621	.927	.875	.935	.965
Passenger Vehicles	0	0	82	82	135	844	45	1024	0	0	236	236	71	948	19	1038	2380
% Passenger Vehicles	0	0	93.2	93.2	95.7	90.5	77.6	90.5	0	0	96.7	96.7	92.2	92.9	90.5	92.8	92.2
Single Unit	0	0	5	5	5	50	11	66	0	0	4	4	3	28	2	33	108
% Single Unit	0	0	5.7	5.7	3.5	5.4	19.0	5.8	0	0	1.6	1.6	3.9	2.7	9.5	3.0	4.2
TTST	0	0	1	1	1	39	2	42	0	0	4	4	3	44	0	47	94
% TTST	0	0	1.1	1.1	0.7	4.2	3.4	3.7	0	0	1.6	1.6	3.9	4.3	0	4.2	3.6
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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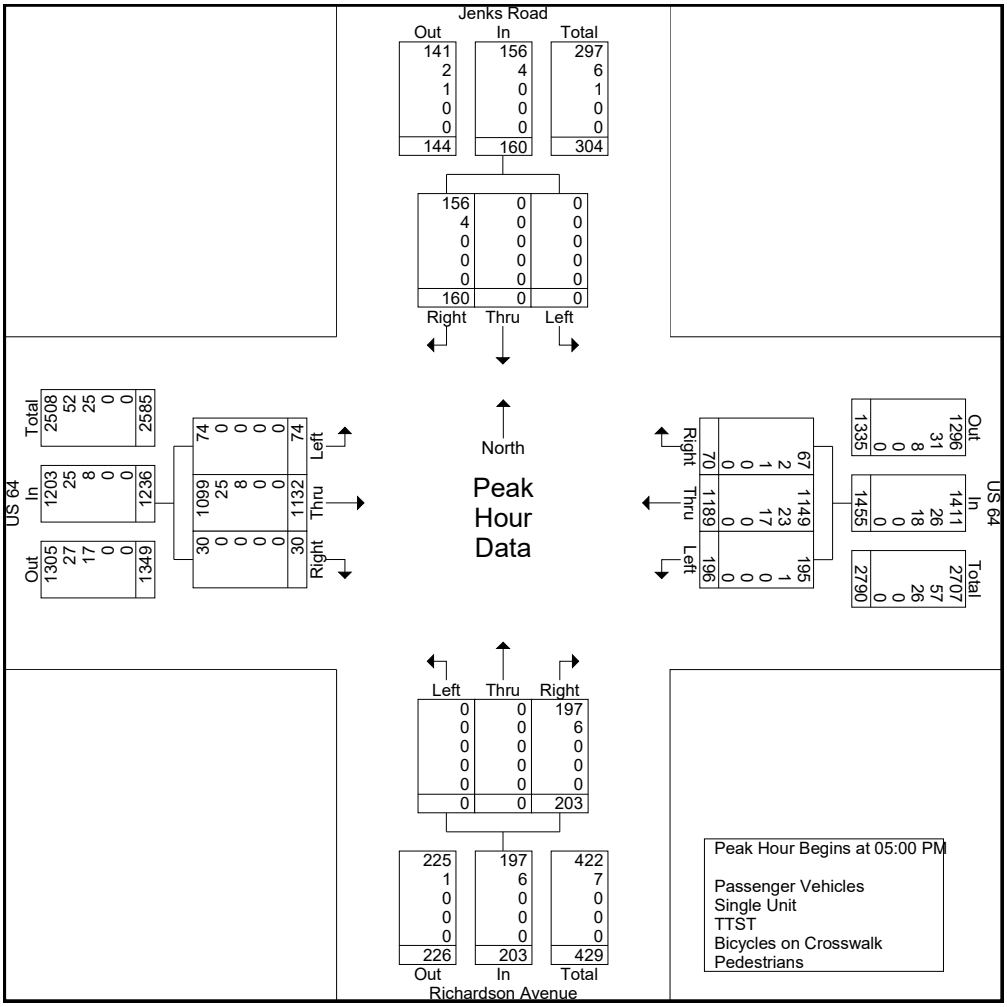
	Jenks Road Southbound				US 64 Westbound				Richardson Avenue Northbound				US 64 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	41	41	52	313	17	382	0	0	51	51	17	291	6	314	788
05:15 PM	0	0	42	42	42	330	24	396	0	0	50	50	16	297	7	320	808
05:30 PM	0	0	40	40	60	281	16	357	0	0	60	60	24	262	12	298	755
05:45 PM	0	0	37	37	42	265	13	320	0	0	42	42	17	282	5	304	703
Total Volume	0	0	160	160	196	1189	70	1455	0	0	203	203	74	1132	30	1236	3054
% App. Total	0	0	100		13.5	81.7	4.8		0	0	100		6	91.6	2.4		
PHF	.000	.000	.952	.952	.817	.901	.729	.919	.000	.000	.846	.846	.771	.953	.625	.966	.945
Passenger Vehicles	0	0	156	156	195	1149	67	1411	0	0	197	197	74	1099	30	1203	2967
% Passenger Vehicles	0	0	97.5	97.5	99.5	96.6	95.7	97.0	0	0	97.0	97.0	100	97.1	100	97.3	97.2
Single Unit	0	0	4	4	1	23	2	26	0	0	6	6	0	25	0	25	61
% Single Unit	0	0	2.5	2.5	0.5	1.9	2.9	1.8	0	0	3.0	3.0	0	2.2	0	2.0	2.0
TTST	0	0	0	0	0	17	1	18	0	0	0	0	0	8	0	8	26
% TTST	0	0	0	0	0	1.4	1.4	1.2	0	0	0	0	0	0.7	0	0.6	0.9
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
p: 919.829.0328 f: 919.833.0034

File Name : US64@U-turn_E_Richardson
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Groups Printed- Passenger Vehicles - Single Unit - TTST - Bicycles on Crosswalk - Pedestrians

	No Approach Southbound				US 64 Westbound				No Approach Northbound				US 64 Eastbound						
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	U-Turn	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	0	1	0	0	218	0	0	0	0	0	0	2	247	0	0	0	468	468
07:15 AM	0	0	0	0	0	268	0	0	0	0	0	0	5	302	0	0	0	575	575
07:30 AM	0	0	3	0	0	278	0	0	0	0	0	0	8	315	0	0	0	604	604
07:45 AM	0	0	0	0	0	309	0	0	0	0	0	0	4	272	0	0	0	585	585
Total	0	0	4	0	0	1073	0	0	0	0	0	0	19	1136	0	0	0	2232	2232
08:00 AM	0	0	0	0	0	273	0	0	0	0	0	0	7	331	0	0	0	611	611
08:15 AM	0	0	0	0	0	283	0	0	0	0	0	0	8	264	0	0	0	555	555
08:30 AM	0	0	0	0	0	305	0	0	0	0	0	0	6	261	0	0	0	572	572
08:45 AM	0	0	0	0	0	203	0	0	0	0	0	0	7	239	0	0	0	449	449
Total	0	0	0	0	0	1064	0	0	0	0	0	0	28	1095	0	0	0	2187	2187
*** BREAK ***																			
04:00 PM	0	0	0	0	0	324	0	0	0	0	0	0	6	263	0	0	0	593	593
04:15 PM	0	0	0	0	0	349	0	0	0	0	0	0	5	266	0	0	0	620	620
04:30 PM	0	0	0	0	0	303	0	0	0	0	0	0	9	311	0	0	0	623	623
04:45 PM	0	0	0	0	0	330	0	0	0	0	0	0	7	277	0	0	0	614	614
Total	0	0	0	0	0	1306	0	0	0	0	0	0	27	1117	0	0	0	2450	2450
05:00 PM	0	0	3	0	0	376	0	0	0	0	0	0	10	341	0	0	0	730	730
05:15 PM	0	0	1	0	0	394	0	0	0	0	0	0	10	334	0	0	0	739	739
05:30 PM	0	0	2	0	0	363	0	0	0	0	0	0	12	294	0	0	0	671	671
05:45 PM	0	0	2	0	0	301	0	0	0	0	0	0	9	294	0	0	0	606	606
Total	0	0	8	0	0	1434	0	0	0	0	0	0	41	1263	0	0	0	2746	2746
Grand Total	0	0	12	0	0	4877	0	0	0	0	0	0	115	4611	0	0	0	9615	9615
Apprch %	0	0	100		0	100	0	0	0	0	0	0	2.4	97.6	0	0			
Total %	0	0	0.1		0	50.7	0	0	0	0	0	0	1.2	48	0	0	0	100	
Passenger Vehicles	0	0	8		0	4597	0	0	0	0	0	0	103	4370	0	0	0	0	9078
% Passenger Vehicles	0	0	66.7	0	0	94.3	0	0	0	0	0	0	89.6	94.8	0	0	0	0	94.4
Single Unit	0	0	3		0	157	0	0	0	0	0	0	11	125	0	0	0	0	296
% Single Unit	0	0	25	0	0	3.2	0	0	0	0	0	0	9.6	2.7	0	0	0	0	3.1
TTST	0	0	1		0	123	0	0	0	0	0	0	1	116	0	0	0	0	241
% TTST	0	0	8.3	0	0	2.5	0	0	0	0	0	0	0.9	2.5	0	0	0	0	2.5
Bicycles on Crosswalk	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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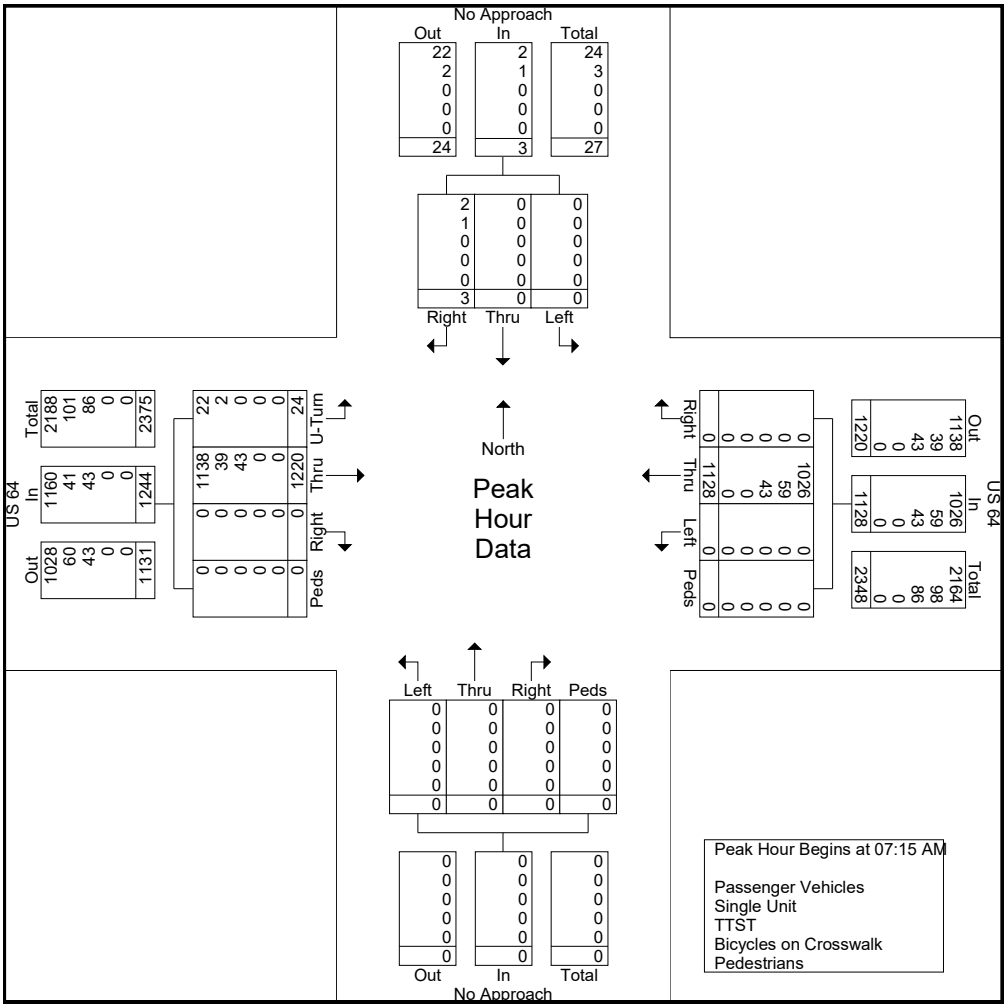
	No Approach Southbound				US 64 Westbound					No Approach Northbound					US 64 Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	0	0	0	0	0	268	0	0	268	0	0	0	0	0	5	302	0	0	307	575
07:30 AM	0	0	3	3	0	278	0	0	278	0	0	0	0	0	8	315	0	0	323	604
07:45 AM	0	0	0	0	0	309	0	0	309	0	0	0	0	0	4	272	0	0	276	585
08:00 AM	0	0	0	0	0	273	0	0	273	0	0	0	0	0	7	331	0	0	338	611
Total Volume	0	0	3	3	0	1128	0	0	1128	0	0	0	0	0	24	1220	0	0	1244	2375
% App. Total	0	0	100		0	100	0	0		0	0	0	0		1.9	98.1	0	0		
PHF	.000	.000	.250	.250	.000	.913	.000	.000	.913	.000	.000	.000	.000	.000	.750	.921	.000	.000	.920	.972
Passenger Vehicles	0	0	2	2	0	1026	0	0	1026	0	0	0	0	0	22	1138	0	0	1160	2188
% Passenger Vehicles																				
Single Unit	0	0	1	1	0	59	0	0	59	0	0	0	0	0	2	39	0	0	41	101
% Single Unit	0	0	33.3	33.3	0	5.2	0	0	5.2	0	0	0	0	0	8.3	3.2	0	0	3.3	4.3
TTST	0	0	0	0	0	43	0	0	43	0	0	0	0	0	0	43	0	0	43	86
% TTST	0	0	0	0	0	3.8	0	0	3.8	0	0	0	0	0	0	3.5	0	0	3.5	3.6
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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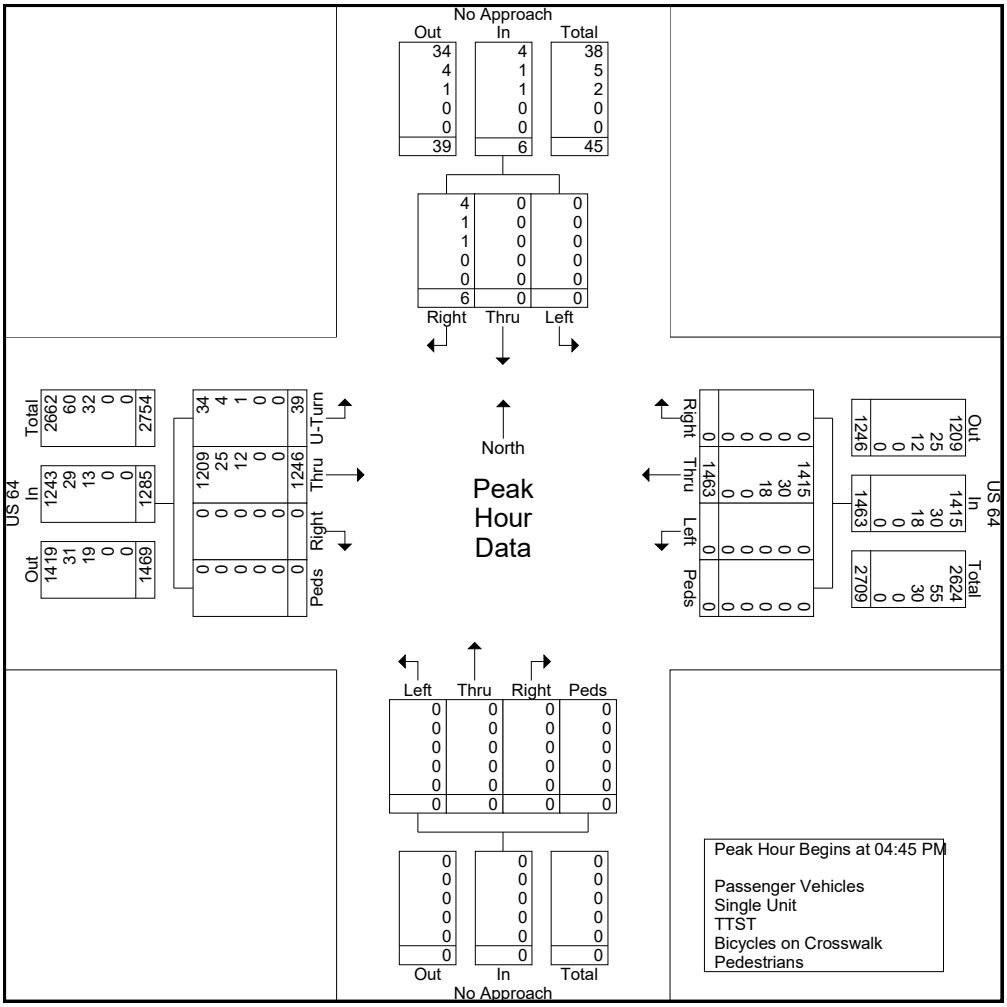
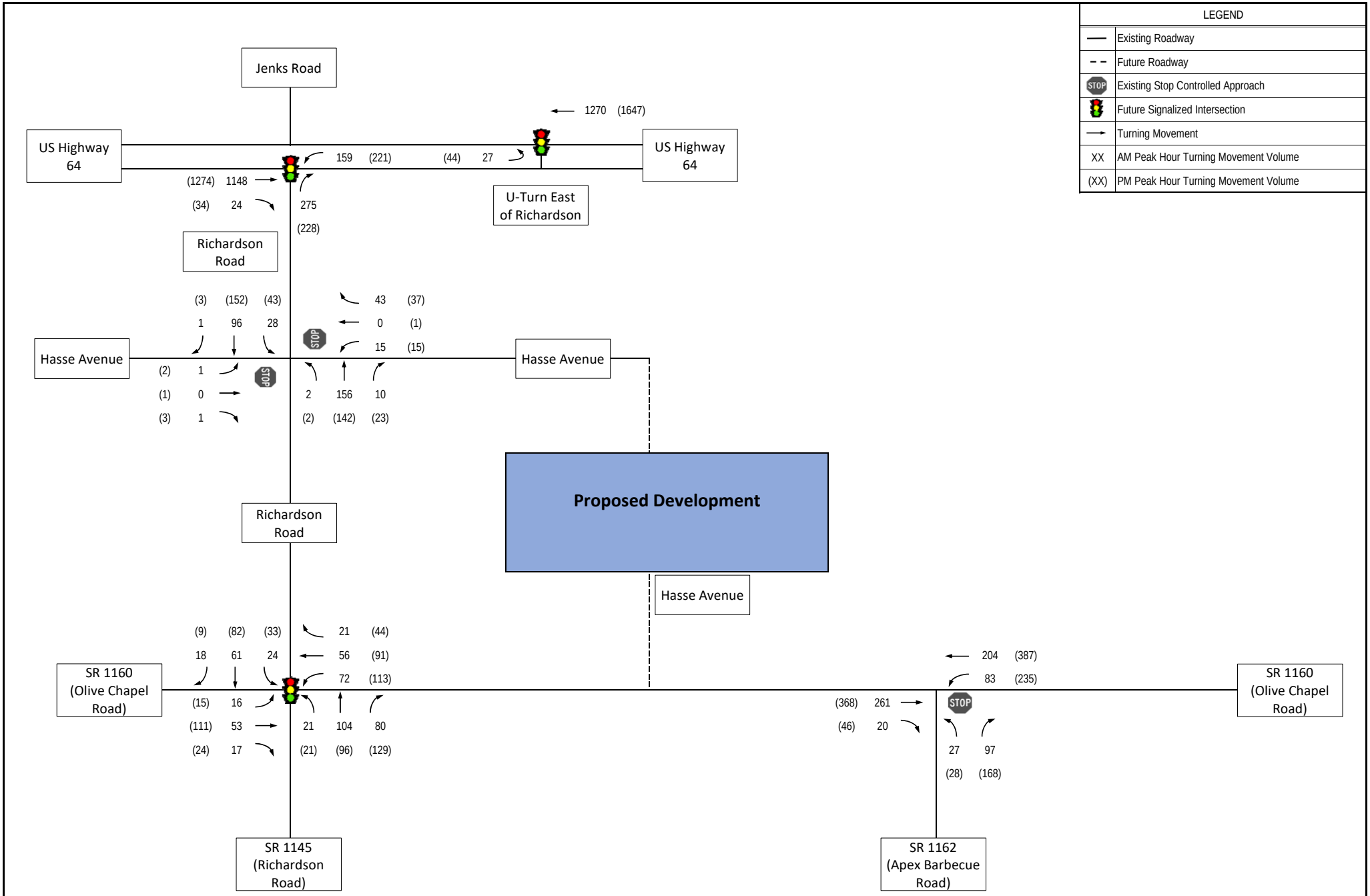
	No Approach Southbound				US 64 Westbound					No Approach Northbound					US 64 Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:45 PM																				
04:45 PM	0	0	0	0	0	330	0	0	330	0	0	0	0	0	7	277	0	0	284	614
05:00 PM	0	0	3	3	0	376	0	0	376	0	0	0	0	0	10	341	0	0	351	730
05:15 PM	0	0	1	1	0	394	0	0	394	0	0	0	0	0	10	334	0	0	344	739
05:30 PM	0	0	2	2	0	363	0	0	363	0	0	0	0	0	12	294	0	0	306	671
Total Volume	0	0	6	6	0	1463	0	0	1463	0	0	0	0	0	39	1246	0	0	1285	2754
% App. Total	0	0	100		0	100	0	0		0	0	0	0		3	97	0	0		
PHF	.000	.000	.500	.500	.000	.928	.000	.000	.928	.000	.000	.000	.000	.000	.813	.913	.000	.000	.915	.932
Passenger Vehicles	0	0	4	4	0	1415	0	0	1415	0	0	0	0	0	34	1209	0	0	1243	2662
% Passenger Vehicles																				
Single Unit	0	0	1	1	0	30	0	0	30	0	0	0	0	0	4	25	0	0	29	60
% Single Unit	0	0	16.7	16.7	0	2.1	0	0	2.1	0	0	0	0	0	10.3	2.0	0	0	2.3	2.2
TTST	0	0	1	1	0	18	0	0	18	0	0	0	0	0	1	12	0	0	13	32
% TTST	0	0	16.7	16.7	0	1.2	0	0	1.2	0	0	0	0	0	2.6	1.0	0	0	1.0	1.2
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



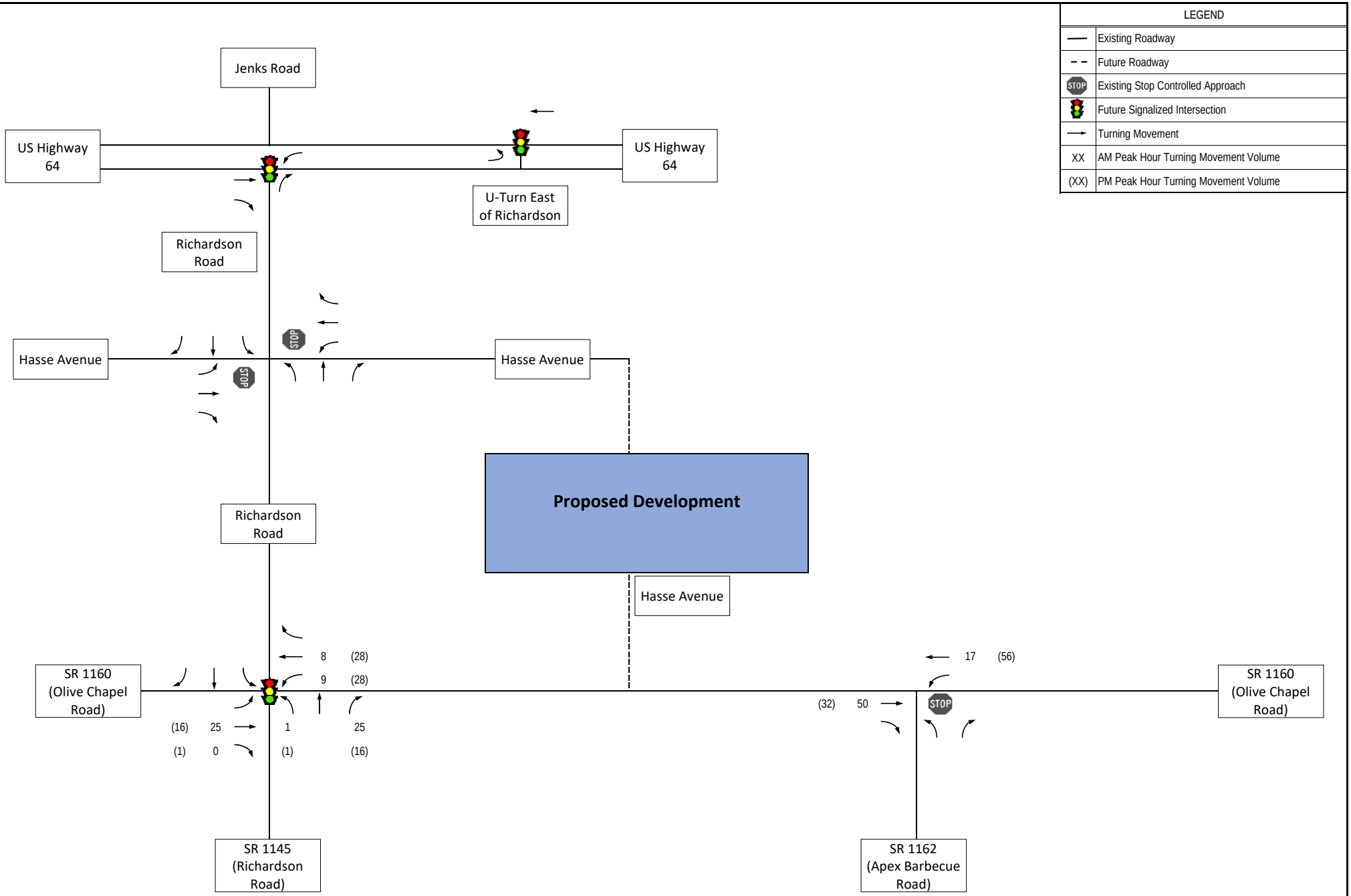
APPENDIX C:

Background Projects



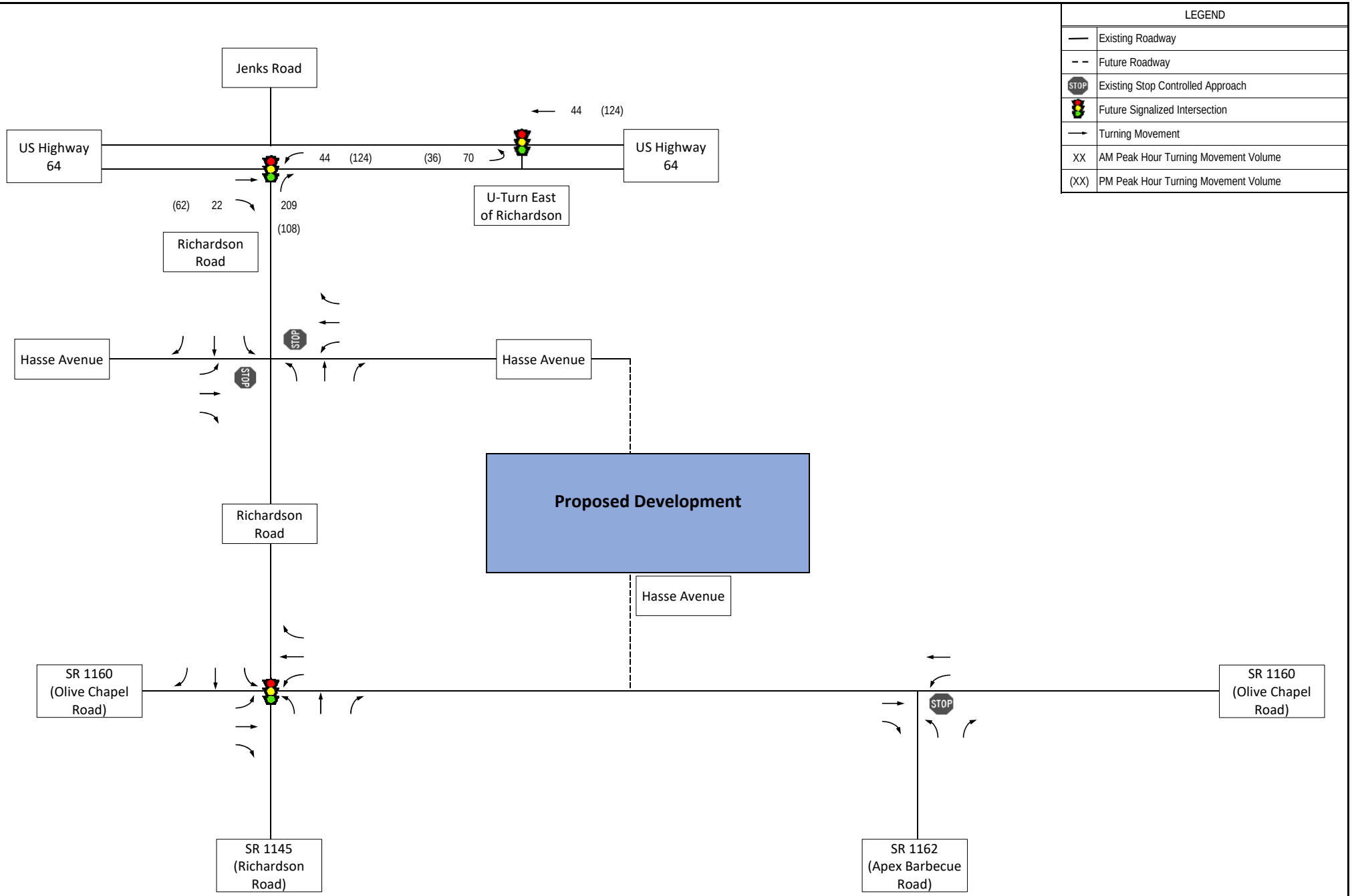
Background (2020) AM and P[illegible] Turning Movement Volumes

Hackney Tract Subdivision
Apex, NC



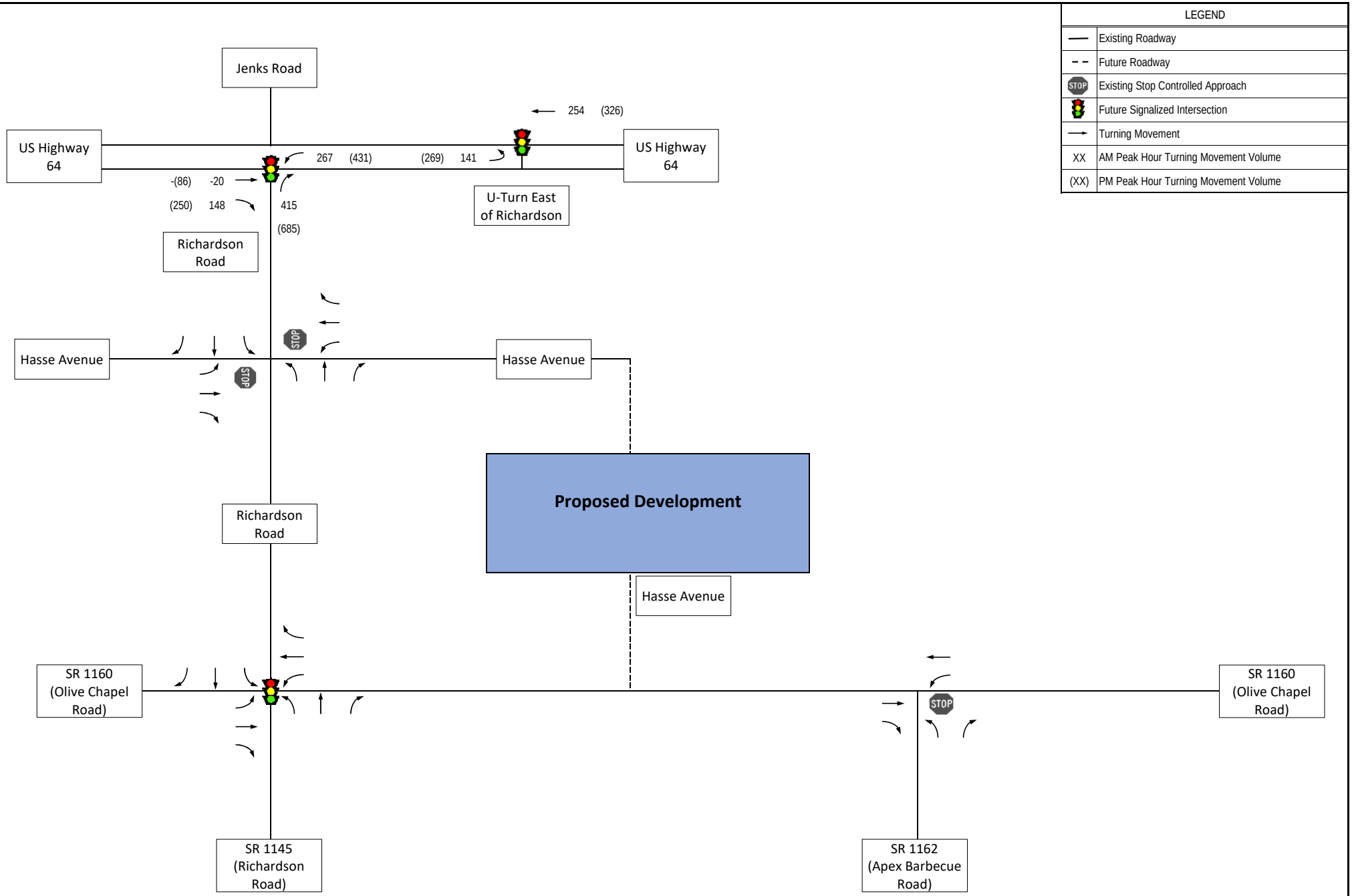
Total Site Trips Due to S (Lawrence Assemblage)

Hackney Tract Subdivision
Apex, NC



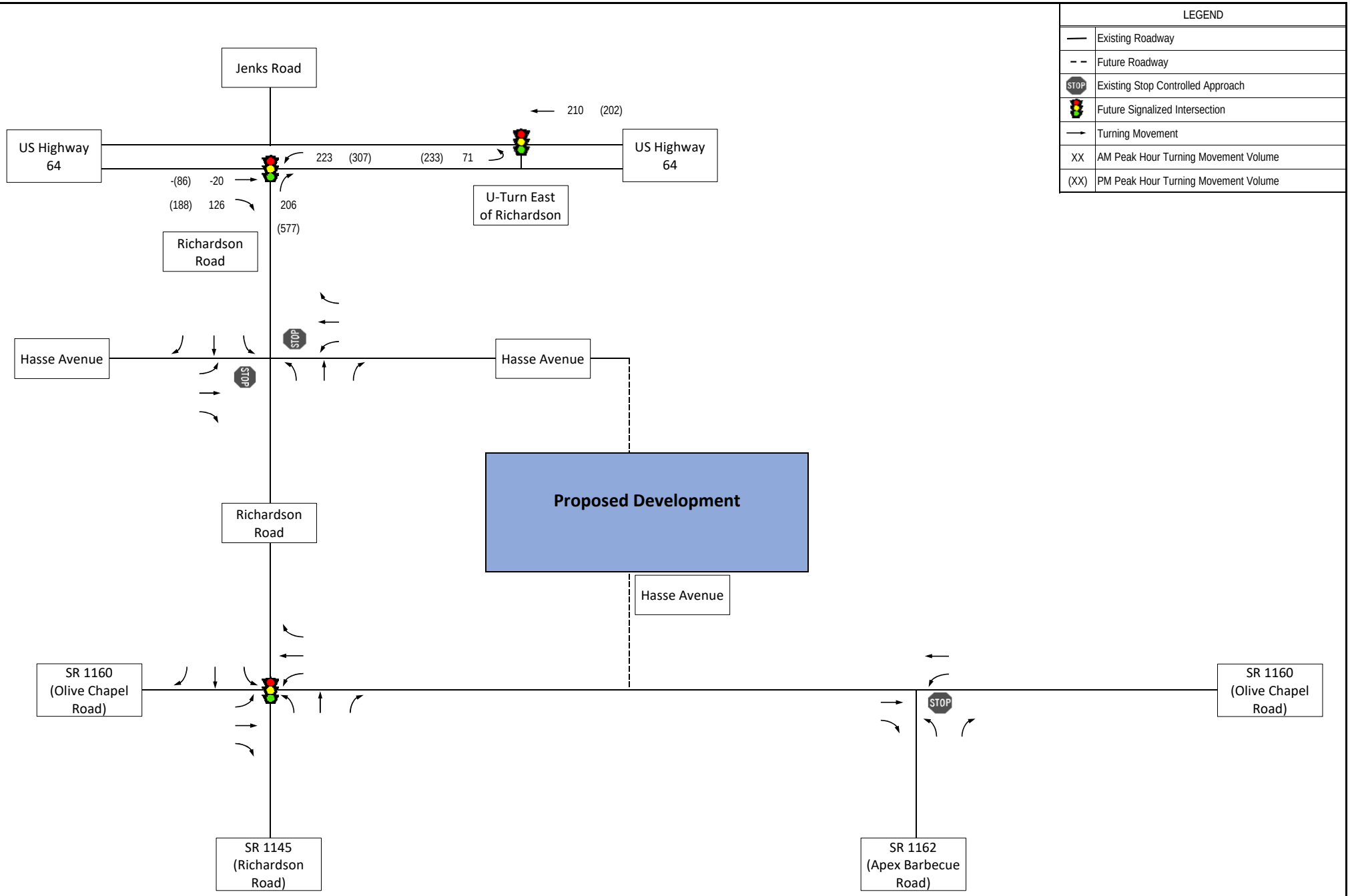
Residential Si - Page 859 - **to Sweetwater**

Hackney Tract Subdivision
Apex, NC



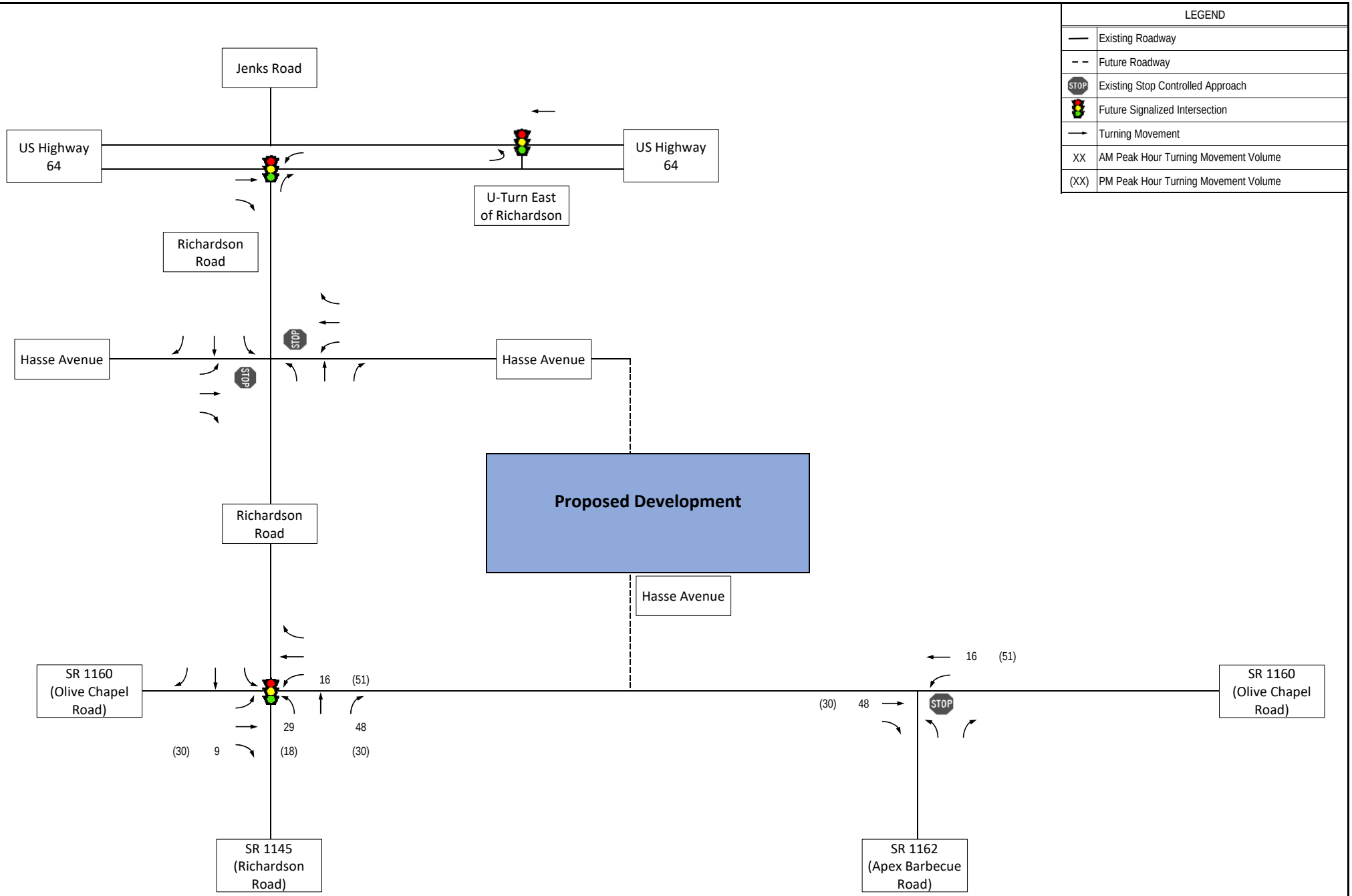
Total Site T **Sweetwater**

Hackney Tract Subdivision
Apex, NC



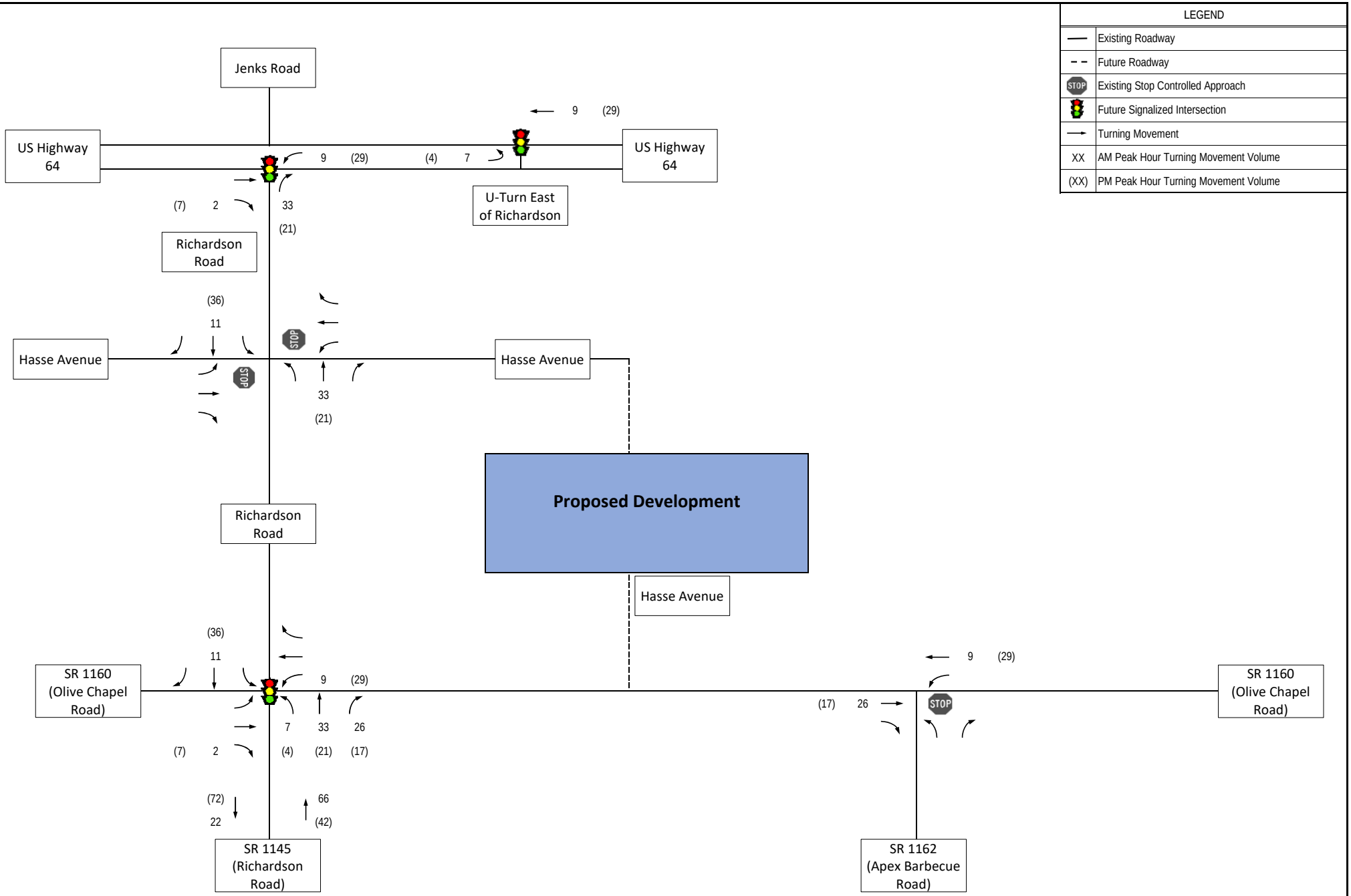
Mixed-Use Sit - Page 861 - o Sweetwater

Hackney Tract Subdivision
Apex, NC



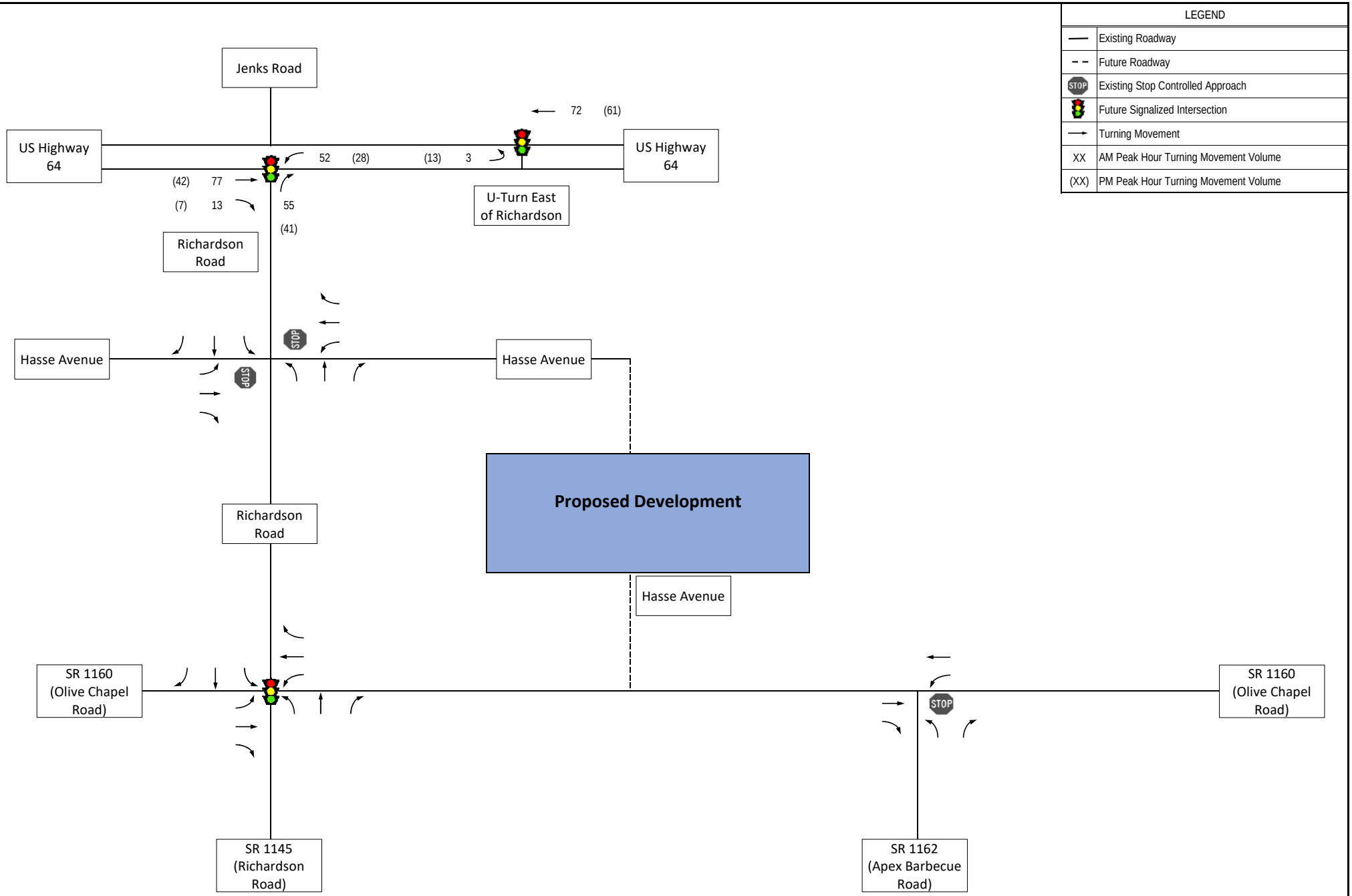
Site Trips Due to Buck[illegible]ve (Goodwin-MacNair)

Hackney Tract Subdivision
Apex, NC



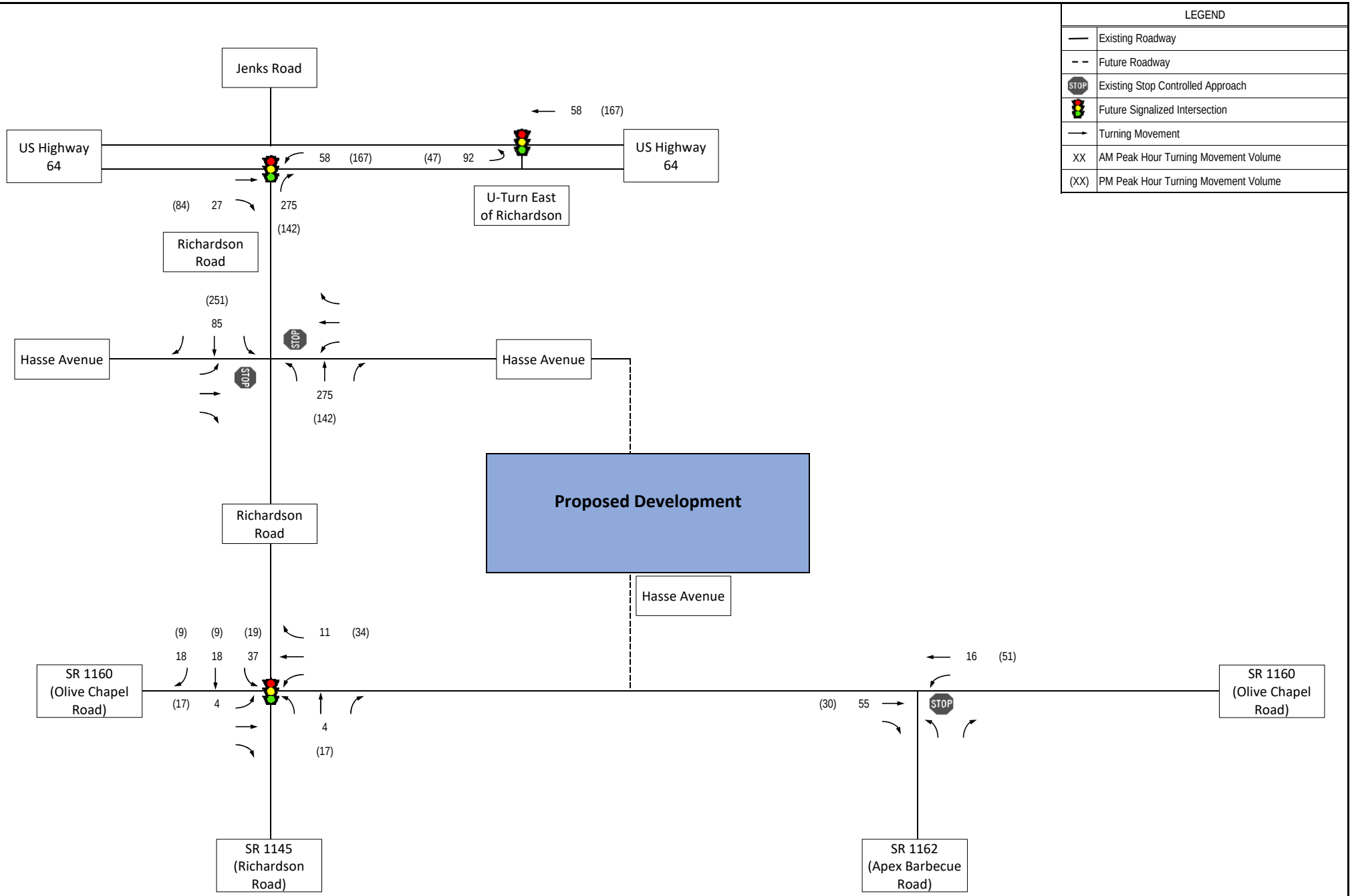
Site Trips D[illegible]er (Womble)

Hackney Tract Subdivision
Apex, NC



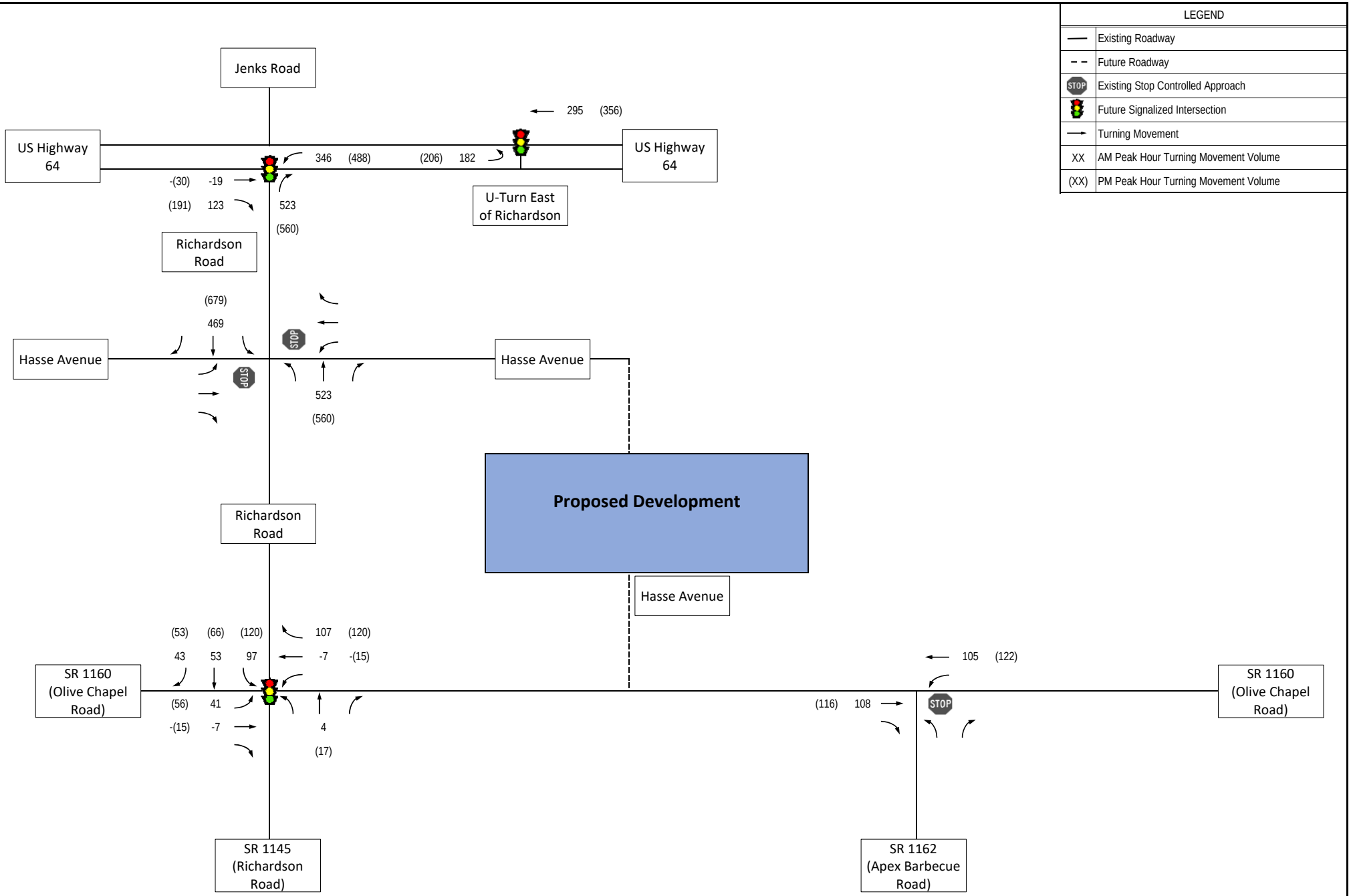
Site Tr[illegible]estford

Hackney Tract Subdivision
Apex, NC



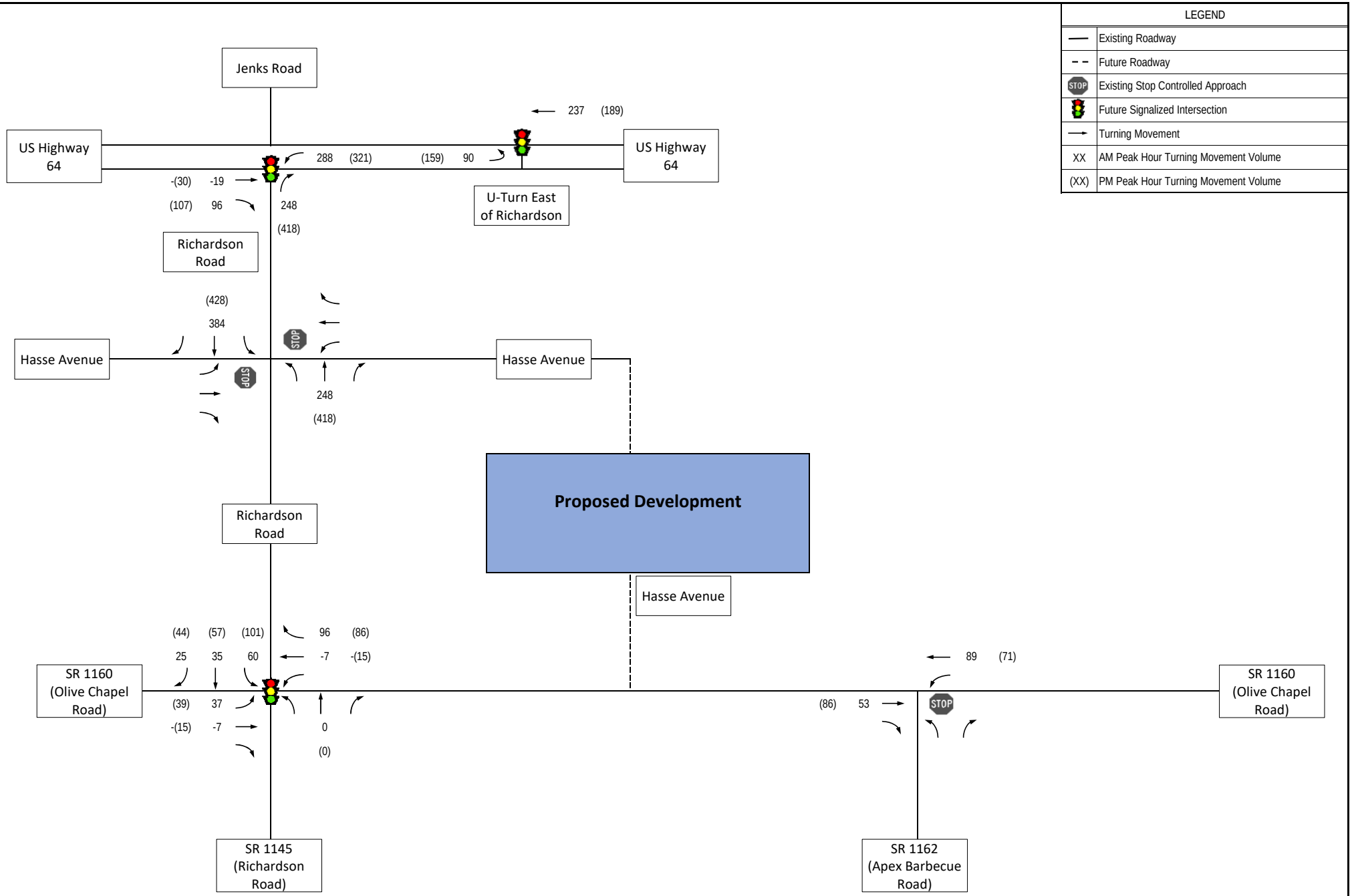
Residential Si - Page 865 - to Smith Farm

Hackney Tract Subdivision
Apex, NC



Total Site T **Smith Farm**

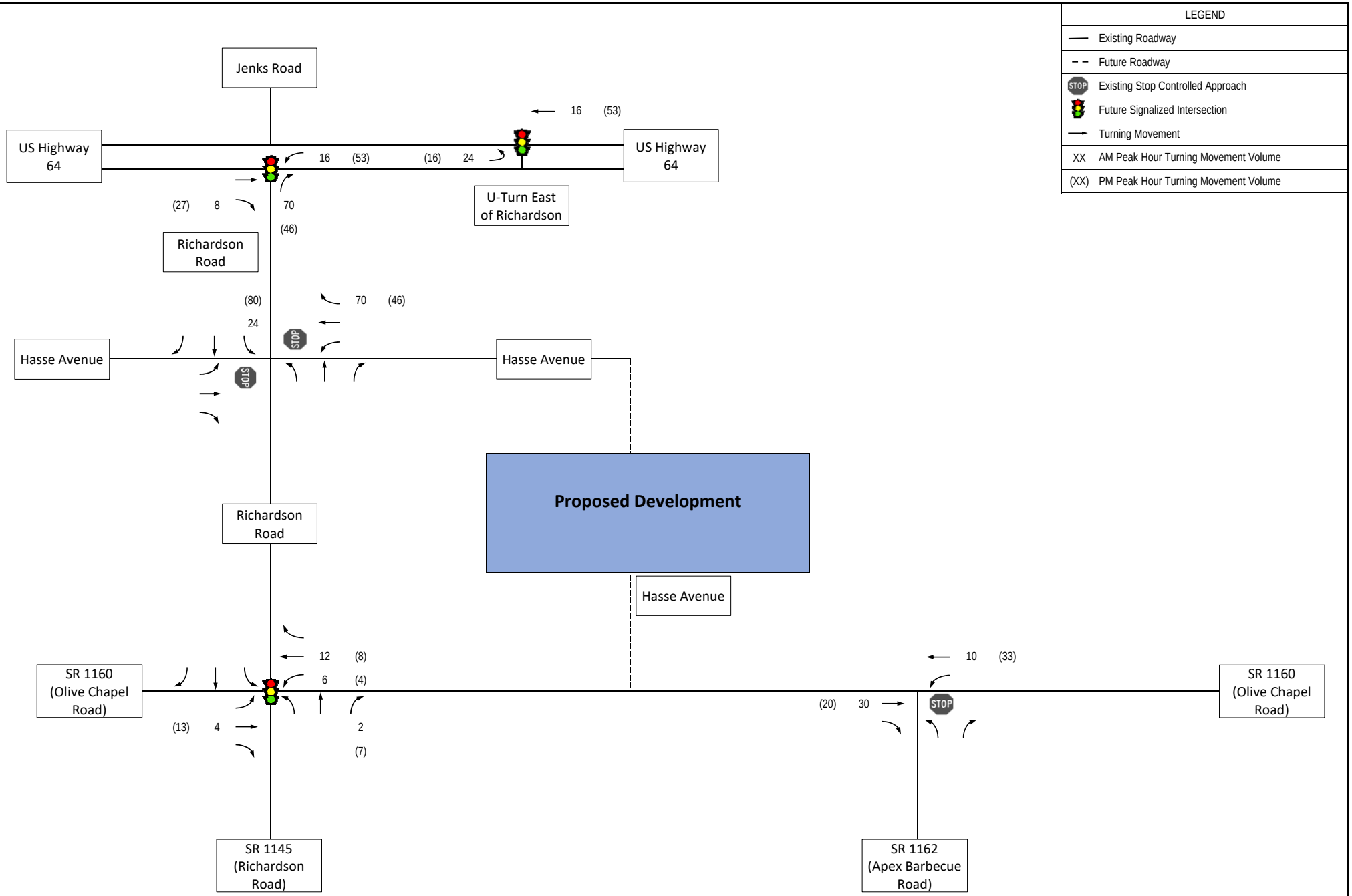
Hackney Tract Subdivision
Apex, NC



vhb

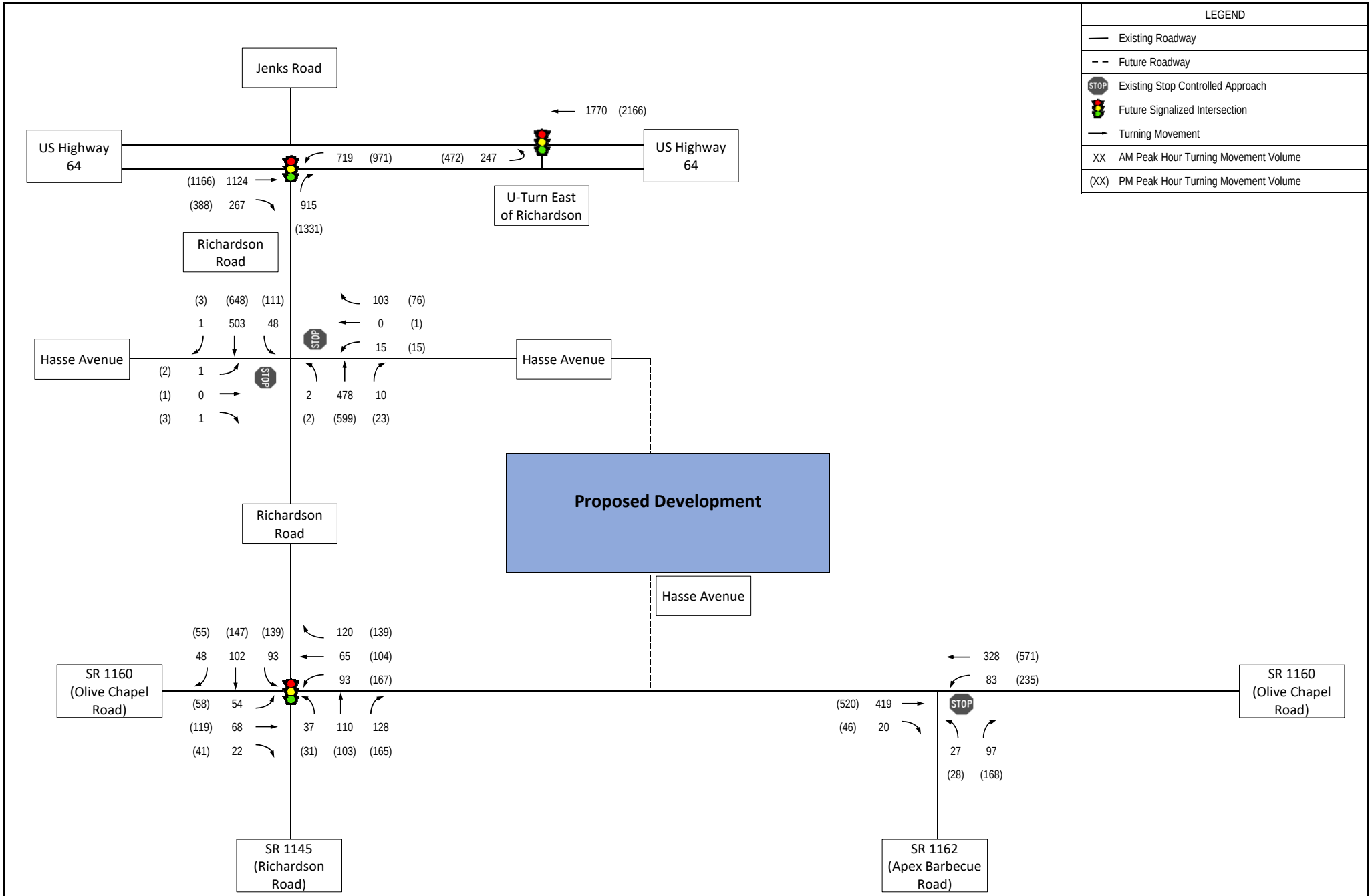
Mixed-Use Sit - Page 867 - o Smith Farm

Hackney Tract Subdivision
Apex, NC



Site Trips Due to L[illegible]wood Assemblage)

Hackney Tract Subdivision
Apex, NC



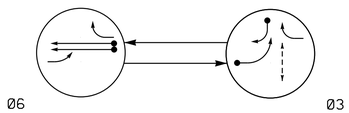
Total Site Trips Due to Backgr[illegible] and Approved Developments

Hackney Tract Subdivision
Apex, NC

DocuSign Envelope ID: CA81BC5D-527A-44E9-991D-E92A2C8933FE

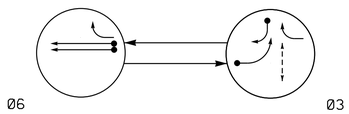
PROJECT REFERENCE NO.	SHEET NO.
36249.4164	Sig-2.0

DEFAULT PHASING DIAGRAM



DEFAULT PHASING TABLE OF OPERATION			
SIGNAL FACE	PHASE 03	PHASE 06	FLASH
31	←	~~← Y~~	~~← Y~~
32,33	→	R	R
61,62	R	G	Y
P31,P32	W	DW	DRK

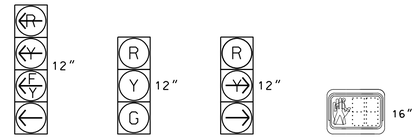
ALTERNATE PHASING DIAGRAM



ALTERNATE PHASING TABLE OF OPERATION			
SIGNAL FACE	PHASE 03	PHASE 06	FLASH
31	←	~~← R~~	~~← Y~~
32,33	→	R	R
61,62	R	G	Y
P31,P32	W	DW	DRK

SIGNAL FACE I.D.

All Heads L.E.D.



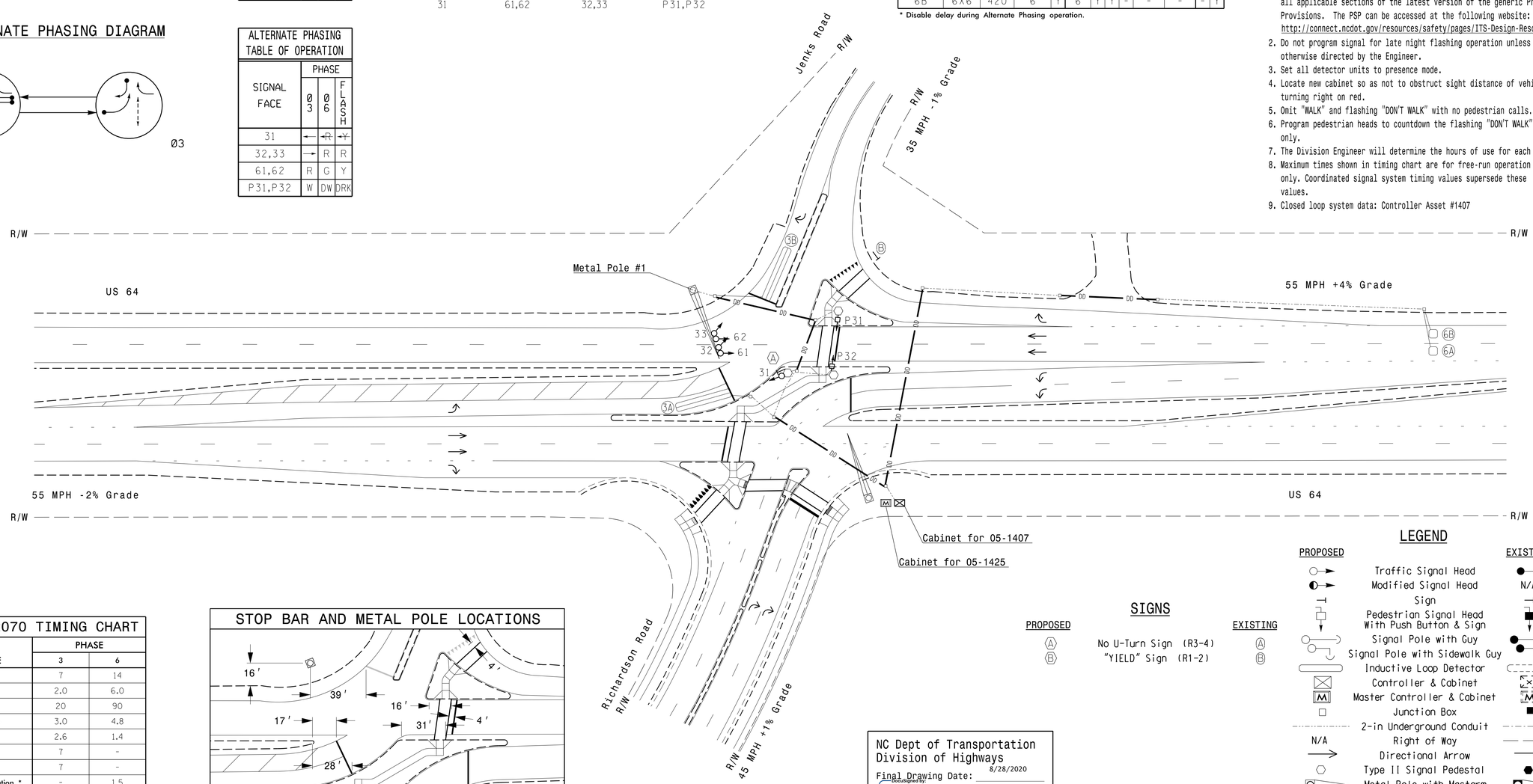
OASIS 2070 LOOP & DETECTOR INSTALLATION CHART												
INDUCTIVE LOOPS					DETECTOR PROGRAMMING							
LOOP	SIZE (FT)	DISTANCE FROM STOPBAR (FT)	TURNS	NEW LOOP	PHASE	CALLING	EXTENSION	FULL TIME DELAY	STRETCH TIME	DELAY TIME	SYSTEM LOOP	NEW CARD
3A	6X40	0	2-4-2	Y	3	Y	Y	-	-	15*	-	Y
3B	6X40	0	2-4-2	Y	3	Y	Y	-	-	15	-	Y
6A	6X6	420	6	Y	6	Y	Y	-	-	-	-	Y
6B	6X6	420	6	Y	6	Y	Y	-	-	-	-	Y

* Disable delay during Alternate Phasing operation.

2 Phase Fully Actuated (US 64 & Jenks/Richardson Road Closed Loop System) Signal System: 10534

NOTES

1. Refer to "Roadway Standard Drawings NCDOT" dated January 2018, "Standard Specifications for Roads and Structures" dated January 2018, and all applicable sections of the latest version of the generic Project Special Provisions. The PSP can be accessed at the following website: http://connect.ncdot.gov/resources/safety/pages/ITS-Design-Resources.aspx
2. Do not program signal for late night flashing operation unless otherwise directed by the Engineer.
3. Set all detector units to presence mode.
4. Locate new cabinet so as not to obstruct sight distance of vehicles turning right on red.
5. Omit "WALK" and flashing "DON'T WALK" with no pedestrian calls.
6. Program pedestrian heads to countdown the flashing "DON'T WALK" time only.
7. The Division Engineer will determine the hours of use for each phasing plan.
8. Maximum times shown in timing chart are for free-run operation only. Coordinated signal system timing values supersede these values.
9. Closed loop system data: Controller Asset #1407



LEGEND

PROPOSED		EXISTING
	Traffic Signal Head	
	Modified Signal Head	N/A
	Sign	
	Pedestrian Signal Head With Push Button & Sign	
	Signal Pole with Guy	
	Signal Pole with Sidewalk Guy	
	Inductive Loop Detector	
	Controller & Cabinet	
	Master Controller & Cabinet	
	Junction Box	
	2-in Underground Conduit	
N/A	Right of Way	
	Directional Arrow	
	Type II Signal Pedestal	
	Metal Pole with Mastarm	
	Directional Drill	N/A

SIGNS

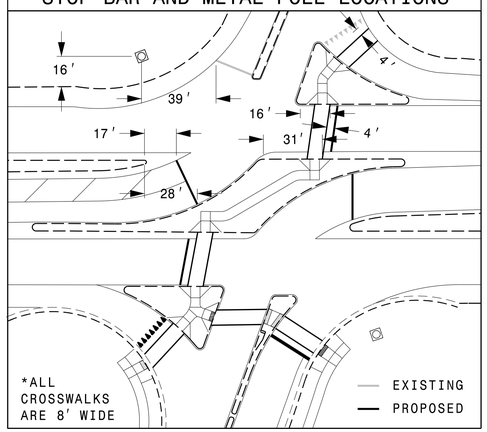
PROPOSED		EXISTING
A	No U-Turn Sign (R3-4)	A
B	"YIELD" Sign (R1-2)	B

OASIS 2070 TIMING CHART

FEATURE	PHASE 3	PHASE 6
Min Green 1 *	7	14
Extension 1 *	2.0	6.0
Max Green 1 *	20	90
Yellow Clearance	3.0	4.8
Red Clearance	2.6	1.4
Walk 1 *	7	-
Don't Walk 1	7	-
Seconds Per Actuation *	-	1.5
Max Variable Initial *	-	46
Time Before Reduction *	-	15
Time To Reduce *	-	45
Minimum Gap	-	3.4
Recall Mode	-	MIN RECALL
Vehicle Call Memory	-	YELLOW
Dual Entry	-	-
Simultaneous Gap	ON	ON

* These values may be field adjusted. Do not adjust Min Green and Extension times for phase 6 lower than what is shown. Min Green for all other phases should not be lower than 4 seconds.

STOP BAR AND METAL POLE LOCATIONS



NC Dept of Transportation
Division of Highways
Final Drawing Date: 8/28/2020
DocuSigned by: Changjick Park
ITS & Signals Unit

New Installation

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

Prepared For: Transportation Mobility and Safety Division, Signal Design Section, 750 N.Greenfield Pkwy,Garner,NC 27529

US 64 WB at Jenks Road

Division 5 Wake County Apex

PLAN DATE:	August 2020	REVIEWED BY:	WJ Hamilton
PREPARED BY:	ZM Esposito	RKA PROJ. NO:	19331 (040)

SCALE 0 40 1"=40'

REVISIONS | INIT. | DATE

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 32396 ENGINEER WILLIAM J. HAMILTON

DocuSigned by: William J. Hamilton
A05E0070A5A9484...
SIGNATURE 8/24/2020 DATE

SIG. INVENTORY NO. 05-1407

RAMEY KEMP ASSOCIATES
8210 University Executive Park Drive Suite 220 Charlotte, North Carolina 28262
Phone: 704-549-4200 | www.rameykemp.com | NC License No. C-0910

DocuSign Envelope ID: CA81BC5D-527A-44E9-991D-E92A2C8933FE

PROJECT REFERENCE NO.	SHEET NO.
36249.4164	Sig-1.0

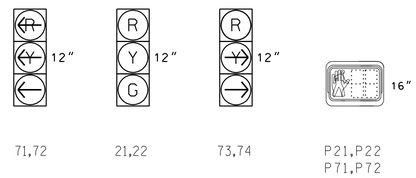
2 Phase
Fully Actuated
(US 64 & Jenks/Richardson Road
Closed Loop System)
Signal System: 10534

NOTES

1. Refer to "Roadway Standard Drawings NCDOT" dated January 2018, "Standard Specifications for Roads and Structures" dated January 2018, and all applicable sections of the latest version of the generic Project Special Provisions. The PSP can be accessed at the following website: http://connect.ncdot.gov/resources/safety/pages/ITS-Design-Resources.aspx
2. Do not program signal for late night flashing operation unless otherwise directed by the Engineer.
3. Set all detector units to presence mode.
4. Locate new cabinet so as not to obstruct sight distance of vehicles turning right on red.
5. Omit "WALK" and flashing "DON'T WALK" with no pedestrian calls.
6. Program pedestrian heads to countdown the flashing "DON'T WALK" time only.
7. Maximum times shown in timing chart are for free-run operation only. Coordinated signal system timing values supersede these values.
8. Closed loop system data: Controller Asset #1425

SIGNAL FACE I.D.

All Heads L.E.D.



PHASING DIAGRAM

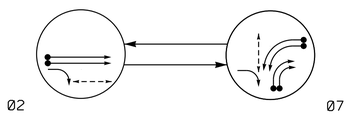
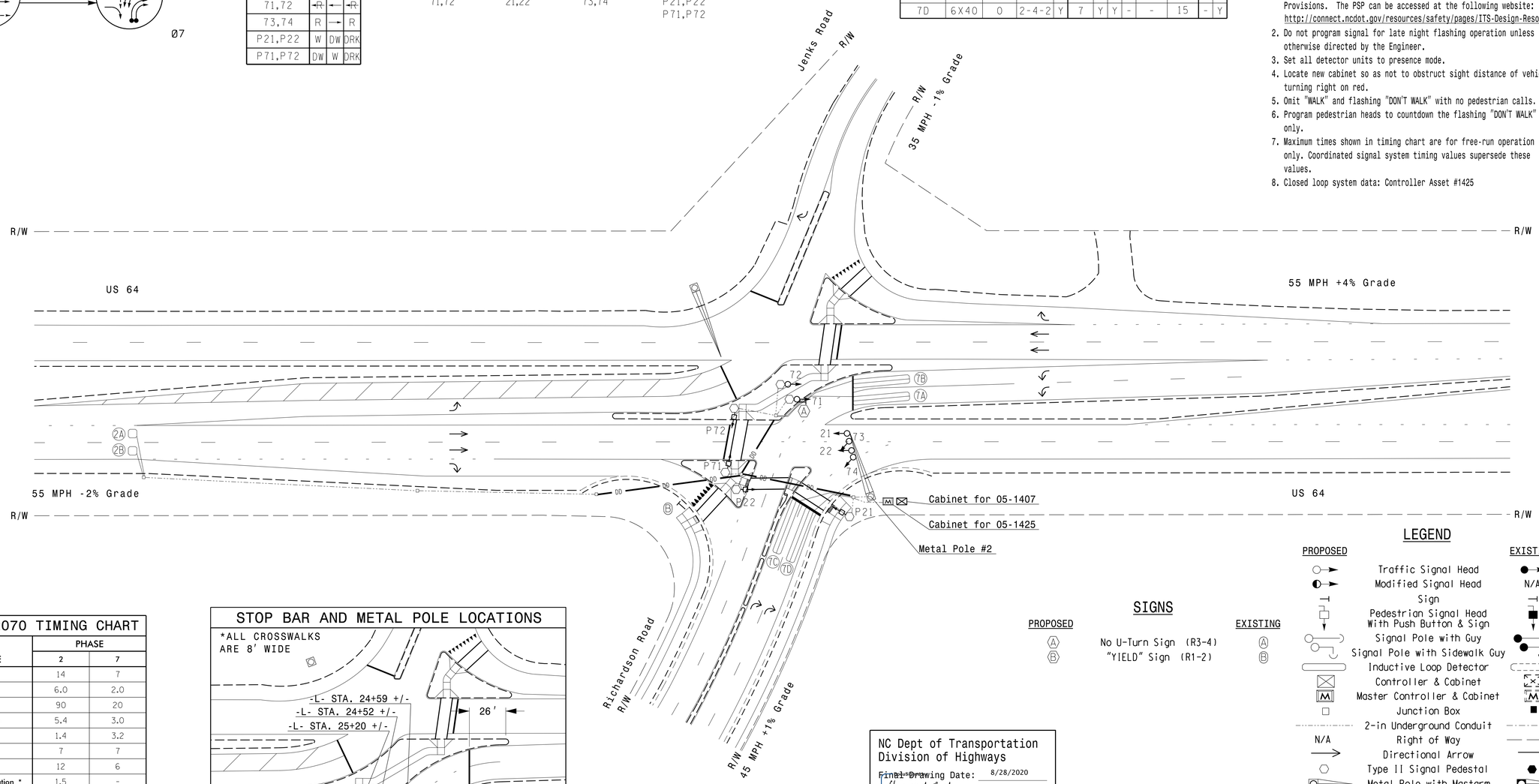


TABLE OF OPERATION			
SIGNAL FACE	PHASE 02	PHASE 07	FLASH
21,22	G	R	Y
71,72	R	R	R
73,74	R	R	R
P21,P22	W	DW	DRK
P71,P72	DW	W	DRK

OASIS 2070 LOOP & DETECTOR INSTALLATION CHART

INDUCTIVE LOOPS					DETECTOR PROGRAMMING							
LOOP	SIZE (FT)	DISTANCE FROM STOPBAR (FT)	TURNS	NEW LOOP	PHASE	CALLING	EXTENSION	FULL TIME DELAY	STRETCH TIME	DELAY TIME	SYSTEM LOOP	NEW CARD
2A	6X6	420	6	Y	2	Y	Y	-	-	-	-	Y
2B	6X6	420	6	Y	2	Y	Y	-	-	-	-	Y
7A	6X40	0	2-4-2	Y	7	Y	Y	-	-	-	-	Y
7B	6X40	0	2-4-2	Y	7	Y	Y	-	-	-	-	Y
7C	6X40	0	2-4-2	Y	7	Y	Y	-	-	15	-	Y
7D	6X40	0	2-4-2	Y	7	Y	Y	-	-	15	-	Y



LEGEND

PROPOSED		EXISTING
	Traffic Signal Head	
	Modified Signal Head	N/A
	Sign	
	Pedestrian Signal Head With Push Button & Sign	
	Signal Pole with Guy	
	Signal Pole with Sidewalk Guy	
	Inductive Loop Detector	
	Controller & Cabinet	
	Master Controller & Cabinet	
	Junction Box	
	2-in Underground Conduit	
N/A	Right of Way	
	Directional Arrow	
	Type II Signal Pedestal	
	Metal Pole with Mastarm	
	Directional Drill	N/A

SIGNS

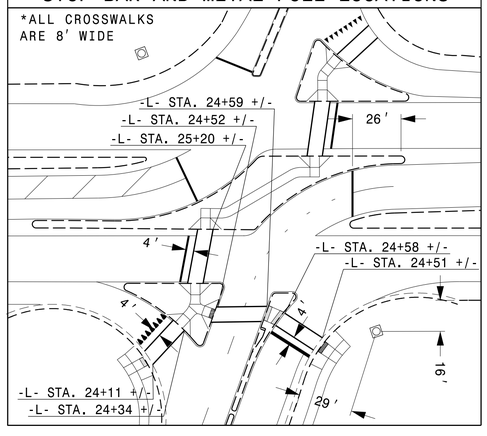
PROPOSED		EXISTING
A	No U-Turn Sign (R3-4)	A
B	"YIELD" Sign (R1-2)	B

OASIS 2070 TIMING CHART

FEATURE	PHASE 2	PHASE 7
Min Green 1 *	14	7
Extension 1 *	6.0	2.0
Max Green 1 *	90	20
Yellow Clearance	5.4	3.0
Red Clearance	1.4	3.2
Walk 1 *	7	7
Don't Walk 1	12	6
Seconds Per Actuation *	1.5	-
Max Variable Initial *	46	-
Time Before Reduction *	15	-
Time To Reduce *	45	-
Minimum Gap	3.4	-
Recall Mode	MIN RECALL	-
Vehicle Call Memory	YELLOW	-
Dual Entry	-	-
Simultaneous Gap	ON	ON

* These values may be field adjusted. Do not adjust Min Green and Extension times for phase 2 lower than what is shown. Min Green for all other phases should not be lower than 4 seconds.

STOP BAR AND METAL POLE LOCATIONS



NC Dept of Transportation
Division of Highways

Final Drawing Date: 8/28/2020

DocuSigned by: Changsek Park
9D65AF807F2A46D...

ITS & Signals Unit

New Installation

Prepared For: Transportation Mobility and Safety Division, Signal Design Section, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

750 N.Greenfield Pkwy,Garner,NC 27529

RKA
RAMEY KEMP ASSOCIATES
8210 University Executive Park Drive Suite 220 Charlotte, North Carolina 28262
Phone: 704-549-6200 | www.rameykemp.com | NC License No. C-0910

SCALE 0 40 1"=40'

US 64 EB
at
Richardson Road

Division 5 Wake County Apex

PLAN DATE:	August 2020	REVIEWED BY:	WJ Hamilton
PREPARED BY:	ZM Esposito	RKA PROJ. NO:	19331 (040)

REVISIONS	INIT.	DATE

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 32396 ENGINEER WILLIAM J. HAMILTON

DocuSigned by: William J. Hamilton
A05A3C7D4A4A4A4...
SIGNATURE 8/24/2020 DATE

SIG. INVENTORY NO. 05-1425

DocuSign Envelope ID: CA81BC5D-527A-44E9-991D-E92A2C8933FE

PROJECT REFERENCE NO.	SHEET NO.
36249.4164	Sig-3.0

PHASING DIAGRAM

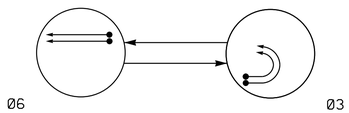
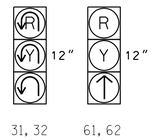


TABLE OF OPERATION

SIGNAL FACE	PHASE Ø3	PHASE Ø6	FLASH
31, 32		R	R
61, 62	R		Y

SIGNAL FACE I.D.

All Heads L.E.D.



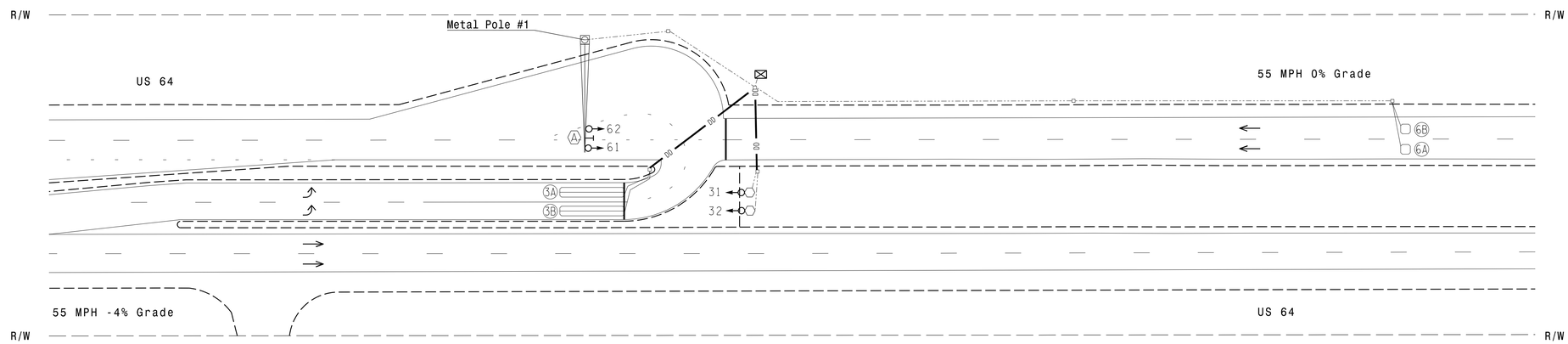
OASIS 2070 LOOP & DETECTOR INSTALLATION CHART

INDUCTIVE LOOPS					DETECTOR PROGRAMMING							
LOOP	SIZE (FT)	DISTANCE FROM STOPBAR (FT)	TURNS	NEW LOOP	PHASE	CALLING	EXTENSION	FULL TIME DELAY	STRETCH TIME	DELAY TIME	SYSTEM LOOP	NEW CARD
3A	6X40	0	2-4-2	Y	3	Y	Y	-	-	-	-	Y
3B	6X40	0	2-4-2	Y	3	Y	Y	-	-	-	-	Y
6A	6X6	420	6	Y	6	Y	Y	-	-	-	-	Y
6B	6X6	420	6	Y	6	Y	Y	-	-	-	-	Y

2 Phase
Fully Actuated
(US 64 & Jenks/Richardson Road
Closed Loop System)
Signal System: 10534

NOTES

1. Refer to "Roadway Standard Drawings NCDOT" dated January 2018, "Standard Specifications for Roads and Structures" dated January 2018, and all applicable sections of the latest version of the generic Project Special Provisions. The PSP can be accessed at the following website: http://connect.ncdot.gov/resources/safety/pages/ITS-Design-Resources.aspx
2. Do not program signal for late night flashing operation unless otherwise directed by the Engineer.
3. Set all detector units to presence mode.
4. Locate new cabinet so as not to obstruct sight distance of vehicles turning right on red.
5. Maximum times shown in timing chart are for free-run operation only. Coordinated signal system timing values supersede thes values.
6. Closed loop system data: Controller Asset #1426



LEGEND

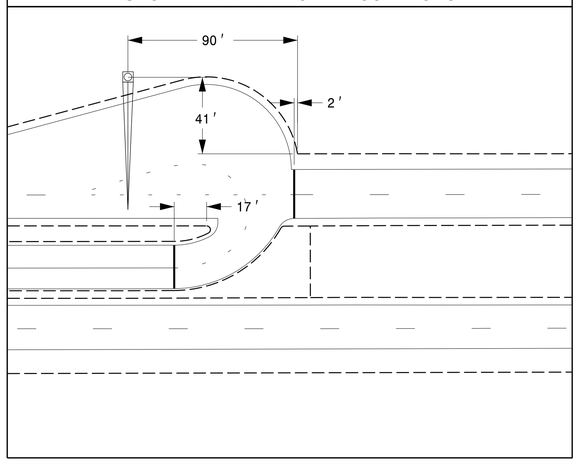
PROPOSED		EXISTING
	Traffic Signal Head	
	Modified Signal Head	N/A
	Sign	
	Pedestrian Signal Head With Push Button & Sign	
	Signal Pole with Guy	
	Signal Pole with Sidewalk Guy	
	Inductive Loop Detector	
	Controller & Cabinet	
	Junction Box	
	2-in Underground Conduit	
N/A	Right of Way	
	Directional Arrow	
	Directional Drill	N/A
	No Left Turn Sign (R3-2)	
	Metal Pole with Mastarm	
	Type II Signal Pedestal	

OASIS 2070 TIMING CHART

FEATURE	PHASE 3	PHASE 6
Min Green 1 *	7	14
Extension 1 *	2.0	6.0
Max Green 1 *	20	90
Yellow Clearance	3.0	5.2
Red Clearance	3.3	1.0
Walk 1 *	-	-
Don't Walk 1	-	-
Seconds Per Actuation *	-	1.5
Max Variable Initial *	-	46
Time Before Reduction *	-	15
Time To Reduce *	-	45
Minimum Gap	-	3.4
Recall Mode	-	MIN RECALL
Vehicle Call Memory	-	YELLOW
Dual Entry	-	-
Simultaneous Gap	ON	ON

* These values may be field adjusted. Do not adjust Min Green and Extension times for phase 6 lower than what is shown. Min Green for all other phases should not be lower than 4 seconds.

STOP BAR AND POLE LOCATIONS



NC Dept of Transportation
Division of Highways
Final Drawing Date: 8/28/2020
DocuSigned by: Changseok Baek
ITS & Signals Unit

New Installation

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

Prepared For: Transportation Mobility and Safety Division, Signal Design Section, State of North Carolina, Department of Transportation

750 N.Greenfield Pkwy,Garner,NC 27529

RAMEY KEMP ASSOCIATES
5808 Farringdon Place Raleigh, North Carolina 27609
Phone: 919-872-0115 | www.rameykemp.com | NC License No. C-0910

SCALE 0 40 1"=40'

US 64 WB
at
U-Turn East of Richardson Road

Division 5 Wake County Apex

PLAN DATE:	August 2020	REVIEWED BY:	WJ Hamilton
PREPARED BY:	ZM Esposito	RKA PROJ. NO:	19331 (040)

REVISIONS	INIT.	DATE

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 32396 ENGINEER WILLIAM J. HAMILTON
DocuSigned by: William J. Hamilton
SIGNATURE 8/24/2020 DATE
SIG. INVENTORY NO. 05-1426

APPENDIX D:

Intersection Capacity Analysis

Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	47	15	64	50	19	19	92	71	21	54	16
Future Vol, veh/h	14	47	15	64	50	19	19	92	71	21	54	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	150	-	150	100	-	-	150	-	175
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	52	17	71	56	21	21	102	79	23	60	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	77	0	0	69	0	0	341	312	61	381	299	56
Stage 1	-	-	-	-	-	-	93	93	-	198	198	-
Stage 2	-	-	-	-	-	-	248	219	-	183	101	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1522	-	-	1532	-	-	613	603	1004	577	613	1011
Stage 1	-	-	-	-	-	-	914	818	-	804	737	-
Stage 2	-	-	-	-	-	-	756	722	-	819	811	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1522	-	-	1532	-	-	531	569	1004	439	579	1011
Mov Cap-2 Maneuver	-	-	-	-	-	-	531	569	-	439	579	-
Stage 1	-	-	-	-	-	-	904	809	-	795	703	-
Stage 2	-	-	-	-	-	-	648	689	-	652	802	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	3.6	11.9	11.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	531	701	1522	-	-	1532	-	-	439	579	1011
HCM Lane V/C Ratio	0.04	0.258	0.01	-	-	0.046	-	-	0.053	0.104	0.018
HCM Control Delay (s)	12.1	11.9	7.4	-	-	7.5	-	-	13.7	11.9	8.6
HCM Lane LOS	B	B	A	-	-	A	-	-	B	B	A
HCM 95th %tile Q(veh)	0.1	1	0	-	-	0.1	-	-	0.2	0.3	0.1

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	232	18	74	181	24	86
Future Vol, veh/h	232	18	74	181	24	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	258	20	82	201	27	96

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	278	0	633	268
Stage 1	-	-	-	-	268	-
Stage 2	-	-	-	-	365	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1285	-	444	771
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	702	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1285	-	412	771
Mov Cap-2 Maneuver	-	-	-	-	412	-
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	651	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.3	11.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	648	-	-	1285	-
HCM Lane V/C Ratio	0.189	-	-	0.064	-
HCM Control Delay (s)	11.8	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.2	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	1	13	0	38	2	139	9	25	85	1
Future Vol, veh/h	1	0	1	13	0	38	2	139	9	25	85	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	14	0	42	2	154	10	28	94	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	335	319	95	314	314	159	95	0	0	164	0	0
Stage 1	151	151	-	163	163	-	-	-	-	-	-	-
Stage 2	184	168	-	151	151	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	619	598	962	639	601	886	1499	-	-	1414	-	-
Stage 1	851	772	-	839	763	-	-	-	-	-	-	-
Stage 2	818	759	-	851	772	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	580	585	962	628	588	886	1499	-	-	1414	-	-
Mov Cap-2 Maneuver	625	606	-	667	615	-	-	-	-	-	-	-
Stage 1	850	757	-	838	762	-	-	-	-	-	-	-
Stage 2	778	758	-	833	757	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	9.7	0.1	1.7
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1499	-	-	758	818	1414	-	-
HCM Lane V/C Ratio	0.001	-	-	0.003	0.069	0.02	-	-
HCM Control Delay (s)	7.4	-	-	9.8	9.7	7.6	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	10.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↱						↱		↰	
Traffic Vol, veh/h	0	1020	21	0	0	0	0	0	244	0	141	0
Future Vol, veh/h	0	1020	21	0	0	0	0	0	244	0	141	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	175	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	16983	-	-	0	-	-	0	-
Grade, %	-	-2	-	-	0	-	-	1	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1133	23	0	0	0	0	0	271	0	157	0

Major/Minor	Major1			Minor1			Minor2		
Conflicting Flow All	-	0	0	-	-	567	567	1133	-
Stage 1	-	-	-	-	-	-	0	0	-
Stage 2	-	-	-	-	-	-	567	1133	-
Critical Hdwy	-	-	-	-	-	7.04	7.54	6.54	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	-	-	-	-	-	3.32	3.52	4.02	-
Pot Cap-1 Maneuver	0	-	-	0	0	459	406	202	0
Stage 1	0	-	-	0	0	-	-	-	0
Stage 2	0	-	-	0	0	-	476	276	0
Platoon blocked, %		-	-						
Mov Cap-1 Maneuver	-	-	-	-	-	459	166	202	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	166	202	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	195	276	-

Approach	EB	NB	SB
HCM Control Delay, s	0	23.5	66
HCM LOS		C	F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	SBLn1
Capacity (veh/h)	459	-	-	202
HCM Lane V/C Ratio	0.591	-	-	0.776
HCM Control Delay (s)	23.5	-	-	66
HCM Lane LOS	C	-	-	F
HCM 95th %tile Q(veh)	3.7	-	-	5.3

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				↑↑	↖	
Traffic Vol, veh/h	0	0	0	1128	24	0
Future Vol, veh/h	0	0	0	1128	24	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	1253	27	0

Major/Minor	Major2		Minor1	
Conflicting Flow All	-	-	627	-
Stage 1	-	-	0	-
Stage 2	-	-	627	-
Critical Hdwy	-	-	6.84	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	5.84	-
Follow-up Hdwy	-	-	3.52	-
Pot Cap-1 Maneuver	0	-	416	0
Stage 1	0	-	-	0
Stage 2	0	-	495	0
Platoon blocked, %		-		
Mov Cap-1 Maneuver	-	-	416	-
Mov Cap-2 Maneuver	-	-	416	-
Stage 1	-	-	-	-
Stage 2	-	-	495	-

Approach	WB	NB
HCM Control Delay, s	0	14.2
HCM LOS		B

Minor Lane/Major Mvmt	NBLn1	WBT
Capacity (veh/h)	416	-
HCM Lane V/C Ratio	0.064	-
HCM Control Delay (s)	14.2	-
HCM Lane LOS	B	-
HCM 95th %tile Q(veh)	0.2	-

Intersection	
Int Delay, s/veh	8.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	99	21	100	81	39	19	85	115	29	73	8
Future Vol, veh/h	13	99	21	100	81	39	19	85	115	29	73	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	150	-	150	100	-	-	150	-	175
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	110	23	111	90	43	21	94	128	32	81	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	133	0	0	133	0	0	529	505	122	573	473	90
Stage 1	-	-	-	-	-	-	150	150	-	312	312	-
Stage 2	-	-	-	-	-	-	379	355	-	261	161	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1452	-	-	1452	-	-	460	470	929	430	490	968
Stage 1	-	-	-	-	-	-	853	773	-	699	658	-
Stage 2	-	-	-	-	-	-	643	630	-	744	765	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1452	-	-	1452	-	-	368	430	929	289	448	968
Mov Cap-2 Maneuver	-	-	-	-	-	-	368	430	-	289	448	-
Stage 1	-	-	-	-	-	-	844	765	-	692	608	-
Stage 2	-	-	-	-	-	-	510	582	-	557	757	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	3.5	14.1	15.5
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	SBLn3
Capacity (veh/h)	368	622	1452	-	-	1452	-	-	289	448	968
HCM Lane V/C Ratio	0.057	0.357	0.01	-	-	0.077	-	-	0.111	0.181	0.009
HCM Control Delay (s)	15.4	14	7.5	-	-	7.7	-	-	19	14.8	8.8
HCM Lane LOS	C	B	A	-	-	A	-	-	C	B	A
HCM 95th %tile Q(veh)	0.2	1.6	0	-	-	0.2	-	-	0.4	0.7	0

Intersection	
Int Delay, s/veh	4.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	327	41	209	344	25	149
Future Vol, veh/h	327	41	209	344	25	149
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	363	46	232	382	28	166

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	409	0	1232	386
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	846	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1150	-	196	662
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	421	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1150	-	146	662
Mov Cap-2 Maneuver	-	-	-	-	146	-
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	313	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.4	19.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	439	-	-	1150	-
HCM Lane V/C Ratio	0.44	-	-	0.202	-
HCM Control Delay (s)	19.5	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	2.2	-	-	0.8	-

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	3	13	1	33	2	126	20	38	135	3
Future Vol, veh/h	2	1	3	13	1	33	2	126	20	38	135	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	1	3	14	1	37	2	140	22	42	150	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	410	402	152	393	392	151	153	0	0	162	0	0
Stage 1	236	236	-	155	155	-	-	-	-	-	-	-
Stage 2	174	166	-	238	237	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	552	537	894	566	544	895	1428	-	-	1417	-	-
Stage 1	767	710	-	847	769	-	-	-	-	-	-	-
Stage 2	828	761	-	765	709	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	516	520	894	550	527	895	1428	-	-	1417	-	-
Mov Cap-2 Maneuver	581	558	-	606	568	-	-	-	-	-	-	-
Stage 1	766	689	-	846	768	-	-	-	-	-	-	-
Stage 2	792	760	-	738	688	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.2	9.9	0.1	1.6
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1428	-	-	698	782	1417	-	-
HCM Lane V/C Ratio	0.002	-	-	0.01	0.067	0.03	-	-
HCM Control Delay (s)	7.5	-	-	10.2	9.9	7.6	-	-
HCM Lane LOS	A	-	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	30.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↱						↱		↰	
Traffic Vol, veh/h	0	1132	30	0	0	0	0	0	203	0	196	0
Future Vol, veh/h	0	1132	30	0	0	0	0	0	203	0	196	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	175	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	16983	-	-	0	-	-	0	-
Grade, %	-	-2	-	-	0	-	-	1	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1258	33	0	0	0	0	0	226	0	218	0

Major/Minor	Major1			Minor1		Minor2			
Conflicting Flow All	-	0	0	-	-	629	629	1258	-
Stage 1	-	-	-	-	-	-	0	0	-
Stage 2	-	-	-	-	-	-	629	1258	-
Critical Hdwy	-	-	-	-	-	7.04	7.54	6.54	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	-	-	-	-	-	3.32	3.52	4.02	-
Pot Cap-1 Maneuver	0	-	-	0	0	418	367	~ 170	0
Stage 1	0	-	-	0	0	-	-	-	0
Stage 2	0	-	-	0	0	-	437	241	0
Platoon blocked, %		-	-						
Mov Cap-1 Maneuver	-	-	-	-	-	418	169	~ 170	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	169	~ 170	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	201	241	-

Approach	EB	NB	SB
HCM Control Delay, s	0	23.3	216.7
HCM LOS		C	F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	SBLn1
Capacity (veh/h)	418	-	-	170
HCM Lane V/C Ratio	0.54	-	-	1.281
HCM Control Delay (s)	23.3	-	-	216.7
HCM Lane LOS	C	-	-	F
HCM 95th %tile Q(veh)	3.1	-	-	12.5

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				↑↑	↰	
Traffic Vol, veh/h	0	0	0	1463	39	0
Future Vol, veh/h	0	0	0	1463	39	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	1626	43	0

Major/Minor	Major2		Minor1	
Conflicting Flow All	-	-	813	-
Stage 1	-	-	0	-
Stage 2	-	-	813	-
Critical Hdwy	-	-	6.84	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	5.84	-
Follow-up Hdwy	-	-	3.52	-
Pot Cap-1 Maneuver	0	-	316	0
Stage 1	0	-	-	0
Stage 2	0	-	396	0
Platoon blocked, %		-		
Mov Cap-1 Maneuver	-	-	316	-
Mov Cap-2 Maneuver	-	-	316	-
Stage 1	-	-	-	-
Stage 2	-	-	396	-

Approach	WB	NB
HCM Control Delay, s	0	18.2
HCM LOS		C

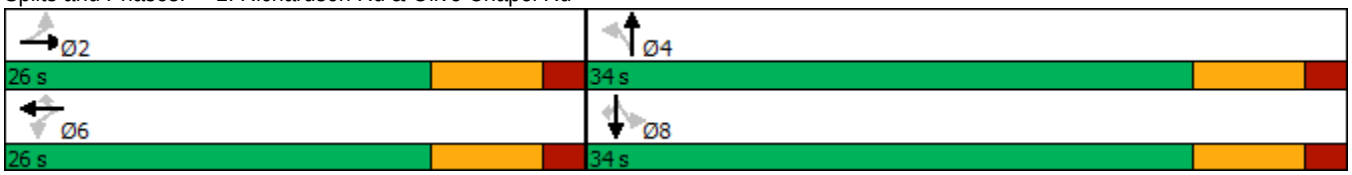
Minor Lane/Major Mvmt	NBLn1	WBT
Capacity (veh/h)	316	-
HCM Lane V/C Ratio	0.137	-
HCM Control Delay (s)	18.2	-
HCM Lane LOS	C	-
HCM 95th %tile Q(veh)	0.5	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	68	22	93	65	120	37	110	128	93	102	48
Future Volume (vph)	54	68	22	93	65	120	37	110	128	93	102	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	150		150	100		0	150		175
Storage Lanes	1		0	1		1	1		0	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.964				0.850		0.919				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1796	0	1770	1863	1583	1770	1712	0	1770	1863	1583
Flt Permitted	0.710			0.692			0.684			0.596		
Satd. Flow (perm)	1323	1796	0	1289	1863	1583	1274	1712	0	1110	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1889			1311			1771			2925	
Travel Time (s)		28.6			19.9			26.8			44.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	60	76	24	103	72	133	41	122	142	103	113	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	100	0	103	72	133	41	264	0	103	113	53
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	Perm
Protected Phases		2			6			4			8	
Permitted Phases	2			6		6	4			8		8
Detector Phase	2	2		6	6	6	4	4		8	8	8
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		7.0	7.0	7.0
Minimum Split (s)	14.0	14.0		14.0	14.0	14.0	14.0	14.0		14.0	14.0	14.0
Total Split (s)	26.0	26.0		26.0	26.0	26.0	34.0	34.0		34.0	34.0	34.0
Total Split (%)	43.3%	43.3%		43.3%	43.3%	43.3%	56.7%	56.7%		56.7%	56.7%	56.7%
Maximum Green (s)	19.0	19.0		19.0	19.0	19.0	27.0	27.0		27.0	27.0	27.0
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0	-2.0
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	None
Act Effct Green (s)	12.1	12.1		12.1	12.1	12.1	12.7	12.7		12.7	12.7	12.7
Actuated g/C Ratio	0.35	0.35		0.35	0.35	0.35	0.36	0.36		0.36	0.36	0.36
v/c Ratio	0.13	0.16		0.23	0.11	0.24	0.09	0.43		0.26	0.17	0.09
Control Delay	9.8	9.7		10.8	9.3	10.6	7.7	10.6		9.4	7.9	7.5
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	9.8	9.7		10.8	9.3	10.6	7.7	10.6		9.4	7.9	7.5
LOS	A	A		B	A	B	A	B		A	A	A
Approach Delay		9.7			10.3			10.2			8.4	
Approach LOS		A			B			B			A	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	7	12		13	8	16	4	31		11	12	5
Queue Length 95th (ft)	27	39		42	30	51	18	82		38	37	21
Internal Link Dist (ft)		1809			1231			1691			2845	
Turn Bay Length (ft)	250			150		150	100			150		175
Base Capacity (vph)	805	1093		785	1134	964	1071	1440		933	1567	1331
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.07	0.09		0.13	0.06	0.14	0.04	0.18		0.11	0.07	0.04

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 35	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.43	
Intersection Signal Delay: 9.7	Intersection LOS: A
Intersection Capacity Utilization 43.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Richardson Rd & Olive Chapel Rd



Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	419	20	83	328	27	97
Future Vol, veh/h	419	20	83	328	27	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	466	22	92	364	30	108

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	488	0	1025	477
Stage 1	-	-	-	-	477	-
Stage 2	-	-	-	-	548	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1075	-	260	588
Stage 1	-	-	-	-	624	-
Stage 2	-	-	-	-	579	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1075	-	232	588
Mov Cap-2 Maneuver	-	-	-	-	232	-
Stage 1	-	-	-	-	624	-
Stage 2	-	-	-	-	517	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	16.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	441	-	-	1075	-
HCM Lane V/C Ratio	0.312	-	-	0.086	-
HCM Control Delay (s)	16.8	-	-	8.7	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.3	-	-	0.3	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	1	15	0	103	2	478	10	48	503	1
Future Vol, veh/h	1	0	1	15	0	103	2	478	10	48	503	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	17	0	114	2	531	11	53	559	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1264	1212	560	1207	1207	537	560	0	0	542	0	0
Stage 1	666	666	-	541	541	-	-	-	-	-	-	-
Stage 2	598	546	-	666	666	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	146	182	528	160	183	544	1011	-	-	1027	-	-
Stage 1	449	457	-	525	521	-	-	-	-	-	-	-
Stage 2	489	518	-	449	457	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	111	172	528	153	173	544	1011	-	-	1027	-	-
Mov Cap-2 Maneuver	223	283	-	282	293	-	-	-	-	-	-	-
Stage 1	448	433	-	524	520	-	-	-	-	-	-	-
Stage 2	385	517	-	425	433	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.5	15.1	0	0.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1011	-	-	314	487	1027	-	-
HCM Lane V/C Ratio	0.002	-	-	0.007	0.269	0.052	-	-
HCM Control Delay (s)	8.6	-	-	16.5	15.1	8.7	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.1	0.2	-	-

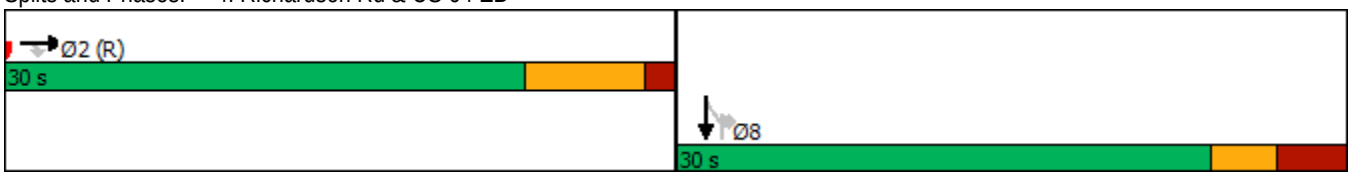
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1124	267	0	0	0	0	0	915	0	719	0
Future Volume (vph)	0	1124	267	0	0	0	0	0	915	0	719	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-2%			0%			1%			0%	
Storage Length (ft)	0		175	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		2	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.95	0.95	1.00
Frt			0.850						0.850			
Flt Protected												
Satd. Flow (prot)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Flt Permitted												
Satd. Flow (perm)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			45			35	
Link Distance (ft)		3066			489			978			454	
Travel Time (s)		38.0			6.1			14.8			8.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1249	297	0	0	0	0	0	1017	0	799	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1249	297	0	0	0	0	0	1017	0	799	0
Turn Type		NA	Perm						Perm		NA	
Protected Phases		2									8	
Permitted Phases			2						8	8		
Detector Phase		2	2						8	8	8	
Switch Phase												
Minimum Initial (s)		14.0	14.0						7.0	7.0	7.0	
Minimum Split (s)		20.8	20.8						13.2	13.2	13.2	
Total Split (s)		30.0	30.0						30.0	30.0	30.0	
Total Split (%)		50.0%	50.0%						50.0%	50.0%	50.0%	
Maximum Green (s)		23.2	23.2						23.8	23.8	23.8	
Yellow Time (s)		5.4	5.4						3.0	3.0	3.0	
All-Red Time (s)		1.4	1.4						3.2	3.2	3.2	
Lost Time Adjust (s)		-1.8	-1.8						-1.2		-1.2	
Total Lost Time (s)		5.0	5.0						5.0		5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		6.0	6.0						2.0	2.0	2.0	
Minimum Gap (s)		3.4	3.4						0.2	0.2	0.2	
Time Before Reduce (s)		15.0	15.0						0.0	0.0	0.0	
Time To Reduce (s)		45.0	45.0						0.0	0.0	0.0	
Recall Mode		C-Min	C-Min						None	None	None	
Act Effct Green (s)		25.2	25.2						24.8		24.8	
Actuated g/C Ratio		0.42	0.42						0.41		0.41	
v/c Ratio		0.83	0.44						0.89		0.55	
Control Delay		22.1	15.1						28.2		10.9	
Queue Delay		0.0	0.0						0.0		0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		22.1	15.1						28.2		10.9	
LOS		C	B						C		B	
Approach Delay		20.7						28.2			10.9	
Approach LOS		C						C			B	
Queue Length 50th (ft)		203	74						183		106	
Queue Length 95th (ft)		#296	132						#311		m120	
Internal Link Dist (ft)		2986			409			898			374	
Turn Bay Length (ft)			175									
Base Capacity (vph)		1502	672						1155		1474	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio		0.83	0.44						0.88		0.54	

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay: 20.7	Intersection LOS: C
Intersection Capacity Utilization 99.9%	ICU Level of Service F
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: Richardson Rd & US 64 EB



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	1770	247	0
Future Volume (vph)	0	0	0	1770	247	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.97	1.00
Frt						
Flt Protected					0.950	
Satd. Flow (prot)	0	0	0	3539	3433	0
Flt Permitted					0.950	
Satd. Flow (perm)	0	0	0	3539	3433	0
Right Turn on Red		No			No	No
Satd. Flow (RTOR)						
Link Speed (mph)	55			55	25	
Link Distance (ft)	459			2512	426	
Travel Time (s)	5.7			31.1	11.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	1967	274	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	1967	274	0
Turn Type				NA	Prot	
Protected Phases				6	8	
Permitted Phases						
Detector Phase				6	8	
Switch Phase						
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				20.2	13.3	
Total Split (s)				46.7	13.3	
Total Split (%)				77.8%	22.2%	
Maximum Green (s)				40.5	7.0	
Yellow Time (s)				5.2	3.0	
All-Red Time (s)				1.0	3.3	
Lost Time Adjust (s)				-1.2	-1.3	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				6.0	2.0	
Minimum Gap (s)				3.4	0.2	
Time Before Reduce (s)				15.0	0.0	
Time To Reduce (s)				45.0	0.0	
Recall Mode				C-Min	None	
Act Effct Green (s)				41.7	8.3	
Actuated g/C Ratio				0.70	0.14	
v/c Ratio				0.80	0.58	
Control Delay				9.6	27.8	
Queue Delay				0.0	0.0	
Total Delay				9.6	27.8	
LOS				A	C	
Approach Delay				9.6	27.8	
Approach LOS				A	C	

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Queue Length 50th (ft)				199	50	
Queue Length 95th (ft)				288	m60	
Internal Link Dist (ft)	379			2432	346	
Turn Bay Length (ft)						
Base Capacity (vph)				2459	474	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.80	0.58	

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 6:WBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 11.8	Intersection LOS: B
Intersection Capacity Utilization 64.3%	ICU Level of Service C
Analysis Period (min) 15	
m Volume for 95th percentile queue is metered by upstream signal.	

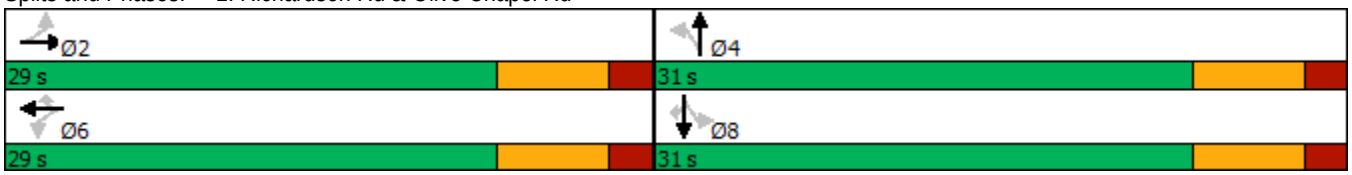
Splits and Phases: 5: U-Turn East & US 64 WB

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	119	41	167	104	139	31	103	165	139	147	55
Future Volume (vph)	58	119	41	167	104	139	31	103	165	139	147	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	150		150	100		0	150		175
Storage Lanes	1		0	1		1	1		0	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.961				0.850		0.908				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1790	0	1770	1863	1583	1770	1691	0	1770	1863	1583
Flt Permitted	0.682			0.645			0.654			0.579		
Satd. Flow (perm)	1270	1790	0	1201	1863	1583	1218	1691	0	1079	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1889			1311			1771			2925	
Travel Time (s)		28.6			19.9			26.8			44.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	64	132	46	186	116	154	34	114	183	154	163	61
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	178	0	186	116	154	34	297	0	154	163	61
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	Perm
Protected Phases		2			6			4			8	
Permitted Phases	2			6		6	4			8		8
Detector Phase	2	2		6	6	6	4	4		8	8	8
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		7.0	7.0	7.0
Minimum Split (s)	14.0	14.0		14.0	14.0	14.0	14.0	14.0		14.0	14.0	14.0
Total Split (s)	29.0	29.0		29.0	29.0	29.0	31.0	31.0		31.0	31.0	31.0
Total Split (%)	48.3%	48.3%		48.3%	48.3%	48.3%	51.7%	51.7%		51.7%	51.7%	51.7%
Maximum Green (s)	22.0	22.0		22.0	22.0	22.0	24.0	24.0		24.0	24.0	24.0
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0	-2.0
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	None
Act Effct Green (s)	14.2	14.2		14.2	14.2	14.2	14.6	14.6		14.6	14.6	14.6
Actuated g/C Ratio	0.36	0.36		0.36	0.36	0.36	0.37	0.37		0.37	0.37	0.37
v/c Ratio	0.14	0.28		0.43	0.17	0.27	0.08	0.47		0.39	0.24	0.10
Control Delay	10.2	10.9		13.9	10.0	11.1	9.6	13.1		13.4	10.4	9.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	10.2	10.9		13.9	10.0	11.1	9.6	13.1		13.4	10.4	9.6
LOS	B	B		B	B	B	A	B		B	B	A
Approach Delay		10.7			12.0			12.7			11.5	
Approach LOS		B			B			B			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	8	24		27	15	21	4	43		21	21	8
Queue Length 95th (ft)	33	73		86	50	66	21	124		73	67	31
Internal Link Dist (ft)		1809			1231			1691			2845	
Turn Bay Length (ft)	250			150		150	100			150		175
Base Capacity (vph)	817	1152		773	1199	1018	849	1179		752	1299	1103
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.08	0.15		0.24	0.10	0.15	0.04	0.25		0.20	0.13	0.06

Intersection Summary	
Area Type: Other	
Cycle Length: 60	
Actuated Cycle Length: 39.4	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.47	
Intersection Signal Delay: 11.8	Intersection LOS: B
Intersection Capacity Utilization 57.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Richardson Rd & Olive Chapel Rd



Intersection	
Int Delay, s/veh	13.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	520	46	235	571	28	168
Future Vol, veh/h	520	46	235	571	28	168
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	578	51	261	634	31	187

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	629	0	1760	604
Stage 1	-	-	-	-	604	-
Stage 2	-	-	-	-	1156	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	953	-	93	498
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	300	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	953	-	54	498
Mov Cap-2 Maneuver	-	-	-	-	54	-
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	173	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3	92.5
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	229	-	-	953	-
HCM Lane V/C Ratio	0.951	-	-	0.274	-
HCM Control Delay (s)	92.5	-	-	10.2	0
HCM Lane LOS	F	-	-	B	A
HCM 95th %tile Q(veh)	8.4	-	-	1.1	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	3	15	1	76	2	599	23	111	648	3
Future Vol, veh/h	2	1	3	15	1	76	2	599	23	111	648	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	1	3	17	1	84	2	666	26	123	720	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1694	1664	722	1653	1652	679	723	0	0	692	0	0
Stage 1	968	968	-	683	683	-	-	-	-	-	-	-
Stage 2	726	696	-	970	969	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	73	97	427	78	98	452	879	-	-	903	-	-
Stage 1	305	332	-	439	449	-	-	-	-	-	-	-
Stage 2	416	443	-	304	332	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	53	84	427	69	84	452	879	-	-	903	-	-
Mov Cap-2 Maneuver	138	176	-	177	195	-	-	-	-	-	-	-
Stage 1	304	287	-	438	448	-	-	-	-	-	-	-
Stage 2	337	442	-	260	287	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.8	19.1	0	1.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	221	357	903	-	-
HCM Lane V/C Ratio	0.003	-	-	0.03	0.286	0.137	-	-
HCM Control Delay (s)	9.1	-	-	21.8	19.1	9.6	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.2	0.5	-	-

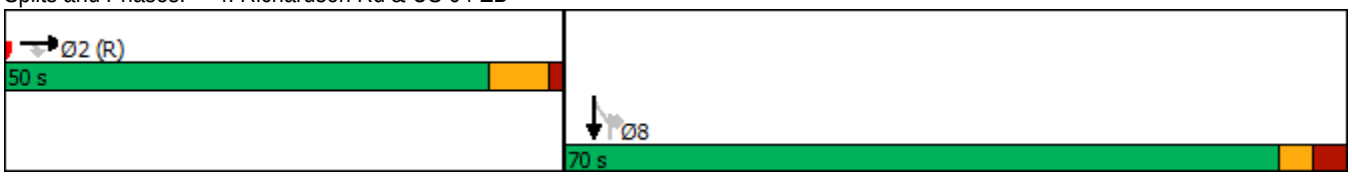
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1166	388	0	0	0	0	0	1331	0	971	0
Future Volume (vph)	0	1166	388	0	0	0	0	0	1331	0	971	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-2%			0%			1%			0%	
Storage Length (ft)	0		175	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		2	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.95	0.95	1.00
Frt			0.850						0.850			
Flt Protected												
Satd. Flow (prot)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Flt Permitted												
Satd. Flow (perm)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			45			35	
Link Distance (ft)		3066			489			978			454	
Travel Time (s)		38.0			6.1			14.8			8.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1296	431	0	0	0	0	0	1479	0	1079	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1296	431	0	0	0	0	0	1479	0	1079	0
Turn Type		NA	Perm						Perm		NA	
Protected Phases		2									8	
Permitted Phases			2						8	8		
Detector Phase		2	2						8	8	8	
Switch Phase												
Minimum Initial (s)		14.0	14.0						7.0	7.0	7.0	
Minimum Split (s)		20.8	20.8						13.2	13.2	13.2	
Total Split (s)		50.0	50.0						70.0	70.0	70.0	
Total Split (%)		41.7%	41.7%						58.3%	58.3%	58.3%	
Maximum Green (s)		43.2	43.2						63.8	63.8	63.8	
Yellow Time (s)		5.4	5.4						3.0	3.0	3.0	
All-Red Time (s)		1.4	1.4						3.2	3.2	3.2	
Lost Time Adjust (s)		-1.8	-1.8						-1.2		-1.2	
Total Lost Time (s)		5.0	5.0						5.0		5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		6.0	6.0						2.0	2.0	2.0	
Minimum Gap (s)		3.4	3.4						0.2	0.2	0.2	
Time Before Reduce (s)		15.0	15.0						0.0	0.0	0.0	
Time To Reduce (s)		45.0	45.0						0.0	0.0	0.0	
Recall Mode		C-Min	C-Min						None	None	None	
Act Effct Green (s)		45.0	45.0						65.0		65.0	
Actuated g/C Ratio		0.38	0.38						0.54		0.54	
v/c Ratio		0.97	0.72						0.98		0.56	
Control Delay		55.0	40.2						47.4		19.6	
Queue Delay		0.0	0.0						0.0		0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		55.0	40.2						47.4		19.6	
LOS		E	D						D		B	
Approach Delay		51.3						47.4			19.6	
Approach LOS		D						D			B	
Queue Length 50th (ft)		512	283						613		278	
Queue Length 95th (ft)		#668	408						#817		341	
Internal Link Dist (ft)		2986			409			898			374	
Turn Bay Length (ft)			175									
Base Capacity (vph)		1340	599						1502		1916	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio		0.97	0.72						0.98		0.56	

Intersection Summary	
Area Type:	Other
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.98	
Intersection Signal Delay: 42.0	Intersection LOS: D
Intersection Capacity Utilization 129.6%	ICU Level of Service H
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: Richardson Rd & US 64 EB



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	2166	472	0
Future Volume (vph)	0	0	0	2166	472	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.97	1.00
Frt						
Flt Protected					0.950	
Satd. Flow (prot)	0	0	0	3539	3433	0
Flt Permitted					0.950	
Satd. Flow (perm)	0	0	0	3539	3433	0
Right Turn on Red		No			No	No
Satd. Flow (RTOR)						
Link Speed (mph)	55			55	25	
Link Distance (ft)	459			2512	426	
Travel Time (s)	5.7			31.1	11.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	2407	524	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	2407	524	0
Turn Type				NA	Prot	
Protected Phases				6	8	
Permitted Phases						
Detector Phase				6	8	
Switch Phase						
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				20.2	13.3	
Total Split (s)				70.0	20.0	
Total Split (%)				77.8%	22.2%	
Maximum Green (s)				63.8	13.7	
Yellow Time (s)				5.2	3.0	
All-Red Time (s)				1.0	3.3	
Lost Time Adjust (s)				-1.2	-1.3	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				6.0	2.0	
Minimum Gap (s)				3.4	0.2	
Time Before Reduce (s)				15.0	0.0	
Time To Reduce (s)				45.0	0.0	
Recall Mode				C-Min	None	
Act Effct Green (s)				65.0	15.0	
Actuated g/C Ratio				0.72	0.17	
v/c Ratio				0.94	0.92	
Control Delay				20.5	59.9	
Queue Delay				0.0	0.0	
Total Delay				20.5	59.9	
LOS				C	E	
Approach Delay				20.5	59.9	
Approach LOS				C	E	

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Queue Length 50th (ft)				523	152	
Queue Length 95th (ft)				#847	#246	
Internal Link Dist (ft)	379			2432	346	
Turn Bay Length (ft)						
Base Capacity (vph)				2555	572	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.94	0.92	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 27.6	Intersection LOS: C
Intersection Capacity Utilization 81.7%	ICU Level of Service D
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

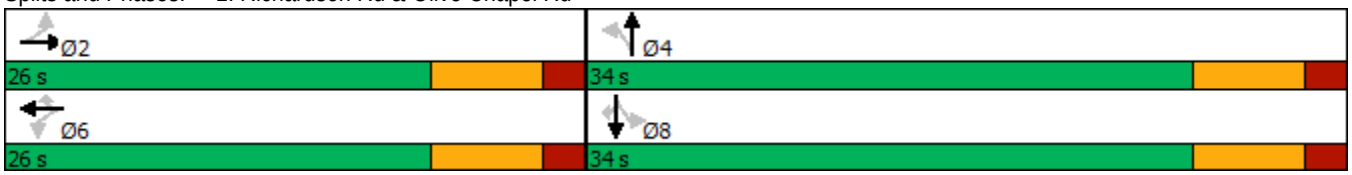
Splits and Phases: 5: U-Turn East & US 64 WB

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	70	22	101	70	120	37	110	131	93	102	48
Future Volume (vph)	54	70	22	101	70	120	37	110	131	93	102	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	150		150	100		0	150		175
Storage Lanes	1		0	1		1	1		0	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.965				0.850		0.918				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1798	0	1770	1863	1583	1770	1710	0	1770	1863	1583
Flt Permitted	0.706			0.691			0.684			0.594		
Satd. Flow (perm)	1315	1798	0	1287	1863	1583	1274	1710	0	1106	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1889			1311			1771			2925	
Travel Time (s)		28.6			19.9			26.8			44.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	60	78	24	112	78	133	41	122	146	103	113	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	102	0	112	78	133	41	268	0	103	113	53
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	Perm
Protected Phases		2			6			4			8	
Permitted Phases	2			6		6	4			8		8
Detector Phase	2	2		6	6	6	4	4		8	8	8
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		7.0	7.0	7.0
Minimum Split (s)	14.0	14.0		14.0	14.0	14.0	14.0	14.0		14.0	14.0	14.0
Total Split (s)	26.0	26.0		26.0	26.0	26.0	34.0	34.0		34.0	34.0	34.0
Total Split (%)	43.3%	43.3%		43.3%	43.3%	43.3%	56.7%	56.7%		56.7%	56.7%	56.7%
Maximum Green (s)	19.0	19.0		19.0	19.0	19.0	27.0	27.0		27.0	27.0	27.0
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0	-2.0
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	None
Act Effct Green (s)	12.2	12.2		12.2	12.2	12.2	12.8	12.8		12.8	12.8	12.8
Actuated g/C Ratio	0.35	0.35		0.35	0.35	0.35	0.36	0.36		0.36	0.36	0.36
v/c Ratio	0.13	0.16		0.25	0.12	0.24	0.09	0.43		0.26	0.17	0.09
Control Delay	9.9	9.8		11.1	9.5	10.6	7.8	10.7		9.5	8.0	7.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	9.9	9.8		11.1	9.5	10.6	7.8	10.7		9.5	8.0	7.6
LOS	A	A		B	A	B	A	B		A	A	A
Approach Delay		9.8			10.5			10.3			8.5	
Approach LOS		A			B			B			A	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	7	12		14	9	17	4	31		11	12	5
Queue Length 95th (ft)	28	40		46	32	52	18	85		39	38	22
Internal Link Dist (ft)		1809			1231			1691			2845	
Turn Bay Length (ft)	250			150		150	100			150		175
Base Capacity (vph)	796	1088		779	1128	958	1065	1430		924	1558	1323
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.08	0.09		0.14	0.07	0.14	0.04	0.19		0.11	0.07	0.04

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 35.2	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.43	
Intersection Signal Delay: 9.8	Intersection LOS: A
Intersection Capacity Utilization 44.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Richardson Rd & Olive Chapel Rd



Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	446	22	83	336	28	97
Future Vol, veh/h	446	22	83	336	28	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	496	24	92	373	31	108

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	520	0	1065	508
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	557	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1046	-	246	565
Stage 1	-	-	-	-	604	-
Stage 2	-	-	-	-	574	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1046	-	219	565
Mov Cap-2 Maneuver	-	-	-	-	219	-
Stage 1	-	-	-	-	604	-
Stage 2	-	-	-	-	510	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	17.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	417	-	-	1046	-
HCM Lane V/C Ratio	0.333	-	-	0.088	-
HCM Control Delay (s)	17.9	-	-	8.8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.4	-	-	0.3	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	1	15	0	167	2	478	10	67	503	1
Future Vol, veh/h	1	0	1	15	0	167	2	478	10	67	503	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	17	0	186	2	531	11	74	559	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1342	1254	560	1249	1249	537	560	0	0	542	0	0
Stage 1	708	708	-	541	541	-	-	-	-	-	-	-
Stage 2	634	546	-	708	708	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	129	172	528	150	173	544	1011	-	-	1027	-	-
Stage 1	426	438	-	525	521	-	-	-	-	-	-	-
Stage 2	467	518	-	426	438	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	80	159	528	141	160	544	1011	-	-	1027	-	-
Mov Cap-2 Maneuver	170	266	-	267	279	-	-	-	-	-	-	-
Stage 1	425	406	-	524	520	-	-	-	-	-	-	-
Stage 2	307	517	-	394	406	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.1	17	0	1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1011	-	-	257	501	1027	-	-
HCM Lane V/C Ratio	0.002	-	-	0.009	0.404	0.072	-	-
HCM Control Delay (s)	8.6	-	-	19.1	17	8.8	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.9	0.2	-	-

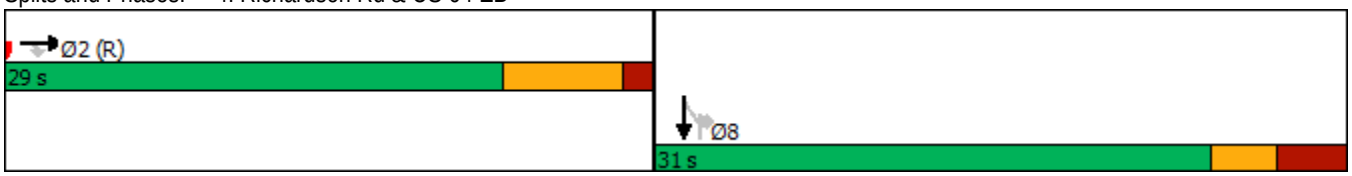
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1124	270	0	0	0	0	0	979	0	735	0
Future Volume (vph)	0	1124	270	0	0	0	0	0	979	0	735	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-2%			0%			1%			0%	
Storage Length (ft)	0		175	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		2	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.95	0.95	1.00
Frt			0.850						0.850			
Flt Protected												
Satd. Flow (prot)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Flt Permitted												
Satd. Flow (perm)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			45			35	
Link Distance (ft)		3066			489			978			454	
Travel Time (s)		38.0			6.1			14.8			8.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1249	300	0	0	0	0	0	1088	0	817	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1249	300	0	0	0	0	0	1088	0	817	0
Turn Type		NA	Perm						Perm		NA	
Protected Phases		2									8	
Permitted Phases			2						8	8		
Detector Phase		2	2						8	8	8	
Switch Phase												
Minimum Initial (s)		14.0	14.0						7.0	7.0	7.0	
Minimum Split (s)		20.8	20.8						13.2	13.2	13.2	
Total Split (s)		29.0	29.0						31.0	31.0	31.0	
Total Split (%)		48.3%	48.3%						51.7%	51.7%	51.7%	
Maximum Green (s)		22.2	22.2						24.8	24.8	24.8	
Yellow Time (s)		5.4	5.4						3.0	3.0	3.0	
All-Red Time (s)		1.4	1.4						3.2	3.2	3.2	
Lost Time Adjust (s)		-1.8	-1.8						-1.3		-1.2	
Total Lost Time (s)		5.0	5.0						4.9		5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		6.0	6.0						2.0	2.0	2.0	
Minimum Gap (s)		3.4	3.4						0.2	0.2	0.2	
Time Before Reduce (s)		15.0	15.0						0.0	0.0	0.0	
Time To Reduce (s)		45.0	45.0						0.0	0.0	0.0	
Recall Mode		C-Min	C-Min						None	None	None	
Act Effct Green (s)		24.0	24.0						26.1		26.0	
Actuated g/C Ratio		0.40	0.40						0.44		0.43	
v/c Ratio		0.87	0.47						0.90		0.53	
Control Delay		25.5	16.3						28.5		9.8	
Queue Delay		0.0	0.0						0.0		0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		25.5	16.3						28.5		9.8	
LOS		C	B						C		A	
Approach Delay		23.7						28.5			9.8	
Approach LOS		C						C			A	
Queue Length 50th (ft)		210	77						197		99	
Queue Length 95th (ft)		#333	138						#333		m110	
Internal Link Dist (ft)		2986			409			898			374	
Turn Bay Length (ft)			175									
Base Capacity (vph)		1430	639						1206		1533	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio		0.87	0.47						0.90		0.53	

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 22.0	Intersection LOS: C
Intersection Capacity Utilization 103.0%	ICU Level of Service G
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: Richardson Rd & US 64 EB



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	1786	258	0
Future Volume (vph)	0	0	0	1786	258	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.97	1.00
Frt						
Flt Protected					0.950	
Satd. Flow (prot)	0	0	0	3539	3433	0
Flt Permitted					0.950	
Satd. Flow (perm)	0	0	0	3539	3433	0
Right Turn on Red		No			No	No
Satd. Flow (RTOR)						
Link Speed (mph)	55			55	25	
Link Distance (ft)	459			2512	426	
Travel Time (s)	5.7			31.1	11.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	1984	287	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	1984	287	0
Turn Type				NA	Prot	
Protected Phases				6	8	
Permitted Phases						
Detector Phase				6	8	
Switch Phase						
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				21.2	14.0	
Total Split (s)				46.0	14.0	
Total Split (%)				76.7%	23.3%	
Maximum Green (s)				39.8	7.7	
Yellow Time (s)				5.2	3.0	
All-Red Time (s)				1.0	3.3	
Lost Time Adjust (s)				-1.2	-1.3	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				6.0	2.0	
Minimum Gap (s)				3.4	0.2	
Time Before Reduce (s)				15.0	0.0	
Time To Reduce (s)				45.0	0.0	
Recall Mode				C-Min	None	
Act Effct Green (s)				41.1	8.9	
Actuated g/C Ratio				0.68	0.15	
v/c Ratio				0.82	0.57	
Control Delay				10.5	26.5	
Queue Delay				0.0	0.0	
Total Delay				10.5	26.5	
LOS				B	C	
Approach Delay				10.5	26.5	
Approach LOS				B	C	

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Queue Length 50th (ft)				215	51	
Queue Length 95th (ft)				312	m59	
Internal Link Dist (ft)	379			2432	346	
Turn Bay Length (ft)						
Base Capacity (vph)				2426	514	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.82	0.56	

Intersection Summary	
Area Type:	Other
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 6:WBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 12.5	Intersection LOS: B
Intersection Capacity Utilization 65.1%	ICU Level of Service C
Analysis Period (min) 15	
m Volume for 95th percentile queue is metered by upstream signal.	

Splits and Phases: 5: U-Turn East & US 64 WB

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	439	355	9	29	13
Future Vol, veh/h	5	439	355	9	29	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	488	394	10	32	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	404	0	-	0	894	394
Stage 1	-	-	-	-	394	-
Stage 2	-	-	-	-	500	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1155	-	-	-	312	655
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	609	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1155	-	-	-	310	655
Mov Cap-2 Maneuver	-	-	-	-	310	-
Stage 1	-	-	-	-	678	-
Stage 2	-	-	-	-	609	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	16.1
HCM LOS			C

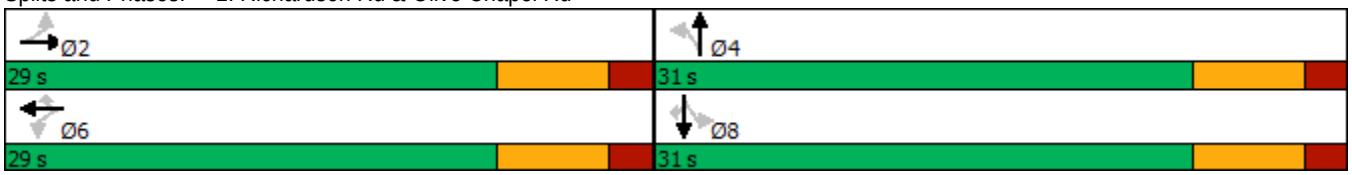
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1155	-	-	-	370
HCM Lane V/C Ratio	0.005	-	-	-	0.126
HCM Control Delay (s)	8.1	-	-	-	16.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	125	41	172	107	139	31	103	174	139	147	55
Future Volume (vph)	58	125	41	172	107	139	31	103	174	139	147	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	150		150	100		0	150		175
Storage Lanes	1		0	1		1	1		0	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.963				0.850		0.906				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1794	0	1770	1863	1583	1770	1688	0	1770	1863	1583
Flt Permitted	0.681			0.641			0.654			0.573		
Satd. Flow (perm)	1269	1794	0	1194	1863	1583	1218	1688	0	1067	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1889			1311			1771			2925	
Travel Time (s)		28.6			19.9			26.8			44.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	64	139	46	191	119	154	34	114	193	154	163	61
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	185	0	191	119	154	34	307	0	154	163	61
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	Perm
Protected Phases		2			6			4			8	
Permitted Phases	2			6		6	4			8		8
Detector Phase	2	2		6	6	6	4	4		8	8	8
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	7.0		7.0	7.0	7.0
Minimum Split (s)	14.0	14.0		14.0	14.0	14.0	14.0	14.0		14.0	14.0	14.0
Total Split (s)	29.0	29.0		29.0	29.0	29.0	31.0	31.0		31.0	31.0	31.0
Total Split (%)	48.3%	48.3%		48.3%	48.3%	48.3%	51.7%	51.7%		51.7%	51.7%	51.7%
Maximum Green (s)	22.0	22.0		22.0	22.0	22.0	24.0	24.0		24.0	24.0	24.0
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-2.0	-2.0	-2.0	-2.0		-2.0	-2.0	-2.0
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	None
Act Effct Green (s)	14.5	14.5		14.5	14.5	14.5	15.0	15.0		15.0	15.0	15.0
Actuated g/C Ratio	0.36	0.36		0.36	0.36	0.36	0.37	0.37		0.37	0.37	0.37
v/c Ratio	0.14	0.29		0.44	0.18	0.27	0.07	0.49		0.39	0.23	0.10
Control Delay	10.3	11.1		14.2	10.2	11.2	9.8	13.4		13.6	10.5	9.7
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	10.3	11.1		14.2	10.2	11.2	9.8	13.4		13.6	10.5	9.7
LOS	B	B		B	B	B	A	B		B	B	A
Approach Delay		10.9			12.2			13.0			11.6	
Approach LOS		B			B			B			B	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	9	26		29	16	22	4	45		22	21	8
Queue Length 95th (ft)	33	77		89	52	67	21	131		75	69	31
Internal Link Dist (ft)		1809			1231			1691			2845	
Turn Bay Length (ft)	250			150		150	100			150		175
Base Capacity (vph)	804	1137		757	1181	1004	836	1159		733	1280	1088
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.08	0.16		0.25	0.10	0.15	0.04	0.26		0.21	0.13	0.06

Intersection Summary	
Area Type: Other	
Cycle Length: 60	
Actuated Cycle Length: 40.2	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.49	
Intersection Signal Delay: 12.0	Intersection LOS: B
Intersection Capacity Utilization 59.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Richardson Rd & Olive Chapel Rd



Intersection	
Int Delay, s/veh	18

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	537	47	235	599	30	168
Future Vol, veh/h	537	47	235	599	30	168
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	597	52	261	666	33	187

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	649	0	1811	623
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	1188	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	937	-	86	486
Stage 1	-	-	-	-	535	-
Stage 2	-	-	-	-	289	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	937	-	48	486
Mov Cap-2 Maneuver	-	-	-	-	48	-
Stage 1	-	-	-	-	535	-
Stage 2	-	-	-	-	161	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.9	134.5
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	204	-	-	937	-
HCM Lane V/C Ratio	1.078	-	-	0.279	-
HCM Control Delay (s)	134.5	-	-	10.3	0
HCM Lane LOS	F	-	-	B	A
HCM 95th %tile Q(veh)	10.1	-	-	1.1	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	1	3	15	1	116	2	599	23	178	648	3
Future Vol, veh/h	2	1	3	15	1	116	2	599	23	178	648	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	125	-	-	150	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	1	3	17	1	129	2	666	26	198	720	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1866	1814	722	1803	1802	679	723	0	0	692	0	0
Stage 1	1118	1118	-	683	683	-	-	-	-	-	-	-
Stage 2	748	696	-	1120	1119	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	56	78	427	62	80	452	879	-	-	903	-	-
Stage 1	251	282	-	439	449	-	-	-	-	-	-	-
Stage 2	404	443	-	251	282	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	33	61	427	51	62	452	879	-	-	903	-	-
Mov Cap-2 Maneuver	71	133	-	140	158	-	-	-	-	-	-	-
Stage 1	250	220	-	438	448	-	-	-	-	-	-	-
Stage 2	287	442	-	193	220	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	32	21.9	0	2.2
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	140	357	903	-	-
HCM Lane V/C Ratio	0.003	-	-	0.048	0.411	0.219	-	-
HCM Control Delay (s)	9.1	-	-	32	21.9	10.1	-	-
HCM Lane LOS	A	-	-	D	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.9	0.8	-	-

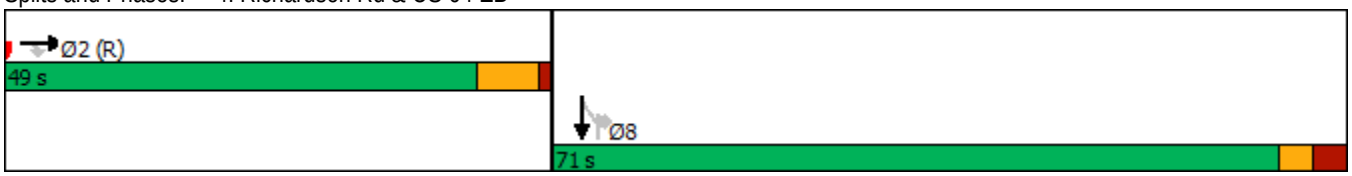
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1166	399	0	0	0	0	0	1371	0	1027	0
Future Volume (vph)	0	1166	399	0	0	0	0	0	1371	0	1027	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-2%			0%			1%			0%	
Storage Length (ft)	0		175	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		2	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.95	0.95	1.00
Frt			0.850						0.850			
Flt Protected												
Satd. Flow (prot)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Flt Permitted												
Satd. Flow (perm)	0	3575	1599	0	0	0	0	0	2773	0	3539	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			45			35	
Link Distance (ft)		3066			489			978			454	
Travel Time (s)		38.0			6.1			14.8			8.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1296	443	0	0	0	0	0	1523	0	1141	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1296	443	0	0	0	0	0	1523	0	1141	0
Turn Type		NA	Perm						Perm		NA	
Protected Phases		2									8	
Permitted Phases			2						8	8		
Detector Phase		2	2						8	8	8	
Switch Phase												
Minimum Initial (s)		14.0	14.0						7.0	7.0	7.0	
Minimum Split (s)		20.8	20.8						13.2	13.2	13.2	
Total Split (s)		49.0	49.0						71.0	71.0	71.0	
Total Split (%)		40.8%	40.8%						59.2%	59.2%	59.2%	
Maximum Green (s)		42.2	42.2						64.8	64.8	64.8	
Yellow Time (s)		5.4	5.4						3.0	3.0	3.0	
All-Red Time (s)		1.4	1.4						3.2	3.2	3.2	
Lost Time Adjust (s)		-1.8	-1.8						-1.2		-1.2	
Total Lost Time (s)		5.0	5.0						5.0		5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		6.0	6.0						2.0	2.0	2.0	
Minimum Gap (s)		3.4	3.4						0.2	0.2	0.2	
Time Before Reduce (s)		15.0	15.0						0.0	0.0	0.0	
Time To Reduce (s)		45.0	45.0						0.0	0.0	0.0	
Recall Mode		C-Min	C-Min						None	None	None	
Act Effct Green (s)		44.0	44.0						66.0		66.0	
Actuated g/C Ratio		0.37	0.37						0.55		0.55	
v/c Ratio		0.99	0.76						1.00		0.59	
Control Delay		60.5	43.0						50.1		19.5	
Queue Delay		0.0	0.0						0.0		0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		60.5	43.0						50.1		19.5	
LOS		E	D						D		B	
Approach Delay		56.0						50.1			19.5	
Approach LOS		E						D			B	
Queue Length 50th (ft)		520	298						640		295	
Queue Length 95th (ft)		#681	430						#847		361	
Internal Link Dist (ft)		2986			409			898			374	
Turn Bay Length (ft)			175									
Base Capacity (vph)		1310	586						1525		1946	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio		0.99	0.76						1.00		0.59	

Intersection Summary	
Area Type:	Other
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.00	
Intersection Signal Delay: 44.5	Intersection LOS: D
Intersection Capacity Utilization 134.1%	ICU Level of Service H
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: Richardson Rd & US 64 EB



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	2222	479	0
Future Volume (vph)	0	0	0	2222	479	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.97	1.00
Frt						
Flt Protected					0.950	
Satd. Flow (prot)	0	0	0	3539	3433	0
Flt Permitted					0.950	
Satd. Flow (perm)	0	0	0	3539	3433	0
Right Turn on Red		No			No	No
Satd. Flow (RTOR)						
Link Speed (mph)	55			55	25	
Link Distance (ft)	459			2512	426	
Travel Time (s)	5.7			31.1	11.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	2469	532	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	2469	532	0
Turn Type				NA	Prot	
Protected Phases				6	8	
Permitted Phases						
Detector Phase				6	8	
Switch Phase						
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				20.2	13.3	
Total Split (s)				70.0	20.0	
Total Split (%)				77.8%	22.2%	
Maximum Green (s)				63.8	13.7	
Yellow Time (s)				5.2	3.0	
All-Red Time (s)				1.0	3.3	
Lost Time Adjust (s)				-1.2	-1.3	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				6.0	2.0	
Minimum Gap (s)				3.4	0.2	
Time Before Reduce (s)				15.0	0.0	
Time To Reduce (s)				45.0	0.0	
Recall Mode				C-Min	None	
Act Effct Green (s)				65.0	15.0	
Actuated g/C Ratio				0.72	0.17	
v/c Ratio				0.97	0.93	
Control Delay				24.1	62.1	
Queue Delay				0.0	0.0	
Total Delay				24.1	62.1	
LOS				C	E	
Approach Delay				24.1	62.1	
Approach LOS				C	E	

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Queue Length 50th (ft)				567	155	
Queue Length 95th (ft)				#886	#252	
Internal Link Dist (ft)	379			2432	346	
Turn Bay Length (ft)						
Base Capacity (vph)				2555	572	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.97	0.93	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 6:WBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.97	
Intersection Signal Delay: 30.9	Intersection LOS: C
Intersection Capacity Utilization 83.4%	ICU Level of Service E
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: U-Turn East & US 64 WB

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	566	599	30	18	8
Future Vol, veh/h	15	566	599	30	18	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	629	666	33	20	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	699	0	-	0	1329	666
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	663	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	898	-	-	-	171	459
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	898	-	-	-	168	459
Mov Cap-2 Maneuver	-	-	-	-	168	-
Stage 1	-	-	-	-	501	-
Stage 2	-	-	-	-	512	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	25
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	898	-	-	-	209
HCM Lane V/C Ratio	0.019	-	-	-	0.138
HCM Control Delay (s)	9.1	-	-	-	25
HCM Lane LOS	A	-	-	-	D
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

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PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 20CZ14 Hackney PUD

Planning Board Meeting Date: March 8, 2021

Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage:	±79.79 acres
PIN(s):	0721492629, 0722406699, & 0722411102
Current Zoning:	Rural Residential (RR) & R-80W
Proposed Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map:	Medium Density Residential
Town Limits:	ETJ and Outside (annexation of portion in Wake County is required with rezoning)

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map

☑ Consistent ☐ Inconsistent Reason: _____

☑ Apex Transportation Plan

☑ Consistent ☐ Inconsistent Reason: _____

☑ Parks, Recreation, Open Space, and Greenways Plan

☑ Consistent ☐ Inconsistent Reason: _____

Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan*. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.

   ☑ Consistent ☐ Inconsistent Reason: _____

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

   ☑ Consistent ☐ Inconsistent Reason: _____

3. *Zoning district supplemental standards*. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.

   ☑ Consistent ☐ Inconsistent Reason: _____

4. *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

   ☑ Consistent ☐ Inconsistent Reason: _____

5. *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

   ☑ Consistent ☐ Inconsistent Reason: _____

6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

☑ Consistent ☐ Inconsistent Reason: _____

7. *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

☑ Consistent ☐ Inconsistent Reason: _____

9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

☑ Consistent ☐ Inconsistent Reason: _____

10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

☑ Consistent ☐ Inconsistent Reason: _____

Planning Board Recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Mark Steele

☐ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☑ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions proposed by the applicant.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 8th day of March 2021.

Attest:

Michael Marks Digitally signed by Michael Marks Date: 2021.03.09 14:50:15 -05'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2021.03.08 17:59:54 -05'00'

Dianne Khin, Director of Planning and Community Development

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ14
Hackney PUD

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 2500, & 2600 Olive Chapel Road
Acreage: ±79.79 acres
Property Identification Numbers (PINs): 0721492629, 0722406699, & 0722411102
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: March 8, 2021 4:30 PM

If you would like to speak during the public hearing, you may sign-in ahead of time by emailing your name and address to bonnie.brock@apexnc.org. You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide comments no later than noon on Friday, March 5, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Planning Board meeting.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

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PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ14
Hackney PUD

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Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Public Hearing Date and Time: March 23, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: February 26-March 23, 2021

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

REVISED PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ14
Hackney PUD

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
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Acreage: ±79.79 acres
Property Identification Numbers (PINs): 0721492629, 0722406699, & 0722411102
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: ~~Apex Town Hall~~
~~Council Chambers, 2nd Floor~~
~~73 Hunter Street, Apex, North Carolina~~

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Remote Public Hearing Date and Time: March 23, 2021 6:00 PM

You may ~~attend the meeting in person~~ or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend,~~ You may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

~~If the Council meeting is held with at least one member attending virtually,~~ The vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will then be scheduled for the next Town Council meeting on Thursday, March 25, 2021 at 9:00 am. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: ~~February 26~~ March 16 March 23, 2021

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TOWN OF APEX
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PHONE 919-249-3426

REVISED PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ14
Hackney PUD
CONTINUED

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 2500, & 2600 Olive Chapel Road
Acreage: ±79.79 acres
Property Identification Numbers (PINs): 0721492629, 0722406699, & 0722411102
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council ~~Remote~~ Public Hearing Date and Time: ~~March 23, 2021~~ continued to April 27, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350 word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.~~

The Public Hearing was closed at the March 23, 2021 Town Council meeting.

If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will then be scheduled for the next Town Council meeting ~~on Thursday, March 25, 2021 at 9:00 am~~. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

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Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www

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PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ14
Hackney PUD
VOTE CONTINUED

Pursuant to the provisions of North Carolina General Statutes ~~§160A-364~~ §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
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Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Public Hearing Date and Time: ~~March 23, 2021 continued to April 27, 2021~~ Vote Continued to August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350 word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.~~

~~If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.~~

Vicinity Map:

Property owners and tenants within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: ~~February 26-March 23, 2021 April 27, 2021~~ August 9, 2021- August 24, 2021

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #20CZ14
Hackney PUD
VOTE CONTINUED

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: WithersRavenel
Agente autorizado: Brendie Vega, WithersRavenel
Dirección de las propiedades: 0, 2500, & 2600 Olive Chapel Road
Superficie: ±79.79 acres
Números de identificación de las propiedades: 0721492629, 0722406699, & 0722411102
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR) & R-80W
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 9 de agosto - 24 de agosto, 2021

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PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #20CZ14
Hackney PUD

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2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Public Hearing Date and Time: March 23, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: February 26-March 23, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #20CZ14
Hackney PUD

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 2500, & 2600 Olive Chapel Road
Acreage: ±79.79 acres
Property Identification Numbers (PINs): 0721492629, 0722406699, & 0722411102
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: March 8, 2021 4:30 PM

If you would like to speak during the public hearing, you may sign-in ahead of time by emailing your name and address to bonnie.brock@apexnc.org. You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide comments no later than noon on Friday, March 5, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Planning Board meeting.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: February 23-March 8, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

REVISED PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #20CZ14
Hackney PUD

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
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Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: ~~Apex Town Hall~~
~~Council Chambers, 2nd Floor~~
~~73 Hunter Street, Apex, North Carolina~~

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Remote Public Hearing Date and Time: March 23, 2021 6:00 PM

You may ~~attend the meeting in person~~ or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend~~, ~~y~~You may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

~~If the Council meeting is held with at least one member attending virtually~~, ~~t~~The vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will then be scheduled for the next Town Council meeting on Thursday, March 25, 2021 at 9:00 am. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: ~~February 26~~ March 16-March 23, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

REVISED PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #20CZ14
Hackney PUD
CONTINUED

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 2500, & 2600 Olive Chapel Road
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Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council ~~Remote~~ Public Hearing Date and Time: ~~March 23, 2021~~ continued to April 27, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350 word limit) or voicemail (919-362-7300, 3 minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.~~

The Public Hearing was closed at the March 23, 2021 Town Council meeting.

If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will then be scheduled for the next Town Council meeting ~~on Thursday, March 25, 2021 at 9:00 am~~. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:

Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: ~~February 26~~ ~~March 16~~ March 26 - ~~Mar~~ 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #20CZ14
Hackney PUD
VOTE CONTINUED

Pursuant to the provisions of North Carolina General Statutes ~~§160A-364~~ §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: WithersRavenel
Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 2500, & 2600 Olive Chapel Road
Acreage: ±79.79 acres
Property Identification Numbers (PINs): 0721492629, 0722406699, & 0722411102
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR) & R-80W
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Public Hearing Date and Time: ~~**March 23, 2021 continued to April 27, 2021**~~ **Vote Continued to August 24, 2021 6:00 PM**

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend, you may provide comments no sooner than Friday, March 5, 2021 at noon but no later than noon on Monday, March 22, 2021 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: http://www.apexnc.org/DocumentCenter/View/31397/. You must provide your name and address for the record. These comments will be read during the Town Council meeting.~~

~~If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.~~

Vicinity Map:

Property owners and tenants within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: ~~February 26-March 23, 2021 April 27,~~ 2021- August 24, 2021

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #20CZ14
Hackney PUD
VOTE CONTINUED

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: WithersRavenel
Agente autorizado: Brendie Vega, WithersRavenel
Dirección de las propiedades: 0, 2500, & 2600 Olive Chapel Road
Superficie: ±79.79 acres
Números de identificación de las propiedades: 0721492629, 0722406699, & 0722411102
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR) & R-80W
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

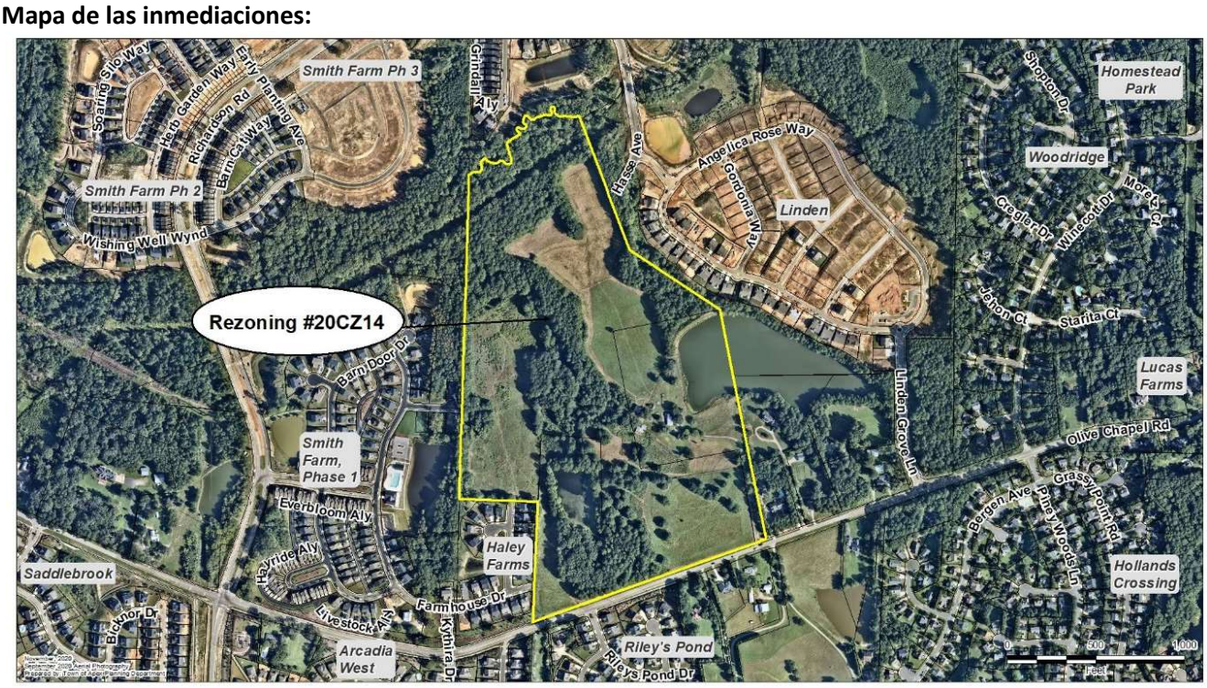
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

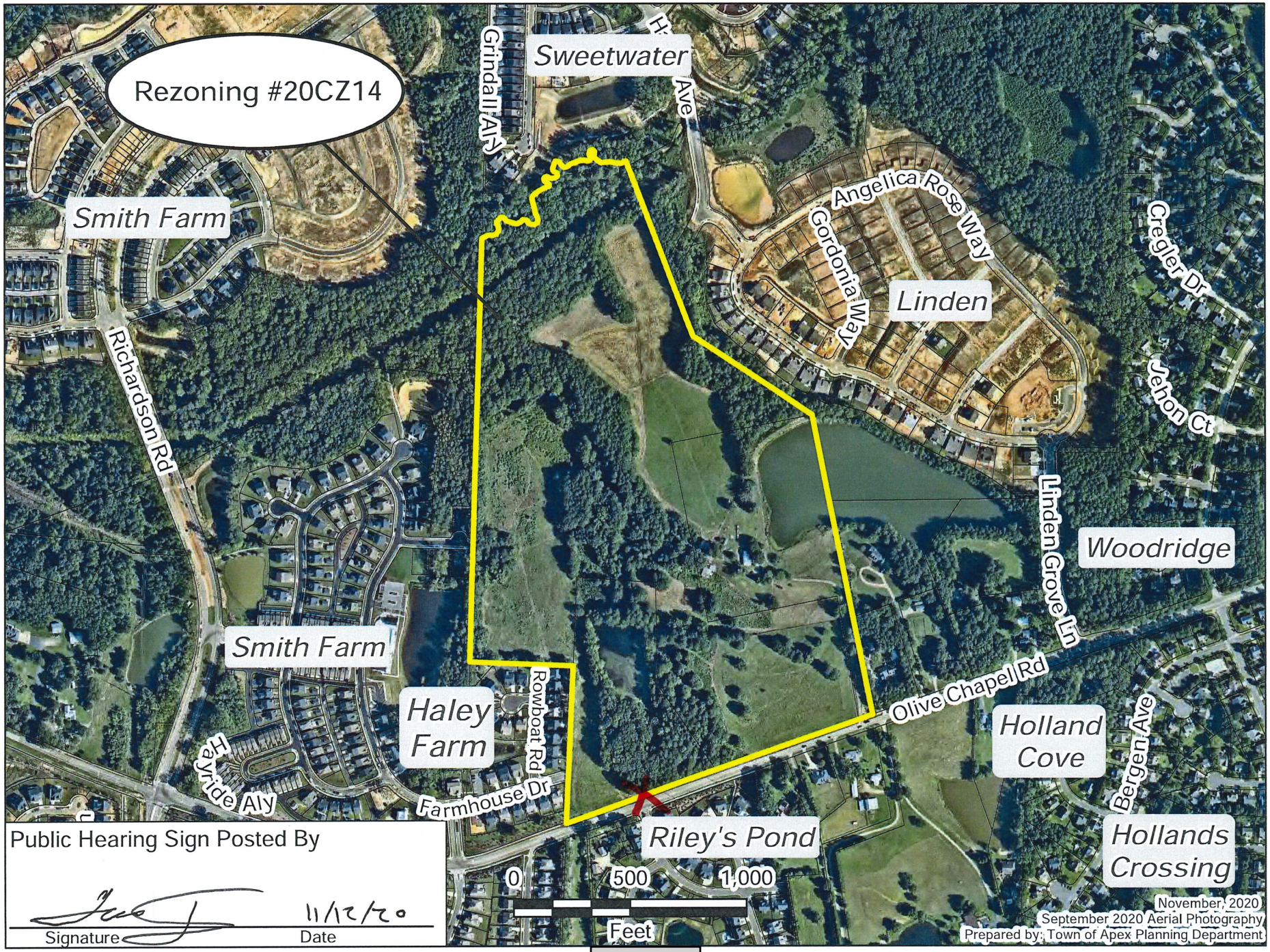
Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/33875.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 9 de agosto - 24 de agosto, 202



Public Hearing Sign Posted By

Signature

11/12/20
Date

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #20CZ14 Hackney PUD
Project Location:	0, 2500, & 2600 Olive Chapel Road
Applicant or Authorized Agent:	Brendie Vega, WithersRavenel
Firm:	WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on February 26, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

2-26-2021
Date

Liz Loftin for Dianne Khin
Director of Planning & Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 26 day of February, 2021.

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
SEAL March 10, 2024

Jeri Chastain Pederson
Notary Public

My Commission Expires: 3 / 10 / 2024

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name:	Conditional Zoning #20CZ14 Hackney PUD
Project Location:	0, 2500, & 2600 Olive Chapel Road
Applicant or Authorized Agent:	Brendie Vega, WithersRavenel
Firm:	WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on February 23, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

2-23-2021
Date

Liz Loftin for Dianne Khin
Director of Planning & Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 23 day of February, 2021.

JERI CHASTAIN PEDERSON
Notary Public
Wake County, North Carolina
My Commission Expires
March 10, 2024

Jeri Chastain Pederson
Notary Public

My Commission Expires: 3 / 10 / 2024

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Student Assignment
Glenn Carrozza
5625 Dillard Drive
Cary, NC 27518

tel: (919) 431-7333
fax: (919) 694-7753

February 17, 2021

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,
The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: November 2, 2020
- Name of development: 20CZ14 Hackney Tracts PUD
- Address of rezoning/development: 0, 2500, & 2600 Olive Chapel Rd
- Total number of proposed residential units: 319
- Type(s) of residential units proposed: Single-family; townhouse; townhouse, detached; accessory apartment

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☒ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Glenn Carrozza

Glenn Carrozza

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 73.64 ACRES LOCATED AT 0, 2500, 2600 OLIVE CHAPEL ROAD FROM RURAL RESIDENTIAL (RR) AND R-80W TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#20CZ14

WHEREAS, Brendie Vega, WithersRavenel, applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 2nd day of November 2020 (the "Application"). The proposed conditional zoning is designated #20CZ14;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #20CZ14 before the Planning Board on the 8th day of March 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 8th day of March 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #20CZ14. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously by a vote of 6 to 0 for the application for #20CZ14;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #20CZ14 before the Apex Town Council on the 23rd day of March 2021;

WHEREAS, the Apex Town Council held a public hearing on the 23rd day of March 2021. Liz Loftin, Senior Planner, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #20CZ14 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Medium Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development- Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Devleopment-Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will act as a transition between high and lower residential denities. The rezoning also provides for increased stream buffers, higher planting standards, and a contribution to affordable housing; and

WHEREAS, the Apex Town Council by a vote of ___ and ___ approved Application #20CZ14 rezoning the subject tract located at 0, 2500, & 2600 Olive Chapel Road from Rural Residential (RR) & R-80W to Planned Unit Development-Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the

zoning classification of the "Rezoned Lands" from Rural Residential (RR) and R-80W to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Hackney Tract PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2021.

TOWN OF APEX

_____
Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Legal description for Tract 1 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point, said point being the **True Point of Beginning.** Thence, following the Northern Margin of Olive Chapel Road, South 70°31'17" West, 649.92 feet to a point, Thence, Leaving Said Road, North 34°12'20" West, 445.67 feet to a point; Thence, North 00°58'41" West, 436.43 feet to a point; Thence, North 85°35'51" West, 339.02 feet to an Existing Iron Pipe; Thence, South 02°31'45" West, 382.15 feet to an Existing Iron Pipe; Thence, North 87°46'36" West, 443.92 feet to an Existing Iron Pipe; Thence, North 01°42'56" East, 1,191.60 feet to an Existing Iron Pipe; Thence, North 01°42'19" East, 635.94 feet to a point located in the centerline of a creek, Said point being located South 01°42’19” West, 8.02 feet from an Existing Iron Pipe found on the North bank of the creek; Thence, along the centerline of the creek the following seventy-eight (78) calls:
North 62°12'20" East, 26.95 feet to a point; Thence, North 85°25'51" East, 12.16 feet to a point; Thence, South 89°25'18" East, 9.95 feet to a point; Thence, North 72°42'15" East, 16.28 feet to a point; Thence, North 35°12'38" East, 17.29 feet to a point; Thence, North 04°12'00" East, 12.96 feet to a point; Thence, North 21°34'14" West, 18.72 feet to a point; Thence, North 09°03'47" West, 8.16 feet to a point, Thence, North 41°28'27" East, 26.53 feet to a point, Thence, South 84°15'14" East, 11.15 feet to a point, Thence, South 44°43'11" East, 19.83 feet to a point, Thence, South 71°15'05" East, 13.95 feet to a point, Thence, South 74°11'34" East, 15.85 feet to a point, Thence, South 74°44'51" East, 12.72 feet to a point, Thence, South 83°49'13" East, 3.99 feet to a point, Thence, North 64°08'10" East, 16.34 feet to a point, Thence, North 47°07'30" East, 15.60 feet to a point, Thence, South 78°20'55" East, 15.26 feet to a point, Thence, South 56°02'16" East, 5.33 feet to a point, Thence, South 19°19'09" East, 6.90 feet to a point, Thence, South 56°44'29" East, 12.49 feet to a point, Thence, South 83°31'01" East, 16.05 feet to a point, Thence, North 59°49'27" East, 15.58 feet to a point, Thence, North 16°43'28" East, 6.92 feet to a point, Thence, North 01°57'42" West, 8.52 feet to a point, Thence, North 19°34'33" West, 8.53 feet to a point, Thence, North 22°27'53" West, 25.52 feet to a point, Thence, North 08°13'00" West, 17.60 feet to a point, Thence, North 13°08'01" West, 25.39 feet to a point, Thence, North 19°34'33" West, 12.83 feet to a point, Thence, North 00°51'00" East, 8.68 feet to a point, Thence, North 37°09'53" East, 11.70 feet to a point, Thence, North 49°22'35" East, 26.46 feet to a point, Thence, North 62°21'20" East, 30.37 feet to a point, Thence, North 67°46'29" East, 19.95 feet to a point, Thence, North 02°19'02" West, 8.02 feet to a point, Thence, North 48°37'20" West, 9.79 feet to a point, Thence, North 51°28'51" West, 14.82 feet to a point, Thence, North 10°18'42" West, 10.15 feet to a point, Thence, North 29°53'30" East, 7.06 feet to a point, Thence, North 67°41'49" East, 9.59 feet to a point, Thence, South 56°14'07" East, 5.77 feet to a point, Thence, South 63°24'14" East, 9.29 feet to a point, Thence, South 76°41'34" East, 9.25 feet to a point, Thence, North 77°10'45" East, 14.30 feet to a point, Thence, North 49°00'07" East, 13.34 feet to a point, Thence, North 10°50'19" West, 12.26 feet to a point, Thence, North 64°58'17" West, 15.90 feet to a point, Thence, North 31°59'29" West, 7.02 feet to a point, Thence, North 01°03'18" West, 7.87 feet to a point, Thence, North 17°34'16" East, 24.60 feet to a point, Thence, North 26°59'18" East, 8.17 feet to a point, Thence, South 81°51'44" East, 16.60 feet to a point, Thence, South 33°48'00" East, 15.96 feet to a point, Thence, South 49°25'00" East, 16.68 feet to a point, Thence, North 78°59'30" East, 12.42 feet to a point, Thence, North 50°28'53" East, 20.42 feet to a point, Thence, North 70°44'43" East, 46.11 feet to a point, Thence, South 89°01'57" East, 16.84 feet to a point, Thence, South 73°56'31" East, 11.76 feet to a point, Thence, North 66°33'30" East, 13.41 feet to a point, Thence, North 10°20'58" East, 8.36 feet to a point, Thence, North 17°44'49" West, 19.09 feet to a point, Thence, North 07°53'24" East, 12.39 feet to a point, Thence, North 59°58'19" East, 13.53 feet to a point, Thence, South 42°16'28" East, 13.69 feet to

a point, Thence, South 04°17'52" West, 12.70 feet to a point, Thence, South 10°35'03" West, 9.31 feet to a point, Thence, South 32°25'41" East, 5.70 feet to a point, Thence, South 46°46'35" East, 17.73 feet to a point, Thence, South 60°06'25" East, 16.74 feet to a point, Thence, North 86°29'56" East, 19.64 feet to a point, Thence, North 81°25'49" East, 16.54 feet to a point, Thence, South 80°06'27" East, 29.38 feet to a point, Thence, South 84°39'29" East, 22.26 feet to a point, Thence, North 58°33'23" East, 13.24 feet to a point, Thence, North 74°43'49" East, 8.91 feet to a point, Thence, leaving the centerline of said creek, South 20°58'05" East, 22.05 feet to a point, Thence, South 20°45'12" East, 790.03 feet to an Existing Iron Pipe, Thence, South 56°33'25" East, 611.03 feet to an Existing Iron Pipe, Thence, South 78°41'14" West, 615.50 feet to a point, Thence, South 11°18'46" East, 791.04 feet to a point, Thence, North 78°41'14" East, 566.96 feet to a point, Thence, South 09°38'52" East, 536.92 feet to a point, being the **True Point of Beginning**, and having an area of 51.280 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point, said point being the **True Point of Beginning.** Thence, South 70°29'55" West, 636.77 feet to a point; Thence, North 34°12'20" West, 31.27 feet to a point; Thence, North 70°31'17" East, 649.92 feet to a point; Thence, South 09°38'52" East, 30.43 feet to a point; being the **True Point of Beginning**, and having an area of 0.445 Acres (19,375 sf), more or less.

Legal description for Tract 2 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, South 70°31’17” West, 649.92 feet to a point, said point being the **True Point of Beginning.**
Thence, following the Northern Margin of Olive Chapel Road, South 70°19'56" West, 682.58 feet to a New Iron Pipe, Thence, Leaving Said Right of Way, Thence, North 02°31'13" East, 5.41 feet to an Existing Iron Pipe; Thence, North 02°31'13" East, 674.17 feet to an Existing Iron Pipe; Thence, North 02°31'45" East, 382.15 feet to an Existing Iron Pipe; Thence, South 85°35'51" East, 339.02 feet to a point, Thence, South 00°58'41" East, 436.43 feet to a point; Thence, South 34°12'20" East, 445.67 feet to a point, being the **True Point of Beginning**, and having an area of 9.526 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, South 70°31’17” West, 649.92 feet to a point, said point being the **True Point of Beginning.**
Thence, South 34°12'20" East, 31.27 feet to a point; Thence, South 70°19'56" West, 702.77 feet to a point; Thence, North 02°31'13" East, 32.69 feet to a New Iron Pipe; Thence, North 70°19'56" East, 682.58 feet to a point; being the **True Point of Beginning**, and having an area of 0.481 Acres (20,967 sf), more or less.

Legal description for Tract 3 Hackney Property

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road, Thence, following the Northern Margin of Olive Chapel Road; South 70°32'42" West, 65.39 feet to a point; Thence, Leaving said Right of Way, North 09°38'52" West, 536.92 feet to a point; Thence, South 78°41'14" West, 566.96 feet to a point; Thence, North 11°18'46" West, 791.04 feet to a point; Thence, North 78°41'14" East, 615.50 feet to an Existing Iron Pipe; Thence, South 11°18'46" East, 500.58 feet to an Existing Iron Pipe; Thence, South 11°21'53" East, 392.29 feet to an Existing Iron Pipe; Thence, South 11°20'41" East, 425.59 feet to an Existing Iron Pipe, being the Point of **Beginning**, and having an area of 11.871 Acres, more or less.

Together with the following area located within the public right of way of Olive Chapel Road

Beginning at an Existing Iron Pipe located at the Southwest corner of Lot 1, “William E. Gerringer Subdivision”, Recorded at Map Book 1982, Page 24, Wake County Registry. Said Existing Iron Pipe having North Carolina Geodetic Coordinates (NAD 83, 2011) N: 719,823.90’, E: 2,025,316.49’ Said point is also located on the Northern Margin of Olive Chapel Road; Thence, South 11°20'41" East, 30.29 feet to a point; Thence, South 70°32'42" West, 66.30 feet to a point; Thence, North 09°38'52" West, 30.43 feet to a point; Thence, North 70°32'42" East, 65.39 feet to an Existing Iron Pipe, being the Point of Beginning, and having an area of 0.045 acres (1,975 sf), more or less.

"Attachment B"

PD PLAN

Hackney Planned Unit Development

APEX, NORTH CAROLINA

APPLICANT

WithersRavenel
137 S Wilmington Street Suite 200
Raleigh, NC 27601

Date: August 18, 2021

WithersRavenel
Our People. Your Success.

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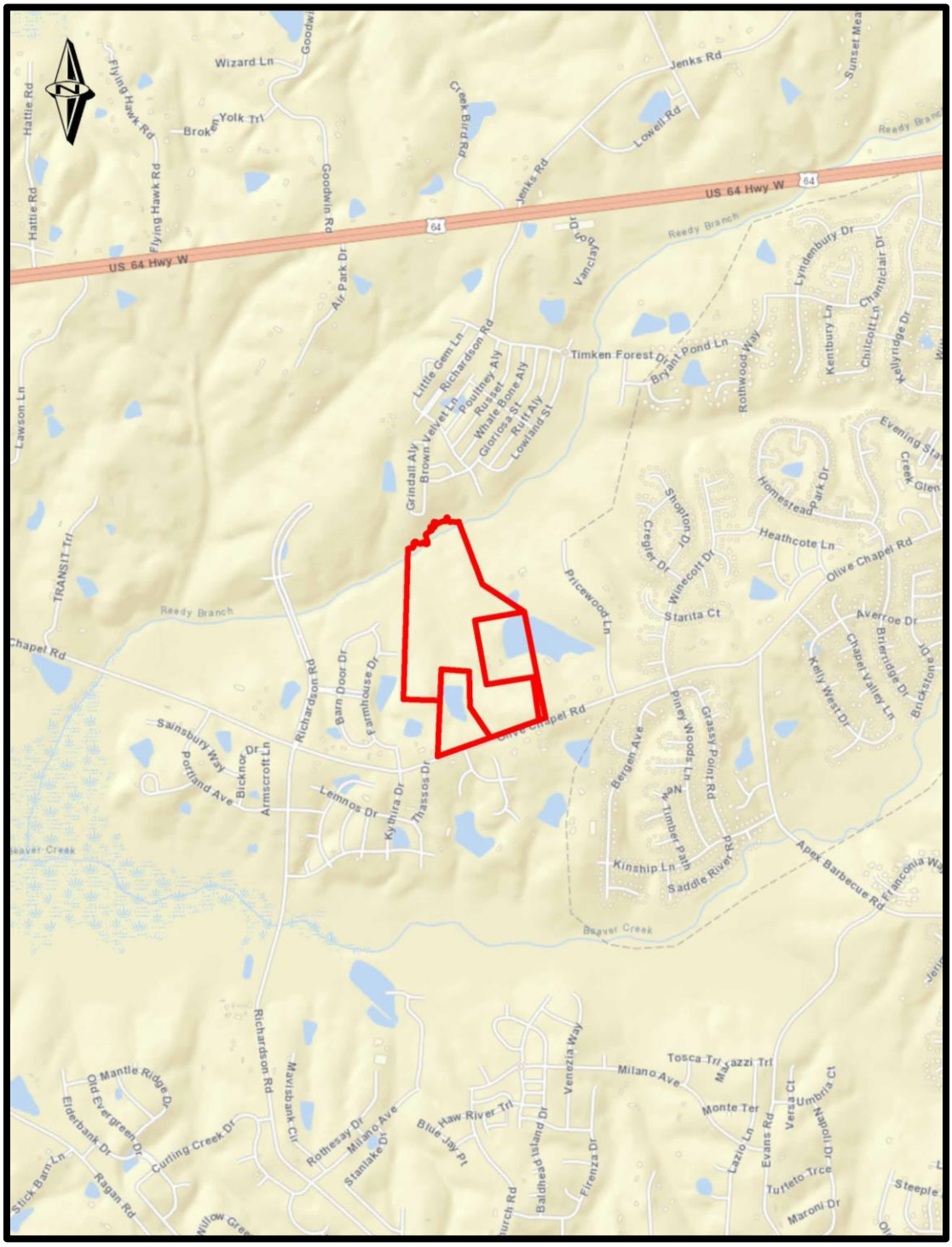
1.0 VICINITY MAP



Project Parcels: Not to Scale

2.0 PROJECT DATA

Name of Project	Hackney Planned Unit Development	
PIN(s)	0721492629 0722406699 0722411102	
Preparer/Owner Information	Prepared by	WithersRavenel 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601 Phone: 919.469.3340 Fax: 919.467.6008 Email: Brendie Vega, AICP, CNU-A bvega@withersravenel.com Bryant Inge, PE binge@withersravenel.com
	Owners	Hackney, Charles Leon Hackney, Judy G Goodwin, Edwin A 2505 Olive Chapel Rd Apex, NC 27502-6788
Current Zoning Designation	Rural Residential (RR) & Residential-80W (R-80W)	
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)	
Current 2045 Land Use Map Designation	Medium Density Residential	
Proposed 2045 Land Use Map Designation	No Proposed Change (Medium Density)	
Area of Tracts (ac.)	10.01, 11.91, & 57.87 (73.64 ac. total)	

3.0 PROPOSED LIST OF USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential

- Single-Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential

- Utility, Minor
- Greenway
- Park, Active
- Park, Passive

4.0 PURPOSE STATEMENT

The Hackney Planned Unit Development Conceptual Layout has been designed in order to help establish appropriately sized residential opportunities along Olive Chapel Road. Development is intended to reflect the neighboring residential communities in both density and product. This residential development philosophy is in line with the 2045 Apex Future Land Use Plan designation of "Medium Density Residential". The site will provide a mixture of amenities and strategic infrastructure connections for future residents to navigate the community.

5.0 PROPOSED DESIGN AND ARCHITECTURAL CONTROLS

Maximum Densities (du/Acre)	3.25 du/acre		
Maximum Dwelling Units	233		
Maximum Height of Buildings	50 feet		
Setbacks: Single-Family	Front: 5' from façade 20' from garage to back of sidewalk	Side: 5' Corner Side: 8'	Rear: 10'
Setbacks: Townhouse, Front loaded	Front: 10' from façade 20' from garage to back of sidewalk	Side: 5' Building to Building: 10'	Rear: 10'
Setbacks: Townhouse, Alley loaded	Front: 10' from façade	Side: 5' Building to Building: 10'	Rear: 5'
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70%		

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:

- Windows
- Bay window
- Recessed window
- Decorative window
- Trim around the windows
- Wrap-around porch or side porch
- Two or more building materials
- Decorative brick/stone
- Decorative trim
- Decorative shake
- Decorative air vents on gables
- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

6. The garage cannot protrude more than 1-foot from either the front façade or porch.
7. At least 25% of the Single-Family detached homes will have the master bedroom and bath on the first floor.

6.0 BUFFERS

Perimeter Buffers shall be designated as such:

North	100' Stream Buffer*
East	20' Type A Buffer
South	30' Type E Buffer**
West	20' Type A Buffer

* In addition to the 100' riparian buffer on the north, an additional 100' buffer will be established. This additional 100' may include utilities, trails and other active or passive recreation.

**A 30' Type B Buffer shall be provided if homes along Olive Chapel Road are not alley-loaded.

7.0 NATURAL RESOURCES AND ENVIRONMENT

Watershed

The Hackney Planned Unit Development is located within the Primary Watershed Protection Overlay District and is therefore subject to the requirements outlined in Section 6.1 of the Town of Apex Unified Development Ordinance.

Floodplain

The parcels that make up the Site do contain a small portion of FEMA designated 100-year floodplains near the site s northern termination according to FEMA FIRM Panel 3720072200J, effective 05/02/2006.

Resource Conservation

The Site is also subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 *Planned Developments.* The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

8.1.2.C.4 *Development located south and west of NC 540*. All developments which do not meet the criteria of subsections 8.1.2.C.3 or 10 and 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 and townhome uses and 25% of the gross site acreage for multi-family, mixed-use, and non-residential uses.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

Tree Replanting

Existing deciduous trees greater than 18” in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5” caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

Clean Energy

Residential dwelling units will be provided with solar conduit to accommodate the future installation of solar panels.

If permitted by the electric company, the developer will:

1. Install photo-voltaic solar panels on the pool house roof for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system

will be installed. The system may be either owned or leased and will be turned over to the HOA.

2. Install photo-voltaic solar panels on two model home roofs for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system will be installed. The system will be transferred to the purchaser of the model home at closeout of the community.

Water Quality

Signs will be installed near SCMs in order to:

1. Reduce pet waste near SCM drainage areas.
2. Reduce fertilizer near SCM drainage areas.

Installation of Pet Waste Stations in common areas will occur within the neighborhood.

Planting and Landscaping

Install Warm Season grasses (Bermuda, Zoysia, etc) in lawn areas to reduce the need for irrigation and chemicals.

Install required Street Trees, Buffer and Re-Vegetation plantings that consist of a variety of native plant materials recognized by the New Hope Audubon Society or the NCSU manual for Landscaping for Wildlife with Native Plants as being bird and pollinator friendly; as allowed by the Town of Apex Design & Development Manual or approved by Apex Staff.

Specify pocket park plantings that are recognized by the NC Wildlife Federation as being Native Pollinator Plants as part of the Statewide Butterfly Highway initiative.

Include at least 4 native hardwood tree varieties in the proposed plantings, as allowed by the Apex Design and Development Manual.

Environmental Resources

The site will provide the following:

1. Purchase 20 bird houses from the New Hope Audubon Society (or other non-profit) and install in natural areas within the site.

2. Retain the 2 existing ponds if engineering studies confirm that the existing dams are structurally sound and meet regulatory requirements.

Historic Preservation

According to the North Carolina Historic Preservation Office s HPOWEB 2.0 Mapping application, there are no historic structures contained on the Site.

8.0 STORMWATER MANAGEMENT REQUIREMENTS

The parcels on which the development is proposed upon currently consist of a few existing structures, some cleared lands, and wooded lands. Two ponds exist on the parcels and drain to Reedy Branch Creek, eventually feeding into Jordan Lake. The proposed development plan will require stormwater management measures in accordance with Sections 6.1 and 7.5.7 in the Town of Apex Unified Development Ordinance. Stormwater captured on the site will be conveyed to proposed Stormwater Control Measures, which will be identified on plans during the major subdivision or site plan approval stage. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year and 10-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. All stormwater devices will meet the design requirements of NCDENR and the Town of Apex.

9.0 PARKS, RECREATION AND CULTURAL RESOURCES

The Apex Parks, Recreation and Cultural Resources Advisory Commission met on December 9, 2020 and unanimously recommended a fee-in-lieu of dedication with credit for construction of greenway which connects Sidepath along Hasse Ave to the west connecting to the Reedy Branch Greenway in Smith Farm. The fee rate will be set at the time of Town Council Review/ Approval and the credit for construction will be calculated prior to construction plan approval. Per the UDO Art 14, the greenway must be completed and accepted prior to 25% of the building permits for the project being issued.

10.0 PARKING AND LOADING

All parking provided on the Site will comply with the requirements outlined in Section 8.3 of the Town of Apex Unified Development Ordinance. Per 8.3.4(C) of the UDO, guest parking shall be designated within common areas and be distributed throughout residential projects. Striped on-street parking may be counted toward guest parking requirements. For Townhouse, guest parking shall be distributed so that there is at least one parking space within 200' of each townhouse lot.

11.0 SIGNAGE

All signage on the Site will comply with the requirements outlined in Section 8.7 of the Town of Apex Unified Development Ordinance.

12.0 PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

Sanitary Sewer Service

All on-site sanitary sewer lines will be extended to the property lines to allow future interconnectivity of properties. The design of the sanitary sewer will be according to the Town of Apex Engineering Standards and Specifications while accounting for downstream capacity and future upstream development. Sanitary Sewer easements will be established for public sewer outside of the Public R/W.

Gas

The Public Service Company of North Carolina (PSNC) will require a revenue analysis based on the proposed development in order to determine the applicable costs to the developer for installation of infrastructure.

Electric Service

The Site is in the service area of both the Town of Apex Electric Utilities and Progress Energy and the applicant will select the Town of Apex to serve as the electric provider.

Roadways

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details and show required right-of-way widths and road sections.

Hasse Avenue will be constructed between Olive Chapel Road and its current terminus north of the project. Olive Chapel Road will be widened to include construction of a 100-foot eastbound left-turn lane with appropriate deceleration length and taper and a 100-foot westbound right-turn lane with appropriate deceleration length and taper subject to NCDOT review and approval. The Olive Chapel Road turn lane widening will be completed prior to platting Hasse Avenue access to Olive Chapel Road and the connection to Hasse Avenue north of the project will be completed prior to the last plat in the subdivision.

A 6-foot bike lane and 5-foot paved shoulder will be located on the north side of Olive Chapel Road per the bike/ped systems map.

Per the Long-Range Transportation Map, the following roadway sections apply to this development:

- Olive Chapel Road = 4-Lane with median, widening, 110' ROW, must provide 55' from centerline
- N/S = Future Major Collector, 60' ROW
- E/W = Future Local Connection, 50' ROW

There will be no private driveways permitted along Olive Chapel Road.

Alleys

Alleys may be proposed to vary from Town standards in order to accommodate water and sewer utilities, provided they maintain the same or greater width of pavement and right of way, subject to staff review and approval at the time of subdivision and construction plans.

Water Service

All on-site water lines will be designed according to Town of Apex Engineering Standards and Specifications.

Transit

According to the Apex 2045 Transportation Plan, there are no existing or proposed transit routes designated on or adjacent to the Site.

Pedestrian Facilities

The development plan will incorporate sidewalk infrastructure along Olive Chapel Road as well as the internal street network. A trail will serve as a connection from the western portion of the community to the Reedy Branch Greenway, thus in compliance with the future land use plan.

Sidewalks will be provided on both sides of all streets for single-family detached homes. There will be a 10-foot side path provided along minor collector roads as show on the bike/ped plan.

Prior to platting the 75th lot in the neighborhood, the Developer will extend a 5' sidewalk approximately 860 feet along the north side of Olive Chapel to the western limits of the Linden Subdivision. Developer will attempt to obtain the required right-of-way and/or easements for construction of this sidewalk from the adjacent property owners. If the required right-of-way and/or easements cannot be obtained by that time, a Fee-in-Lieu in the amount of 125% of the estimated cost of construction plus fair market value of the property to be acquired, shall be assessed. Any performance guarantee provided for this section of sidewalk shall be released upon acceptance of said fee-in-lieu by the Town.

13.0 PHASING PLAN

The Hackney Planned Unit Development will be constructed in phases. The developer will not record plats of more than 50 residential lots in calendar year 2023, 100 residential lots in calendar year 2024, and the remining 83 lots in 2025.

Please note the following considerations for the phasing plan:

1. Access points are preliminary in nature and subject to Town of Apex and NCDOT review and approval.
2. Limits of land disturbance within each phase shall be determined at the master subdivision plan and site plan stages.
3. Public utilities shall be provided for each phase of development.

14.0 CONSISTENCY WITH 2045 LAND USE PLAN

The Apex 2045 Future Land Use Map depicts the future land use of the three parcels as Medium Density Residential. Medium Density Residential lands are described in the Land Use Plan as consisting of single-family homes, duplexes, and townhomes with densities between three (3) and seven (7) dwelling units per acre. It is intended to act as a transition between higher and lower residential densities. The maximum density proposed for the Hackney Planned Unit Development is four (4) dwelling units per acre.

The Hackney Planned Unit Development proposes medium density residential housing options appropriate to its proximity to the Olive Chapel Road thoroughfare and are consistent with uses found in the surrounding communities. The uses proposed for the site are directly in line with the uses stated in the 2045 Future Apex Land Use Plan thus the proposed rezoning is consistent with the Town's future plans for this area.

15.0 CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

16.0 ELEVATIONS

Elevations provided are representative of architecture, materials, and housing types. Final elevations submitted at Major Subdivision Plan will meet the requirements of the Architectural Controls in 5.0 of this PD Plan.

17.0 AFFORDABLE HOUSING

The development shall include five affordable townhome units (the "Affordable Units"). The Affordable Units shall be constructed using the same floor plans as other townhome units in the development. 100% of the Affordable Units shall be purchased by households whose household income is less than or equal to 80% of the Area Median Income in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD). Each Affordable Unit shall be sold for a price no greater than $240,000, or 75% of the average sales price of similar townhomes within the development, as determined by a certified appraisal of recent sales within the townhome portion of the development, whichever is greater. The deed out of the developer for each Affordable Unit shall include a clause that prevents re-sale of the Affordable Unit for a period of seven years for any price greater than the original sale price adjusted for inflation. If none of the Affordable Units have been sold prior to the recording of the final subdivision plat for the final phase of the development, the Affordable Units may be sold to any purchaser at market rates and the developer shall pay a onetime fee of $50,000 (the "Affordable Housing Fee") to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider. In the event some of the Affordable Units have not been sold at the time of recording of the final subdivision plat for the final phase of the development (the "Remaining Units"), then the developer shall pay a fee of $10,000 for each Remaining Unit to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider and the Remaining Units shall be relieved from all affordable housing obligations expressed in this condition.

PLANNED UNIT DEVELOPMENT

HACKNEY

APEX, NORTH CAROLINA

APRIL 20, 2021

SITE DATA

2045 LAND USE PLAN DESIGNATION	CURRENT	MEDIUM DENSITY RESIDENTIAL			
	PROPOSED	NO CHANGE			
ZONING	CURRENT	RURAL RESIDENTIAL (RR) (R-80W)			
	PROPOSED	PLANNED UNIT DEVELOPMENT (PUD-CZ)			
AREA OF TRACTS IN PROPOSED PUD	0722-41-1102	51.725 ACRES			
	0721-49-2629	10.007 ACRES			
	0722-40-6699	11.916 ACRES			
	TOTAL:	73.648 ACRES			
AREA DESIGNATED AS MIXED-USE ON 2045 LAND USE MAP	0 ACRES				
AREA OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A				
PERCENT OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A				
REQUESTED SEWER CAPACITY	TO BE DETERMINED				
MAXIMUM RESIDENTIAL DENSITY	3.5 DU/ACRE				
MAXIMUM BUILDING HEIGHT	50'-0"				
SETBACKS: SINGLE FAMILY	FRONT: 5 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	CORNER SIDE: 8 FT	
SETBACKS: TOWNHOUSE, FRONT LOADED	FRONT: 10 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT	
SETBACKS: TOWNHOUSE, ALLEY LOADED	FRONT: 10 FT FROM FACADE	REAR: 5 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT	
WATERSHED	JORDAN LAKE WATERSHED, PRIMARY WATERSHED PROTECTION OVERLAY				
HISTORIC STRUCTURES	N/A				
COMMUNITY AMENITIES	COMMUNITY GATHERING SPACE WITH BENCHES, TOT LOT				
SITE BUFFERS	NORTH	100' RIPARIAN BUFFER *IN ADDITION TO THE 100' RIPARIAN BUFFER ON THE NORTH, AN ADDITIONAL 100' BUFFER WILL BE ESTABLISHED. THIS ADDITIONAL 100' MAY INCLUDE UTILITIES, TRAILS, AND OTHER ACTIVE OR PASSIVE RECREATION.			
	EAST	20' TYPE A BUFFER			
	SOUTH	30' TYPE E BUFFER *A 30' TYPE B BUFFER SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.			
	WEST	20' TYPE A BUFFER			

ZONING CONDITIONS

1. THE APEX PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION MET ON DECEMBER 9, 2020 AND UNANIMOUSLY RECOMMENDED A FEE-IN-LIEU OF DEDICATION WITH CREDIT FOR CONSTRUCTION OF GREENWAY WHICH CONNECTS SIDEPATH ALONG HASSE AVE TO THE WEST CONNECTING TO THE REEDY BRANCH GREENWAY IN SMITH FARM. THE FEE RATE WILL BE SET AT THE TIME OF TOWN COUNCIL REVIEW/APPROVAL AND THE CREDIT FOR CONSTRUCTION WILL BE CALCULATED PRIOR TO CONSTRUCTION PLAN APPROVAL. PER THE UDO ART 14, THE GREENWAY MUST BE COMPLETED AND ACCEPTED PRIOR TO 25% OF THE BUILDING PERMITS FOR THE PROJECT BEING ISSUED.

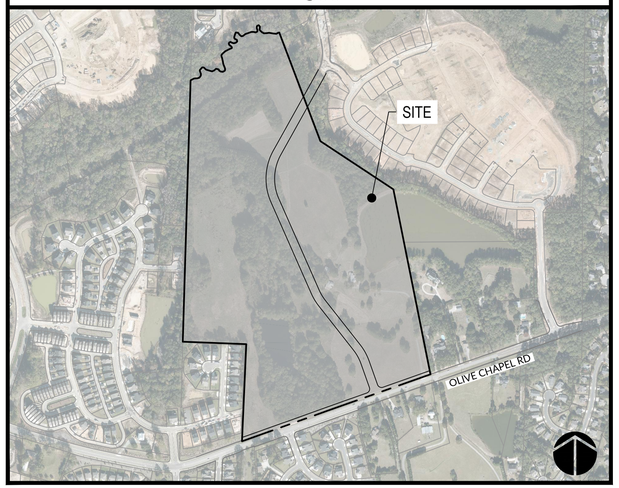
2. HASSE AVENUE WILL BE CONSTRUCTED BETWEEN OLIVE CHAPEL ROAD AND ITS CURRENT TERMINUS NORTH OF THE PROJECT. OLIVE CHAPEL ROAD WILL BE WIDENED TO INCLUDE CONSTRUCTION OF A 100-FOOT EASTBOUND LEFT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER AND A 100-FOOT WESTBOUND RIGHT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER SUBJECT TO NCDOT REVIEW AND APPROVAL. THE OLIVE CHAPEL ROAD TURN LANE WIDENING WILL BE COMPLETED PRIOR TO PLATTING HASSE AVENUE ACCESS TO OLIVE CHAPEL ROAD AND THE CONNECTION TO HASSE AVENUE NORTH OF THE PROJECT WILL BE COMPLETED PRIOR TO THE LAST PLAT IN THE SUBDIVISION.

3. THERE WILL BE NO PRIVATE DRIVEWAYS ALONG OLIVE CHAPEL ROAD.

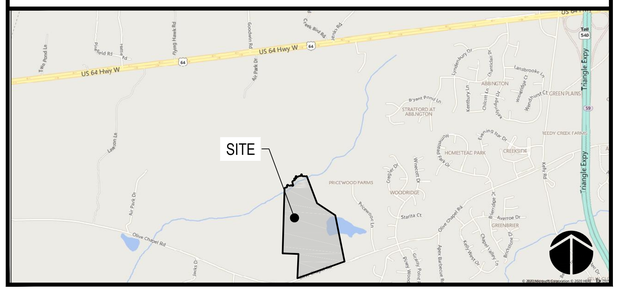
4. ALLEYS MAY BE PROPOSED TO VARY FROM TOWN STANDARDS IN ORDER TO ACCOMMODATE WATER AND SEWER UTILITIES, PROVIDED THEY MAINTAIN THE SAME OR GREATER WIDTH OF PAVEMENT AND RIGHT-OF-WAY, SUBJECT TO STAFF REVIEW AND APPROVAL AT THE TIME OF SUBDIVISION AND CONSTRUCTION PLANS.

5. PRIOR TO PLATTING THE 75th LOT IN THE NEIGHBORHOOD, THE DEVELOPER WILL EXTEND A 5' SIDEWALK APPROXIMATELY 860 FEET ALONG THE NORTH SIDE OF OLIVE CHAPEL TO THE WESTERN LIMITS OF THE LINDEN SUBDIVISION. THE DEVELOPER WILL ATTEMPT TO OBTAIN THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTION OF THIS SIDEWALK FROM THE ADJACENT PROPERTY OWNERS. IF THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS CANNOT BE OBTAINED BY THAT TIME, A FEE-IN-LIEU IN THE AMOUNT OF 125% OF THE ESTIMATED COST OF CONSTRUCTION PLUS FAIR MARKET VALUE OF THE PROPERTY TO BE ACQUIRED, SHALL BE ASSESSED. ANY PERFORMANCE GUARANTEE PROVIDED FOR THIS SECTION OF SIDEWALK SHALL BE RELEASED UPON ACCEPTANCE OF SAID FEE-IN-LIEU BY THE TOWN.

SITE MAP
1"=500'



VICINITY MAP
1"=2000'



INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
0.0	COVER
1.0	EXISTING CONDITIONS
2.0	CONCEPTUAL LAYOUT PLAN
3.0	CONCEPTUAL UTILITY PLAN
4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BRYANT INGE, PE
BINGE@WITHERSRAVENEL.COM

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

K:\18\18-05101\18051720-Hackney Tract-Apex\CAD\Drawing Sets\PUD\0.0 COVER.dwg- Tuesday, April 20, 2021 4:17:01 PM - INGE, BRYANT

EXISTING CONDITION NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 09/25/20.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED 09/18/20 (APEX 20-004).
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720072200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 1
LINDEN SUBDIVISION
BM 2019, PG 1364 & 1366
PIN No. 0722512006

MICHAEL BASS
SHERRIE BASS
DB 14367, PG 1240
LOT 3
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503445

ELIZABETH PERKINS
DB 14268, PG 331
LOT 1
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503152

S 11°16'46" E 500.58'
S 11°21'53" E 392.29'
S 11°20'41" E 425.59'
N 09°38'52" W 538.92'
S 20°45'12" E 790.03'
N 20°41'41" E 675.50'
S 89°55'57" E 671.55'
50' BUFFER
EXISTING POND
GRAVEL DRIVE
S 78°44'41" W 506.85'
S 87°15'17" W 436.76'
N 11°16'46" W 797.04'

HASSE AVE
60' R/W

CRESCENT APEX, LLC
DB 17044, PG 924 RCA 1
LINDEN SUBDIVISION
BM 2019, PG 1364 & 1366
PIN No. 0722512006

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 6
LINDEN SUBDIVISION
BM 2020, PG 1334
PIN No. 0722424038

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 1
LINDEN SUBDIVISION
BM 2019, PG 1364 & 1366
PIN No. 0722512006

TRACT 3
PIN No. 0722406699
CHARLES L. HACKNEY
JUDY G. HACKNEY
DB 3195, PG 151
BM 1982, PG 1057
11.871 ACRES (OUTSIDE R/W)
0.045 ACRES (WITHIN R/W)
11.916 (TOTAL ACRES)

SHED
SHED
ONE STORY FRAME RESIDENCE
#2500 OLIVE CHAPEL RD
BARN
BARN

40' UTILITY AND PIPELINE EASEMENT
DB 14343, PG 2028

EXISTING 1% ANNUAL FLOOD ZONE (ZONE AE)

OLIVE CHAPEL ROAD
(SR 1160)
VARIABLE WIDTH R/W

S 87°15'17" W 436.76'

EXISTING WETLANDS
S 80°58'41" E 436.47'
S 34°17'28" E 445.61'
S 87°15'17" W 306.62'
50' BUFFER
C/L OF STREAM

N 01°35'14" E 287.72' (TIE LINE)

TRACT 1
PIN No. 0722411102
JUDY G. HACKNEY
DB 1400, PG 236
BM 1983, PG 57
51.28 ACRES (OUTSIDE R/W)
0.445 ACRES (WITHIN R/W)
51.725 (TOTAL ACRES)

TRACT 2
PIN No. 0721492629
EDWIN A. GOODWIN
DB 3195, PG 149 BM 1983, PG 57
9.526 ACRES (OUTSIDE R/W)
0.481 ACRES (WITHIN R/W)
10.007 (TOTAL ACRES)

EXISTING POND

APPROXIMATE 100' BUFFER

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

N 01°42'16" E 638.34' TO C/L CREEK
643.96' TO EIP

EXISTING WETLANDS

N 02°31'45" E 382.18'

RILEYS POND DRIVE
50' R/W

S 17°15'55" W 662.56'

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

FOODWAY (OUT)
(N)
FOODWAY (OUT)
(N)

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 924
PIN No. 0722219077

PORTION OF PROPERTY TO BE ANNEXED

TOWN OF APEX ELECTRIC UTILITY EASEMENT PER DB 13318, PG 1911

ROWBOAT ROAD
50' R/W

N 02°31'45" E 374.7'

N 01°42'16" E 1151.65'

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 923
PIN No. 0722219077

N 87°15'55" W 75.55'

WATER TOWER LANE
50' R/W

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"FUTURE REC SITE"
SMITH FARM PUD, PH 1
BM 2018, PG 922 & 923
PIN No. 0722303175

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 1
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0721396548

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 3
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0722309093

FARMHOUSE DRIVE
50' R/W

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 2
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN NO. 0721397362

THASSOS DRIVE
50' R/W

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

TREE LEGEND
- OAK
- POPLAR
- GUM
- MAPLE
- CEDAR
- PINE

EXISTING DECIDUOUS TREES TO BE REMOVED (>18" DBH)

TYPE	QUANTITY
OAK	46
POPLAR	22
GUM	17
MAPLE	5
TOTAL	90

No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. 1.0

K:\18145051\180517 2018\Hackney Trust\Apex\CAD\Drawing Sets\PUD\1.0 EXISTING CONDITIONS.dwg Friday, February 26, 2021 10:30:02 AM , INGE, BRYANT

NOTES:

1. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
2. PER 2.3.4(F)(1)(A)(IV) OF THE UDO, SIDEWALKS MUST BE PROVIDED ON BOTH SIDES OF ALL STREETS FOR SINGLE-FAMILY DETACHED HOMES IN PUD-CZ DEVELOPMENT DISTRICTS.
3. PER 2.3.4(F)(1)(F)(II) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
4. PER UDO SECTION 7.2.5.B.8, IF ANY MASS GRADING IS PROPOSED IN THE SINGLE-FAMILY SECTIONS OF THE PUD, THE FOLLOWING PROVISION WILL APPLY TO LOT COVERAGE AREA FOR SINGLE-FAMILY: AN ADDITIONAL FIVE PERCENT (5%) RESOURCE CONSERVATION AREA (RCA) SHALL BE SET ASIDE. THIS REQUIREMENT IS ADDED TO THE STANDARD RCA PERCENTAGE REQUIREMENT FOUND IN SEC. 8.1.2.C SIZE OF THE RCA.
5. COLLECTOR ROAD ALIGNMENT LOCATION WILL BE DETERMINED AT THE MAJOR SUBDIVISION PLAN STAGE.
6. EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
7. A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 1
LINDEN SUBDIVISION
BM 2019, PG 1364 & 1366
PIN No. 0722512006

MICHAEL BASS
SHERRIE BASS
DB 14367, PG 1240
LOT 3
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503445

ELIZABETH PERKINS
DB 14268, PG 331
LOT 1
"WILLIAM E. GERRINGER"
BM 1982, PG 24
PIN No. 0722503152

CRESCENT APEX, LLC
DB 17044, PG 924
RCA 6
LINDEN SUBDIVISION
BM 2020, PG 1334
PIN No. 0722424038

HASSE AVE
60' R/W

20' TYPE A

50' BUFFER

EXISTING POND

THE PROPOSED WIDENING ON THE NORTH SIDE OF OLIVE CHAPEL ROAD WILL INCLUDE A 6' BIKE LANE AND 5' PAVED SHOULDER.

THE PROPOSED WIDENING OF OLIVE CHAPEL ROAD WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION ON THE PROJECT SIDE OF THE CENTERLINE WILL BE A MEDIAN DIVIDED 4-LANE SECTION (110' ROW).

40' UTILITY AND PIPELINE EASEMENT
DB 14343, PG 2028

SCM #2

30' BUFFER
SEE NOTE #7

OLIVE CHAPEL ROAD
(SR 1160)
VARIABLE WIDTH R/W

EXISTING 1% ANNUAL FLOOD ZONE (ZONE AE)

PROVIDE TRAIL CONNECTION FOR COMMUNITY ACCESS TO REEDY BRANCH GREENWAY

THE PROPOSED COLLECTOR ROAD WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 60' WIDTH RIGHT-OF-WAY AND INCLUDE A 10' WIDTH SIDE PATH ON ONE SIDE.

LANDSCAPED MEDIAN AT SITE ENTRANCE

EXISTING WETLANDS

50' BUFFER

C/L OF STREAM

SCM #3

EXISTING POND

APPROXIMATE 100' BUFFER

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

CONNECTION TO GREENWAY WITHIN SMITH FARM

EXISTING WETLANDS

30' BUFFER
SEE NOTE #7

RILEYS
POND DRIVE
50' R/W

SCM #1

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

LENNAR CAROLINAS, LLC
DB 16720, PG 1045
TRACT 3
"BOUNDARY SURVEY"
BM 2017, PG 379
PIN No. 0722229350

FLOODWAY (OUT)
FLOODWAY (IN)

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 924
PIN No. 0722219077

20' TYPE A

THE PROPOSED LOCAL CONNECTIONS WILL COMPLY WITH THE TOWN OF APEX THOROUGHFARE PLAN. THE PROPOSED ROAD SECTION WILL BE 50' WIDTH RIGHT-OF-WAY.

ROWBOAT ROAD
50' R/W

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"RCA AREA"
SMITH FARM PUD, PH 1
BM 2018, PG 923
PIN No. 0722219077

WATER TOWER LANE
50' R/W

LENNAR CAROLINAS, LLC
DB 16720, PG 1062
"FUTURE REC SITE"
SMITH FARM PUD, PH 1
BM 2018, PG 922 & 923
PIN No. 0722303175

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 1
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0721396648

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 3
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN No. 0722309093

FARMHOUSE DRIVE
50' R/W

SMITH FARMS OF APEX HOMEOWNERS ASSOCIATION, INC.
DB 17177, PG 741
COMMON AREA 2
HALEY AT SMITH FARMS
BM 2018, PG 934
PIN NO. 0721397362

THASSOS DRIVE
50' R/W

LEGEND

- RESIDENTIAL
- STREAM
- STREAM BUFFER
- PERIMETER BUFFER
- STREETSCAPE
- EXISTING POND
- S.C.M.
- WETLAND
- ROADWAY CONNECTION
- GREENWAY CONNECTION

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. 2.0

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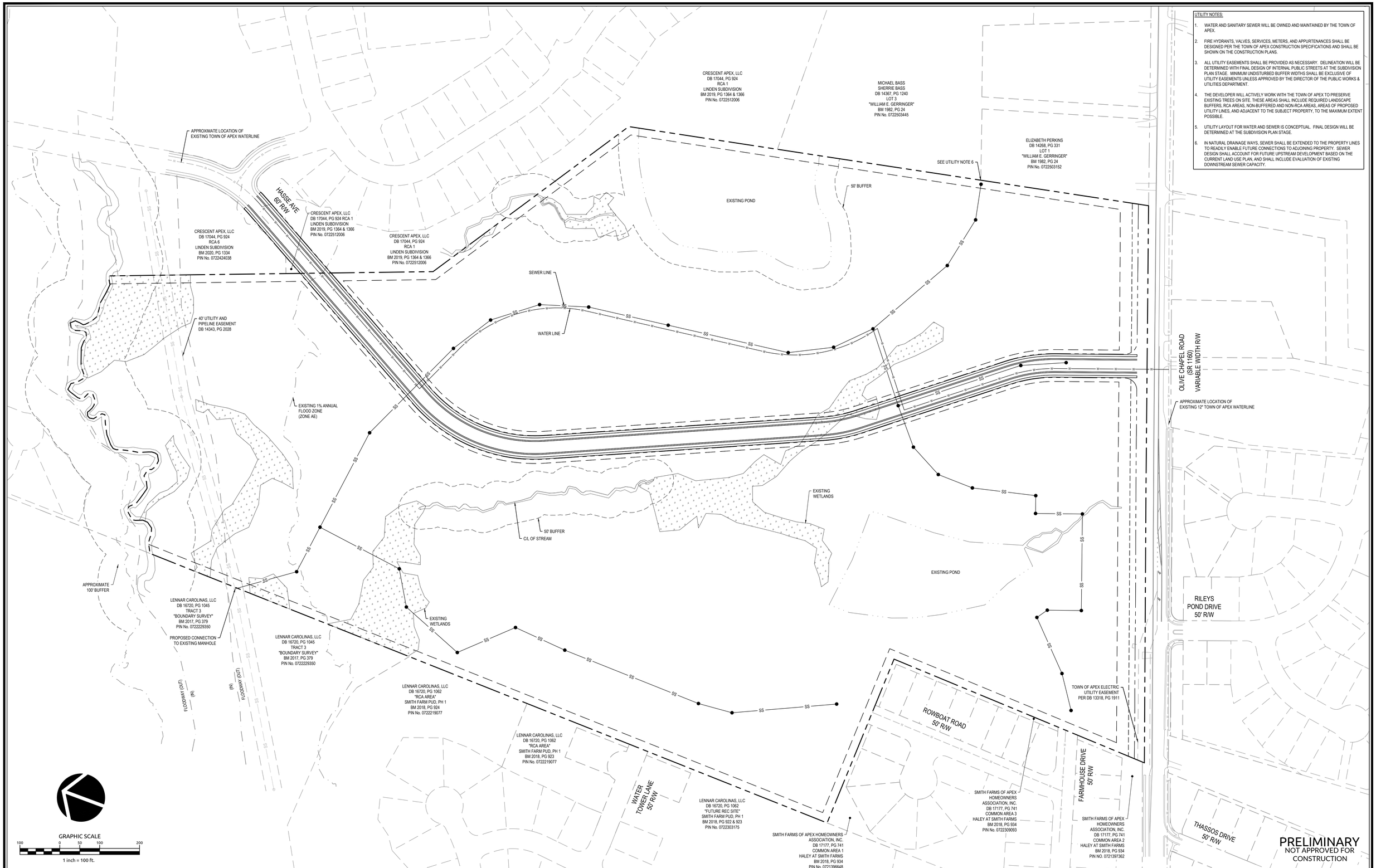
UTILITY NOTES:

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO THE PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.



No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 04/20/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

WithersRavenel
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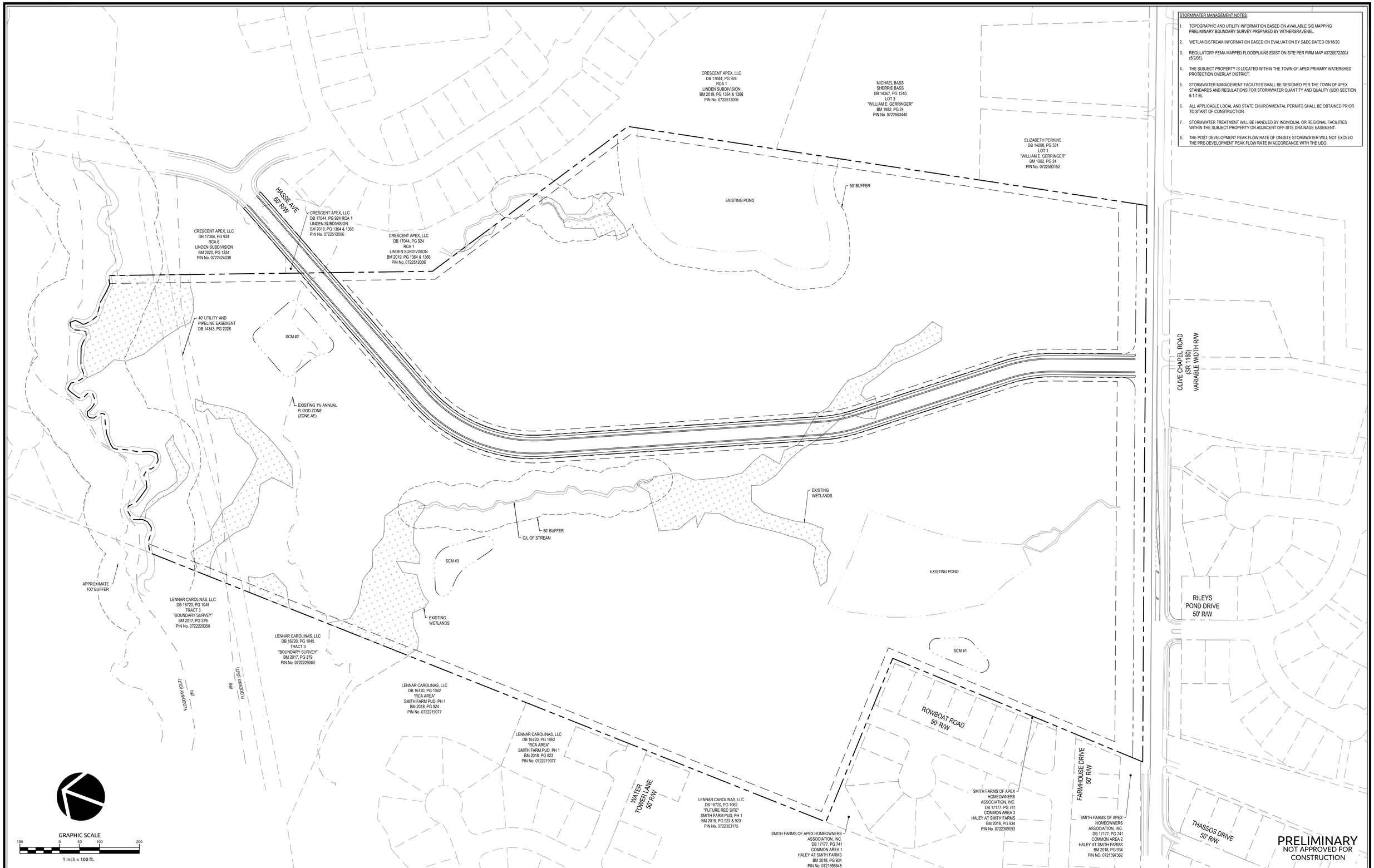
Sheet No.
3.0

K:\18-02\0180517.20\Hackney Tract\Apex\CAD\Drawing Sets\PD\3.0 PRELIMINARY UTILITY PLAN.dwg- Tuesday, April 20, 2021 4:25:15 PM - INGE, BRYANT

STORMWATER MANAGEMENT NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED 09/18/20.
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720072200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.



No.	Revision	Date	By

Designer WR	Scale 1" = 100'
Drawn By WR	Date 02/26/2021
Checked By WR	Job No. 02180517.20

HACKNEY

APEX WAKE COUNTY NORTH CAROLINA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
4.0

K:\180\02\0180517.20\Hackney Tract\Apex\CAD\Drawing Sets\PLAN\4.0 STORMWATER MANAGEMENT PLAN.dwg Friday, February 26, 2021 10:32:15 AM JWGE, BRYANT

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: UNFINISHED BUSINESS

Meeting Date: August 24, 2021

Item Details

Presenter(s): Amanda Bunce, Current Planning Manager

Department(s): Planning and Community Development

Requested Motion

Possible motion regarding an amendment to the Unified Development Ordinance (UDO) requested by Tutu School Apex related to the Personal Service use in storefront locations downtown. The Public Hearing was held on July 27, 2021 and the vote continued to August 24, 2021.

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board heard this amendment at their July 12, 2021 meeting and unanimously recommended approval.

Item Details

Summary of UDO Amendment:

Requested by Lara O'Brien (Tutu School Apex)

Amendment to Sec. 4.2.2 *Use Table* in order to allow the use "Personal service" in the Central Business District in storefront locations when the square footage of the "Personal service" first floor use is less than 10% of the square footage of the first floor of the building and no other storefront "Personal service" uses are located within the same building and the use contains a retail component. Storefront locations are the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Attachments

- Staff Report
- Public Notice
- Ordinance

Requested by Lara O'Brien, Tutu School Apex:

1. **Amendments to Sec. 4.2.2 *Use Table* in order to allow the use "Personal service" in the Central Business District in storefront locations when the square footage of the "Personal service" first floor use is less than 10% of the square footage of the first floor of the building and no other storefront "Personal service" uses are located within the same building. Storefront locations are the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.**

4.2.2 Use Table

Use Type	Definition Section	Zoning Districts																					Standards
		Residential									Business						Planned Development			Other			
		RA	RR	LD	MD	HDSF	HDMF	MH	MHP	MORR	O&I	B1	B2	PC	LI	TF	MEC	TND	PUD	CB	SD	STC	Section(s)
Retail sales and service	4.3.5.G																						
Personal service	4.3.5.G.24									P	%	P	P***	P		P	P	P	P		**	P*	4.4.5.G.11; 6.3

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations **with the exception of "Personal service". Only one (1) storefront "Personal service" use shall be allowed per building and shall not exceed 10% of the total square footage of the first floor of the building and no more than 20' of storefront, provided that such use includes a retail component that is located adjacent to the storefront windows so as to be visible to the public from the outside.** Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed UDO amendments. Note that after the July 27, 2021 Town Council meeting, staff did discuss with the applicant the advisability of adding the words "open to the public" as shown below, but the applicant declined to make that addition.

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations **with the exception of "Personal service". Only one (1) storefront "Personal service" use shall be allowed per building and shall not exceed 10% of the total square footage of the first floor of the building and no more than 20' of storefront, provided that such use includes a retail component that is open to the public and located adjacent to the storefront windows so as to be visible to the public from the outside.** Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this amendment at their July 12, 2021 meeting and unanimously recommended approval.

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

Town of Apex, North Carolina

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE APPLICATION: Applications are due by 12:00 pm on the first business day of each month.
AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE FEE: $600.00

An amendment to the text of the Unified Development Ordinance may be proposed by the Town Council, the Planning Board, the Board of Adjustment, the Planning Director, by the owner, or any other person having a recognized interest in the land for which a development is proposed, or their authorized agent.

Standards:

The advisability of amending the text of the Unified Development Ordinance is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In determining whether to adopt or disapprove proposed amendments to the text of the Unified Development Ordinance, the Town Council shall consider the following factors:

1. *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.
2. *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.
3. *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
4. *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.
5. *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern and not constitute spot zoning.
6. *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
7. *Consistency with 2030 Land Use Map.* Consistency with the 2030 Land Use Map.

APPLICATION INFORMATION

Application #: _____ Submittal Date: 6-7-21

Fee Paid $ 600 Check # credit card

Hard Copy Submittal Requirements:

☐ One (1) copy of Amendment to the Unified Development Ordinance Application

☐ Amendment to the Unified Development Ordinance fee

Applicant Information

Applicant: Lara O'Brien / Tutu School Apex

Address: 709 Tucker St.

City: Raleigh State: NC Zip: 27603

Phone: 815-353-3280 Email: lara@tutuschoolraleigh.com

The applicant does hereby make application and does petition the Town Council to amend the Unified Development Ordinance of the Town of Apex for the following: **(Attach additional sheets as necessary)**

UDO Section(s): 4.2.2 Use Table

(Example: Section 5.2.7(D) Dimensional Standards for Accessory Structures, Corner Lot)

Proposed Change(s):

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations except for "Personal service" when the square footage of the "Personal service" first floor use is less than 10% of the square footage of the first floor of the building and no other storefront "Personal service" uses are located within the same building. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Describe how the proposed amendment(s) is compatible with existing uses surrounding the subject land.

Tutu School brings 200+ families into both our downtown Cary & Raleigh locations on a weekly basis though our classes, parties, camps, and parent events. We are a destination for children, parents, grandparents, and caregivers that also leads to their visiting downtown and other businesses regularly all year. Tutu School also partners with neighboring local businesses as much as possible and values the synergy of being part of a downtown business community.

What changed or changing conditions justify the passage of the UDO amendment(s)?

The Highline building is proposed to have approx. 15,000 sq. ft. on the first floor with Tutu School Apex at 1,118 sq. ft. being less than 8% of the building's first floor footprint; no other "Personal service" uses are proposed in the Highline building and future "Personal service" uses would be required to locate on the second floor or higher. Most buildings in downtown Apex only have one or two first floor storefronts whereas the Highline building has five first floor storefronts. Having a "Personal service" use in one first floor storefront will not be detrimental to the overall synergy of the building or downtown and will actually increase foot traffic for both.

How will the proposed change(s) effect the natural environment?

Tutu School will not have an effect on the natural environment outside of The Highline building.

APPLICATION INFORMATION

Application #: _____ Submittal Date: 6-7-21

Will the proposed amendment(s) provide a community need? ☑ yes ☐ no

If yes, please describe

We provide a service to children ages 1-8 years old as an outlet and activity for dance, music, and movement. We are also a gathering place for caregivers, families, and parent groups.

Will the proposed amendments provide an orderly development pattern?

In addition to ballet services (classes, parties, camps, events) that provide an activity and gathering place for children and families, and which take place 7 days a week at up 6-8 hours per day, we will also offer a retail component of ballet dancewear, stuffed animals, books, and other related merchandise.

Describe whether the proposed amendment(s) will be adequately served by public facilities.

The Tutu School business model philosophy and curriculum serves small groups at a time; classes of 10 students or camps & events of 15-20 children. The bathrooms of our space and the parking available at both The Highline and pulic parking lots would be adequate to meet needs and not create added need.

Describe how the amendment is consistent with the 2030 Land Use Map.

The amendment would allow "Personal service" in an area shown as "Commercial services, Office Employment, and Medium Density Residential". Personal service is an allowed use in this mixed use district so it is consistent with the 2045 Land Use Map.

I hereby acknowledge that proposed amendments to the Unified Development Ordinance is a matter of legislative discretion of the Town Council. As the applicant, I am responsible for presenting the proposed amendments to the Planning Board and Town Council respectively.

Signature _____ Date 6/7/21

PLANNING BOARD REPORT TO TOWN COUNCIL

Unified Development Ordinance Amendments

Planning Board Meeting Date: July 12, 2021

Report Requirements:

Per NCGS §160D-604, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Recommendation:

Motion: To approve as presented.

Introduced by Planning Board member: Tina Sherman

Seconded by Planning Board member: Mark Steele

☑ Approval of the proposed UDO amendment(s)

☐ Approval of the proposed UDO amendment(s) with the following conditions:

☐ Denial of the proposed UDO amendment(s)

With 7 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 12th day of July 2021.

Attest:

Reginald Skinner, Planning Board Vice Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2021.07.13 12:18:35 -04'00'

Dianne Khin, Director of Planning and Community Development

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Lara O'Brien (Tutu School Apex):

Amendment to Sec. 4.2.2 *Use Table* in order to allow the use "Personal service" in the Central Business District in storefront locations when the square footage of the "Personal service" first floor use is less than 10% of the square footage of the first floor of the building and no other storefront "Personal service" uses are located within the same building. Storefront locations are the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: July 27, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 6-July 27, 2021

TOWN OF APEX
POST OFFICE BOX 250
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PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

Solicitado por Lara O'Brien (Tutu School Apex):

Modificación de la Sección 4.2.2 ("*Use Table*") para permitir que el uso de los locales con escaparate en el distrito comercial central se califique como "servicio personal" cuando los metros cuadrados que ocupa dicho "servicio personal" en la planta baja del edificio representen menos del 10% de la totalidad de metros cuadrados de la planta baja y no haya otros usos calificados como "servicio personal" con escaparate en el mismo edificio. Los locales con escaparate son todos aquellos en la planta baja de todos los espacios que colindan con North Salem Street, East Chatham Street, West Chatham Street, Saunders Street y Templeton Street, así como aquellos que se encuentran alrededor de todos los garajes y estacionamientos públicos.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 27 de julio, 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 6 de julio – 27 de julio, 2021

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TOWN OF APEX
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Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 6 de julio – 27 de julio, 2021

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1 of 2

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PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

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Requested by Lara O'Brien (Tutu School Apex):

Amendment to Sec. 4.2.2 *Use Table* in order to allow the use "Personal service" in the Central Business District in storefront locations when the square footage of the "Personal service" first floor use is less than 10% of the square footage of the first floor of the building and no other storefront "Personal service" uses are located within the same building. Storefront locations are the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

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Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 6-July 27, 2021

10:02 AM
7/6/2021

TOWN OF APEX
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VOTE CONTINUED
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Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 6 - ~~July 27~~ August 24, 2021

TOWN OF APEX
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CONTINUACIÓN DE LA VOTACIÓN

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

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Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: ~~27 de julio, 2021~~ la votación continuó hasta el 24 de agosto de 2021 6:00 PM

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Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 6 de julio – ~~27 de julio~~ 24 de agosto, 2021

TOWN OF APEX
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VOTE CONTINUED
PUBLIC NOTIFICATION OF PUBLIC HEARING

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73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: ~~July 27, 2021~~ vote continued to August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

~~If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.~~

The UDO can be accessed online at: http://www.apexnc.org/233.

he F. Khin, AICP
tor of Planning and Community Development

Published Dates: July 6 - ~~July 27~~ August 24, 2021

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

CONTINUACIÓN DE LA VOTACIÓN
NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
modificación de la
Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado:

Solicitado por Lara O'Brien (Tutu School Apex):

Modificación de la Sección 4.2.2 ("*Use Table*") para permitir que el uso de los locales con escaparate en el distrito comercial central se califique como "servicio personal" cuando los metros cuadrados que ocupa dicho "servicio personal" en la planta baja del edificio representen menos del 10% de la totalidad de metros cuadrados de la planta baja y no haya otros usos calificados como "servicio personal" con escaparate en el mismo edificio. Los locales con escaparate son todos aquellos en la planta baja de todos los espacios que colindan con North Salem Street, East Chatham Street, West Chatham Street, Saunders Street y Templeton Street, así como aquellos que se encuentran alrededor de todos los garajes y estacionamientos públicos.

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: ~~27 de julio, 2021~~ la votación continuó hasta el 24 de agosto de 2021 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

~~Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.~~

Se puede acceder a la UDO en línea en: http://www.apexnc.org/233.

Dianne F. Khin, AICP
ctora de Planificación y Desarrollo Comunitario

Fechas de publicación: 6 de julio – ~~27 de julio~~ 24 de agosto, 2021

AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Town Council of the Town of Apex as follows:

Section 1. **Section 4.2.2 of the Unified Development Ordinance is amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

4.2.2 Use Table

Use Type	Definition Section	Zoning Districts																					
		Residential									Business						Planned Development			Other			Standards
		RA	RR	LD	MD	HDSF	HDMF	MH	MHP	MORR	O&I	B1	B2	PC	LI	TF	MEC	TND	PUD	CB	SD	STC	Section(s)
Retail sales and service	4.3.5.G																						
Personal service	4.3.5.G.24									P	%	P	P***	P		P	P	P	P		**	P*	4.4.5.G.11; 6.3

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations **with the exception of "Personal service". Only one (1) storefront "Personal service" use shall be allowed per building and shall not exceed 10% of the total square footage of the first floor of the building and no more than 20' of storefront, provided that such use includes a retail component that is located adjacent to the storefront windows so as to be visible to the public from the outside**. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Section 2. The Director of Planning and Community Development and/or Town Manager are hereby authorized to renumber, revise formatting, correct typographic errors, to verify and correct cross references, indexes and diagrams as necessary to codify, publish, and/or accomplish the provisions of this ordinance or future amendments as long as doing so does not alter the terms of this ordinance.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Section 4. The ordinance shall be effective upon enactment on the _____ day of _____ 2021.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

TOWN OF APEX

_____
Donna Hosch, MMC, NCCMC
Town Clerk

_____
Jacques K. Gilbert
Mayor

Approved As To Form:

_____
Laurie L. Hohe
Town Attorney

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 24, 2021

Item Details

Presenter(s): Catherine Crosby, Town Manager

Department(s): Administration

Requested Motion

Updates on Town Operations by Town Manager Crosby.

Approval Recommended?

N/A

Item Details

N/A

Attachments

- N/A